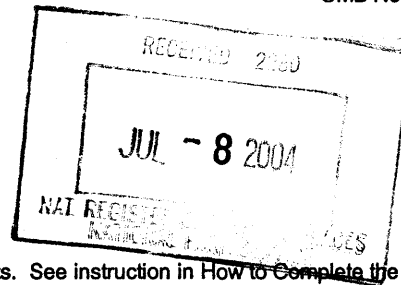


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**



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

1. Name of Property

historic name Reed - Wells House

other names/site number _____

2. Location

street & number 2168 NE Multnomah Street not for publication _____
city or town Portland vicinity _____
state Oregon code OR_ county Multnomah code 051
zip code 97232

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

James Hamrick 30 June 04
Signature of certifying official / Deputy SHPO Date

State or Federal agency and bureau / Oregon State Historic Preservation Office Date

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): _____

for Edison H. Beall 8/20/04
Signature of Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- X private
public-local
public-State
public-Federal

- X building(s)
district
site
structure
object

Table with 2 columns: Contributing, Noncontributing. Rows: buildings, sites, structure, objects, Total. Values: 1, 0, 0, 0, 1.

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

Number of contributing resources previously listed
in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne Vernacular

foundation: BRICK
roof: ASPHALT
walls WOOD: weatherboard, shingle
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

See continuation sheets

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)

- X 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.

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Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

The Reed-Wells House of 1905 generally falls under the architectural category of the Queen Anne Vernacular style, a last remnant of Victorian era homes popularized during the second half of the 19th Century. It also represents a transition of architectural styles towards the Arts & Crafts movement.(1) This home in the Sullivan's Gulch neighborhood on the east side of Portland retains most of its original and distinguished architectural features both inside and outside. Today, Sullivan's Gulch as recognized by the City of Portland covers a primarily residential area immediately east of the Lloyd Center and Business District. The general parameters are between NE 16th & NE 28th between NE Weidler to the north and the Banfield Freeway in the gulch on the south side (Appendix A).

The Reed-Wells House is situated inside the Sullivan's Gulch neighborhood at 2168 NE Multnomah on the south side of the most southerly east/west streets in the neighborhood that is adjacent to the top of a ridge above the original "gulch" that has a railroad and today's Banfield Freeway. It sits on one of the irregular shaped blocks of the Holladay Park subdivision, platted and developed in 1902-03. Most of the Sullivan's Gulch neighborhood is on the Holladay Park plat and annexes but on the north side, John Irvings 1st Addition to East Portland also overlaps that covers several blocks along NE Weidler. On the eastern portion, the plats of Carter's Addition and Sullivan's Gulch also exist. The oldest homes exist along NE Weidler (on John Irvings Addition) and a few date from the late 1880s. The remainder of the neighborhood contains single-family homes built primarily from 1902-20 and a large percentage are of the American Foursquare form built between 1905-10, a time frame when the area was rapidly developed. A few smaller multi-family buildings were constructed from the 1920s to the 1950s. During the 1960s & '70s, larger and stylistically non-compatible apartment buildings were constructed in pockets throughout the neighborhood, replacing many single-family homes.

The Reed-Wells House is generally rectangular in form measuring about 30' wide and about 34' long. The two-story structure has a finished living area inside of about 1600 square feet. Underneath, there is a full basement with a finished concrete floor. The front bay window is shallow in form and cut away from the gable end above but the smaller bay on the west side only juts out on the main floor. This home differs somewhat from homes of the late Victorian era due to a more shallow roof pitch and a low roof sweep in front over the porch suggesting a hint of the bungalow form. Besides the shallow bay windows, another Queen Anne Vernacular characteristic is siding of simple shingles on the upper gable ends but of double-channeled clapboard on the remainder of the elevations. The house at the ground level is only about 1' higher than the street in front and the lot slopes back about 6' lower at the rear. The main floor level (elevation) rises about 4' above the ground in front and nearly 10' in the rear. The house is supported by a perimeter concrete foundation, a relatively new innovation in construction in 1905. Inside the house, living spaces were efficiently arranged to maximize useful area and closet and storage space is abundant where there would have been leftover voids.

The Reed-Wells House sits on Lot 12 of Block "A" of Holladay Park Addition, which is 50' wide and 100' long (Appendix B). The original owner also purchased a 50' wide and 200' long parcel of land behind the lot that covers the steep slope in Sullivan's Gulch abutting the original railroad right-of-way. This extra parcel, and others behind other lots, was accessed via a frontage road at the bottom of the slope. Remnants of this road exist but much of it was displaced by the railroad tracks that were shifted north for the freeway construction. All of the homes on the south side of NE Multnomah in the neighborhood sit on top of a bluff above the gulch which has the Union Pacific Railroad tracks near the north toe, the Portland east side MAX (light rail) adjacent to that, and the Banfield Freeway, that abuts the south toe. The subject house is set back 25' from the front right-of-way in the same manner as the remainder of the original homes built along the south side of NE Multnomah Street. Most of the original old homes survive along this block but most are a few years younger than the subject house. Next door to the east is an Arts & Crafts home dating from 1906, originally the home of Peter F. Jacobsen, and next to that home is a Craftsman bungalow from 1909. Across the street is another Craftsman bungalow from about 1910. West of that house is a stylistically non-compatible apartment building from the early 1970s that replaced two houses. Returning to the south side of Multnomah is three vacant

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lots, two of that previously had houses on. A group of row houses is planned for the site and construction has just begun. Miller Murdoch in 1904, a prominent attorney and businessman, originally purchased all of the 3 lots. He lived in one home that was demolished about 20 years ago. A second house of the American Foursquare style was built for Mr. Murdoch as an investment and scheduled for demolition in 2002 by the row house developer who acquired the lots. Michael Warwick, the current owner of the subject house, had the house saved and moved onto the parcel of land behind the subject house.

Exterior Description

The Reed-Wells House is a wood framed dwelling of two stories with an asymmetrical layout of the Queen Anne Vernacular architectural style. The house also holds hints of the Arts & Crafts with the main roofline of a less steep pitch and a bungalow roof sweep over the front porch (Photo 1). This house has different gable ends on three elevations and demonstrates an irregular floor plan inside. In front, there is a handsome porch offset to one side and a second small porch at the southwest corner with a small balcony above it (Photo 2). On all elevations, the house is sided with double-channeled clapboard with simple shingles above the windows in all the gable ends. Most of the windows are of the one-over-one double-hung type but wider than the windows typical of the previous Victorian era. A few smaller single-pane windows are scattered around all elevations. Beveled leaded-glass, original to the house, survives in some sash openings. Overall, the house has had no alterations since construction on the exterior. A carport or possibly an earlier garage once stood behind the house. A deck was added extending from the original back porch.(16) There is one central chimney of rectangular shape with a flue for the fireplace and a second for the furnace in the basement.

At the north (front) elevation is a wide shallow cut-away bay window with a gable end above. Three windows are set in the bay and also in the gable above (Photo 1). On the east half of the front façade is a handsome porch with the flared end of a forward pitched bungalow type roof covering most of it (Photo 2). The floor of the porch is polygonal covering both door openings in front. The front door is prominently placed with an original door and a small transom of beveled leaded glass above it, also original to the house and matching the other surviving leaded glass windows. To the left of the front door is a larger single-pane leaded beveled-glass sash that lights the base of the staircase inside the foyer. Setback to the left of the main front door is a second door that leads directly into the kitchen inside. It appears that this second opening is original but the door has been replaced in recent years. The small transom above that door remains but the glass is plain, a modern piece that likely replaced an original leaded glass piece that is believed to have been once there. The porch columns are of the simple square type with beveled corners and are original along with the balustrades. Above the front porch is a small dormer with a small window that lights the staircase.

At the east elevation (side) is a wing that runs 5' off the sidewall for the kitchen with a gable end above for a bedroom (Photo 4). There are two windows both upstairs and downstairs at the gable end. At the north end is part of the porch switchback. Above that is a single leaded beveled-glass window that lights the staircase. Dense shrubbery obscures some of the porch details including latticework underneath at the ground level, believed to be original and rare to survive in houses of this vintage. Siding materials are the same on the levels as in front. The foundation wall of concrete gets taller as the rear of the house is approached.

The south (rear) elevation is without a gable end with only siding treatment of the double-channeled clapboard (Photo 5). There is an extruded porch 16' wide at the back door and kitchen area inside. A flight of stairs runs down to the east to meet the ground level below. On that outer wall, there is only one full sized window and a second small window that lights the closet in the rear bedroom upstairs. On the main floor, there are three windows and two doors, one from the kitchen and the other in the corner to the small cut-away porch. The foundation wall of concrete is tall getting near 9' in height towards the southwest corner. There are two casement windows that light the basement on this daylight side. Near the southwest corner, t-111 plywood covers a 6' wide opening in the concrete to the basement. It appears that the opening was made at a later date from original construction, perhaps to service a small vehicle. On the main level are a small cut-away porch and a balcony of the

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same size on the upper level, both original to the house. The main level porch here appears to have been expanded to the west about 2' to line up with the outer line of the side bay window and a newer concrete wall to support it was done at that date believed to have been during the 1930s or '40s.

On the west elevation, a smaller and shallow bay window juts out from the main rectangular frame of the house on the main floor, different from the cut-away type in front, and the foundation follows the outline of the bay (often not done in houses built after 1900). Above on the upper level, a gable end with simple shingle treatment has two windows that light a bedroom (Photo 3). The foundation wall gets shorter towards the north end matching the ground slope with two day-light of the casement type that appear original to the construction of the house.

Interior Description

The Reed-Wells House of 1905 is simple Queen Vernacular styled two-story home with an asymmetrical interior floor plan (Appendix C). Throughout the entire house, all of the original moulding around the doors and windows remain intact. All of these surrounds are simple but rounded with a smooth convex surface and capped at the top with crown moulding, a common treatment inside houses of the Arts & Crafts era. Most of the doors inside are original along with many of the brass doorknobs. Most of the floors downstairs except for the kitchen are oak with some wear but in good condition. Upstairs, all the floors are Douglas-fir of the 3" wide variety with carpet covering in the three bedrooms. The ceilings on the first floor are 9' high and 8' on the second floor. Throughout the house, most of the original lath & plaster walls and ceilings are in good condition.

When entering the front door, a foyer leads to a staircase to the immediate left and a pair of French doors to the front parlor or living room to the immediate right (Photo 6). Further ahead in the foyer is another opening leading to the kitchen on the left and another door opening to the right to the dining room. Returning to the French doors, the front parlor is separated from the foyer that has the same hardwood floors as the foyer. In front are the three windows of the bay with an original leaded beveled-glass piece as the upper sash in the center window. The ceiling is coved around the perimeter. On the south side of the parlor is a double set of original pocket doors providing a large opening into the dining room (Photo 7).

Inside the dining room is a bay window on the west side that lets in much light and on the west end of the south wall is a multi-paned door leading outside to a small porch (Photo 8). Floors are of hardwood as in the parlor and foyer. On the east side is a fireplace with an original mantel. The brick around the hearth has been painted over at a modern date and has smoke damage (Photo 9). Built-in shelves to the right of the hearth provide useful displays of items in an otherwise useless space. On the east end of the south wall is another door opening leading into the original butler's pantry. Inside the pantry, there are old cabinets and an adjacent window. To the west is a door leading to a small half bath with its own window. This space was probably taken from the pantry when the bath was added around the mid-20th Century. On the east end of the pantry is a door opening into the spacious kitchen.

The kitchen is an original space but unusually large for a modest sized home of this vintage. The flooring is of tile of more recent installation (about 10 years ago) covering a deteriorated fir floor. Original beaded wainscot survives throughout most of the kitchen and was stripped recently from coverings to natural wood finish. On the south side of the kitchen is an exterior door leading outside onto the back porch. On the west side is two small doors towards an inner storage walk-in space, making efficient space for storage adjacent to the large chimney in an otherwise useless void. To the right at the northeast corner of the kitchen is the door leading outside to the front porch. On the north side is a recessed doorway leading into the basement utilizing otherwise void space underneath the front staircase. To the left of this opening is a doorway leading back into the foyer.

Inside the foyer to the east is the staircase leading up to the second floor. The newel posts and railing is of natural finish Douglas-fir and of the simple blocky Craftsman or Mission style. The spindles of the balustrade are of the turned variety and Colonial in style. On the east wall at the second landing is a single leaded beveled-glass window. At the top of the staircase to

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the right is a small balcony area with exposed Douglas-fir flooring (Photo 10). On the north wall of this open area is original built-in cabinet for storage. There is a small dormer window to the right that provides more natural light to the staircase below. On the west wall of this open area is a door leading into the front bedroom with windows only on the north side. This bedroom and the other two have carpeting over the flooring of standard tongue and groove Douglas-fir. The south wall has a spacious walk-in closet.

Returning to the hallway, it runs south to the other two bedrooms and the bathroom. The flooring is also exposed Douglas-fir. The second (middle) bedroom is to the right. Inside, it has three windows. The third window is large and the only one on the southern wall that opens into the cut-away balcony at the southwest corner of the house. On the north wall is another matching walk in closet with a small window on the west wall for natural lighting.

Back in the hallway and to the left is another door to the third bedroom. This larger bedroom is similar to the other (middle) with two windows on the east wall. At the southwest corner is a small door to a walk-in closet and this closet, like the previous, also has a small window on the south side. Returning to the hallway, there is a door to the bathroom to the right at the south end. This bathroom is original to the house. It is apparent that some plumbing fixtures were replaced in recent decades but no permits of repairs exist in city archives. Upstairs plumbing was not commonly built into houses of this vintage and unusual for a modest home of this vintage pointing to a well-planned design from an architect.

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Narrative Statement of Significance

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

Overview

The Reed- Wells House is significant as an intact example of residential development of the Sullivan's Gulch Neighborhood under the category of Criterion A. Residential building patterns changed at the beginning of the 20th Century in Portland for the expanding middle class as a building boom of historic proportions was starting up. This new type of housing that was evolving on the scene is well represented in this individual example. Some home plans came from local architects while many other were derived from architectural pattern books adhered to by local carpenters. As the housing market quickly heated up on the local scene, construction costs rose but technology advances with modern design in effect, resulting in housing still affordable to middle-class residents who previously lived in tenements. Sullivan's Gulch quickly built up during the first 10 years of development by both custom jobs and speculation home building activity. Early residents also had the security of some building restrictions that held back commercial and large multi-family development over 50 years. The central portion of the neighborhood remains primarily residential presently but high-density development is putting pressure on these historic resources.

History of the Sullivan's Gulch Neighborhood

Most of today's Sullivan's Gulch neighborhood evolved from a Donation Land Claim (DLC) of Timothy and Margaret Sullivan. The Sullivans settled on the claim in about 1850 and established a homestead in this area described by old-timers as quite dense with vegetation. In July 1865, Timothy Sullivan died. In 1866, Mrs. Sullivan, now widowed, was only able to get a patent of 320 acres from the government instead of the usual 640 acres. This land included the gulch and property on the south side of it and the west boundary ran north near today's NE 17th past NE Halsey and east to NE 28th. The Sullivan family home was on the south side of the gulch in the proximity of NE 17th, where a daughter Marie and son John J. Sullivan were raised. Margaret Sullivan lived until 1890. Marie Sullivan never married and became a nun.(7) On 23 November 1871, John J. Sullivan filed a plat of square blocks south of the gulch as "Sullivan's Addition to East Portland" in response to the large investments just made by Ben Holladay in the large area to the west. Before the early 1900s though, most of that subdivision had only light development including a few commercial buildings. In 1881, John Sullivan sold a 100' wide right-of-way in the gulch to the Oregon Railway & Navigation Company as this line was under construction. In 1900, the Doernbacher Company relocated their furniture manufacturing plant from Chehalis, Washington to a large parcel of land in the gulch near the NE 28th viaduct next to the railroad tracks and built a large facility here. A small strip of land north of NE Halsey north through NE Weidler west of NE 24th was part of the William Irving DLC. This is a small portion of the 1882 Irvings 1st Addition to East Portland plat, a sizable subdivision of rectangular blocks that is predominantly inside today's Irvington neighborhood north of NE Broadway. A few houses built in the 1880s still stand along NE Weidler in this area previously called "Irvington". Around 1890, some sort of conference center called Cycle Park was established on land south of NE Weidler owned by Marie Sullivan and was probably associated with her church, called Sisters of Charity of the House of Providence of Washington. In 1899, Irvington got its second streetcar line labeled the East Broadway line. The Portland Consolidated Railway Company constructed a spur line from one of their main lines along Union Avenue (now Martin Luther King Jr. Blvd.) east along E Broadway to NE 22nd.(17)

On 18 June 1902, the Title Guarantee & Trust Company filed the first plat of Holladay Park Addition on the land abutting Holladays Addition near NE 17th. The company, operated by several prominent Portland businessmen, previously purchased the tract of land from the church organization controlled by Marie Sullivan. The area was included inside NE 24th and the gulch, which had only the Oregon Railway & Navigation Company railroad at the time and the blocks were lined up to match the east and west oriented blocks of John Irvings 1st Addition to the north. Also at this time, an arrangement was worked out with the developers to have a detour on the streetcar spur line run south of Broadway down NE 19th and along NE Halsey to NE 22nd, then up north back into Irvington with a turnaround at NE Tillamook. On 1 February 1903, lot sales were widely promoted and residential development commenced on the new subdivision. Deed covenants, inspired after the successful Irvington example,

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were incorporated into the title of all lots sold acting as zoning rules restricting the building strictly for residential purposes. (17) A home had a minimum construction cost of \$2000 with a minimum setback of 25' from the front street right-of-way and only one was allowed per lot. Commercial activity was prohibited as well as the manufacturing and distribution of alcoholic products and gambling. These rules on the title of the lots remained in effect until 1929, when city zoning provided similar protection to the neighborhood as Ralph Lloyd was buying up much property in Holladays Addition to the west with big plans. On 2 May 1903, Holladay Park 1st Addition was platted by the same company on the land to the east that runs to NE 28th. Similar deed covenants also went into effect there to keep the development residential. By 1905, the building boom in Portland was on strong and the new Holladay Park subdivisions greatly benefited in success as most of the blocks had houses on over 1/3 of the lots and by 1910, much of the neighborhood was filled in with houses.(18) A significant portion of these houses was built on organized speculation. During the 1920s, scattered duplexes were built on the few remaining vacant lots and a couple of multi-unit dwellings as well. During the 1930s & '40s, slightly larger apartment buildings filled in what was left. By 1932, with the depression on in full force, Ralph Lloyd, a millionaire who struck it rich in Southern California oil, owned a significant portion of property immediately west of the neighborhood, much of that was still vacant, and started construction projects. Apparently Mr. Lloyd was not well liked by many Portland residents. In addition, many Sullivan's Gulch neighbors were opposed to his development plans close to their homes. His clubhouse, which still stands north of Benson High School, was finished soon along with a grand golf course in the gulch. In 1933, he started excavation and construction of a huge hotel of the then trendy Art Deco style at the corner of NE Multnomah and NE 16th but soon stopped by lack of local support and snubbing by local financiers. Historians have mentioned that the lack of local support put the damper on his vision more than the depression itself.(5) No other significant changes would not take place affecting the neighborhood until the late 1940s when the new Banfield Expressway was planned as a main east route from Portland to relieve automobile congestion on the arterial streets east from Portland such as Sandy Blvd. By 1950, the highway work was finished in this area and it became a thoroughfare to the east county by the late 1950s.

When the Lloyd Center Shopping Mall, touted to be the largest on the west coast, was completed in 1960, a strong impact was soon to follow on the Sullivan's Gulch neighborhood, the closest residential area to the mall. Parking lots were soon expanded to accommodate increased traffic by shoppers, many of whom lived in the suburbs and had to drive to the mall. Many blocks of houses along NE 15th and NE 16th were cleared for more parking. Large apartment buildings were built in areas along NE 16th during the next decade, one complex at the corner of NE 17th & Wasco rose 15 stories. Growing traffic and noise also adversely affected the residential quality of the neighborhood as new businesses sprouted up along NE Broadway & Weidler. In the neighborhood, the value of the property rose during the 1960s but not the houses and this trend continued into the 1970s. The city down-zoned most of the entire neighborhood making it attractive for apartment developers. They were eager to buy when an old resident died or when someone moved. Between 1964 and 1980, over 35% of the houses in Sullivan's Gulch were lost to apartment buildings, none of which were stylistically compatible. During 1979-82, the sharp recession slowed business growth in the proximity of the Lloyd District and the apartment developers were finally slowed. During the 1980s, some portions of the neighborhood had zoning reversed to single or double-family residential density. During the 1990s, a strong movement towards old house restoration, that had a good hold in nearby Irvington, spread into Sullivan's Gulch and the neighborhood association gained strength. Today, there are still a few intact blocks of historic homes spared from the destruction of apartment development that neighborhood residents enjoy along with many large street trees. Over the past 8 years though, density pressure has increased substantially inside the residential areas of the neighborhood. Row houses have been a favorite for new developers designed to accommodate new residents who want modern amenities.

History of the House

On 3 August 1905, Onias C. Reed purchased lot 12 of Block "A" in Holladay Park from the Title Guarantee & Trust Company for \$1350 by deed. A second deed was filed the same day to Reed including a parcel of land below Lot 12 that ran down the slope to the right-of-way of the railroad.(6) According to U.S. Census notes, Mr. Reed was born in Illinois in 1871-72 and in about 1898, he married Helena, who was also born in Illinois in about 1875. Not too many details are known about Onias Reed and according to directories, he showed up in Portland in 1904 living at 1034 NE Davis (now gone) and worked as a painter for the

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Oregon Railway & Navigation Company shops in Albina. Within a year, he was a clerk for the Albina shops and possibly acquainted with architect Otto Kleemann who was also employed by the railroad for designs and additions on some of the major buildings. It was discovered that Reed contracted with Kleemann for construction of his new home here in Sullivan's Gulch. On 23 September 1905, the contract was mentioned in the weekly edition of *Pacific Builder & Engineer* with an initial estimated cost of \$2000 located on Multnomah Street near E 22nd, as construction was under way. (Appendix D) The new home was completed by December 1905 as the 1906 edition of the Portland Polk Directory (compiled in late 1905) listed Onias Reed residing at 738 Multnomah, the old address before 1933. In 1907, Mr. Reed became a foreman for Oregon Electric Railway Company, a streetcar firm that pushed lines out into the suburbs of Oswego, Montavilla & Forest Grove. In 1910, the Reed family did not have any children but his mother Isabella K. Reed (born 1834) was living in the home along with his sister-in-law, who was 32 and not married. (19) Onias Reed moved from the Portland metropolitan area by July 1910 and believed to have been drawn by something big in the railroad industry. (12)

On 6 July 1910, the house including the same property parcels was sold to Albert S. & Gertrude M. Wells for an undisclosed sum. (6) At this time, Albert Wells was a consulting chemist and assayer of his firm Wells & Co. He was well established in the assay and mining business and previously lived at 2723 SE 9th. It is believed that Albert Wells was born in Oregon during the early 1870s. He was the son of Leander Wells, an east side reporter for the *Oregonian* for many years. He graduated from Oregon State College (now OSU at Corvallis) with studies in agriculture and chemistry. He married Gertrude M. Moores during the 1900s. In January 1911, he was appointed to the office of J. D. Mickle, the state dairy and food commissioner as a chemist for the state by Commissioner Bailey. Wells was notable in the improvements and methods of the examination of foods to study the problems of spray residue. His techniques were deemed efficient for the safety of fruits and vegetables for public health. He served three commissions in this position until his death in Salem on 1 June 1935 (10). Albert Wells also served as a member of the Association of Dairy, Food & Drug Officials of the United States. The Wells family lived in this house until 1932, when it was a rental for a few years while they resided in Salem. His wife Gertrude was born in Salem on 15 December 1881. Locally, she was active in the community and served as a strong member of the Parents Teacher Association at Mt. Tabor School and in also a superintendent of the Sunday School of Mt. Tabor Presbyterian Church. On 15 August 1970, the *Oregon Journal* on page 3 listed her obituary. Her daughter Mrs. E. C. Ronner of Gervais, Oregon and son Bruce A. Wells, a professor at Duke University at Durham, North Carolina, was listed as survivors. Chester A. Moores of Portland was also listed as a survivor. (9)

In 1936, the house was purchased and occupied by Ben F. & Helen M. Layman. Ben Layman was a salesman for Wentworth & Irwin Inc., a distributor of Nash Lafayette automobiles and GMC trucks and buses. By 1958, the house was sold to Clarence W. & Helen H. Johnston, who were also owner occupants. Clarence Johnston operated the Diapin Company, a novelty shop at 1115 NE 21st. In 1964, the house was sold again to Clifford H. Watkins, a meteorologist for the Bonneville Power Administration, whose new office building was located in the Lloyd Business District. Between 1967 and 1972, the house was used as a rental. Between 1974 and 1982, directories list the house as vacant. In 1986, Timothy J. Murphy purchased the house and apparently did some renovation work that was still sensitive to the historic character. (12) During 1994, he sold the house to Michael Warwick and Susan Bailey, the current owners.

Otto Karl Kleemann: Architect

In the Joseph Gaston book *The City of Portland* (1910, pp. 91-92) Otto Karl Kleemann was noted as a significant and influential architect and of the old school variety on the Portland scene. (3) Kleemann was born in Ostrowo, Germany in the province of Posen on 13 March 1855. As a young lad, he graduated from a technical school at Holzminden, Germany and received a scholarship with the highest standing ever recorded in the school in 25 years. In September 1871, he immigrated to the United States and soon made his way to San Francisco employed as a draftsman for several architects there. In September 1880, Otto Kleemann moved to Portland and at first was employed as a draftsman for the firm Clark & Upton. Before the end of the year, Justus Krumbein, a prominent Portland architect, hired him where he remained for over a year. In 1882, Kleemann opened up his own practice and immediately received contracts with the Oregon Railway & Navigation Company including the overseeing of the work on the massive Albina Shops. During the 1880s, he received many other commercial commissions primarily for

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resided with raked shakes around the 1960s. The Ulysses G. Smith House, a Craftsman Foursquare, was built in 1909 at 3123 NE Broadway, about 5 blocks outside of the Sullivan's Gulch Neighborhood.(14) Mr. Smith was a bookkeeper for the J. R. Smith Cigar Company, an importer and shipping firm for cigars. NE Broadway was widened during the mid-20th Century and this house lost its original front porch but survived the commercial encroachment. Also about the same time, it was resided with asbestos shingles but decorative leaded-glass remains in some windows. Closer to the Reed-Wells House, three other houses were known to have been built from Kleemann plans during the 1900s. In March 1906, Kleemann posted a call for bids for construction of a \$2500 house for Mrs. Catherine A. Coburn, an editorial writer for the *Oregonian*.(13) The house built at about 1928 NE Wasco was demolished in the early 1970s for a large apartment complex. To the south of the gulch, Kleemann was contracted by Simon Harris in 1908 to build two houses on NE 19th between NE Davis & Everett but these were also lost to a modern building.(14)

According to directories, he continued practicing into the mid 1920s. Kleemann was also well noted as a musician and well known in Portland's early musical circles. In 1891, he started the Haydn Symphony, a 36-piece orchestra of amateurs. The group eventually became the Portland Symphony. Kleemann was a veteran of the Indian wars and printed stories of those experiences. He lived to an old age when passing away in March 1936. Both papers, the *Oregon Journal* (3 March 1936, p. 11) and the *Oregonian* (1 March 1936, sec.1, p. 13) listed his obituary and some of his major accomplishments.(8,11)

Significance

The Reed-Wells House has significance under Criterion A. It is an intact example representing the early residential development of the Sullivan's Gulch neighborhood. After the turn of the 20th Century, important development patterns of residential building took place throughout this neighborhood. Portland as a whole was at the beginning of a large building boom, the largest throughout the city's history. Patterns of development that were established just before this growth phase were crucial in the shaping of Portland's neighborhoods, especially on the east side.

On the east side of Portland, open areas of land were immediately subdivided at the beginning of the 20th Century. The tract of land that was platted as Holladay Park Addition was planned as a residential district. The strategy used to develop here was based on the success of the adjacent Irvington district to the north. Sullivan's Addition to East Portland on the south side of the gulch was opened for development 20 years before Irvington but had no deeded building restrictions. As a result, commercial activity encroached into the neighborhood. Today, nearly all of the original homes are gone there. The deeded restrictions in Holladay Park were similar in fashion to Irvington but more lenient on density and construction costs targeting a larger group of middle-class residents. On the advent of the 1905 Lewis & Clark Centennial Exposition, Portland's economy was expanding quickly and there was a noted growth in the percentage of middle-class wage earners. At this time more than any before, more families were able to afford their own home.(4) Undeveloped areas in the east side were perfect magnets for developers in attracting this growing group of residents, who now had the opportunity to purchase or build their own new homes with modern conveniences inside. These homes were designed for owners who did not have live-in servants or other hired help with the household. Home building activity was both under custom jobs or speculation. The success of the rapid build-up in the neighborhood was due to good timing and targeting of middle-class households by the developers. This was evident as most of the lots were built with single-family homes by around 1915.

Another vital component to these new neighborhoods were nearby streetcar connections to Portland's busy business center downtown. The East Broadway car-line that served the southern portion of Irvington was partially rerouted through the Sullivan's Gulch neighborhood in 1903 soon after the Holladay Park subdivision opened. Other busy lines later followed adjacent to the west side along NE 15th and the east side along NE 28th. By 1907, other large middle-class neighborhoods opened out to the east of Sullivan's Gulch including the noted Rose City Park. A busy streetcar line along NE Sandy Blvd. in close proximity south of Sullivan's Gulch serviced the large area that followed to the east.

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The Reed-Wells House of 1905 is significant in tying into this trend of residential development at the beginning of the 20th Century. It is nearly the most architecturally intact example of Sullivan's Gulch earliest homes. It was designed by a known architect to be constructed with a modern interior layout that was affordable for Onias Reed, who worked as a clerk for the local railroad industry. The surviving home here retains a high level of its original integrity and is especially notable without any exterior alterations. Nearly all other homes of the 1903-05 vintage that remain standing in the neighborhood have had exterior alterations, some rather drastic to accommodate density pressures of the 1960s & '70s. During the mid-1990s, the density threat has returned to the neighborhood threatening the remaining blocks of original single-family homes.

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

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

Areas of Significance (Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance 1905

Significant Dates 1905

Significant Person (Complete if Criterion B is marked above) _____

Cultural Affiliation _____

Architect/Builder Otto K. Kleemann

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

See continuation sheets

=====

9. Major Bibliographical References

=====

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

See continuation sheet

=====

10. Geographical Data

=====

Acreage of Property .125 Portland, Oregon-Washington 1:24,000

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

| | Zone | Easting | Northing | Zone | Easting | Northing |
|---|-------|---------|----------|------|---------|----------|
| 1 | 10 | 527922 | 5041858 | 3 | _____ | _____ |
| 2 | _____ | _____ | _____ | 4 | _____ | _____ |

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet).
LOT 12, BLOCK "A", HOLLADAY PARK ADDITION: subdivided from Timothy & Margaret Sullivan DLC inside Section 26, T 1N, R 1E, Willamette Meridian.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
The nominated area of .125 acres (5000 square feet) includes all the urban lot & historic residential structure inside Lot 12 of Block A of Holladay Park Addition.

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5. MacColl, E. Kimbark, *The Growth of a City: Power and Politics in Portland, Oregon 1915-50*, 1979.
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8. *Oregon Journal*, "Architect Passes", 3 March 1936, p. 11.
9. *Oregon Journal*, obituary of Gertrude M. Wells, 15 August 1970, p. 3.
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11. *Oregonian*, "Otto Kleemann, Architect, dies", 1 March 1936, p. 13.
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14. *Portland Journal of Commerce (Daily Abstracts)*, 1906-10.
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17. Roos, Roy E., *The History & Development of Portland's Irvington Neighborhood*, 1997.
18. Sanborn Fire Insurance Maps: 1908, 23, & 32.
19. United States Census of 1910.

=====
11. Form Prepared By
=====

name/title Roy E. Roos

organization Old House Histories date 15 July 2003

street & number 53 NE Thompson telephone (503) 282-9436

city or town Portland state OR zip code 97212
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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

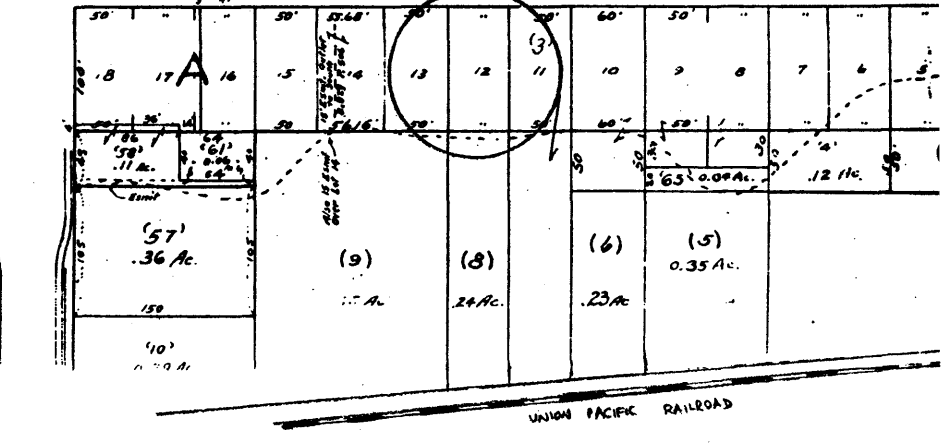
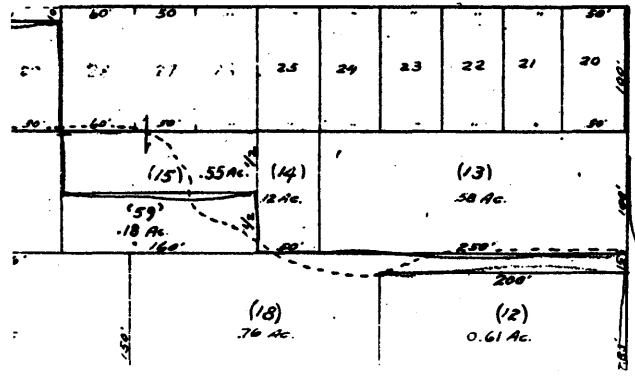
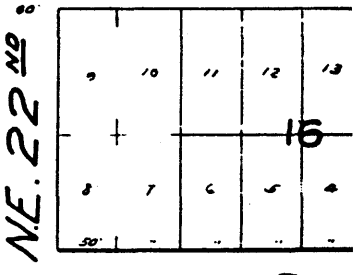
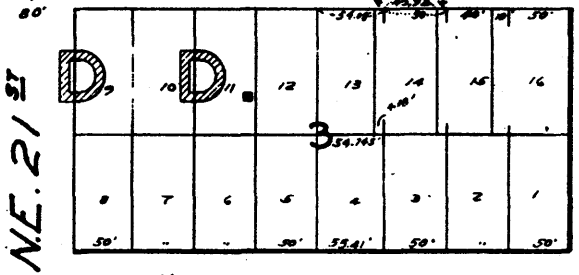
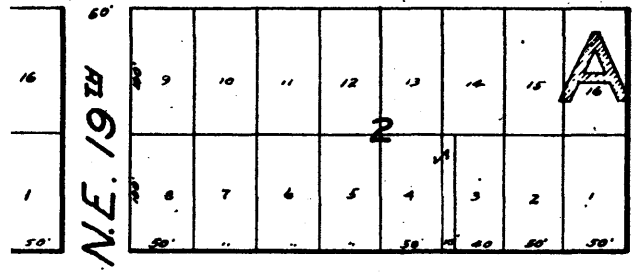
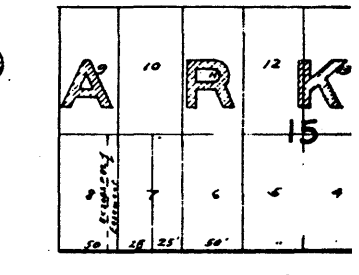
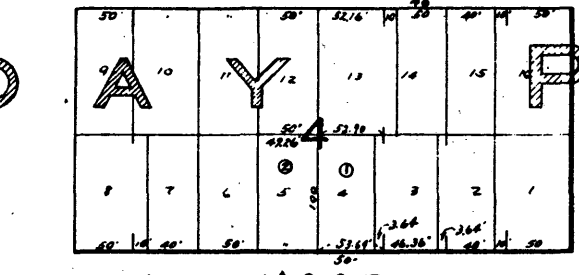
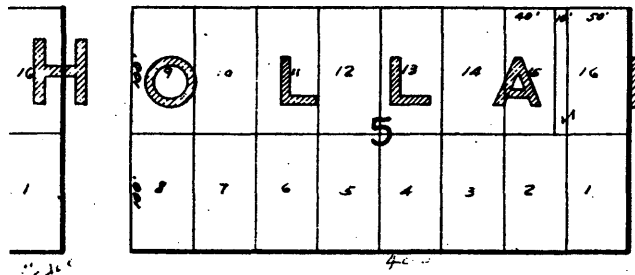
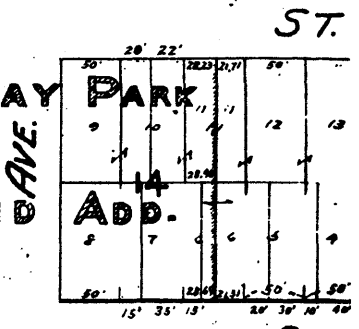
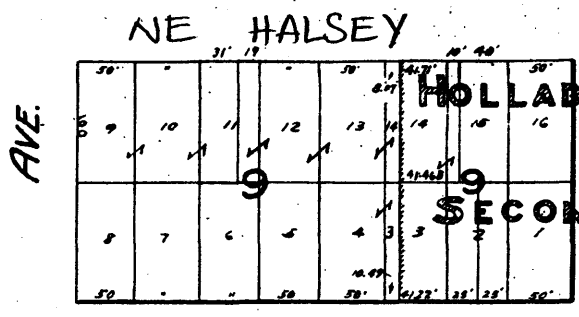
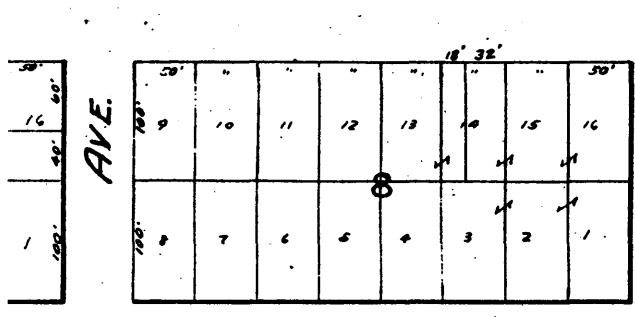
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Property Owner
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name Michael Warwick & Susan Bailey

street & number 535 NE Thompson telephone (503) 284-7010

city or town Portland state OR zip code 97212
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



O.C. Reed - A.S. Wells House (1905)
 2168 NE Multnomah, Portland OR
 Appendix A

O.C. Reed - A.S. Wells House (1905)

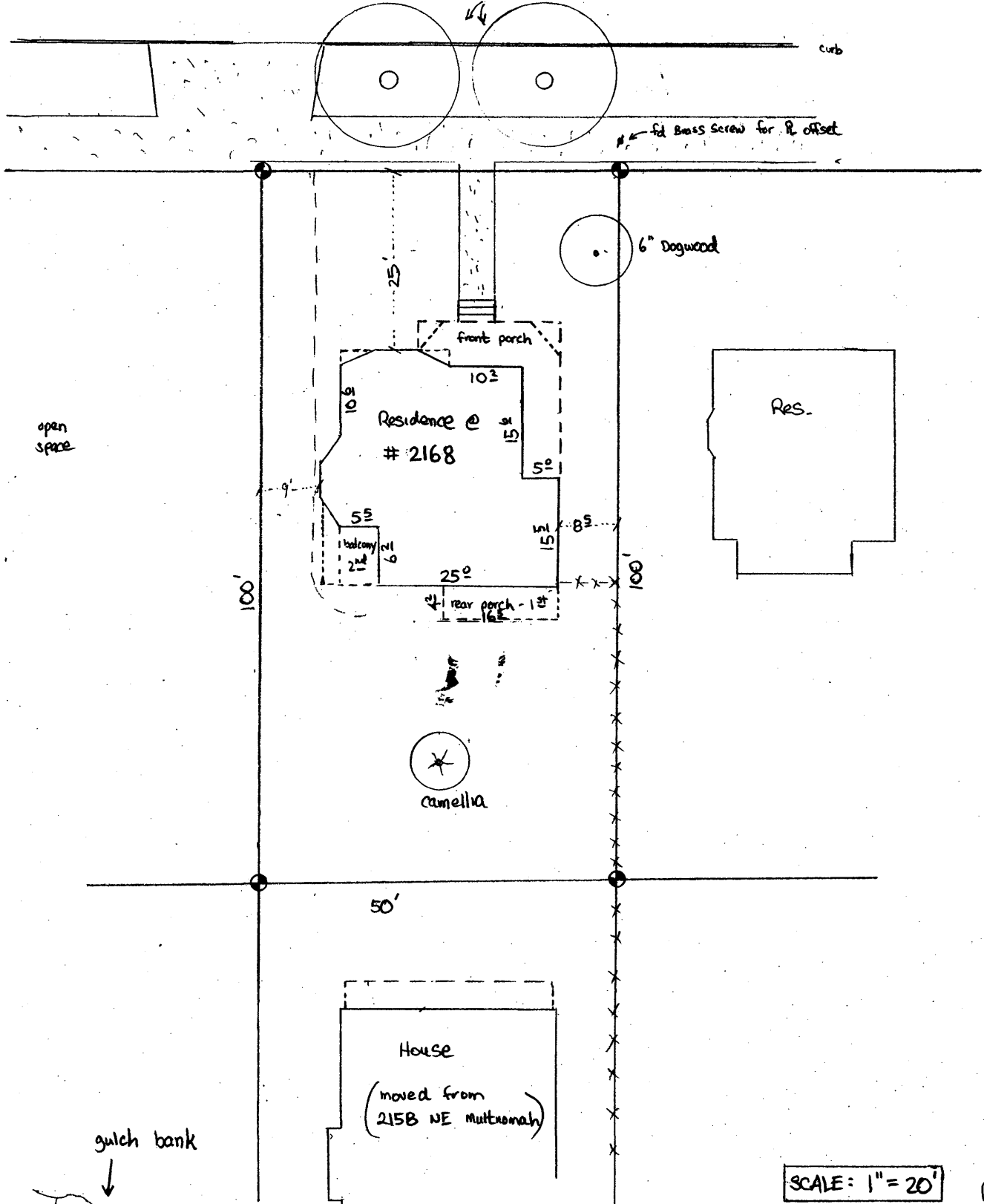
2168 NE Multnomah, Portland, OR

Multnomah Co., OR



NE MULTNOMAH STREET

28" Liquidambar Trees



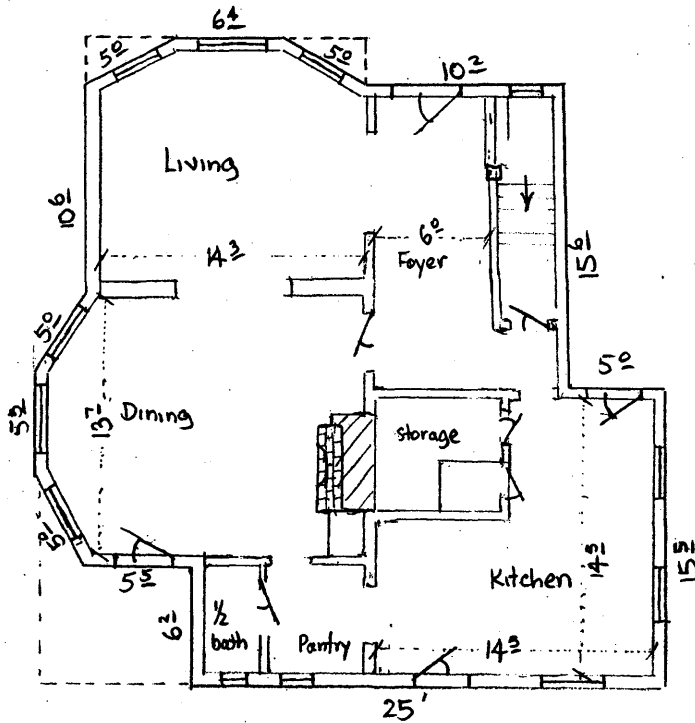
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RE Roos June 200

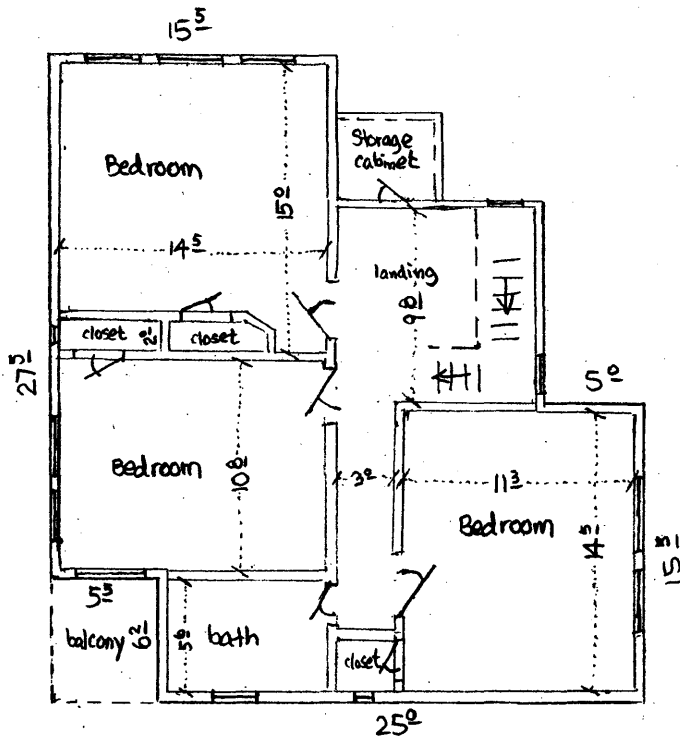
Appendix B

INTERIOR FLOOR PLAN

O.C. Reed - A.S. Wells House (1905)
2168 NE Multnomah, Portland, OR



1st FLOOR



2nd FLOOR

SCALE: 1" = 10'

RE Rees June 2003

Appendix C