

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

JAN 27 1989

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Parelius, Martin, Fourplex  
other names/site number N/A

2. Location

street & number 423-29 S.E. 28th, 433-39 S.E. 28th  not for publication  
city, town Portland  vicinity  
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

|   |   |                                     |                            |
|---|---|-------------------------------------|----------------------------|
| Ownership of Property                       | Category of Property                            | Number of Resources within Property |                            |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | Contributing                        | Noncontributing            |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district               | <u>2</u>                            | <u>        </u> buildings  |
| <input type="checkbox"/> public-State       | <input type="checkbox"/> site                   | <u>        </u>                     | <u>        </u> sites      |
| <input type="checkbox"/> public-Federal     | <input type="checkbox"/> structure              | <u>        </u>                     | <u>        </u> structures |
|   | <input type="checkbox"/> object                 | <u>2</u>                            | <u>        </u> objects    |
|   |   |                                     | <u>        </u> Total      |

Name of related multiple property listing:  
Historic and Architectural Resources  
of Eastside Portland

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

[Signature] January 23, 1989  
Signature of certifying official Oregon State Historic Preservation Office Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

5. 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:) \_\_\_\_\_

[Signature] Entered in the 3/8/89  
National Register

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC; Multiple Dwelling

Current Functions (enter categories from instructions)

DOMESTIC; Multiple Dwelling

**7. Description**

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman

Colonial Revival

Materials (enter categories from instructions)

foundation Concrete

walls Weatherboard

Shingle

roof Asphalt

other

Describe present and historic physical appearance.

EXTERIOR DESCRIPTION (423-29 S.E. 28th)

This multi-family dwelling is sited on the second lot in from the southeast corner of the block at the intersection of Stark and 28th. The building occupies the entire lot, leaving little room for landscaping. The building faces Stark, a fairly heavily trafficked arterial street. In the adjacent lot stands an almost identical duplicate of this building. The surrounding area consists of other multi-family dwellings, single residences, and a few commercial structures.

The plan of the building is rectangular and it sits on a concrete foundation with a full basement. Two stories in height, the building is covered by a hip roof of composition asphalt shingles. Three dormers project from the east face; a central shed flanked by a gable on either side. The dormers are sided with rectangular shingles. The shed dormer has two sets of paired six-pane casements. The gables are ornamented by single, eight-pane casements and exposed rafter ends. Below the overhanging eave are exposed rafters and cornice. Two square red brick chimneys rise from the center of the roof.

The exterior surface of the building is clad with bevelled shiplap on the two lower levels. The four corners are embellished by full-length, recessed panel pilasters with modest capitals. The predominant window type is one-over-one double-hung sash, but a number of various sized casements also are present. All of the windows and doors have architrave moldings. On the main (east) elevation, there are four sets of tripartite windows which consist of a central picture window with transom above, and a narrow one-over-one window on either side. Each tripartite window marks one of the apartments within and is symmetrically arranged on the facade, located on either side of the central bay.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 2

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The main elevation can be broken into three sections. A central, recessed entry bay and two identical bays on either side. The central section contains the entry on the first level, and a porch on the second. This central section is framed by panelled pilasters identical to those found on the corners which support a beam and dentilated cornice. A pointed arch design highlights the main entry. A set of steps lined by boxed wooden piers leads to the recessed front entry, within which are four doors, each an individual entry to a living space. The doors have nine-paned windows with extended sills and a single panel below. A nine-paned casement is located on the wall on either side of the main entry. Directly below the steps to the main entry, a pair of doors allow access to the basement.

Within the recessed bay on the second floor, a porch fills the area, and the back wall is lined by two doors in the center flanked by nine-paned casements. The recessed porch on the second floor is highlighted by an open balustrade with a pattern of squares and criss-crosses.

The western, or rear, elevation of the building has four small recessed porches in the center of the back wall. The upper have open balustrades with vertical, square balusters, and the lower are enclosed by trellis screens that provide privacy.

The only apparent additions are two exposed red brick chimneys that project at the north and south ends of the building. In general, the building is in good condition.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3

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INTERIOR DESCRIPTION (423-29 S.E. 28th)

The interior is divided into four apartments, two on each floor. The ground floor units are entered directly from the recessed entry. The upper units have separate doors which lead to stairs, rising to the second floor. Finishwork is generally simple and intact.

The ground floor units have four rooms that are not arranged around a central hall, but instead lead from one into another.

The living room and dining room each have coved ceilings and built-in furniture with leaded, stained glass doors. Bookcases separate the two rooms, but open out to the living room. The dining room has wainscoting with a deep plate rail, and a built-in hutch. The buffet conceals a hide-a-bed. The kitchen and bedroom have built-in furniture as well. The kitchen has a pantry cupboard and a broom closet.

The upper floor units have similar amenities, although the plan is somewhat different. In addition, these units have access to the attic, which is divided into one large room and a storage space.

EXTERIOR DESCRIPTION (433-39 S.E. 28th)

This multi-family dwelling is sited on the southeast corner of the block at the intersection of Stark & 28th. The building occupies the entire lot, leaving little room for landscaping. The building faces Stark, a fairly heavily trafficked arterial street. In the adjacent lot stands an almost identical duplicate of this building. The surrounding area consists of other multi-family dwellings, single residences, and a few commercial structures.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4

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The plan of the building is rectangular and it rests on a concrete foundation with a full basement. Two stories in height, the building is covered by a hip roof of composition asphalt shingles. Three dormers project from the east face; a central shed flanked by a gable on either side. The dormers are sided with rectangular shingles. The shed dormer has two sets of paired six-pane casements. The gables are ornamented by single eight-pane casements and exposed rafter ends. Below the overhanging eave are exposed rafter ends and a dentilated cornice. Two square red brick chimneys rise from the center of the roof.

The exterior surface of the building is clad with bevelled shiplap on the two lower levels. The four corners are embellished by full-length, recessed panel pilasters with modest capitals.

The predominant window type is one-over-one double-hung sash, but a number of various sized casements also are present. All of the windows and doors have architrave moldings. On the main (east) elevation, there are four sets of tripartite windows which consist of a central picture window with transom above, and narrow one-over-one windows on either side. Each tripartite window marks one of the apartments within and they are located on either side of the central bay in a symmetrical arrangement.

The main elevation can be broken into three sections. A central, recessed entry bay has two identical bays on either side. The central section contains the entry on the first level, and a porch on the second. This central section is framed by panelled pilasters like those found on the corners which support a beam and dentilated cornice. A pointed arch design highlights the main entry. A set of steps lined by boxed wooden piers leads to the recessed front entry, within which are four doors. All of the doors have nine-paned windows with extended sills and a single panel below. A nine-paned casement is located on the wall on either side of the main entry. Directly below the steps to the main entry, a pair of doors allow access to the basement. Within the recessed area on the second floor, a porch fills the area, and the back wall is lined by two doors in the center, flanked by nine-paned casements. The recessed porch on the second floor is highlighted by an open balustrade with a pattern of squares and criss-crosses.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 5

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The western, or rear, elevation of the building has four small recessed porches in the center of the back wall. The upper have open balustrades with vertical, square balusters, and the lower are enclosed by trellis screens that provide privacy.

On the exterior of this building there are no apparent alterations or additions. In general, it is in good condition.

INTERIOR DESCRIPTION (433-39 S.E. 28th)

The interior is divided into four apartments, two on each floor. The ground floor units are entered directly from the recessed entry. The upper units have separate doors which lead to stairs, rising to the second floor. Finishwork is generally simple and intact.

The ground floor units have four rooms that are not arranged around a central hall, but instead lead from one into another.

The living room and dining room each have coved ceilings and built-in furniture. Bookcases separate the two rooms, but open out to the living room. The dining room has wainscoting with a deep plate rail, and a built-in hutch. The buffet conceals a hide-a-bed. The doors of the built-in bookcases and hutch were removed (c.1975). The kitchen and bedroom have built-in furniture as well. The kitchen has a pantry cupboard and a broom closet.

The upper floor units have similar amenities, although the plan is somewhat different. In addition, these units have access to the attic, which is divided into one large room and a storage space.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)  
Architecture

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
1911

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
1911

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation  
N/A

\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Martin Parelus fourplexes are significant under criterion C as excellent representatives of small-scale, multi-family housing types which were built throughout the study area between approximately 1905 and 1912. The two buildings, constructed in 1911, are identical in design. Constructed in the Craftsman style the design incorporates decorative details associated with the contemporaneous Colonial Revival style. The builder and architect are unknown. The construction date is based on City of Portland building permit records and confirmed by deed records.

There are 33 small, multi-family buildings included in the survey: 21 duplexes and 12 fourplexes. Within this group there are three ensembles of two or more properties. The subject ensemble is the only pair of fourplexes.

Small multi-family dwellings are an important part of the fabric of the inner southeast residential neighborhoods. They were constructed during the area's most significant period of growth when the demand for housing skyrocketed. This growth coincided with the newly popular Craftsman style which found expression in a wide variety of building types.

The subject buildings, exceptionally well-preserved examples of the type, fall within the subtype of Craftsman dwellings which feature decorative elements drawn from the Colonial Revival style. Of particular note is the formal facade arrangement; "Union Jack" pattern in the porch railing; pedimented gable ends; modillions; and dentil course.

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 2

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Martin Wells Parelius was a prominent businessman who developed a number of properties on Portland's east side during the early 20th century. He was born in Norway in 1854 and immigrated to the United States with his family in 1868. He came to Portland in 1877 and started a planing mill. In 1910 he is listed as the president and manager of Parelius Manufacturing Company and the Portland Pulley Company. He died in Portland in 1938. Parelius and his family never lived in the subject buildings. He sold the buildings to the Browning Company in 1917.



9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform and card files, Portland, 1980.
- . Polk, R. L. and Co., Portland City Directories, 1909, 1915, 1920, 1935.
- . Sanborn Insurance Map, 1924.
- . Ticor Title Company records, Portland, Oregon.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

10. Geographical Data

Acreeage of property Less than one acre Portland, Washington-Oregon 1:62500

UTM References

A 

|      |   |         |   |   |   |   |   |          |   |   |   |   |   |   |
|------|---|---------|---|---|---|---|---|----------|---|---|---|---|---|---|
| 1    | 0 | 5       | 2 | 8 | 4 | 2 | 5 | 5        | 0 | 4 | 0 | 5 | 2 | 5 |
| Zone |   | Easting |   |   |   |   |   | Northing |   |   |   |   |   |   |

C 

|      |  |         |  |  |  |  |  |          |  |  |  |  |  |  |
|------|--|---------|--|--|--|--|--|----------|--|--|--|--|--|--|
|      |  |         |  |  |  |  |  |          |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  |  |  | Northing |  |  |  |  |  |  |

B 

|      |  |         |  |  |  |  |  |          |  |  |  |  |  |  |
|------|--|---------|--|--|--|--|--|----------|--|--|--|--|--|--|
|      |  |         |  |  |  |  |  |          |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  |  |  | Northing |  |  |  |  |  |  |

D 

|      |  |         |  |  |  |  |  |          |  |  |  |  |  |  |
|------|--|---------|--|--|--|--|--|----------|--|--|--|--|--|--|
|      |  |         |  |  |  |  |  |          |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  |  |  | Northing |  |  |  |  |  |  |

See continuation sheet

Verbal Boundary Description

Pleasant Home addition,

Exc. Pt. in SE 28th Ave.  
 Exc. W. 45' - N. 3.5' of Lot 1, Block 1  
 Exc. Pt. in SE 28th Ave.  
 Exc. W. 45' Lot 2, Block 1

Exc. Pt. in SE 28th Ave.  
 Exc. W. 45' - S. 46.5' of Lot 1, Block 1

See continuation sheet

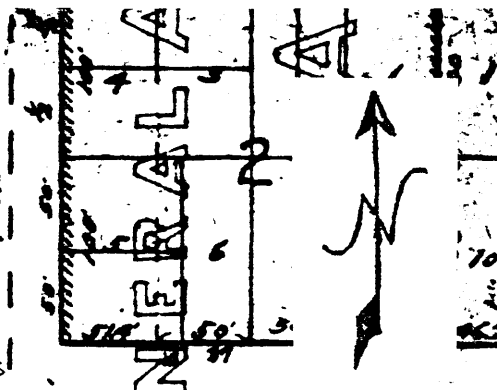
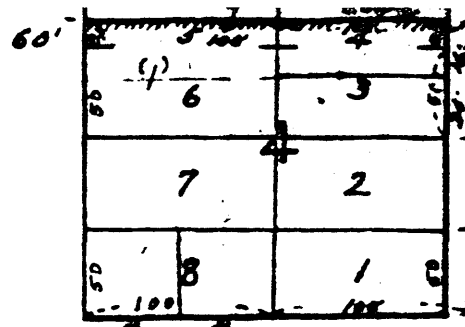
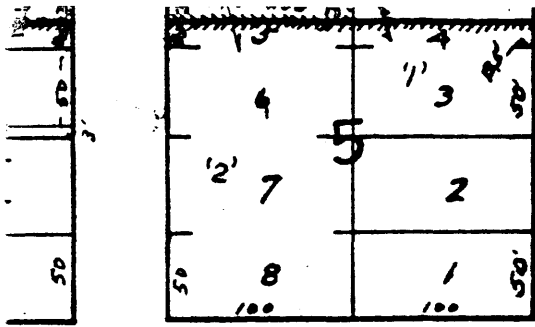
Boundary Justification

Taxlot lines

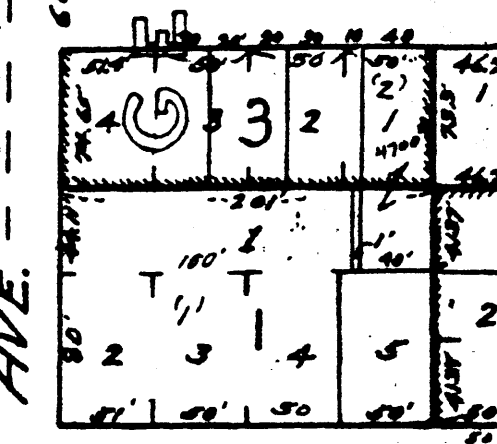
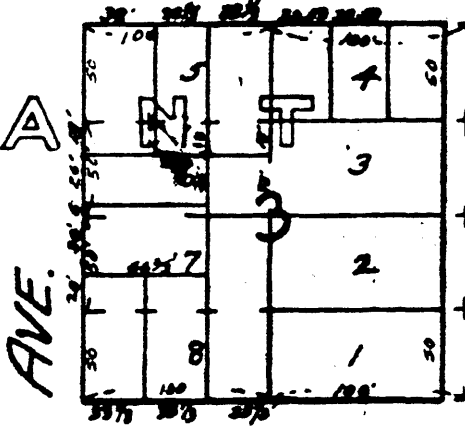
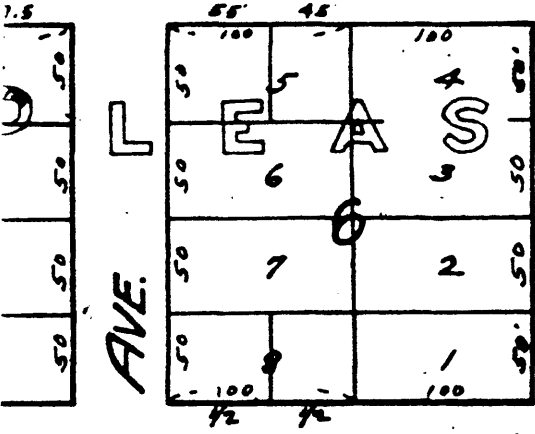
See continuation sheet

11. Form Prepared By

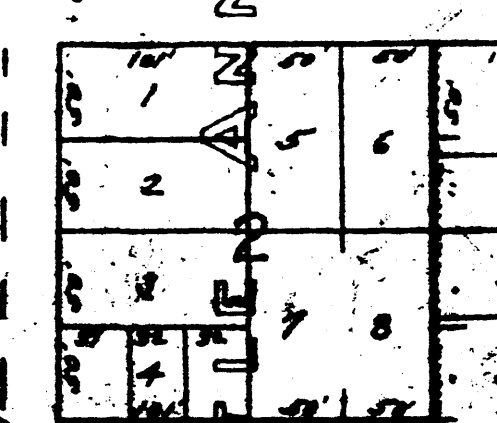
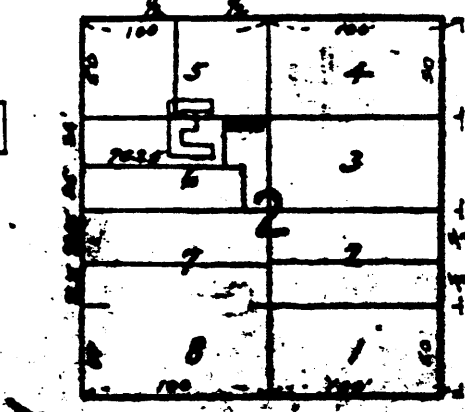
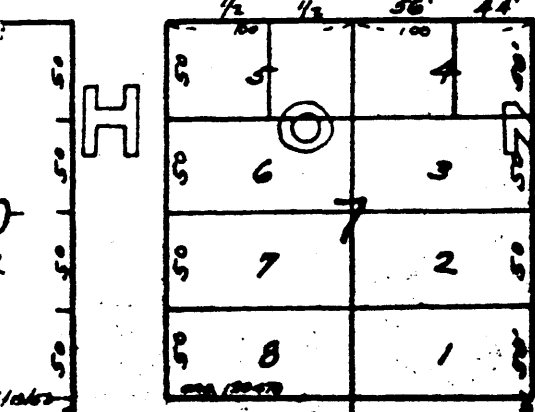
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 organization Hawthorne Blvd. Business Association date August 15, 1988  
 street & number 615 S.E. Alder telephone (503) 234-4801  
 city or town Portland state Oregon zip code 97214



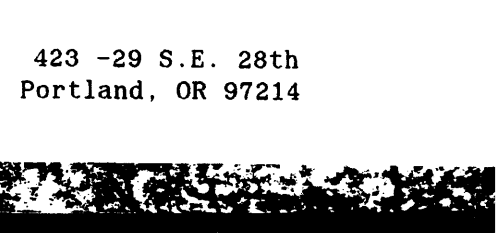
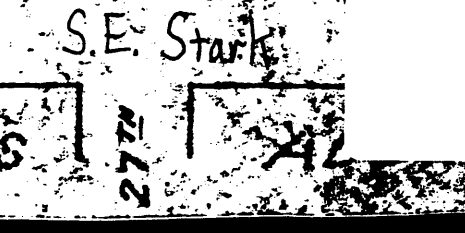
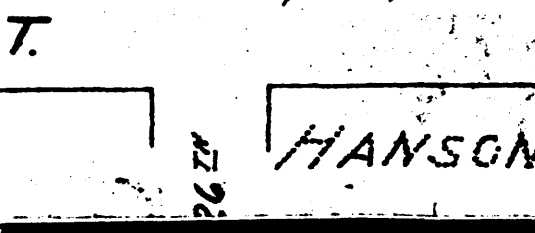
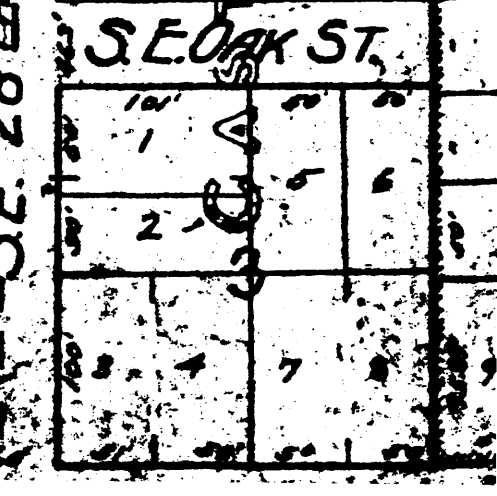
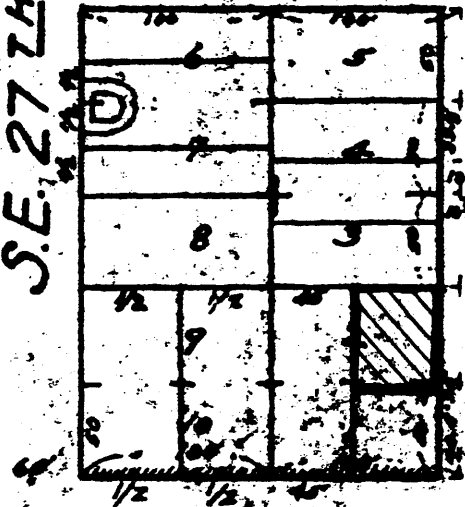
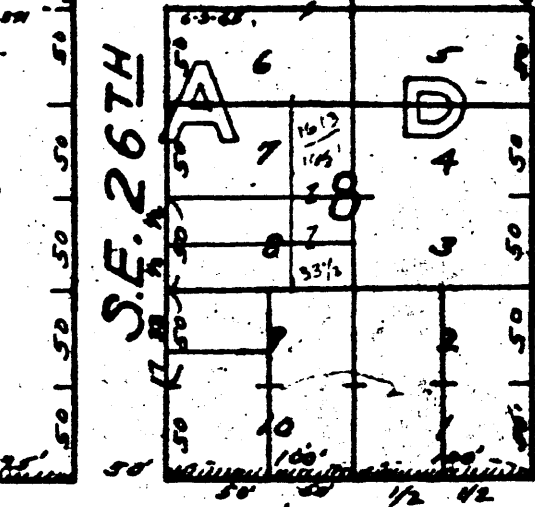
S.E. Ash 24 A PANALUS B



S.E. Pine



S.E. Stark



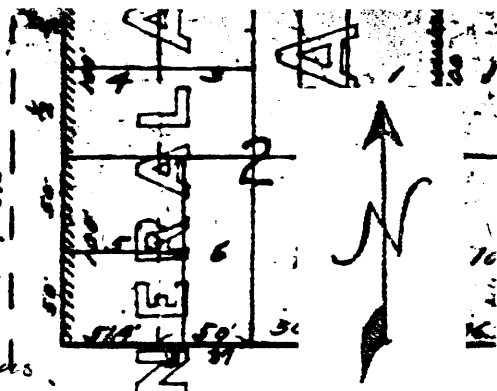
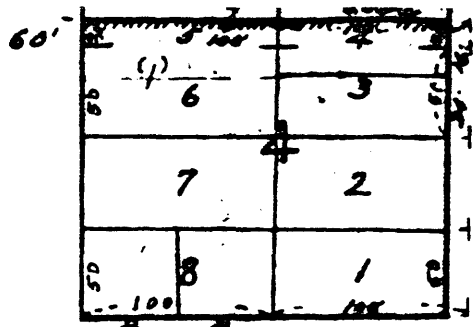
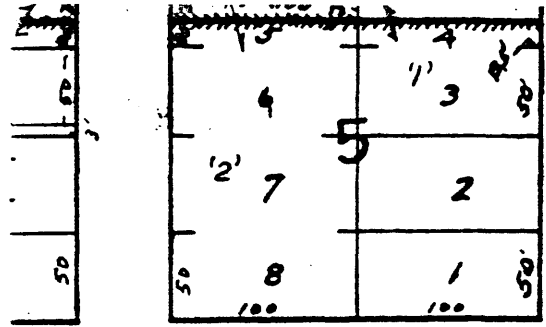
423 -29 S.E. 28th  
Portland, OR 97214

HANSONS

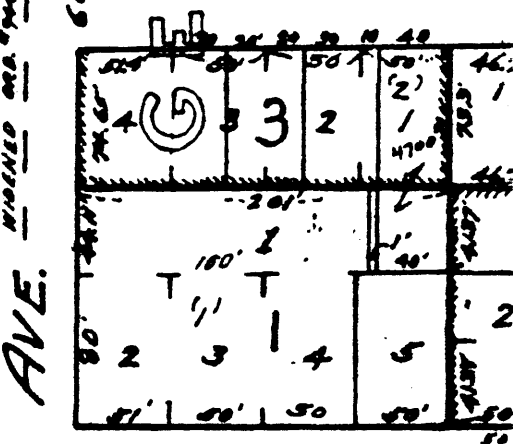
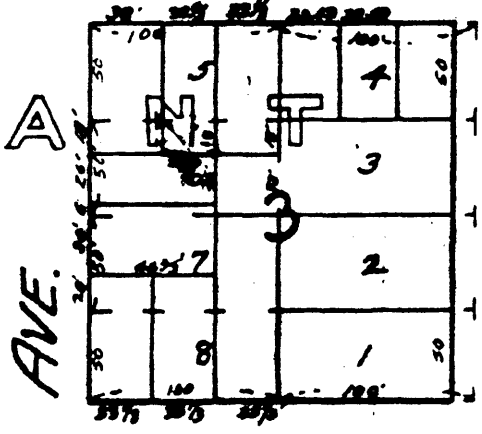
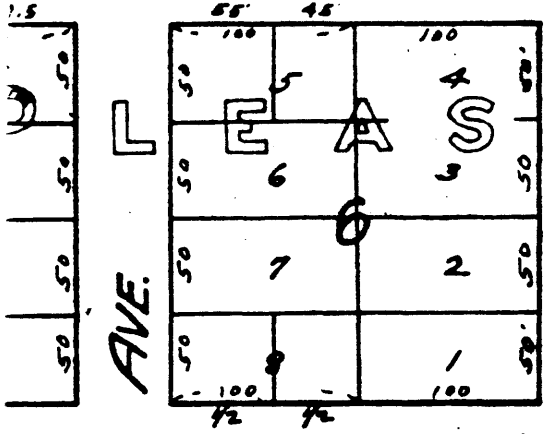
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27TH

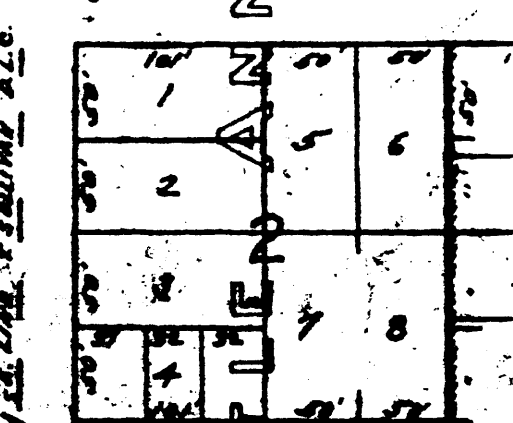
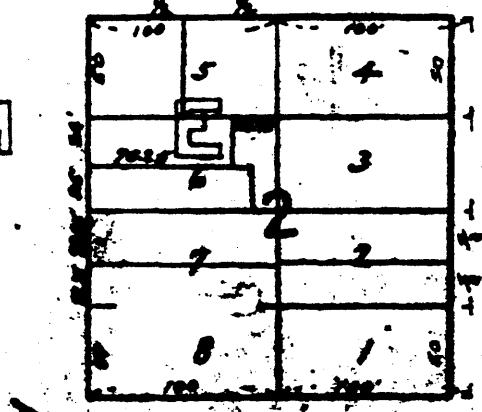
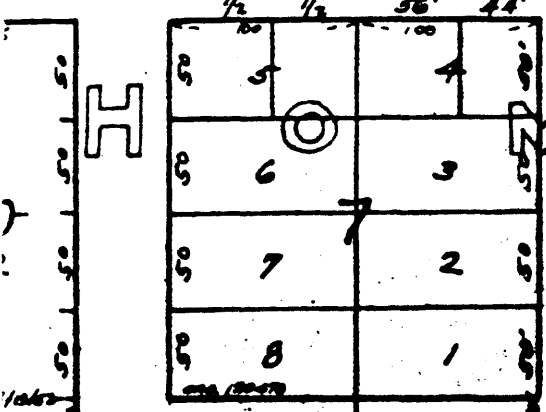
28TH



S.E. Ash 24 1/2 P.M.A.L.I.S



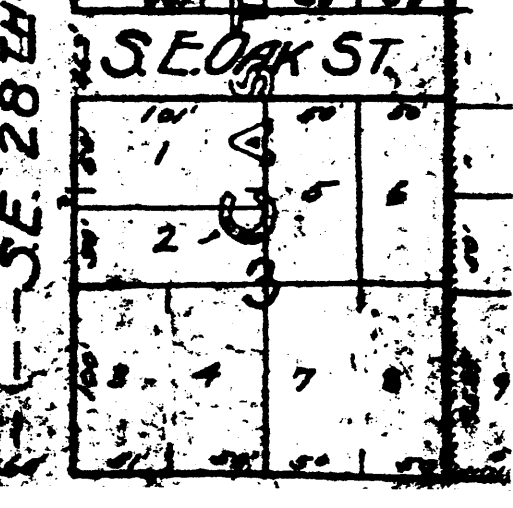
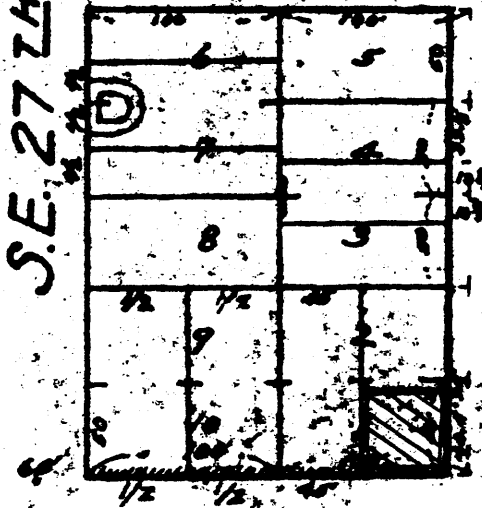
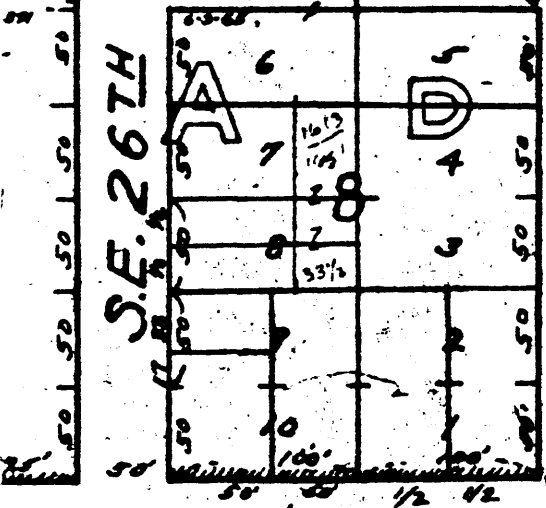
S.E. Pine



S.E. 26TH

S.E. 27TH

S.E. 28TH



S.E. Stack

433 -39 S.E. 28th  
Portland, OR 97214

HANSONS

27TH

28TH