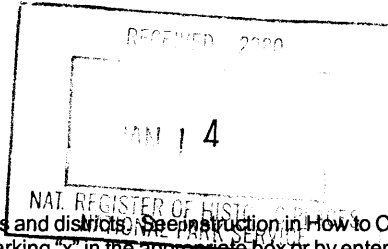


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

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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 George W. & Hannah Martin/ John B. & Minnie Hosford House

other names/site number _____

2. Location

street & number 2004 NE 9th Avenue not for publication _____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 of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

James Hamrick
Signature of certifying official /Deputy SHPO

January 9, 2003
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 _____ 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
Signature of Keeper

2/27/03
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structure
		objects
1		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

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

foundation brick
roof composition shingles
walls WOOD: drop-lap clapboard & shingles
other

Narrative Description

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

The George W. & Hannah Martin/ John B. & Minnie Hosford House of 1892 is a two story residential dwelling of the Queen Anne Victorian architectural style very popular during the last fifteen years of the 19th Century. This fine home retains its architectural integrity in spite of heavy use by many families since its construction including much neglect during the second half of the 20th Century. This fine example of a Queen Anne on NE 9th in the Irvington neighborhood retains most of its original and distinguished architectural features both inside and outside. The general Irvington district recognized by the City of Portland runs between NE 7th & NE 24th, and between NE Broadway & NE Fremont.

The Martin/Hosford House stands in the western portion of the Irvington neighborhood at 2004 NE 9th between NE Tillamook & Hancock streets. The subject house also sits next to the southern line of the West Irvington plat adjacent to Holladays Addition to East Portland.(Appendix A) The large subdivision of Holladays Addition runs to the south well past the present day Irvington residential blocks and through the Lloyd Center District until NE Glisan Street. Presently, the southern and oldest portion of the Irvington neighborhood bounded from NE 7th to 24th, and between NE Tillamook & Hancock Streets is primarily a residential area with a mix of single-family to multiple- family dwellings. The surviving single-family homes are primarily the oldest dating from 1891 to 1910. Some of the duplexes and multi-plexes are original to their use and date from the 1910s. Some of the apartment

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buildings to the south were built during the 1910s & '20s. Other multi-family dwellings were originally single-family homes converted during the 1940s and later. During the 1960s & '70s, larger and stylistically non-compatible apartment buildings were constructed in pockets throughout the southern portion of the Irvington neighborhood replacing many single-family homes.

The subject house is generally rectangular in form measuring 27' wide and 47' long. Most of the house is two stories high but the first story extends out about another 14' towards the rear. The main living space on both floors is about 2200 square feet. There is an unfinished attic space with a pull-down staircase above and a full basement with a finished floor below. As common in the Queen Anne style, the front and south side bay windows on the first story are cut-away that support gable ends with decorative shingles and milled ornamentation above. The house sits up on a bank that is almost 7' higher than the 9th Avenue elevation. The main floor level of the house is 5' higher than the top of the bank. It is supported by a perimeter brick foundation with many daylight basement windows that light the large basement space that has a concrete floor.

The Martin/Hosford House sits on Lot 5 of Block 122 in West Irvington, which is 50' wide and 100' deep. In the front, the end of the bay window sits back 17' from the right-of-way of NE 9th and the remaining façade has a 20' setback. The front lot line (right-of-way) is about 8" from the back of the public sidewalk. Most of the older houses in the immediate vicinity have a similar setback. The most prominent bay window is in the front and a second bay window is located on the south side very close to the southerly lot line (& subdivision line). A third gable end on the north side of the house bisects that elevation. In the rear is a backyard planted with period gardens. On the immediate block of NE 9th between Tillamook & Hancock streets is a variety of old homes of different styles that are all younger than the subject house. Immediately adjacent to the south is a Craftsman one and a half story bungalow built in 1908 and next to that is a Dutch Colonial Revival styled larger home built in about 1904. Further south on the corner of NE Hancock is a simple American Foursquare built in 1900. The last two houses were converted into duplexes during the mid-20th Century or later. On the west side of NE 9th at Hancock is an architecturally incompatible smaller apartment building constructed during the 1970s that replaced two or more old single-family homes. Directly across the street from the subject house are two smaller simple bungalows built during the late 1910s or the early '20s. On the corner facing NE Tillamook is a large handsome two and one half-story house in the American Foursquare style built in 1903 for John Hughes with some Arts & Crafts features. Across the street on the same corner also in view from the subject house is the Michael O'Conner House, a 1902 American Foursquare that remains intact. At the NE corner of the same intersection is the William Muirhead House, a 1901 Shingle Style with visible 1960s alterations into a multi-plex.

Exterior Description

The George W. & Hannah Martin/ John B. & Minnie Hosford House is a wood framed dwelling of two stories with an asymmetrical layout of the Queen Anne architectural style. The roof is of a steep pitch with a hip form but with a flat spot on the top where a widow's walk existed, possibly surrounded by cast iron cresting. The one story roof section at the rear of the house is also hip in form, also with a flat portion at the top and is original to the house, not an add-on addition as demonstrated by floor plan evidence and the 1901 Sanborn fire insurance map.(Appendix E) The house has three major gable ends on the front and side elevations. It has a porch in the front at the entryway with an open balcony above it on the second story and an add-on porch near the rear on the north elevation.(photo 1) On the first story, this house is sided with beveled shiplap made from Western red-cedar and clapboard of the same material on the second story. A flared belt course of scalloped and simple shingles runs around the front and side elevations between the two floors. In all three major gable ends, scalloped shingles cover the upper portion of the gable. As typical in most Victorian era homes, the windows are predominantly of the tall and narrow one-over-one double-hung type. Three original stained glass windows survive and are attributed to the Povey Brothers, both of who lived nearby during construction of this house in 1892. It is evident that several other upper sashes of stained glass have been removed or stolen during the latter 20th Century and the owners are searching for similar period pieces from local salvage that are close in design to the original surviving windows. In spite of occupancy by many different families during a 110-year period, only a few exterior alterations have been done during the middle of the 20th Century and were reversed by the present owners in restoration. The house is especially fortunate to retain original ornamentation and scrolled millwork on the gable ends and bay windows.

At the west (front) elevation is a main front gable end with a polygonal cut-away bay window on the lower level. At the cut-away bay are decorative brackets with pointed drip finials or acorns.(photo 2) Unique to this house, a section of the flared out belt course extends over the top of the center window acting as an awning supported by smaller milled brackets, a design likely from the mind of George W. Martin, the builder. The side gables also have this type of treatment over the center first story window.

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Above the second story windows in the gable are fish-scale shingles that flare outward and the treatment is similar on the side gables. Turned columns support the front porch off to the left. The columns are close replications of the long-gone originals and are connected by railing with turned balustrade spindles, all installed during 2001 restoration of the porch. Outlines from evidence of paint ghosts of the original materials provided a relative template for replication. A lack of early photographs of the house required only an estimation of how the upper and lower spindles appeared. A small pediment above the front steps was reconstructed from evidence discovered under poorly matched shingles from a later date. A smaller gable end above the balcony was reconstructed using materials that replicated the existing original materials.

The south elevation was built very close to the south property line and also the boundary between West Irvington and Holladays Addition. It is dominated by a cut-away bay window on the first story with a gable end above it with similar materials and ornamentation as the bay in front.(photo 3) As in the front bay, the unique original flared out extension hood over the center window remains intact and in good condition, especially considering a southern exposure. Upstairs, the bay has side windows in addition to the typical pair that would be found in the gable end, increasing the light allowed inside that bedroom. The same siding materials with beveled shiplap below and clapboard above, covers most of the side elevation. Besides the bay, another double-hung window exists upstairs near the front and a second downstairs near the rear.

The north elevation has the same siding materials as the south. In the center there is a gable end upstairs providing more window space. On the lower level is a wide squared off bay with three windows for the dining room.(photo 4) Above the side windows here are a matching pair of panels with jig-sawn decorative patterns that is original. Towards the rear of the house is an extruded porch that extends from the kitchen door to the backyard and appears to be original to construction of the house. At the east end of the porch is a door for a small tool room, also believed to be original to the house. The porch and layout is shown on the 1901 edition of the Sanborn fire insurance maps, the oldest version available for this part of the neighborhood.(Appendix E)

The east (rear) elevation is dominated by the one level back portion of the house, original to construction according to foundation evidence.(photo 5) Original building materials and siding remain intact, unusual for a house of this age, as it was common for additions and major alterations to be added on the rear of Victorian era houses. Above it is a blank gable end. Two chimneys are visible from the rear, a larger one that protrude through the second story roof near the center of the house and a smaller narrow one that once serviced the kitchen stove.

During the 1940s or 50s, the original materials of most of the front porch were replaced including plain porch supports and the open balcony above was enclosed. The deteriorated alterations including the failing top-heavy enclosure were reversed during restoration. Structural evidence and paint ghosts aided reconstruction of the upper balcony during removal of the enclosure. Sometime during the 1910s, a garage opening was excavated under the house utilizing basement space with an entrance under the bay.(14) The alteration is below grade and only visible from a direct view due to the high bank.

Interior Description

The Martin/Hosford House of 1892 is an elegant Queen Anne styled home of the Victorian era with a typical asymmetrical interior floor plan. Throughout the house, all of the original moulding around the doors and windows survive including original milled bulls eye corner blocks. The mouldings are milled from Western red-cedar with multiple beads. Double incised bead lines run around the corner blocks in a somewhat Eastlake styled pattern, different than the usual simple bulls eye blocks typical in Victorian era houses. Also fortunate to this house is the survival of nearly all-original hardware of solid brass with decorative patterns for the doorknobs, hinges, sash locks and sash pulls. Nearly all of the original doors of the 4-paneled variety remain inside. The ceilings in the first floor are 10' 6" high and 8' upstairs. Throughout the house, original Douglas-fir floors of the 3" wide standard tongue & groove variety remain. In most of the rooms, they have been refinished displaying heavy waved grain. Throughout the house, most of the original lath & plaster walls and ceilings remain in good condition. It appears that the original plasterwork was done with high quality standards.

When entering the front door, a foyer leads to a staircase to the left, an opening straight ahead to the dining room, and another opening to the right into the parlor. Due to damage from much rental use in the past, Tom Woolridge, the previous owner,

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overlie the foyer floor with oak in 1992 during restoration. A small closet exists under the staircase switchback that appears to be original. On the west (front) wall of the foyer is a simple stained-glass window with double-hung sashes of circle patterns and a border of light yellow color. Due to the pattern design, this window is attributed to the Povey Brothers Art Glass studio and original to the house. The staircase has simple turned balustrades and handrails of Douglas-fir and square newel posts with some carved ornament. A colorful stained window in the upper sash of the double-hung window adorns the north wall halfway up the staircase.(photo 6) This window has a strong attribution to the Povey Brothers due to the deep turquoise blue color in dogwood petals, multiple jewels of bright colors, and similar borders of the same pattern and color of the front foyer window. The doorway to the right from the front door leads into the parlor.

Inside the parlor, all original moulding remains with dark stained natural finishes.(photo 7) In addition, boxed trim in the same finishes below the three windows of the front bay carry the moulding down to basal (plinth) blocks at the floor level. The upper sash in the center bay window contains an original Povey glass window with concentric circle patterns with jewel pieces.(photo 9) In the center of the ceiling is an original plaster medallion with decorative floral motifs. On the east wall of the parlor is a built-in bookcase that appears original.(photo 8) To the right on the same wall is an opening leading into the living room. It is lit from outside by the 3 windows on the south bay.(photo 10) All of the original moulding is present in this room too with the same box panel treatment under the windows. On the east wall is a door that leads into a bedroom. At the northeast corner is a diagonal fireplace with a mantel and carved columns of oak. It has marble surrounds and tile base flooring. An original plaster medallion with decorative patterns adorns the ceiling in the center. A pair of pocket doors on the north side provides an entry into the dining room.

Inside the dining room, there are three larger windows providing much natural light on the north wall. As in the other windows at the bays, the same unique box panels are below each window. At the southeast corner, there is a diagonal fireplace with a decorative mantel that appears to be of maple.(photo 11) On the sides, columns with carved capitals support the mantel and brown tile surrounds the opening and covers the floor at the base. Inside the opening, there is a rebuilt gas insert dating from 1894. An ornate plaster medallion adorns the center ceiling in this room too. A built-in china cabinet is on the west wall that appears original. On the east wall is a doorway leading into the kitchen. The space is original but much of the kitchen was remodeled in the 1990s bringing it back to the period of the house. There were several previous remodels during the 20th Century that made it appear out of context. Reproduction beaded wainscot covers most of the walls up about 4' from the floor. At the northwest corner is a door leading outside to the porch. At the southwest corner of the kitchen is another door that leads to the staircase down to the basement. In the center of the south wall is another door leading into a bathroom that appears to have been the butler's pantry early in the house's history. As in the kitchen, the bathroom walls have reproduction-beaded wainscot. To the east is a door leading into the downstairs bedroom. Original moulding remains intact. The ceiling has a reproduction medallion to match the décor of the other original ones in the house.

Returning to the foyer and up the stairs leading to the second floor, a central hallway is met that runs east and west.(photo 12) At the west end is an open area with a platform and a door leading to the outside balcony. Further to the left is another door leading to a bathroom. Early fixtures remain in this bath including a claw foot bathtub but it is believed this bath was added during the earlier portion of the 20th Century. Adjacent to the bath to the east is a bedroom. The door to it from the hall has a transom above it for added natural light. Inside the bedroom, four windows on the south gable end add light. A unique small built-in medicine cabinet with a decorative wood door is on the west wall that is likely original. At the east end of the hallway are two more doors opposite each other with transoms above them for access to two other bedrooms. Original mouldings and other fixtures remain in these bedrooms as well.(photo 13) As noted earlier, fir floors and lath & plaster ceilings and walls remain intact. At the east end of the hall is a closet.

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

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

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

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1892

Significant Dates 1892

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

Cultural Affiliation _____

Architect/Builder George W. Martin of Portland Bridge & Building Co.

Narrative Statement of Significance

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

History of the Irvington Neighborhood

The Irvington neighborhood evolved from a Domain Land Claim (DLC) by Captain William Irving and his wife Elizabeth. William Irving was born in Scotland in 1816 and ventured out to sea when young and worked up to a rank of captain. In 1849, he was drawn to the California Gold Rush in Sacramento and operated steam-powered sternwheelers. He soon arrived in Portland and established shipping commerce connections. In 1851, he married Elizabeth Jane Dixon and they established a 640-acre land claim (320 acres each) plus a strip of land that ran down to the Willamette River and got title to the land cleared in an 1865 patent deed from the US Government. In 1852, he built a fine redwood home in the area just northeast of the east end of the present day Broadway Bridge. In 1860, the family moved to British Columbia where a new gold rush started in 1857 in the Frazer River Valley. Elizabeth Irving's brother George W. Shaver managed the property and moved into the home here. The Irvings became established citizens of New Westminster, B. C. until William Irving died of pneumonia in 1872.

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In January 1871, the Irvings sold a portion of their land along the southern boundary to Ben Holladay to be incorporated into Holladays Addition to East Portland. Development in the formerly Irving owned parcel did not commence until 1888 and the blocks between NE Halsey and NE Hancock from NE 1st to NE 17th cover this tract today, spanning three different neighborhoods. In 1882, efforts were started to subdivide some of the remaining Irving DLC into parcels. Son John Irving platted a portion at the southeast portion naming it John Irvings 1st Addition to East Portland, now primarily inside the Irvington neighborhood, covering the blocks between NE 17th & NE 24th. Also at this time, Elizabeth Irving platted a portion of her land at the southwest corner near the river, using her name, which is now inside the Eliot Neighborhood. Lot sales were very slow until the advent of streetcar service to Irvington in 1891. Later in 1882, Elizabeth and John Irving sold the eastern portion of the Irving DLC plus most of the blocks of the John Irving plat to a business syndicate for \$62,000. The syndicate was comprised of prominent Portland businessmen David P. Thompson, John Brazee, and Ellis G. Hughes. Elizabeth Irving retained ownership of the western portion west of present day NE 14th and returned to Portland in 1885.

On 24 October 1887, David P. Thompson, a renowned surveyor and developer, filed a plat for "Irvington" on paper with Multnomah County. The plotted subdivision covered both the land they and Elizabeth Irving owned, running between NE 7th to NE 24th inside the parameters of the present day neighborhood. They conceived it to be a well planned upper-middle class development laid out in long rectangular blocks. In September 1888, Thompson and Brazee appointed Charles H. Prescott as a trustee for their portion. In December 1888, Thompson and Brazee sold their holdings (2/3) to Charles Francis Adams, a prominent banker and Prescott was retained as the trustee. Elizabeth Irving and Ellis Hughes retained title to their holdings.

On 14 October 1890, Elizabeth Irving and A. G. Ryan (her second husband) re-platted the southwest portion of Irvington south of Tillamook Street labeling it "West Irvington" on the fractional blocks adjacent to Holladays Addition between NE 7th & NE 14th Avenues. Lot sales immediately commenced here but with deed covenants restricting building to residential use, a minimum cost, and one dwelling per lot. In July 1891, lot sales were opened in Irvington east of NE 14th in the southern blocks with more strict deed covenants for building. Only individual homes were allowed with a minimum cost of \$2500 with a 25' setback and excluded Chinese. This appears to be the earliest known well planned form of zoning as the City of Portland just acquired this area inside the city limits when the municipalities on the east side of the river were consolidated. At this time, Irvington was touted to be an affluent streetcar suburb to draw residents from the busy west side. Also in 1891, the City & Suburban Company expanded their streetcar line from the Steel Bridge into Irvington along NE 15th from Holladay Street providing a downtown connection. During 1891 & 1892, the average lot price was over \$1000 and sales accelerated. In February 1892, continued careful planning allowed additional West Irvington blocks to be re-platted by Elizabeth Irving-Ryan and opened to sales between NE 7th & NE 14th between Tillamook and Thompson Streets. Things reversed for the Irvington development beginning in April 1893, when a severe nationwide panic in the banking industry caused a sharp depression. Portland was hard hit due to drastic drops in shipping, timber demand, and manufacturing. The Irvington developers soon pulled the sale of new lots off the market rather than face drastic price reductions. There were many foreclosures to deal with, some on lots with houses. They waited until 1898 to resume lot sales, when there was improvement in the real estate industry again. When the big building boom occurred in response to the Lewis & Clark Centennial Exposition of 1905, the developers opened many other blocks north of NE Thompson Street. In 1907, portions of the subdivision further north past the proximity of Knott Street were sold to new developers who formed a syndicate called the Irvington Investment Company. Lot prices rose much more with a new flurry of heavy building activity. Newspapers in 1910 reported Irvington to be Portland's most popular suburb for construction of costly homes. By this time, most of West Irvington in the proximity of the subject house was filled in with houses, then with duplexes and other multi-family dwellings soon to follow. Most of the larger "flats" though were built in Holladays Addition to the south, many to suit higher-classed citizens as well. The character of the greater Irvington district did not begin to change until World War II in response to a sharp increase of housing pressure. Higher density zoning followed throughout the neighborhood where many larger homes were converted into multi-family dwellings. During the 1960s & '70s, much of the housing stock inside Irvington was deteriorating as many residents died or moved to the suburbs as housing and commercial pressure increased in response to the new Lloyd Center. This allowed the destruction of many fine homes for replacement by larger apartment buildings. At the end of the 1970s, a grassroots movement by residents was well under way that helped reverse zoning as a new group of professionals trickled into the neighborhood and invested in its revival.(12) Today, most of Irvington has become popular again with the restoration of many homes although higher property values and high-density pressure promoted by the city puts some of the remaining old resources at risk. Some condominium projects not compatible with the historic character have risen in the southern section in the past few years.

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History of the House

On 12 May 1892, George W. Martin purchased Lot 5 of Block 122 in West Irvington from William & James Sheehy for \$1000.(4) The Sheehys previously purchased several lots of this block from Elizabeth Irving in November 1890 and later built a home at 2003 NE 10th. Not many details are known about George W. Martin after an extensive search through records. He was born in Canada in September 1849 and married moving to Michigan by the late 1860s. Hugh C. Martin, his first son from his first wife, was born there in September 1869. During the 1870s, it appears that they moved to Oregon where Daughter Elizabeth was born in November 1876. They moved to Illinois by February 1878, where son Fred was born and later daughter Nellie in February 1882, and son Harry in March 1887. It appears that George married Hannah A. sometime during the later 1880s. She was born in New Jersey in 1859, being too young to bear the first 2 children.(15) George Martin moved to Portland in 1889 and it appears that he was well educated and influential in the construction scene in Portland during the early 1890s. He was listed as one of the directors for the Portland Bridge & Building Company and a general contractor for the firm according to directories from 1890-94.(Appendix F) The firm existed in Portland since 1889, about the same year George Martin arrived in town. Robert Wakefield was the president and T. D. Warwick was listed as a second director and the office was at Room 54 in the Worchester Block at the corner of SW 3rd & Oak.(8) Due to a lack of written records and local journals during this period, it is not known of any contracts involving bridge construction in Portland during the early 1890s. It was reported that they had a larger contract for much of the construction of the Union Station during the early phases between 1889-93. It does not appear they were involved in the later phases of construction of that Portland landmark between 1893-96. The 1893-94 depression caused a halt in construction likely resulting in the non-payment of contracts.(6) After George Martin left town in 1894, Portland Bridge & Building Company remained in business and during the 1900s, it was reported they had a few larger bridge contracts for streetcar viaducts crossing Sullivan's Gulch on the east side of Portland.(9) In 1908, the firm completed a contract to fill in twenty one blocks in lower East Portland that were swampy for road improvements.(10) It does not appear they designed or constructed any of the surviving large bridges crossing the Willamette River. Robert Wakefield remained the president of the firm until 1922, about the time they dissolved or were bought out by another firm.

George Martin commenced construction of his new home immediately after purchase of the lot in 1892 and very likely he designed the home and oversaw the construction. He presumably had the same firm carry out the construction work. The house appears like many typical Queen Anne styled homes of the period but has a few unusual factors in the layout inside. It is believed Martin was educated in engineering due to the occupation of the company and his position in the firm. George Martin and his wife Hannah A. previously lived on NW 14th before moving into their new home by the fall of 1892. The family with seven children only lived in the new home until February 1894, when it appears that he was forced to sell. The 1893 directory (compiled in 1892) and the next edition in 1894 listed him at this address and then he was gone before the 1895 edition was published.(13) The Martins left Portland during 1894, likely in response to the 1893 Bank Panic & Depression and likely they left the state. In 1897, the Martin family returned to Portland as the depression was waning and George built a smaller home at NE 10th & Holbrook (Holman?) in Highland Park, in proximity of the Woodlawn neighborhood. The 1898 directory lists him as a bridge foreman for Oregon Railway & Navigation Company, where he was employed into the 1900s. The family had two daughters born at this location; Irene in December 1897 and Eva in September 1899, thirty years younger than the oldest son Hugh.(15) By 1903, he built another home at 1828 NE Everett (now gone) where most of the family remained until 1906, the last year of any directory listings. His oldest son Hugh C. Martin also worked as a draftsman for the same railroad but lived in his own home in Albina after 1900. It is not known where the Martin family members moved but believed to be in Eastern Washington and Spokane vicinity. Directory listings for the three older sons also ended in 1907.(8)

On 5 February 1894, George & Hannah Martin sold the house to George W. & Fannie E. Sturgess for \$4500.(3) Little information is known about Sturgess. He was a grocer who operated a store on N Russell Street in lower Albina. On 22 March 1897, they sold the house to Charles Albert Rueppell. Charles Rueppell was a foreman for the Oregon Furniture Manufacturing Company with offices on Front & 1st Streets downtown. He was born in Germany in July 1848 and immigrated to the United States during the 1870s. In 1880, he married Josie Alisky in California, where she was born in 1860. Her parents came from Germany. In 1900, all four of their surviving children were living in the household. Son William E. Rueppell was born in May 1881 and worked as a clerk for Dayton Hardware Company downtown by the late 1890s. Raymond A. Rueppell, the second son, was born in June 1883 and worked as a carver at the same furniture company his father supervised. Daughter Elma was born in January 1889 but sadly died on 7 April 1905 at the age of sixteen. Edwin, the youngest, was born in March 1892.(2) On 29 June 1901, Charles Albert Rueppell died at the home of an undisclosed illness. The remainder of the family remained in the house.

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Continuation Sheet

Section 8 Page 4 George W. & Hannah Martin/ John B. & Minnie Hosford House (1892)

On 26 March 1903, Josie Rueppell sold the house to John B. & Minnie A. Hosford for \$5000. At this time, John Hosford was a well-known Portland attorney working up the ranks in that business. John B. Hosford was born 15 December 1860 in Limerick, Ireland, the son of William & Anna J. Hosford. Between 1872-75, he attended the Limerick Academy, and from 1875-77, the Kilkenny College, and then Trinity College of Dublin, Ireland from 1877-80. He graduated with honors from there and received a prize in Classical Literature. He tutored at Winchester College and Alexandra Park College of London, England until 1883, when he went into military service. In 1885, he saw active service in the Boer War uprising at Bechuanaland, South Africa where he was a member of the First Mounted Rifles. Hosford came to Oregon in July 1886 and became the editor for the *Fossil Journal* in Wheeler County in 1887. In 1888, he became the proprietor and editor of the *Wasco News* and held the same position for the *Moro Observer* in 1890. In 1891, he was admitted to the Oregon bar at Salem and started a law practice at Wasco, where he also served one term as Sherman County School Superintendent until 1892, when he moved to Moro, where he retained his law business with partner W. H. Ragsdale until June 1904. He married Minnie A. Gilkinson there in 1892 and was the school director in the Moro District for several years. In 1903, he moved to Portland, at least part-time about the time he purchased this house for his family and opened up an office inside the Abington Building downtown. In 1904, Hosford became the chairman of the Republican County Central Committee and delegated Sherman County. He was elected secretary of the Republican Congressional Convention in Portland.(3) He continued his law practice in Portland with two different partners for a few years until 1917. Sometime around 1915, his wife Minnie apparently died and soon, he returned to Moro. In 1916, he remarried to Lillian Manchester and soon sold this house. In 1923, he became the Assistant Attorney General under Van Winkle for the State of Oregon and moved to Salem. He was noted in handling some of the most important legal proceedings the state has seen to date.(5) On 16 January 1930, the *Oregon Journal* and *Oregonian* listed the obituary of John B. Hosford, who died of an illness at the age of 69 in Salem. His second wife and son John C. Hosford were only listed as survivors and he had active membership in the Masonic Lodge.(6)

The house was apparently used as a rental by 1917 under the ownership of G. M. Keller and remained a rental until 1932. By 1933, the house was owned and occupied by Joseph Arthur and Lucy V. Butler. Mr. Butler was a cement worker but he left by 1936. In that year, Gus and Matilda Guddat purchased the house. By the early 1940s, Gus Guddat was listed as a contractor. Some time during World War II, it is believed he may have converted the house into a duplex but kept his residence here until about 1950. By 1952, the house was sold to Garvin A., Ida, Richard C., and Rose E. Kirack. Garvin Kirack worked in construction and later in the 1950s, for Hoffman Construction. During the next two decades, the house was still under Kirack ownership and occupancy. It was likely the two different families utilized the duplex or possible they made the conversion in addition to other remodeling such as the porch alterations. There were no permits in city records to document any of this work.(11) Kirack family members remained until 1985, when the house was simply a rental again.(2) In 1991, the house was sold to Tom and Kay Wooldridge and restoration work was started. Inside, the added wall separating the upstairs from the downstairs was removed returning the house to a single-family dwelling. In 1995, Tom Wooldridge was transferred to Seattle and the house was sold to Tony Greiner and Mary Grant, the current owners who wish to finish the restoration.

Significance

The George W. & Hannah Martin/ John B. & Minnie Hosford House of 1892, has significance under Criterion C. Under this criterion, the house is architecturally intact as an excellent example of a Queen Anne styled home and one of the earliest built in the Irvington neighborhood. The Late Victorian category of the Queen Anne conforms to the styles, forms, and methods of residential construction in the Pacific Northwest during the late 19th Century. This home, built by a talented bridge builder at the beginning of development in Irvington, is one of the best examples of representation of the style and architectural integrity still standing in the neighborhood. The interior beauty is exceptional in this home. Of the other local residences of George W. Martin, this is believed to be the only one still standing. Originally, there were many graceful homes in the Queen Anne style built in the southern portion of the Irvington neighborhood but a large number were lost due to redevelopment or severe alterations. Larger homes in particular, often built on two or more lots, were sought by apartment developers during the 1960s and '70s and demolished. Some of these homes had turrets and fancy woodwork on the porches. One tragic example is the Marcus Delahunt House of 1898 that stood at the corner of NE 15th & Tillamook until demolished in 1966. In 2000, the Frank S. Myers (Postmaster's) House, a Queen Anne of unique design built in 1893 and attributed to architect Henry Hefty, was scheduled for demolition. This house, only 2 blocks from the subject house, was a run down rental but had architectural integrity equal to the George Martin House. Fortunately, this house, formerly at 1033 NE Hancock, was cut into two pieces at the last minute and

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NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 8 Page 5 George W. & Hannah Martin/ John B. & Minnie Hosford House (1892)

relocated over two miles to N Ainsworth for restoration. Row houses that were promptly sold individually at good prices, replaced it on the double parcel.

The Queen Anne (revival) architectural style evolved from a movement in England from the work of architect Richard Norman Shaw (1831-1912). The name used then was a misnomer with little resemblance to the true architecture of the English queen's short reign of 1702-14. Manor houses designed by Shaw inspired the popularity of the style in England during the 1850s and '60s. It borrowed elements from the Tudor, Jacobean, and Elizabethan periods and also absorbed elements of Japanese architecture. The Queen Anne was introduced into the United States through the Philadelphia Centennial Exhibition of 1876 and the public accepted modified derivatives. A breakaway from restrictive Renaissance designs was wanted but reminders of the past were still desired with a fresh and "modern" design. The design was complex with irregular floor plans and diverse elevations on each façade with varying textures. Around 1885, the Queen Anne style appeared in the architectural scene in Oregon and became the most popular style for residential design during the early 1890s. It faded drastically by 1901, when other more simple styles became more popular such as the American Foursquare, Colonial Revival, and the up and coming Arts & Crafts.(1)

The George W. & Hannah Martin/ John B. & Minnie Hosford House is significant under the area of architecture retaining its integrity both inside and outside. A few other Queen Anne Victorians in the immediate neighborhood retain their architectural integrity very well but the Martin House exceeds all the others except for one. A comparison was made with eight other two story homes in the same style that were also built during the early years of development in Irvington before the 1893 Bank Panic set in. The other houses were photographed for detailed comparison. The John E. Povey House (1891-92) at 1312 NE Tillamook equals the subject house in integrity and is in a high state of preservation (comparison A). Unlike the Martin House, it has been in the same ownership for over 70 years and listed on the National Register of Historic Places primarily under Criterion B in association with John Povey, a pioneer stained-glass artisan in Oregon. Only one of the many beautiful windows in the house has been lost to theft. Brother David Povey also built a fine home loaded with beautiful glass five blocks to the south in Holladays Addition but that house was demolished over 35 years ago for redevelopment. The Martin/Hosford House retains three of its windows attributed to the Povey Brothers, as the designs are very similar to known work. Of all the other houses compared, only the subject house has Povey attributed windows that have survived. It is evident that most of the comparison houses had some stained glass windows of similar design when they were built that were later lost to theft and alterations.

The Lucy A. Strauhal House (1892) at 2227 NE 14th is a good comparison in integrity (comparison B). It was built with a more simple design at less cost but retains the original exterior elements such as the shingled belt course and open upstairs balcony. It is apparent that stained-glass sashes existed in the front bay and transom over the front door due to plain modern glass now in the spaces. The house has undergone a recent sensitive renovation with a new addition in the rear. The interior foyer and front parlor inside have been changed during the 1910s with the presence of crown moulding over the doors and windows and it appears that a wall was moved or eliminated. The Daniel Olson House (1893) at 1123 NE Tillamook is another good comparison in integrity (comparison C). With similarity to George W. Martin, Daniel Olson was an experienced carpenter who integrated a little more design into his own residence here. Also an apparent victim of the 1893 Panic, Olson sold the house in July 1893, a matter of months after completion. As per the local directory, he did live here but soon moved from Portland. This house had more alterations than the Martin House, which has somewhat diminished the original appeal. Likely during the 1920s, the upper balcony in the front was enclosed and pocket doors between the parlor and living rooms were removed and replaced by a plastered arch opening. During the 1940s or '50s, the house was resided with asbestos shingles. During a 1990s renovation, the artificial siding was removed only in the front but the removed scalloped belt course shingles were replaced by drop-lap siding instead. No original stained glass has survived in this house. The John Putnam Smith House (1892) at 2140 NE 13th is another good example of an early Queen Anne built in West Irvington (comparison D). This house retains some integrity but also had more 20th Century alterations. It is unclear if the siding is original on the lower level or clapboard added during the early 20th Century. The front porch has also been extended and the open outdoor upper balcony likely added. It appears that the original covered balcony was very similar to the Lucy Strauhal House at 2227 NE 14th and converted into a bedroom at a later date. This house presently functions as a duplex, likely since the 1940s.

The Mary E. Hart House (1893) at 2147 NE 14th is another example of a fine Queen Anne built early in Irvington but has had some early 20th Century changes (comparison E). This house was built for Mrs. Hart, a widow, by Portland Cottage Building Association but soon was foreclosed on. The interior retains much of the original elegance of the late Victorian period including a decorative fireplace. A front gable end treatment survives along with a simple Queen Anne window in the upstairs front

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Continuation Sheet

Section 8 Page 6 George W. & Hannah Martin/ John B. & Minnie Hosford House (1892)

window. The front porch was extended into a wrap-around porch of the Craftsman style around 1910, the only major alteration that reduces its integrity as a Queen Anne. The original front porch was likely interesting as the builders built many other early homes in Irvington with unique porches. The Adolph Velguth House (1891) at 1511 NE Tillamook is another good example of a Queen Anne that retains much integrity.(comparison F) Mr. Velguth was a German born carpenter and it is believed that this is the first house constructed on the Irvington plat. Unfortunately, this house would have been a stronger candidate against the Martin House if there were not the recent replacement of nearly all the original windows with vinyl counterparts. Much of the interior of the house was altered into apartments during the 1960s but a lot of the original moulding remains. The T. D. Barton House (1892) at 2127 NE 15th is another interesting comparison of the same style.(comparison G) This house was built by Portland Cottage Building Association for T. D. Barton and most of the original ornamentation on the exterior survives today. Marcus Delahunt, a well-known neighborhood builder who lived next door, remodeled the house into a duplex in 1909. The lower front elevation was squared off and the front porch was altered in the Craftsman fashion. The interesting leaded beveled glass windows in front likely date from 1909. The last comparison, the Helene Brown House (1893) at 1817 NE Thompson is a good example of a once very elegant Queen Anne that has suffered alterations on the lower level façade during the 1970s but retains some original fancy moulding inside.(comparison H) According to the owner, the foundation had to be rebuilt and it was decided for the large front porch to be enclosed into additional living space. The upstairs balcony retains its original layout plan.(12)

In summary, it was found that the George W. & Hannah Martin/ John B. & Minnie Hosford House is only equaled in integrity by one other house of the same style throughout the entire neighborhood and that house has previously been placed on the National Register in association with its original owner. The neighborhood has nearly 25 two story houses in the Queen Anne style that still stand today and the subject house retains the most integrity in the area of architecture. Except for the John Povey House, all other homes have had exterior alterations that range from minor to severe. The seven other examples illustrated are the best representations. In addition, the entire Irvington neighborhood qualifies as a National Historic District in association to development and architecture. Its strong residential character has been well preserved in most of the neighborhood. It has a diverse array of homes in the Queen Anne, Shingle Style, Colonial Revival, American Foursquare, and all the derivatives of the Arts & Crafts style. Most of the housing stock in Irvington would qualify as a contributing resource. In the area of development, it is believed that Irvington was the first subdivision in Portland that had building restrictions that served as a template for zoning. The Irvington developers designed a well planned development decades before the city municipality adopted zoning ordinances. It is evident that the covenants were well adhered to until expiration in 1916. The spirit of the residents after 1916 and the following two decades preserved the residential character of most of the neighborhood that is still enjoyed today. The City of Portland has planned on nominating the neighborhood a national historic district to encourage more preservation of the older homes since 1997 in response to urban housing pressure but has postponed their efforts due to budget reductions and delays in other districts.

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9. Major Bibliographical References

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

1. Clark, Rosalind, "Oregon Style: Architecture from 1840 to the 1950s", 1983.
2. Griner, Tony, Occupational records and research, 1999.
3. *History of the Bench & Bar of Oregon*, 1910, p. 157.
4. Multnomah County Deed Recordings, 1890-1907.
5. *Oregon Journal*, "J. B. Hosford, Aide to Van Winkle, dies, Native of Ireland", 16 January 1930, p. 16.
6. *Oregonian*, Changes in construction of the new Union Station, 8 March 1893, p. 8.
7. *Oregonian*, "Oregon Lawyer Passes", 16 January 1930, p. 11.
8. Polk Company, *Portland Directories*, 1890-1917.
9. Pacific Builder & Engineer, 1904-06.
10. *Portland Journal of Commerce*, 1906-08.
11. Portland Buildings Bureau Record & Permit Center, building and plumbing permits.
12. Roos, Roy E., *The History & Development of Portland's Irvington Neighborhood*, 1997.
13. Roos, R. E., Historic outline for Tom Wooldridge, 8 January 1993.
14. Sanborn Fire Insurance Maps: 1901, 08, 23, & 32.
15. United States Census of 1900.

10. Geographical Data

Acreage of Property .125

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

Table with 4 columns: Zone, Easting, Northing, Zone, Easting, Northing. Row 1: 1, 10, 526460, 5042940, 3. Row 2: 2, 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 Roy E. Roos

organization Old House Histories date 15 July 2002

street & number 53 NE Thompson telephone (503) 282-9436
city or town Portland state OR zip code 97212

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 Tony Griner & Mary Grant
street & number 2004 NE 9th Ave. telephone (503) 282-1364
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. 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.



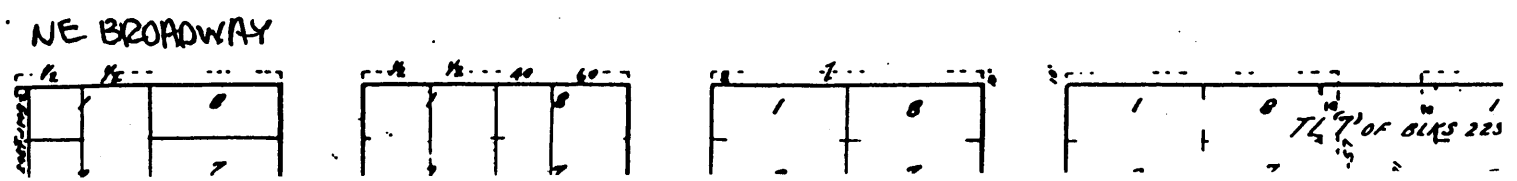
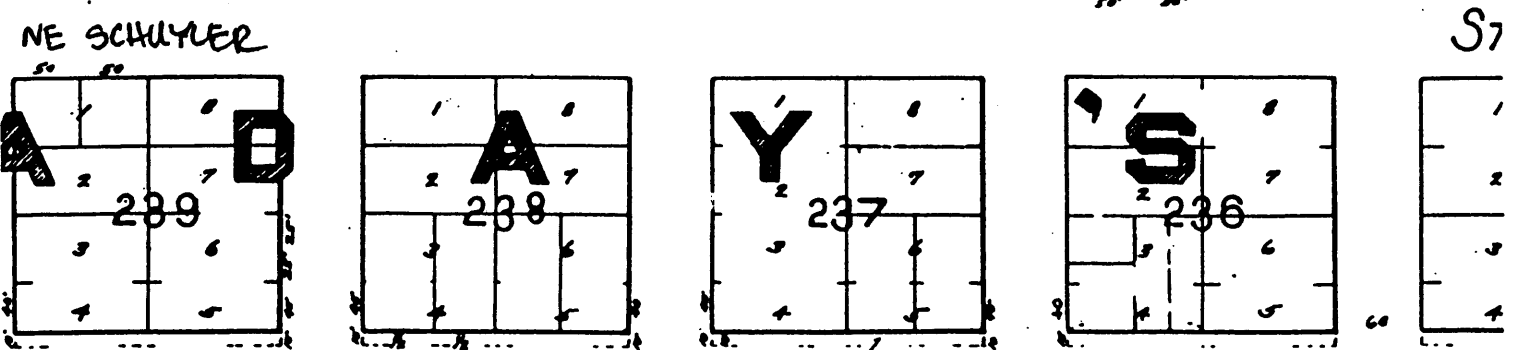
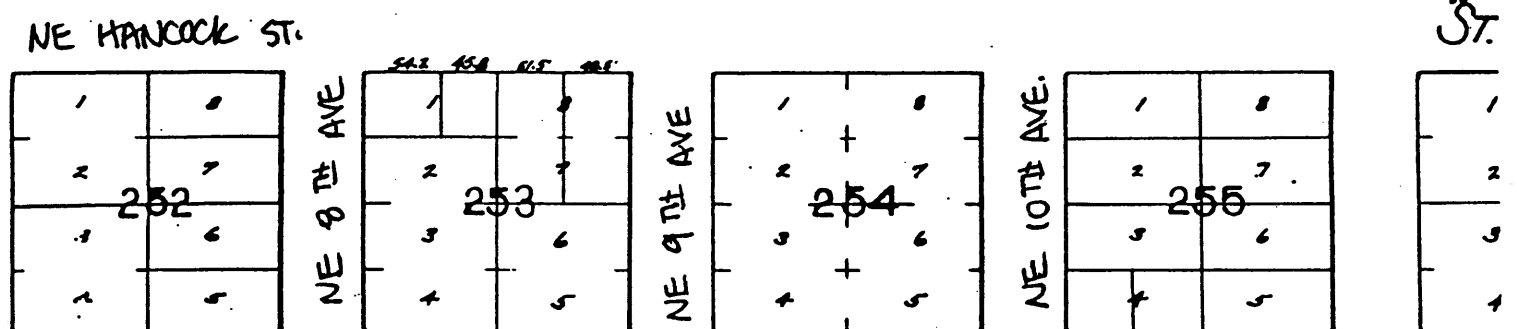
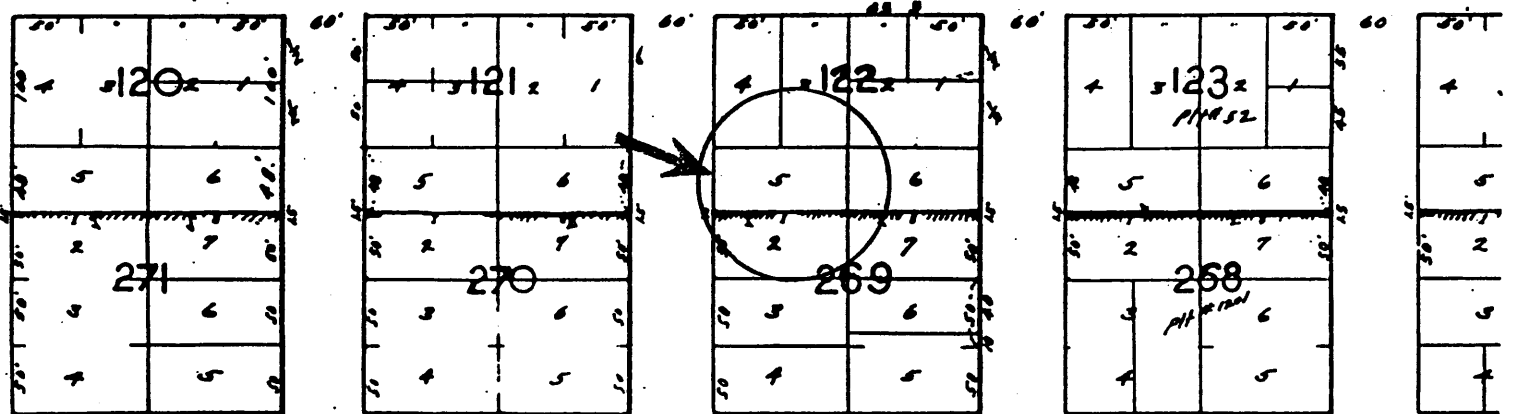
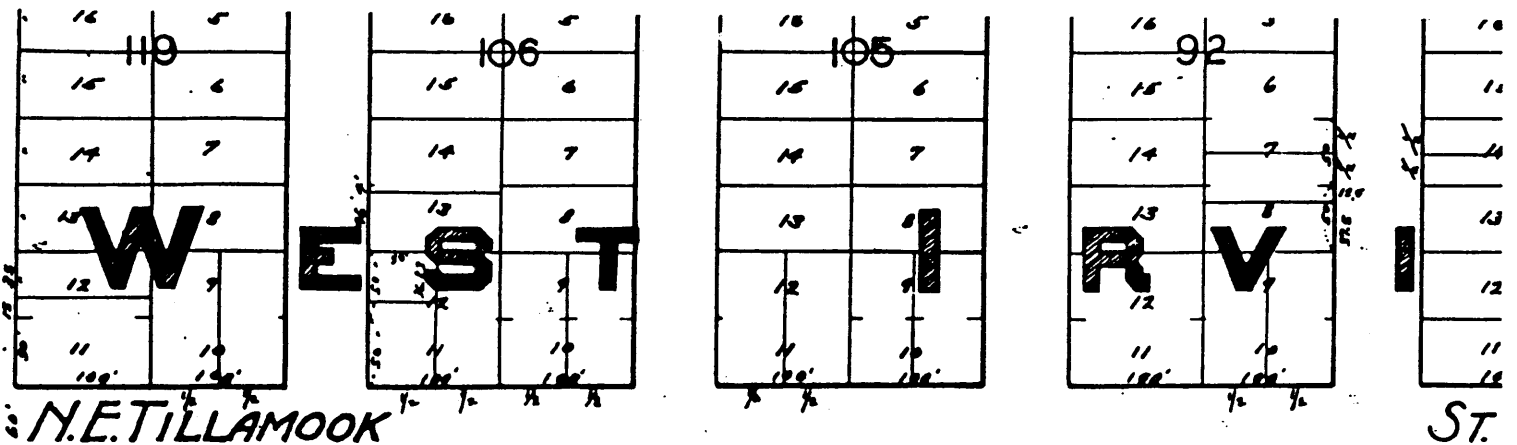
Fidelity National Title Co. of Oregon

Appendix A



The sketch below is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

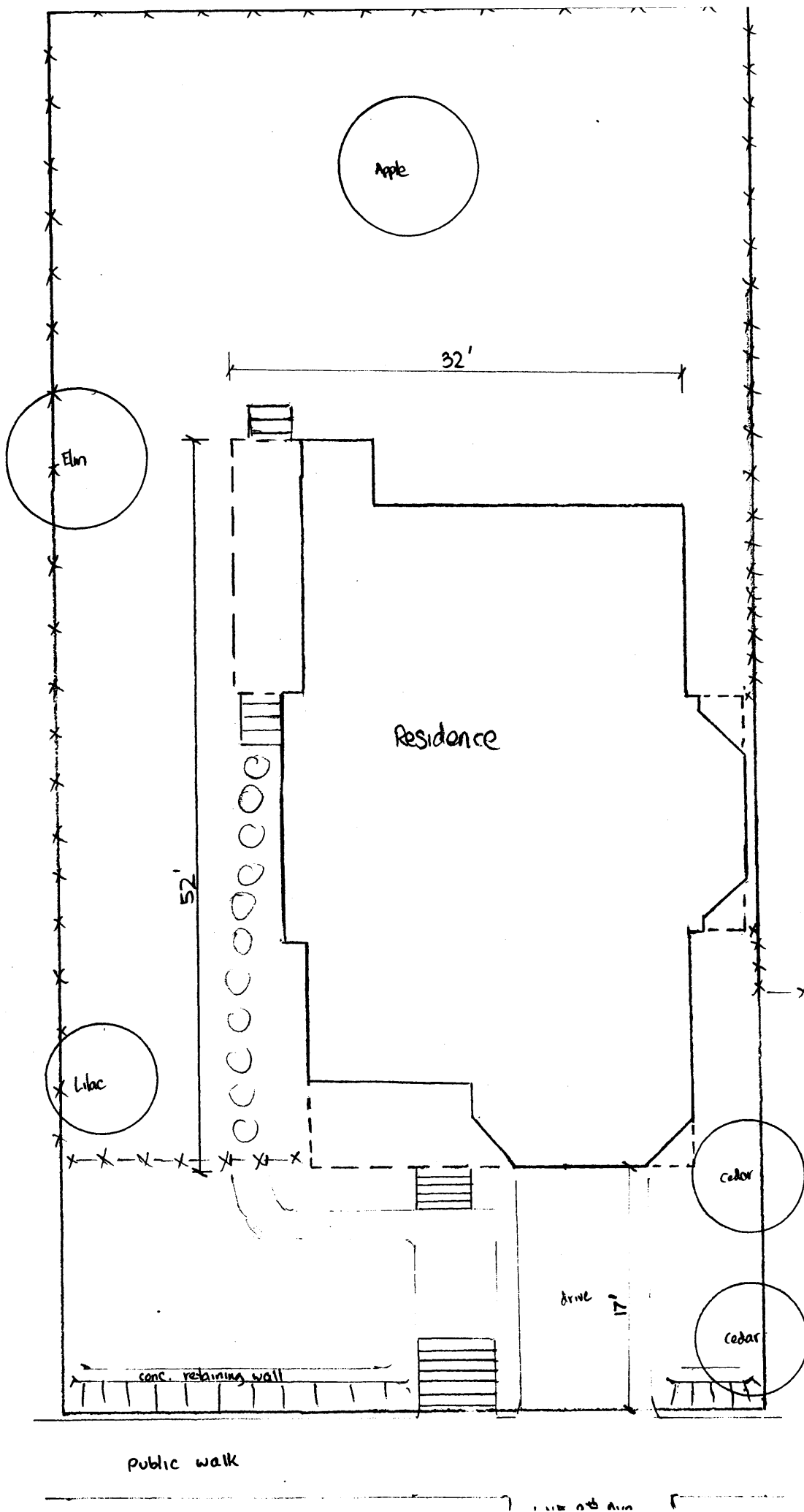
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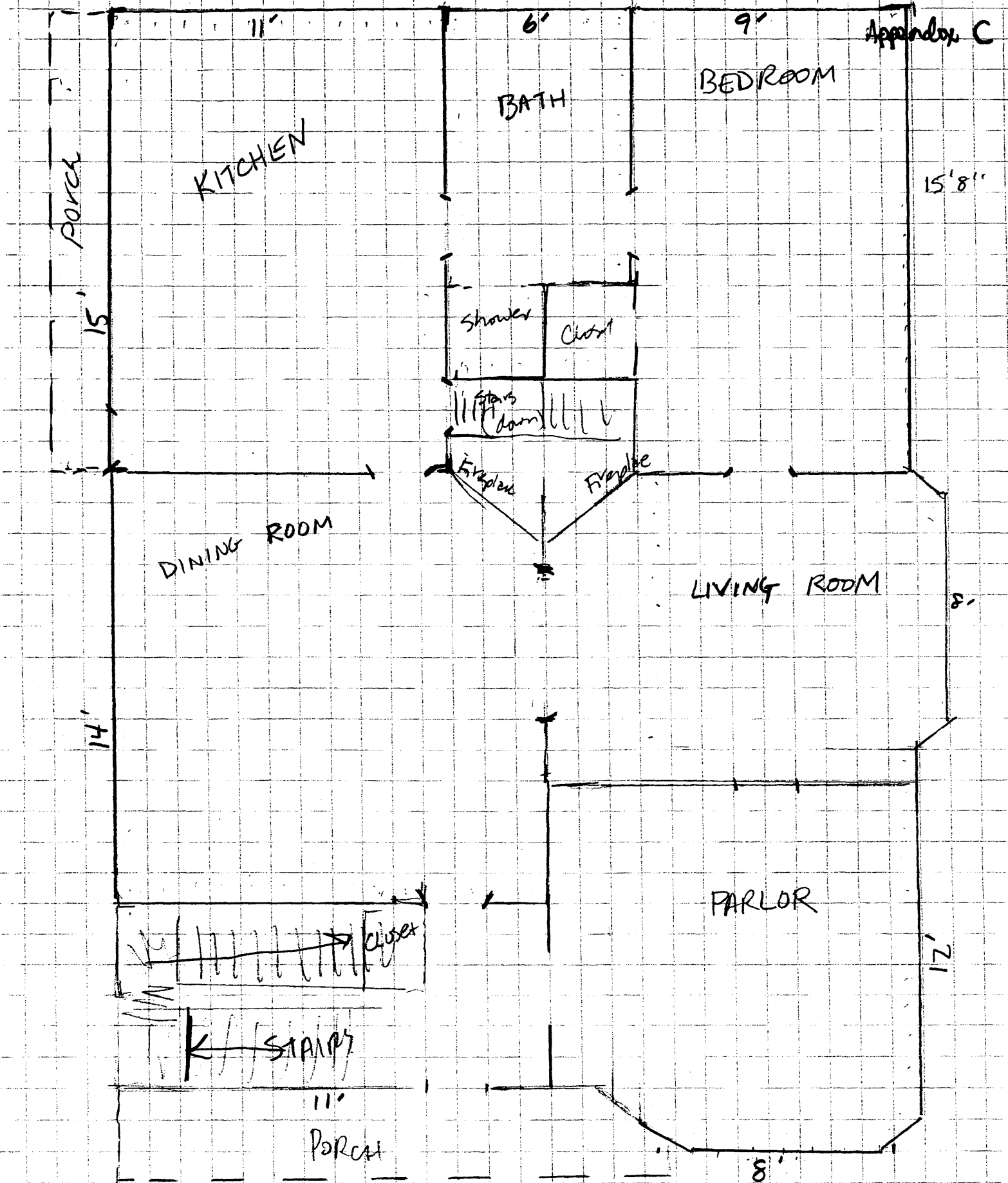
TL of BKS 225

APPENDIX B

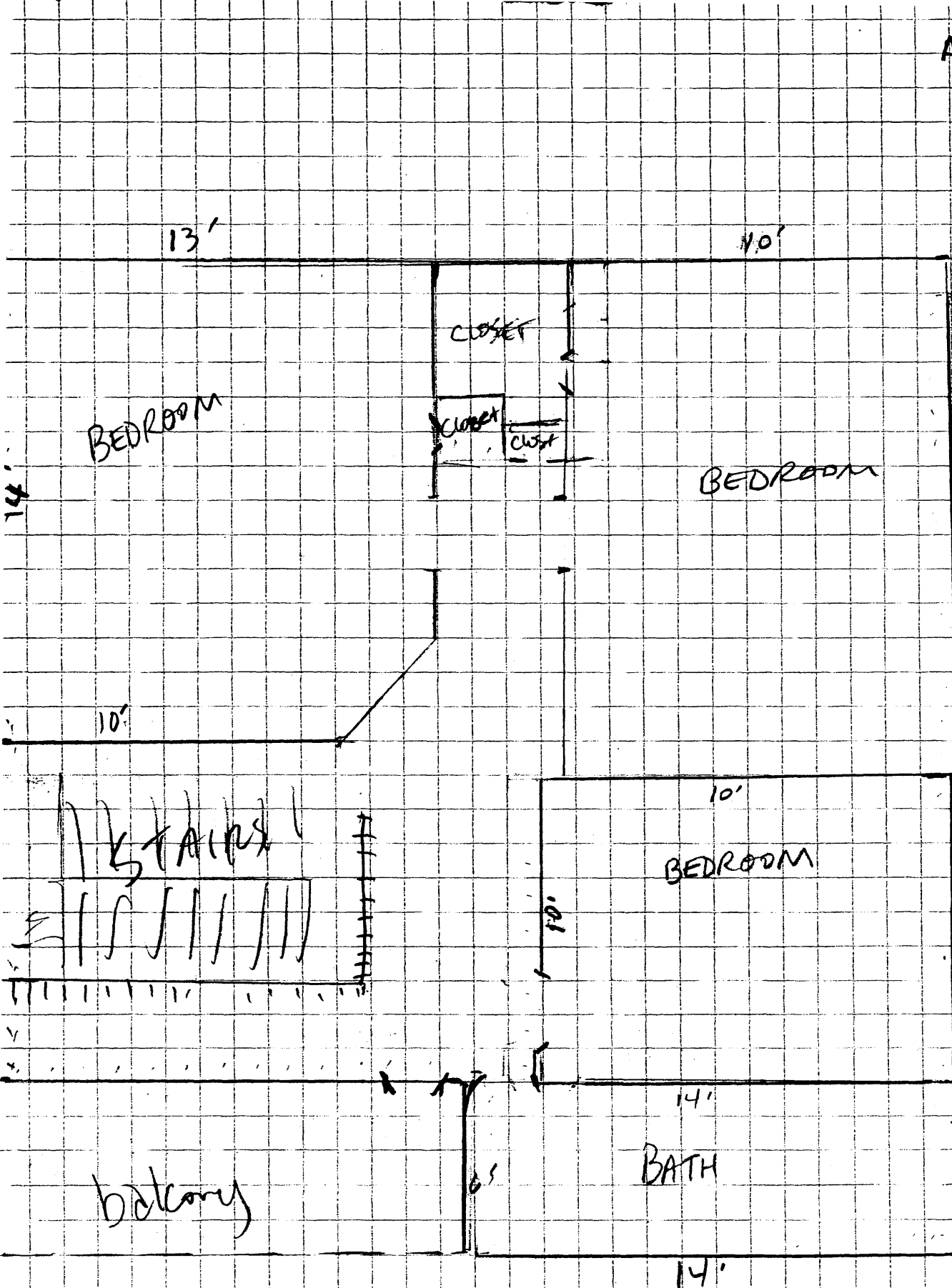
G.W. Martin House (1892)
Multnomah Co. (OR)



SCALE: 1" = 10'
RE Roos
July 2002



FIRST FLOOR



SECOND FLOOR

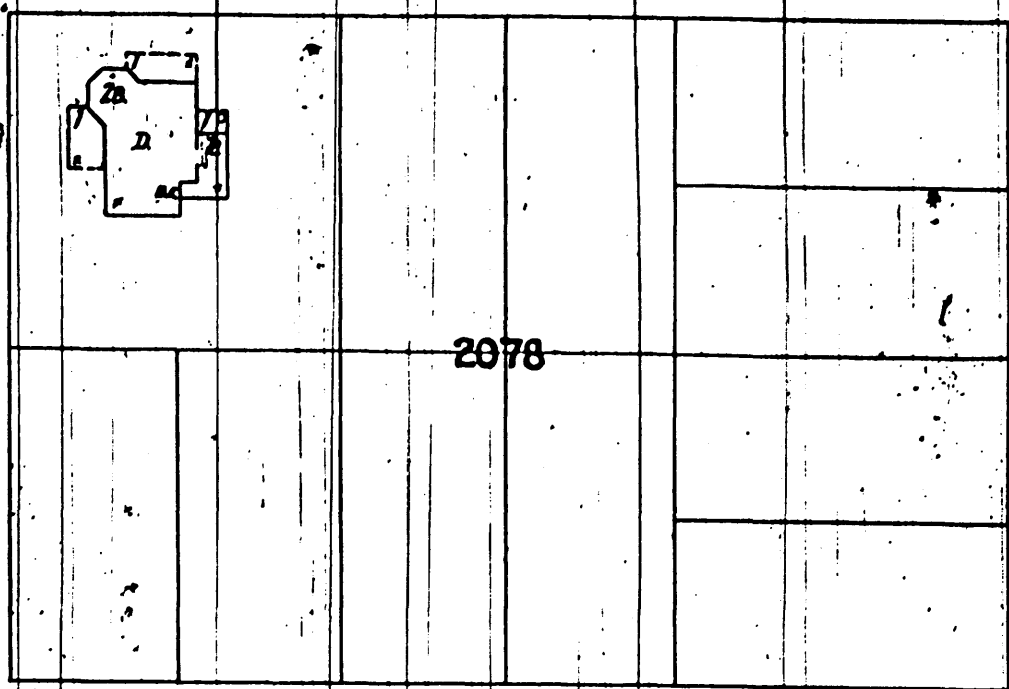
P. 212
1901

Appendix E

1901 Seaborn map

(B) 80

(D)

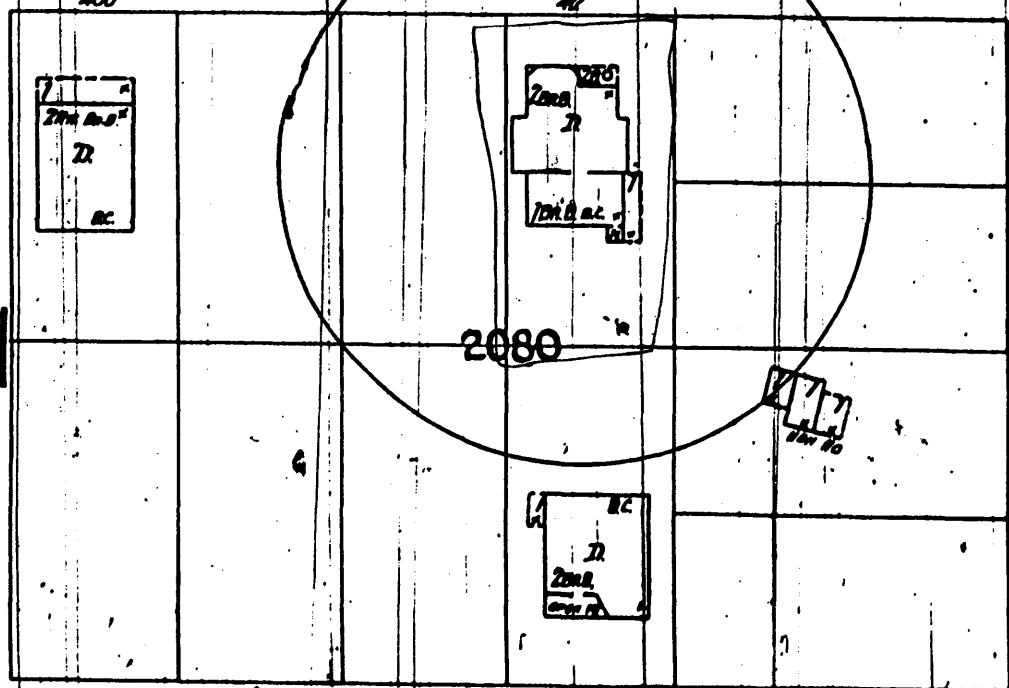


60 ft wide

(C) 80

9TH

(E)



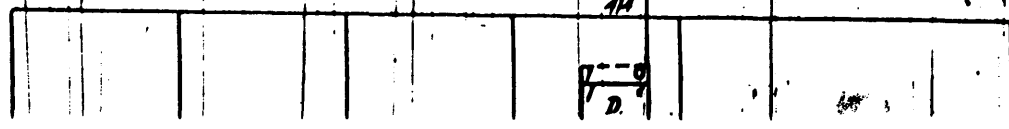
HANCOCK ST

TILLAMOOK

(A) 80

10TH

(F)



M. BURELBACH, PROPRIETOR.

Appendix F

*All Dead Animals will be Promptly Removed at short Notice
and Reasonable Charges.*

[Folk Portland
Directory (1890)]

ST. HELENS ROAD NEAR RACE TRACK.

TELEPHONE 839.

J. G. WATT.

D. K. ILIFF.

WATT & ILIFF,
BUILDERS,

STORE FITTING, CABINET WORK AND JOBBING

A SPECIALTY.

TELEPHONE 773.

285 Front Street,

PORTLAND, OR.

G. W. MARTIN.

ROBT. WAKEFIELD.

T. D. WARWICK

Portland Bridge  Building Co..

GENERAL CONTRACTORS

ROOM 54, WORCESTER BLOCK,

COR. THIRD AND OAK.

PORTLAND,

OREGON.

prominent in politics in Washington, from 1888 to 1896; 1890-1896 Auditor of Pierce County, Washington. President of Forest



Grove Abstract Company and Vice-President First National Bank of Forest Grove. President Forest Grove Board of Trade. President of Washington County Development League and Forest Grove Civic Improvement Society. Member Masonic Order. Republican.

HJALMAR E. HOLMQUIST.

Residence, 135 East Eleventh street; office, room 3, Merchants Bank building, Eugene, Oregon. Born at Visby, Sweden, November 28, 1879, the son of Carl J. and Maria E. (Engstrom) Holmquist. Married Miss Florence Howard at Eugene, Oregon, July 21, 1908. Entered the public school at Trakumla, Sweden, remaining there until 1886, when he moved with parents to California, then entering the public and high schools of Redwood City, California, graduating from same in 1899, entering the Leland Stanford, Jr., University at Palo Alto, California, and graduating from same in 1904, with the degree of A. B. While in the university he pursued the study of law, which he continued in the office of Emil Pohli, of San Francisco, California. Served as Deputy County Clerk of San Mateo County, California. Elected to the California Legislature from the Fifty-third District, serving during the session of 1909. Attended the Law School of the University of California, at Berkeley, during the summer session of 1909. Moved to Eugene, Oregon, being admitted to the bar, he opened an office in Eugene, which continues to date. Member of the I. O. O. F. fraternity. Republican.

JOHN B. HOSFORD

Residence, 412 East Ninth street, North; office, 410 and 411 Abington building, Portland. Born in Limerick, Ireland, 1861. Son of William and Anna J. (Bassett) Hosford. Married in 1892 to Minnie A. Gilkinson. Attended the Limerick Academy 1872-75. The Kilkenny College, Kilkenny, Ireland, 1875-77; and Trinity College, Dublin, Ireland, 1877-1880,



where he obtained honors and prize in classical literature. Resident tutor in Winchester College, England, 1880-1883, and in Alexandra Park College, London. Came to Oregon July, 1886, and was admitted to the bar at Salem, Oregon, 1891. Began the practice of law at Wasco, Sherman County, Oregon, in 1891. Removed to Moro in 1892 and continued the general practice of law until June, 1904. Served one term as County School Superintendent of Sherman County, and was School Director in Moro District for several years. During this period he was associated with W. H. Ragsdale, under the firm name of Hosford & Ragsdale. In 1904 he removed to Portland and continues the practice of his profession alone. Edited the "Fossil Journal" in Wheeler County, in 1887. Proprietor and Editor of Wasco News in 1888 and of the Moro Observer in 1890. In 1904 was Chairman of Republican County Central Committee and was delegate from Sherman County to Republican State and Congressional Conventions in Portland and was elected Secretary of the latter. He saw active service in Bechuanaland, South Africa, in 1883-5, as a member of the First Mounted Rifles, then engaged in subduing the native tribes who resisted the Imperial Government in South Africa. A member of the Masonic and I. O. O. F. fraternities. Republican.

HARRY G. HOY.

Residence, Marshfield, Oregon; office, Bennett & Walter block. Born May 5, 1879, at Napoleon, Henry County, Ohio. Son of Samuel and Malinda (Imler) Hoy. Married September 30, 1908, to Meta A. Bobell. Educated at the public schools of Spink County, South Dakota, and at Redfield College, Redfield, South Dakota. Read law in the office of Hon. John A. Pickler, Foulkton, South Dakota, and later took a short course in the Benton College of Law at St. Louis, Missouri. Admitted to the bar of Missouri in April, 1904. Came to Oregon in January,

Appendix

"The History of the State & Bar"