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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 Jeffrey, Oliver and Margaret, House

other names/site number Jeffrey, O.K., House

2. Location

street & number 3033 N.E. Bryce Street not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97212

3. State/Federal Agency Certification

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

James Hamrick 2 August 2005
Signature of certifying official/Title - Deputy SHPO Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
Action

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

Edson H. Beall 9/21/05
Signature of the Keeper Date of

Jeffrey, Oliver and Margaret, House
Name of Property

Multnomah, Oregon
County and State

5. Classification

Ownership of Property
(check as many as apply)

Category of Property
(check only one box)

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

- private
- public - local
- public - state
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
<u>2</u>		buildings
		sites
		structures
		objects
<u>2</u>		Total

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

N/A

0

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 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival

foundation: CONCRETE
walls: WOOD: weatherboard

roof: ASPHALT
Other: BRICK, copper, granite, glass

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

See continuation sheets.

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Summary

The Oliver and Margaret Jeffrey House is an intact Dutch Colonial Revival design drafted and built by the Oregon Home Builders for Oliver K. and Margaret M. Jeffrey in 1915-1916. This wood-framed, two-and-one-half-story residence is oriented to the southwest and has an unusual cross-gambrel roof form. It has specially milled 10-inch beveled siding, asphalt shingle roofing with attached copper downspouts and gutters, two external granite chimneys, porticoes supported by massive Tuscan columns on its front and west side facades, and a porte-cochere with Tuscan columns on its rear façade. Octagonal rooms project from each corner of the east side façade; the one at the front façade is original, while the one at the rear façade was added in 2000. Its foundations are granite faced over concrete. The interior features a central hall floor plan and period details including wood and plaster moldings, decorative wall panels, and built in shelves and cases. Three original windows have been replaced in kind; two located in the kitchen were replaced in 2000 and one located in the master bathroom was replaced in 2002. The house is located in the Alameda neighborhood, an upper-middle class subdivision with a curvilinear street plan resulting in irregularly-shaped lots. The Jeffrey house occupies a 0.5-acre triangular block in a strategically important location in the neighborhood, near the terminus of the streetcar line that once connected Alameda to downtown Portland. The residence fronts onto NE Bryce Street; NE Regents Drive and NE Shaver Street bound its other sides. A large, landscaped yard surrounds the home. The grounds include a recently enlarged detached garage, curving driveways, a shadow pool with a reconstructed pergola, and a sundial. The house and grounds had deteriorated over the course of the last few decades, primarily as a result of being vacant for seven years, but has recently been rehabilitated. The property is currently in excellent condition. It possesses integrity of location, design, setting, materials, workmanship, feeling, and association.

A newspaper article titled "Splendid Residence Begun," printed in the *Oregon Journal* on June 6, 1915, provides a detailed description of the design details of the Jeffrey house:

The \$25,000 home of Oliver K. Jeffrey, construction of which has been started by the Oregon Home Builders, of which Mr. Jeffrey is president. The site of Mr. Jeffrey's home is Olmstead Park, and consists of a large triangular block bounded by Regents Drive, Shaver and Bryce Avenue. The home will be of massive Dutch colonial style, consisting of seven rooms on the first floor, five rooms and sleeping porches and two baths on the second floor, and one room and bath on the third floor. The full basement will be occupied by a billiard room of original design, while the balance will consist of cool room, laundry, boiler room and storage. The exterior will be finished in extreme, 1x10 special cut siding, with foundations for house and porches of granite as will also be the chimneys. Flooring of porches will be of promenade tile. The grounds will be landscaped in gardens, while a winding drive leads to the large porte cochere on the north. Other features of the grounds will be a shadow pool, 17x50 feet, pergola, and sundial. The living room will be finished in old ivory rubbed enamel, the den in paneled oak, and balance of silver grey effect. The dining room will be Elizabethan. Many built in conveniences will be incorporated. The den will contain built-in writing desk, bookcases and trophy cases. The grounds will also be occupied by a large

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double garage, with sleeping quarters above, for chauffeur. The grounds will be surrounded by ornamental iron fences, and, as a whole, it will be one of the show places of Portland. Total cost of this property will stand about \$35,000.”

Exterior Description

House

The primary (south) façade, fronting onto NE Bryce Street, is characterized by its symmetrical organization and is dominated by a central gambrel gable and an entry portico. The projecting gable contains a pair of double-hung windows below a fanlight, located at the gable peak. Shed dormers project from the gambrel roof on either side of the central gable. Each dormer contains a pair of double hung sash windows with multi-light upper sashes. Two massive Tuscan columns support the entrance portico. The portico is accessed by four full-width steps and its floor is covered with one-foot-square slate tiles. The portico shelters the front entrance, a four-panel door surrounded by finely-detailed, Adam-style leaded sidelights, a projecting cornice, and pilasters. Triple windows consisting of a single light sash flanked by eight light sashes are located on either side of the entry portico.

The west facade of the house features the largest and most dramatic gambrel gable. The gable has a symmetrical plan, with a double-hung sash window below a multi-light, quarter-round window flanking either side of the central exterior granite chimney. The cornice molding is of double thickness and contains both cove and crown molding. At the first story, a full-width canopy covers a side porch. Three Tuscan columns support the portico and oversized corbels decorate the fascia. The porch, which has slate tiles like those in the entry portico, is accessed by flights of three stairs on the north and south sides of the porch. Two sets of French doors provide access to the interior of the house from this side porch.

The rear (north) facade faces NE Regents Drive and is dominated by a gambrel gable, a large porte-cochere, and a central granite chimney. The thick gable cornice contains both cove and crown molding. The porte-cochere features the large Tuscan columns and oversized corbels noted on the west side façade porch. The chimney is topped with a decorative copper chimney cap.

The east side façade of the house faces NE Shaver Street. A one-story polygonal bay juts from the rectangular house mass, at the junction of the front façade. In 2000, another one-story polygonal bay was added to the rear corner of the east façade. This addition is of a similar size and massing as, and is balanced by, the original one.

Grounds

The yard, primarily composed of grassy lawns and flower beds, stretches to the west, toward the narrow tip of the triangular lot. This area features a sundial, shadow pool, and pergola. The sundial is original. In

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2003, the original cement lining of the shadow pool was determined to be cracked and beyond repair. The dimensions of the pool were carefully measured, the cracked cement was removed, and new cement was poured that replicated the original pool in size and depth. At this time, the bottom of the pool, which had been painted in its original form, was tiled. The tile represents a new element to the shadow pool, and has no historical precedent. The pergola was also rebuilt in 2003, and replicates the original that had been removed. The design of the original pergola was determined based on comparing historical photos with original elements that had not been removed. The original elements included the brick steps, the granite-faced cement platform, and pedestals that supported the two outside columns. These original elements provided outer dimensions for the replica pergola. The number of columns and the number of roof slats in the original model were visible in historical photographs. The new pergola was created based on the available historical evidence and replicated the design, style, and materials of the original as closely as possible. A fire pit, horseshoe pit, and flagpole to the west of the pergola were added to the grounds in 2003. The small yard east of the house features a grassy area surrounding a patio.

Two semi-circular drives provide access to the residence, a cobblestone turnaround at the front entrance and a concrete drive passing beneath the porte-cochere at the rear entrance. A gambrel roofed garage is located in the northeast corner of the property, just east of the rear drive. The two-story garage echoes the style of the residence in design and materials. Originally it consisted of a two-car space with an upstairs chauffeur quarters. In 2001, a two-car garage extension was added to the south façade. The garage is considered a contributing feature of the nominated parcel.

Interior Description

First Floor

Like the exterior, the interior of the Jeffrey house retains a high degree of historical integrity. The primary entrance opens into a spacious central hall with oak hardwood floors and a picture rail. An L-shaped staircase featuring a scroll-end step with a spindle newel, natural oak handrails, and painted balusters, risers and stringers, is located opposite the entry. A hallway at the rear of this central vestibule leads to the rear door. A bathroom is located near the rear door.

The living room east of the central hall overlooks the gardens. It contains French doors, a fireplace, decorative molding, original sash windows, and hardwood floors. The walls are finished in lath and plaster, like the other rooms on the first, second, and third floors. The fireplace features four-inch tiles and a wooden mantelpiece. The hearth is covered in similar tiles. Two sets of multi-light doors flank the fireplace and lead out to the west porch and the gardens beyond. Triple windows, located symmetrically on the north and south walls, are comprised of two eight-light wood sashes flanking a single-light sash. Encircling the room is an ornamental cornice consisting of waterleaf-like molding above a modified triglyph frieze, with a picture rail below.

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At the rear of the central hall, the study is accessed from the living room and from the back hallway. The study contains hardwood floors, wall-to-wall built-in shelving, a built-in writing desk, and trophy cases, all made of tiger-striped white oak. This type of old growth oak was considered to be fine lumber and was used through the early 1900s. The study also features a painted, pressed-metal ceiling. The mantelpiece and tiles surrounding the fireplace along the north wall are similar in design to the fireplace in the living room, but the wood is the same white oak found in the rest of the study.

On the west side of the central hall, massive French pocket doors lead into the Elizabethan style dining room. It contains two swinging doors, hardwood floors, and ornamental molding at the ceiling-wall juncture. The triple windows on the south wall echo the design of the living room windows. Decorative wall panels with painted Tudor-arch insets surround the room, capped by fretwork crown molding. Above the panels, a painted frieze capped by a shallow plaster cornice encircles the room. The swinging doors lead into the octagonal extension and into the kitchen. These paneled doors are painted to mimic the decorative wall panels and vanish into the wall when the doors are closed. Reticulated tracery in a quatrefoil pattern decorates the highly ornamental ceiling. An octagonal breakfast room off the dining room contains its original red brick tiling and windows. The windows are sixteen-light wood sashes that push open to the outside.

The original back staircase, which echoes the central staircase in design and materials, is accessed through the swinging paneled door north of the dining room. The kitchen, located north of the back staircase, was remodeled in 1964, at which time two windows were replaced. Two windows were again replaced in 2003. Currently the kitchen has two windows on its north wall, oak hardwood floors, cherry cabinets, and marble countertops. A kitchen nook echoing the octagonal shape of the kitchen nook on the south end of the house was added on the east end of the kitchen in 2000.

Second Floor

The second floor, accessed through two wood paneled French doors at the top of the stairs, contains five bedrooms and two bathrooms. The remaining second floor doors have single panels. The master bedroom has a fireplace along its west wall and windows that overlook the gardens. The fireplace is detailed with four-inch tiles in wood surrounds; its hearth is similarly tiled. The walls are capped with a dramatic painted-plaster cavetto cornice. A walk-in closet and fully remodeled master bathroom, with its wood window replaced in kind in 2002, are located on the north side of this room.

Four more bedrooms occupy the northeast and southeast corners of the second floor: two along the south wall, one in the northeast corner, and one on the north wall. Finish treatments in these bedrooms include wood base and picture moldings. The floors are covered in Berber carpet. The entry hall retains its original storage closets and drawers lining the south wall. A central bathroom retains its original tile, sink, tub, and window.

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Third Floor

A staircase on the south wall next to the master bedroom leads to the third floor, which contains a large recreation room, a bedroom, and a bathroom. The two quarter-round windows on the west wall of the recreation room provide garden views. The south wall contains a door opening up to a small unfinished attic space. The east wall has original ceiling to floor storage closets and drawers. The bedroom is located in the northeast corner of the floor. The bathroom, located east of the bedroom, retains its original window, flooring, sink, and claw foot tub.

Basement

The basement is smaller than the main floors of the house and consists of three rooms. The central staircase descends into a finished, carpeted entry room that contains a sitting area and storage closets. To the west is a large recreation room, likely the billiard room described above in the Oregon Journal article. It features a fireplace on its west wall and pairs of windows on its north and south walls. The brick-faced fireplace has painted insets to either side of and above the wood mantle. The hearth is tiled like those on the upper floors. Painted wainscoting panels surround the room. The east end of the basement contains a large, unfinished room with several small closets, currently used as a utility and laundry room and for storage. In the northeast corner, a door leads to an exterior flight of cement stairs that provide access to the garage area east of the porte-cochere.

Other Modifications

Inspection reports document minor alterations to the house, primarily related to plumbing issues, made between 1926 and 1970. In 1926, one water closet was replaced, four rain drains were installed, one partition was moved, one partition was removed, plaster was patched, a new porch was put in, a fruit closet was built in the basement, the basement ceiling was plastered, the cement steps to the garage were repaired, the side porch was enclosed, two sinks and one laundry tub were replaced, and a bathroom was installed in the basement. In 1943, the lead pipe under the second floor bathroom was replaced. The 1964 kitchen remodel, described above, consisted of the installation of a new basin, sink, automatic dishwasher, disposal, and two windows. In addition, a non-bearing wall was removed. In 1970, a bath/shower was installed in the basement. During the 1970s and 1980s, the house and grounds slowly deteriorated, particularly during the time the property sat vacant. The current owners rehabilitated the property between 2000 and 2003 to reverse that deterioration. Their efforts are described above.

Comparative Analysis:

According to James B. Norman, who surveyed National Register of Historic Places properties in the Portland metropolitan area, there were only two Dutch Colonial Revival houses listed in the register prior to 1986 (1991:91, 130). These two houses feature the key elements that reflect the distinctive character

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of Dutch Colonial Revival architecture. The Burke-Clark house, built in 1908, is located in northwest Portland. It features two-and-one-half story, rectangular massing, a side gambrel roof with gabled, arched, and shed dormers, a central entry sheltered by a portico with a broken pediment, wood cladding, single, paired, and triple windows, and asymmetrically projecting bays on its front façade. The house was designed by noted architect A. E. Doyle, who designed many Colonial Revival homes in the area. The Schanen-Zollen house was built in 1922 in Beaverton, Oregon. This rectangular, one-and-a-half story house has a gambrel roof and wood cladding. A continuous dormer dominates the second story. All wood sashes are flanked by wood shutters, and the entrance has a curved pediment with supporting pilasters and no side or fanlights.

Like the Burke-Clark house and the Schanen-Zollen house, briefly described above, the two-and-one-half story Jeffrey house exemplifies the character-defining features of the Dutch Colonial Revival style, featuring a cross-gambrel form, a symmetrical façade, a prominent entryway with a classical entablature and sidelights, porticoes, custom wood siding, fanlights and quarter-round windows in the gambrel gables, and paired, double-hung sash windows with multi-light upper sashes. The Jeffrey house is an outstanding and intact example, and its massive scale distinguishes the property from its surrounding neighbors.

In addition to the Jeffrey house, there are several Dutch Colonial Revival homes located in the Alameda neighborhood. Ten such properties are located within a twelve-block radius of the Jeffrey house. This concentration of Dutch Colonial Revival houses attests to the popularity of the style at the time of the initial development of the Alameda Park subdivision. Brief descriptions of the front facades are provided below. The descriptions include important elements of the Dutch Colonial style that are visible from the street. All ten houses are two-stories, have gambrel roofs, and are sited on fully-developed blocks. The house at 3610 NE 32nd Avenue features sidelights, pilasters, a centered gable, covered patio and garage additions, and a beautifully landscaped yard. The house at 3710 NE 32nd Avenue features sidelights, Tuscan columns, and exterior molding. The house at 2524 NE Alameda Street features sidelights, shutters flanking some windows, and exterior molding. The house at 3231 NE Shaver Street features a dormer over the front entrance, sidelights, and pilasters. The house at 4108 NE 30th Avenue features a dormer over the front entrance, sidelights, and shutters flanking most windows. The house at 4017 NE 28th Avenue features a dormer over the front entrance, sidelights, and slender Tuscan columns lining the portico. The house at 2723 NE Mason Street features a dormer over the entrance. The house at 4020 NE 29th Avenue features a dormer over the front entrance, sidelights, and shutters flanking most windows. The house at 3037 NE Shaver Street features Tuscan columns lining the side entrance and exterior molding. The house at 3083 NE Regents Street features a dormer over the front entrance, sidelights, and pilasters.

The presence of stylistically important details on all of the Dutch Colonial Revival houses located in the vicinity of the Jeffrey house, suggests that the houses in the Alameda neighborhood were thoughtfully designed and that care was taken to ensure a high level of architectural unity. Even so, The Jeffrey house stands out among Alameda's other Dutch Colonial Revival houses due to its impressive scale, the

Jeffrey, Oliver and Margaret, House
Name of Property

Multnomah, OR
County and State

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prominence of its site and location in the neighborhood, and the presence of character-defining features of the style.

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Name of Property

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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).

Areas of Significance
(Enter categories from instructions)

- 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.

ARCHITECTURE

Period of Significance

1916

Significant Dates

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

Property is:

Significant Person
(Complete if Criterion B is marked above)

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

Cultural Affiliation

Architect/Builder

Oregon Home Builders
Eastman, George (presumed)

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

9. Major Bibliographical References

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

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) 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: Multnomah Co. Library

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Summary Statement of Significance

The Oliver and Margaret Jeffrey House, constructed in 1915-1916 as part of the Alameda Land Company's platted Alameda Park residential development, is an outstanding and intact example of the Dutch Colonial Revival architectural style as expressed in Portland during the first few decades of the last century. The house was designed and built by Oregon Home Builders for its president, Oliver K. Jeffrey. The house was constructed at a time when Portland's population was expanding rapidly which resulted in a dramatic increase in residential housing construction. The Colonial Revival architectural style, comprised of several variants including Dutch Colonial Revival, was nationally popular at this time and inspired many of the houses constructed in Portland during this period. The Jeffrey House exemplifies the character-defining features of the style, and features a prominent entryway with a classical entablature and sidelights, conspicuous gambrel gables, a symmetrical façade, porticoes, and paired, double-hung sash windows with multi-light upper sashes; its massive scale distinguishes the property from its surrounding neighbors. Highly visible from its triangular lot in northeast Portland's Alameda neighborhood, the house clearly conveys its association with the distinctive neighborhood. The house retains its historical integrity. It is locally significant and is eligible for inclusion in the National Register of Historic Places under Criterion C for its architectural merit.

Property History

Construction of the Jeffrey House was begun in 1915 and was completed the following year. Its architectural and design elements typify the Dutch Colonial Revival architectural style of that era, as expressed in Portland. It was included in Portland's Historic Resource Inventory in 1981.

The house is located in the Alameda neighborhood of northeast Portland, in an area that was part of the William C. and Isabelle Bowering donation land claim. The land changed hands many times over the next forty years. The Alameda Land Company, incorporated in 1890, purchased the land and Benjamin M. Lombard filed the Alameda Park subdivision plat on April 26, 1909. Lombard was an active property developer who was also responsible for subdividing several parcels in the neighboring East Irvington district between 1905 and 1910. Alameda Park, alternately known as Olmstead Park, is comprised of 160 acres located between NE 24th and NE 33rd avenues and NE Fremont and NE Prescott streets. The development sits at the edge of a prominent ridgeline, which slopes down sharply to the southwest, and was carved from existing fields, orchards and forests. To provide access to their highland development, the Alameda Land Company financed construction of the rails and overhead lines of the Broadway Streetcar, which started operation in 1910. This line connected the Alameda neighborhood, a true streetcar suburb, with downtown Portland via the newly built Broadway Bridge. The Broadway Streetcar line terminated at NE 29th Avenue and NE Mason Street.

The Jeffrey House, sited prominently on the three lots that comprise Block 12 of the subdivision and just one block from the terminus of the Broadway Streetcar line, was designed as a focal point that would show off the new neighborhood and attract buyers. It is the only house in the neighborhood to occupy an entire

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block. Oregon Home Builders, the development company that designed and built the Jeffrey house, built most of their properties in east Portland. The start of its construction was commemorated in a newspaper article entitled "Splendid Residence Begun," printed in the *Oregon Journal* on June 6, 1915, which describes the house as a "massive Dutch colonial style...show place" and specifically notes its site on a "large triangular block." Oliver K. and Margaret M. Jeffrey acquired the title to the three lots in Block 12 on October 18, 1915 and moved into the home at 909 NE Bryce Street on March 16, 1916 (the address changed to 3033 Northeast Bryce after 1933). At that time, Jeffrey was president of Manufactured Airplane Parts, assistant manager of the Washington Airplane Company, and had been president of Oregon Home Builders, the company that designed and built the house, since 1913.

On January 12, 1918, the Jeffrey's sold the house to John A. and Ethel E. Byerly (he was a lumberman). In 1926, the Byerly family sold the property to George W. and Kate Thatcher. (Thatcher was president and owner of the Inman-Poulsen Lumber Company). George Thatcher passed away by 1938, and his widow remained in the house until about 1947, when she then sold it to Zenon C. and Lillian M. Hansen. In 1955 David A. McNaught acquired the house. In 1957, Philip A. D. and Bette A. Hobbs were the owners and occupants. The Hobbs' then sold it in 1962 to Robert L. and Fae D. Anderson. The Anderson's sold it in 1968 to Joseph R. Catanese, who lived in it until 1972. From 1972 to 1978, the home was used as the Boarding Inn Home for Boys. After 1978, the house remained vacant until 1985, when L. D. Harves purchased it. The current owners, Ted and Julie Seitz, acquired the property in 1998.

Historical Context

The Colonial Revival in the United States

Colonial Revival architecture was nationally popular between 1880 and 1955. The rise of the Colonial Revival era can be traced to the Centennial International Exhibition, held in Philadelphia in 1876 (McAlester and McAlester 1994:326; Wilson 2004:48), which fueled American interest in its colonial past. The exhibit's colonial-era buildings displayed the order, restraint, and elegance that characterized early American architecture (Clark 1973:113). These design principles stood in stark contrast to the complex Victorian architecture popular across the nation during the last quarter of the nineteenth century. Interest in the Colonial Revival style was long-lived, lasting for more than seven decades between 1880 and 1955.

The City Beautiful movement, separate from but concurrent with the Colonial Revival tradition, was introduced by Frederick Law Olmstead at Chicago's Columbian Exposition in 1893. Adherents of this movement advocated the use of curvilinear streets, lush landscaping, and parks to create attractive urban environments and healthy social environments to influence community planning and architecture (Clark 1983:154).

Nationally, the Colonial Revival style was primarily influenced by the colonial-era Georgian and Adam architectural styles and secondarily influenced by the Postmedieval English and Dutch Colonial styles. Revival-era houses were not exact replicas of the colonial-era houses; instead, Revival-era houses often

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exhibit details from more than one of these early influences (McAlester and McAlester 1994:324, 326). Defining characteristics of the Colonial Revival style include balanced, symmetrical façades; accentuated entrances with sidelights and rectangular, elliptical or semi-circular fanlights, pediments and pilasters, or porticoes; windows with rectangular, double hung sashes, with multi-pane glazing in one or both sashes (bay windows, paired windows, or triple windows may also be present); and boxed cornices, possibly decorated with dentils or modillions, with little overhang (less frequently, the eaves and rake are open or have exposed rafters) (Clark 1983:114; McAlester and McAlester 1994:321, 324). High-style Revival homes are commonly brick.

The Dutch Colonial Revival variant of the Colonial Revival style is only very loosely based on its rural colonial precedent. The Dutch Colonial Revival subtype shares the characteristics of the Colonial Revival, described above, but is typified by a steeply-pitched gambrel roof with separate or continuous dormers. Some examples feature flared eaves and wood cladding. Nationally, from circa 1895 to 1915, Dutch Colonial Revival were built with front-facing gambrel roofs, and less frequently had a rear cross gambrel, although pattern books popularized the cross-gambrel form between 1905 and 1915 (McAlester and McAlester 1994:322, 336). Later houses featured side gambrels with long shed dormers.

The Colonial Revival in Portland

Portland experienced two population booms early in the twentieth century (Abbott 1983:49-50). The first was between 1905 and 1913 during which time the city's population nearly tripled. The second growth wave stretched from 1917 into the mid-1920s. These population increases were most obvious in Portland's east side. The population booms stimulated construction booms, which, at least on the east side of the city consisted primarily of single family houses on streetcar lines for middle class families (Abbott 1983:55; Hawkins and Willingham 2000:210). Colonial Revival style houses were the most popular form of domestic architecture in Portland from roughly 1900 to 1915 (Clark 1983:114). Hawkins and Willingham (2000:213) observe that "one of the greatest architectural treasure troves in Portland is the impressive collection of houses designed in the Colonial Revival style. The style was introduced to Portland at the earliest stage of its popularity on the East Coast."

Two eastern architects, William H. Whidden and Ion Lewis, are usually credited with popularizing the Colonial Revival style in Portland. Whidden (from the New York firm McKim, Meade, and White) and Lewis (from the Boston firm Clark and Lewis) established their own firm in Portland in 1890 and produced some of Portland's finest Colonial homes over the next twenty years (Clark 1983:113; Hawkins and Willingham 2000:213).

Neighborhoods influenced by the design principles of the Colonial Revival era and the City Beautiful movement in Portland include Laurelhurst, Eastmoreland, and Alameda. Alameda Park's alternate name, Olmstead Park, suggests that the Alameda Land Company was trying to associate their development with the ideals of the City Beautiful movement in the minds of potential home buyers. Elegant homes and

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curving street plans indicated that neighborhoods like Alameda were “intended for business and professional families” (Abbott 1983:55).

In Portland, “many variations of the Colonial Revival style were built, ranging from the most elegant Georgian Mansion with its grand porticoes and classical moldings to the more sedate Federal style building with curved projections, fanlights, and roofline balustrades” (Clark 1983:114). Portland examples of Colonial Revival architecture usually have the center hall plan and formal façade arrangement found nationally, but some local firms took “considerable architectural liberties” (Hawkins and Willingham 2000:216). When asymmetrical elements are present, they are usually balanced in the façade design. Colonial Revival houses could also have interior rooms designed in a different style than the exterior (Clark 1983:154).

Dutch Colonial Revival homes in Portland feature gambrel roofs, dormer windows, multi-light upper sashes, columned porches common to the sub style nationally, and can include elements including open floor plans, bay windows or leaded glass windows, asymmetrical elements, and shingle cladding more common to the Queen Anne and Shingle styles (Clark 1983:114, 121).

The Oliver and Margaret Jeffrey House

The Oliver and Margaret Jeffrey House, constructed in 1915-1916, is an outstanding and intact example of Dutch Colonial Revival architecture in Portland from that era. It features the classic character-defining elements of the Dutch Colonial Revival style, including conspicuous gambrel gables with dormers, a symmetrical façade, a prominent entryway with a pediment, pilasters, and sidelights, porticoes with Tuscan columns and a classical entablature, symmetrical fenestration consisting of paired windows, most with double-hung sashes and multi-light upper sashes, boxed cornices, semi-circular fanlights and quarter-round windows in the gambrel gables, and wood cladding. Additionally, its massive scale distinguishes the property from its surrounding neighbors and from other more traditional examples of the Dutch Colonial Revival style. Unusually large-scale elements include the thick Tuscan columns, the oversized corbels decorating the portico fascia, the double-thickness cornice molding, and the specially-milled 10-inch beveled siding. The two-and-one-half story with basement massing is also unusually large for Dutch Colonial Revival houses.

The Jeffrey House occupies three building lots comprising a triangular block in northeast Portland’s Alameda neighborhood. The expansive grounds with their lush gardens and prominent landscape elements balance the large size of the house. The highly visible property clearly conveys its association with this distinctive neighborhood through its prominent position on its lot. It is the only house in the neighborhood to occupy an entire block. The lot is located in a prominent position in the neighborhood, near the former terminus of the Broadway Streetcar line that once served as the neighborhood’s lifeline. The Jeffrey House still serves as a focal point of the Alameda neighborhood, which is a well-preserved example of Portland’s east-side neighborhoods developed during the early twentieth century.

Jeffrey, Oliver and Margaret, House
Name of Property

Multnomah, OR
County and State

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OMB Approval No. 1024-0018

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The Jeffrey House's classic features reflect the primary tenets of the Dutch Colonial Revival style, while the house's massively proportioned elements balance the size and prominence of its lot and location. Together the traditional and massive design elements of the house and grounds coalesce into a harmonious architectural design.

The property has undergone changes over the course of its history. These include minor interior changes, primarily related to plumbing issues, made between 1926 and 1970; these modest changes did not detract from the property's architectural significance. During the 1970s and 1980s, the house and grounds slowly deteriorated, particularly during the time the property sat vacant. The current owners rehabilitated the property between 2000 and 2003 to reverse that deterioration. Their efforts focused mainly on the grounds and house interior, although three original windows were replaced in kind. The most visible changes include the expansion of the detached garage and the addition of an octagonal, one-story extension to the rear east facade corner similar in size and massing to, and balanced by, the original one located at the front east facade corner. The sensitive rehabilitation has not obscured the significance of the Oliver and Margaret Jeffrey House.

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

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1983 *Oregon Style, Architecture from 1840 to the 1950's*. Portland: Professional Book Center, Inc, Portland.

Hawkins, William J. III and William F. Willingham.

1999 *Classic houses of Portland, Oregon: 1850-1950*. Portland Timber Press, Inc, Portland.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide To American Houses*. Alfred A. Knopf, New York.

Mitchell, Sarah E.

2004 *The Colonial Revival Home: A Short Overview*.
<http://www.vintagedesigns.com/id/colrev/20thcent/sem/index.htm>.

Norman, James B.

1991 *Portland's Architectural Heritage: National Register Properties of the Portland Metropolitan Area*. Second edition. Oregon Historical Society Press, Portland.

Roos, Roy E.

1999 The O.K. Jeffrey House. In *Old House Histories*. Portland Oregon, 1999:.

Thompson, Carla.

1976 Alameda Still Upper Crust. In *Northwest Living Oregon Journal*, September 1976, vol. 9-10.

Wilson, Richard Guy

2004 *The Colonial Revival House*, Harry N. Abrams, Inc., New York.

Jeffrey, Oliver and Margaret, House
Name of Property

Multnomah, Oregon
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 528624 5044100
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

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

11. Form Prepared By

name/title Amber Curry

organization _____ date August 2004

street & number 1906 S.E. Taylor Street telephone 503-236-6454

city or town Portland state Oregon zip code 97214

name/title Aimee Finley (contributor)

organization Applied Archaeological Research date April 2005

street & number 4001 N.E. Halsey, Suite 3 telephone 503-281-9451

city or town Portland state Oregon zip code 97232

Additional Documentation

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

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

Property Owner

name Ted and Julie Seitz

street & number 3033 N.E. Bryce Street telephone 503-335-0153

city or town Portland state OR zip code 97212

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including 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, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Jeffrey, Oliver and Margaret, House
Name of Property

Multnomah, OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

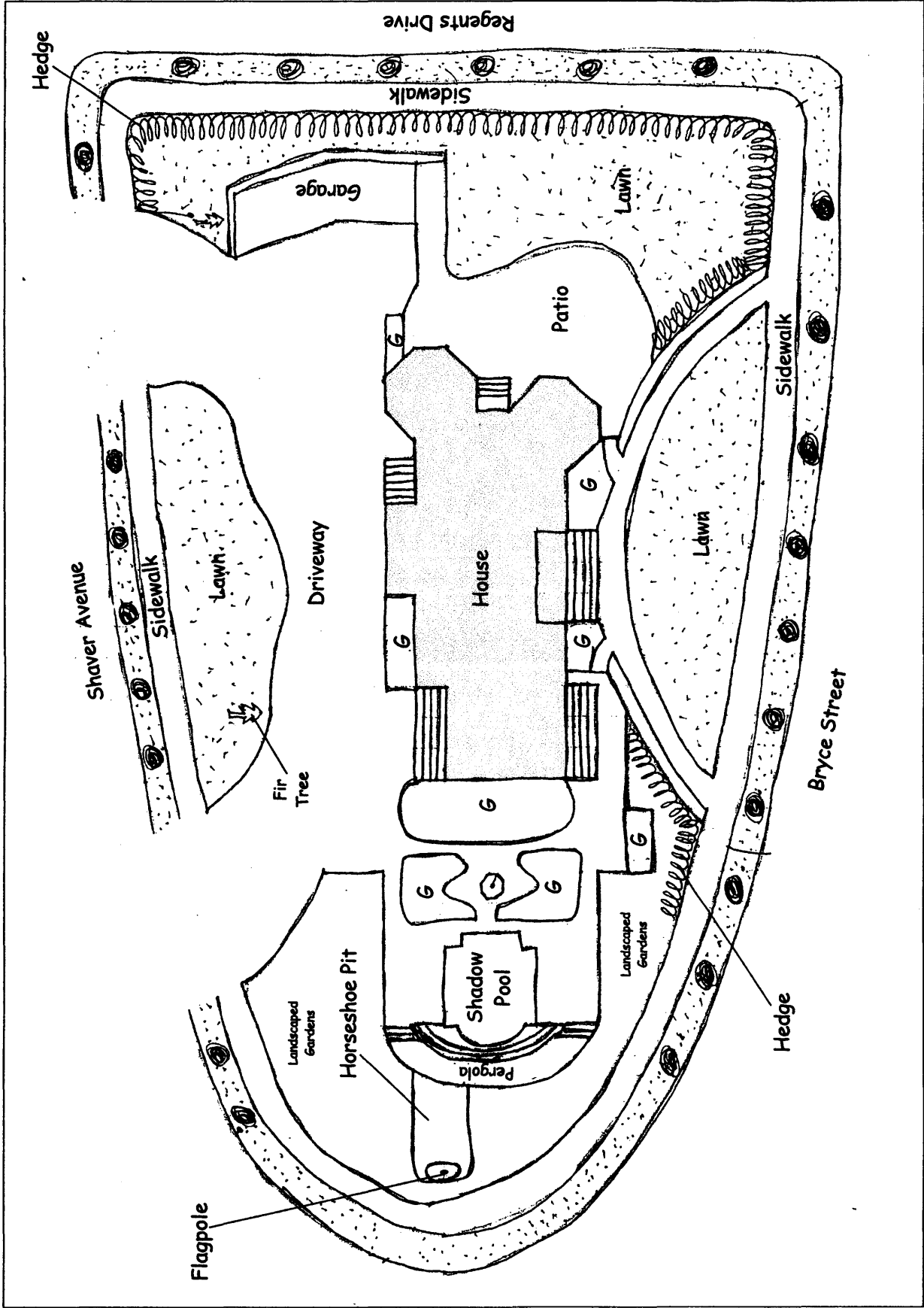
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Verbal Boundary Description

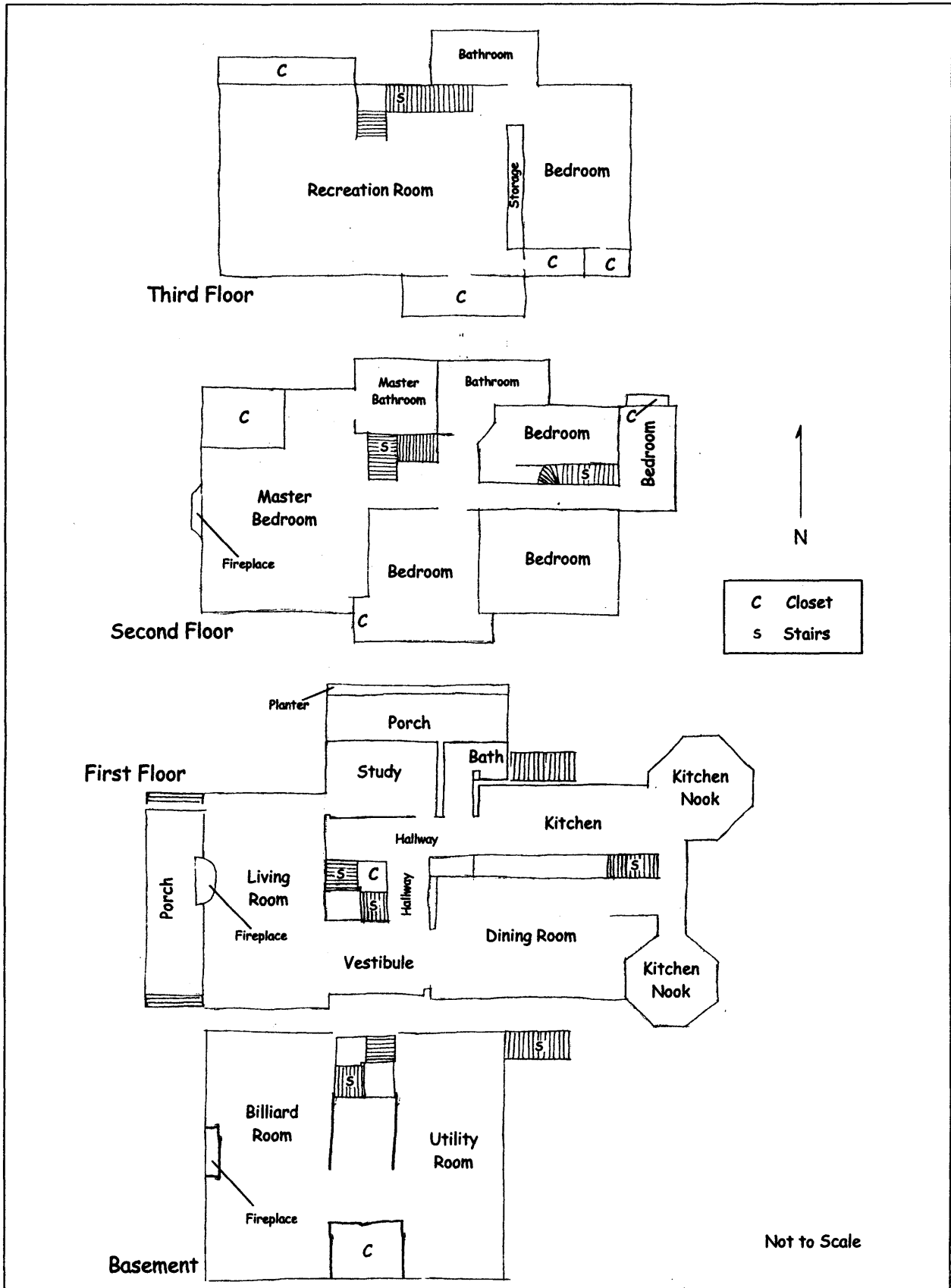
The nominated parcel boundary surrounds lots 1-3 in block 12 of the Olmsted Park Plat in the city of Portland, Multnomah County, in the State of Oregon.

Boundary Justification

The boundary encompasses the tax lots historically associated with the nominated property.



Site Plan of the O.K. Jeffrey property at 3033 NE Bryce Street.



Floor plan schematic drawings of the O.K. Jeffrey House.

PHOTOGRAPH RECORD

Jeffrey, Oliver and Margaret, House
3033 N.E. Bryce Street, Portland, Multnomah County, Oregon
Photographer: Amber Curry
Date: October 12, 2004
Negatives held by photographer

1. South façade; view to north.
2. West façade; view to east.
3. North façade; view to south.
4. East façade; view to west.
5. Pergola; view to west.
6. Stairs to pergola; view to west.
7. Sundial; view to west.
8. Kitchen nook; view to south.
9. Dining room; view to east.
10. Living room; view to southwest.
11. Kitchen; view to west.
12. Pressed-metal ceiling, study; view to north.
13. Built-in writing desk, study; view to south.
14. Second-floor bathroom; view to north.
15. Cavetto cornice, master bedroom.

Photocopied photographs

Photographer: Aimee Finley, M.S.
Date: April 19, 2005
Negatives held by photographer

16. Basement billiard room fireplace; view to west.
17. Basement billiard room paneled wainscoting; view to south.
18. Historical view; view to northeast.
19. Historical view; view to northwest.