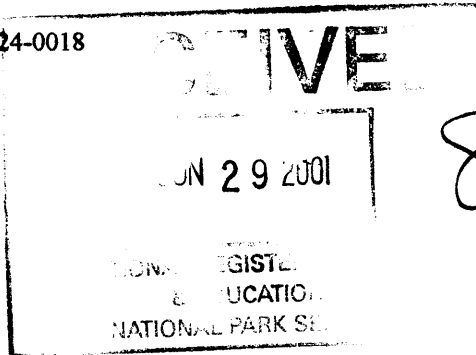


United States Department of the Interior
National Park Service



821

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and sub-categories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Nelson, Otto W. and Ida L., House

other names/site number N/A

2. Location

street & number 203 SE 15th Avenue not for publication
city or town Portland vicinity N/A
state Oregon code OR county Multnomah code 051
zip code 97214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Hamrick

June 20, 2001

Signature of certifying official
Deputy SHPO

Date

Oregon State Historic Preservation Office

State or Federal agency and bureau

USD1/NPSNRHP Registration Form
Nelson, Otto W. and Ida L, House
Multnomah County, Oregon

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register

___ See continuation sheet.

___ determined eligible for the

National Register

___ See continuation sheet.

___ determined not eligible for the

National Register

___ removed from the National Register

___ other (explain):

Edson H. Beall

Jan

Signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

private

___ public-local

___ public-State

___ public-Federal

Category of Property (Check only one box)

building(s)

___ district

___ site

___ structure

___ object

USD1/NPSNRHP Registration Form
Nelson, Otto W. and Ida L, House
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Materials (Enter categories from instructions)

foundation Brick with concrete veneer
roof Composition shingles
walls Shingles, weatherboard
other Wood

7. Narrative Description (See continuation sheets.)

8. Statement of Significance (See continuation sheets)

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Community Planning and Development
Architecture

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Period of Significance ___ 1896-1920

Significant Dates _____ ca. 1896 _____

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder _____ Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

___ preliminary determination of individual listing (36 CFR 67) has been requested.

___ *previously listed in the National Register*

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

___ State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

X Other

Name of repository: Multnomah County Public Library, Multnomah County Assessment and Taxation Office, Oregon History Center

USD1/NPSNRHP Registration Form
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Multnomah County, Oregon

10. Geographical Data

Acreage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	10	527375	5040720	3	_____	_____
2	_____	_____	4	_____	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ann Fulton, President

organization Cultural Resources Management date 7/29/00

street & number 1540 SW Davenport St. telephone 503-274-2106

city or town Portland state OR zip code 97201-2230

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

USD1/NPSNRHP Registration Form
Nelson, Otto W. and Ida L., House
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Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Barry and Gunilla Myers

street & number 203 SE 15th Avenue telephone 503-232-1159

city or town Portland state OR zip code 97214

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 1 Nelson, Otto W. and Ida L, House
Multnomah County, Oregon

Narrative Description

The Otto W. and Ida L. Nelson house, built in ca. 1896, is a one and one-half story wood-frame Queen Anne Style residence located in the Buckman neighborhood of southeast Portland. Many Queen Anne and Craftsman and some Stick, Shingle, and Arts and Crafts Style houses fill this urban neighborhood. Together they reflect the development of Portland's Eastside streetcar suburbs between the 1890s and 1920s. The Otto W. and Ida L. Nelson house, facing east, occupies a 50' x 100' lot. The designer and the builder of the house are unknown.

The Otto W. and Ida L. Nelson house, of balloon-frame construction, rises as a hipped roof volume with lower cross gables that include a dominant front-facing gable and a side-facing gable. The house also has a raised basement; the fixed windows have vinyl sash. A partial wrap-around porch with a shed roof accentuates the house's asymmetry. Exterior siding is weatherboard on the first story and imbricated shingles on the half-story; composition shingles cover the roof. The house has a brick foundation with concrete parging and a ground plan of 50' x 28'.

The Otto W. and Ida L. Nelson house displays the characteristics of the Queen Anne Style, including a steeply pitched roof of irregular shape, a dominant front-facing gable, cutaway bay windows, many different exterior surface finishes, and an asymmetrical facade with a porch extending along a side wall. The house also has the spindlework and stick decorative detailing often associated with that style (McAlester 1998: 263-4; Walker 1981: 152). Special features include a porch that covers the entry and partially wraps around the north elevation; a beaded spindlework frieze and turned posts with cutout brackets, all made of wood, add ornamentation. The primary window type is one-over-one double-hung sash; sash on the first and second stories is wood. Cutaway bay windows are located on the first story of the north and east elevations; paired double-hung windows are located on the second story of the gables. The paneled main entry door has a transom, a single pane of glass, and incised decorative detailing; the paneled back door has nine lights. Door and window surrounds have a simple trim. Additional decorative elements include the applied bargeboards on the gables and a boxed cornice.

The Otto W. and Ida L. Nelson house has an open, asymmetrical first floor plan. The main entrance hall, located at the northeast corner of the house, opens into the living room. The living room extends along the north side of the house. The back hall is on the northwest corner and the kitchen is on the southwest corner; a bathroom lies between them. Stairs leading to the second floor are in the middle of the south end of the house and a home office is on the east side of them. The parlor is on the east end. The master suite is located at the east end on the second floor; it includes a walk-in closet and bathroom. A bedroom with a large closet is located on the north side of the house. Two bedrooms are on the northwest and southwest corners; a bathroom on the west end separates them.

The entry hall flooring is slate; the rest of the flooring on the first floor is oak, laid in 1998. The second floor has original fir flooring. The first floor has plain floor trim, plain window trim with lintels, and crown molding.

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Section 7 Page 2 Nelson, Otto W. and Ida L, House
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The second floor has molded floor and window trim. The walls and ceiling are plastered and painted on both floors. The ceiling height on the first floor is 9' 11"; the height on the second floor is 8' 10".

Facing SE 15th Avenue, the house sits neatly in the middle of a corner lot elevated three feet above grade. Low shrubs near the foundation and ash trees in the curb strip add beauty. The trees contribute to a setting that emulates a more rural environment. A concrete sidewalk leads to the porch steps. A wood fence made of vertical boards encloses the backyard, where an old apple tree grows in the southwest corner.

The Otto W. and Ida L. Nelson house is located in a section of the urban Buckman neighborhood with tree-lined streets; the many Queen Anne and Craftsman Style houses reflect the neighborhood's past as a streetcar suburb. Portland's City Council designated the neighborhood a potential conservation district in 1991 (BP 1991). Alfred Staehli describes the neighborhood with enthusiasm for its potential as an historic district in *Preservation Options for Portland's Neighborhoods*:

The area now called Buckman has many blocks and sections of streets virtually complete with 1880's, '90's, and 1900's homes of excellent variety and completeness... The inner blocks from 12th to 20th Avenues along SE Pine and Oak Streets have good examples of simpler Queen Anne and Stick Style homes (Staehli 1975: 47).

The house is located within the boundaries of the *National Register Multiple Property Listing for Portland Oregon's Eastside Historic and Architectural Resources* and meets the listing's additional registration requirements. It was built between 1862 and 1938, retains sufficient integrity to evoke the character of its architectural style, and is one of the most characteristic examples of its style (USDI 1988: Sec. F, 10). The house probably was not inventoried because of alterations that existed when researchers completed the fieldwork.

In comparison to other Queen Anne Style residences in the Buckman neighborhood, the Otto W. and Ida L. Nelson house is a good example of that style. Its hip-roof core with lower cross gables, cutaway bay window, partial wrap-around porch with spindlework frieze, and stick decorative detailing are all features commonly found in Queen Anne architecture. The Otto W. and Ida L. Nelson house has as many or more of these representative features than other Queen Anne Style houses in the neighborhood. Although retaining less historic integrity than the James S. Polemus house (located at 135 SE 16th), the Otto W. and Ida L. Nelson house retains as much integrity as many other houses in the neighborhood (such as houses located at 234 and 228 SE 15th).

Although some of the original decorative detailing remained, including the beaded spindlework frieze and the turned porch posts, cedar shake siding added ca. 1945 hid the house's historic character. A broken radiator caused extensive interior damage during the winter of 1992. The owners replaced the wiring and plumbing, preserved the original first floor plan, and altered the second floor plan by adding a bathroom to create a master suite. Barry and Gunilla Myers, the present owners, discovered more of its historic architectural features when they removed some cedar shakes in October 1999. Under the direction of Erik Lindstrom, a master builder from Sweden, the Myers began restoration in July 2000.

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Section 7 Page 3 Nelson, Otto W. and Ida L, House
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Like many streetcar suburb houses, the Otto W. and Ida L. Nelson house probably was a pattern book design constructed by local builders. Preparers of the *National Register Multiple Property Listing for Portland Oregon's Eastside Historic and Architectural Resources* wrote that the McKean Brothers, a design and construction firm, built many houses in the neighborhood in the 1890s (USDI 1988: Sec. E, 18.) The Nelsons sold the house to W. J. and Zilpha Funk in 1902. It changed hands several times before Barry and Gunilla Myers purchased it in 1998. The Otto W. and Ida L. Nelson house is comparable to the other Queen Anne houses in the neighborhood that retain their historic integrity. The integrity of its exterior is particularly high and the plan of the first floor retains the characteristics of Queen Anne houses plans.

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Section 8 Page 1 Nelson, Otto W. and Ida L, House
Multnomah County, Oregon

Narrative Statement of Significance

National Register Criteria and the Otto W. and Ida L. Nelson house

The Otto W. and Ida L. Nelson house is historically significant because it meets National Register Criteria A and C. The house qualifies under Criterion A under the Community Planning and Development Category. It is associated with and retains enough historic integrity to be a good representative of houses built in late nineteenth and early twentieth century streetcar suburbs; construction of these suburbs was an important era in community development. The house also meets the registration requirements for buildings under the *National Register Multiple Property Listing for Portland Oregon's Eastside Historic and Architectural Resources*. The Otto W. and Ida L. Nelson house meets Criterion C in Architecture because it embodies the distinctive characteristics of the Queen Anne Style. It reflects both the type and period of construction common to Portland's streetcar suburbs.

The Growth of Portland's Street Railways and Streetcar Suburbs

Construction of Portland's streetcar suburbs contributed to the suburbanization of Portland. Suburbanization created its own specialized architecture and it encouraged new social patterns of separating family life and work (Warner 1978: 64). Developers' construction on land between one and a half and six miles east of the Willamette River began in 1890; the end of this boom came in 1920 (Abbott 1983: 27). This key event in local history also had national significance because it was so often repeated in other American cities (Warner 1978: 3).

Street railways changed the shape of Portland. They transformed Portland from a walking city to an industrial and suburban city. The Willamette Iron Bridge Company built the Morrison Bridge in 1887 with the goal of operating streetcars over it to the East Side; the first line to cross the river ran in 1888 (Labbe 1980: 20). Streetcars stimulated interest in consolidating Portland, East Portland, and Albina. The consolidation of these cities in 1891 launched an era of growth largely fueled by streetcar line construction. Owners of the railways often were real estate developers too (MacColl 1976: 93, 111). Portland's 161 miles of railway carried sixteen million passengers by 1906 who traveled from their home in neighborhoods such as Buckman to work (Abbott 1997: 82).

The Buckman Neighborhood's Development as a Streetcar Suburb

The arrival of streetcars changed Buckman into a streetcar suburb. Streetcars increased its population and added many single and multi-family dwellings built for commuters. Preparers of the *National Register Multiple Property Listing for Portland Oregon's Eastside Historic and Architectural Resources* wrote that "the opening of the bridges and the growth of the streetcar lines were the two primary factors in the explosive growth of the east side in the 90s" (USDI 1988: Sec. E, 12). George Aiken platted Aiken's Addition, in which the Otto W. and Ida L. Nelson house was built, in 1869. Until streetcars arrived, Buckman had few homes. Staehli noted that "the rapid expansion of Portland's suburban communities along and in between the streetcar lines in the 1890's and scores of years following 1900 transformed the southeast area from rural farmlands and woodlots to homesites and industrial developments" (Staehli 1975: 54).

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Section 8 Page 2 Nelson, Otto W. and Ida L, House
Multnomah County, Oregon

The Historical Significance of the Nelson House

The Otto W. and Ida L. Nelson house is historically significant because it retains the integrity of its association with the building of Portland's streetcar suburbs. The house also meets the registration requirements for buildings within the boundaries of the *National Register Multiple Property Listing for Portland Oregon's Eastside Historic and Architectural Resources*.

W. W. McBride, a dairy farm owner, bought property in Aiken's Addition in 1887. McBride knew that he could make a good profit by purchasing real estate near streetcar lines. The Buckman neighborhood was first served by the Sunnyside line that ran down Morrison and Belmont streets six blocks south of McBride's property and the Mount Tabor line that traveled down Belmont Street to Mount Tabor Park by 1889 (Labbe 1980: 38). Eager to prosper from the demand for more service, the City & Suburban Railway Company opened another line in the Buckman neighborhood when it built a track on East Ankeny Street one block east of McBride's property in 1892 (Labbe 1980: 89). Several lines now bordered the Buckman neighborhood. These lines increased the value of real estate. Small developers knew the added value the streetcars gave neighborhoods and started a wave of building in the 1890s that turned Buckman into a streetcar suburb. Carl Abbott observed in *Portland: Gateway to the Northwest* that "speculators rushed to take advantage of improved transportation by laying out new middle-class subdivisions on higher land back from the rowdy east-side waterfront" (Abbott 1997: 55). By 1904 another line crossed the Burnside Bridge, traveled down East Burnside Street, and continued east on East Pine Street (Labbe 1980: 88 {map}). W. W. McBride participated in the streetcar-inspired boom by building a house. McBride sold the new house in 1896 to Otto W. and Ida L. Nelson. The house retains the integrity of its location in a streetcar suburb.

The house also retains the integrity of its exterior design, which reflects the architecture common to single-family dwellings in streetcar suburbs. Sam Bass Warner, Jr. wrote in *Streetcar Suburbs: The Process of Growth in Boston, 1879-1900* that builders created a new form of suburban architecture there. They rejected the Georgian architecture of the past in favor of styles with romantic roots. The Queen Anne, Stick, Shingle, and Craftsman were the preferred styles (Warner 1978: 141-5). Preparers of the *National Register Multiple Property Listing for Portland Oregon's Eastside Historic and Architectural Resources* noted that "the two predominant styles are the Queen Anne and Craftsman—both of which were widely adapted to mass vernacular housing and both of which were popular during the area's major period of development" (USDI 1988: Sec. F, 1).

The builders copied the architectural tastes of the rich but minimized costs by scaling down house and lot size. Like the more expensive residences they emulated, streetcar suburb houses were designed with their most important side facing the street to show off the homeowner's prosperity (Warner 1978: 153). The Otto W. and Ida L. Nelson house, with its dominant front-facing and extensively ornamented gable, reflects this emphasis on the conspicuous display of prosperity.

The interior plan of these suburban homes revealed the value late 19th century middle-class Americans placed on private family life. Houses had a flexible interior plan that easily adapted to family needs. The first floor

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plan was an open one. Pocket doors allowed rooms to open into each other to create larger spaces (Walker 1981: 153). The interior plan of the Otto W. and Ida L. Nelson house continues to emphasize the *importance of a flexible, open arrangement of living space for families.*

The house retains the integrity of its setting. The characteristics of a streetcar suburb are visible in the Buckman neighborhood. These include many single and multi-family dwellings built during the streetcar era in repetitive styles within a grid street and frontage lot system. Warner observed that “this popular system of land division and architecture produced new residential streets that looked orderly, prosperous, and civilized” (Warner 1978: 135). Like all streetcar suburbs, the Buckman neighborhood buried the natural contour of the land under similar streets and similar houses.

Throughout America and in Portland, Oregon, the setting of streetcar suburbs reflected the rural ideal that the builders and homeowners valued. The characteristics of that rural ideal included an appreciation of nature, an emphasis on the pleasures of private family life, and the importance of living within the security of a small community of similar families (Warner 1978: 14). Streetcar suburb residents expressed their appreciation of nature by quickly planting trees and growing gardens in their new city settings. An historic photograph documents the Nelson family planting trees in the curb strips and yard soon after the house was built. The architecture of the houses revealed the importance of private family life by limiting the visibility of inside activities. The Otto W. and Ida L. Nelson house, with its colored glass panes, hooded windows, and gables with overhanging eaves, all reflect the importance of private family life.

Streetcar suburbs also illustrated the homeowner’s desire to settle within a community of similar families. People wanted to live with others who appreciated a rural ideal and who were members of the same economic class and race. Street railways helped to create a physical separation between those who could afford the new houses and those who could not. The houses also revealed the economic class of their owners in ways other than style. Their size and the maintenance they required demanded the attention of a full-time mistress of the house. Only families in which wives did not have to work outside the home lived in these houses. They also were families in which the husbands had stable, middle-income jobs that required the dependable transportation that streetcars provided. The Otto Nelson family fit this pattern. Nelson owned a tavern in Portland. As a small business owner of the California Beer Hall, he needed reliable transportation so that he could open and close his tavern on schedule.

While suburbanization produced income and racial segregation, it also created ethnic integration. Social observers in the early 20th century called the new suburbs “zones of emergence.” Prosperous first and second-generation immigrant families emerged from ethnic neighborhoods within the inner city to blend with the rest of the growing American middle class (Warner 1978: 19, 65-6). Otto and Ida Nelson, Swedish immigrants who became naturalized citizens in the 1880s, followed this trend by moving into the Buckman neighborhood.

The Otto W. and Ida L. Nelson house also reflects the feeling of and its association with single-family dwellings in streetcar suburbs. Carl Abbott in *Portland: Planning, Politics, and Growth in a Twentieth-Century City* identified Buckman as one of “Portland’s everyday neighborhoods that evolved gradually from

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Section 8 Page 4 Nelson, Otto W. and Ida L, House
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its streetcar suburbs” (Abbott 1983: 27). He observed that these neighborhoods retained something of their community life and continued to offer stability, convenience, and comfort—precisely the qualities that characterized streetcar suburbs when they were built.

The Otto W. and Ida L. Nelson house also is historically significant because it meets National Register Criteria C. It embodies the distinctive characteristics of the Queen Anne Style and it reflects both the type and period of construction common to Portland’s streetcar suburbs. This single-family dwelling illustrates the asymmetrical massing and decorative features of its style; it also has the complex roof form with hip-roof core commonly found in Queen Anne houses. With its dominant front-facing and extensively ornamented gable, it is a good representative of the most frequently build Queen Anne residences (McAlester 1998: 263-4). Its partial wrap-around porch with spindlework frieze, cutaway bay windows, and Stick detailing add a high level of ornamentation. The Otto W. and Ida L. Nelson house reflects both the type and period of construction common to Portland’s streetcar suburbs. Preparers of the *National Register Multiple Property Listing for Portland Oregon’s Eastside Historic and Architectural Resources* noted that the Queen Anne and Craftsman styles were the most dominant styles built on the Eastside during the streetcar era.

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Section 9 Page 1 Nelson, Otto W. and Ida L, House
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9. Major Bibliographical References

Books

Abbott, Carl. *Portland: Gateway to the Northwest*. Tarzana, California: American Historical Press, 1997.

Portland: Planning, Politics and Growth in a Twentieth Century City. Lincoln, Nebraska: University of Nebraska Press, 1983.

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MacColl, Kimbark E. *The Shaping of a City; Business and Politics in Portland, Oregon, 1885-1915*. Portland, Oregon: The Georgian Press, 1976.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York, New York: Alfred A. Knopf, 1998.

Stahli, Alfred. *Preservation Options for Portland Neighborhoods: a report on the history of Portland's neighborhoods and their historic centers*. Portland, Oregon: Alfred Stahli, 1975.

Walker, Lester. *American Shelter: An Illustrated Encyclopedia of the American Home*. Woodstock, New York: Overlook Press, 1981.

Warner, Sam Bass, Jr. *Streetcar Suburbs: The Process of Growth in Boston, 1879-1900*. Boston, Massachusetts: Harvard University Press, 1978.

Government Documents

Bureau of Planning, Portland, Oregon. *Historic Resources Inventory, City of Portland, Oregon: Selected Properties*, 1984.

Buckman Neighborhood Plan, 1991.

Multnomah County Department of Assessment and Taxation. *Tax Records, 1887-Present*.

United States Department of the Interior. *National Register of Historic Places Multiple Property Listing: Portland, Oregon's Eastside Historic and Architectural Resources*, 1988.

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Section 10 Page 1 Nelson, Otto W. and Ida L, House
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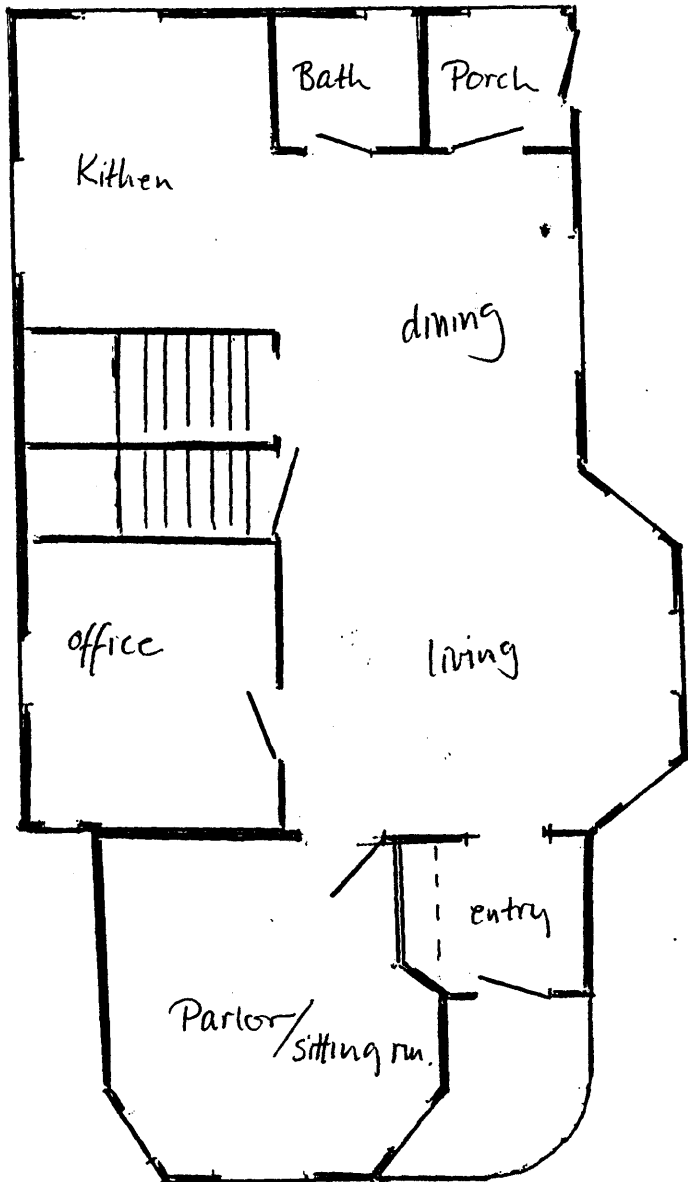
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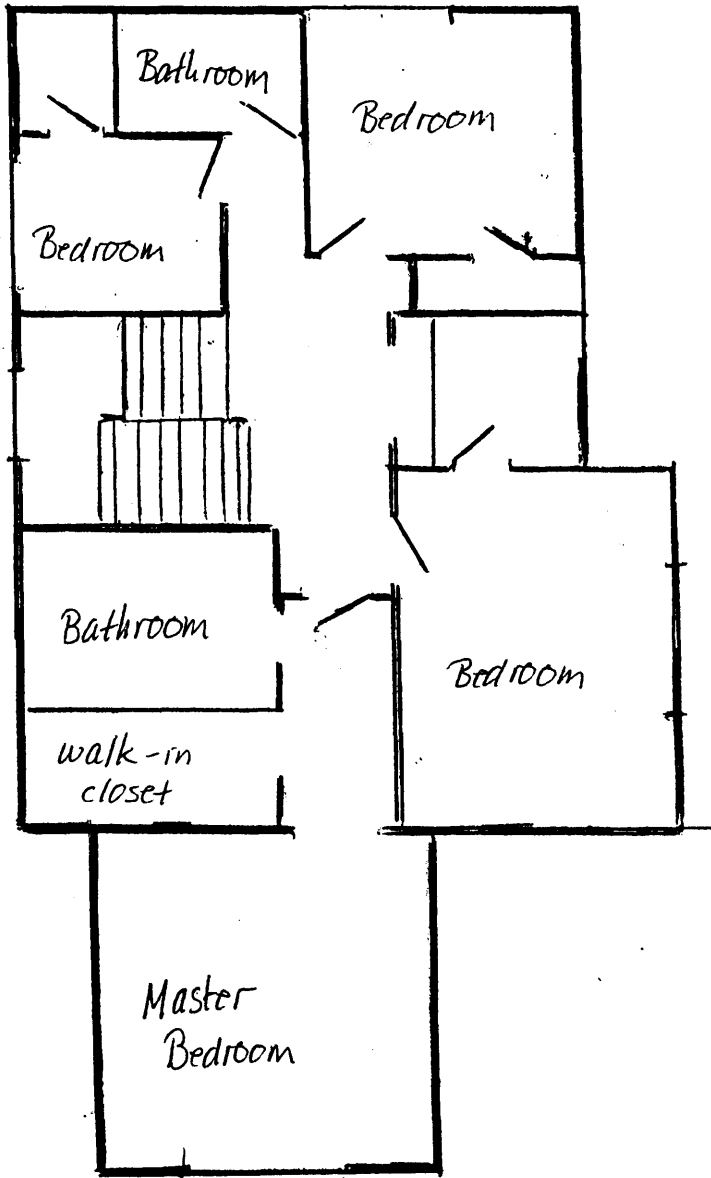
The nominated area is located in Section 35, Township 1 North, Range 1 East of the Willamette Meridian, in Multnomah County, Oregon; it is otherwise identified as Tax Lot #8 located in Block 304 of Aiken's Addition.

Boundary Justification

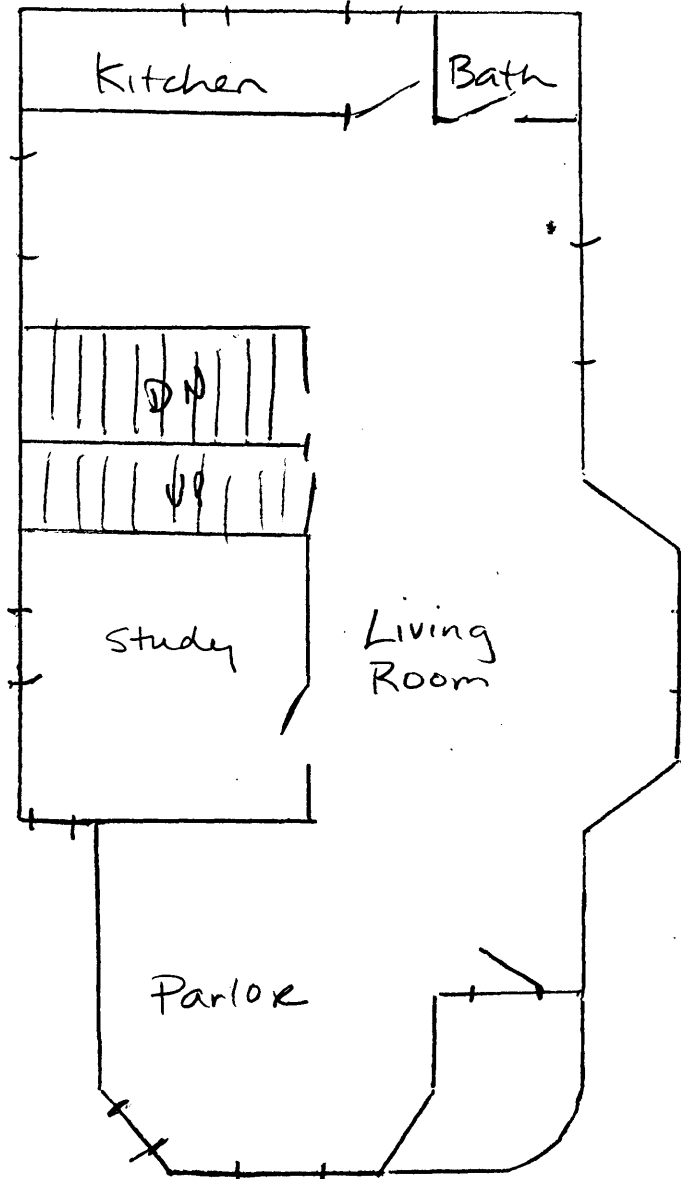
The nominated area encompasses the entire urban tax lot (50' x 100') occupied by the Otto Nelson, Otto W. and Ida L., House from 1896 onward.



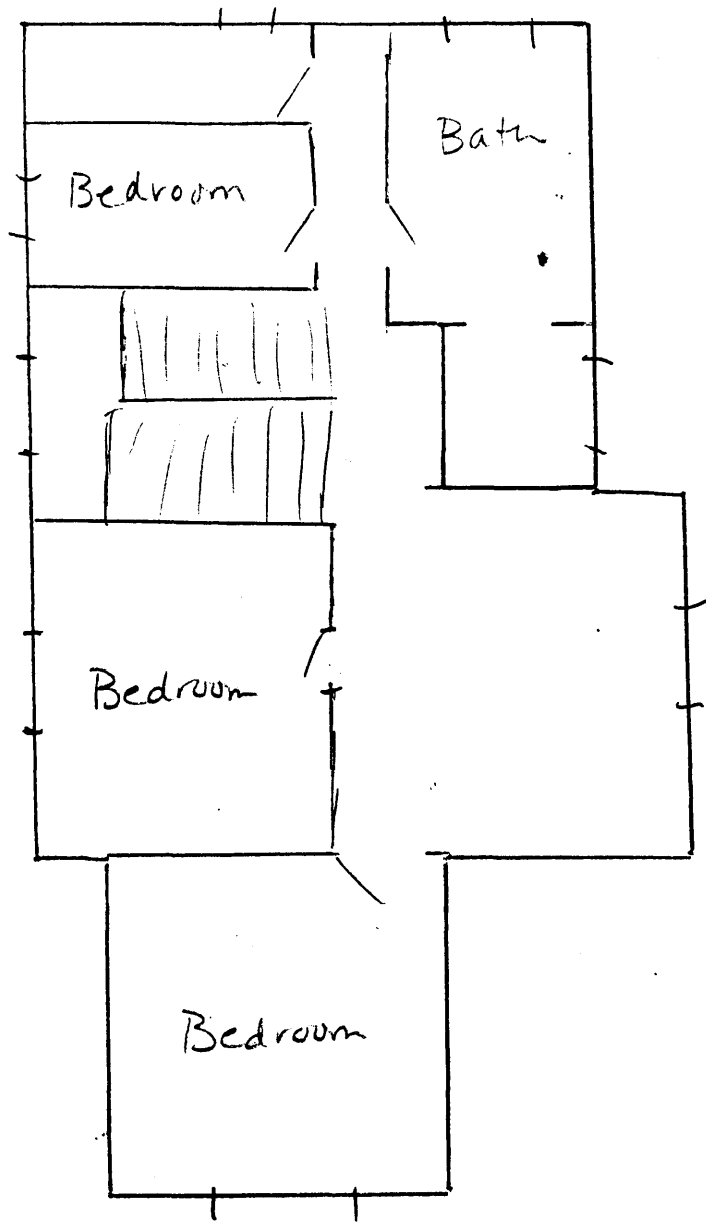
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2006



Second floor
2000

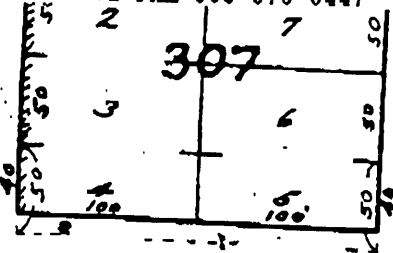


FIRST FLOOR
CA 1975

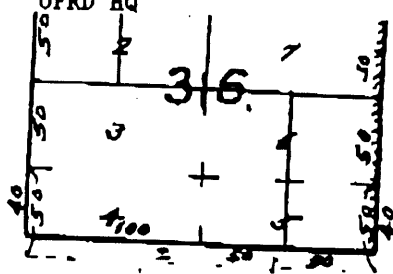


Second Floor
ca. 1975

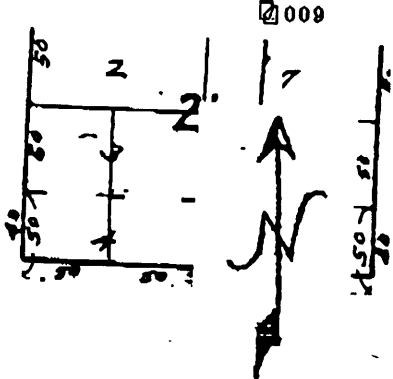
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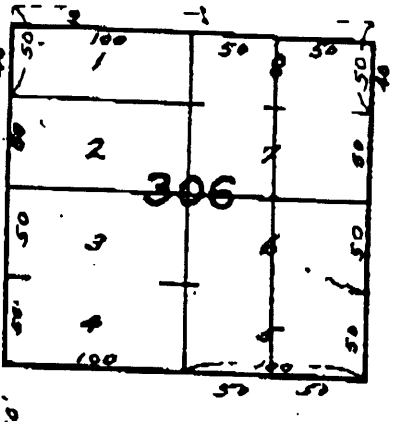
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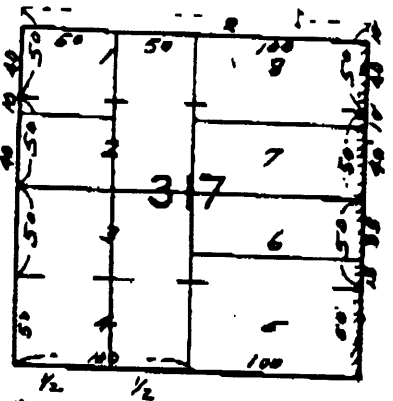
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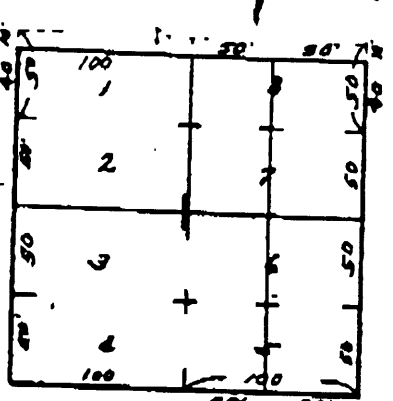
AVE.



AVE.

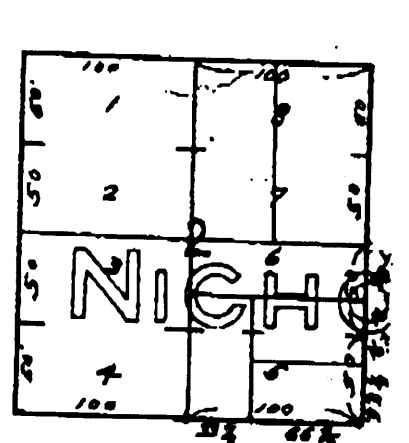
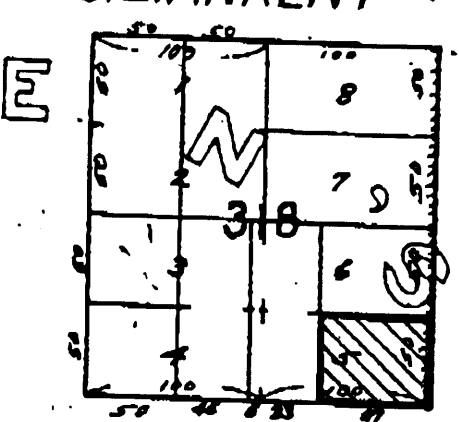
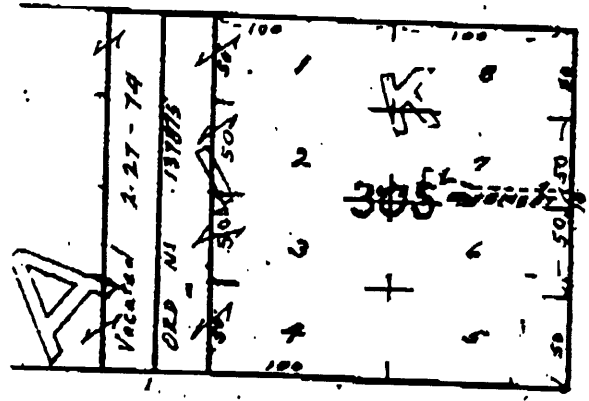


AVE.



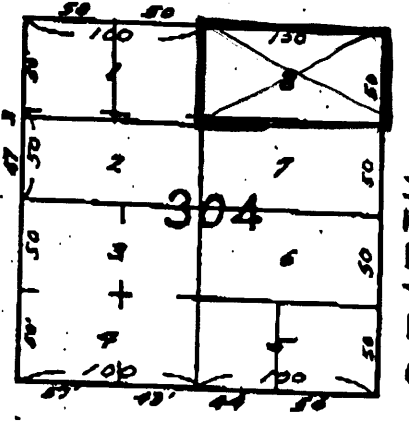
E. BURNSIDE

S.E. ANKENY

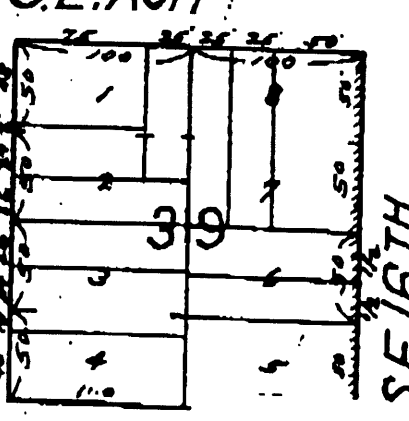


S.E. ASH

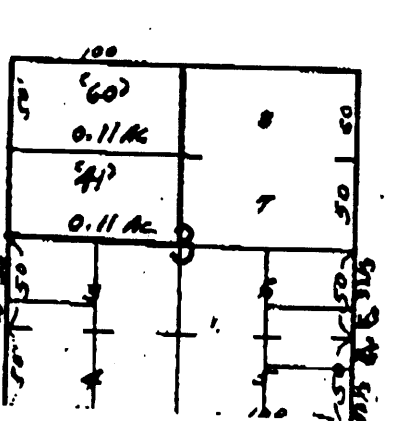
S.E. 14 TH.



S.E. 15 TH



S.E. 16 TH



S.E. PIN

