

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name McDonald, Daniel C. and Katie A., House

other names/site number N/A

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 2944 NE Couch Street

☐ not for publication

city or town Portland

☐ vicinity

state Oregon code OR county Multnomah code 051 zip code 97232

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance: ☐ national ☐ statewide ☒ local

Applicable National Register Criteria: ☐ A ☐ B ☒ C ☐ D

Christine Curran

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

1-17-19

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. 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]

Signature of the Keeper

3/6/2019

Date of Action

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the National Register

N/A

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.)

LATE VICTORIAN: Queen Anne

Materials

(Enter categories from instructions.)

foundation: BRICK, CONCRETE

walls: WOOD: Weatherboard

WOOD: Shingle

roof: SYNTHETICS

other:

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Daniel C. and Katie A. McDonald House is a two-story single-family home located at 2944 NE Couch Street in Portland's Kerns neighborhood. The house has a footprint of approximately 1,100 square feet on its 50-foot by 100-foot lot and is surrounded by lawn and low plantings. Most of the immediately adjacent buildings are single-family homes of a similar scale and character. The building features a gable-front roof with a cross gable on the east and a gable extension on the west. The body of the building is clad in lap siding at the ground-floor level and shingles at the second-floor level. Its primary window type is a one-over-one double-hung wood window. The house is characteristic of the "free classic" Queen Anne style and is notable for its eclectic mix of decorative details. These include filigree scrollwork within the gable peak and at the two bay windows, a small oriel window with Tudor-style leaded glazing, a Palladian window at the east elevation with leaded glass sidelights, two round-arch window reveals within the front gable, and pairs of slender Tuscan columns flanking the front porch. Having twelve rooms total, the interior of the house features a large reception hall with an elaborate paneled staircase. The living room, dining room, and kitchen are arranged longitudinally along the west side of the house. There are four bedrooms and a bathroom upstairs accessed from a central hall off the stair landing. Overall, the house retains a high level of integrity. The most notable changes included converting the basement into an apartment, remodeling the kitchen and bathrooms, and the small second-floor addition on the south elevation.

Narrative Description

EXTERIOR

The Daniel C. and Katie A. McDonald House ("McDonald House") is a two-story house located at 2944 NE Couch Street between NE 29th and NE 30th Avenues. It sits on a relatively flat 50-foot by 100-foot lot and faces north. The front and back yards are landscaped with lawn and shrubs. There is a new cedar fence that encloses the backyard. Like most close-in Portland neighborhoods, NE Couch Street has sidewalks and planting strips with street trees. There is a new 9- by 40-foot driveway on the lefthand side of the property. The house in relation to its site features is shown in Photo #1.

The McDonald family constructed their house in 1893 and the second floor was added between 1901 and 1909. It is built in the Queen Anne style; however, it features an eclectic mix of architectural details from other popular styles. The house has a wood frame structure and a gable-front roof orientation. It sits on a tall brick and CMU foundation that is covered in vertical wood siding. There is a painted wood watertable and cap that wraps the entirety of the structure at the foundation line. The siding at the ground-floor level is painted wood lap siding. A horizontal wood stringcourse wraps the entirety of the house between the first and second floors, just above the window heads. It is comprised of flat board trim with decorative moldings. The second floor is clad in painted wood shingles. These are primarily square shingles; however, there is a band of flared octagonal shingles at the bottom of the second-floor plate. The roof of the house is finished with brown composition shingles.

The north (primary) elevation has eight painted wood steps that lead to a front porch that is recessed under the mass of the second story (Photo #5). The porch stairs are flanked by a pair of slender Tuscan columns on either side. The porch floor is wood and leads to a single-leaf, half-glass front door with a stained glass transom window above. The transom features a floral motif with pastel colors. The door

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itself features three recessed panels in the bottom half and elaborate spindlework framing a single fixed light above the panels. Centered below the light is a brass twist doorbell. The porch ceiling is painted beadboard and it features a globe light fixture.

To the right (west) of the porch is a three-sided canted bay window form created by two cutaway corners (i.e. it does not project forward from the plane of the north elevation wall). Like most of the windows on the ground floor, these bay windows have tall, vertically-oriented proportions characteristic of the early Queen Anne period. The middle of the three one-over-one wood windows has a smaller upper sash that is half the glazing area of the lower sash. Above the top sash is a sunburst pediment supported by decorative wood brackets. Directly below the pediment is a horizontal band of dentils and further below that is a band of even smaller dentils underneath the top sash of the center window. The one-over-one side windows on the bay have decorative corner brackets and drop pendants. Vertical flat board trim pieces run from the watertable up to the stringcourse on either side of each window in the bay. There are new vinyl basement windows in non-original openings below the bay window. These openings were added in c. 2000.

The second story on the north elevation features a pair of arched openings with a six-inch reveal. Recessed within the arch is a single one-over-one wood window. The arched openings are clad with shingles and the arches themselves are further emphasized by a triple band of overlapping shingles. A decorative wood keystone tops each arch. The base of the arch features a projecting wood sill that has a slightly bowed profile. The sill apron features small decorative dentil-like brackets with a slightly larger bracket placed in the center. The windows within each of these openings are rectilinear and have flat board trim with drip caps that have a cornice profile. Their horizontal sash proportions are more typical of post-1900 homes compared with the tall and slender windows on the ground floor.

The peak of the gable front has decorative scrollwork, typical of the Queen Anne style. The soffits are moderately deep and feature a rake board with rake molding, as well as a cornice molding. The gable also features eave returns.

The east elevation—shown in Photo #2—features a below-grade basement entrance that is accessed via new concrete steps. The door is a half-glass door with three lower wood panels. There is a transom window located above the door. There is a second utility door just to the south of the primary basement entrance. Additionally, a new basement window is located to the right of the door. It is trimmed with flat board trim and has an apron and sill.

Looking at the ground floor windows on the east elevation, from right to left, there are multiple different window types, although all are wood. First, there is a pair of one-over-one windows that are boxed out and slightly proud of the wall. This window ensemble has a slight shed roof that is created via a projection of the horizontal band of flared shingles.

Moving south on this façade is a three-sided canted Tudor oriel window at the location of the staircase, directly above the basement door. This projecting window has a pair of casement lattice windows that feature an elongated diamond pattern of leaded quarrels. There are decorative wood panels on either side of the casement pair. The oriel is richly trimmed with cornice molding at the top and bottom, and the entire ensemble rests on decorative brackets.

Immediately to the south of the oriel window is a small one-over-one window at the location of the ground-floor bathroom. Beyond that is a larger one-over-one window at the very end of the original length of this façade.

Between 1901 and 1909 an addition was made to the rear of the house and the back porch was moved to the east side. This porch features a hipped roof and three slender square columns. The same

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stringcourse that is located on the body of the house becomes a decorative frieze between the porch columns and the roof.

At the porch, the back door is recessed between the end of the original building and the addition. The half-glass door has two lower vertically-oriented wood panels and muntins that divide the glazing area into six lights. There is a single-light transom above the door. At the very end of the east façade is a fixed window with two lights. This window is part of a corner window ensemble where the south and east façades meet.

The second floor of the east elevation features a cross gable roof with eave returns. There are identical single-light rectangular awning windows located under the eaves where the gable ends meet the gutterline of the main roof. Centered under the peak of the gable is a Palladian window. The arched center window is a one-over-one window, whereas the smaller flanking windows are lattice windows with diamond-shaped quarrels. This ensemble has shallow decorative brackets under the sill. The arched window also has a decorative wood keystone, similar to those on the north elevation. Between the Palladian window and the southernmost rectangular window is a small one-over-one window located at the second-floor restroom.

The south elevation, which faces the backyard, is shown in Photo #3. It features additions a both floor levels. At the ground floor, the easternmost corner features a large fixed sash with six lights. There are posts on either side of the fixed sash. The photo in Figure 8, which dates to 1996, shows there was previously a second matching six-light fixed window just to the west. Further west on this facade is a pair of one-over-one windows. The westernmost window is older while the eastern window was added in 2000.

Above the kitchen addition is a second-floor addition that is clad in shingles and has a shed roof. This addition was added in 2016. Its size and location mimic an older addition that can also be seen in Figure 8. This addition was cobbled together with different window types and the presence of a five-panel exterior "door to nowhere" indicates there was likely an exterior stair at one point providing access to an upstairs apartment. This addition was removed in 2000 and replaced with a terrace. In 2016, the terrace was removed and the addition recreated, but with different windows and no door. There are three six-over-one wood windows on the south elevation and a fixed rectangular window on both the east and the west elevations.

The house's west elevation (Photo #4) features a gable extension that has a bay window. Unlike the bay on the primary elevation, it does not have a large center window. Instead, there is a rectangular clerestory window with stained glass in a floral motif. The two side windows within the bay are one-over-one wood windows. The ensemble has decorative brackets with drop pendants. Beyond the bay window are two one-over-one wood windows toward the south end of the elevation.

The second story of the west elevation mimics the east in terms of the placement of the two rectangular single-light windows at the north and south ends. Centered within the gable extension is a single one-over-one window. Like the Palladian window on the opposite façade, this window has a richly molded sill apron with flat decorative brackets. The gable extension features eave returns.

INTERIOR

The McDonald House retains the key spaces of its historic floor plan and many original finishes. It features fir floors throughout, as well as plaster walls and ceilings. Most of the doors and trim in the house feature their original stained finish and original hardware.

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The front door leads to a reception hall, which is shown in Photo #7. The entry sequence of the house changed when it became a two-story house, as the placement and design of the stair indicate it was inserted into the space. The staircase is richly paneled with dark-stained wood. To support the ceiling above, a unique column extends from the three-foot-high paneled pony wall that encloses the east side of the stair. This structural support is comprised of a fluted square post atop a miniature Tuscan column. The U-shaped return staircase has a short flight that leads up to a landing at the level of the Tudor window on the east elevation. At the window, there is a low seating or display area with built-in pedestals on either side, as seen in Photo #12. The stair turns with two winder steps and then completes the run to the second floor. This second run features a banister with newel posts at the top and bottom, as well as turned balusters.

To the right of the reception hall, at the front of the house, is the parlor or living room, shown in Photo #8. The parlor entry has double pocket doors. There are original dark-stained wood trim, base, and picture rail moldings throughout. The bay window is on the north wall. Centered on the west wall is a non-original decorative mantel with a gas insert fireplace. It does not appear that there was a fireplace in this room during the historic period due to the lack of chimney. Likely it was heated with a parlor stove. The living room originally had an elaborate painted ceiling, which was in a severely damaged state when it was removed or painted over in 2000. The period light fixture located in the parlor is not original to the house.

To the south of the parlor is the dining room, which is shown in Photo #9, also accessed via a double pocket door. It features the same unpainted trim, base, and picture rail. The bay window is on the west wall. During the historic period, there may have been a fireplace in the southeast corner, as suggested by an obvious infill pattern in the floorboards. The fireplace would have connected with the center chimney, which was subsequently removed. There is a doorway to the east that accesses the corridor near the stair, as well as a doorway into the kitchen to the south.

The kitchen—shown in Photo #10—is located at the southwest corner of the ground floor. In addition to the door from the dining room, that is also a door from the hall. The kitchen finishes were updated in 2000 and 2016. Photos from 1996 show a period layout with a pantry that probably had not changed since the addition was made to the rear of the house, though there were finishes from the postwar era. The present kitchen faces south with the sink located under the pair of one-over-one wood windows. It includes white shaker-style cabinets and solid-surface counters. The trim and light fixtures in the kitchen are not original.

The southeast corner of the floorplan consists of a bathroom, den, and sunroom. As shown in Photo #11, the bathroom features new, period-compatible fixtures and finishes including a hexagonal tile floor, beadboard wainscot, clawfoot tub, pedestal sink, and toilet. The den is a small room that was probably originally a bedroom. It has one east-facing one-over-one window and non-original French doors that open into the enclosed sunroom. The sunroom features the aforementioned fixed sashes at the southeast corner and the half-glass back door that opens onto the porch at the east side of the house.

The second floor has four bedrooms and two bathrooms. All rooms are accessed from a central corridor at the top of the staircase. The front two-thirds of the second floor remains unchanged from its original floorplan. There are two bedrooms at the front of the house, each with a north-facing one-over-one window and a side-facing awning window, as shown in Photo #13. There is a third bedroom within the gable extension on the west elevation. These bedrooms all have fir floors, painted plaster walls, and painted base and window trim. Stacked directly above the bathroom on the main floor is another bathroom upstairs. The finishes and fixtures are new including hexagonal floor tile, a tile shower pan with a curtain, pedestal sink, and toilet. The rear of the second floor has been altered. It is unclear what the original layout was. It now includes a master suite with a bedroom, ensuite bathroom, washer/dryer,

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two closets, and a sitting area. It has original fir floors and an original entry door, but all other finishes are from the 2000 and 2016 renovations. This room is shown in Photo #14.

BASEMENT

There is an apartment located in the basement, which was created in 2016 and has all new finishes. The entrance to the apartment is on the east elevation, which leads into the kitchen. The living room and dining room are located directly beneath the living and dining rooms on the main floor. There are two bedrooms in the southwest corner of the basement and two bathrooms in the southeast corner. The basement is finished with exposed concrete floors, fir trim, and painted sheetrock walls.

ALTERATIONS

During the period of significance, the back porch was relocated to the east side of the house, as confirmed through Sanborn Map comparison. The addition to the kitchen—which advertisements from 1913 refer to as the “conservatory” or “sun room”—were also added during the period of significance, though the exact date is unknown.¹ Likewise, an enclosed sleeping porch on the south elevation is mentioned in these advertisements.

The house was rehabilitated in 2000 and 2016. Prior to the work in 2000, it was in a dilapidated condition.

Alterations between 1914 and 2000 included:

- The original kitchen was remodeled with postwar finishes.
- The house was converted to two apartments—one downstairs and one upstairs—and later to three apartments by further demising the upstairs. This may resulted in the modification of the sleeping porch to provide a second point of entry to the upstairs, as shown in Figure 8.
- The 13 fruit trees on the property were removed.

Alterations that occurred in 2000 included:

- Windows were added at the basement level.
- One of the six-light fixed sashes at the sunroom was removed and second one-over-one window at the west side of the south elevation was added.
- The deteriorated decorative parlor ceiling was removed or painted over.
- Period light fixtures were removed.
- A decorative mantel with gas insert fireplace was added in the living room.
- The kitchen was gutted and remodeling, providing a new layout and finishes.
- The bathrooms were remodeled.
- The sleeping porch at the second-story was removed and replace with a terrace/deck.
- The floorplan for the back bedroom on the second floor was altered.

¹ "For Rent—10-room house or two flats," *The Morning Oregonian*, August 11, 1913, 12.

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- Additional windows were added in the basement.
- The fruit room was removed from the basement.

Alterations that occurred in 2016:

- A new walkway to house to constructed, as well as a new driveway and fencing.
- The chimney near the center of the roof, which originally vented the kitchen stove and possibly a dining room fireplace in the historic period, was removed.
- An apartment in the basement was created, including exterior basement stair improvements and new vinyl windows at basement window openings.
- A new second-floor addition was constructed on the south elevation, replacing the aforementioned terrace/deck

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8. Statement of Significance

Applicable National Register Criteria

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

- ☐ 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.)

Property is:

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1893 - 1913

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

McDonald, Daniel Charles: Builder

Period of Significance (justification)

The period of significance begins in 1893 when the Daniel and Katie McDonald and their children moved to the property and began living in the house. Because Daniel McDonald was both the owner and the builder, the period of significance ends in 1913 when he and his wife sold the property. The house was expanded to two stories sometime between 1901 and 1909. Since this exact construction date is not known and because McDonald continued to make smaller changes to the house up to 1913, this date was chosen as the end of the period of significance.

Criteria Considerations (explanation, if necessary): N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Daniel C. and Katie A. McDonald House is locally significant under Criterion C, for architecture, as a notable example of a builder-designed Queen Anne style house exhibiting unique architectural features. Daniel McDonald was a carpenter and homebuilder in Portland who constructed the home in two phases beginning in 1893. The period of significance is 1893-1913, beginning with the date of construction and ending when Daniel McDonald, the owner and builder, sold the house and finished making changes to the building. The McDonalds increased economic status after the turn of the century provided them the opportunity to expand and aesthetically update their home after its original construction, including new embellishments and interior spaces that communicated their prosperity. While it was commonplace for homebuilders to use pattern books for residential construction in middle-class, turn-of-the-century neighborhoods, McDonald's house is not a stock design. It strongly reflects the adaptability that was afforded through builder publications and the increasing availability of numerous building components and decorative millwork via local building suppliers. The Queen Anne style, with its extensive applied ornament, further allowed for this eclectic approach to home improvement. The McDonald House exhibits characteristic elements of the style from both the earlier and later periods of the Queen Anne style that directly coincide with the two building phases approximately ten years apart. Character-defining features include a dominant front-facing gable; wood lap siding; square and octagonal shingles; polygonal cutaway bays; a variety of window types including double-hung windows, an oriel window and a Palladian window with leaded glass; an elaborate front door with a stained glass transom; decorative millwork detailing including porch columns, curvilinear cutout ornament, lace-like brackets, dentils, keystones, and a wide range of moldings; and dark-stained interior woodwork including staircase paneling, turned balusters, pocket and five-panel doors with ornate hardware, door and window casings, wall base, and corner beads. These features, in addition to the unique round-arch window reveals on the primary elevation, characterize the builder's creative assembly of multiple decorative features to adorn the facade. The historic design, workmanship, feeling, and materials are strongly present in the house.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Daniel C. and Katie A. McDonald House is locally significant under Criterion C as a notable example of a Queen Anne style house. It was designed and built by the owner, Daniel McDonald, who was a carpenter and homebuilder in Portland. His two sons, Herbert and Charles, also likely worked on the house given that they were employed in the construction trades. Constructed in two phases beginning in 1893, the McDonalds adapted and added onto the dwelling during the twenty years they lived there. Enlarging the home and adding fashionable architectural detail coincided with a wave of development and economic prosperity in Portland.

Turn-of-the-century middle-class neighborhoods are replete with homes that followed designs offered in pattern books. While the McDonald house is certainly influenced by builder publications, it is not a stock design. It strongly reflects the adaptability that was afforded through builder publications and the increased availability of numerous building components and millwork via local building suppliers. The Queen Anne style with its extensive applied ornament further allowed for this eclectic approach to home improvement and architectural markers of status. The McDonald House exhibits characteristic elements of the style from both the earlier and later periods of the style that directly coincide with the two building phases approximately ten years apart.

The McDonald House – 1893-1901

The 5,000 square-foot lot that contains the McDonald House was originally on the outskirts of the town of East Portland. East Portland was platted in 1850, incorporated in 1870, and consolidated with Portland in 1891, adding 11,457 residents to the city. The nominated property is located within the original plat of "Hawthorne's

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First Addition.” This plat consisted of 24 blocks with approximately 288 lots of the standard Portland lot size—50-feet by 100-feet. The land was owned by Rachel Hawthorne—the wealthy widow of Dr. J. C. Hawthorne who opened Oregon’s first insane asylum and for whom the Hawthorne Bridge is named. Residential lots were being sold in Hawthorne’s First Addition beginning in approximately 1891 and contract terms were available. Prices were \$700 to \$850 per lot.²

When the McDonald family moved to the property in 1893, the area was sparsely developed. Two blocks to the north was undeveloped land—an area that would eventually become the Laurelhurst neighborhood.³ The east boundary of the city was approximately the equivalent of today’s NE/SE 41st Avenue. The streets were not improved in these outlying suburbs. Hawthorne’s First Addition could be accessed by Burnside Street, which was a plank road.⁴ At the time the McDonalds moved to the house, Burnside terminated at the western edge of the plat. Less than two blocks from their house, the East Ankeny electric streetcar line opened in 1892 and provided direct access to downtown Portland.⁵ Roads in the neighborhood were improved in approximately 1904.⁶

The McDonald House was adapted and added onto during the two decades that the family lived at 2944 NE Couch Street. Construction was completed in 1893 when the McDonalds moved to the property.⁷ At that time, Daniel McDonald had a contract to purchase the land from Rachel Hawthorne.⁸ By 1910, he owned the property free and clear.⁹ Because the 1889 Sanborn Fire Insurance Map does not extend this far to the east, the 1901 Sanborn Map is the first opportunity to see the footprint of the house. The map shows a house consistent with the footprint of the nominated property, sited directly adjacent to the northern property line. The map notes that this is a one-story house with an attic and a basement.¹⁰ It further indicates the house had a gable-front roof, a small adjacent front porch with a different roof type, a porch at the rear, and bay windows on the west and north locations in the same locations seen today. The placement of the bay windows and the date of construction are consistent with a one-story Queen Anne cottage—a popular middle-class housing type at this time. When the 1909 map was issued, the house was noted as a two-story building. Being able to view the framing when renovations were undertaken in 2016 confirmed that the house began as a one-story house and the second floor was added.

The Expansion of the McDonald House

It was not uncommon for middle-class families like the McDonalds to expand their homes over time as they saved money. This was largely due to the fact that banking practices were such that depositors were not able to borrow large sums. Prior to the 1930s, long-term home mortgages were difficult to secure. Loan-to-value ratios were low and terms were available only for five to ten years. These mortgages also featured a large balloon payment of the remaining principal at the end of the term.¹¹

² “Hawthorne’s First Addition,” *The Morning Oregonian*, March 19, 1892, 5.

³ Sanborn Fire Insurance Map, Portland, Multnomah County, Oregon, 1901. New York: Sanborn Map & Publishing Co, 1901. <https://multcolib.org/resource/digital-sanborn-maps-1867-1970> (Accessed March 1, 2018).

⁴ T. M. Hurlburt, Paving Map of Portland, January 1st 1894. “Vintage Portland.” March 26, 2010. <https://vintageportland.files.wordpress.com/2010/03/paving-map-of-portland-january-1-1894.jpg> (accessed March 1, 2018).

⁵ “Hawthorne’s First Addition,” 5.

⁶ “Proposed Assessment,” *The Oregon Daily Journal*, May 19, 1904, 11.

⁷ U.S. City Directories, 1822-1995, indexed database and digital images, Ancestry.com. <http://www.ancestry.com>. (accessed March 1, 2018), Daniel McDonald entry; citing “Portland, Oregon, City Directory” issues 1885-1932.

⁸ 1900 US Census, Multnomah County, Oregon, Portland, District 222, p. 11; Daniel McDonald entry; digital image, Ancestry.com, <http://www.ancestry.com> (accessed March 1, 2018).

⁹ 1910 US Census, Multnomah County, Oregon, Portland, District 0209, p. 9B; Daniel McDonald entry; digital image, Ancestry.com, <http://www.ancestry.com> (accessed March 1, 2018).

¹⁰ A survey of pre-1900 Queen Anne homes undertaken by the preparer verified that Sanborn Fire Insurance Maps appear to be largely consistent and accurate in their notation of one, one and one-half, and two story homes.

¹¹ Richard K. Green and Susan M. Wachter, “The American Mortgage in Historical and International Context,” *Journal of Economic Perspectives*, Fall 2005, 94.

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An important factor at play for the McDonalds had to do with the local economic climate during the first decade of the new century. Portland's inner eastside experienced a wave of rapid development between 1889 and 1915, and particularly after 1905. This was driven by the Lewis & Clark Centennial and American Pacific Exposition and Oriental Fair that opened in 1905. City leaders planned this major event to promote Portland nationally and maintain the City's primacy as the major city in the Pacific Northwest. The Fair was the catalyst for Portland's most significant period of growth, attracting nearly 1.6 million paying visitors over five months. Between 1905 and 1910, Portland's population grew over 80% and the City's population center shifted to the east side of the Willamette River.¹² The area became a dense residential suburb, shaped by streetcars, including the aforementioned line on SE Ankeny Street as well as another major line on SE Morrison Street. Most of the other homes on McDonald's block and in the surrounding blocks in Hawthorne's First Addition were constructed during this boom period.¹³

As a builder and carpenter, Daniel McDonald would have enjoyed the increased economic prosperity that came with the significant construction increase at the time, as well as an uptick in the value of his well-situated property. The appeal the home's proximity to the streetcar line is touted in advertisements when it became a rental property in 1913.¹⁴ Increasing the square footage and attractiveness of his home was a good investment in these prosperous times. One can also surmise that the McDonalds needed the extra space in a small, one-story house that likely had only two bedrooms (as is typical for Queen Anne cottages). In 1905, there were five adults living in the house—Daniel and Katie, and their children ages 25, 21, and 18.

The McDonald's House and its Stylistic Influences

The majority of extant residences in Portland's inner eastside were constructed during the period 1880 to 1930. They were built primarily for middle and working-class people, as Portland's elite were concentrated in the fashionable older neighborhoods on the west side of the river. Most designs came from pattern books or local property developers with designers on staff. Local carpenters or builder-developers constructed these homes with locally-sourced materials. There are relatively few owner-commissioned, architect-designed single-family residences in this part of Portland.¹⁵

Queen Anne is one of the predominant styles in Portland's inner eastside with the other being the Craftsman style. Both were widely utilized in mass vernacular housing across the country. The Queen Anne style was fashionable in the last two decades of the nineteenth century and is seen in Portland's inner eastside well into the first decade of the twentieth century. There are several subtypes including Queen Anne with Eastlake elements, the "free classic" Queen Anne with classical elements from the Colonial Revival style, Queen Anne cottages, and a simplified, vernacular Queen Anne.¹⁶ These subtypes have many commonalities such as asymmetry in plan and massing, dominant front-facing gable with multiple roof forms, general vertical emphasis, patterned shingles, partial or full-width porches, and abundant decorative detailing. The interiors typically feature pocket doors, decorative hardware, baseboards, chair rails, and picture moldings. Elaborate stairways with paneled newel posts and turned balusters are found in the entry halls of many of larger, high-style Queen Anne residences. The subtypes differ primarily in the amount and type of decorative ornament.

Based on the date of construction, the one-story McDonald House likely fell into the Eastlake subtype of the Queen Anne style. The character-defining features of the Eastlake subtype include cutaway bay windows; different siding types including lap siding and shingles; tall, narrowly-proportioned double-hung windows; decorative spindlework including lace-like brackets, porch detailing and gable detailing; front doors with

¹² Timothy Askin and Ernestina Fuenmayor, "National Register Nomination for the North Buckman Historic District." No. 13000481, 2013, 23-26.

¹³ This was determined through a combination of permit notices in the Oregonian and through date of construction information available at www.portlandmaps.com.

¹⁴ "2 nice light rooms," *The Oregon Daily Journal*, February 18, 1913, 19.

¹⁵ Timothy Askin and Ernestina Fuenmayor., "Portland Oregon's Eastside Historic and Architectural Resources 1850-1938 MPD Amendments," No. 64500514, 2012, F14.

¹⁶ Ibid, F16-17.

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decorative woodwork; stained or colored glass; and overall a significant amount of wall texture and breaking up of the façade.¹⁷ The McDonald house retains many of these quintessential early Queen Anne features including front and side cutaway bay windows; the use of different siding types; narrowly-proportioned double-hung windows on the ground floor; lace-like brackets, gable detailing, and the sunburst pediment above the bay window; the elaborate front door; and stained glass windows.

The expansion of the house after the turn of the century adapted the style to the more up-to-date and fashionable version of Queen Anne that included classical elements. Virginia Savage McAlester calls this subtype the “free classic.”¹⁸ On the East Coast, it became popular after 1890 and slightly later in West Coast cities like Portland. Characteristic elements include classical columns often grouped at the front porch, Palladian windows, swags, garlands, and dentils. At the McDonald House, a Palladian window was added to the east elevation and pairs of classical columns were included in the new front porch. While the typical free classic Queen Anne often resulted in a rambling, asymmetrical, free-form house, the McDonald House’s existing rectangular footprint precluded the “free” design more typical of this subtype. Additionally, as seen at the second floor, the house reflects the trend toward less tall and horizontally-oriented double-hung windows after the turn of the century. In this way, a comparison of the ground floor and second floors demonstrate the influence of design taste, even within the same style, during these two eras of building.

One of the McDonald House’s most unique design details are the pair of round-arch window reveals framing rectilinear windows on the front façade. The openings are clad with shingles and the arches themselves are emphasized with a triple band of overlapping shingles and a decorative keystone. Recessed windows and balconies were sometime creatively employed in the Queen Anne style and would set apart a home from its more commonplace neighbors of the same style. These elements are more typically found on high-style, richly embellished homes often with a rambling floorplan, and the windows or balcony doors are often deeply recessed. Sometimes a shingle-clad wall would roll into meet the frame of a recessed window. A somewhat similar motif was popularized through Radford’s pattern books where the eaves are boxed out to create the appearance of recessed windows within the gable.¹⁹ The punched quality of the arched reveals with the layered shingle articulation on the McDonald house is also consistent with elements of the Shingle Style—an American style popular from about 1880 to 1910. The Shingle Style eschewed the highly ornamented facades of the Queen Anne in favor of plain shingled walls and architectural elements from the Colonial Revival and Richardsonian Romanesque styles. The style was primarily a high-fashion architect’s style and more commonly published in architectural magazines rather than pattern books and builder publication. Therefore, it’s unlikely that McDonald had any specialized knowledge of the style, but as a builder probably would have noticed homes constructed in this less-common, novel style that diverged from the widespread Queen Anne in Portland. Nonetheless, as architectural elements, these round-arch reveals demonstrate McDonald’s intent to differentiate his home and make it unique. Indeed, the use of this motif could not be found in any of the publications on Queen Anne architecture consulted in researching this nomination, including period sources such as pattern books. Furthermore, it was noted as being innovative during discussions between the nomination preparer and architectural historians William Hawkins and Thomas Hubka.

McDonald also incorporated some select Tudor-inspired details on the east elevation. This style was adopted in the US beginning in about 1890. McDonald added a small oriel window at the location of the staircase. The projecting window has casement sashes with leaded glass panes in an elongated diamond pattern. Within the Palladian window above, the two side windows also have leaded glasses with a standard diamond pattern. Both the oriel window and the diamond-patterned leaded glass are characteristic of the Tudor style. However, the oriel itself is not purely Tudor as it rests on S-shaped brackets, which are a classical element often found on Colonial Revival homes.

¹⁷ Virginia Savage McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2013, 344-350.

¹⁸ *Ibid.*, 346.

¹⁹ For example, see Radford, 16.

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The interior of the house is also significant, as it shows the evolution of the house and the increase in architectural status indicators. In particular, this is evident in the entry sequence and circulation spaces. The entry space, which is referred to as a “reception hall” in advertisements for the property,²⁰ appears to be adapted from an existing room. The placement of the boxed-out window pair on the south elevation is consistent with this being a living space rather than circulation space. The oriel window is clearly an addition to this elevation, as it directly abuts the pair of windows and infringes on this design element. While elaborate and beautifully crafted, the stair appears to be inserted in an existing space. It was undoubtedly meant to be a statement piece to convey status and impress guests, with its dramatic dark-stained paneling. Generous reception halls were a commonplace feature in large, well-appointed homes of the period as evidenced by books of published house plans.²¹ This type of stair design could have been found in a Queen Anne “free classic,” Colonial Revival, or a Tudor style home during that particular period. The Radford American Homes house plan book published in 1903 included houses that had this type of staircase detail.²² McDonald’s design utilizes a U-shaped return, which allows for the ornate oriel window, leaded glass windows, and built-in window seat with side pedestals. To support the ceiling above, a unique column extends up from the three-foot-high paneled pony wall that encloses the east side of the stair. This structural support is comprised of a fluted square post atop a miniature Tuscan column.

The addition of the second story created four bedrooms upstairs. Overall, the McDonalds doubled their living space in the house with the addition of the second story and also created a grand entry hall that was indicative of their rising prosperity and the desirability of their property.

The Influence of Builder Publications, Trade Catalogs, and Pattern Books

The creative amalgamation of architectural elements featured on the McDonald House is indicative of the increased availability of architectural millwork and the influence of builder publications—two factors that promulgated the fanciful, eclectic nature of the Queen Anne style. Vernacular architecture scholars Herbert Gottfried and Jan Jennings have noted that the importance of trade catalogs cannot be underestimated when studying American domestic buildings. Trade catalogs of the 1880s-1890s paralleled the growth of American building industries, describing and pricing all types of products from millwork to plaster ornamentation.²³ Manufacturers went to great efforts to communicate information about their products in various ways, from practical elevation and section views to lithographs and watercolors that idealized designs. They suggested compositions to integrate elements logically and provided practical information on the application of products. The nationwide distribution of these publications, including in lumberyards and other establishments frequented by builders and craftsmen, had a significant effect on common domestic architecture. Even in remote regions, builders were getting up-to-date design and product information relatively quickly.²⁴

In addition to catalogs, journals and magazines were also an important means of disseminating the most fashionable architectural designs and product information. *Builder and Wood-Worker* was a “journal of industrial art devoted to building, wood-working, and decorative interests.”²⁵ A single issue could include a range of illustrations and instructions on building stair handrails, mantels, a sideboard, a Queen Anne cottage, and lessons in practical carpentry. The drawings were rendered to convey aesthetic values and were provided for copying. All of them reinforced the use of wood products. *Carpentry and Building* was another journal that published designs to be replicated and also sponsored design competitions for houses. Additionally, magazines for women such as *The Ladies Home Journal* and *Godey’s Ladies Book* included illustrations of

²⁰ “For Rent—10-room house or two flats,” 12.

²¹ This can be seen throughout *Radford Artistic Homes* and is also discussed in Robert Schweitzer and Michael W. R. Davis, *America’s Favorite Homes Mail-Order Catalogues as a Guide to Popular Early 20th-Century Houses*, (Wayne State University Press, 1990), 121.

²² *The Radford American Homes*. (Chicago: The Radford Architectural Company, 1903).

²³ Herbert K. Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960*, (New York, W. W. Norton & Company, Inc., 2009), 5-6.

²⁴ *Ibid*, 56-57.

²⁵ Fred T. Hodgson, ed., *Builder and Woodworker*, volume 19, 1883.

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ideal homes, for which plans could be purchased. By speaking to the housewife's desire for modern home amenities and fashionable aesthetics, these publications broadened the target market of consumers involved in home-building and remodeling decisions.²⁶

In addition to providing inspiration and instruction, builders could order millwork depicted in catalogs directly from their local supplier. From 1870 to 1910, the US experienced an intense period of millwork production when advances in machine tools and the belief in a never-ending supply of lumber created an enormous wood products industry.²⁷ Indeed, the efficient production of abundant millwork options was central to the development of the Queen Anne-style house. Machine-made millwork allowed designers and builders to create contrast between materials and use texture to enhance the picturesque quality of their architectural compositions. As woodworking machinery advanced in the late 1800s, pieces with intricate designs and multiple finished surfaces could be made at a reasonable cost. As a proclivity toward individual expression grew in the designs for single-family homes, millwork allowed for the cost-effective impression of variety and uniqueness, allowing buildings to be distinguished from one another even within the same style.²⁸ Millwork was also the primary medium for the conversion of older houses into dwellings that looked aesthetically up-to-date, beginning a trend of home remodeling. One of the earliest examples is William Wollett's 1878 publication *Old Homes Made New Again*, where he illustrated a number of before and after views of staid revival-style homes transformed into busy Victorian ensembles thanks to an abundance of millwork.²⁹

While carpenters of Daniel McDonald's age would have had experience working with a lathe and jigsaw, and could make many wood building components, the availability of doors, window sashes, and decorative millwork meant that most houses of this time period were not "handmade."³⁰ The carpenter and homebuilder working in the late 1800s was generally installing components that were purchased. Highly customized homes for the wealthy could feature specially-designed moldings and ornamentation that were carved rather than machined, but this was rare.³¹ Numerous millwork firms were operating in Portland during the time the McDonald House was constructed. Some of these include Hand Manufacturing Company, North Pacific Planing Mill, Nicolai Brothers, Universal Sash and Door Company, and Oregon Planing Mill.³² As shown in Figure 9, the local office of W. P. Fuller Company had extensive offerings of house parts typically found in the Queen Anne style, including stained glass windows, decorative columns, front doors, paneled wainscot, and raised wood carvings.³³ Local firms provided illustrated price catalogs with numerous choices, allowing the builder or architect to assemble a richly detailed building façade and interior according to the homeowner's budget.

The McDonald House is an excellent example of the builder-designed home and the eclecticism that was afforded through building components advertised and sold at local building supply stores. In this house, it is particularly evident due to the fact that the house was built in two phases. This is clearly expressed in the diversity of decorative elements including the classical columns, stained glass, multiple window and glazing types, the variety of moldings and beadwork, the elaborate front door, and the interior features including the richly-detailed staircase, pocket and five-panel doors with original hardware, and the extensive wood base, trim, and moldings. While some critics of Victorian homes have lamented their display of "millwork disease,"³⁴ this was nonetheless an important development in residential architecture of expanding middle-class neighborhoods. Builders were increasingly exposed to publications that disseminated style information nationwide and they further had access to building components that could embellish and distinguish a house for a reasonable cost.

²⁶ Gottfried, 34-37.

²⁷ Ibid, 50.

²⁸ Ibid, 54.

²⁹ William Wollett, *Old Homes Made New Again* (New York: A. J. Bicknell & Co, 1878).

³⁰ Wallace Kay Huntington, "Victorian Architecture," in *Space, Style and Structure: Building in Northwest America*, ed.

Thomas Vaughan, vol. 2 (Portland, OR: Oregon Historical Society, 1974), 292.

³¹ Ibid, 292.

³² "Gloomy Outlook: Mills and Contractors Retaliating Against the Unions," *The Oregon Daily Journal*, June 6, 1902, 2.

³³ *Official Price List 1909: Doors, Windows, Mouldings, Etc.* (Portland, OR: W. P. Fuller & Co, 1909).

³⁴ Huntington, 292.

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Daniel Charles McDonald & Family

Daniel Charles McDonald was a carpenter and homebuilder working in Portland Oregon from approximately 1885 to 1914. He was born in Canada in March 1844 and came to the United States in 1849 when he was five years old. As a young man in the 1860s, he served in Company E of the 74th Regiment of the Ohio Infantry in the Civil War. In 1878, he married Katie Agnes Phair, age 21. They met in California and resided in San Francisco. In 1880, they had a son, Herbert F. McDonald, and then four years later, in 1884, a daughter Annie T. "Nina" McDonald was born.³⁵

In 1885, the family moved to Portland and lived in a residence at the southwest corner of NW 14th Avenue and NW Pettygrove Street. They lived here for five years, during which time their son Charles McDonald was born in 1887. In 1893, they moved to the nominated property, as confirmed by City directories.³⁶ Throughout Daniel McDonald's time in Portland he is listed in City Directories as a carpenter, contractor, and/or builder. In 1896, his business was listed as D. C. McDonald & Co in the Biennial Report of the State Treasurer.³⁷ From 1899-1900, he was in business with John J. Piendl—another local carpenter and builder.³⁸ From 1901-1902, he was in business with contractor William H. Stephens.³⁹

Because there is currently no searchable index for builder information in Portland, little is known about McDonald's other buildings. Legal and newspaper records indicate McDonald built houses in Couch's Addition⁴⁰, King's Second Addition⁴¹, and Portland Addition⁴²—all of which were fashionable, well-to-do neighborhoods on the west side of the Willamette River in Portland. Dollar figures referenced in these records suggest the homes were large and costly. However, the houses referenced are no longer standing. McDonald constructed a fire station designed by George H. Marshall on Front Street between Gibbs and Whittaker c. 1890, which is also no longer standing.⁴³ The project from which the most insight can be obtained about McDonald's level of skill was a courtroom he built for prominent judge Hartwell Hurley Sr. in the old Multnomah County Courthouse⁴⁴ in 1893. The project consisted of reconfiguring part of the courthouse to accommodate this new 1,650 square-foot courtroom, including rebuilding the staircase.⁴⁵ Given the architectural prominence of this important civic building and the level of craftsmanship and carpentry required to execute the ornamentation and detail in the courtrooms of other contemporaneous courthouse buildings⁴⁶, it can be surmised that McDonald was skilled in his trade.

The McDonald Family lived at the Couch Street house until 1913. Little is known about Katie McDonald; however, like most married women of her day, she would have worked extensively to manage the home and provide support to her family, even if she did not earn an outside wage. When the house was sold, the property included 13 fruit trees, a fruit room in the basement, and a chicken coop.⁴⁷ Growing, preserving, and

³⁵ "Daniel Charles McDonald Family Tree," Ancestry.com, <https://www.ancestry.com/family-tree/person/tree/115870291/person/350147958012/facts> (accessed March 1, 2018).

³⁶ Portland City Directories 1892 and 1893.

³⁷ Biennial Report of the State Treasurer of the State of Oregon to the Legislative Assembly. (Salem, OR: W. H. Leeds, State Printer, 1897), 124.

³⁸ "Three More Permits Issued," *The Morning Oregonian*, May, 24, 1889, 8.

³⁹ Portland City Directories 1901 and 1902.

⁴⁰ "Willamette Mills Co. v. Shea" in *Reports of Cases Decided in the Supreme Court of the State of Oregon*, Volume 24, (Bancroft-Whitney, 1894), 40

⁴¹ "N.K. Rankin v. Chas. A. Malarkey et al" in *Reports of Cases Decided in the Supreme Court of the State of Oregon*, Volume 23, (West Publishing, 1894), 593.

⁴² "Three More Permits Issued," 8.

⁴³ "Bids for the New Engine House," *The Morning Oregonian*, 1889, 7.

⁴⁴ The old courthouse was demolished in stages beginning in 1910 to accommodate the existing building that stands at 1021 SW 4th Avenue, Portland. No photos of the interior of this building were found during the research for this nomination.

⁴⁵ "Judge Hurley's Courtroom," *The Morning Oregonian*, March 21, 1893, 5.

⁴⁶ In Portland, examples include the Pioneer Courthouse at 700 SW 6th Avenue and the US Custom House at 220 NW 8th Avenue.

⁴⁷ "For Rent—10-room house or two flats," 12.

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preparing food for her family would have been one of Katie's most important responsibilities. When it came time to expand the house, she likely had some input into the size of the house, arrangement of the rooms, and the home's features and amenities. As discussed early, magazine publishers of the era recognized the value of marketing house plans to housewives, as well as all manner of labor-reducing inventions such as kitchen and laundry tools.⁴⁸ Even if most women did not have independent purchasing power, their critical role in managing and providing much of the household labor meant that the function and aesthetics of their home was of primary interest. Women's preferences and their influence over how money was spent on home improvements was very much a factor in the building and remodeling of single-family homes at this time.⁴⁹

In 1913, the McDonalds sold the property to Victor Airola for \$6,000 who used this as a rental property.⁵⁰ Both of the McDonald's sons still lived with them at that time. Their daughter Nina had passed away at age 25 in 1909. Subsequently, the family lived at a house on SE 15th Avenue in Portland and later moved to the town of Yamhill, Oregon for a period of time. Daniel McDonald passed away on February 2, 1932 at the age of 87 in Portland.

McDonald's son Herbert was also a carpenter and his son Charles was a painter. Both sons were living at home during the construction of the original house and the later expansion. It is highly likely they would have assisted with the home-building efforts.

Comparative Analysis

For the comparative analysis, buildings were selected on the east side of the Willamette River that would have been constructed under similar economic conditions and development pressures. Examples of Queen Anne homes were selected from the late 1800s and between 1901 and 1909 (to coincide with the expansion of the McDonald House). There are fewer Queen Anne homes in Portland built after 1901 that display a similar level of design innovation and craftsmanship as the nominated property.

Edmund A & Mary E Scofield Investment Property #1

121 SE 12th Avenue

Constructed 1893-1894

Shown in Figure 10, this 2-1/2-story Queen Anne house was constructed in 1894. It is about one mile west of the McDonald House at SE 12th and Ankeny. It features a three-sided two-story cant bay window on the primary facade. This is flanked by a small entry porch, which has a second-story porch above. The porches are supported with turned spindlework. The roof consists of intersecting gables with a front-facing closed gable over the bay. A north-facing cross-gable with full eave return is located near the northeast corner of the house and a cross-gable with full eave return is situated in the middle of the south façade of the house. Most windows have been replaced with one-over-one aluminum sashes, but some fixed and colored glass wood windows remain, as well as a transom over the front entry door. Decorative trim and paneling can be found surrounding the windows and doors and in horizontal banding at the porch floor level. The building is clad with wood drop siding, wider on the first level than on the second. There are corner boards as well as scallop shingle siding in a flared belt course between the first and second levels and at the front gable. A small decorative pediment sits over the center window of the first-story bay.

The date of construction of this house coincides with the earliest iteration of the McDonald House. It shares a similar treatment at the ground-floor bay window. This includes the vertical trim boards, the decorative pediment above the center bay window, and the band of flared shingles.

⁴⁸ Gottfried, 39.

⁴⁹ Ibid.

⁵⁰ "Katie Agnes McDonald and husband," *The Morning Oregonian*, 1913, 18.

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The Scofield House was determined to be eligible as a contributing resource in the North Buckman Historic District (not listed at the time of this nomination). However, under Criterion C, it likely does not have enough architectural significance to be individually listed. Comparing the two buildings, the McDonald House demonstrates a higher level of design innovation and craftsmanship through the combined use elements such as the unique arched window reveals, Tudor oriel and Palladian windows with leaded glazing, the spindlework on the exterior, and original millwork on the interior including the decorative staircase. The McDonald House also has a higher level of integrity due to the retention of its original windows.

House

722 NE Couch Street

Constructed c. 1900⁵¹

Shown in Figure 11, the house located at 722 NE Couch Street was constructed around the turn of the century in the Queen Anne style. It is also about one mile west of the McDonald house. It is two stories tall and features a wide, prominent double-height bay window on the primary façade. The bay window form is capped with a gable-front roof that ties back to the primary side-gable roof form. This treatment is similar to the Scofield House; however, the bay window is wider and the house as a whole is wider. Additionally, the main roof form is significantly larger, as it slopes down all the way to the first-floor level to cover a recessed front porch supported by pairs of Tuscan columns. This type of bowing roof form would become popular with the Craftsman style.

The house features lap siding on the first story and shingle siding on the second story. The treatment of the side elevations is noteworthy. The east elevation features a stacked two-sided cant bay window. Within the gable end, the wall appears to be cut out in an arched shape around bay window form. This is achieved by boxing out the eaves and finishing them with shingles. Similarly, within the closed gable above the front-facing bay window, a round-arched void is sheathed with shingles to create a niche. These types of details were published in pattern books including the Radford American Homes house plans available for sale through their company.⁵²

This house shares details in common with the McDonald House. The use of double Tuscan columns is indicative of a shift toward classical revival elements rather than stickwork to provide some of the façade decoration. Most notably, the houses share in common a proclivity toward decorative arched cut-out voids that are clad in shingles.

Overall, the McDonald House shows a higher level of craftsmanship and innovation in the façade elements compared to 722 NE Couch. The nominated property has more decorative details and the integrity of the McDonald House is also higher, primarily with respect to windows. The 722 NE Couch house has all of its original windows replaced with vinyl windows. The interior integrity is also unknown. While the house could be eligible as a contributing resource in a historic district, it does not appear to have enough significance to be individually eligible.

Gustav Freiwald House

1810 NE 15th Avenue

Constructed 1906

Shown in Figure 12, the Freiwald House is a large, 2½-story “free classic” Queen Anne style that is located on a 100-foot by 100-foot double corner lot in the Irvington neighborhood—about 1.5 miles to the northwest of the McDonald House. The picturesque nature of the design, which was central to the character of Queen Anne, is expressed in a variety of bays, oriels, and wide pedimented dormers. The focal features of the house include

⁵¹ The date of construction in the City’s database is 1899; however, this database is frequently inaccurate especially for pre-1900 structures.

⁵² Examples include house design numbers 113, 117, and 129.

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an octagonal corner tower with a bell cast conical roof and an elaborate veranda with classical details that runs the entire west elevation and part of the south. The house features its original wood windows, which have the wider proportions of the period. Within the corner tower, the windows feature a diamond lattice muntin pattern in the upper sash executed in wood. On the west elevation, an oriel window with heavy classical brackets projects at the second-story level with a leaded glass window. At the third level of the tower and the roof dormers, large keystone elements are used to decorate the window trim. Additionally, the south dormer features a recessed round-arch balconette with a round-arched window. The Freiwald House is individually listed in the National Register for its architectural significance. However, neither the builder nor the architect is known.

The Freiwald House is a grand, high-style house constructed for a wealthy and prominent family. It epitomizes the rambling, picturesque character of the "free classic" Queen Anne subtype. In these respects, it is very different from the McDonald House, which was an owner-builder-occupied home that expanded over time, yet is still of scale indicative of the McDonald's middle-class status and neighborhood character. The Freiwald House is clearly designed by an architect and no elements seem awkward or out of place. The design was conceived as a whole, while the McDonald House was adapted over time as a design experiment and to increase its fashionableness. However, we can also see many similarities in use of classical details such as the porch columns and keystones. Both houses utilize decorative diamond lattice windows, feature an oriel window, and utilize round-arched recesses. By observing the qualities of the Freiwald House, it is evident Daniel McDonald was bringing his home up-to-date with the latest fashionable design details that he could afford as a builder.

Conclusion

The three houses above, while all done in the Queen Anne style, share as many differences as they do commonalities. All three help place the McDonald House within the context of the time period and home-building trends. However, the McDonald House has a unique significance, as we know Daniel McDonald built and adapted his home over the first 10-15 years that he lived there. The McDonalds increased economic status after the turn of the century provided them the opportunity to double the size of their home and add new embellishments and interior spaces that communicated their prosperity. While it was commonplace for homebuilders like McDonald to use pattern books and trade publications for residential construction, McDonald's house is not a stock design. It strongly reflects the influence of builder magazines and catalogs that provided contractors with the ideas to create their own architectural compositions, as well as the increasing availability of decorative millwork and building parts through local suppliers. Documenting the contributions of residential builders remains difficult due to the lack of publication in period sources and the absence of searchable databases; however, American builders exerted significant influence on the character of working- and middle-class residential architecture. The McDonald House embodies the important characteristics of a builder-designed resource and communicates those through its high level of historic integrity.

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McDonald, Daniel C. and Katie A., House
Name of Property

Multnomah Co., OR
County and State

The Morning Oregonian. "For Rent—10-room house or two flats." August 11, 1913: 12.

The Morning Oregonian. "Hawthorne's First Addition." March 19, 1892: 5.

The Morning Oregonian. "Judge Hurley's Courtroom." March 21, 1893: 5.

The Oregon Daily Journal. "2 nice light rooms." February 18, 1913: 19.

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The Oregon Daily Journal. "Katie Agnes McDonald and husband." January 16, 1913: 18.

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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 # _____
___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

McDonald, Daniel C. and Katie A., House
Name of Property

Multnomah Co., OR
County and State

10. Geographical Data

Acreage of Property Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1	<u>45.523397°</u> Latitude	<u>-122.634913°</u> Longitude	3	<u></u> Latitude	<u></u> Longitude
2	<u></u> Latitude	<u></u> Longitude	4	<u></u> Latitude	<u></u> Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for the McDonald House is the tax lot, which is defined as Lot 5 of Block 23 in Hawthorne's First Addition.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was selected because this is the historic lot.

11. Form Prepared By

name/title	<u>Jessica Engeman, Historic Preservation Specialist</u>	date	<u>July 2, 2018</u>
organization	<u>Venerable Development, LLC</u>	telephone	<u>(503) 943-6093</u>
street & number	<u>1111 NE Flanders St., Suite 206</u>	email	<u>Jessica@venerableproperties.com</u>
city or town	<u>Portland</u>	state	<u>OR</u> zip code <u>97232</u>

Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

McDonald, Daniel C. and Katie A., House
Name of Property

Multnomah Co., OR
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	<u>Daniel C. and Katie A. McDonald House</u>		
City or Vicinity:	<u>Portland</u>		
County:	<u>Multnomah</u>	State:	<u>Oregon</u>
Photographer:	<u>Chris Botero</u>		
Date Photographed:	<u>January 29, 2016</u>		

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0001)
North elevation, camera facing south.
- Photo 2 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0002)
East and north elevations, camera facing southwest.
- Photo 3 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0003)
South elevation, camera facing north.
- Photo 4 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0004)
North and west elevations, camera facing southeast.
- Photo 5 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0005)
Front porch at north elevation, camera facing south.
- Photo 6 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0006)
Millwork details at north elevation, camera facing south.
- Photo 7 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0007)
Entry hall and staircase, camera facing south.
- Photo 8 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0008)
Living room, camera facing north.
- Photo 9 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0009)
Living room room, camera facing south into dining room.
- Photo 10 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0010)
Kitchen, camera facing southeast.
- Photo 11 of 14:** (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0011)
Ground-floor bathroom, camera facing east.

McDonald, Daniel C. and Katie A., House
Name of Property

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Photo 12 of 14: (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0012)
Staircase at second-floor landing, camera facing east.

Photo 13 of 14: (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0013)
Bedroom, camera facing northeast.

Photo 14 of 14: (OR_MultnomahCounty_DanielCAndKatieAMcDonaldHouse_0014)
Bedroom, camera facing northeast.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

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National Park Service

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Section number Additional Documentation

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McDonald, Daniel C. and Katie A.,
House

Name of Property
Multnomah Co., Oregon

County and State
N/A

Name of multiple listing (if applicable)

List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1:** Regional location map
- Figure 2:** Local location map
- Figure 3:** Tax lot and boundary map
- Figure 4:** Site plan
- Figure 5:** Ground floor plan
- Figure 6:** Second floor plan
- Figure 7:** Basement floor plan
- Figure 8:** South Elevation in 1996.
- Figure 9:** Example millwork catalog pages.
- Figure 10:** Edmund A & Mary E Scofield Investment Property #1 at 121 SE 12th Avenue, Portland.
- Figure 11:** 722 NE Couch Street, Portland.
- Figure 12:** Gustav Freiwald House at 1810 NE 15th Avenue, Portland.

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McDonald, Daniel C. and Katie A.,
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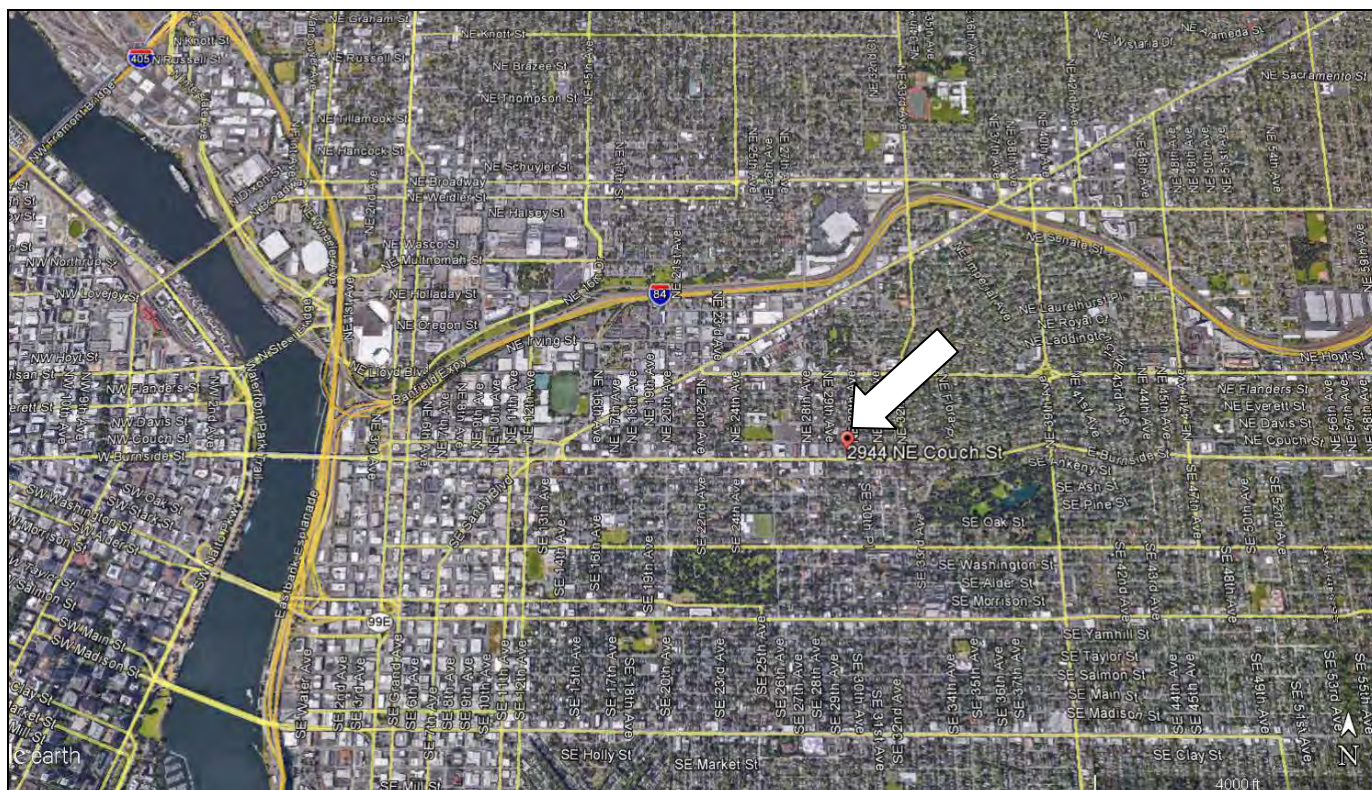
Name of Property
Multnomah Co., Oregon

County and State

N/A

Name of multiple listing (if applicable)

Figure 1: Regional Location Map, Latitude/Longitude: 45.523397°, -122.634913°.



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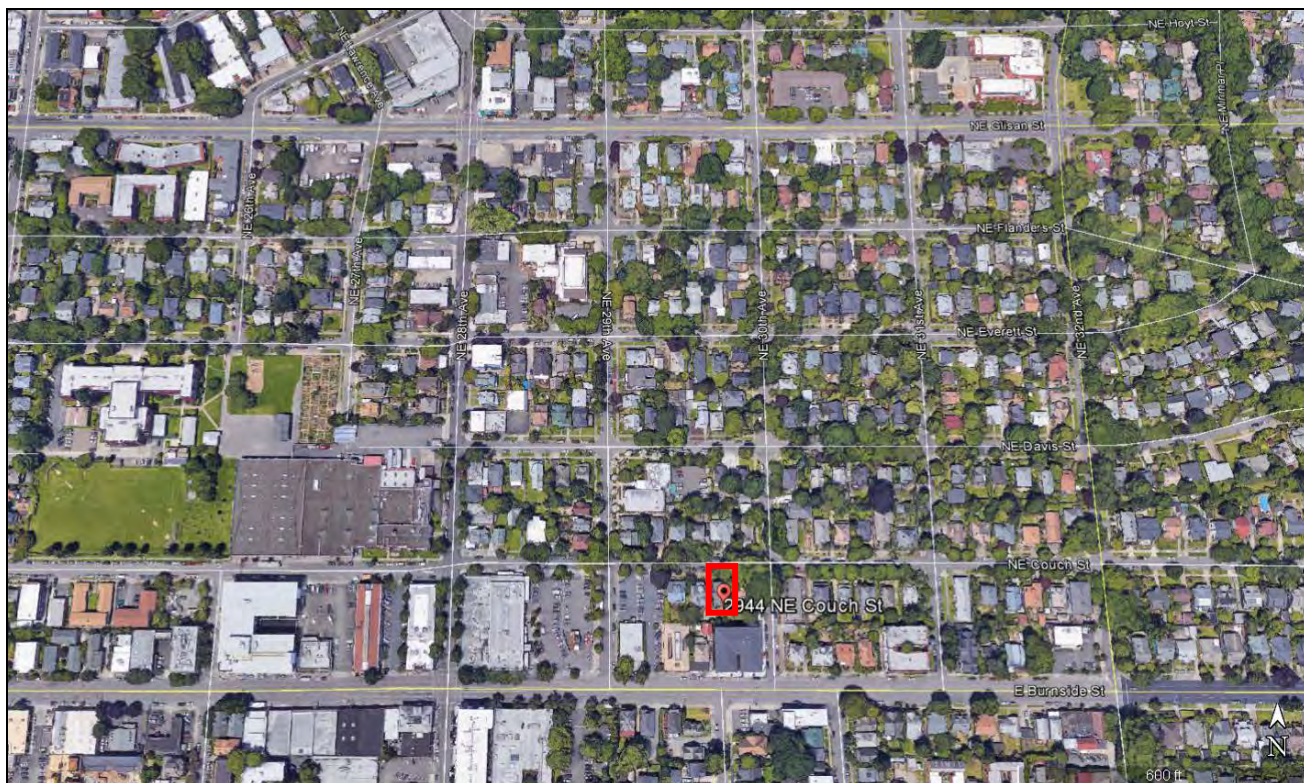
Name of Property
Multnomah Co., Oregon

County and State

N/A

Name of multiple listing (if applicable)

Figure 2: Local location map, Latitude/Longitude: 45.523397°, -122.634913°.



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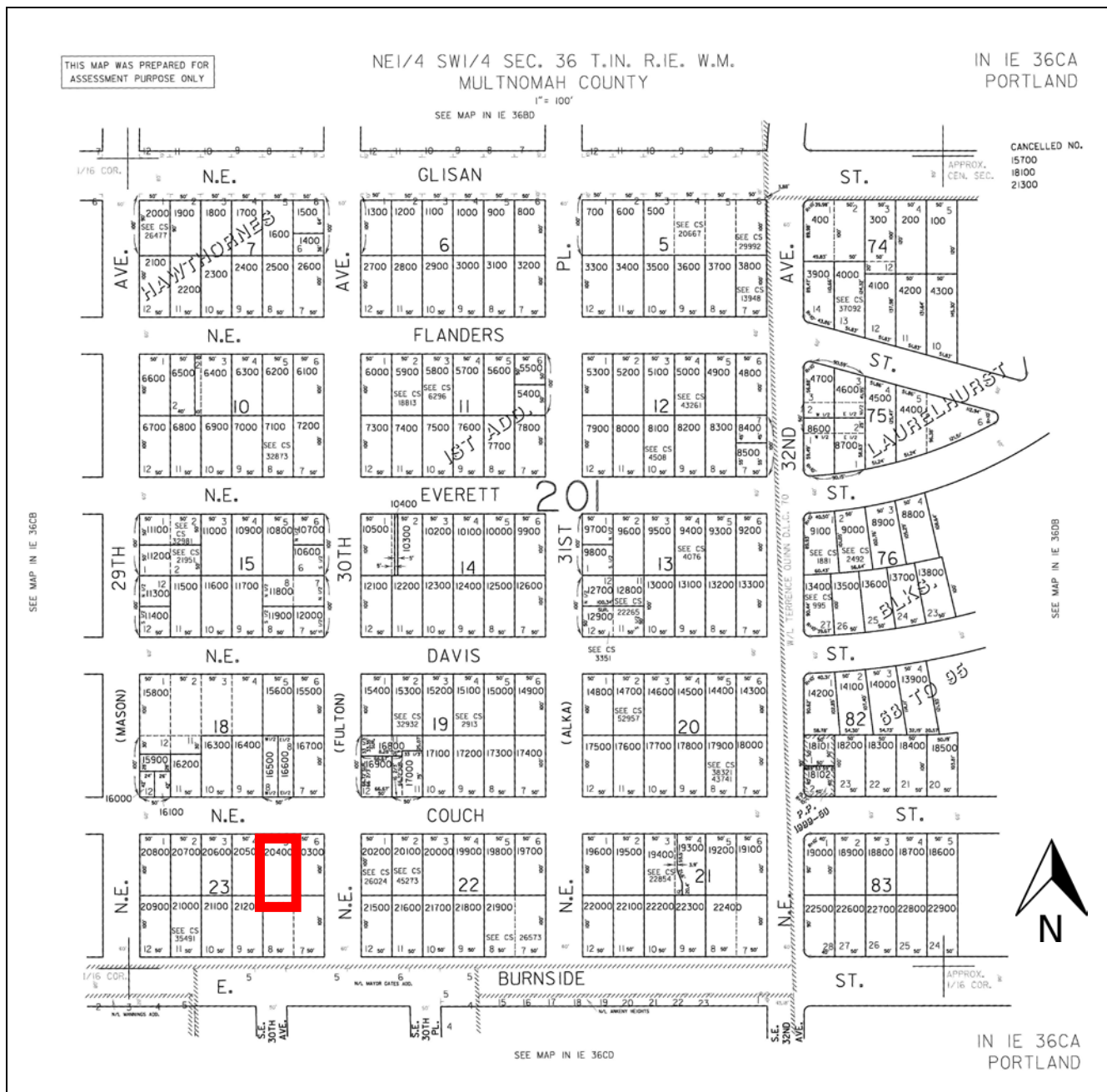
Name of Property
Multnomah Co., Oregon

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N/A

Name of multiple listing (if applicable)

Figure 3: Tax lot map.



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Name of Property

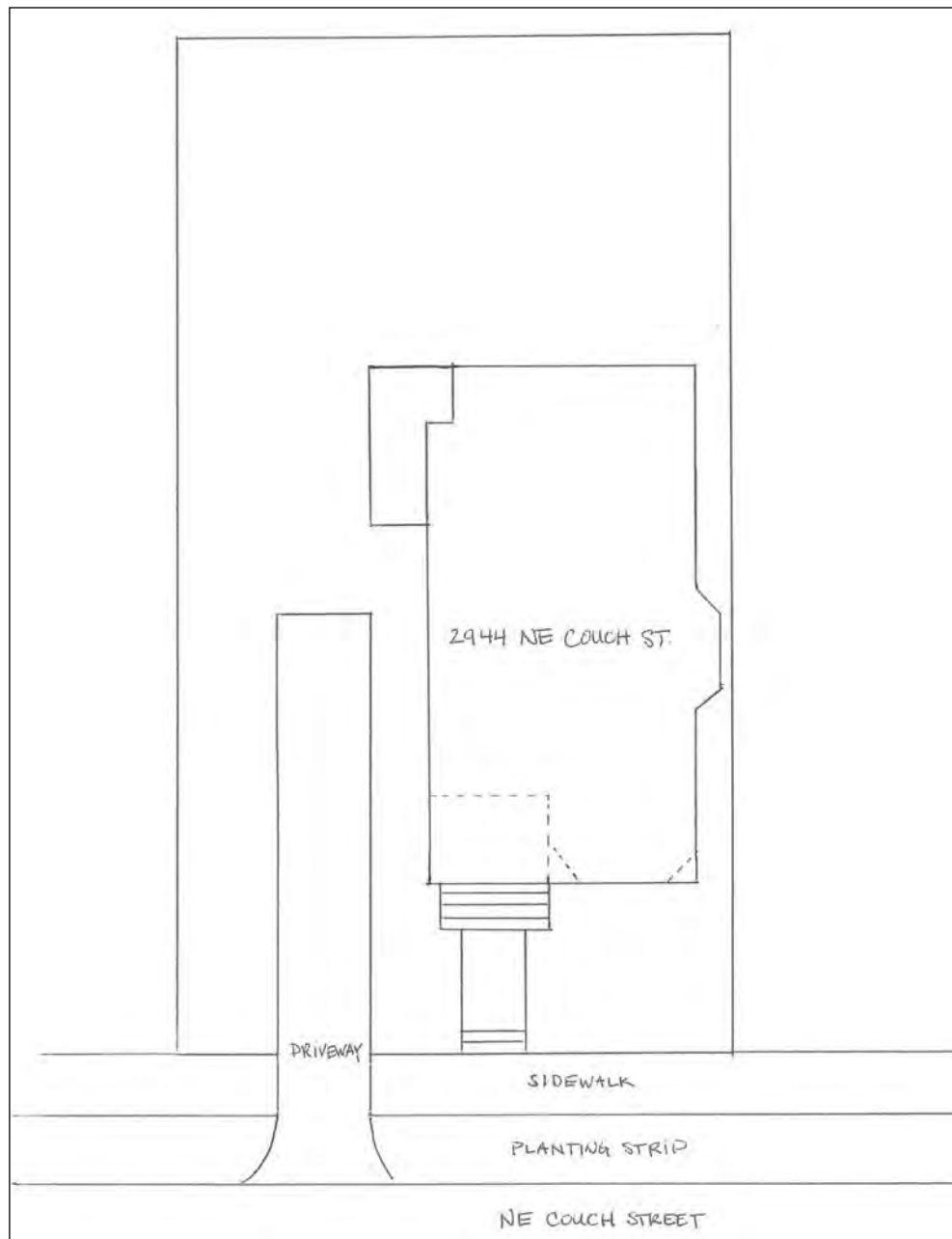
Multnomah Co., Oregon

County and State

N/A

Name of multiple listing (if applicable)

Figure 4: Site Plan



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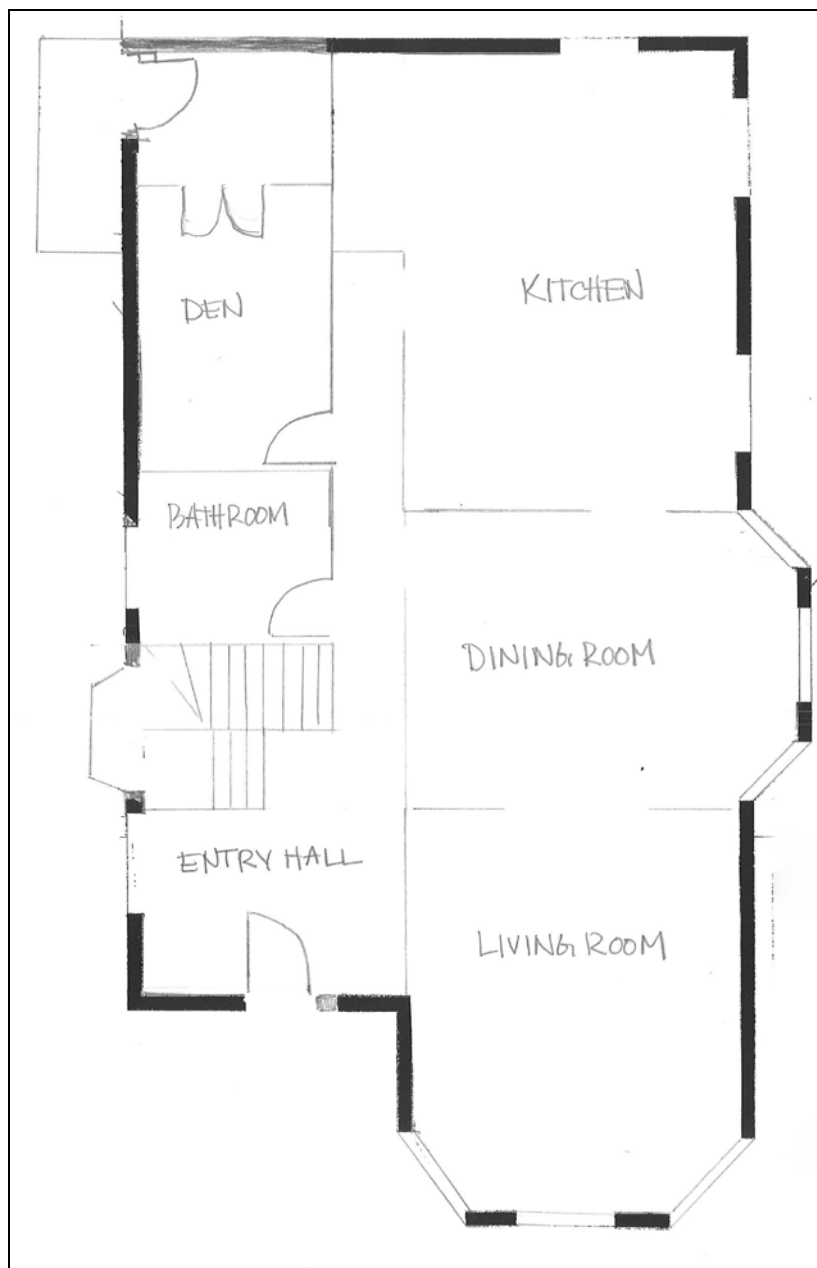
Name of Property
Multnomah Co., Oregon

County and State

N/A

Name of multiple listing (if applicable)

Figure 5: First Floor Plan



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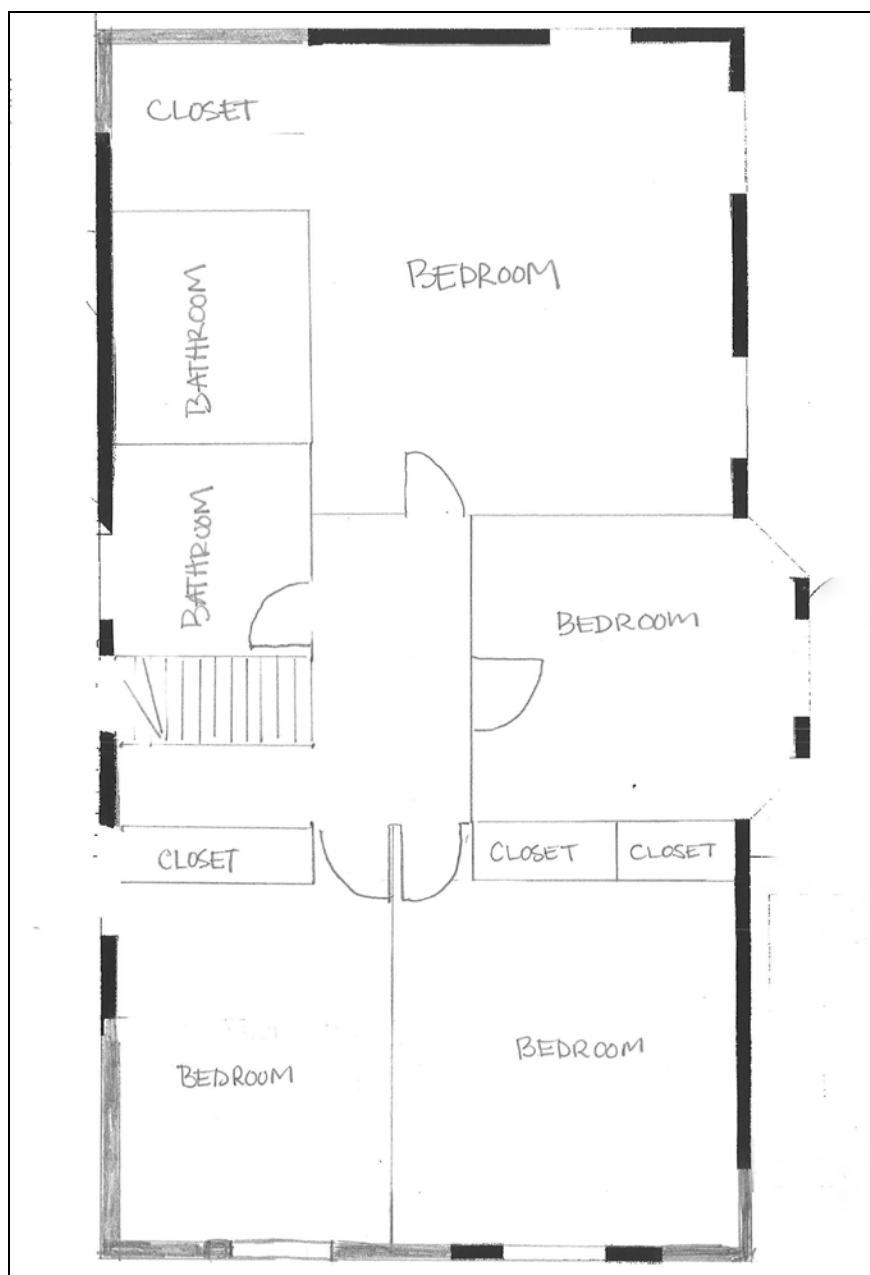
Name of Property
Multnomah Co., Oregon

County and State

N/A

Name of multiple listing (if applicable)

Figure 6: Second Floor Plan



United States Department of the Interior
National Park Service

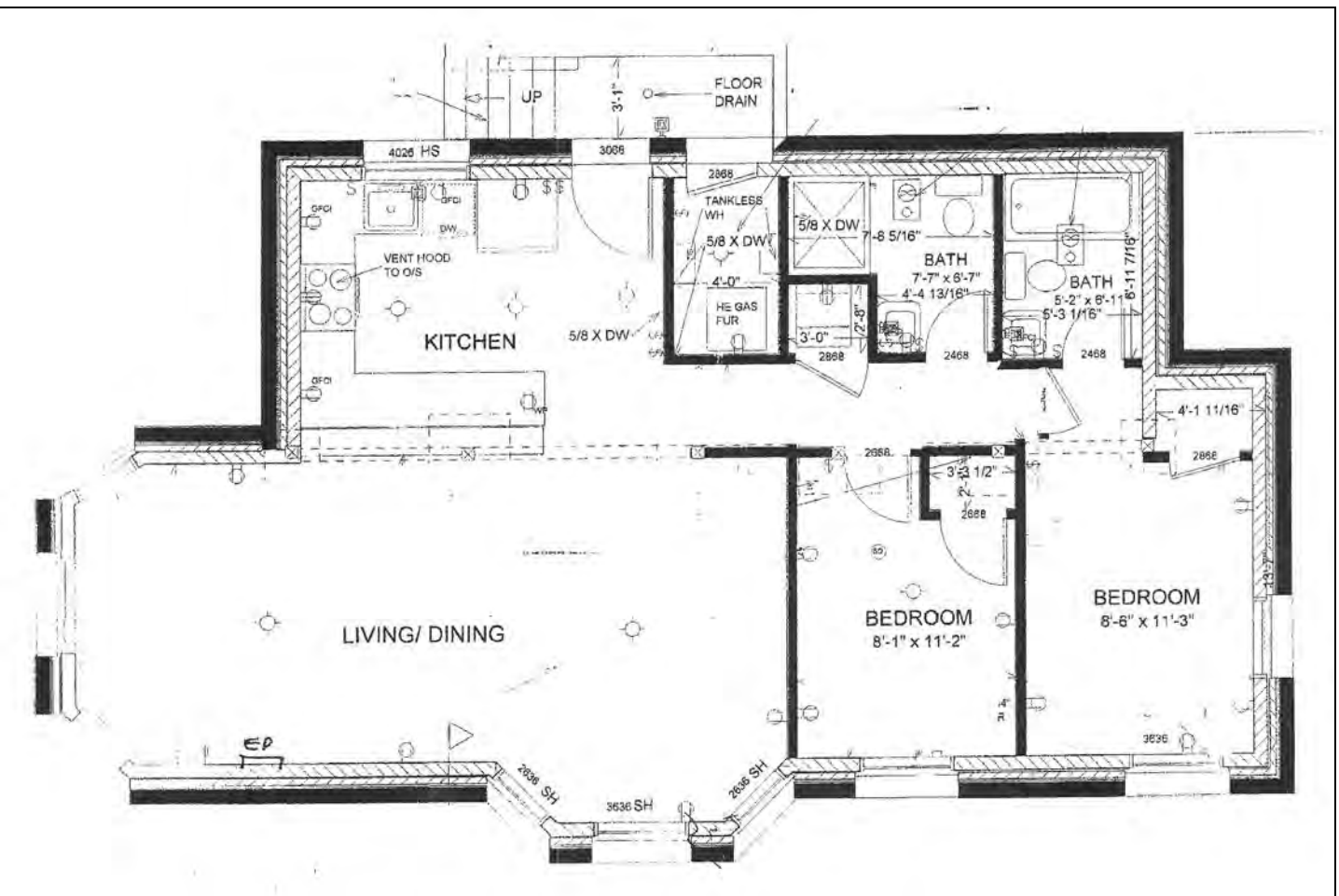
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Figure 7: Basement Floor Plan



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N/A

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Figure 8: South Elevation in 1996.



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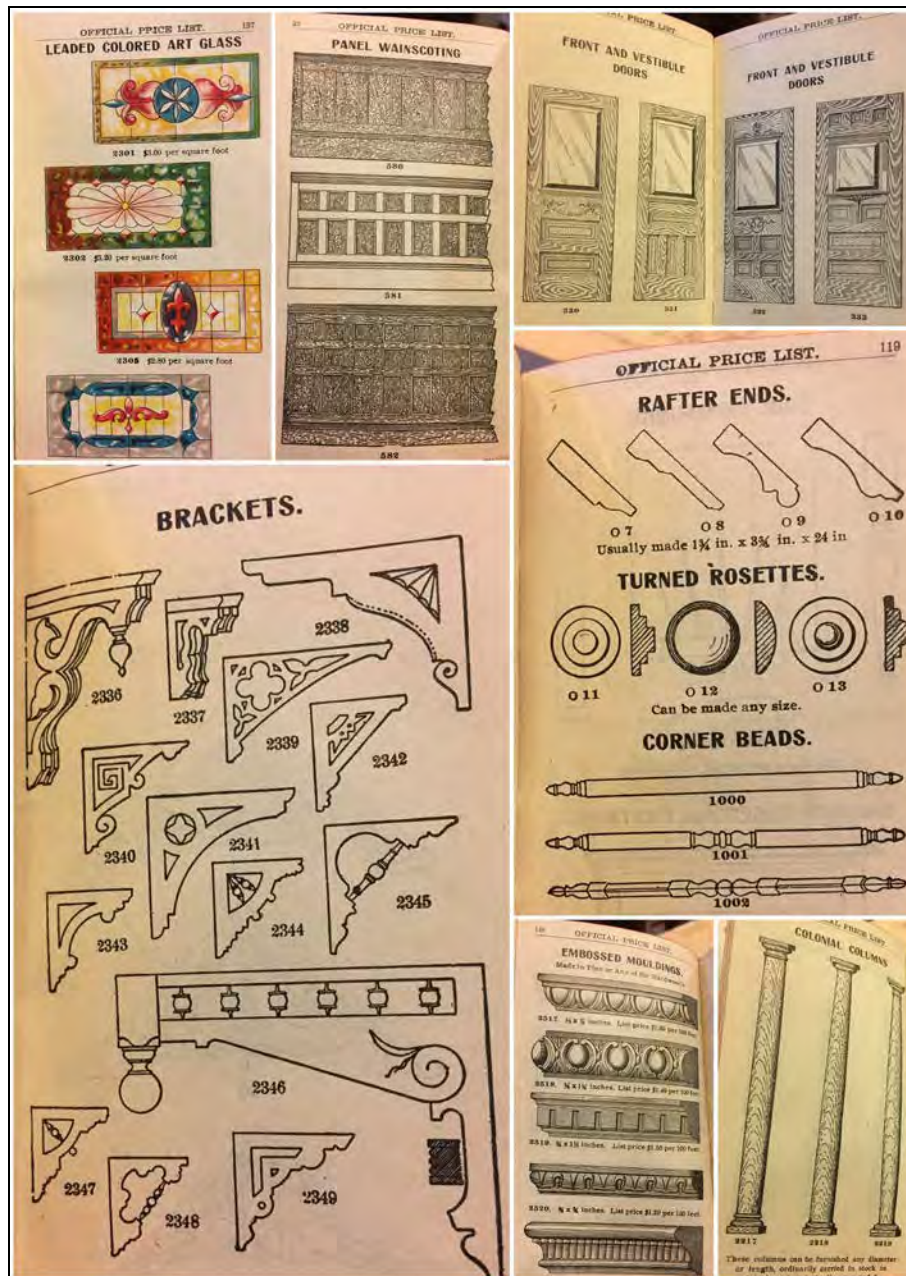
Name of Property
Multnomah Co., Oregon

County and State

N/A

Name of multiple listing (if applicable)

Figure 9: Example millwork catalog pages. Products were available through W. P. Fuller Co. in Portland.^{liii}



^{liii} Official Price List 1909: Doors, Windows, Mouldings, Etc. (Portland, OR: W. P. Fuller & Co, 1909).

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N/A

Name of multiple listing (if applicable)

Figure 10: Edmund A & Mary E Scofield Investment Property #1 at 121 SE 12th Avenue, Portland.



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N/A

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Figure 11: 722 NE Couch Street, Portland.



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N/A

Name of multiple listing (if applicable)

Figure 12: Gustav Freiwald House at 1810 NE 15th Avenue, Portland.































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: McDonald, Daniel C. and Katie A., House

Multiple Name:

State & County: OREGON, Multnomah

Date Received: 1/31/2019 Date of Pending List: 2/12/2019 Date of 16th Day: 2/27/2019 Date of 45th Day: 3/18/2019 Date of Weekly List:

Reference number: SG100003459

Nominator: Other Agency, SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input checked="" type="checkbox"/> CLG	

☒ Accept ☐ Return ☐ Reject 3/6/2019 Date

Abstract/Summary Comments: The Daniel C. and Katie A. McDonald House is locally significant under National Register Criterion C (Architecture). The two-story, single-family home is a fine local example of wood-frame, Queen Anne (Free Classical) style residential design. The house was designed and built by local carpenter and house-builder Daniel McDonald for his family, and reflects the builder's skill in crafting eclectic historic period residential designs.

Recommendation/ Criteria Accept NR Criterion C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 3/6/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



City of Portland
Historic Landmarks Commission

1900 SW Fourth Ave., Suite 5000 / 16
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.portlandonline.com/bds

October 12, 2018

Oregon State Historic Preservation Office
State Advisory Committee on Historic Preservation
Attn: Deb Schallert, Chair
725 Summer St. NE, Suite C
Salem, OR 97301

Re: McDonald House National Register Nomination

Dear Chair Schallert,

The Portland Historic Landmarks Commission (PHLC) reviewed the National Register nomination for the Daniel C. and Katie A. McDonald House on Monday, October 8, 2018. At this review, the PHLC discussed the merits of the nomination, including integrity, description, significance and context, facts and sources, and supporting materials. The PHLC believes the McDonald House meets the criteria for listing in the National Register of Historic Places. We offer the following comments:

- The PHLC understands that this property was enrolled in the Special Assessment of Historic Property Program. We applaud the owner for rehabilitating the property and adding a dwelling unit to the basement as part of participation in this program.
- The description of historic significance for the McDonald House provides less sources and property-specific justification than the PHLC generally expects from house nominations. That said, the eclectic design and builder history of this house is compelling and the PHLC believes it is eligible despite the limited archival information available.
- The nomination would benefit from a comprehensive copy-edit, especially the physical description. A marked-up copy of the nomination has been sent to the State Historic Preservation Office and the nominator for consideration of minor text amendments that would enhance the readability of the nomination.

Oregon Administrative Rule (OAR 660-023-0200) provides demolition review protection for resources listed in the National Register. The PHLC did not consider these regulatory consequences of listing in the National Register in our review of the McDonald House nomination.

The PHLC looks forward to this property being recognized for its historic significance by being listed in the National Register.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristen Minor".

Kristen Minor
Chair

A handwritten signature in black ink, appearing to read "Maya Foty".

Maya Foty
Vice Chair



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



January 17, 2019

Joy Beasley, Keeper
National Park Service
National Register of Historic Places
1849 C St. NW, Mail Stop 7228
Washington, D.C. 20240

Re: National Register Nominations

Dear Ms. Beasley:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic properties to the National Register of Historic Places.

BLAKELY, CHARLES O. AND CARIE C., HOUSE

2203 SE PINE ST

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

SIGGLIN, CHARLES. O., FLATS

701-709 SE 16TH AVE

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

MCDONALD, DANIEL C. AND KATIE A., HOUSE

2944 NE COUCH ST

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

KIERNAN HOUSE

1020 SW CHELTENHAM CT

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

The enclosed disks contain true and correct copies of the above nominations to the National Register of Historic Places.

We appreciate your consideration of these nominations. If questions arise, please contact the coordinator listed below the property information.

Sincerely,

Christine Curran

Deputy State Historic Preservation Officer

Encl.





Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



January 28, 2019

Joy Beasley, Keeper
National Park Service
National Register of Historic Places
1849 C St. NW, Mail Stop 7228
Washington, D.C. 20240

RE: National Register Nominations

Dear Ms. Beasley:

Oregon's State Review Board recommended for listing all six of the below nominations to be forwarded to your office on October 19, 2018. Our office completed our review of the nominations on January 17, 2019, the required 90-days per 36 CFR 60.11(e), and due to the partial federal government shutdown, we waited to send these six nominations until the National Park Service reopened.

Since the government has now reopened, enclosed are those six National Register nominations for your consideration.

BLAKELY, CHARLES O. AND CARIE C., HOUSE

2203 SE PINE ST, PORTLAND, MULTNOMAH COUNTY

SIGGLIN, CHARLES. O., FLATS

701-709 SE 16TH AVE, PORTLAND, MULTNOMAH COUNTY

CENTRAL OREGON CANAL HISTORIC DISTRICT (WARD ROAD – GOSNEY ROAD)

UNINCORPORATED, DESCHUTES COUNTY

MCDONALD, DANIEL C. AND KATIE A., HOUSE

2944 NE COUCH ST, PORTLAND, MULTNOMAH COUNTY

KIERNAN HOUSE

1020 SW CHELTENHAM CT, PORTLAND, MULTNOMAH COUNTY

LAURELHURST HISTORIC DISTRICT

PORTLAND, MULTNOMAH COUNTY

Sincerely,

Robert T. Olguin, National Register Program Coordinator

Phone: (503) 986-0668

Email: robert.olguin@oregon.gov

