

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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 Hickey, James, House  
other names/site number \_\_\_\_\_

2. Location

street & number 6719 SE 29th Avenue N/A not for publication  
city, town Portland N/A vicinity  
state Oregon code OR county Multnomah code 051 zip code 97202

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>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:  
Architecture of Ellis F. Lawrence MPS  
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.  
James M. Hamrick August 27, 1990  
Signature of certifying official 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.  
\_\_\_\_\_  
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. Entered in the National Register  
 See continuation sheet. 10/17/90  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)  
\_\_\_\_\_  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: Single dwelling

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Current Functions (enter categories from instructions)

Domestic: Single dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

20th Century Historic Period Styles:

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Tudor

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Materials (enter categories from instructions)

foundation \_\_\_\_\_ concrete \_\_\_\_\_

walls \_\_\_\_\_ brick, stucco \_\_\_\_\_

roof \_\_\_\_\_ composition shingles \_\_\_\_\_

other \_\_\_\_\_

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Describe present and historic physical appearance.

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The Hickey Residence is located at 6719 SE 29th in Portland, Oregon. The Tudor style house, completed in 1925, is rectangular in plan with two side wings and a rear bay. Notable exterior features include decorative brick work on the chimney and in the front gable, brick and half-timber surfacing, and leaded glass windows. Special interior features include rounded corners on all door and window openings, leaded glass French doors, tiled living room fireplace, and wrought iron stair railing and door hardware.

## SETTING

Located in the Eastmoreland neighborhood of Southeast Portland, the Hickey house faces east on Lots 17-19 of Block 32. It is surrounded by houses of a similar size and style in an area developed as an upper class suburb of Portland. Small neatly trimmed shrubs edge the house on the front elevation. Large rhododendrons edge the property on the garage side and large maple street trees shade the facade.

## EXTERIOR

The house plan is a rectangle with two side wings and a rear bay. The two story garage side wing on the north is original and the single story side wing on the south, originally a side porch, was recently added. The garage wing is slightly recessed from the main volume and the south wing on the back half of the south elevation and is not visible from the street. A covered lattice fence and gate encloses the back yard and also helps to shield this recent addition from view. A curved walk from the driveway leads to the front porch stoop.

The main roof form is a gable with small clipped ends at the north and south ends. This roof is intersected on the front elevation by a large gable at the south end and a smaller, projecting gable over the central front entrance. The rear roofline is intersected by a pair of gables. The garage wing also has a clipped gable roof. The sitting room addition and rear bay have shed roofs.

The house is sheathed with red brick on the first floor and half-timber on the second floor. Predominant features of the front elevation are the off center exterior chimney, and the two story projecting gable over the front entrance. Tapering on one side, the chimney has decorative raised brickwork at the first floor level and is capped with a pair of exposed terra cotta flues. The projecting gable is embellished with brick herring-bone pattern and half-timbering. The gable is supported by two chamfered porch posts and curved brackets. Tucked under the gable and recessed into the brick wall is the front door which is embellished with a hand forged front plate and handle. On either side of the front door are two iron lanterns. The garage wing contains two sets of wooden double doors. A shed roofed dormer projects from the garage roof.

The rear elevation is punctuated by the double gable and hexagonal bay window. The garage wing is set back from the main volume of the rear to allow for an exterior side door from the kitchen. A door to the garage is located next to the kitchen door on the rear elevation and there is a stairwell to the basement. A shed roofed dormer projects from the garage wing. The one story side wing is flush with the rear wall and contains a series of large single pane glass windows.

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## INTERIOR

On the first floor, the rooms are arranged around the entrance foyer with the living room to the south at the front of the house and the dining room behind the living room. The kitchen is at the back of the house directly behind the foyer. A small bay containing the breakfast room projects on the rear elevation. A half bath is located off the entrance foyer to the north down a short hall. The door to the garage is at the end of this hall. The kitchen is separated from the entrance foyer by the enclosed second floor staircase.

Most windows in the house are leaded pane casements with built-in interior pull-down screens. The floors are oak. All the door and window openings on the first floor have rounded edges and there is no ceiling molding. The only base trim is an oak toe molding. Original steam heat registers are located in each of the rooms on both floors. The wall surfaces are finished in a textured stucco.

Three steps in the northwest corner of the entrance foyer lead to a landing and second floor staircase. On the other side of the landing are three more steps which lead to the kitchen. A twisted, wrought iron stair railing embellishes the steps to the landing in the foyer. The stair treads are mahogany. The half bath retains its original tilework and fixtures. A tiny casement window is on the north wall. The door to the garage has an opaque leaded glass window.

A wide door opening leads to the living room from the foyer. A three-sided window bay, directly across from this opening on the south wall, contains a series of four casement windows. A pair of casement windows flank the fireplace on the east wall. Two varnished boxed ceiling beams, aligned on an east-west axis divides the long room into three bays. The east wall of the central bay projects slightly and contains the fireplace, which has no mantelpiece. Large earth colored tiles, flush with the wall, comprise the fireplace surround. On each side of the surround, one tile projects beyond the others. A bookshelf on the west wall is recessed into an arched niche accented by a wide beveled wood frame and keystone. Cupboards below the shelves have doors with inset arched panels. To the south of the shelves is the entrance to the dining room. The original French doors have been removed.

A set of three diamond pane casement windows on the rear wall are placed high to allow for dining room furniture such as a sideboard. On the south wall, a pair of leaded glass French doors open to the sitting room addition, originally an exterior side porch. A colored stained glass crest is located in each of the French doors and the wrought iron hardware is original.

The sitting room features large windows on the south and west walls and glass doors on the east wall. The breakfast room is accessed through doors from both the dining room and the kitchen. A series of six casement windows line three sides of the five sided breakfast room bay.

The kitchen is accessed from the dining room, breakfast room, and the entrance foyer. The kitchen cabinetry is original. A row of three casement windows line the back wall over the sink and a back door with leaded glass panes is on the north wall.

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## Second Floor

The second floor plan is laid out around the central stair landing. A mahogany stair railing with painted turned balusters and tapered newel posts surround the stairs at the second floor landing. The second floor is comprised of three bedrooms, two baths and a library. All floors are oak and each room has ceiling and baseboard molding. All the rooms have sloped ceilings on one or more walls. The stair hall has built-in linen cupboards.

The master bedroom is in the southwest end of the house. Paired of casement windows on the south and west walls light the room. The master bath, in original condition, is to the north of the bedroom on the rear wall. A door from the hall also accesses this bath. The second bath was remodeled in the 1940s. The library, which is over the garage in the north portion of the house, has dormer windows on the east and west walls. Built-in cupboards and closets are located under the eaves and bookshelves line the north wall. A finished basement is accessed by both interior and exterior stairs.

**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  
1925

Significant Dates  
1925

Cultural Affiliation  
N/A

Significant Person

N/A

Architect/Builder

Lawrence and Holford

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

See continuation sheet

**9. Major Bibliographical References**

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

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

Specify repository:

Kimberly Lakin  
2026 NE 52nd, Portland OR 97213

**10. Geographical Data**

Acreeage of property less than one Lake Oswego, Oregon 1:24000

UTM References

A 

1	0	5	2	8	7	3	0	5	0	3	5	5	0	0
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Zone Easting Northing

C 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

  
Zone Easting Northing

D 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The nominated area of less than one acre is comprised of the North half of Lot 17, Lot 18, and the South half of Lot 19, Block 32, Eastmoreland Addition, City of Portland, Multnomah County, Oregon. It is located in Section 24, Township 1S, Range 1E, Willamette Meridian.

See continuation sheet

Boundary Justification

The nominated area encompasses less than one acre and includes one full lot and two half lots associated with the building.

See continuation sheet

**11. Form Prepared By**

name/title Kimberly Demuth, Kimberly Lakin, Patty Sackett  
 organization Demuth/Lakin Joint Venture date March 8, 1990  
 street & number 1314 NW Irving, Suite 510 telephone (503) 224-0043  
 city or town Portland state Oregon zip code 97209

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The Tudor style Hickey Residence, designed in 1925, is architecturally significant under criterion "c" as a residential property type within the middle period of the work of architect Ellis Lawrence. This residence received a high ranking based on the "Ellis Lawrence Building Survey" for its integrity, distinction and associative value and meets the registration requirements for listing on the National Register of Historic Places. The house is significant as an example one of Lawrence's designs for a building contractor (James Hickey) as it was to be a model home for the Eastmoreland subdivision. It is an intact example of the Tudor style as developed by Lawrence. Although moderate in size, the Hickey Residence exhibits the same attention to detail which Lawrence applied to his more elaborate designs.

Situated on a flat lot in Eastmoreland, a prestigious suburb of Portland, the Hickey Residence is one of several houses designed by Lawrence for this subdivision. It is the only one of the Eastmoreland houses which received a high ranking in the inventory as the others have been significantly altered.

The plan type is unlike most of Lawrence's other designs from this period as the living room is on the front elevation. This may reflect the client's wishes. More likely, it was due to the small flat lot which had no view potential. The wide street and carefully chosen street trees made the front the more appealing location for the living room.

Although the house has been described as Tudor style, the Tudor elements are primarily on the exterior in the brick and half-timber siding, chamfered porch posts and prominent exterior chimney. The interior contains few references to the Tudor style. The leaded glass windows, exposed beams in the living room, and the wrought iron stair railing are the only interior Tudor details. Instead, the house is modern and functional on the interior with spare quality which is emphasized in the fireplace which has no mantel and the limited use of wood trim.

## JAMES S. HICKEY

James S. Hickey Sr., a Portland contractor and financier, was born July 27, 1893 in Milwaukee, Wisconsin. Hickey moved to Portland in 1924 and in 1925, served as contractor for his own home at 6719 E. 29th which was designed by Lawrence and Holford. James Hickey and his wife Ann had three children and lived at the E. 29th street address through the 40s. James Hickey died December 25, 1972.

## ELLIS F. LAWRENCE (1879-1946)

Ellis F. Lawrence was born in Malden, Massachusetts in 1879. He received both his Bachelor's and Master's Degrees in architecture from Massachusetts Institute of Technology. After graduating in 1902, Lawrence worked for architects John Calvin Stevens and Steven Codman. He also studied in Europe for six months, where he met and married Alice Louise Millett of Portland, Maine. In 1906 Lawrence left for the Pacific Coast where he intended to open an office in San Francisco. He stopped in Portland, Oregon along the way to visit his friend E. B. McNaughton, a Portland architect. After his visit, and the disastrous earthquake and fire in San Francisco of the same year, Lawrence decided to remain in Portland. He joined the firm of McNaughton and



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Raymond in November 1906. In February of 1910 Lawrence left the firm and worked independently until 1913 when his friend and former M.I.T. classmate William G. Holford joined him in partnership. (Ellis Lawrence Building Survey)

Ellis F. Lawrence was to become a prolific designer, civic activist and a visionary in city planning and education. Both his teaching and design work influenced the development of architecture within the State of Oregon. In 1914 Lawrence founded the University of Oregon School of Architecture and Allied Arts in Eugene, Oregon. He organized the school around teaching methods which rejected the traditional philosophy of the Beaux Arts school. He believed in the integration of all the arts and an informal, non-competitive teaching environment; ideas which were regarded as progressive for the era. This teaching philosophy as developed by Lawrence remains the basis for education at the University of Oregon School of Architecture and Allied Arts.

Lawrence eventually became acquainted with many of Portland's most influential businessmen. He also knew many nationally known figures such as Frank Lloyd Wright, Bernard Maybeck and the Olmsted brothers. He even collaborated with the noted landscape architects and city planners, John and Frederick Olmsted, on the Peter Kerr residence in Portland. Lawrence was selected as the first vice president of the American Institute of Architects and served on juries for numerous national design competitions, such as the Victory Memorial in Honolulu, the Stock Exchange Building and Bank of Italy in San Francisco. He was president of the Collegiate Schools of Architecture Association from 1932-1934.

Ellis Lawrence was also active at the city and state level in Oregon. He served as state advisory architect for the Home Owners Loan Corporation, and during 1933-1934 served on the Northwest District committee for the Public Works of Art project of the U.S. Treasury Department. He was also president for the local chapter of the A.I.A., an organization he helped to form. Lawrence was involved in the organization of the Portland Architectural Club, the Architectural League of the Pacific Coast and the Oregon Association of Building Construction. He served on the Portland City Planning Commission and belonged to the Portland Art Association, the Irvington Club and the City Club. Ellis Lawrence, his wife Alice and their three sons, Henry Abbot, Denison Howells, and Amos Millett, resided in the Irvington neighborhood. Lawrence worked three days a week in his Portland office and spent two days a week teaching and serving as dean of the Architecture and Allied Arts School in Eugene. He died in Eugene in 1946 at the age of 67. (Wells/Guthrie Residence National Register Nomination and Ellis Lawrence Building Survey).

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Bibliography

Ellis Lawrence Building Survey. 1989.

Lakin, Kimberly and Demuth, Kimberly. Wells/Guthrie Residence National Register Nomination. 1989.

Oregonian, 27 December 1972.

OREGON INVENTORY OF HISTORIC PROPERTY  
ELLIS LAWRENCE BUILDING INVENTORY  
COUNTY: Multnomah

HISTORIC NAME: HICKEY, JAMES, HOUSE

COMMON NAME:  
OTHER NAMES:

RESOURCE TYPE: Building  
STATUS: built & survives  
LAWRENCE

(JOB#) YEAR: (1762) 1925

(JOB#) YEAR: ( )

(JOB#) YEAR: ( )

CITY: Portland Oregon  
STREET: 6719 SE 29th  
OWNER: Proppe, Wilm. & Phyllis  
(property address above) 97202

FIRST DATE: June 1925

DESIGN BEG:

DESIGN END:

CONSTR BEG: June 1925

CONSTR END: Nov. 1925

TOWNSHIP: 1S RANGE: 1E SECTION: 24  
MAP#: 3733 TAX LOT: 1S-1E-24-

LOSS DATE:

ADDITION: Eastmoreland ORIGINAL USE: residence

BLOCK: 032 LOT: 17-19 QUAD: Portland PRESENT USE: residence

ASSESSOR #: R-23150-7080

SITE: 0.2 acres, approx.

THEMES: 20C Architecture, Commercial

DATA BELOW IS ON LAWRENCE FIRM'S DESIGN AS-BUILT:

ARCHITECT: Lawrence and Holford  
ENGINEERS & CONSULTANTS:

CHIEF DESIGNER: probably EFL

CONTRACTORS:

James S. Hickey (General)

ARTISTS & CRAFTSMEN:

STYLE: Tudor

PLAN TYPE/SHAPE: rectangular (front long) +front and rear wings

FOUNDATION MATERIAL: concrete

STORIES: 2.5 BASEMENT: yes

ROOF/MATERIAL: med. gable (10/12 max.) w/shed dormer(s)/Comp. shingles

WALL CONSTR: nailed wood frame

STRUC.FRAME: nailed wood frame

PRIME WINDOW TYPE: wood multi-pane casement

EXTERIOR SURFACE MATERIAL: brick, stucco w/"half timber"

DECORATIVE FEATURES/MATERIALS:

leaded glass windows, zigzag brick patterning, bay window

OTHER:

CONDITION: good

MOVED: not moved

ALTERATIONS/ADDITIONS (dated):

repair driveway (1959)

LANDSCAPE FEATURES:

large maple street trees

ELLIS LAWRENCE BUILDING INVENTORY

HISTORIC NAME: HICKEY, JAMES, HOUSE

**ASSOCIATED STRUCTURES:**

attached garage (historic)

**SETTING:**

suburban residential: faces east on quiet street in Eastmoreland suburban development

**SIGNIFICANCE OF LAWRENCE FIRM'S DESIGN:**

**EXTER.DETAILS/CRAFTSMANSHIP:** Better than average workmanship and materials.

**INTER.DETAILS/CRAFTSMANSHIP:** Better than average workmanship and materials.

**EXTERIOR INTEGRITY:** Essentially intact as originally built.

**INTERIOR INTEGRITY:** Minor changes, but original character intact.

**SITE INTEGRITY:** Essentially intact as originally built.

**SETTING INTEGR:** Historic character & relationship of surroundings is intact.

**SIGNIFICANCE STATEMENT:**

James S. Hickey was a contractor who built other houses in the Eastmoreland neighborhood. The house is a good intact example of Lawrence's Arts and Crafts style.

**SOURCES/DOCUMENTS: Description (Location)**

Multnomah County Tax Assessor Records; Polk's Portland City Directory;  
Portland Building Permits

E. Lawrence Collection/U of O Special Coll.

sources consulted/no info located: Oregon Historic Photo Collection (OHS);  
Oregon Biographical Index (OHS);

Portland Historic Resource Inventory

**PUBLICATIONS:**

SLIDE NO.:

SHPO INVENTORY NO.:

RESEARCH BY: K. Lakin

RECORDED BY: K. Lakin

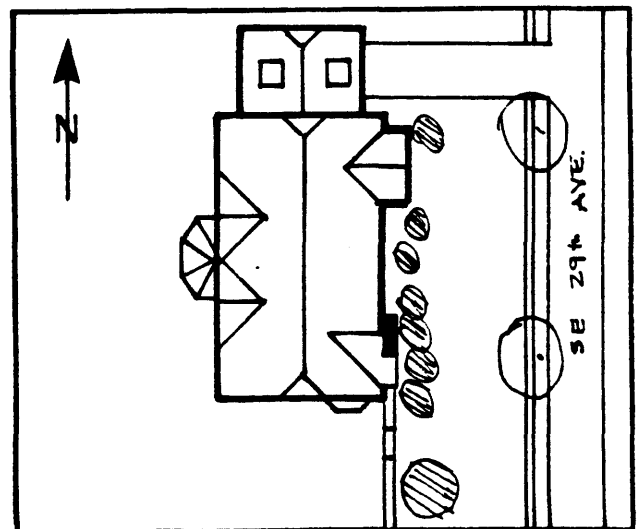
DATE: 05/03/88

DATE: 03/11/89

ELLIS LAWRENCE BUILDING SURVEY  
 HISTORIC NAME: HICKEY, JAMES, HOUSE

RECENT PHOTO  
 NEGATIVE #s:  
 KLR 17, #15

*First # above  
 is upper-right  
 photo; second #  
 is just below.  
 If no # above,  
 see sources at  
 bottom of page.*



HISTORIC PHOTO/OTHER GRAPHIC SOURCE: K. Lakin and S. Donovan

OREGON INVENTORY OF HISTORIC PROPERTY  
ELLIS LAWRENCE BUILDING INVENTORY

EVALUATION

HISTORIC NAME: HICKEY, JAMES, HOUSE

<u>INTEGRITY OF:</u>	<u>NUMERICAL</u>
1. EXTERIOR: Essentially intact as originally built.	9
2. INTERIOR: Minor changes, but original character intact.	7
3. SITE: Essentially intact as originally built.	9
4. SETTING: Historic character & relationship of surroundings is intact.	5

INTEGRITY TOTAL                      30

DISTINCTION OF:

1. EXTERIOR DETAILS & CRAFTSMANSHIP: Better than average workmanship and materials.	3
2. INTERIOR DETAILS & CRAFTSMANSHIP: Better than average workmanship and materials.	3
3. STYLE: (Arts & Crafts) It is a prime example of its identified style. Compared to Lawrence's other surviving Oregon buildings, this style is one of several (6 or more) in its city/town or rural area.	5
4. ORIGINAL USE: (residence) Compared to Lawrence's other surviving Oregon buildings, this use is one of several (6 or more) in its city/town or rural area.	0
5. ARCHITECTURAL DESIGN: Compared to Lawrence's other surviving Oregon buildings, this design is above average quality and significance. Is it part of an ensemble of surviving buildings by Lawrence? Lawrence building(s) nearby; but arrangement is not ordered. Are structural or technical aspects of the design significant? Of little significance.	5
6. LAWRENCE'S PERSONAL INVOLVEMENT IN THE DESIGN PROCESS: Lawrence was probably chief designer, though little evidence	5

DISTINCTION TOTAL                      27

EDUCATIVE OR ASSOCIATIVE VALUE:

1. HISTORIC EVENTS OR ACTIVITIES: No known association with historic events or activities.	0
2. HISTORIC PERSONS: No known association with a significant historic person.	0
3. SYMBOLIC ASSOCIATION WITH AN IDEAL, INSTITUTION, OR POLITICAL ENTITY: No known significant symbolic association.	0

EDUCATIVE OR ASSOCIATIVE TOTAL                      0

GRAND TOTAL                                      57

RANK:                                      PRIMARY

*NOTE: Only the built, surviving buildings in Oregon were evaluated.*

