

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 Webb, Alfred, Investment Properties
other names/site number N/A

2. Location

street & number 1503, 1509 & 1517 S.E. Belmont, 822 S.E. 15th
city, town Portland
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

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

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date

5. National Park Service Certification

I, hereby, certify that this property is:

- Entered in the National Register.
determined eligible for the National Register.
determined not eligible for the National Register.
removed from the National Register.
other, (explain):

Signature of the Keeper (Melvyn Byrum)
Date of Action (3/8/89)

6. Function or Use

Historic Functions (enter categories from instructions)
DOMESTIC; Single Dwelling

Current Functions (enter categories from instructions)
DOMESTIC; Single Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Queen Anne
Queen Anne Cottage

foundation Brick
walls Weatherboard
Shingle
roof Asphalt
other _____

Describe present and historic physical appearance.

EXTERIOR DESCRIPTION (1503 S.E. Belmont)

Located on the southwest corner of the block, this house is sited on a narrow lot that has a number of mature trees on the west side of the house. Built on a brick foundation with a full basement, the house is elevated four feet above grade and a three foot tall concrete retaining wall runs along the sidewalk. Many small shrubs are planted around the base of the house.

Asymmetrical in plan, the various appendages of the house are covered with gables, all of which intersect and form a small flat square in the center of the roof. Gables project out over polygonal bays on the west and south elevations, and two of the ends are punctuated with single one-over-one double-hung sash windows surrounded by diagonal and fishscale shingle patterns. The window in the main (south) gable end differs from the others in that it is a single pane bounded by multi-colored square panes. Of the four gabled ends, only one still retains its ornament which consists of single beaded spindlework in a delicate design with two scroll-cut braces below. The attached front porch has a truncated hip roof supported by a turned column, and a spindlework frieze with curvilinear braces runs along the top. To the rear, a partially enclosed porch extends and is covered by a shed roof. Two red brick chimneys rise from the composition shingle roof, one is corbelled.

The exterior surface is clad with a number of sidings. The basement is one-half above ground; the brick foundation is concealed by vertical bevel-channelled, wide shiplap. A few four-paned casements pierce the walls. The first level is covered with horizontal bevelled shiplap and cornerboards frame the sides. Imbricated shingles adorn the gable ends. The primary window type is narrow one-over-one double-hung sash, but the centers of the polygonal bays have a single closed pane surmounted by a transom with multi-colored panes around its border. The central windows in the bays are further enhanced by the shed hoods

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with curvilinear support brackets. The corners under the projecting gables are ornamented with scroll-cut hood brackets and pendants. A transom with multi-colored panes surrounding a single pane is above the front doorway, but the original door no longer exists.

This is one of four Queen Anne cottages that are on this block; the cottages all share a small patch of grass in the back as a communal yard because the homes fill their entire lots. Minor alterations include two missing gable ornaments. The house is relatively intact and in good condition.

INTERIOR DESCRIPTION (1503 S.E. Belmont)

The house has six asymmetrically arranged rooms. The foyer has bevelled tongue-and-groove wainscoting and molded door surrounds with cannonball-motif cornerblocks. The living room and front room are entered from the foyer. Pocket doors separate the front bedroom from both the front room and the living room.

The molded spandrels are repeated throughout the house. The bevel-channelled shiplap mopboard and other finishwork has been retained. Flanges for ceiling light fixtures are intact although most ceilings have been replastered with a popcorn finish. The kitchen and bathroom have been altered or modernized. The most dramatic change is the false ceiling.

EXTERIOR DESCRIPTION (1509 S.E. Belmont)

Located toward the western end of the block, this house is sited on a narrow lot that has few plantings. Built on a brick foundation with a full basement, the house is elevated four feet above grade and a three-foot tall concrete retaining wall runs along the sidewalk.

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Asymmetrical in plan, the various appendages of the house are covered with gables, all of which intersect at the approximate center of the mass. A gable projects out over a polygonal bay on the south elevation, and two of the gable ends (east and west) are punctuated with single one-over-one double-hung windows surrounded by diagonal and fishscale shingle patterns. The window in the main (south) gable end differs from the others in that it is a single pane bounded by multi-colored square panes. Of the four gabled ends, only two still retain their ornament which consists of single beaded spindlework in a delicate design with two scroll-cut braces below. All of the ornaments are executed in slightly different designs. The attached front porch has a truncated hip roof supported by a turned column. Only half of the spindlework frieze with curvilinear braces exists along the top. To the rear, a partially enclosed porch extends and is covered by a shed roof. Two red brick chimneys rise from the composition shingle roof, one is corbelled.

The exterior surface is clad with a number of sidings. The basement is one-half above ground; the brick foundation is concealed by vertical bevel-channelled, wide shiplap. A few four-paned casements pierce the walls. The first level is covered with horizontal bevelled shiplap and cornerboards frame the sides. Imbricated shingles adorn the gable ends. The primary window type is narrow one-over-one double-hung sash, but the centers of the polygonal bays have a single closed pane surmounted by a transom with multi-colored panes around its border. The central windows in the bays are further enhanced by the shed hoods with curvilinear support brackets. The corners under the projecting gables are ornamented with scroll-cut hood brackets and pendants. A transom with multi-colored panes surrounding a single pane is above the front doorway, and the original door, which has three recessed molded panels and a single pane bounded by flashglass, is extant.

This is one of four Queen Anne cottages that are on this block; the cottages all share a small patch of grass in the back as a communal yard because the houses fill their entire lots. Minor alterations include two missing gable ornaments. The house is relatively intact and in good condition.

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INTERIOR DESCRIPTION (1509 S.E. Belmont)

The house has six chambers. The foyer has bevelled tongue-and-groove wainscoting and molded door surrounds with cannonball-motif cornerblocks. The living room and front room are entered from the foyer. Pocket doors separate the front bedroom from both the front room and the living room.

The molded spandrels are repeated throughout the house. Other finishwork has been retained. Flanges for ceiling light fixtures are intact although most ceilings have been replastered with a popcorn finish. The kitchen and bathroom have been altered or modernized. The most dramatic change is the false ceiling.

EXTERIOR DESCRIPTION (1517 S.E. Belmont)

This house sits on a lot in the middle of the block on the north side of Belmont and is the last in a row of modest Queen Anne cottages that wrap around the southwestern corner of this block. The house is built some six feet above grade on a brick foundation and has a full basement. A two-foot concrete retaining wall runs along the sidewalk. Set back eight feet from the street, numerous small plants such as rhododendron, holly bushes, and various other flora grace the front of the house. A mature deciduous tree on the west side extends its canopy over the house. Because the lot is so narrow, little open yard exists as the house occupies almost the entire lot.

Asymmetrical in plan, this one-and-one-half story structure is covered by cross gables and roofed with composition shingles. The main entry, attached to the southwest corner, has a truncated hip roof over it and is supported by a single turned column. From the rear of the house (north), another attached porch

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extends the full length of the wall and has a shed roof. The eastern portion is enclosed for more interior space and the rest of the porch has wooden, open lattice on the sides for privacy. A single red brick chimney rises from the center of the roof.

The exposed foundation has been covered with vertical bevel-channelled shiplap which surrounds a few basement windows, and in contrast, the first floor is clad with horizontal shiplap. Imbricated shingles in alternating rows of rectangular and hexagonal ornament the surfaces surrounding the windows in the gable ends. Cornerboards frame each wall of the house. The primary type of window is narrow one-over-one double-hung sash, but there are some transom lights and casements present as well. On the north elevation, a gable projects out over a polygonal bay that has bracketed hoods and pendants. Over the central window of the bay is a transom light consisting of a large pane bounded by small squares of multi-colored flashglass. Covering this window is a curvilinear, bracketed shed roof hood. Similar windows with flashglass are also found in the front gable end and in the three-panelled front door and its transom. Crowning each of the gables are beaded spindlework ornaments; all are executed in different designs. The frieze around the top of the front porch is also embellished with beaded spindlework and jigsawn braces.

The front porch has sunk six inches, some of the imbricated shingles are missing, and the shingles on the roof are in disrepair. Generally though, the house is intact.

INTERIOR DESCRIPTION (1517 S.E. Belmont)

The house has six chambers. The foyer has bevelled tongue-and-groove wainscoting and molded door surrounds with cannonball-motif cornerblocks. The living room and front room are entered from the foyer. Pocket doors separate the front bedroom from both the front room and the living room.

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The molded spandrels are repeated throughout the house. Other finishwork, such as the bevel channelled shiplap mopboards has been retained. Flanges for ceiling light fixtures are intact although most ceilings have been replastered with a popcorn finish. The kitchen and bathroom have been altered or modernized; the most dramatic change is the false ceiling.

EXTERIOR DESCRIPTION (822 S.E. 15th)

Located in the middle of the block, this house is sited on a narrow lot that has a number of trees on the north side of the house, and a mature elm on the tree lawn. Built on a brick foundation with a full basement, the house is elevated four feet above grade and a three-foot tall concrete retaining wall runs along the sidewalk. Many small shrubs are planted around the base of the front of the house.

Asymmetrical in plan, the various appendages of the house are covered with gables, all of which intersect at the approximate center of the mass. A gable projects out over a polygonal bay on the west elevation, and two of the gable ends (north and south) are punctuated with single one-over-one double-hung windows surrounded by a hexagonal shingle pattern. The window in the main (west) gable end differs from the others in that it is a single pane bounded by multi-colored square panes. Of the four gabled ends, only three still retain their ornaments which consists of single beaded spindlework in a delicate design with two scroll-cut braces below. All of the ornaments are executed in a slightly different pattern. The attached front porch has a truncated hip roof supported by a turned column, and a spindlework frieze with curvilinear braces runs along the top. To the rear, a partially enclosed porch extends and is covered by a shed roof. Two red brick chimneys rise from the composition shingle roof; one is corbelled.

The exterior surface is clad with a number of sidings. The basement is one-half above ground; the brick foundation is concealed by vertical bevel-channelled wide shiplap, and a few four-paned casements pierce the walls. The first level is covered with horizontal bevelled shiplap and cornerboards frame the sides.

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Imbricated shingles adorn the gable ends. The primary window type is narrow one-over-one double-hung sash, but the centers of the polygonal bays have a single closed pane surmounted by a transom with multi-colored panes around its border. The central windows in the bays are further enhanced by the shed hoods with curvilinear support brackets. The corners under the projecting gables are ornamented with scroll-cut hood brackets and pendants. A transom with multi-colored panes surrounding a single pane is above the front doorway, and the original door, which has three recessed molded panels and a single pane bounded by flashglass, is extant.

This is one of four Queen Anne cottages that are on this block; the cottages all share a small patch of grass in the back as a communal yard because the houses fill their entire lots. The house is relatively intact and in good condition.

INTERIOR DESCRIPTION (822 S.E. 15th)

The house has six chambers. The foyer has bevelled tongue-and-groove wainscoting and molded door surrounds with cannonball-motif cornerblocks. The living room and front room are entered from the foyer. Pocket doors separate the front bedroom from both the front room and the living room.

The molded spandrels are repeated throughout the house. Other finishwork has been retained. Flanges for ceiling light fixtures are intact although most ceilings have been replastered with a popcorn finish. The kitchen and bathroom have been altered or modernized. The most dramatic change is the false ceiling.

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

1891

Significant Dates

1891

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 four Queen Anne Cottage style dwellings at 15th and Belmont are locally significant under criterion C as the best preserved ensemble of their type in the study area. Constructed in 1891 by developer Alfred Webb, the houses are distinctive as fine examples of the adaptation of the Queen Anne style to small, working class housing. The dwellings are nearly identical in plan and massing varying, only in the amount of remaining ornament. The construction date was established by deed records and verified by Sanborn Insurance maps.

The Queen Anne Cottage style is characterized by standard Queen Anne features applied to small, usually one to one-and-one-half story, dwellings. During the waning years of the 19th century Portland's east side experienced a rapid increase in population which led to a major construction boom, a period in which the Queen Anne style was fashionable.

The style was easily adapted to vernacular housing primarily through the application of mass produced millwork. In the case of the subject ensemble, the builder created a pleasing streetscape of similar houses through the application of imbricated shingles, spindlework and jigsaw brackets to a simple, wood-frame dwelling consisting of two intersecting gabled volumes. The Webb Ensemble is one of two of its type in the survey. The other ensemble, Firemen's Row, is included in this submission.

Alfred and Martha Webb owned all of the subject properties from the time they were constructed until 1928. During that time the dwellings were rented out to

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a number of tenants. Webb, who owned and operated Webb Safe and Lock Company for many years, developed several residential properties in the study area. The Webb's never lived in any of the subject buildings, maintaining their residence several blocks away on Morrison Street. Alfred Webb died sometime prior to 1928 when his widow, by that time remarried to local contractor Richard Zeller, sold the houses to George and Leona Root. Ownership changed a number of times throughout the rest of the historic period. The dwellings have been in continual use as rental properties since that time.

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, 1888, 1895, 1900, 1905.
- . Sanborn Insurance Map, 1905.
- . 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
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5	2	7	4	2	5
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5	0	4	0	1	7	5
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

East Portland addition, Lot 3 & 4, Block 325

See continuation sheet

Boundary Justification

Taxlot lines

See continuation sheet

11. Form Prepared By

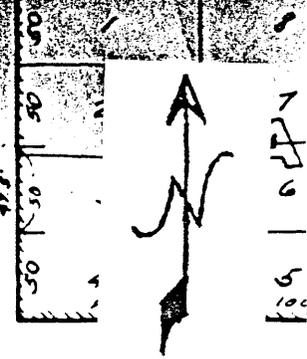
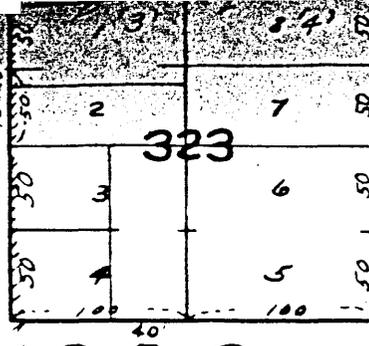
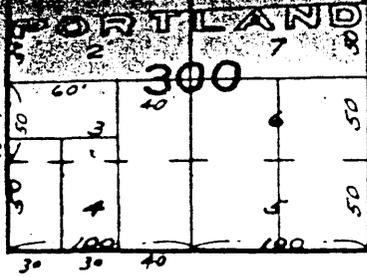
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organization Hawthorne Blvd. Business Association date August 15, 1988

street & number 615 S.E. Alder telephone (503) 234-4801

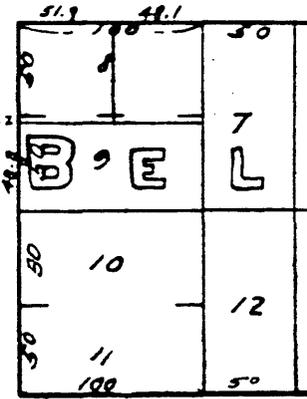
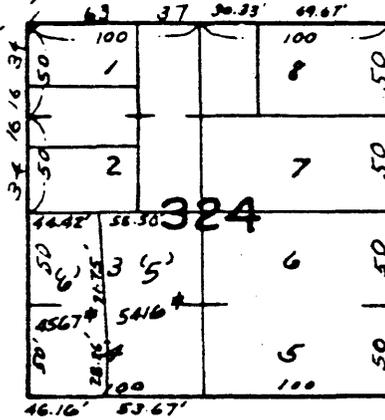
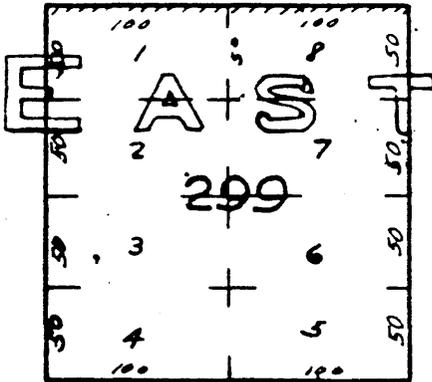
city or town Portland state Oregon zip code 97214

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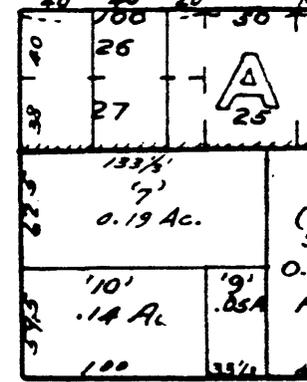
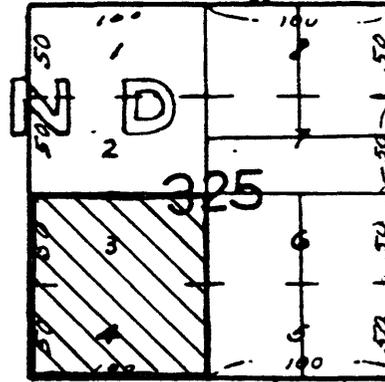
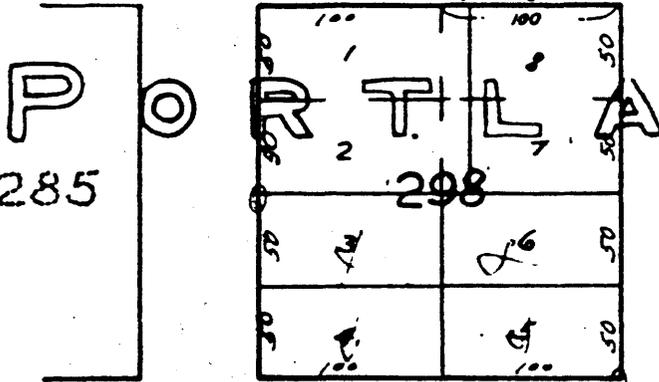
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284



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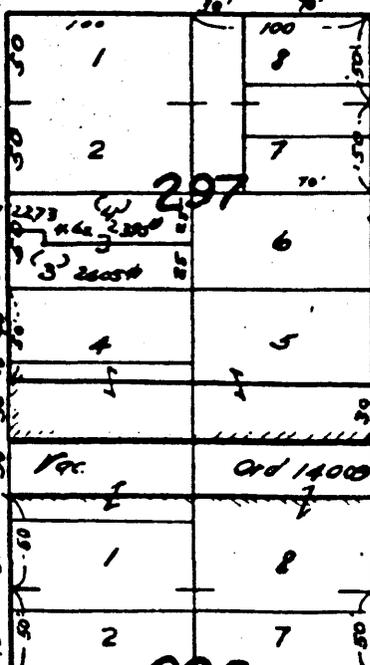
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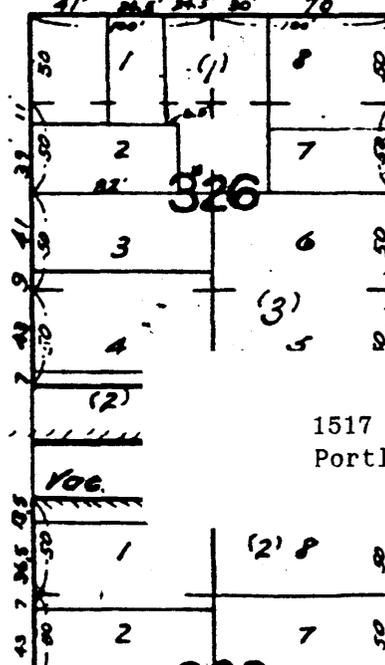
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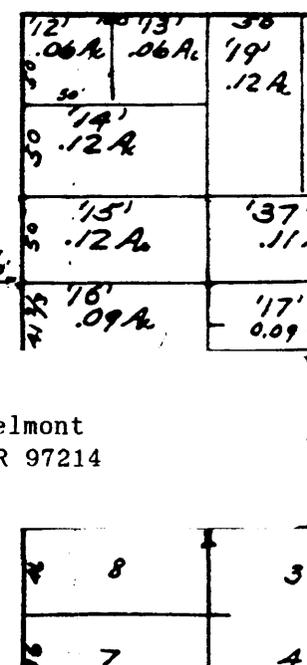
14th AVE.



15th AVE.



16th AVE.



1517 S.E. Belmont
Portland, OR 97214

