

United States Department of the Interior  
National Park Service

MP 3451

## 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Blakely, Charles O. and Carie C., House

other names/site number \_\_\_\_\_

Name of Multiple Property Listing Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

street & number 2203 SE Pine Street

☐ not for publication

city or town Portland

☐ vicinity

state Oregon code OR county Multnomah code 051 zip code 97202

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 at the following level(s) of significance:      national      statewide X local

Applicable National Register Criteria:      A      B X C      D



Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

1.17.19

Oregon State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

In my opinion, the property      meets      does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

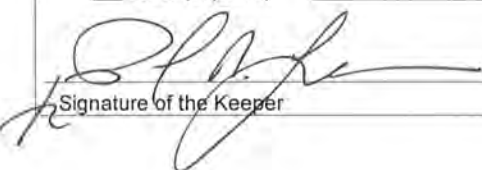
X entered in the National Register

     determined eligible for the National Register

     determined not eligible for the National Register

     removed from the National Register

     other (explain:)

  
Signature of the Keeper

3/6/2019  
Date of Action

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply.)

- |                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input type="checkbox"/>            | public - Local   |
| <input type="checkbox"/>            | public - State   |
| <input type="checkbox"/>            | public - Federal |

**Category of Property**  
(Check only **one** box.)

- |                                     |             |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/>            | district    |
| <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | structure   |
| <input type="checkbox"/>            | object      |

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

N/A

## 6. Function or Use

**Historic Functions**  
(Enter categories from instructions.)

Domestic: Single Dwelling

**Current Functions**  
(Enter categories from instructions.)

Domestic: Multiple Dwelling

## 7. Description

**Architectural Classification**  
(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne/Stick

**Materials**  
(Enter categories from instructions.)

foundation: Concrete  
walls: WOOD: Shingles, Weatherboard  
  
roof: Asphalt  
other: Wood

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

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### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

### Summary Paragraph

The Charles O. and Carie C. Blakely House located at 2203 SE Pine Street is a two-story wood frame Queen Anne-style residence located in the northeast corner of the Buckman neighborhood of inner southeast Portland.<sup>1</sup> The ground area of the Blakely House is 1234 square feet, with approximately 2000 square feet of living area above grade, and 300 square feet of finished basement. The setting is a turn-of-the-twentieth century residential neighborhood with hard surface streets, concrete curb and gutter, and concrete sidewalks. The tree canopy and landscaping with shrubs and flowers are typical of an older Portland neighborhood. The Blakely House was built c.1893 and displays many of the typical massing and decorative elements of the late Victorian-era Queen Anne style, including windows with colored multi-pane borders.<sup>2</sup> There are several vertical and horizontal details that are representative of the Stick style as well, such as the vertical and horizontal trim boards and decorative panels surrounding the windows and doors. However, an outstanding aspect of the Blakely House is the angular "butterfly" design on the prominent façade facing the southwest. (see photos #1 and #2) A butterfly plan is a type of architectural plan in which two or more wings of a house are constructed at an angle to the core, usually at approximately ninety degrees to the wall of the core building. It was used primarily in late Victorian architecture and during the early Arts and Crafts movement.<sup>3</sup> The L-shaped butterfly massing creates a symmetrical appearance that is accentuated by the nearly cubic form of the footprint. The two-story hip roof mass is intersected by three gables oriented to the west, southwest, and south. The placement of the three gables adds to the symmetry of the structure. The butterfly footprint, cubic massing, and symmetrically placed gables all create a distinctive appearance that is unusual for Queen Anne-style houses. These elements clearly distinguish the Blakely House from all other Queen Anne-style houses in the area. Numerous alterations to the interior of the residence were made when the house was converted to a duplex in 1927, a seven-unit apartment in 1984, and a triplex in 1994. Despite these major alterations, the Blakely House retains its character defining features such as the windows with colored multi-pane borders, bargeboard, and the butterfly design and remains an outstanding and unique example of Queen Anne architecture.

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### Narrative Description

### Location and Setting

The Blakely House is located two blocks south of East Burnside Street and two blocks north of Lone Fir Cemetery. (see figure #1) The immediate neighborhood is a mix of mostly single family residences built in the late nineteenth and early twentieth centuries, and mid-twentieth century infill apartment buildings. A variety of commercial and dining establishments is within walking distance along East Burnside Street. Central Catholic High School is one block to the east, and Buckman Elementary School is three blocks to the west. The former Washington High School (NRHP 2015), located six blocks to the south and west, has been repurposed for office and entertainment/dining functions. The Blakey House is located two blocks east of the east boundary of the proposed North Buckman Historic District (2013) and has much in common with many of the contributing properties in the proposed historic district.

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<sup>1</sup> The Charles O. and Carie C. Blakely House will be referred to as the Blakely House for the rest of this nomination document.

<sup>2</sup> Portland City Directory, Portland, OR: R. L. Polk and Co., 1893. An extensive search of city and county records and other public sources uncovered no other indication of the date of construction.

<sup>3</sup> For further discussion, see Section 8 and [https://en.wikipedia.org/wiki/Butterfly\\_plan](https://en.wikipedia.org/wiki/Butterfly_plan)

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

The Blakey House sits on a 50' by 100' lot on the northeast corner of the intersection of SE Pine Street and SE 22<sup>nd</sup> Avenue. (see figure #2) City sidewalks and grass parkways are located along the south and west elevations. Three medium sized ornamental/shade trees are planted in the public planting strips. Lawn and small shrubs are located on the Blakely lot, with a small lawn area on the north side of the lot to the rear of the house. No garage or other utility buildings are located on the property. (see figure #4)

## **Exterior**

The southwest facing facade of the Blakely House appears as a recessed bay, which is created by the distinctive L-shaped butterfly massing of the building. The first and second story surfaces of this façade are at a ninety-degree angle to the adjacent west and south exterior walls. This unusual angled footprint and exterior presentation of the butterfly form is the strongest architectural element of the Blakely House and sets it apart from other Queen Anne-style residences in the area. The projecting bays to the west and south have window placement, ornamentation, and gable roofs typical of the Queen Anne style. The roof surface is asphalt composition shingles. The exterior walls below the decorative gables are horizontal tongue-and-groove siding. An asphalt shingle pent roof wraps around the prominent west, main, and east elevations providing a horizontal element that connects and emphasizes the distinctive appearance of the Blakely House. A central, stucco-covered brick chimney extends several feet above the hip roof and displays a pair of recessed brick panels and decorative brick chimney cap. Tall, narrow double-hung, wood frame windows are placed singly or in pairs on the first and second stories. All windows are wood and feature double-hung sash, fixed, and casement openings, and colored multi-pane transoms. These windows all have a multi-pane border typical of the Queen Anne style. An open porch on the first story leads to the recessed main entry door. Another, smaller, porch/balcony facing southwest is located above the main entry. The three street facing elevations have intact decorative elements on the fascia of the three gable ends as well as on the doors, windows, and siding. A noteworthy ornamental feature of the Blakely House is a leaded/colored glass transom window on the first story bay of the south elevation likely designed by the Povey Brothers Company. All of the architectural elements described above and the specific exterior architectural elements described below indicate Queen Anne-style architecture.

### **Southwest (main) façade**

The first story of the main façade presents a complexity of wall surfaces that are a result of the recessed butterfly massing and two bay window projections. (see photos #1 and #2) A six-tread wood stairway and railing leads up to an open porch, with the main entry door opening to the southwest. The railing has narrow balusters and newel posts with round wood finials. Decorative scroll-cut skirting surrounds the crawl space under the three-sided deck. The wooden floor and asphalt-shingled roof of the open porch display the same proportions of the angled-back form of the butterfly façade. The main entry door has a fixed-pane transom window with a multi-paned leaded glass border. Flanking the entry door on the west is another entry door that leads directly into the living room. A projecting bay window on the west elevation creates another surface with a double hung window. Immediately to the east side of the entry door is a fixed-pane window on the upper wall. Further to the east is another wall section with a double-hung window.

The second story of the main façade accentuates the unusual butterfly massing of the building with an extended projecting gable, that also provides a canopy for the second story open porch/balcony. The highly decorative extended gable adds another element of elegance to the distinctive Queen Anne appearance. The most noticeable aspects of the second story open porch are the ornate bargeboards and rounded arch of the projecting gable. The top of the gable is decorated with an arched collar tie with a king post, flanked by a pair of sunburst inserts. A beaded, arched bottom rail with central drop completes the decorative motif of the top of the gable end. A row of rosettes extends along both sides of the gable end fascia boards. The lower portion of the gable end provides an arched roof over the open

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

porch. The surface above the arch is decorated with fish-scale cladding. Single brackets support the short cornice under the bargeboard, and elongated brackets appear to support the extended gable on both sides. Shingled siding surrounds the second story door leading to the open porch/balcony. This door has a fixed-pane window with a multi-paned, colored glass border. Directly over the open porch/balcony door is wall surface decorated with horizontal, vertical, and arched trim boards that add to the texture and variety of the exterior surface. A rectangular sunburst panel sits atop the door frame. The three arches with three different diameters add an element of repetition and variety. The decorative elements on the main facade are indicative of a builder with well-developed understanding of the Queen Anne architectural vocabulary.

### **West Elevation**

The most prominent element of the first story of the west elevation includes the west portion of the open porch described above and a bay window that projects approximately two feet from the plane of the west exterior wall. (see photo #3) A pair of tall, double-hung windows is centered in the west facing bay window. Each of the upper sash windows has a border of small panes of colored glass. Above and below the windows, and extending to both sides of the bay are recessed panels with decorative cutouts. These cutout panels are framed by horizontal and vertical trim boards that extend to the top, bottom and sides of the projecting bay. Another pair of decorative panels is positioned vertically on either side of the paired windows. These panels have flush horizontal boards that add variety to this highly visible projecting bay. On the south and north sides of the bay are narrow, double-hung windows with a colored glass border on the upper sash, similar to the west facing windows in the bay. The last exposed portion of the first story of the west elevation has a small, fixed-pane window centered on the exterior wall.

The second story of the west elevation is defined by a highly decorative projecting gable that complements the variety and rhythm of the upper story while differing in scale and surface area. The top of the gable is decorated with an arched collar tie with a king post flanked by a pair of wooden bas-relief sunburst panels. A beaded, arched bottom rail with central drop completes the decorative motif of the top of the gable end. A row of rosettes extends along both sides of the gable end fascia boards. Paired brackets support the cornice under the bargeboard. A pair of triangular decorative cutouts sits directly below the brackets. Approximately the upper two-thirds of the gable end is decorated with fish-scale cladding. The lower third of the gable end is highlighted by an ornamental band of evenly spaced decorative elements, including a pair of sunburst panels that are flanked by a pair of panels with rounded vertical ribs. These panels are framed by horizontal trim boards that extend to the sides of the gable end and vertical trim boards that frame and divide the pair of windows. Wood fish-scale shingles comprise the cladding below the gable. Positioned in the middle of the second story and directly below the sunburst panels are a pair of double-hung windows with a colored glass border on the upper sash, similar in size and appearance to the paired windows in the bay in the first story.

### **South Elevation**

The two-story section of the south elevation is similar to the west elevation and completes the description of the three elevations that comprise the architecturally significant appearance of the Blakely House. The second story has the massing, scale, and decorative elements that are identical to those described on the second story of the west elevation. (see photo #4) The first story of the south elevation has a bay window similar to the bay window on the first story of the west façade with some notable exceptions. The plane of the surface of the south façade bay window is flush with the plane of the second story. The first story section north of the bay window appears to be part of an addition to the Blakely house in 1927. This section is flush with the right side of the bay window and extends to the southeast corner of the house. Three electric meters are placed on this section of the south façade. The window opening on the south elevation is very similar to the west elevation, but instead of a pair of

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

double hung windows, the south façade has a large fixed pane window topped by a highly decorative stained-glass transom window. (see photo #4) This window has a symmetrical, floral pattern of colored and leaded glass with a clear, diamond-shaped cut glass “jewel” in the center. The decorative center of the window is surrounded by a border of multi-paned colored glass. This window is likely the work of the noted Povey Brothers Glass Company, known locally as the “Tiffany of the Northwest.”<sup>4</sup> (see photo #5 and figure #15) Directly above the ornate transom window is a sunburst panel similar in size and scale to the transom window below. Flanking the rectangular sunburst panel are two square cut-out decorative panels. Similar decorative, narrow cut-out panels are located just below the fixed-pane window. Above and below the decorative cut-out panels and on either side of the central windows are recessed panels of flush horizontal siding. Similar to the first story of the west façade, vertical and horizontal trim boards surround the windows and decorative panels. A comparison of the first story bay windows of the west and south elevations shows a similarity of size and massing but variety in the specific arrangement and detail.

### East Elevation

The east elevation has a mix of elements that appear to be original to the Blakely House, and some that were added later. (see photo #6) The first story of the south end of the east facade appears to be part of the 1927 addition and extends out from the original footprint. This one-story section has tongue-and-groove siding, and two small double-hung windows with nine-pane upper sashes. Approximately two-thirds of the north/rear section of the first story of the east elevation appears to be original and has two double hung windows similar to those on the first story of the west elevation in size, form, and detail. The northern third of this section has wooden steps and a porch/entry to the second-story apartment. This porch/entry to the upper apartment (Unit #2) matches the texture and scale of the rest of the surface. The rear entry door has a colored multi-pane transom window similar to other windows.

The entire exterior wall of the second story of the east elevation has wood shingles and appears to be original. In the central section of the upper story is a double hung window similar to the original windows on the first story. On the north side of the second story is a small fixed-pane window in the section that appears to be an addition. Below the porch entry on the north end of the east elevation is a basement entry located directly below the rear porch entry. The basement entry door provides access to the utility/storage area in the basement.

### North elevation

The north elevation consists of a single story section projecting out from the two-story central mass of the house. (see photo #7) The upper story of the north elevation has wood-shingle siding similar to the wood siding seen on other surfaces of the original sections of the upper stories of the Blakely House. There is a small double-hung window on the east side of the upper story of the north elevation. The projecting north side of the west elevation has a wood shingle second story and tongue-and-groove siding on the first story. There is a small fixed-pane window just below the eaves of the north elevation of this section of the west elevation described earlier. At a ninety-degree angle to the north side of the west section is the original second story exterior, with a double-hung window of similar appearance but smaller in scale compared to the other original windows.

Extending north from the north elevation of the west section is a one-story extension with another entry to the upstairs apartment (Unit #2) and a small fixed-pane window. On this entry there are wooden steps

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<sup>4</sup> Consultation with Povey window authority David Schlicker on May 17, 2018 during which he indicated that the Blakely window certainly looked like the work of the Povey Brothers. E-mail correspondence on November 6, 2018. Again affirming his belief that the decorative window in the Blakely House very likely is the work of the Povey Brothers, David Schlicker said, “All I can go on is my years of experience of exposure to the Povey “style” through restorations, repairs and interest. I have a near identical window in my shop.”

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

leading to a paneled door with a pair of plain-glass fixed-pane windows. To the north of this apartment entry (Unit #2) is small projecting entry to the basement apartment (Unit #3). This covered entry addition has siding, a door, and double-hung windows that match the historic character of the dwelling.

Projecting to the north of the main hip-roofed mass of the house is a single-story rectangular hip roof section. This section is original to the house with small additions that likely were added during the conversion to a duplex in 1927. The wood siding and composition roofing of this single-story projection match the material of the rest of the house. A stucco-covered brick chimney on the north end of this section extends several feet above the hip roof and displays a pair of recessed brick panels and a decorative brick chimney cap similar to the main, central chimney. A pair of slider windows providing egress from the basement apartment is located just above grade level on the north side of this single story north section.

### **Alterations**

The major interior alterations have a minimal impact on the historic facades visible from the street and sidewalk. Some expansion is evident on the first story of the east elevation that likely occurred during the conversion in 1927 to a duplex. A comparison of the Sanborn Fire Insurance Maps from 1901 to the maps from 1950 indicates little or no impact on the original footprint of the main façade and two elevations visible from the sidewalks and streets.<sup>5</sup> The extension of the first story on the east side is about two feet. The upper story was also expanded to the east approximately four feet. An outside entry was added to provide access to the basement apartment in 1994. Photos from the 1983 City of Portland Historic Resource Inventory and the 1988 Oregon Cultural Resource Inventory indicate a restoration of the original exterior entry porch and second story balcony in recent years. The entry porch steps, balusters and railing along with the porch posts were replaced in a manner consistent with the historic exterior of the residence. In addition, the distinctive second story wooden balcony was restored. All of these additions to the southwest/main façade highlight and preserve the historic appearance of the residence. The current exterior appearance is enhanced by appropriate variety of color that emphasizes the period architectural elements. In spite of major interior alterations, the exterior of the Blakely House retains integrity of location, setting, design, materials, workmanship, feeling and association.

### **Conclusion - Exterior**

The three significant and intact elevations (west, southwest, and south) of the Blakely House display well preserved aspects of the Queen Anne style. Stick-style influence is seen in the vertical and horizontal trim boards and decorative panels surrounding the windows and doors. The L-shaped butterfly design in combination with the cubic massing and symmetrically placed projecting gables distinguish the Blakely House as architecturally significant as a distinctive variation of the Queen Anne style.

### **Interior**

As stated in the Summary Paragraph to Section 7, the Blakely House is being nominated under Criterion C as a significant example of Queen Anne/Stick residential architecture and a distinctive and well-preserved example of this style locally. House history research by the owner indicates that the Blakely House was converted to a duplex in 1927. Interior alterations and first and second story additions were added at this time. In 1984, the duplex was converted to a seven-unit apartment building with sinks in each room and shared bathrooms and kitchen. In 1994, the boarding house/apartments were converted

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<sup>5</sup> Sanborn Fire Insurance Map, Portland, Multnomah County, Oregon, 1901, New York: Sanborn Map and Publishing Co, 1901; Sanborn Fire Insurance Map, Portland, Multnomah County, Oregon, 1950, New York: Sanborn Map and Publishing Co. 1950.

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

to a triplex, which is the current state of the house.(see figure #5) In 2017, the current owner remodeled the interior with care to preserving the surviving historic interior elements, including the 1920s-era fixtures in the bathrooms.<sup>6</sup>

The historic interior elements that remain intact in many of the rooms are the original trim around the doors and windows, mop boards, door hardware and wood floors. The white-painted walls and ceilings are a combination of lath and plaster and drywall. The ceiling height appears to be approximately nine feet. The vertical and horizontal white painted trim boards are fluted with decorative rosette capitals at the upper corners. A picture rail is also still intact in most of the rooms.

### **First Floor Apartment (Unit 1)**

The front entry leads directly to the foyer. The foyer has a door to the left leading into the living room and a door to the right leading in to the front bedroom. Following the interior rooms in a clockwise direction, the living room is next. The living room has a bay window on the west wall with a pair of original Queen Anne-style double-hung windows. (see photo #8) On the east wall of the living room is a brick fireplace with decorative wooden mantle supported by three rows of corbelled brick. (see photo #9) Decorating the hearth is a low-sprung brick segmental arch. While the door and window trim, wood flooring and mop boards appear to be original, the brick fireplace appears to be of a later vintage, perhaps dating from the first major interior alteration in 1927. A doorway on the north wall of the living room leads to a narrow hallway leading to a small bathroom with a stool only. The wood flooring in the hallway is different in appearance and quality from the flooring in the living room. The ceiling also differs from other rooms in that it is wood tongue-and-groove beadboard. Therefore, this hallway may have been a porch that was enclosed during one of the twentieth century remodels. A doorway in this hallway leads into the kitchen, which has been updated with modern fixtures, flooring, lighting, and wall and ceiling finish. (see photo #10) The white painted kitchen cabinets have an early twentieth century appearance and may date from the 1927 remodel.

A doorway on the south end of the kitchen leads to a small dining room. A short hallway on the south end of the dining room leads to a hall closet and entry door to the rear bedroom. The rear bedroom has a small closet and a walk-through closet with a doorway in the southeast corner to a shared full bathroom with a tile floor. The tub/shower, stool, and lavatory have an early twentieth century appearance. Another door to the shared bathroom leads to the front bedroom with a large closet on the south end of the house. The front bedroom has the decorative Povey Brothers transom window with a south exposure that highlights the window. (see photo #11) The west wall of the front bedroom leads to the front foyer and the point of beginning.

### **Second Floor Apartment (Unit #2)**

Entry to the upstairs apartment (Unit #2) is through a first-floor porch/entry on the northeast corner of the first story. The doorway opens to a stairway to the second floor and the upstairs apartment. The staircase to the second floor contains original brass stair rails. The stairway initially climbs to the west and then turns at a landing to the south and ends at the entry door at the top of the stairway. The entry door leads to a second-floor central hallway. Following counter-clockwise from the hallway at the top of the stairs, a full bathroom is located just to the right in the northwest corner of the apartment. From the central hallway, a doorway leads to the large living room with a large closet on the north wall. The living room has a pair of Queen Anne-style windows on the west wall. (see photo #12) There is a large open passageway to a foyer/office in the southwest corner.(see photo #13) The size and scale of this second story foyer/office is the same as the foyer below. The angled walls of both spaces are the result of the

<sup>6</sup> Wendy Chung, Historic Resource Record for Carie Blakely House, December 2017.



Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

butterfly form of the southwest façade of the house. The open passageway between the living room and the foyer/office has a decorative, stepped archway that may have been added during the 1927 duplex conversion. A door with a fixed-pane Queen Anne-style window leads to a wood deck that extends out from the southwest wall. (see photo #14) The elegance of this unusual second story open porch is enhanced by an ornamental balustrade and extended gable-roofed canopy described earlier. A doorway on the east side of the foyer/office leads to the central hallway. A door to the right leads into the front bedroom in the southeast corner of the apartment. There is a small closet on the north wall of the bedroom. Down the hallway to the north is the second bedroom located just to the north of the front bedroom. This bedroom also has a small closet. There is a doorway in the northeast corner of this bedroom that leads directly into the kitchen. From the kitchen, a door on the west wall leads back into the central hallway and the point of beginning.

The interior finish of the upstairs apartment has many of the original details seen on the first floor. Original white painted trim around the doors and windows has the fluting and corner capitals evident in Unit #1. The walls and ceiling are lathe and plaster or drywall. The ceilings appear lower in Unit #2, but still have a decorative picture rail. The floors in Unit #2 have new bamboo flooring, carpet and vinyl, and all surfaces appear to be in excellent condition. There is an attic storage area over the one story section on the north side of the house. The storage area is reached by a door off the stairway landing.

### **Basement Apartment (Unit #3)**

The full basement consists of an efficiency apartment and utility/storage area. The efficiency apartment is located under the one-story section on the north side of the house. This finished area is approximately 300 square feet, about one-third of the total basement area. The balance of the basement area contains the utilities for the three apartments and a large shared storage area. There is an enclosed stairway basement access to the apartment (Unit #3) on the northwest corner of the house. The access to the storage/utility area of the basement is through a covered stairway on the northeast corner of the house. The basement apartment includes a living/sleeping area, (see photo #15) a small kitchen, and a full bath. There are code-compliant egress windows on the north side of the basement apartment.

### **Alterations**

Historic research and visual inspection indicate that the floor plan of the Blakely House was altered from its original configuration as a single-family residence. The areas that show the most obvious alterations are in the kitchen/dining area on the first floor and the kitchen and bathroom area on the second floor. Evidence of a changed use from a single-family residence to a duplex is seen in the northeast corner of the house where a stairway leads up to the second floor. This stairway appears to be intact and was likely the original stairway to the second floor. Just to the left of the entry area and stairway is a partition wall that separates the first floor apartment from access to the stairway to the second floor. The trim and material of the partition wall do not match the trim and surfaces throughout the house. The changes mentioned above likely occurred during the conversion of the Blakely House from a single-family residence to a duplex in 1927.

### **Conclusion**

The Blakely House interior has several alterations since construction in 1893 as a single-family residence. However, much of the original interior fabric, including door and window trim, wood flooring, and some wall surfaces are intact and enhance the interior appearance of the three-unit apartment. The major interior alterations and changes to the floorplan of the first and second story do not detract from the architectural significance of the building and its overall historic integrity.

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

## 8. Statement of Significance

### 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.)

Property is:

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

### Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

### Period of Significance

c. 1893

### Significant Dates

c. 1893, Date of construction

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation (if applicable)

N/A

### Architect/Builder

Charles Blakely, Builder

### Period of Significance (justification)

The Period of Significance is c. 1893, the date of construction.

### Criteria Considerations (explanation, if necessary)

N/A

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

### Summary Paragraph

The Blakely House is locally significant under Criterion C in the area of Architecture, as a distinctive and well-preserved example of Queen Anne architecture. In addition to its embodiment as a unique and outstanding example of the Queen Anne style, the Blakely house is configured in an unusual butterfly massing rarely seen in the city or region. Aspects of the Stick style are evident in the façade of the house, as well. The Blakely house was built c. 1893 and is a notable example of the architecture of Portland's growing streetcar suburbs in the 1890s. The property was purchased by Carie Blakely on November 30, 1891.<sup>7</sup> The first entry for the address of the Blakely House in the Portland City Directory is 1893, with Carie and Charles Blakely listed as owners and Charles Blakely listed as "builder".<sup>8</sup> The period of significance for the Blakely House is c. 1893, the year of its construction. The Blakely House is located within the boundaries of *Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938*, a multiple property document (MPD) revised in 2012. The Blakely House meets the registration requirements of the multiple property document in that the Blakely House was built between 1862 and 1938, retains sufficient integrity to evoke the character of the Queen Anne style, and is one of the best examples of the Queen Anne style in the area. Therefore, the Blakely House is eligible for the National Register of Historic Places under the registration requirements of the multiple property document.<sup>9</sup>

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

### Historic Context of East Portland

In the early settlement period of Portland, from the 1850s through the 1870s, the Willamette River provided an essential avenue of commerce and transportation. By the late 1850s, Portland had an overland connection to the recently settled Tualitin and Willamette valleys. Portland's access to production and distribution by land and water enabled the city to compete successfully with several other towns along the Willamette and Columbia Rivers for dominance in trade and population growth.<sup>10</sup> Although the Willamette River provided convenient access to regional and global destinations, the river was an impediment for urban growth on the east side of the river. The main channel of the Willamette River carved out a steep bank on the west side of the river, which provided a favorable docking site for deep water commercial vessels. Across from the growing metropolis on the west bank of the river, the east side had shallow banks, punctuated by marshes and creeks, and a riverfront prone to flooding. Through the 1870s and into the 1880s, the east side of the Willamette River was a mix of small farms, orchards, and woodland. Access to the city of Portland on the west side was only by ferry, which was expensive, unreliable, and often dangerous.<sup>11</sup>

The early development of a regional rail network set the stage for commercial and residential growth on the east side. Stage-coach entrepreneur Ben Holladay arrived in east Portland in the late 1860s and successfully competed with a group of west-side financiers in building the first twenty miles of rail line south to California. Holladay saw the opportunity to develop an east-side transportation hub that would transform the previously pastoral Eastside into an urban growth center. Holladay started his rail line in 1868, in what is now the Central Eastside Industrial District. Holladay's Oregon and Central rail line, often elevated above the marshy shoreline

<sup>7</sup> Deed records of Multnomah County, Oregon. Volume 168, page 371.

<sup>8</sup> Portland City Directory, 1893. Portland, OR: R. L. Polk and Co., 1893.

<sup>9</sup> Timothy Askin and Ernestina Fuenmayor, "Portland Oregon's Eastside Historic and Architectural Resources 1850-1938, MPD Amendments," No. 645000514, 2012, F-19.

<sup>10</sup> Carl Abbott, *Portland in Three Centuries: The Place and the People* (Corvallis, Oregon: Oregon State University Press, 2011)

<sup>11</sup> Ibid.

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

on wooden trestles, provided the impetus for the first industrial development on the east side. The City of East Portland was incorporated in 1870, with commercial development centering directly across the river from downtown Portland.<sup>12</sup> Although a regional rail network was begun by Holladay in East Portland, the young city was still separated from the growing metropolis to the west by the Willamette River.

The terminus of the first transcontinental rail connection in 1883 was on the east side of the river, which gave East Portland a strategic transit advantage for the first time. Within just a few years, the bridge-building era began in Portland, with the completion of the first Morrison Street Bridge in 1887. To follow over the next seven years were three more bridges, the Steel Bridge (1888), the Madison (Hawthorne) Bridge (1891), and the Burnside Bridge (1894). In 1891 with the bridges and rail connections now completed between west and east, political and business leaders in East Portland agreed to consolidate with the City of Portland. With consolidation, the territory and population of Portland was greatly expanded, with more opportunities for commercial and residential growth. The electric streetcar, a pivotal development in urban transportation, was the key to the dramatic growth of residential development on the east side in the 1890s.<sup>13</sup>

### The Streetcar Era

The phenomenal growth of the east side of Portland in the early twentieth century is due to the extensive network of streetcar lines; one of the largest in the United States. In the late 1800s, people and goods moved by foot or horse-drawn wagon, limiting the range of habitation and commerce in the city to about one or two miles. In 1872, Portland's first horse-drawn streetcar followed tracks laid along First Avenue from SW Glisan Street in the north to SW Porter Street in the south.<sup>14</sup> In 1887, the first steam-powered streetcars ventured over the Morrison Street Bridge, connecting the west side to the east side and leading to the consolidation of East Portland with the city of Portland in 1891. However, it was the introduction of central-station electric generation and transmission that led to the next great leap for the streetcar system. By 1892, electric-powered streetcars replaced horse-drawn and steam-driven ones and ushered in the "golden age of streetcars."<sup>15</sup> The electric streetcar was quiet, efficient, and safe; and made possible a period of unprecedented residential and commercial growth in the city. Over the next two decades, a grid of streetcar lines extended on the east side of the Willamette River from St Johns in the north, to Sellwood in the south, and past Mt Tabor in the east. The Blakely House at 2203 SE Pine Street is located two blocks from the East Ankeny electric streetcar line. (see figure #8) The East Ankeny line crossed over the Willamette River on the Morrison Bridge, then turned north on Grand Avenue, then east on Ankeny Street to the Ankeny Car Barns at East 28<sup>th</sup> Street.<sup>16</sup> Because of its proximity to the streetcar line, the Blakely House was one of the earliest houses built in the neighborhood.

### Blakely House History

In the context of a growing east side facilitated by the extension of electric streetcar lines the Queen Anne-style Blakely House was built on the northeast corner of SE 22<sup>nd</sup> Avenue and SE Pine Street. The Blakely House was built within two years of the consolidation of the City of Portland and East Portland in 1891. Access to the east side, along with the expanding electric streetcar network, ignited a population boom and created a large demand for housing in the early 1890s. Many of these residences were built in the popular Queen Anne style, as was the Blakely House. Research is inconclusive as to the builder of the Blakely House. However, it seems likely that Charles Blakely (ca.1848-1923) was likely the builder of the Blakely House. There is documentation that Charles O. Blakely was the contractor for East Portland businessman and developer, Charles Logus (1828-1900).<sup>17</sup> During construction of the first Logus Block, Blakely had to sue Logus for unpaid wages.<sup>18</sup>

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

<sup>15</sup> Timothy Askin and Ernestina Fuenmayor, "National Register Nomination for the North Buckman Historic District",

No.13000481, 2013.

<sup>16</sup> John Labbe, *Fares Please! Those Portland Trolley Years* (Caldwell, Idaho: Caxton Printers, 1980).

<sup>17</sup> Oregon Pioneer Obituaries, <https://sites.google.com/site/oregonpioneerobituaries/multnomah-county-m-z/charles-logus>

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

Charles Logus had Blakely build the first Logus Block (ca. 1885) and the New Logus Block (1892). Both of these commercial buildings were built on the inner East Side, close to the riverfront and rail line. The New Logus Block at 523-525 SE Grand Ave was designed by noted local architect Otto Kleeman (1855-1936). University of Oregon records list C O Blakely as the builder/contractor of the New Logus Block (NRHP 1980).<sup>19</sup> Other research indicates that in 1889 the Blakelys purchased an improved property from Aaron Meier in SW Portland.<sup>20</sup> This research indicates that Charles Blakely was a successful and sought-after builder in burgeoning East Portland during the time period that the Blakely House was likely built.

Caroline "Carie" Campbell Blakely was born in Illinois in 1853, the daughter of John and Sarah Campbell. She married Charles Blakely of Ohio in 1873. She met Charles in Arkansas where his family had settled after inadvertently ending up there on their way to Oregon. Charles and Carie's first child, Blanche, was born in Arkansas in 1874. Shortly after the birth of their first child, the Blakely family moved to Portland, Oregon. Two more children were born to the Blakelys in Portland, Ralph W. in 1879 and Juanita in 1880.<sup>21</sup>

The earliest record of the Blakely House appears in the Portland City Directory in 1893 at 471 East Pine Street (old address) under the name of Charles O. Blakely. Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938 MPD, indicates that the Blakely House is representative of homes built in this neighborhood.<sup>22</sup> For the subsequent six years after construction, the house was the family residence for Charles and Carie Blakely and their children. According to census records, in 1898 Charles and his brother Rufus Blakey left Portland for the gold rush in Alaska. In 1899, Carie Blakely took in her first boarder. Charles returned to Portland before 1910. The house was sold in 1909 to G. W. Earl, a local carpenter. A subsequent owner, Benjamin B. Brumwell, converted the house to a duplex in 1927.<sup>23</sup> It was during this conversion to a duplex that many alterations were made to the interior of the Blakely House. The fireplace and bath and kitchen fixtures currently in the house appear to date from that period.

Starting in 1939, Martin Norbeck (born Evander Kristian Boardsen) a professional wrestler, lived in the house. In 1984, the house was converted into a seven-unit apartment residence, with sinks in each room and a shared kitchen and bath. The Blakely House was converted into its current triplex configuration in 1994.<sup>24</sup> The current owner remodeled the second floor in 2017.<sup>25</sup>

## Queen Anne Style

Under the Multiple Property Document "*Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938*," the Blakely House meets the Registration Requirements for listing under Criterion C, for architecture, as one of the best examples of the Queen Anne style in the area.<sup>26</sup> The Queen Anne style was popular in America in the two decades bracketing the turn of the twentieth century, from 1880 to 1910. Steeply pitched multiple gable roofs on a hipped roof, asymmetrical mass is a typical configuration of this style. Complexity of placement and size of window and doors; a large wraparound porch; variety of exterior surfaces; and a tower, turret or cut-away bay suggestive of a tower are often seen in the Queen Anne style. The Blakely House displays many of these elements and presents a dynamic verticality and a complexity of exterior texture that are the hallmarks of the Queen Anne style. Within the Queen Anne stylistic context, the Blakely House offers a distinctive cubic massing and symmetrical appearance due to the butterfly form described earlier. A

<sup>18</sup> Oregon Supreme Court proceedings, 6/24/1886, Pacific Reporter, vol. 11, pgs 305-307.

<sup>19</sup> New Locus Block, <https://oregondigital.org/catalog/oregondigital:df67rk91n>

<sup>20</sup> *Morning Oregonian*, April 26, 1889.

<sup>21</sup> Wendy Chung, Historic Resource Record for the Carie Blakely House, December 2017.

<sup>22</sup> Timothy Askin and Ernestina Fuenmayor, "Portland Oregon's Eastside Historic and Architectural Resources 1850-1938 MPD Amendments", No. 645000514, 2012, F-14.

<sup>23</sup> City of Portland Plumbing Permit, 2/15/1927.

<sup>24</sup> City of Portland Plumbing Permit, 8/30/1984.

<sup>25</sup> Wendy Chung, Historic Resource Record for the Carie Blakely House, December 2017.

<sup>26</sup> Timothy Askin and Ernestina Fuenmayor, "Portland Oregon's Eastside Historic and Architectural Resources 1850-1938", MPD Amendments", No. 645000514, 2012, F-18, F-19.

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

*Field Guide to American Houses* by Virginia and Lee McAlester identifies four categories of decorative details for the style: Spindlework, Half-timbered, Free Classic, and Patterned Masonry. The Blakely House displays most of the aspects of the Spindlework category with its incised and gable ornament, corner brackets, spindlework railing supports, and large panes of glass bounded by smaller panes.<sup>27</sup> The two-story turn-of-the-century "Organic Cottage" described by Gottfried and Jennings in *American Vernacular Buildings and Interiors (1870-1960)* describes a form and plan that is "two rooms wide and three rooms deep" and a rear kitchen. This is a floor plan that is similar to the Blakely House.<sup>28</sup>

In *Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938*, a multiple property document revised in 2012, the authors identify the Queen Anne style in the Buckman neighborhood of East Portland into one of four subtypes: Queen Anne/Stick, Queen Anne/Shingle, Queen Anne/Vernacular, and Queen Anne Cottage. By that classification, the Blakely House falls into the category of Queen Anne/Stick.

"The Queen Anne/Stick is characterized by modest vertical and horizontal stick detailing, sometimes in combination with decorative panels. Lack of trussed gables and ornamental diagonal or curving porch braces distinguish these from a true Stick style building."<sup>29</sup>

The Blakely House features the above-mentioned vertical and horizontal stick detailing in the vertical and horizontal trim boards and decorative panels surrounding the windows and doors. Additionally, the house displays many of the typical massing and decorative elements of the late Victorian-era Queen Anne style, including windows with colored multi-pane borders and bargeboards. Further, as outlined in the MPD, the Blakely House illustrates how "the builders of Central Southeast Portland showed an excellent skill in the use of their tools, and an intuitive understanding of the use of decorative elements that defined the styles."<sup>30</sup> Charles Blakely, the attributed builder of the house, incorporated these Queen Anne and Stick-style elements in a significant manner, displaying "fine examples of workmanship, and architectural and decorative expression," important characteristics regarding attributing significance under the MPD.<sup>31</sup>

The "North Buckman National Register Historic District Nomination" submitted and formally determined eligible in 2013, identifies the Queen Anne style as the most common of the historic architectural styles in the proposed district, in spite of the fact that most of the Queen Anne houses were demolished or heavily altered due to their proximity to the rapidly developing East Side.<sup>32</sup> The NRHP district nomination identifies six high style residences, including four on the National Register, that are similar to the Blakely House, but none of them have the distinctive butterfly design and symmetrical appearance that makes the Blakely House stand apart. The east boundary of the proposed North Buckman Historic District is on SE 20<sup>th</sup> Avenue, two blocks west of the Blakely House. Incompatible infill east of 20<sup>th</sup> Ave is likely the reason the Blakely House is not included within the boundary of the proposed district. Had the district been extended to the east and included the Blakely House, the residence would have been considered a contributing structure, and likely identified as one of the best surviving examples of an unusual variation of the Queen Anne style in the proposed district.

The Blakely House is identified as architecturally significant in several studies of the Buckman neighborhood. The 1978 *Potential Historic Conservation Districts* report prepared by the Portland Historic Landmarks Commission and the Portland Bureau of Planning included the "Victorian Residence" at 2203 SE Pine as one

<sup>27</sup> Virginia Savage McAlester, *A Field Guide to American Houses*. (New York, New York: Alfred A Knopf, 2014), pgs 263-287.

<sup>28</sup> Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors (1870-1960)*, (New York and London: W Norton and Company, 2009), pg.173.

<sup>29</sup> Timothy Askin and Ernestina Fuenmayor, "Portland Oregon's Eastside Historic and Architectural Resources 1850-1938", MPD Amendments," No. 645000514, 2012, F-17.

<sup>30</sup> Timothy Askin and Ernestina Fuenmayor, "Portland Oregon's Eastside Historic and Architectural Resources 1850-1938", MPD Amendments," No. 645000514, 2012, F-19.

<sup>31</sup> Timothy Askin and Ernestina Fuenmayor, Portland Oregon's Eastside Historic and Architectural Resources 1850-1938, MPD Amendments,"No. 645000514, 2012, F-19 and E-13.

<sup>32</sup> Timothy Askin and Ernestina Fuenmayor, "National Register Nomination for the North Buckman Historic District", No.13000481, 2013.

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

of forty buildings in the “Inventory of Architectural and Historically Significant Structures” in a potential Historic Conservation District.<sup>33</sup>

The “*Historic Resource Inventory*” compiled by the City of Portland in 1983 has an entry for 2203 SE Pine Street that describes the “Queen Anne Vernacular” residence as significant in the area of architecture.<sup>34</sup>

A more detailed description of the Blakely House appears in the “*1988 Oregon Cultural Resource Inventory*” of central southeast Portland. The house at 2203 SE Pine Street is characterized as “eligible” for the National Register with “strong merit” for integrity. The inventory form describes exterior elements such as “bargeboards, stickwork, flashglass, decorative porch skirt, sunburst panel above windows, imbricated shingles and other fancywork,” character-defining features that are present on the Blakely House today. The inventory form concludes with a statement of significance:

“The Carie Blakely House, constructed c.1892, is significant as a well-preserved and handsome example of the Queen Anne style. It is the only example of a house designed in a “Butterfly” plan in the area. It is also of note for the unusual treatment of the bargeboard.”<sup>35</sup>

In Nancy Kimball McFadden’s 1993 study of southeast Portland residences, she identifies several “fully realized Queen Anne cottages” that have the typical hallmarks of this late Victorian era style. All of the examples that she includes in her study have a narrow-front, parlor-by-pass, asymmetrical configuration that is the dominant form of Queen Anne residences in southeast Portland.<sup>36</sup> None of the examples that she includes have the distinctive symmetrical butterfly design of the Blakely House.

## Comparative Analysis

Of the fifty-five Queen Anne-style houses in the city of Portland that are currently listed on the National Register of Historic Places, eleven are located in southeast Portland and roughly one-half of those are in or close by the Buckman neighborhood.<sup>37</sup> None of them have the distinctive symmetrical butterfly footprint design of the Blakely House. A comparison with several other Queen Anne style houses follows below. The comparison residences are all located in southeast Portland unless otherwise noted. All four of the comparison residences in the southeast Portland neighborhood are currently listed on the National Register of Historic Places under Criterion C for architectural significance. The last two comparisons are included to demonstrate that the L-shaped butterfly plan is part of the Queen Anne tradition, and can be found in the Portland area.

Figure 9: Comparison #1) 1817 SE 12<sup>th</sup> Ave. Gustave Bartman House (1892) - Two-story narrow-front Queen Anne with a two-story cut-away bay. This house has the vertical and horizontal Stick style detailing similar to the Blakely House as well as a second story open porch. Although the rectangular footprint is unlike the butterfly plan of the Blakely House, this residence is the most comparable to the Blakely House because of its second story porch and Stick details. The Bartman House is a two-unit rental property and is located approximately 1.3 miles southwest of the Blakely House. (NRHP 1989)

Figure 10: Comparison #2) 203 SE 15<sup>th</sup> Ave. Otto and Ida Nelson House (1896) – One-and-a-half story narrow-front, parlor-by-pass variant of the Queen Anne style with a one-story cut-away bay with a small wrap around open porch. This house has horizontal Stick style detailing flanking and above the front bay window, and curved fascia boards meeting with the cornice returns, (ca.1848-1923) similar to the Blakely House. The Nelson House is located six blocks west of the Blakely House. (NRHP 2001)

<sup>33</sup> “Potential Historic Conservation Districts”, Historic Landmarks Commission - City of Portland, October 1978, pg.27.

<sup>34</sup> “Historic Resource Inventory”, City of Portland, 1983. #8-702-02203.

<sup>35</sup> “Oregon Cultural Resource Inventory: Central Southeast Portland”, State of Oregon, 1988. Field Inventory #134.

<sup>36</sup> Nancy Kimball McFadden, “*House and home in Portland, Oregon: A study of ordinary houses in some southeast Portland neighborhoods at the turn of the century*”, (Phd. Diss. University of Oregon, June,1993).

<sup>37</sup> Oregon Historic Sites Search Results List – Queen Anne Style – Multnomah County, OR.

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

Figure 11: Comparison #3) 135 SE 16<sup>th</sup> Ave. James Polemus House (1900) – One-and-a half-story narrow-front Queen Anne-style residence with a one-story cut-away bay with a small wrap-around, curved open porch. This residence has a cubic cross-gabled mass but asymmetrical appearance. The Polemus House lacks the Stick style elements and butterfly plan seen in the Blakely House. The Polemus House is located five blocks west of the Blakely House. (NRHP 1989)

Figure 12: Comparison #4) 35 NE 22<sup>nd</sup> Ave. Groat/Gates House (1892) – Two-story Queen Anne with a hip roof mass, intersecting gables and two-story cut-away bay. The vertical, tight, boxy appearance is similar to Blakely House, but the asymmetrical façade is quite different. The second story open porch and decorative curved bargeboard are similar to the Blakely House. The Groat-Gates House is located four blocks north of the Blakely House in the Kerns neighborhood and is a four-unit rental property. (NRHP 1989)

Figure 13: Comparison #5) 1437 NE Everett St., Camas, WA 98607 John Roffler House (1906) Two-story Queen Anne-style residence with a butterfly design and symmetrical appearance similar to the Blakely House. The Roffler House has a rounded turret at the intersection of the L-shaped mass, whereas the Blakely House has a rectangular projecting bay. Both houses have a wrap-around porch with recessed main entry. John Roffler (1879-1924) was a noted and prolific builder in the Camas, Washington vicinity. He designed over fifty residences in a variety of early twentieth century styles. This house on Everett Street was the first of four houses that he built for his family. (NRHP 1993)<sup>38</sup>

Figure 14: Comparison #6) 2117 NE 15<sup>th</sup> Ave. Marcus Delahunt House (1894) An elegant, eclectic example of late Victorian ornamental exuberance, this residence shows a mix of Queen Anne, Stick and Eastlake influences. The L-shaped/butterfly footprint is dominated by a massive two-story tower and wrap-around porch. The Delahunt House was built by Marcus Delahunt (1870-1931), a very prolific and successful designer/builder, and is contemporaneous with the Blakely House. The Delahunt House is much larger and more opulent than the Blakely House. Sadly, the Delahunt House was demolished in 1965.<sup>39</sup>

## Butterfly Design

The terms “butterfly” and “L-shaped” design are used interchangeably in this nomination. This term, “butterfly”, is rarely used and does not show up in a survey of resources describing Queen Anne architecture. However, research does indicate that the term was applied to Arts and Crafts designs from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in England. There are several examples of English manor houses designed by a number of English architects of the Arts and Crafts tradition that employed this design in several noteworthy houses in rural England.<sup>40</sup> In the US, the L-shaped or butterfly plan did achieve some popularity in Queen Anne style residences as noted above. When employed in the Queen Anne style, the butterfly floorplan is just one variation of the style and not part of a separate trend.

## Conclusion

The comparison residences listed above demonstrate that the L-shaped/butterfly design of the subject residence was unusual, but not unique. The Blakely House remains the best surviving example of this unusual Queen Anne/Stick design in southeast Portland. Designed by a local builder, the Blakely House is a distinctive and well-preserved variation of the Queen Anne style. The result is a strong late-Victorian residence with a complex but coherent assemblage of decorative and structural elements of the Queen Anne and Stick styles. The significance of the Blakely House is enhanced by the placement of a colorful leaded glass transom window likely designed by the Povey Brothers Company of Portland. The Blakely House is located within the boundaries of *Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938*, a multiple property

<sup>38</sup> Sally Alves (edited by L. Garfield), “John Roffler House National Register Nomination”, 1993.

<sup>39</sup> Marcus Delahunt House, <https://oregondigital.org/catalog/oregondigital:df67mf12g>

<sup>40</sup> Butterfly Plan, [https://en.wikipedia.org/wiki/Butterfly\\_plan](https://en.wikipedia.org/wiki/Butterfly_plan):



Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

document revised in 2012. The Blakely House meets the registration requirements of the multiple property document, in that the Blakely House was built between 1862 and 1938, retains sufficient integrity to evoke the character of the Queen Anne style, and is one of the best examples of the Queen Anne style in the area. Therefore, the Blakely House is eligible for the National Register of Historic Places under the registration requirements of the multiple property document.<sup>41</sup> Additionally, the Blakely House is worthy of local recognition for contributing to the architectural character of the Buckman neighborhood and is therefore eligible for individual listing on the National Register of Historic Places under Criterion C, Architecture.

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<sup>41</sup> Timothy Askin and Ernestina Fuenmayor, "Portland Oregon's Eastside Historic and Architectural Resources 1850-1938, MPD Amendments", No. 645000514, 2012, pg.F-19.

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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*John Roffler House*, National Register Nomination, 1993.

*Otto and Ida Nelson House*, National Register Nomination, 2001.

*North Buckman Historic District Nomination*, National Register of Historic Places eligible, 2013.

### (Buckman Neighborhood Surveys)

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*Potential Historic Conservation Districts*, City of Portland – Historic Landmarks Commission, October 1978.

*Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938*, National Register Multiple Property Listing, 1988, edited 2012.

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

(Other Sources)

*Historic Resource Record*, Carie Blakely House, Wendy Chung, 12/1/2017.

*Historic Resource Inventory*, City of Portland, 1983.

*Sanborn Fire Insurance Maps*, 1901 and 1908/1924/1950.

*Oregon Digital Data Base*, University of Oregon.

*Oregon Cultural Resource Inventory: Central Southeast Portland*, State of Oregon, 1988.

*Oregon Historic Sites Search: Queen Anne Houses*, State of Oregon Historic Preservation Office.

*Oregon Historic Site Record*, Carie Blakely House, 2203 SE Pine Street.

**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 # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☒ University  
☐ Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): 8-702-02203

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

## 10. Geographical Data

**Acreage of Property** Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

### Latitude/Longitude Coordinates

Datum if other than WGS84: N/A  
(enter coordinates to 6 decimal places)

1	<u>45.520911°</u> Latitude	<u>-122.643234°</u> Longitude	3	<u></u> Latitude	<u></u> Longitude
2	<u></u> Latitude	<u></u> Longitude	4	<u></u> Latitude	<u></u> Longitude

### Verbal Boundary Description (Describe the boundaries of the property.)

The historic boundary of the Blakely House is confined to the taxable boundary of Tax Lot #R148687, which includes the following legal description: DUNNS ADDITION, BLOCK 14, W 7.1' OF LOT 4 and LOT 5

### Boundary Justification (Explain why the boundaries were selected.)

The boundaries of Tax Lot #R148687 are the historic and current boundaries of the Blakely House.

## 11. Form Prepared By

name/title Eric Wheeler date 8/3/2018  
organization  telephone 608-797-7753  
street & number 3505B SE 16<sup>th</sup> Avenue email ericwheeler2@gmail.com  
city or town Portland state Oregon zip code 97202

### Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Charles O. and Carie C. Blakely House

**City or Vicinity:** Portland

**County:** Multnomah **State:** Oregon

**Photographer:** Wendy Chung and Eric Wheeler

**Date Photographed:** Wendy Chung - May/December 2017 and Eric Wheeler - May 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

**Photo Log**

**Photo 1 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_0001  
Southwest façade – looking northeast

**Photo 2 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_0002  
West and southwest elevations – looking northeast

**Photo 3 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_0003  
West elevation – looking east

**Photo 4 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_0004  
South elevation - looking north

**Photo 5 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_0005  
Povey window on south elevation – looking north

**Photo 6 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_0006  
East elevation – looking northwest

**Photo 7 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_0007  
North elevation– looking southeast

**Photo 8 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_0008  
Living Room Unit #1 – looking northwest

**Photo 9 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_0009  
Living Room Unit #1 – looking southeast

**Photo 10 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_00010  
Kitchen Unit #1 – looking northeast

**Photo 11 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_00011  
Povey window in Bedroom #1/Unit #1 – looking south

Blakely, Charles O. and Carie C., House  
Name of Property

Multnomah Co., OR  
County and State

**Photo 12 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_00012  
Living Room Unit #2 – looking southwest

**Photo 13 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_00013  
Foyer/Office Unit #2 – looking south

**Photo 14 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_00014  
Deck Unit #2 – looking southwest

**Photo 15 of 15** OR\_MultnomahCounty\_CharlesOAndCarieCBlakelyHouse\_00015  
Living/Sleeping area Unit #3 – looking northeast

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 23

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938

Name of multiple listing (if applicable)

### List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1:** General Location Map
- Figure 2:** Local Location Map
- Figure 3:** Tax Lot Map
- Figure 4:** Site Sketch
- Figure 5:** Floor Plans
- Figure 6:** Sanborn Map – 1901
- Figure 7:** Sanborn Map – 1908 to 1950
- Figure 8:** Streetcar Map - 1904
- Figure 9:** Comparison Residence #1
- Figure 10:** Comparison Residence #2
- Figure 11:** Comparison Residence #3
- Figure 12:** Comparison Residence #4
- Figure 13:** Comparison Residence #5
- Figure 14:** Comparison Residence #6
- Figure 15:** Povey window in David Schlicker's studio in SE Portland

United States Department of the Interior  
National Park Service

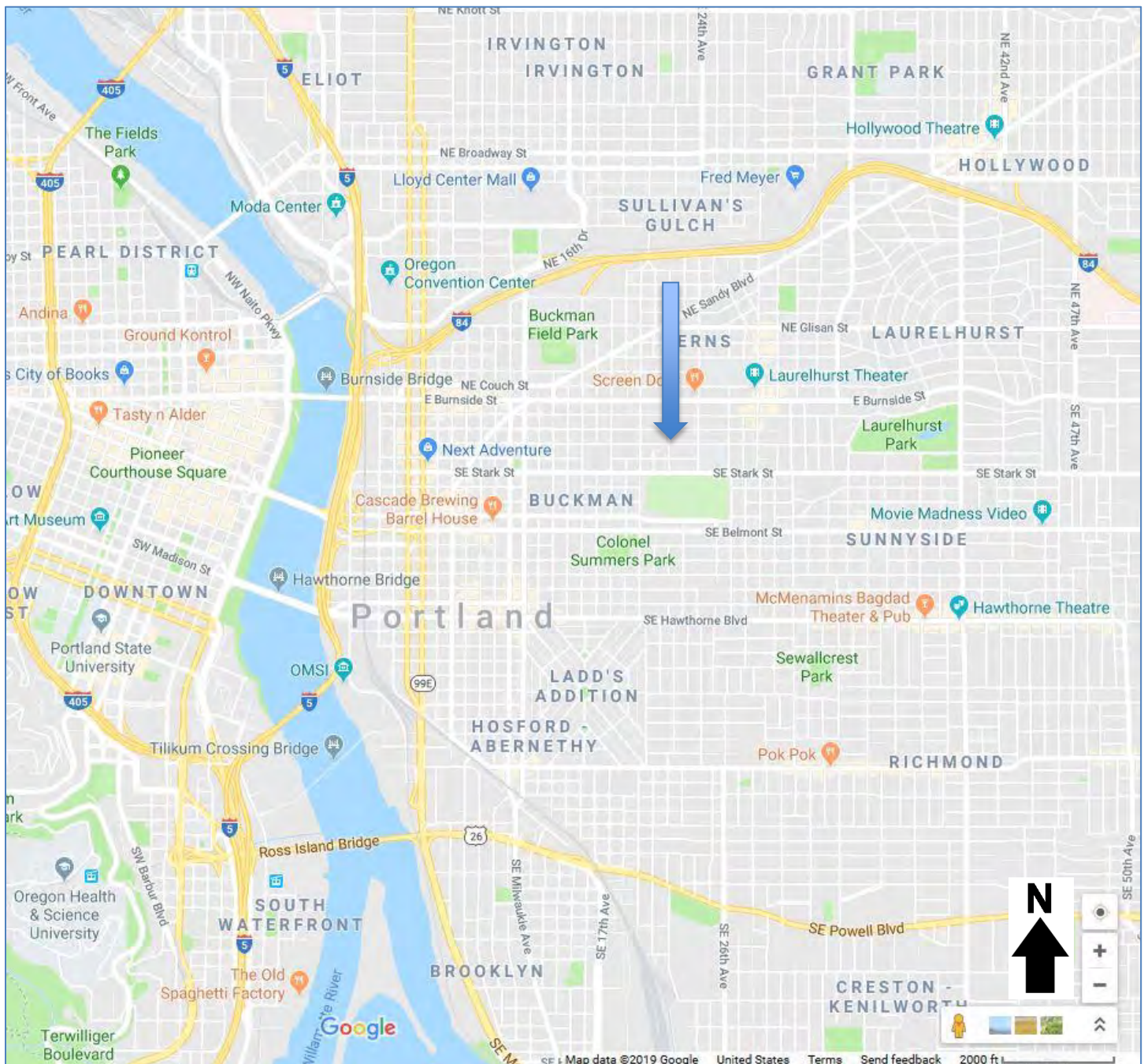
## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 24

Blakely, Charles O. and Carie C., House
Name of Property Multnomah Co., OR
County and State Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938
Name of multiple listing (if applicable)

**Figure 1:** General Location Map, Latitude: 45.520911° Longitude: -122.643234°





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 25

Blakely, Charles O. and Carie C., House
Name of Property
Multnomah Co., OR
County and State
Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938
Name of multiple listing (if applicable)

**Figure 2:** Local Location Map, Latitude: 45.520911° Longitude: -122.643234°



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional DocumentationPage 26

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938

Name of multiple listing (if applicable)

**Figure 3: Tax Lot Map**



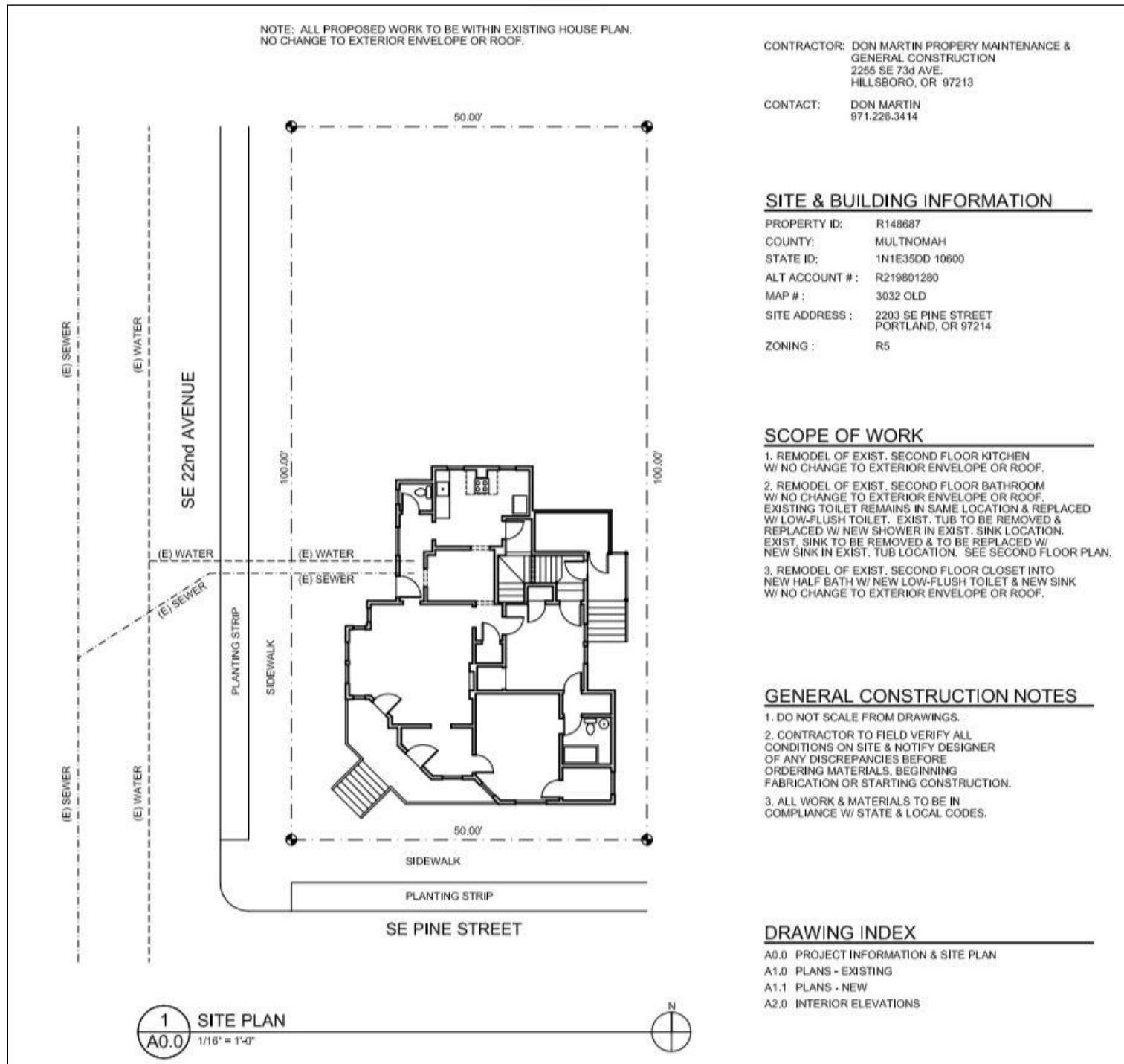
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 27

Blakely, Charles O. and Carie C., House  
Name of Property  
Multnomah Co., OR  
County and State  
Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938  
Name of multiple listing (if applicable)

**Figure 4: Site Sketch**





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 28

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938

Name of multiple listing (if applicable)

**Figure 5: Floor Plans**



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional DocumentationPage 29

Blakely, Charles O. and Carie C., House

Name of Property

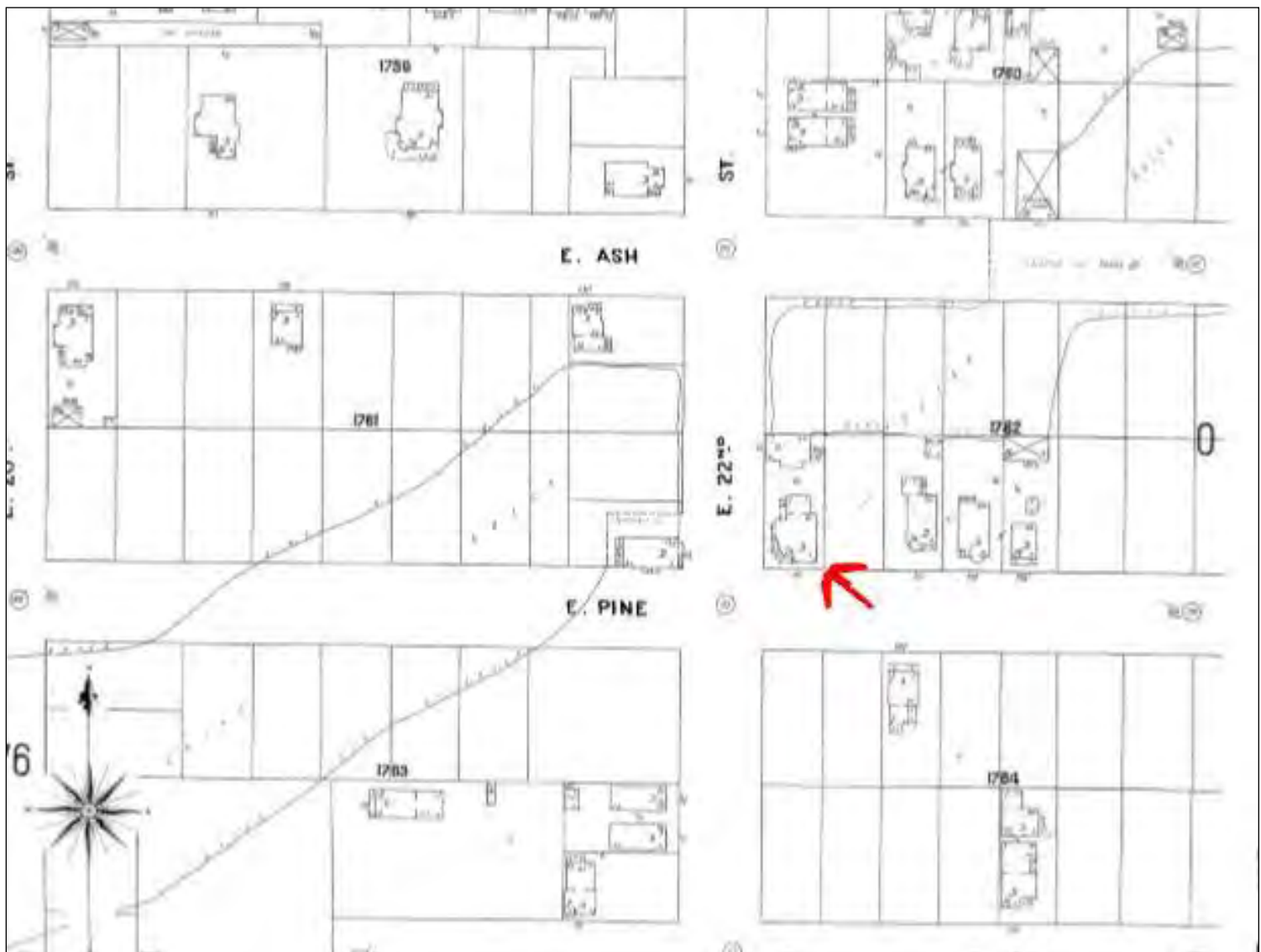
Multnomah Co., OR

County and State

Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938

Name of multiple listing (if applicable)

**Figure 6:** Sanborn Fire Insurance Map (1901)



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 30

Blakely, Charles O. and Carie C., House
Name of Property
Multnomah Co., OR
County and State
Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938
Name of multiple listing (if applicable)

Figure 7: Sanborn Fire Insurance Map (1908-1950)





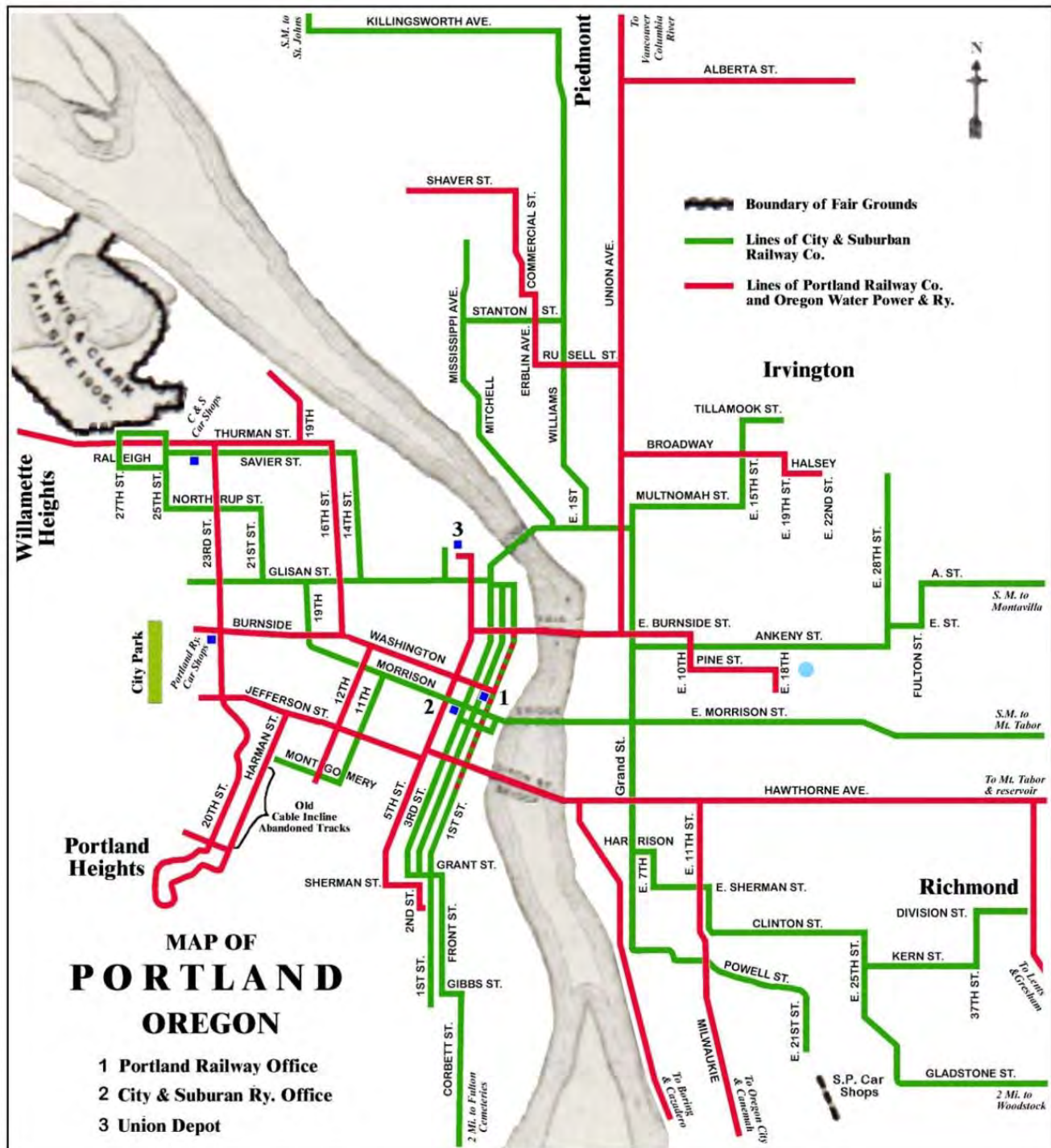
**United States Department of the Interior**  
**National Park Service**

# National Register of Historic Places Continuation Sheet

Section number	Additional Documentation	Page	31
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Blakely, Charles O. and Carie C., House
Name of Property Multnomah Co., OR
County and State Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938
Name of multiple listing (if applicable)

**Figure 8: Streetcar Map (1904)**  
(Blakely House location near blue dot just south of Ankeny Street)





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 32

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938

Name of multiple listing (if applicable)

**Figure 9:** Comparison Residence #1 – Gustave Bartman House (1892) 1817 SE 12<sup>th</sup> Ave.





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 33

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938

Name of multiple listing (if applicable)

**Figure 10:** Comparison Residence #2 – Otto and Ida Nelson House (1896) 203 SE 15<sup>th</sup> Ave.





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 34

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938

Name of multiple listing (if applicable)

**Figure 11:** Comparison Residence #3 – James Polemus House (1900) 135 SE 16<sup>th</sup> Ave.





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 35

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938

Name of multiple listing (if applicable)

**Figure 12:** Comparison Residence #4 – Groat/Gates House (1892) 35 NE 22<sup>nd</sup> Ave.





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 36

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938

Name of multiple listing (if applicable)

**Figure 13:** Comparison Residence #5 John Roffler House (1906) 1437 NE Everett St., Camas, WA 98607





United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number    Additional Documentation    Page    37

Blakely, Charles O. and Carrie C., House
Name of Property
Multnomah Co., OR
County and State
Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938
Name of multiple listing (if applicable)

Figure 14: Comparison Residence #6 - Marcus Delahunt House (1894) 2117 NE 15<sup>th</sup> Ave. (demolished 1965)



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 38

Blakely, Charles O. and Carie C., House

Name of Property

Multnomah Co., OR

County and State

Portland Oregon's Eastside Historic and  
Architectural Resources, 1850-1938

Name of multiple listing (if applicable)

**Figure 15:** Povey window in David Schlicker's studio



























































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Blakely, Charles O. and Carie C., House

Multiple Name: Portland Eastside MPS

State & County: OREGON, Multnomah

Date Received: 1/31/2019 Date of Pending List: 2/12/2019 Date of 16th Day: 2/27/2019 Date of 45th Day: 3/18/2019 Date of Weekly List:

Reference number: MP100003451

Nominator: Other Agency, SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input checked="" type="checkbox"/> CLG	

☒ Accept ☐ Return ☐ Reject 3/6/2019 Date

Abstract/Summary Comments: The Charles O. and Carie C. Blakely House is locally significant under National Register Criterion C (Architecture). Built circa 1893, the two-story, wood-frame residence represents an outstanding and unique local example of late nineteenth century Queen Anne style design. The home's distinctive "butterfly" massing, colored glass windows, and extensive woodwork detailing reflect the eclectic nature of period residential design and the skills of the local builder. The House meets the Registration Requirements of the Portland Eastside MPS.

Recommendation/ Criteria Accept NR Criterion C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 3/6/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



## City of Portland Historic Landmarks Commission

1900 SW Fourth Ave., Suite 5000 / 16  
Portland, Oregon 97201  
Telephone: (503) 823-7300  
TDD: (503) 823-6868  
FAX: (503) 823-5630  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

October 12, 2018

Oregon State Historic Preservation Office  
State Advisory Committee on Historic Preservation  
Attn: Deb Schallert, Chair  
725 Summer St. NE, Suite C  
Salem, OR 97301

Re: Blakely House National Register Nomination

Dear Chair Schallert,

The Portland Historic Landmarks Commission (PHLC) reviewed the National Register nomination for the Charles O. and Carie C. Blakely House on Monday, October 8, 2018. At this review, the PHLC discussed the merits of the nomination, including integrity, description, significance and context, facts and sources, and supporting materials. The PHLC believes the Blakely House meets the criteria for listing in the National Register of Historic Places. We offer the following comments:

- The Blakely House is a rare example of an eclectic Queen Anne plan type not often seen in the Portland area.
- The “butterfly” design is notable, but the PHLC believes this feature would be better described as a plan type and not a massing arrangement.
- The narrative description would be improved by a description of the seven aspects of integrity.
- The nomination would be improved if the registration requirements of the multiple property listing *Portland Oregon’s Eastside Historic and Architectural Resources, 1850-1938* were more clearly described in the nomination narrative.
- There is little known about builder Charles Blakely. Any additional sources that provide background on this builder would improve the nomination.
- The Blakely House is currently used as a triplex. The physical description would be clearer if an overview of the current arrangement of units was stated earlier in the section.
- Because of the unique and symmetrical plan of the house, use of compass directions would be clearer than use of “left” and “right” in the physical description.
- Clarity is requested on the alleged Povey window—is it definitively a Povey window or not?

A marked-up copy of the nomination has been sent to the State Historic Preservation Office and the nominator for consideration of minor text amendments that would enhance the readability of the nomination

Oregon Administrative Rule (OAR 660-023-0200) provides demolition review protection for resources listed in the National Register. The PHLC did not consider these regulatory consequences of listing in the National Register in our review of the Blakely House nomination.

The PHLC looks forward to this property being recognized for its historic significance by being listed in the National Register.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristen Minor".

Kristen Minor  
Chair

A handwritten signature in black ink, appearing to read "Maya Foty".

Maya Foty  
Vice Chair

CC:

Brandon Spencer-Hartle, Portland Bureau of Planning & Sustainability





# Oregon

Kate Brown, Governor

## Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

[www.oregonheritage.org](http://www.oregonheritage.org)



January 17, 2019

Joy Beasley, Keeper  
National Park Service  
National Register of Historic Places  
1849 C St. NW, Mail Stop 7228  
Washington, D.C. 20240

Re: National Register Nominations

Dear Ms. Beasley:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic properties to the National Register of Historic Places.

**BLAKELY, CHARLES O. AND CARIE C., HOUSE**

2203 SE PINE ST

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

**SIGGLIN, CHARLES. O., FLATS**

701-709 SE 16TH AVE

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

**MCDONALD, DANIEL C. AND KATIE A., HOUSE**

2944 NE COUCH ST

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

**KIERNAN HOUSE**

1020 SW CHELTENHAM CT

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

The enclosed disks contain true and correct copies of the above nominations to the National Register of Historic Places.

We appreciate your consideration of these nominations. If questions arise, please contact the coordinator listed below the property information.

Sincerely,

Christine Curran

Deputy State Historic Preservation Officer

Encl.





# Oregon

Kate Brown, Governor

## Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

[www.oregonheritage.org](http://www.oregonheritage.org)



January 28, 2019

Joy Beasley, Keeper  
National Park Service  
National Register of Historic Places  
1849 C St. NW, Mail Stop 7228  
Washington, D.C. 20240

**RE: National Register Nominations**

Dear Ms. Beasley:

Oregon's State Review Board recommended for listing all six of the below nominations to be forwarded to your office on October 19, 2018. Our office completed our review of the nominations on January 17, 2019, the required 90-days per 36 CFR 60.11(e), and due to the partial federal government shutdown, we waited to send these six nominations until the National Park Service reopened.

Since the government has now reopened, enclosed are those six National Register nominations for your consideration.

**BLAKELY, CHARLES O. AND CARIE C., HOUSE**  
2203 SE PINE ST, PORTLAND, MULTNOMAH COUNTY

**SIGGLIN, CHARLES. O., FLATS**  
701-709 SE 16TH AVE, PORTLAND, MULTNOMAH COUNTY

**CENTRAL OREGON CANAL HISTORIC DISTRICT (WARD ROAD – GOSNEY ROAD)**  
UNINCORPORATED, DESCHUTES COUNTY

**MCDONALD, DANIEL C. AND KATIE A., HOUSE**  
2944 NE COUCH ST, PORTLAND, MULTNOMAH COUNTY

**KIERNAN HOUSE**  
1020 SW CHELTENHAM CT, PORTLAND, MULTNOMAH COUNTY

**LAURELHURST HISTORIC DISTRICT**  
PORTLAND, MULTNOMAH COUNTY

Sincerely,

Robert T. Olguin, National Register Program Coordinator

Phone: (503) 986-0668

Email: [robert.olguin@oregon.gov](mailto:robert.olguin@oregon.gov)

