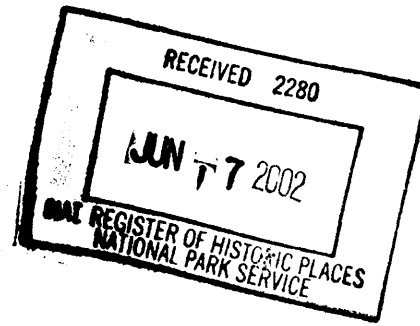


(Oct. 1990)

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



8240

1. NAME OF PROPERTY

HISTORIC NAME: Cobbs, Frank J. and Maude Louise, Estate
OTHER NAME/SITE NUMBER:

2. LOCATION

STREET & NUMBER: 2424 SW Montgomery Drive **NOT FOR PUBLICATION:** N/A
CITY OR TOWN: Portland **VICINITY:** N/A
STATE: Oregon **CODE:** OR **COUNTY:** Multnomah **CODE:** 051 **ZIP CODE:** 97201

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, 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 13, 2002

Deputy SHPO
Signature of certifying official, State Historic Preservation Officer

State or Federal agency and bureau

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. Ball
Signature of the Keeper

Date of Action
7/25/02

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private
CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:

CONTRIBUTING:	NONCONTRIBUTING:	
2	1	BUILDINGS
1	0	SITES
0	2	STRUCTURES
0	0	OBJECTS
3	3	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: Residence
CURRENT FUNCTIONS: Residence

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Late 19th and 20th century revivals: Jacobethan
MATERIALS: **FOUNDATION:** Concrete
WALLS: Brick, stucco
ROOF: Slate
OTHER: Stone, half-timbering

NARRATIVE DESCRIPTION: See Continuation Sheets

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Summary

The F. J. Cobbs Estate, located at 2424 SW Montgomery Drive is significant under criterion B and C. The Cobbs Estate meets National Register Criterion B for its association with Frank J. Cobbs, a lumber baron from Michigan who made his fortune harvesting the timber of the Siletz River Basin near the Oregon Coast. It is significant under criterion C for its complete embodiment of the Jacobethan style. It may be considered the most significant Jacobethan style residence in all of Portland and possibly the state. Significant architectural features include: prominent fluted chimneys, oriel window, leaded glass casement windows, contrasting stone molding, and Tudor arched entrance. The extensive landscaped grounds, brick wall, iron gate and original greenhouse are also significant features and are an integral part of the estate. The estate occupies an irregularly shaped site within the city of Portland in the Portland Heights neighborhood. Situated on a sloped lot, the house commands majestic views of the city, Mt. Hood, and Mt. Saint Helens. The Cobbs Estate has been identified as a Rank I in the Portland Historic Resource Inventory. It is in excellent condition with only minor alterations.

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Setting

The Cobbs Estate is situated between SW Vista and SW Montgomery in the neighborhood of Portland Heights, comprised largely of 1920s and 1930s residences. Although the neighborhood is almost exclusively residential, Ainsworth Elementary School is not far from the Cobbs Estate on the corner of SW Vista and Elm Street. The neighborhood is close in proximity to downtown Portland but is geographically separated by forested hillside and a deep ravine bridged by the beautiful Vista Street Bridge. SW Vista Avenue, the major street running through the neighborhood, winds up the hill with side streets extending off in either direction.

The property is situated on a sloping lot with the house sitting in the center. The Cobbs Estate is located on 2.04 acres of Lot 1700, lots 1 and 2 of Block A of Smith's Addition to Portland. The house is approached from Montgomery by a curved drive culminating in a circular turn-around at the house entrance and garage wing.

Exterior

The Cobbs Estate is two stories with a partial basement and attic. The main house volume is rectangular in shape with two telescoping angled wings to the southwest and south and a smaller wing at the east end. The main house is brick laid in an English bond with contrasting stone trim. Stucco and half-timbering cover the wings. The gable roof is covered with gray slate, the original material. Fluted chimneys grace the ends of the main house. There is also a fluted chimney at the far end of the servants' wing and another chimney projects from the juncture of the turret and the servants' wing. Nearly all of the windows are leaded glass casement windows. There are six elevations to the house because of the angled garage and servants wing.

South, southeast, and east elevations (front)

The façade can be broken into four sections; the main brick house volume facing south, the northwest and west wings (servants quarters and garage) facing southeast and east, and the east wing (enclosed porch) facing south. At the transition between the main house and the servants wing stands a two-story turret with conical roof. The roofline of the main house is unbroken except for the projecting two-story gabled entrance porch.

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Contrasting stone quoins accent the corners. The entrance porch has an oriel window over the recessed entrance. The oriel is trimmed with stone and the curved windows are leaded glass. Stone finials top the gable peak and ends of the porch. The entrance is framed with a stone Tudor arch and the oak entrance door is flanked by stone panels and leaded glass fixed windows. To the east of the entrance porch is a loggia comprised of three arched openings trimmed in stone with stone columns. Three pairs of leaded glass casement windows top the three arches of the loggia at the second floor. The two-story east wing projects from the main house and is covered with a hip roof and sided with stucco and half-timbering. The south elevation of this wing has tall leaded glass windows and a pair of leaded glass doors that open onto the reflecting pond. Above the double doors is a wood Tudor arch. The second story has four leaded glass casement windows.

To the west of the main entrance at the second floor is a series of three arched leaded glass windows. These windows light the main staircase. Below the stair windows is a small narrow window for the first floor powder room. Further to the west is the two-story stucco covered turret. Both floors of the turret have a series of deep-set leaded glass casement windows. The first floor windows are topped with transom windows divided by a stone muntin. The cornice line of the turret is decorated with a small course of dentils.

Beginning with the turret, the roofline drops at the servants' wing and again at the garage wing. Angling to the southwest, the servants' wing is stucco covered and the roof is hipped. A shed dormer projects from the roof next to the turret. This dormer has five leaded glass casement windows. A small eyebrow dormer punctuates the roof further to the south. At the first floor of the servants wing is a door flanked by pairs of leaded glass casement windows as well as another small bathroom window.

The garage wing has a jerkin head roof and is punctuated by two gabled dormers on the east elevation. Three garage door openings face the circular drive. The south elevation of the garage wing has a row of four leaded glass casement windows at the first floor. The second floor is half-timbered with a pair of leaded glass casements. The stucco and brick garden wall is an extension of the garage building at this elevation.

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East elevation

The east elevation is comprised of the two story enclosed porch wing and the gable end of the main house. The two-story porch wing is covered with half timbering on both floors. Tall leaded glass casements line the elevation at the first floor. At the second floor is a row of smaller leaded glass casement windows. The gable end of the main house is covered with brick at the first and second floor. The stucco-covered attic level is separated from the second floor by a stone belt course. The fluted exterior brick chimney is at the juncture of the porch wing and the main house. A pair of French doors are next to the chimney at the first floor. A stone base begins at this corner and extends around the back of the house. At the second floor is a pair of leaded glass casement windows topped with a stone hood mold.

North elevation

The rear elevation is comprised of four sections: the enclosed porch wing, the main house, the servants' wing, and the garage. All windows are leaded glass casements and most have hood molds. The two-story enclosed porch wing continues the half-timbering. French doors open onto the back terrace at the first floor. At the second floor is a pair of leaded glass casement windows.

The main house is brick at all three floors. Two gabled dormers project from the roofline at roughly each end of the main volume. The dormer at the east end has a row of three casement windows topped with hood molding. Below the gabled dormer is a two-story projecting bay with a flat roof. Rows of casement windows are on both the first and second floors. Both are decorated with hood molds. The dormer at the west end has one casement window and it is also topped with hood molding. Below the dormer is a row of four casement windows at both the first and second floors. The first floor windows are topped with leaded glass transom windows.

In the center of this elevation is a two-story bay with stone quoins and a stone capped crenellated parapet. At the first floor of this bay is a polygonal window bay trimmed in stone. The banked casement windows are topped with leaded glass transoms. A stone parapet tops the polygonal bay. At the second floor is a pair of casement windows. A stone belt course runs across the top of the windows defining the parapet.

To the west of the center bay is a single story projecting entrance portal with a stone-capped crenellated parapet. The entrance is framed with a stone Tudor arch. At the far

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west end of this elevation is a single-story polygonal stone bay comprised of leaded glass casement windows with leaded glass transoms. A stone parapet and stone railing top the bay. This is the breakfast room. The bay continues around to the northwest elevation.

Northwest elevation

At the west elevation is the continuation of the polygonal bay, the gable end of the main house, and the servants' wing. A balcony atop the polygonal bay is accessed by French doors. The exterior chimney on this elevation is next to the polygonal bay. The servants' wing extends beyond the main house to the south. There are two gabled dormers with single casement windows. At the first floor is a row of wood casements and a door that leads to the servants' wing. There is also a door to the basement on this elevation.

West elevation

On the west elevation is the garage. Two gabled dormers punctuate the roofline. A row of three wood casement windows is at the first floor.

Plan

The layout of the house is broken into function as identified by the separate wings. The main house includes the public spaces on the first floor and the owners' private rooms above. The servants' wing to the southwest contains the kitchen and associated rooms on the first floor and living quarters on the second floor. The garage wing consists of a three-car garage on the first floor and an apartment at the second floor. The wing to the east is an enclosed porch at the first floor and the second floor is an enclosed porch and dressing room.

First floor rooms include (named as they appear on the original plans): the main entrance vestibule, the hall, living room, enclosed porch, dining room, breakfast room, two toilet rooms, billiards room, china closet, kitchen, servants dining room, pantry, corridor, two secondary vestibules and entries. To the east of the hall is the living room and enclosed porch. To the west of the hall is the dining room and breakfast room beyond. A corridor in front of the dining room leads to the kitchen, pantry and office. Beyond these rooms is the garage. Second floor rooms in the main house include: the master bedroom suite, four additional bedrooms, and three baths. The rooms in the servants' wing include: a sewing room, three bedrooms, a dumb-waiter and a bath. There is a one-bedroom apartment over the garage wing.

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Interior

First floor

Entrance vestibule

The small entrance vestibule has walls and ceiling lined with oak paneling and stone flooring. The paneled oak front door has a Tudor panel at the top. Leaded glass French doors open from the vestibule onto the loggia. The entrance vestibule opens into the hall through a leaded glass and oak door.

Hall

Referred to as the "hall" on the original plans, this large room is lined with oak paneling and has an oak beamed ceiling and stone floor. At the north end of the hall is a window bay that looks out over the veranda and the city beyond. Next to this window bay is an oak paneled vestibule that leads to the veranda. At the south end of the hall next to the entrance vestibule is the staircase. Under the staircase to the south is a small powder room. A paneled oak door designed to appear as part of the wall conceals this room. An oak telephone niche is also under the stairs.

Living room

The living room, east of the hall, is accessed through wide double oak doors. This large room has oak wainscot, oak trimmed floor to ceiling windows and French doors. The painted ceiling is beamed and the beams are decorated with carved grape leaves. A window bay is in the center of the north wall. On the south wall, two pairs of French doors open onto the loggia. The French doors are topped with arched transoms of leaded glass. These French doors are flanked by built-in bookshelves. At the east end of the room is a marble fireplace flanked by French doors. The French doors to the north of the fireplace open onto the side veranda. The French doors to the south open into the enclosed porch. The fireplace is made of Yellow Monterenti Old Convent Siena marble. It is classically styled with pilasters supporting the mantel. A center medallion bears a carved fleur-de-lis. Living room floors are oak.

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Enclosed porch

The original plans identify this room as “enclosed porch”. The walls are primarily windows with painted paneling above and below. The porch has a black and white marble checkerboard floor and plain painted ceiling. The French doors on the south elevation lead to the reflecting pond and gardens beyond. On the west wall a set of French doors with an arched transom open onto the loggia.

Dining room

Off the main hall to the west is the dining room. The dining room has a plaster ceiling with carved geometric shapes reminiscent of Moorish patterns. A dentilated cornice frames the ceiling. The walls are wallpapered panels framed with painted wood and a low wainscot. A window bay on the north wall looks out to the veranda and views. The floor is oak. A swinging door on the south wall leads to the kitchen.

Breakfast room

To the west of the dining room through French doors is the breakfast room. This room comprises the polygonal bay. The classical crown molding is decorated with dentils. A marble fireplace on the south wall has fluted pilasters supporting the mantel. The floor is black and white tile. Leaded glass windows look out onto the side yard.

Billiards Room

The billiards room is accessed off of the small alcove under the stairs in the main hall. This room is on the south (front) of the house and comprises the turret portion of the first floor. The rounded bank of windows has a banquette. An original plain marble fireplace is on the southwest wall. There is a deep crown molding and the floors are oak.

Back stairs and hall

A door from the billiards room leads to a back hall off of which are basement stairs, elevator, a half bath, servant stairs to the second floor and the kitchen.

Kitchen

Access to the kitchen is through the dining room or the back hall. The kitchen has been remodeled although only two walls were removed. One wall separating the “china closet” from the kitchen was removed to enlarge the kitchen. The second wall was removed to open up the kitchen to the back hall. The opening between the kitchen and the back hall is now a wide arched opening. The original kitchen windows on the north

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wall are intact. All cabinetry, appliances, and fixtures are new. Floors are a dark stained oak.

Pantry, Servants Dining Room and Vestibule

A pantry as identified on the original drawings, is located off the kitchen at the northwest end and still functions as a pantry. A room labeled on the plans as "servant's dining room" now functions as an office. A fireplace in the southeast corner has a tile face and hearth and a painted wood mantel. Wood base trim, crown mold and door trim are intact. This room is also accessed from the back hall. Beyond this room to the west is a secondary entrance vestibule with a door that opens into the side yard.

Garage and apartment

At the west end of the back hall are steps leading to the garage. Inside the garage are stairs leading to a second floor apartment. The remodeled apartment is comprised of a living room, bath, bedroom and hall. Door trim, base trim and picture mold are intact. Floors are carpeted. The apartment, as identified on the original plans was intended to house the gardener and the chauffeur.

Stairs and landing

The main stairs to the second floor have an oak railing and carved balusters. Newel posts are topped with oak carved in an urn shape. The walls of the stairs are lined with oak wainscot and beamed ceiling. The stairwell is lit with three tall arched windows at the landing and has an oak beamed ceiling.

Second floor

Stair Hall

The stair hall is a large space at the top of the stairs. It contains a sitting area that overlooks the stairs. The beamed ceiling is oak and oak pilasters mark the shift from the stair hall to the bedroom wings. The oak floors have walnut insets at the perimeter.

To the west of the stair hall is a corridor leading to the master suite. To the east is a corridor leading to the servants' quarters.

Guest Bedroom

Directly north of the hall is a bedroom labeled "guest bedroom" on the plans. The bedroom has windows looking out over the grounds and the city. It has painted wood

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crown molding, base, door, and window trim. The floor is carpeted. A remodeled bathroom is located to the east of the bedroom.

Mother's Room

West of the guest bedroom is a room labeled "mother's room" on the original plans. This bedroom shares a bath with the guest bedroom. It has oak floors and painted door, window and base trim. The fireplace on the west wall is classically styled with a Breccia Violet marble face and hearth. The windows look north towards the city view.

Son's Room, Son's Bath, Son's Bedroom

A grouping of three rooms off the hall to the south is labeled "son's room, son's bedroom, and son's bath" on the original plans. These three rooms are connected by a short hall. The bedroom and room have painted wood paneled walls and trim. On the south wall of the "son's room" is the oriel bay window with a small window seat. The bath has been remodeled. At the east end of the short hall is the bedroom. Both rooms are currently used as bedrooms.

East of the "son's bedroom" is a room identified as "passage" on the plans. This room contains built-in linen closets. It also opens into the master suite area thus connecting the son's bedroom with the master suite.

Master suite

Down the main corridor to the east is the master suite. The corridor is lined with embossed wainscot that is not original. The master suite is comprised of the bedroom, bathroom, sleeping porch and dressing room. The large master bedroom has windows facing north and east to spectacular views of the city and eastern mountains. A fireplace on the east wall has a Rose Ivory marble face and hearth and classically styled carved wood mantel. Painted wood wainscoting extends around the perimeter of the room. The walls have raised wood panel strips and the floors are oak. The bathroom has been remodeled; however, the arrangement is intact with the toilet being separated from the bathing area. The dressing room has an oak floor and is lined with built-in closets. The sleeping porch is over the enclosed porch below. It is lined with windows and has an oak floor. Door, window, and base trim are painted.

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Servants' hall and quarters

The servants' quarters are comprised of a central corridor with three rooms on the northwest, a sewing room on the southeast side, and a bath at the end of the corridor. A dumb-waiter, closets, and the back stairs are also off of this corridor. Door, window and base trim are plainer in this wing. The floors are carpeted. The sewing room currently functions as a bedroom and an original cedar closet has been converted to a bathroom for this bedroom.

Attic

The attic is accessed through the corridor in the servants' quarters. It is a single large unfinished space running the length of the main house.

Basement

The basement stairs are in the back hall on the first floor in the servants' wing. The basement is only under the servants' wing and the garage, as the remainder is unexcavated. The basement is comprised of a central corridor with rooms on either side. A large boiler room is at the south end under the garage. At the other end of the corridor is a large storeroom. The original plans have rooms labeled "store room, laundry, dryer room, fruit room, vegetable cellar, kitchen stores, cold room". A basement stair leads to the west side yard.

Site – Gardens

As evidenced in early sketches, the expansive grounds of the Cobbs Estate were laid out by A. E. Doyle. It is not known if a landscape architect was also employed. Originally the grounds extended past SW Montgomery to SW Canyon Road. The stable was located below SW Montgomery. At some point this land was sold off and the property now ends at SW Montgomery.

A stepped brick wall defines the edge of the property along SW Montgomery. The brick wall ends in a curve at the driveway entrance. A pair of original wrought iron gates open onto a brick drive. Starting at SW Montgomery Drive, the curving brick drive slopes upward from the south to the north. To the right of the drive is a tennis court. Further along the drive is the swimming pool and pool house.

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South elevation

The brick drive culminates in a turn-around at the front of the house. In the center of the drive is a raised circular flowerbed. Historic photos show a sun dial was once located in the center. Presently a magnolia tree grows in the center surrounded by various annuals and perennials. Perimeter plantings consist of small pruned shrubs. A curved wall running east/west -- an extension of the garage wing, encloses the circular drive to the south. It is stucco and brick and culminates in a pier capped with a decorative concrete ball. An identical pier across the drive is the culmination of brick and stucco walls running along the drive to SW Montgomery enclosing the circular portion of the drive to the east.

On the west end of the south elevation in front of the garage wing is a wide expanse of lawn dotted with maple trees and surrounded by a low boxwood hedge. A brick path and brick stairs cut through the lawn. On the east end of the south elevation across from the garage wing is a reflecting pond. This rectangular pond is located directly in front of the enclosed porch. Enclosed by brick walls on three sides, it is private and removed from the front entrance. To either side of the pond are concrete benches, low boxwood hedges, and perennials. At the south end of the pond are double stairs and a path leading to a formal garden and greenhouse beyond. Between the two stairs is a concrete fountain. Concrete planters top the brick piers and a concrete balustrade decorates the top of the brick stairs. Large overgrown rhododendrons block the view of the garden from the enclosed porch.

South of the main entrance across the circular drive are stairs leading to the extensive grounds. A path leads through the grounds to SW Vista Avenue. West of the path is the pool and pool house. Behind the pool house is a row of cedar trees, lawn and an apple tree. To the east of the path is a formal flower garden enclosed by a boxwood hedge and the original greenhouse. Further south towards the property line and SW Vista is an overgrown area of evergreens, birch trees and miscellaneous shrubs. At the end of the path is a flight of concrete double-return stairs leading to SW Vista Avenue. In the concrete retaining wall at the stair landing is a niche and the wall is topped with a small concrete balustrade.

Garden Shed/Greenhouse and flower garden

The formal garden is laid out with gravel paths and brick edging, and has a bird pond in the center. The greenhouse is actually a combination garden shed and attached

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greenhouse. The brick garden shed has a stepped brick parapet, chimney and an entrance on the west elevation. It is one-story with a basement. Wood multi-paned casement windows are on the north elevation. The gable-roofed greenhouse has walls of half glass and half brick. The greenhouse entrance on the west elevation is covered with a small gable-roofed overhang. Presently the greenhouse is covered with corrugated metal.

East elevation

This portion of the lot is the most narrow and thick with foliage. A gravel path extends along this elevation, connecting front to back. The path slopes downward towards SW Montgomery. On either side of the path are pruned mature holly trees and rhododendrons. A brick-edged concrete veranda extends along the perimeter of the house. A low brick wall frames the northeast corner of the veranda and stairs lead from the gravel path to the veranda. Decorative concrete balls top the brick piers.

North elevation

The veranda is continued on the north elevation. Accented with strips of red brick, the concrete veranda extends across the back of the main house. A low balustrade encloses the veranda that sits above grade and commands an impressive city view. The concrete balustrade is punctuated with brick piers topped with decorative balls matching those on the brick wall surrounding the property.

Below the veranda is a wide expanse of lawn sloping down towards SW Montgomery. The lawn is about six feet above street level. Immediately inside the brick wall grow a variety of shrubs and trees -- mostly rhododendrons, azaleas and maples.

Northwest and west elevations

Small shrubs are planted at the building perimeter. A brick path leads from the back veranda along the northwest elevation, wrapping around the west to the south (front) elevation. The path is close to the house. Beyond the path is a lawn area with a large elm tree in the center. Further to the west the lawn continues and the brick path is lined with low pruned shrubs.

Alterations

The interior has had some alterations. The elevator was installed in 1951. A kitchen was installed in the apartment above the garage in 1961. A second floor cedar closet was converted to a bathroom in 1962.

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The flooring in the entrance vestibule was changed from tile to stone in the 1980s. The floor in the hall was also changed from wood to stone, and the billiards room floor was originally cork and is now hardwood (date unknown). The kitchen was most recently remodeled in 1994 and has had two walls removed. Bathroom fixtures were replaced in 1952, 1962 and again in 1974.

No alterations have been made to the exterior of the house. The grounds have had minor changes. The swimming pool and tennis court were added in the 1950s. The bathhouse was added in 1975. Plants and trees have been removed and replanted over the years. Portland Building Permits show a permit taken in 1925 for a single story two-car garage. This building does not currently exist on the property. No historic photos have been located that show this building.

Contributing and non-contributing resources

The house, landscape and the 1917 garden shed/greenhouse are contributing resources. The pool house, swimming pool and tennis court are non-contributing resources.

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA:

- 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 VALUE, 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: N/A

AREAS OF SIGNIFICANCE: Architecture, Industry

PERIOD OF SIGNIFICANCE: 1917

SIGNIFICANT DATES: 1917

SIGNIFICANT PERSON: Frank J. Cobbs

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Albert E. Doyle

NARRATIVE STATEMENT OF SIGNIFICANCE: See Continuation Sheets

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY: See Continuation Sheet

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- 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: *City of Portland Building Records*
- University
- Other: *Oregon Historical Society*

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Summary

The Frank J. and Maude Louise Cobbs Estate, built from 1917 to 1919, is a three-story Jacobethan mansion situated on expansive landscaped grounds in Portland Heights.

The Estate meets National Register Criterion C in the area of architecture as perhaps one of the best examples of Jacobethan Style residential architecture in Portland. Designed by noted Portland architect A.E. Doyle, the estate ranks among his finest residential designs. The 14-room mansion is 14,720 square feet in size, with high ceilings, large windows, and original handcrafted finishes in every room. Significant exterior features include an asymmetrical arrangement, a centrally located gabled entrance bay with oriel window, an engaged tower, crenellated parapets on the rear elevation, a projecting polygonal bay, stone window muntins, and a slate roof handcrafted by Italian artisans. Interior details include beamed ceilings, extensive wood paneling, and massive fireplaces. The terraced landscape features a curved entrance drive, balustraded brick walls, a reflecting pond, and a greenhouse. The house and its outbuilding and grounds retain remarkable integrity and are in good condition.

The Cobbs Estate also meets National Register Criterion B for its association with Frank J. Cobbs, a lumber baron from Michigan who made his fortune harvesting the timber of the Siletz River Basin near the Oregon Coast. He is significant to the state of Oregon for his company, the Cobbs & Mitchell Lumber Company, which moved to Oregon in 1912, and their company town, Valsetz. The Valsetz mill and company town existed from 1920 to 1984, one of the longest-lasting company towns in the region and at the time of its closure one of the few company towns in existence in the nation. Cobbs & Mitchell also built the Valley & Siletz Railroad, which at one time contained 40 miles of track and was instrumental in the development of the timber industry in the Siletz Basin. After the closure and bulldozing of Valsetz, the Cobbs House became the most significant building remaining in Oregon in association with the Cobbs & Mitchell Lumber Company and the legacy of Valsetz. The grandeur of the Cobbs Estate is a premier example of the success of the Northwest timber barons in the early decades of the twentieth century.

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Frank J. Cobbs & The Cobbs & Mitchell Lumber Company

The Cobbs Estate was designed for Frank J. Cobbs, president of the Cobbs & Mitchell Lumber Company of Cadillac, Michigan. The company owned timberlands on the Oregon Coast. Cobbs & Mitchell's most significant impact on Oregon was the formation of the company town of Valsetz, which existed from 1922 to 1984—one of the nation's last company towns (Lundeberg). The company also created the Valley & Siletz Railroad, which at one time was about 40 miles in length.

Frank J. Cobbs was born in Jackson County, Indiana in 1872. He moved to Michigan when his father, Jonathan Cobbs, purchased a sawmill in the newly formed settlement of Cadillac and founded a lumber company. Jonathan Cobbs took William W. Mitchell, a Michigan lumberman, into partnership in 1872. The company grew quickly and by the beginning of the twentieth century had two large sawmills, two lumberyards, and a hardwood flooring plant. Frank J. Cobbs attended school in Cadillac and studied at several colleges. After receiving his degree from Olivet College in 1894, he took a position as bookkeeper of Cobbs & Mitchell. In 1895 Frank J. Cobbs organized the Cadillac State Bank and was elected its first president, a position he held until 1908. In 1896 his father became seriously ill, and Frank J. took on increased responsibility within Cobbs & Mitchell. Jonathan Cobbs died in 1898, and Frank J. assumed the role of President. That same year he married Miss Maude Louise Belcher, daughter of Cadillac First National Bank president Frank S. Belcher.

The Cobbs & Mitchell Lumber Company continued to grow under the management of Frank J. Cobbs, and began purchasing timberlands in the south and the Pacific Northwest. In 1904 the company purchased 36,000 acres of prime virgin forest in the Siletz Basin and surrounding area near the Oregon Coast. The land was scheduled to be logged some time between 1945 and 1950. This date was moved forward after a 1910 forest fire burned approximately 4,000 acres of the timber. Much of this was salvageable, and so in 1912 Cobbs moved to Oregon to supervise the salvage operation and the logging of the remaining timber. Cobbs & Mitchell purchased mills in Falls City and in the Siletz Basin and built a railroad that ran from Independence, in the Willamette Valley, into the Coast Range and the Siletz Basin. Their railroad, the Valley & Siletz, reached the center of the Siletz Basin in 1920.

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Cobbs & Mitchell began construction of a mill and mill town in the Siletz Basin in 1920. The location of the new mill in the immediate vicinity of the lumber would make the harvesting process more efficient. The mill, log pond, and town were completed in 1922. In this opening year, the mill had an average production of 325,000 board feet of lumber every day (Lundeberg). The name of the town, Valsetz, was created by combining Valley and Siletz. It was a company town, with all buildings and land owned by the company. Items were purchased in the company store with scrip—copper-colored tokens with Cobbs & Mitchell stamped on their backs (Hunsberger). The population of Valsetz grew from 200 in 1922 to 600 in 1940. The town initially consisted of the mill and pond, dirt streets, bunkhouses, a cookhouse, and a post office. Soon after, simple homes, the company store, a recreation hall, and a school were constructed. In 1947, during the mill's peak, Cobbs & Mitchell sold the land, the company, and the town of Valsetz to Herbert A. Templeton, who renamed it the Valsetz Lumber Company.

In 1954 the population of Valsetz was 1,100, and the mill was cutting approximately 200,000 board feet of lumber a day (Ferrari, 10). However, the amount of old growth timber in the area had declined dramatically, and in 1957 the mill was converted to a plywood and veneer mill. Valsetz was sold to Boise Cascade in 1959. The region continued to be harvested, and the average tree diameter size continued to diminish. Harvesting was now taking place miles from the town; logs were being shipped first to Valsetz and then on to the Valley. The Valley & Siletz Railroad was partially abandoned in 1970 and by 1979 all Siletz Basin portions were abandoned. In 1983 Boise Cascade made the decision to close Valsetz in favor of the more cost-efficient method of using trucks to take logs from outlying harvest areas to mills in the valley. Valsetz was bulldozed and burned in 1984 and the area planted with Douglas fir trees. There is currently no evidence that a town ever existed.

The history of Cobbs & Mitchell and the town of Valsetz closely follows Oregon's lumber history. Oregon's timber harvesting history begins as early as the 1780s when Captain John Meares first recognized the excellence of Northwest timber for ship masts and spars. Word of the Northwest's natural resources spread quickly, and in the early 1800s explorers, trappers, and traders inhabited the area. The Northwest's first sawmill was constructed in 1827, and in 1833 the first shipment of Oregon lumber was sent to China. By the 1850s, four water-powered mills and a steam-powered mill were in operation in Oregon, trading lumber with Australia, Hawaii, and China. Demand for Oregon lumber quickly grew, and in 1870 there were 173 sawmills in Oregon. In 1883

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the transcontinental railroad was completed, encouraging the nationwide lumber trade. A system of privately owned railroads was created in Oregon to reach virgin forests in more and more remote locations. The abundance of huge old growth timber seemed limitless, and the region was known for the girth, length, and quality of its logs. Lumber companies founded in the late 1800s and early 1900s include the Oregon Lumber Company, the Cone Lumber Company (which became Willamette Industries), Weyerhaeuser, and the Brookings Timber & Lumber Company, which founded the company town of Brookings, Oregon. The Oregon wood products industry continued to increase in the first half of the twentieth century, as timber resources in the Northeast and Great Lakes regions were exhausted. In 1938 Oregon became the leading timber producer in the nation. By 1950, however, the average diameter of logs available began to decline, and the Oregon timber industry began to focus primarily on production of dimensional lumber, plywood, veneer, and pulp. Lumber still has considerable economic significance to the state, but the heyday is over.

During the early years, especially from 1910 to 1940, the timber industry had great influence over the development of Oregon cities, and wealthy and powerful lumber barons shaped the state's politics and culture. The history of the Cobbs & Mitchell Lumber Company and the town of Valsetz is significant as it is an example of the rapid growth of the timber industry in Oregon in the first half of the twentieth century, and the use of the company town in the Northwest. The harvesting of the region's old growth timber shaped both the land and the economy of Oregon. Frank J. Cobbs exemplifies the lumber baron of the time, and his home in Portland Heights proves the fortunes that were available in timber.

Frank J. Cobbs and his wife Maude Louise built their impressive Jacobethan mansion in 1917, five years after arriving in Oregon. It was designed by noted Portland architect Albert E. Doyle and constructed over a period of two and a half years at a cost of \$300,000. Mr. & Mrs. Cobbs furnished the mansion with \$144,500 worth of furnishings and art collected on a tour of Europe and the Far East conducted immediately after the completion of the estate. The estate's property initially extended from Vista Avenue to Montgomery Drive and from Montgomery Drive to Canyon Road. The Cobb's stables were below Montgomery (Historic Resources Inventory). In addition to the stables, the estate included a swimming pool, rose garden, conservatory, servants' quarters, a reflecting pool, a hand-hewn slate roof, and a superb view of all of Portland. In 1919, an

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AIA jury named the Cobbs mansion as one of the ten best examples of Portland architecture.

In addition to his lumber interests, Frank J. Cobbs was a director of the United States National Bank for many years. He was a charter member of the Waverley Country Club, a life member of the Multnomah Club, and a long-time member of the Arlington Club. He was also noted for his philanthropies. Mrs. Cobbs was a member of the Town Club. She died in 1940. Frank J. Cobbs died in 1951 from a prolonged illness. He was survived by his son, Frank J. Cobbs Jr., who resided in Portland until 1960. Before moving he sold the Cobb estate and auctioned off its contents. The Cadillac, Michigan home of Frank J. Cobbs was listed on the National Register in 1988.

A.E. Doyle

Albert E. Doyle was born in California in 1877 and arrived in Portland five years later. Educated in the city's public schools, he learned a great deal about construction from his father who was a carpenter and building contractor. When he was seventeen, Albert went to work as an apprentice in the architectural firm of Whidden & Lewis. At the time (1894), William Whidden and Ion Lewis had been partners for only three years but were responsible for the design of many of the city's fine classical buildings. Doyle remained with them for ten years, a period when the company produced structures such as City Hall and the Portland Hotel.

After ten years with the firm, Doyle attended the College of Architecture at Columbia University for approximately two years. His experience in New York City included employment in the office of architect Henry Bacon, the designer of the Lincoln Memorial. After Columbia, Doyle spent time at the American School of Architecture in Athens where he studied classical architecture. In 1906 Doyle returned to the office of Whidden & Lewis in Portland in time to watch the rise of Portland's first skyscraper, the Wells Fargo Building.

A. E. Doyle established his own firm in 1907 and within a year took on as his partner W. B. Patterson, a construction supervisor. It was then that Doyle received his first major commission: a ten-story addition to the Meier & Frank department store. Originally, he designed the addition to match the existing building, but the owner talked Doyle into changing the design to match the white terra cotta commercial palaces found in Chicago.

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Identical Doyle-designed additions were built in 1915 and in the early 1930s to complete the present block.

For the next eight years, Doyle's office had a dominant influence over Portland's skyline. His commercial buildings are a mixture of revival styles with emphasis placed on the balance and organization of the Italian Renaissance. During this time, Doyle produced such significant buildings as the Selling Building (1910), the Oregon (Benson) Hotel (1911), the Central Public Library (1913), the Morgan Building (1913), the Benson drinking fountain (1913), and the Pittock Block (1914).

Doyle's office went through a number of corporate name changes—first to include Patterson and then to include engineer James G. Beach. Beach, a son-in-law to Simon Benson, became a partner at the start of the Oregon Hotel project. By 1915, however, both Patterson and Beach left and Doyle was operating under his own name.

On his own, Doyle's designs continued to influence the Portland skyline. Buildings such as the classical U. S. National Bank Building (1916), the modern Terminal Sales Building (1926), the Public Service Building (1926, during a re-association with James Beach) and the Bank of California Building (1926) are amongst Portland's finest.

In addition to his eclectic urban designs, Doyle designed residences for notable Portland citizens, some of the Jacobethan-style buildings of the Reed College campus, and created a series of beach cottages on the Oregon and Washington coasts. These cottages inspired the regional style developed in the 1930s by other architects. Doyle died in 1928. He is considered the region's most prolific and significant architect; it is fair to say that no one else has had such a widespread, lasting effect on Portland's cityscape.

Several of Doyle's residences are listed on the National Register. Doyle houses listed are of wide-ranging styles: Colonial Revival, English Cottage, Mediterranean, Arts & Crafts, Shingle, and Norman Farmhouse. Although Doyle designed impressive Jacobethan buildings, there are currently no Jacobethan residences such as the Cobbs Estate listed on the National Register.

Jacobethan Style in Oregon

The Jacobethan Style, popular in Oregon between 1910 and 1935, is based on styles fashionable during the reigns of Elizabeth I and James I in sixteenth and early-seventeenth century England. It is a combination of Tudor and Elizabethan architecture and has Renaissance influences. Features of the style include rectangular massing with

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vertical projections such as polygonal bay, oriel, and gabled dormer windows, brick construction with bricks often set in intricate patterns, lighter-colored contrasting stone trim, multi-paned, often leaded windows, arched doorways, and steeply pitched gable roofs. Notable large-scale Portland Jacobethan buildings are Eliot Hall at Reed College, which is based on Saint John's College at Oxford, and the University Club on SW Sixth Avenue. The Jacobethan Style was popular with wealthy individuals who appreciated the resemblance to the grand country estates of British royalty, and so found its way into residential architecture. Notable Portland Jacobethan homes are the Aaron Holtz House (A.E. Doyle, 1927), the Leon Hirsch House (Sutton & Whitney, 1922), and the William Scott House (Richard Sundeleaf, 1927). A.E. Doyle's Frank J. Cobbs House, however, is the most significant Jacobethan Style residence in Portland due to its excellence of design, site planning, fine details, and craftsmanship.

Portland Heights

The Portland Heights neighborhood, located in the southwest hills, boasts excellent views of the city of Portland. An 1890 cable-car line to Council Crest spurred the development of Portland Heights. Council Crest, at the crest of the southwest hills, was topped by an amusement park for several years before becoming a city park in 1937. The view from Portland Heights lured many of Portland's most influential citizens to the area, and by the turn of the century, a number of impressive homes could be found. In 1888 an acre of Portland Heights real estate sold for \$250. By 1910 the price of an acre in Portland Heights was \$5,000. Today it is still considered one of Portland's most elite neighborhoods, with many well-maintained historic residences designed by noted Portland architects.

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"Millionaire Ex-Lumberman Dies of Prolonged Illness" *Oregonian*, 20 April 1951: 17

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: 2.04

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
1	10/	523290/	5039355	3		
2				4		

VERBAL BOUNDARY DESCRIPTION: The nominated area, an irregularly-shaped parcel 2.04 acres in size, includes lots 1 & 2 of Tax Lot 1700 in Block A of Smith's Addition to Portland; Township 1S, Range 1E, Section 5.

BOUNDARY JUSTIFICATION: This boundary encompasses the area currently included in the legal description of the property. The portion of the Cobbs Estate that extended across Montgomery Drive to the north is no longer part of the estate; stables and other outbuildings disappeared when that portion was sold.

11. FORM PREPARED BY

NAME/TITLE: John M. Tess, President

ORGANIZATION: Heritage Investment Corporation **DATE:** December 1, 2001

STREET & NUMBER: 123 NW Second Avenue, Suite 200 **TELEPHONE:** (503) 228-0272

CITY OR TOWN: Portland **STATE:** OR **ZIP CODE:** 97209

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS:

MAPS: See Enclosed

PHOTOGRAPHS: See Continuation Sheet

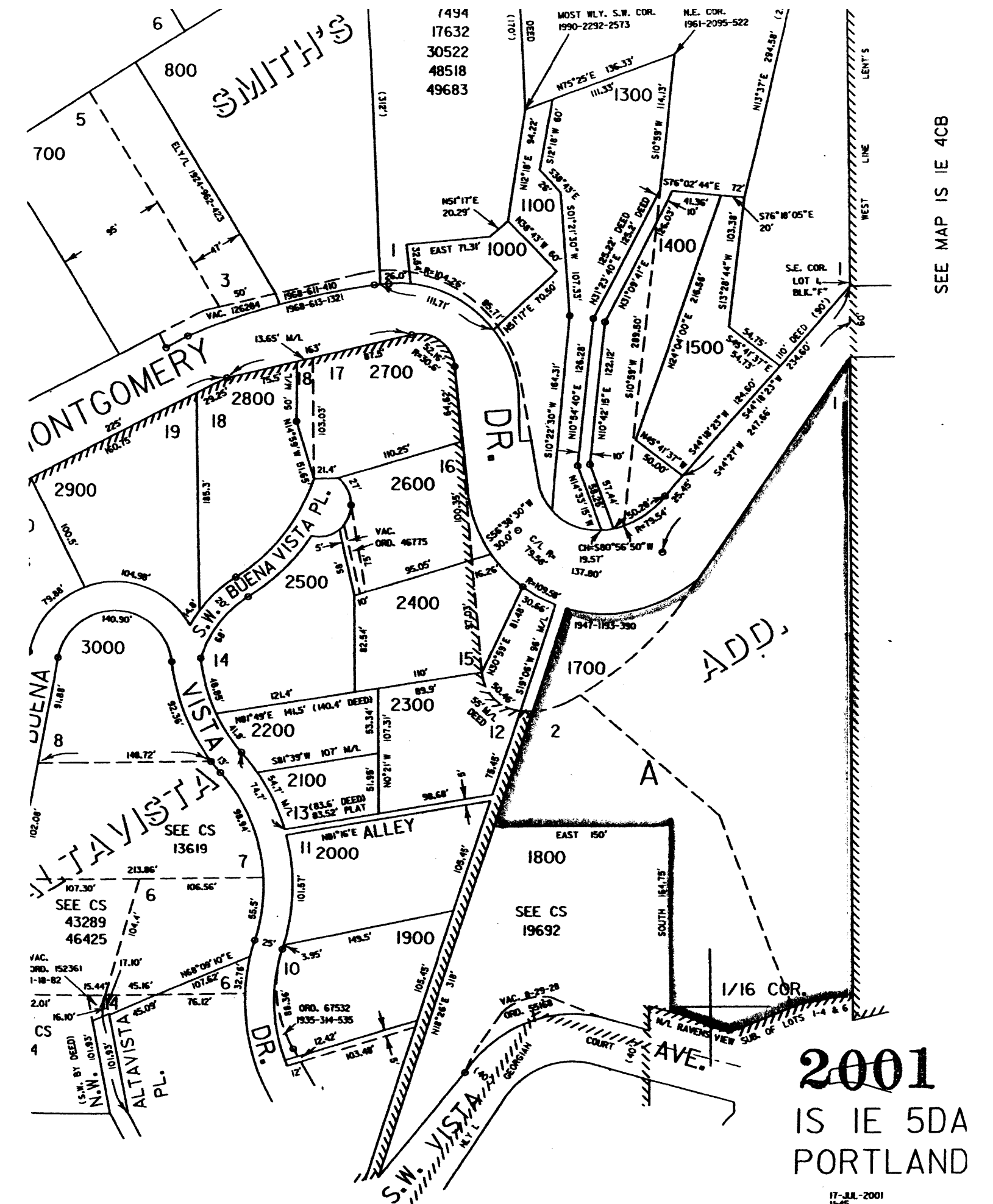
ADDITIONAL ITEMS:

PROPERTY OWNER

NAME: John and Fran Von Schlegell

STREET & NUMBER: 2424 SW Montgomery Drive **TELEPHONE:** (503) 226-9997

CITY OR TOWN: Portland **STATE:** OR **ZIP CODE:** 97201



SMITH'S

7494
17632
30522
48518
49683

MOST WLY. S.W. COR. 1990-2232-2573
N.E. COR. 1961-2095-522

6
800
5
700
3
30'
VAC. 126284
1568-611-410
1568-613-1321

MONTGOMERY

2900
100.5'

BUENA VISTA
140.90'

SEE CS 13619
SEE CS 43289
46425

VAC. ORD. 152361
1-18-82
VAC. ORD. 15447
1-18-82

CS
ALTAVISTA PL.
S.W. BY DEED
N.W. 101.85'

ALTAVISTA PL.

17 2700
18 2800
19 2900
16 2600
15 2400
14 2500
13 2300
12 2200
11 2000
10 1900
8 3000

1000
1100
1300
1500
1700

DR.

ADD. A

1800
1700

SEE CS 19692

ADD.

A

1/16 COR.
M/L RAVERS VIEW SUB. OF LOTS 1-4 & 6

S.W. VISTA DR.

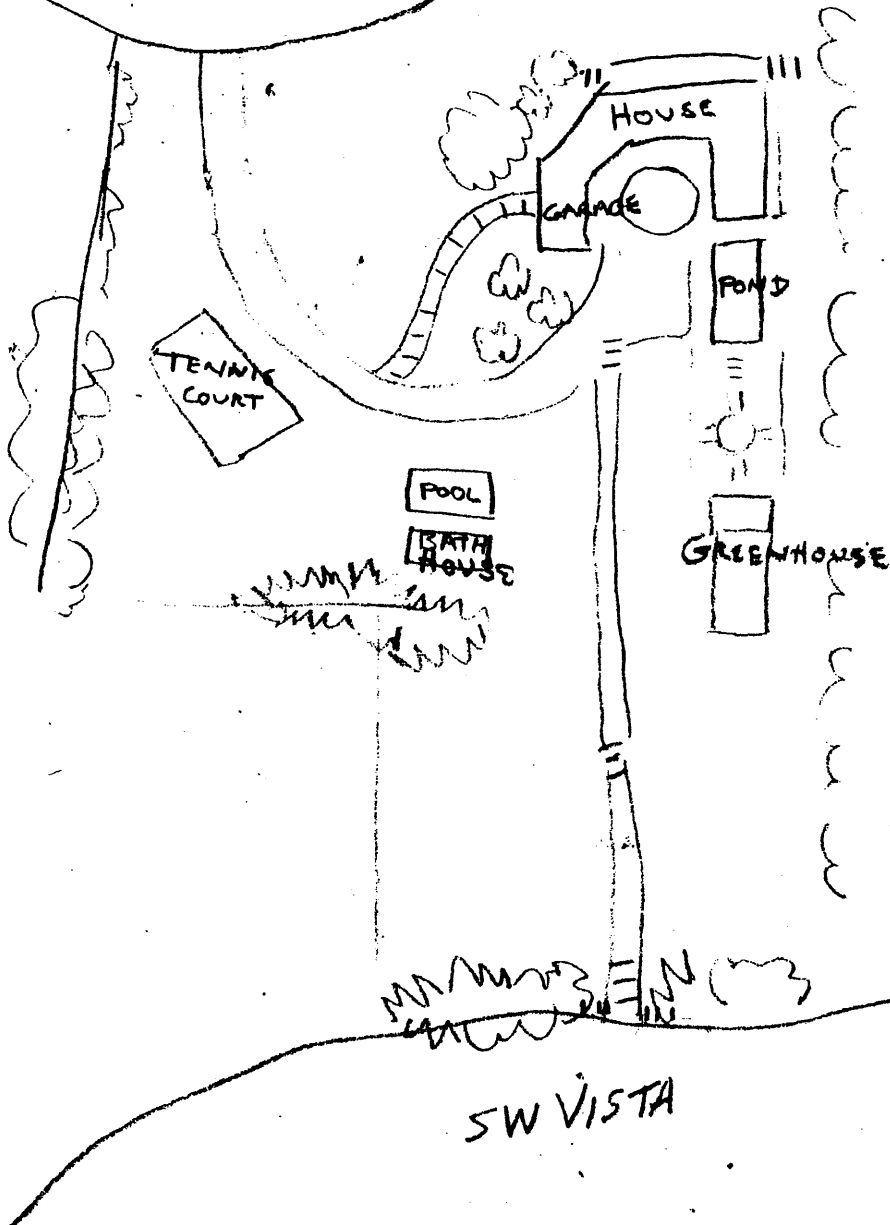
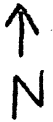
2001
IS IE 5DA
PORTLAND

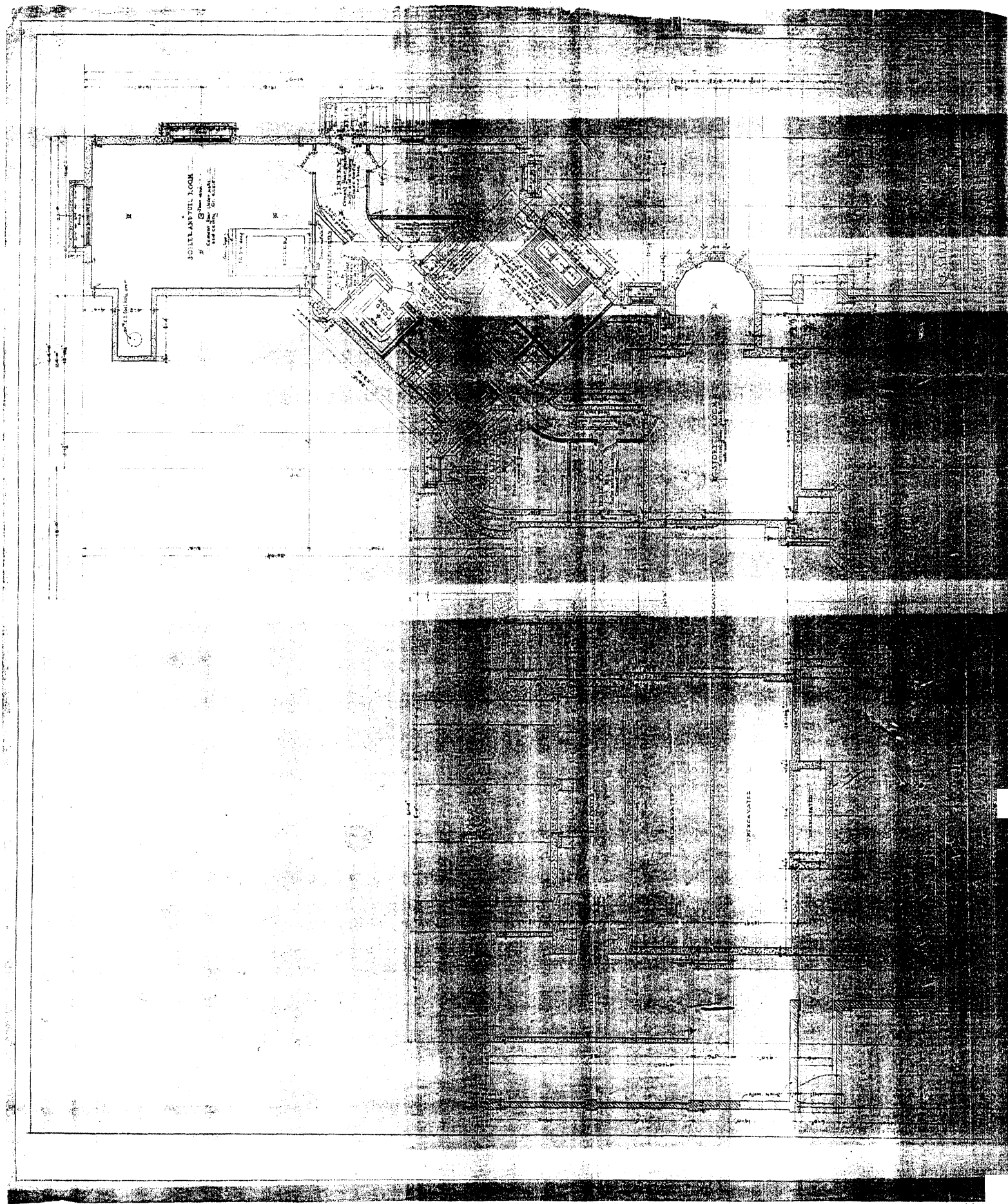
17-JUL-2001
1645
martinw

SEE MAP IS IE 4CB

CORBBS ESTATE

SW MONTGOMERY





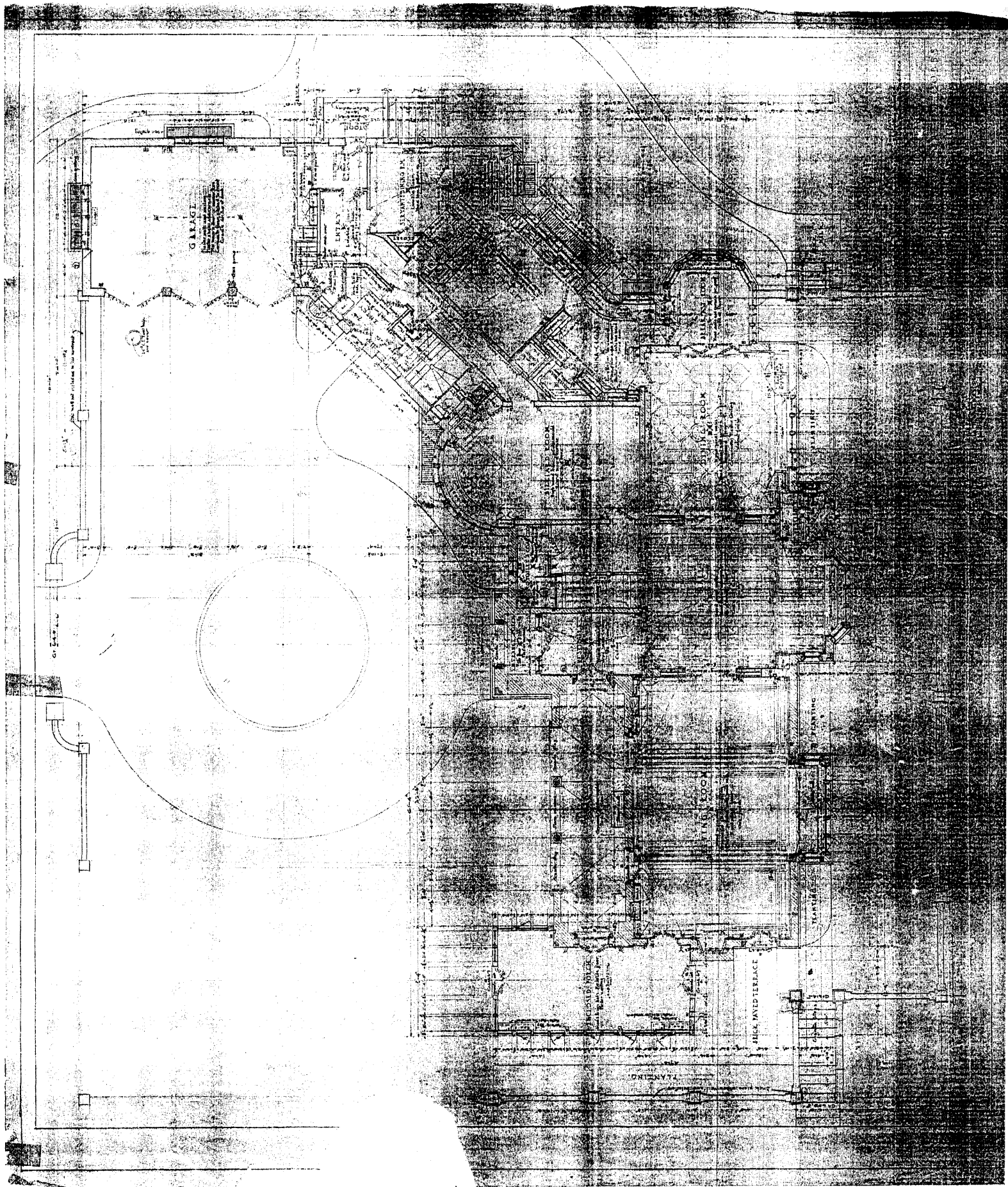
SPINNING LOOM
20' x 40' x 10'
Cement floor, iron
workings, etc.

WATER TOWER
10' x 10' x 10'

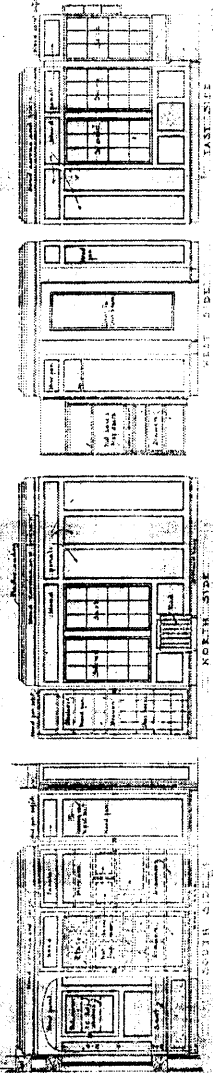
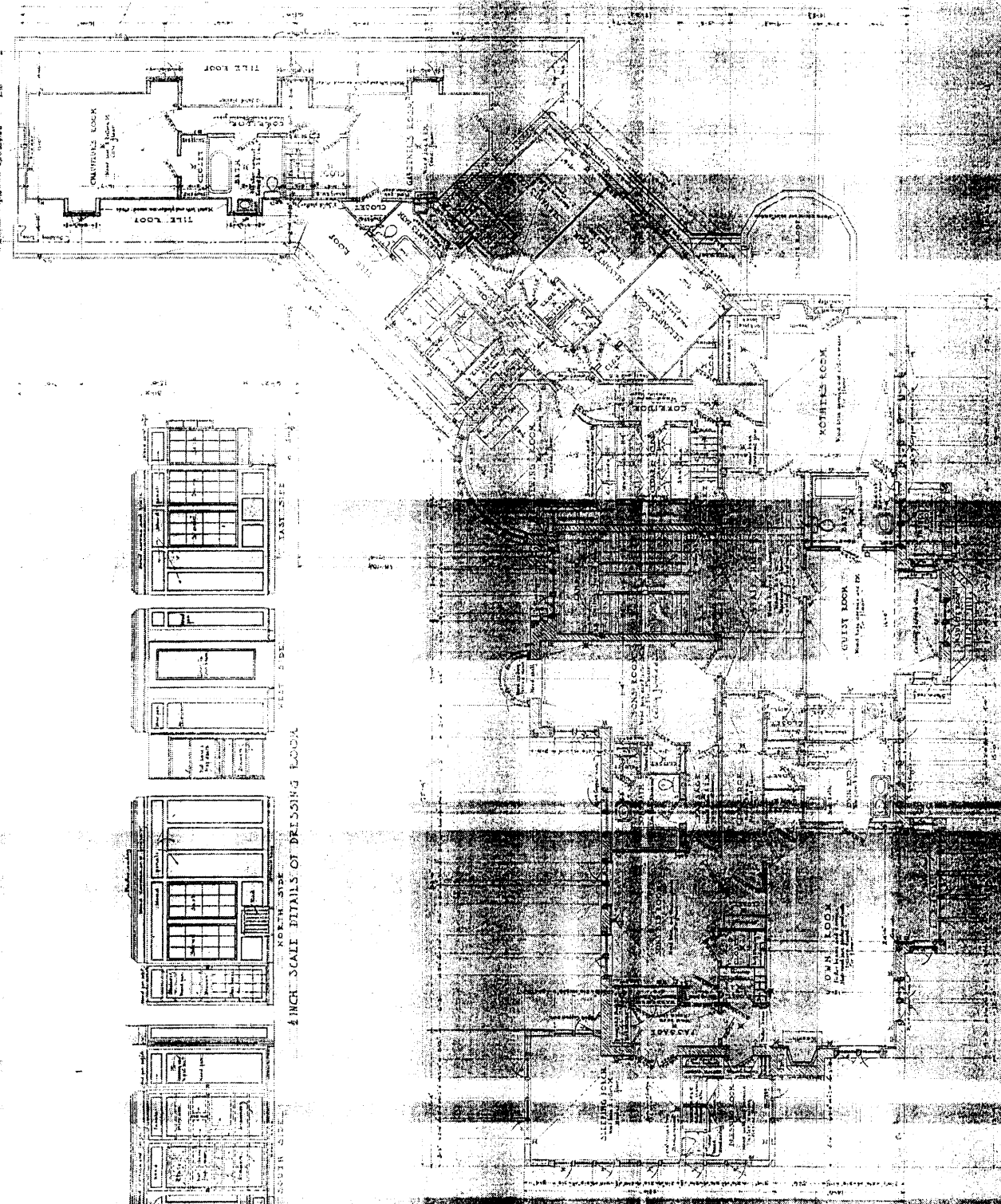
MACHINE SHOP

MACHINE SHOP

MACHINE SHOP



SHIPPEN PROOF PLAN
NO. 1015, W. H. J. COBLE'S
FRESH AND SALT WATER



4 INCH SCALE DETAILS OF BRASSING LOCK

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General Information

Information for items 1-5 is the same for all photographs

1. Cobbs, Frank J. and Maude Louise
2. 2424 SW Montgomery Drive
3. Photographer: Kristen Brown
4. Date of Photo: November, 2001
5. Negatives: John Tess, Heritage Consulting Group
123 NW Second Avenue, Suite 200
Portland, OR 97209

Photo 1 6. South elevation, looking north
7. 1 of 19

Photo 2 6. South elevation, looking north
7. 2 of 19

Photo 3 6. South elevation, main house, looking north
7. 3 of 19

Photo 4 6. East elevation, looking southwest
7. 4 of 19

Photo 5 6. North elevation, looking south
7. 5 of 19

Photo 6 6. North elevation, looking southeast
7. 6 of 19

Photo 7 6. North elevation, window bay detail
7. 7 of 19

Photo 8 6. Northwest elevation, looking southeast
7. 8 of 19

Photo 9 6. Greenhouse, west elevation, looking southeast
7. 9 of 19

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- Photo 10 6. Reflecting pool, looking south
7. 10 of 19
- Photo 11 6. Stairs at SW Vista, looking south
7. 11 of 19
- Photo 12 6. Interior, first floor, entrance vestibule, looking south
7. 12 of 19
- Photo 13 6. Interior, first floor, hall, looking northeast
7. 13 of 19
- Photo 14 6. Interior, first floor, hall, looking southwest
7. 14 of 19
- Photo 15 6. Interior, stairs, looking south
7. 15 of 19
- Photo 16 6. Interior, first floor, living room, looking northwest
7. 16 of 19
- Photo 17 6. Interior, first floor, living room fireplace
7. 17 of 19
- Photo 18 6. Interior, first floor, dining room, looking northwest
7. 18 of 19
- Photo 19 6. Interior, second floor, stair hall
7. 19 of 19