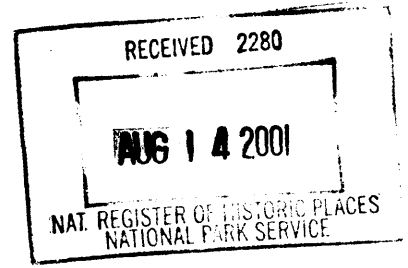


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

1068



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A)*. Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and 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 Costello, James C. and Mary A. House

other names/site number _____

2. Location

street & number 2043 NE Tillamook not for publication N/A
city or town Portland vicinity N/A
state Oregon code OR county Multnomah code 051
zip code 97252

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.)

Jane Hamrick August 2, 2001
Signature of certifying official /Deputy SHPO Date

Oregon State Historic Preservation Office

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

Entered in the
National Register

9/28/01

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): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

private

public-local

public-State

public-Federal

Category of Property (Check only one box)

building(s)

district

site

object

Number of Resources within Property

Contributing Noncontributing

1 buildings

N/A sites

1 structures

N/A objects

1 Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use

Historic Functions

Category: Domestic

Subcategory: single dwelling

Current Functions

Category: Domestic

Subcategory: single dwelling

7. Description

Architectural Classification

Arts and Crafts

Materials

foundation: Concrete, granite stone

roof: Composition shingle

walls: Stucco, Stone

other:

Narrative Description: see continuation sheets

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Costello, James C. and Mary A. House
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Overview

The James C. and Mary A. Costello House: built in 1910, was designed by the architectural firm of Joseph Jacobberger and Alfred Smith. The residence is significant under criterion C as an excellent example of the work of Joseph Jacobberger. The residence is located on 2043 NE Tillamook in the original Irvington neighborhood plat. Designed in the Arts and Crafts style, the building has a rough-cut stone and stucco exterior with cross gables. Joseph Jacobberger, a popular and prolific local architect, designed many private and institutional buildings in the City of Portland. He contributed to the pioneering of the Arts and Crafts style of building in Portland and employed highly inventive versions in his residential plans.

The house consists of two and one half floors and a basement. The first floor contains an entrance hall, living room, dining room, kitchen, reception and billiard room. The reception and billiard room were converted to bedrooms in the early 1960s. The second floor contains four bedrooms and a bathroom. The attic, originally containing two bedrooms, is now open space. The building is in fair condition. Current plans call for the complete rehabilitation of the house.

Setting

The Costello House is located on lots 9 & 10, block 22 in the Irvington plat of the City of Portland. The house is located on the center of the property on the north side of Tillamook Street at the intersection of 21st Avenue. The surrounding residences are large, single-family homes with some converted to multi-family dwellings. A rough-cut, rusticated, random ashlar granite wall runs the length of the property along Tillamook and most of 21st Avenue, terminating at the northeast side of the property leaving room for a small driveway leading to an attached garage. Granite steps lead to the entrance on Tillamook.

The landscaping has been altered through the years. Early photographs indicate a simple landscaping plan. Today, lawn surrounds much of the residence with mixed patches of earth and lawn in the west and north elevations. A mature elm and fir tree occupy much of the east elevation. Large, overgrown camellias and shrubs block the east porch views. The south and east elevation granite walls are covered in English ivy.

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A cross-gable roof with multiple dormers covers the exterior of the house. Gable ends are prominent on the east and west elevations. The south elevation features a gable over the west bay window and a double gable over a tripartite window on the east end. A chimneystack penetrates the east end. The roof is covered with composition shingles. The foundation of the house is rusticated granite and concrete that covers the first floor. The windows are primarily multi-pane double hung wood sash; however, some are casement.

EXTERIOR

South Elevation

The main entrance to the Costello House is located on the south (front) elevation facing NE Tillamook Street. The first story is clad in rusticated stone. The oak front door has a large, fixed, single pane window with accompanying sidelights. West of the entrance on the lower level, the façade features elongated, fixed pane windows with six-light transoms in a group of three. Continuing east of the entrance on the lower level, are fixed pane windows with eight-light transoms in a group of three. The second story of the building is sheathed in stucco. On the second level, the volume to the west includes a projecting bay window; the center window is eight-over-one, double hung, and the two flanking windows are four-over-one, double hung. Originally, an ornamental finial resided in the gable above this window. An eyebrow dormer is located in the center of the roof. The volume to the east on the second level also has eight-over-one, double hung windows in a group of three. A two-story entrance addition, removed in the summer of 2000, was built during the 1960s conversion for access to second floor apartments. Much of the original exterior ornamentation was removed during this conversion. Stone corbels and wood brackets surrounded the large fixed windows on both levels, and a large glass and wrought iron marquee framed the front entrance door. Wrought iron decorative grilles were also fixed to the glass door and sidelights.

East Elevation

The east elevation consists of a covered stone porch with a red tile floor and a beadboard ceiling. A chimney stack penetrates the east elevation running through the center of a gable. The lower level features two sets of French doors on either side of the chimney that provide access to the house. An attached garage is located at the north end of the west elevation. An asphalt driveway leads from 21st Street to the garage on the north

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property line. The upper level features two, round arched windows flanking either side of the chimney stack. There are three, unevenly spaced, non-historic double hung windows north of the chimney stack. A dormer is located on the far north end of the elevation over one of the secondary bedrooms. An additional result of the 1960s conversion includes replacement of all second story windows on this elevation.

North Elevation

The north (rear) elevation consists of two sections: a sleeping porch, originally open, but later closed during the 1960s apartment conversion, and a large gable that dominates the northeast corner of the residence. A non-original wood stair reaches the second floor from behind the garage. Many windows on this elevation have been changed, but most are double hung wood multi-pane windows covered by a storm window.

West Elevation

The first story of the west (side) elevation is accented by a flat roofed, projecting, single-story wing. This wing is highlighted by a group of three, fixed casement windows with multi-pane transoms. Additional fenestration on the lower level includes a single, fixed, casement window with a multi-light transom on either side of the wing. The upper level features a pronounced cross gable in the center of the roof. During the 1960s apartment conversion, all second floor and attic windows on the west elevation were replaced with sliding, single-pane aluminum windows. The current owner is replacing these windows with multi-pane, double hung windows. He is also replacing the sliding glass window in the west elevation apex with a Palladian window. Both of these modifications will match the original building plans.

INTERIOR

Plan

The two and one half story Costello House is formal in plan. There is an entrance hall around which the main entertaining areas are clustered. The formal entrance hall opens onto the living room to the east and the former reception room and billiard room, currently bedrooms, to the west. A winding staircase with two landings leads to the second floor bedrooms. The first floor entrance hall leads to the kitchen and pantry,

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which are located in the northwest section of the house. A small staircase to the west of the second floor stair hall leads to the attic bedrooms.

The most intact interior portion of the house consists of the ground floor public rooms. The formal public rooms are placed around a main entrance hall that leads to the formal staircase. The use of oak hardwood floors, mahogany stained wainscoting and moldings recall an early twentieth century era of grace and formality.

The two pairs of carved Corinthian columns that separate the main hallway from the living room are also grand reminders of the craftsmanship that was involved in building these early homes.

First Floor

The first floor rooms wrap around the entrance hall. These rooms include clockwise from the south elevation: the former reception room and billiard room, kitchen, pantry, dining room and living room. All of the floors are oak. The main hallway ends with a formal two-landing staircase. The open stair incorporates the northern pair of Corinthian columns with a baluster between a newel-post on the opposite side.

The living room is open to the entrance hall, which gives the illusion of a larger space. The fireplace on the east wall of the formal living room consists of a carved wood paneled mantel and a hearth face of burnt red/orange tile. French doors flank either side of the fireplace leading to the porch. Three casement windows capped with tri-partite transoms bring light into the room. Built-in bookcases on the north end of the room flank either side of the pocket doors leading to the dining room. The walls are plaster and the deep crown molding, door and window trim are stained oak.

The dining room, located in the far northeast section of the first floor, also has classic detailing. A varnished mahogany boxed-beam ceiling covers the grand dining room. A bay window consisting of one central double hung window and two flanking double hung windows overlooks 21st Avenue. Varnished mahogany plate railings and wainscoting line the richly decorated room. Built-in cabinets which once held leaded glass doors line the north wall of the dining room. (The doors were stolen in the spring of 2000 and the investigation is still underway.) Historic photos indicate Arts and Crafts style stenciling

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above the picture railings, which has since been removed. Currently, red and gold velvet wallpaper lines the dining room. The oak pass-through door leading to the kitchen is original.

The kitchen, located in the northwest section of the first floor has been gutted and replaced with modern 1960s finishes and appliances. Originally the dining room pass-through door led to a small pantry lined with built-in cupboards and then to a kitchen, vegetable pantry and west side entrance. All back areas were lined in natural fir wainscoting and had built-in cabinets and cupboards. A bathroom was located between the billiard room and kitchen. None of the original details remain in this area.

The two bedrooms to the west of the entrance hall held the reception room and billiard room. The reception room in the far southwest has remained relatively unchanged. The cove ceiling is intact and most of the wood paneling remains. The pocket doors, found in the basement, will be returned. The billiard room, which originally had a beam ceiling and oak paneling, was altered to create more room for the 1960s kitchen and bathroom. The owner intends to restore the original dimension of the billiard room for the new family room.

Second Floor

Originally, the second floor held a central stair hall that led to four bedrooms, a bathroom and a sleeping porch. The two primary bedrooms, on the south wall, were connected by a common dressing room. The tiled bathroom was located north of the primary bedrooms and contained both a bathtub and a shower. A toilet room was separate, located just north of the bathroom.

Most of the interior walls and finishes have been removed from the second floor. Between 1959 and 1964, the second floor had been split into two one-bedroom apartments along a central north-south axis. The interior stairs were removed and a small kitchen was installed for the west apartment. The fourth bedroom was reduced to allow for a small Pullman kitchen to be installed in the northeast corner of the east apartment. The toilet room and fourth bedroom wardrobe were removed to allow for more room in the altered fourth bedroom. French doors replaced the box head window leading to the roof of the porch on the east end in the second bedroom during the 1960s conversion. The

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owner plans on reinstalling the central stair and reconfiguring the floor plan to closely match the original.

Attic

The attic, accessed by a stair to the west of the central second floor stair hall was originally segmented into two bedrooms and a bathroom. The walls were plaster, and the floors were fir. Evidence suggests that the attic was later used as a fourth apartment. Currently the space is open and unfinished.

Basement

The basement is accessed from behind the central staircase on the first floor, from the garage and from an exterior west entrance. The basement originally held a root cellar, laundry room, boiler room, toilet and storage space. The 1959-1964 conversion installed two partition walls along the weight-bearing concrete posts to create storage spaces for tenants. The basement has currently been opened up and all non-original walls removed.

Current and Future Rehabilitation Plans

The current owner, Steve Melkerson, purchased the property in the fall of 1999 and has begun to restore and rehabilitate the Costello House. Melkerson plans on returning the house to a single family residence and restoring as many pieces as he can in the coming years. A wood bay window on the west end of the south elevation has already been installed to match original drawings. The 1960s entrance addition was demolished in July of 2000. Much of the grand staircase and accompanying seat that was removed in the 1960s was found in the attic and will be refitted. Original molding and doors, also found in the attic, will once again be returned to their proper place. Two original highly decorative toilets as well as a claw foot tub will be reused. A porthole window on the south elevation that was removed during the apartment conversion will be replicated as closely as possible based on original drawings and will be reinstalled. The ornamental balustrade on the east elevation porch will be reinstalled based on original photos and drawings. A glass marquee, copied from Jacobberger's drawing, will be installed on the south elevation entrance.

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COMPARATIVE ANALYSIS

Twenty-two of the homes designed by Joseph Jacobberger or by Jacobberger in conjunction with his partner, Alfred Smith, are listed in and classified by the Portland Historic Inventory. Of these, eight are listed as Arts and Crafts style; six represent the related English Cottage style; five represent variations of the Colonial Revival style, or related Colonial styles; one is designated as Tudor Style; one as Castellated, Twentieth Century Romanesque; and one as American Basic. Currently there are twelve Jacobberger/Smith buildings on the National Register. Eight are residences, with four being Arts and Crafts, and four are commercial buildings. One Jacobberger/Smith building, the Knights of Columbus building, was demolished and removed from the National Register in 1997. The Costello House, built in 1910 during the height of the Arts and Crafts era in Portland, is an excellent example of a Jacobberger Arts and Craft residence.

The Arts and Crafts movement originated in England in the 1880s when the socialist designer William Morris (1834-1896) began writing and lecturing about the need for a new rebirth of the arts. He rejected classically inspired art and instead looked to the middle age, local traditions and nature for inspiration. According to Morris, art was for everyone, not just the wealthy. Although Morris was not an architect, he influenced many creative architects, including Phillip Webb (1857-1915) who designed Morris's house in 1859. Two other English architects, C.F.A. Voysey (1857-1941) and Sir Edwin Lutyens (1869-1944) also influenced the architecture of the Arts and Crafts movement.

Characteristic elements of the Arts and Crafts style include a steeply pitched gable roof, often with intersecting or double gable dormers; prominent chimneys; asymmetrical composition; generally rectangular with roof, window and porch projections; casement and sash windows with many small panes; segmental and round arched openings used for accent; and stucco, shingle, brick or horizontal siding used in combination.

Jacobberger Arts and Crafts Style Residences*

1943 S.W. Montgomery Drive (1898). This is the earliest Jacobberger home listed in the inventory, and sits in the Portland Heights area not far from the Jacobberger House. This shingle-clad home displays two prominent cross gables on the front elevation that

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intersect the main roof, and a gable-roofed dormer. The home also has a side porch and front balcony, and displays a mixture of casement and double-hung sash windows.

1806 S.W. High Street (1908) This building is actually a small apartment house, but still features many of the characteristics of a single-family residence in style. It differs, however, from most of Jacobberger's Arts and Crafts homes in that it has a jerkinhead roof rather than a gabled roof. It features a prominent jerkinhead-roofed dormer, and a round-headed entry porch. In addition, the building displays a mixture of casement, porthole, and double-hung sash windows. The exterior is stucco.

* Much of the following is taken from the Joseph Jacobberger Residence National Register Nomination written by James Ficus, Melissa Darby and Karen Zizman, 1989

2141 S.W. Hillcrest Place (1909)

This house features a multi-gabled roof with a cornice and return, and a gable-roofed dormer. The building is clad with stucco, and has decorative wood trim on the cornice. The home further displays an interesting balcony, with a distinctive railing. This home also features a large stained glass window.

2331 S.W. Madison Street (1911). This is the second of Jacobberger's Arts and Crafts designs to not feature a gabled roof. It has instead a bell cast roof with prominent hipped-roof dormers. The home has a large, centrally located entry porch with brick and stucco piers and a hipped roof.

1965 S.W. Montgomery Place (1913) The building has brick cladding on the first floor and stucco on the second. It features a multi-gabled roof, shed-roofed dormers, and a glass elliptical-hooded entry porch. There are brackets on the gable ends, and beneath the overhang of the second floor. The windows are a mixture of porthole, casement, double-hung sash, and an unusual Gothic sash window.

2210 N.E. Thompson (1911)

This house has a gabled roof, with cross-gables and a double-gable dormer. The cladding is stucco with decorative ceramic tiles. A dormer on the west facade features decorative half-timbering. The home also has a one-story wing on the east facade with a balustraded balcony.

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2306 N.E. Siskiyou Street (1915) The home features a prominent double-gable roof on the front facade, with intersecting gable-roofed side wings. Also displayed are a shed-roofed dormer and a prominent chimney. The exterior is clad with brick, decorated with stone. The front elevation is decorated with two round arched surrounds with brick diaper work, one over a window and the other over the entry porch. The other windows are a mixture of casements and double-hung sash.

2609 N.E. Hamblet Street (1925) This residence is the latest of Josef Jacobberger's Arts and Crafts style designs to appear on the Portland Historic Inventory. The home features a cross-gable roof, and a semicircular-roofed dormer. The large entry porch also has a semicircular roof and brick pillars. The exterior is clad with stucco. A polygonal bay window is displayed on the second floor of the front elevation. There is also a pavilion with decorative half-timbering.

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 values, or represents a significant and distinguishable entity whose components lack individual distinction
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

- 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: Architecture

Period of Significance: 1910-1950

Significant Date: 1910

Significant Person: N/A

Cultural Affiliation: N/A

Architect/Builder: Jacobberger, Joseph

Narrative Statement of Significance : see continuation sheets

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Joseph Jacobberger

Joseph Jacobberger, with his partner Alfred Smith, designed the James C. and Mary A. Costello House in Irvington in 1910. According to his obituary in *The Oregonian*, Joseph Jacobberger was one of the most well known architects in the Pacific Northwest. His career spanned more than forty years during which he designed such major Portland buildings as St. Mary's Cathedral, the Knights of Columbus building, The Church of the Madeleine, the Church of St. Michael the Archangel, St. Clement's Parish, the Gardeners' and Ranchers' Market, the nurses' home at St. Vincent Hospital, and a number of buildings on the Marylhurst College Campus. Mr. Jacobberger also planned the ten-year building program for the Columbia University campus and designed many of those buildings. He was president of the Oregon chapter of the American Institute of Architects from 1917 to 1919, was involved in the Oregon Building Congress, and his ideas were a source of inspiration for the waterfront development project. Joseph Jacobberger served as Vice President on the Oregon State Board of Architect Examiners from 1926 to 1928. Charles Carey, in his book History of Oregon, mentions that "Jacobberger ... is numbered among the leading architects of the city, many of whose most substantial and beautiful public edifices stand as monuments to his skill and ability in his chosen life work."

Joseph Jacobberger was born in Alsace-Lorraine in 1867, son of Mr. and Mrs. Hubert Jacobberger. His parents came to the United States in 1871 and settled in Omaha, Nebraska where his father worked as a builder and contractor. Joseph Jacobberger attended Creighton University of Omaha and after graduating, worked as a draftsman for several architecture offices in Omaha. He arrived in Portland, Oregon in 1890 and worked for the architectural firm of Whidden and Lewis in 1895 as a draftsman for five years. In 1893 Joseph Jacobberger married Miss Anna Lillis, a native of Portland, Oregon. Jacobberger began his own architectural firm after leaving Whidden and Lewis and worked independently until 1912 when he formed a partnership with Alfred H. Smith. The firm of Jacobberger and Smith designed many significant buildings in the Portland area between 1912 and 1930. During this period Jacobberger and Smith received numerous commissions, designing important projects for the Catholic Church, fraternal organizations and prominent Portland families. Alfred Smith left the partnership in 1930, shortly before Jacobberger's death in March of that year.

Alfred H. Smith

Alfred H. Smith was born in Bristol, England around 1865, and came to Portland around 1908. Prior to 1912, when he joined in a partnership with Joseph Jacobberger, he had his own architectural practice. The firm of Jacobberger and Smith lasted until 1930 when Smith left the firm and taught architectural drafting at Benson High School for a number of years. Alfred Smith was a member of the Oregon Chapter of the American Institute of Architects in 1916 and was secretary of the chapter from 1918-1919. Mr. Smith died in Portland on May 9, 1958 at the age of 93.

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James C. Costello

Born in Williamsport, Pennsylvania, James Costello moved west as a young man to become division storekeeper of the Union Pacific railroad at Cheyenne, Wyoming. After eighteen years of service with the railroad, he entered the real estate business in Cheyenne.

Later he acquired an interest in the real estate business in Seattle and platted divisions on Queen Anne and Capital hills. He then moved to Portland, where in partnership with George Phelen, he developed the Terwilliger homestead addition. He was instrumental in the organization of the Irvington Investment Company. With his partner, E. A. McGrath, Costello sold many of the remaining lots in Irvington between 1907 and 1911. He also chose to locate his grand residence in Irvington. James Costello retired from the real estate business in 1926 at the age of 66.

James C. Costello was a member of the Knights of Columbus and was a former member of the Chamber of Commerce and a number of civic organizations. The Costellos were listed in the 1913-1914 R.L. Polk & Company's Portland Blue Book calling and address list. It is unclear when and for how long James C. and Mary A. Costello were married. Mary A. Costello was not mentioned in any historical or public records except the Multnomah County Deed Index. In the Blue Book, the couple is listed as Mr. and Mrs. James C. Costello. It is clear that James C. Costello lived at 2043 NE Tillamook from 1912-1923. He died August 19, 1942 at the age of 82 at the Palace Hotel, his place of residence, and was subsequently interred at the Mount Calvary cemetery.

In 1960, Alice E. Stone inherited the James C. and Mary A. Costello House from the estate of William H. Graham. Soon after she obtained ownership she had the residence converted to apartments. It is unlikely that she lived there. In the 1990s she deeded the apartments to an heir, William H. Stone II. The current owner, Steve Melkerson, bought the property from Stone in 1999 with the intention of restoring the house as much as possible to Joseph Jacobberger's original plans. Ownership of the residence between James C. Costello and William H. Graham is unknown at this point.

Development of Irvington

The Irvington neighborhood evolved from a Land Domain Claim by Captain William Irving. William Irving was born in Scotland in 1816 and spent his early years on sea bound voyages. In 1849, he was drawn to the California Gold Rush in Sacramento and ran steam-powered sternwheelers. He came to Portland the same year, became involved in shipping commerce and made other West Coast connections. In 1851, he married Elizabeth Jane Dixon and set out a 640-acre land claim with a patent deed. After building a cruder dwelling on the parcel by the Willamette River, he built a fine redwood home in 1852 where his family resided. In 1860, the family moved to the Frazer River Valley in British Columbia drawn by a new gold rush there. His shipping

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interests thrived there until his untimely death in 1872. Elizabeth Irving returned to Portland by 1885 and got more involved in developing the Irving land parcel. In 1887, she remarried to Anthony G. Ryan but divorced him in 1895.

The Early Developers

Several men with financial power and expertise assisted and invested in the early development efforts of Irvington. The original Irvington development was financially backed and partially purchased by David P. Thompson, John W. Brazee, Ellis G. Hughes, Charles Francis Adams, and Charles Prescott. David P. Thompson was a well-known political figure and locally well respected. He had extensive background experience in land surveying both for public lands and private development subdividing. John Brazee was a Railroad contractor who gained wealth from the many railroad lines he built. Ellis G. Hughes was a prominent Portland lawyer serving railroad interests. He later expanded his commerce interests into ventures such as the Port of Portland. Charles Francis Adams was a wealthy banker who was the financial backbone of half of the entire Irvington development. He bought out the Thompson & Brazee shares of the land holdings in 1888 using Charles H. Prescott as his trustee. He was also the grandson of John Quincy Adams and a successful railroad investor.

The Early Development

In 1882, John Irving's son platted a portion of the land claim calling it John Irving's 1st Addition to East Portland. Marketing efforts did result in some lot sales but activity was slow due to the isolated location at the time. Later in 1882, a business syndicate comprised of David Thompson, John Brazee, and Ellis G. Hughes purchased the eastern portion of the Irving DLC, divided by present day Northeast 14th, from Elizabeth Irving. David P. Thompson later planned out a large subdivision that also included much of the portion of which Elizabeth Irving retained ownership. On the 24th of October 1887, Mr. Thompson filed a plat containing long rectangular blocks, calling it "Irvington". The syndicate that owned the eastern portion of the plat also purchased most of the blocks of John Irving's 1st Addition. In 1888, Thompson and Brazee appointed Charles H. Prescott as a trustee in their portions of the ownership. In December 1888, they transferred their portions of the undeveloped land including unsold portions of John Irving's Addition to Charles Francis Adams. Since lot sales remained slow in John Irving's Addition, none of the owners of Irvington took any development or marketing action until 1890 and 1891.

In October 1890, Anthony G. Ryan and Elizabeth Irving/Ryan replatted the fractional southwestern blocks of Irvington as "West Irvington" and opened up lot sales to the public at high prices (\$1000 typical). Deeds included building restrictions but mortgage services were provided on home building. In February 1892, the Ryans opened up the whole blocks between Thompson and Tillamook in that area and refiled another plat. On

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July 1, 1891, Charles F. Adams and Ellis G. Hughes opened up general lot sales on the main Irvington plat east of 14th between Thompson and Tillamook. More deed restrictions were added such as a minimum home cost of \$2500. Construction of some larger homes began with some of the latest architectural styles. By 1891, lot sales also opened in the 1889 East Irvington plat east of 24th. This subdivision was spearheaded by Ellis G. Hughes and bought and marketed by George Dedman.

In April 1893, a severe banking crisis created a national depression and Portland was hard hit due to dependence on shipping and timber. Land prices fell rapidly and some new developments such as Albina slashed prices. Home building nearly halted in Irvington and the development owners took the lots off the market instead of taking losses at reduced prices. Many mortgages on lots and new homes were foreclosed on.

Lot sales opened up again in Irvington in 1898 due to a resurgence of the economy brought by increased commerce due in part to the Alaskan/Yukon Gold Rush of 1897-1898. New terms on sales were more cautious and direct and no more mortgage services were provided. The prices of lots were also reduced somewhat. Streetcar service was also advanced into the area from the south accelerating development at the turn-of-the-century.

The Second of Phase of Development, The Irvington Investment Company

The very successful Lewis & Clark Centennial Exposition of 1905 started heavy building investment due to the rapid population influx. Many local investors gained much wealth and Irvington became one of the most popular fine residential districts. The Arts & Crafts styled home became the most dominant. By 1909, almost all of the Irvington blocks were opened up for lot sales and the latest improvements such as paved streets of asphalt and utilities for sewers, gas and water were added. After the death of Charles Prescott in 1905, Charles F. Adams transferred the trusteeship of his portion to his own bank, the Security Savings & Trust Company. In September 1907, he sold his unsold portions of the plat to the Irvington Investment Company. This newly formed firm was run by E. A. McGrath and James Costello and more aggressively marketed lot sales.

The new development company immediately opened up lot sales in all of the remaining area east of East 14th and north as far as Knott Street. Starting with Thompson Street and working north, they invested heavily in modern street improvements. Contractor Ellwood Wiles constructed curbs and gutters with sidewalks and paved the streets with asphalt. The paving of roads was not normally done in most of the east side residential developments at this time, as it was not required by the city. Streetcar service was to be expanded from Tillamook to Stanton Streets on East 15th and East 22nd. The tracks on Tillamook were soon pulled up. Targeting the upper to middle class, the Irvington Investment Company actively promoted lot sales and maintained higher prices.

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Costello, James C. and Mary A. House
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By 1908, lot sales were also taking place north of Knott Street and newspaper accounts reported grading taking place in this area as well. In 1909, lot sales took place at an increased pace and numerous homes were under construction on the blocks north of Knott. Some of the lots along Knott were also getting prices over \$2500 each (\$5000 per pair) and being purchased by wealthy future residents and speculators, and usually in pairs (100'x 100' parcels). A banner year in the new developments occurred in 1910 when a huge number of building and plumbing permits for construction of new dwellings were issued. Most of the surge in permits took place on the east side. The Sunday *Oregonian* newspaper actively printed the weekly summary of building permits filed with the city in the Real Estate section which listed the owner, builder, location by block, number of levels, and cost. Most of the new homes built in Irvington at this time had a cost over \$5000, substantially more than the average home construction cost of \$1500. A newspaper article summed up the appeal of the rapidly developing district as follows:

"What is the secret of Irvington? Why is it that those who lived there will live in no other part of Portland? Decidedly a certain charm has Irvington. There is a uniformity about the folk who live there. Their station in life is of equality. They are not the enormously rich, neither do they know given poverty. Successful young businessmen and prosperous older businessmen make their homes there, and the matrons and maids of Irvington are good to look upon, well clad and with the bloom of health and happiness apparent... Your true Irvington dweller will not hear of any other part of the city, no matter what claims may be set forth. He knows when he is content, and the spell of Irvington is in his blood. Maybe its because they are all nice people in Irvington... Your next door neighbor you feel sure is nobody whom you would not wish to know. There are no undesirables there... It is all clean and good... The houses are all attractive and there is beautiful shade and well kept lawns. No other part of the city presents so good an appearance."

The Irvington Investment Company sold most of their share of the lots by the end of 1911 and the partnership was dissolved. McGrath and Costello retained some choice lots for themselves and sold them later for higher prices. All the blocks between east 14th and 24th north to Fremont were opened up and included water, sewers and paved streets. Only some of the northerly blocks owned by the Hughes Investment Company were not aggressively marketed.

In 1907, Elizabeth Irving/Ryan sold off her racetrack in the northwestern portion of the plat to the Merchants Savings & Trust Company. In 1908 and 1909, the racetrack was done away with and the new blocks were carved out and called Prospect Park. Only a portion was retained from development and ended up becoming Irving Park.

In 1908 most of the beautiful homes were along Tillamook, Thompson, Brazee, and Knott as well as the connecting streets. There were many vacant lots to the north and east. North of Brazee around 14th and 15th was open woods and brush with some cows tethered, which upset the more upscale neighbors and the owner eventually removed them. Intersections were planked to enable one to cross streets in the rain and mud.

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The outbreak of the First World War reduced commerce and shipping, slowing activity in the Portland economy but not crippling it. At this time lot sales in Irvington were outpaced by other developments of Alameda, Rose City Park, and Laurelhurst. Eastmoreland also became a major player by 1917 causing lot prices to level off and fall. The initial Irvington deed covenants also expired in 1916 and efforts to expand them had limited success.

Later Years

Portland experienced another boom in the 1920s. The increased availability of automobiles to more people encouraged more outward growth and streetcar use started to decline. Building was still active in Irvington but not at the previous pace and most occurred in the northern portions of the neighborhood. The Great Stock Market Crash of 1929 led the nation into a major depression lasting through most of the 1930s. Drought, reduced international commerce, and low timber demands took a toll on Portland as well. The neighborhood grew slowly but surely. More simple housing was built on remaining vacant lots and the neighborhood retained its character.

New technology and industrialization for the Second World War created a new economic influx. Portland had new growth and a surge in immigration. A strong rental demand and convenient location caused many of the larger, older homes to be subdivided into smaller living units. The integrity of the residential character of the neighborhood was being reduced. Residential character continued to decline as families moved out into the new suburbs.

The neighborhood declined between 1946 and 1974 as more families moved into the suburbs and older residents died off. More homes were rentals and boarding houses discouraging investment in the community. Higher density zoning and commercial encroachment from the south did not help either. Some very fine homes were sadly demolished and replaced by apartment buildings.

Low interest loans available from the government for home improvement and a new interested generation of residents started slow revitalization by the late 1970s. Influx of these new residents and the hassle of commuting further encouraged improvement in the 1980s. The designation of the initial local Irvington Historic District in 1992 started a major renewal with more historic sensitivity.

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: City of Portland Building Records, Oregon Historical Society

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

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1

Costello, James C. and Mary A. House
Multnomah County, Oregon

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City of Portland Building Records

City of Portland Historic Resource Inventory, Bureau of Planning

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Rosenfeld, Dr. James House, Gordon B. Dodds, with Alfred Staehli, 1988

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Warren, Frank M. House, Koler/Morrison Consultants, 1988

OHS Photo Catalogue, Jacobberger Collection

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Oregonian, April 10, 1910

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Section 9 Page 2

Costello, James C. and Mary A. House
Multnomah County, Oregon

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Polk's Portland City Directory. R.L. Polk and Company Publishers, Portland, Oregon

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Roos, Roy E. History and Development of Portland's Irvington Neighborhood, 1997

Sanborn Map, 1923

The Community Press, August 28, 1974

10. Geographical Data

Acreage of Property less than one acre

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

Zone Easting	Northing	Zone Easting	Northing
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See continuation sheet

Verbal Boundary Description

The James C. Costello House is located on Tax Lot 9 & 10, block 22 in the Irvington plat, Multnomah County, Oregon.

Boundary Justification

The boundary corresponds to the historic boundary of the house built for James C. Costello. The nominated area includes the residency, grounds, and a garage.

11. Form Prepared By

name/title: John M. Tess, President, Christina Robertson, Associate

organization: Heritage Investment Corporation date: August 1, 2000

street & number: 123 NW 2nd Avenue telephone: 503.228.0272

city or town: Portland state: OR zip code: 97209

Additional Documentation

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location: see continuation sheet

Photographs

Representative black and white photographs of the property: see continuation sheet

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

Property Owner

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

name: Steve Melkerson

street & number: 1631 NE BROADWAY telephone: 503.803.5252

city or town: PORTLAND state: OR zip code: 97232

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

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

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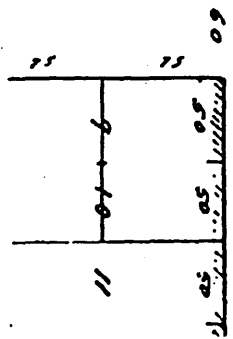
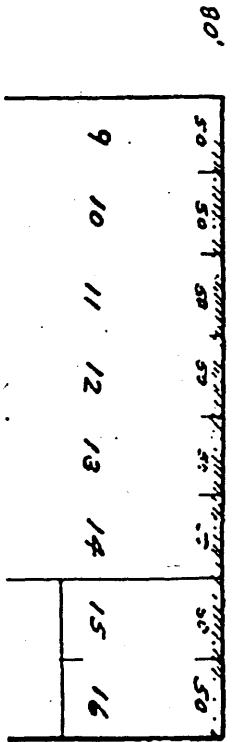
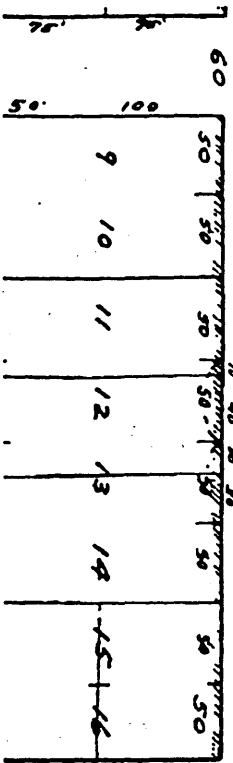
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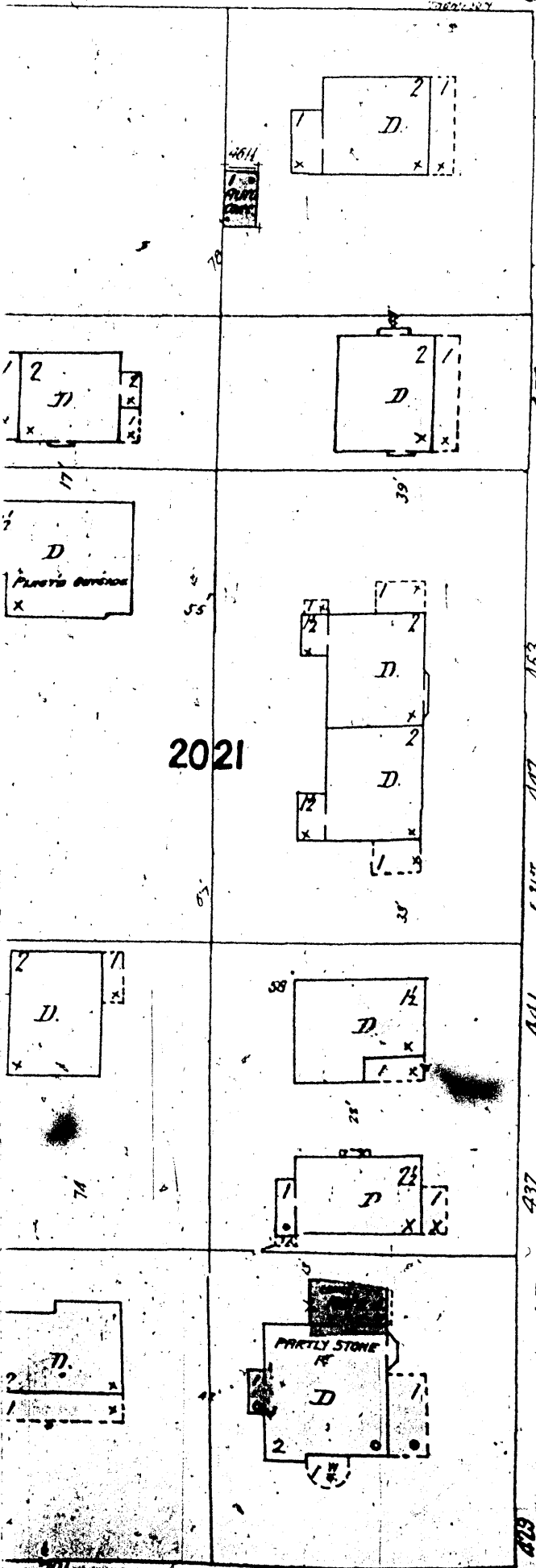
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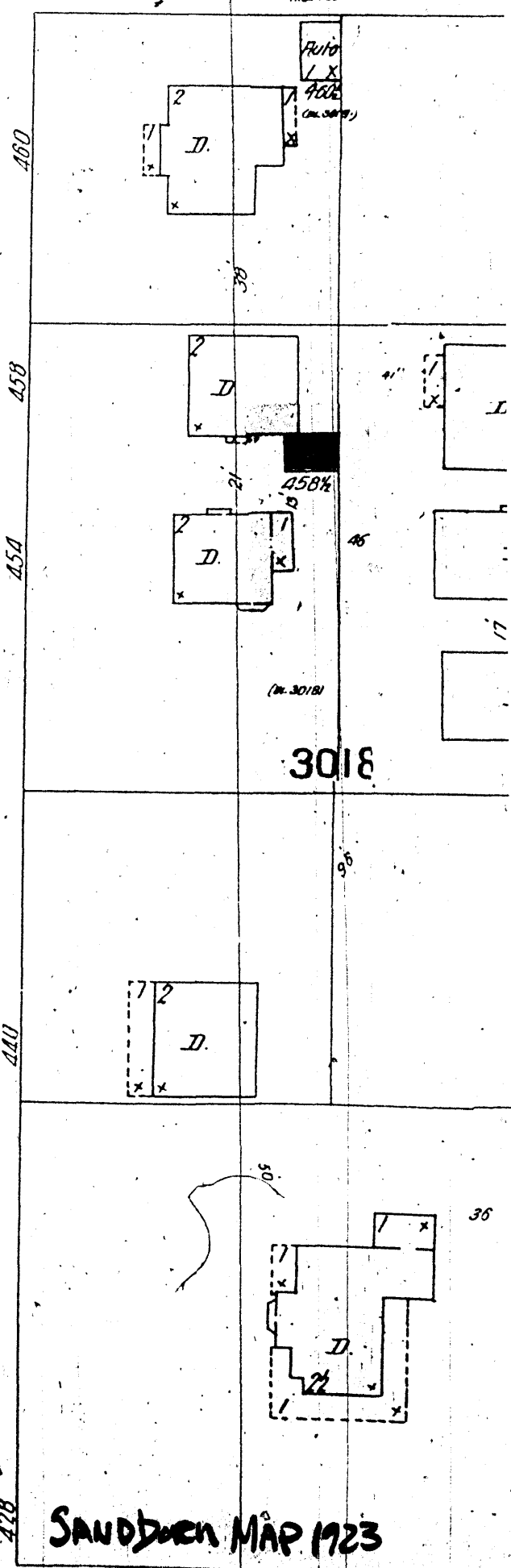
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SANBORN MAP 1923

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Section Photos Page 1

Costello, James C. and Mary A. House
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General Information

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

1. Costello, James C. and Mary A. House
2. Multnomah County, Oregon
3. Photographer: Christina Robertson
4. Date of Photo: September, 2000
5. Negatives: John Tess, Heritage Consulting Group
123 NW Second Avenue, Suite 200
Portland, OR 97209

Photo 1 6. South elevation, looking north
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Photo 2 6. South elevation, looking north
7. 2 of 16

Photo 3 6. West elevation, looking NE
7. 3 of 16

Photo 4 6. West elevation, looking east
7. 4 of 16

Photo 5 6. West elevation, looking east, detail
7. 5 of 16

Photo 6 6. North elevation, looking south
7. 6 of 16

Photo 7 6. East elevation, looking west at garage
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Photo 8 6. East elevation, looking west
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Section Photos Page 2

Costello, James C. and Mary A. House
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- Photo 9 6. East elevation, looking west
7. 9 of 16
- Photo 10 6. Interior, first floor, living room, looking SE
7. 10 of 16
- Photo 11 6. Interior, first floor, living room, detail
7. 11 of 16
- Photo 12 6. Interior, first floor, living room, fireplace detail
7. 12 of 16
- Photo 13 6. Interior, first floor, living room, fireplace detail
7. 13 of 16
- Photo 14 6. Interior, first floor, dining room, looking east
7. 14 of 16
- Photo 15 6. Interior, first floor, dining room, looking north
7. 15 of 16
- Photo 16 6. Interior, first floor, dining room, looking south
7. 16 of 16