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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

istoric name	Freiwald,	Gustav, House	- <u>, ,, ,, ,, ,, ,, ,, ,, ,</u> , ,	
her names/site numbe	ır			
Location			<u> </u>	
reet & number	1810 NE F	ifteenth Avenue]	N/2 not for publication
ty or town	Portland			N/A vicinity
tate Oregon	code	OR county Multnomah	code _05	1 zip code <u>97212</u>
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Multnomah, Oregon County and State

5. Classification				
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Res (Do not include pre	sources within Proper aviously listed resources in t	ty he count.)
 ☑ private □ public-local □ public-State □ public-Federal 	 building(s) district site structure object 	Contributing	Noncontributing	
		1	1	buildings
		<u></u>		sites
		1	,	structures
				objects
		2	11	Total
Name of related multiple p (Enter "N/A" if property is not part	roperty listing of a multiple property listing.)	Number of cor in the National	ntributing resources p Register	reviously listed
N/A		N/A		
6. Function or Use				
Historic Functions (Enter categories from instructions)		Current Function (Enter categories from		
Domestic: single dwelling		Domestic: single dwelling		
· · · · · · · · · · · · · · · · · · ·				
7. Description				
Architectural Classification (Enter categories from instructions)		Materials (Enter categories from	instructions)	
Queen Anne		foundation <u>bri</u>	ck	
		walls wood: weatherboards & shingles		
		roofasp	halt: compositio	on shingles
		-	· .	5

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

National Register of Historic Places Continuation Sheet

Section number ____ Page __1__

EXTERIOR ARCHITECTURE DESCRIPTION

The Freiwald house is a 2 1/2 story wood frame structure with a full attic and daylight basement. It is approximately 55 feet wide and 77 feet long.

The hip roof has four bellcast gabled dormers terminating in a projected cornice with fancy cast plaster brackets. The west dormer features three one-over-one double hung windows with diamond lattice upper lights. Above these is an ornate cast plaster medallion. Below the dormer is an Oriel window with beveled leaded glass.

The encircling front porch has a pediment at the side and a rounded front entrance. The porch is supported by twin round wooden columns with cast plaster Ionic Capitals on Roman Brick bases. The Northwest corner of the porch is supported by three of these columns. Over each pair of columns are twin fancy cast plaster brackets A cast plaster Lion's Head adorns the center of the porch entrance. Above this is a polygonal corner Cupola with tent roof and finial and matching upper lights windows.

Equally impressive is the South side. The dormer features a balcony (accessible from the attic) with iron railing, a round arched window with pronounced keystones and beveled leaded glass. Below this is a two-story polygonal bay window with one-overone double hung windows on each side and a fixed pane center window with beveled leaded top panel.

The main body of the house is drop siding with corner pilasters with Ionic Capitals. Wood shingles are on the third floor of the Cupola and all dormers. The foundation is brick.

The first and second floors both have numerous one-over-one double hung windows. Additionally, there are numerous beveled leaded glass ornamental windows in the Parlour, Sitting Room, Main Staircase, Front Bedroom with Cupola and the Bay Window Bedroom. The front door is oak with a single piece of beveled glass with beveled leaded glass side lights and transom.

The main steps up to the house are cast concrete with brick sides. The steps to the back porch are traditional 5/4 bullnosed fir.

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INTERIOR ARCHITECTURE DESCRIPTION

The Interior fabric of the house consists of oak, fir and pine. All the trim, save the oak newel post, banister and front door have been painted. The floors in the Entry, Parlour, Sitting Room and Dining Room are tongue and groove oak with oak and mahogany border. The oak floor in the Library/Bedroom was added at a later date. The remaining floors are fir.

The mantle is wood with dentil moulding and two pair of fluted columns with Ionic Capit 1s supporting it. The columns surround a Roman brick fireplace with medium green 1" x 4" glazed ceramic tiles on the hearth.

The ceiling height is 10'6" on the main floor. The Parlour, Sitting Room, Dining Room, Entry and original Music Room have coved ceilings with the Dining Room being additionally coffered.

The doors are single paneled 8' in height. One pair of pocket doors remain. All doors and windows are surrounded by corner bead over smooth casing. The Parlour is set off with a large fretwork spandrel.

The Front Door, Stairway, Parlour, Sitting Room, three upstairs bedrooms, as well as the Attic have ornate beveled leaded windows.

The interior walls are lath and plaster with horsehair binder. The original bathrooms have honeycomb tile floors and tile walls 5' high. All interior hardware is brass either cast or stamped. Many of the original Electric/Gas light fixtures remain.

The main stairway has fir stringers, risers and tread. The stairs rise four steps to a landing, from which the stairs, another 13 steps, rise to the second floor. The newel post is carved oak, Eastlake in style, with an electric light in it s top. The handrail is also oak. The first four steps are radiused and the newel post is supported by the fourth step.

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The stairwell is open and has a corresponding oak post at the top of the stairs. There is a back stairway that descends into the Dining Room. The newel post is similar in style to the main stairway in painted fir.

The main floor rooms include an Entry Hall, Parlour, Sitting Room, Dining Room, Bedroom (originally Library), Office (originally Music Room), original Bathroom, Kitchen and Pantry.

Upstairs has six bedrooms, one with attached Cupola room, three Bathrooms (one original, one added in the 1970's and one originally a conservatory and converted to a bathroom in 1922). All bedrooms have large closets.

The Basement has two rooms that were originally the Maid's Quarters, one with an outside entrance There is also a Workroom, Paint Room, Tool Room and a tunnel that connects with the Garage that was built in 1923. The latter is of concrete construction and is counted a non-contributing feature.

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RESTORING THE HOUSE

Most of the restoration involves undoing the conversion to a duplex, done in 1922 and subsequent "remuddling" efforts to modernize. All of our work conforms to the Secretary of the Interior's "Standards for Rehabilitation" and focused on the following areas:

- The Parlour Colonnade entrance had been removed and enclosed to accommodate double doors. The large Fretwork Spandrel above the Colonnade was imbedded in the new wall. In addition, the pocket doors from the Parlour to the Sitting Room were walled over and a closet built in front of them. We removed the wall and the closet and replaced the moulding, using similar materials. The pillars from the original Colonnade were found in the basement and the Colonnade will be restored using the ghost outline of the original moulding and the original pillars and Fretwork Spandrel.
- The Dining Room had been walled off in 1922, also the Kitchen and Pass Pantry were remodeled. Further remodeling in the 1970's walled off the back stairs and changed the Kitchen and Pantry into a Kitchen, Bedroom, Bathroom and two small closets. We have reopened the wall from the Sitting Room to the Dining Room. The pocket doors are gone but the track remains. The moulding has been replaced to match in style and materials.
- As no evidence of the original Kitchen and Pantry existed, we designed a Kitchen and Pantry to compliment the space and the era. The original fir floors were refinished. Mouldings and doors were duplicated to match existing doors. Built-ins have been kept to a minimum and cabinets were designed after "Hoosier" cabinets.

(8-86)

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- The Library was converted to a bedroom. The door to the Music Room was removed and walled over. A new door was cut into the main floor bath from the Library and the hall from the Dining Room to the bath was made into a closet. The door to the Music Room has been replaced. We have no plans at this time to remove the added closet off the bathroom, as it is the only closet on the main floor and does not adversely affect the overall flow of the main floor.
- The Music Room is currently a second Kitchen and is slated to be restored to its original condition in 1993.
- A Bathroom was added to the second floor "Conservatory" in the 1922 remodel. We left this addition in since, besides being a much needed second bathroom for the six bedrooms. It fits well architecturally, as the fixtures are period and it is part of the history of the house.
- Access to the Attic was rerouted in 1922 and at this time we have no plans to move them back to their original location. If we do, it will be done as all other work, in accordance with "Standards for Rehabilitation".

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.
- \Box **C** a birthplace or grave.
- **D** a cemetery.
- \Box E a reconstructed building, object, or structure.
- **F** a commemorative property.
- □ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibilography

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

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 # _____

Multnomah, Oregon

County and State

Areas of Significance (Enter categories from instructions)

(Enter categories nom instruction

Architecture

Period of Significance

1906

Significant Dates 1906

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- □ State Historic Preservation Office
- □ Other State agency
- □ Federal agency
- Local government
- □ University
- Other

Name of repository:

10. Geographical Data

Acreage of Property ______ acres

UTM References

(Place additional UTM references on a continuation sheet.)



Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)				
11. Form Prepared By				
name/title	Lynda Richardson			
organization		date November, 1992		
street & number	1503 NE Schuyler	telephone (503) 282-4595		
city or town	Portland	state Oregon zip code 97212		
Additional Documentation				

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner					
(Complete this item at the request of SHPO or FPO.)					
name	Steve Loman and Lynda Richardson				
street & number	1503 NE Schuyler telephone(503) 282-4595				
city or town	Portland state zip code97212				

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Multnomah, Oregon

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See continuation sheet

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Portland, Oregon

3

Zone

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SHPO SUMMARY

The large, two and a half story, late Queen Anne style house at the corner of NE Fifteenth Avenue and Schuyler Street in northeast Portland, Oregon was built for Gustav Freiwald in 1906. Freiwald, a real estate entrepreneur and, for a time, owner of the Star Brewery, occupied the house until the time of his death in 1939. In 1922, Freiwald modified the interior as a duplex to accommodate the family of his son, Alfred. It was at about this time a two-car garage was added at the rear of the property, which is a double lot 100 feet square at the northeast corner of the intersection. The concrete garage is counted a non-contributing feature of the nominated area. The site of the house is retained by a low wall of quarry-faced ashlar having its entrance at the corner on a radial axis with the building's bowed veranda entrance. The finelycrafted retaining wall is original to the property's development and is counted a separately contributing feature.

The Freiwald House is a City of Portland Landmark. It was acquired by the current owners in 1991, at which time reversal of the duplex conversion was begun. The house was characterized in the groundbreaking handbook of 1967, <u>A Century of Portland Architecture</u>, by Thomas Vaughan and George McMath, as one of the few remaining grand houses of the fashionable Holladay Addition...east of the Willamette River.

The Gustav Freiwald House meets National Register Criterion C as one of the rare surviving large-scale high style Queen Anne residences in the greater Irvington district. Neither architect nor contractor has been identified to date, but the house is noteworthy among examples of comparable style and scale in the metropolitan area generally.

A boxey, rectilinear volume at its core and measuring 55 x 77 feet in overall ground plan, the house rises from a basement story to a height of two and a half stories under a hip roof having broadly overhanging boxed cornice on outriggers. Exterior elevations, clad entirely with shiplap siding and trimmed with frieze and pilasters of the Scamozzi order at every corner, reflect the stage of the American Queen Anne style when the classically-based Colonial Revival was approaching the period of its greatest popularity locally. (The Scamozzi order is a variation of the Ionic in which volutes of the capital radiate at a 45° angle.) The picturesque variety which was central to the character of the early Queen Anne

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style is a residual quality here expressed in a variety of bays, oriels and wide, pedimented dormers finished with simulated pargetry on the west face and a round balcony arch on the south. The focal features are an octagonal corner tower with bellcast conical roof and a veranda which extends the full width of the west, or front elevation and wraps half way across the south street front. The veranda, elaborately detailed, consists of a low hip roof with classical entablature and temple-fronted portico supported by paired columns on concrete pedestals linked by a wooden balustrade. On the rear face is a simpler full-width porch with Tuscan column supports and upper deck balustrade having ball finial posts.

Window openings are double-hung sash having the wide proportions of the period and one-over-one lights. Variegation and novelty is achieved in the beveled and leaded glass top lights of primary openings and keystoned round and flat-arched windows in the corner tower.

The interior plan, altered by the original builder, nevertheless exhibits the taste for elaboration and high-ceilinged, specialized living spaces characteristic of the period. The color key has been affected by comprehensive overpainting of woodwork. An exception is the multi-paneled and ornate oak staircase newell post reflecting the Eastlake decorative style. Especially noteworthy is diningroom ceiling coffering, inset from a coved cornice, that is a grid of studded straight and segmented beams.

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STATEMENT OF SIGNIFICANCE

The majestic Queen Anne house was originally built in 1906 for Gustav E. Freiwald, a one time owner of the Star Brewery and real estate speculator.

The Freiwald house meets National Register Criterion C in the category of architecture, in the context of historical residential development in Portland, as a well preserved and locally distinctive example of Queen Anne architecture. The Freiwald house is one of only a few remaining examples in Portland and stands alone as the only example of its kind in the Historic Irvington District.

By far the most popular style of residential architecture in America in the late 1800's was the Queen Anne style, which was inspired by our romance with English country estates. As the Freiwald house was built in 1906, it displays a unique blend of the Vertical style common to Victorian Architecture. The house contains ornate decorative plaster work of English Architecture and elements of Medieval Architecture such as Oriel windows, that were becoming part of the revival under the influence of William Morris and the Arts and Crafts Movement.

The house, built for Gustav Freiwald in 1906 by an unknown builder, has a typical longitudinal main floor plan, with the entry and stairwell to one side, which are offset by a Parlour. The Dining Room and Kitchen are at the rear of the house with the large Sitting Room, Library and Music Room in the central portion. The varigated exterior siding, including a shingled third floor with a flared course at the second floor and shiplap siding on the first and second floors, are highly characteristic of Queen Anne houses. The distinguishing features of the house are the steeply pitched hip roof having pedimented dormers and a two story Cupola with a tent roof over an encircling front porch. The porch is supported by thirteen round columns with Ionic capitals and ornate plaster brackets. The south and west exteriors are also quite distinctive, with the extensive use of plaster work and beveled leaded glass.

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FAMILY HISTORY

The Freiwald House was built for Gustav E. Freiwald in 1906. Although this is rather late for a Queen Anne Victorian of this grand scale, there is sufficient evidence to support this as an accurate date. The date and name is stamped in the concrete at the base of the front steps. This is as it appears:

"19 G. FREIWALD 06"

The Multnomah County Tax Assessor also confirms this date. The Freiwald name at this address first appears in the 1906 Directory.

The Oregonian of April 24, 1924, announcing Freiwald's death, describes him as, "Gustav Freiwald, one-time owner of the old Star brewery and builder of the St. Elmo Hotel at Vancouver, Washington. ... Mr. Freiwald at one time held extensive property interests in Vancouver, but later disposed of most of those interests for 500 acres of land near Sheridan, Oregon, where he planned to establish an orchard on a large scale. He also owned property in Eastern Oregon."

Between 1906 and his death in 1924, Gustav Freiwald occupied himself in various ways, none particularly successful. He sold real estate, speculated in oil and Florida property, invested in an airplane factory, purchased orchard land near Sheridan, Oregon and according to his daughter, in a conversation with George Sydnor in 1966, "he stretched himself too thin." The St. Elmo Hotel, which he built, opened on April 1, 1907.

In 1922, Freiwald remodeled the home into a duplex to house his son Alfred, his wife and two sons. He also added the two car garage at that time.

Gustav Freiwald died in 1924, his wife Augusta, sold lots 5 and 6 of the estate in 1925 and she died in 1929. Their son Alfred died in 1936 and Gustav's two remaining daughters, their husbands and Alfred's widow and their two sons owned the property until 1939, when the Homeowners Loan Corporation foreclosed on the house.

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The house changed hands many times in the years between 1940-1957. Some transactions as yet have not been traced but for the most part are complete as follows:

1942, Anne Dimmick and Claire Lewis, sell the house and "4 dressers, 3 benches, 3 chests of drawers, 3 full size beds, springs and mattresses, one 3/4 size brass bed, spring and mattress, 5 small stand tables, 1 kitchen size table and four chairs, 5 lamps, 4 large rugs, 8 small rugs, 9 large chairs and rockers, 1 daveno, stair runner, hall carpet and ice box. Also the sawdust in the basement." for \$6600 to E.E. McMurry and his sister Bertha McMurry. During the war years, brother and sister McMurry operated a rooming house and served breakfast and dinner.

1949 - Homeowners Loan Corp. to Minnie Young 1/2 interest for \$1.

1954 - Children of E.C. McMurry to E.C. McMurry for \$1.

- 1954 E.C. McMurry to sister Minnie Young 1/2 interest for \$5.
- 1957 Estate of Minnie Young to Thelma Robinson, executrix.
- 1957 Thelma Robinson to George Sydnor for \$2096. The records show there was a mortgage for \$6000 held by Frank Fraga and wife. Another mortgage for \$4490.64 held by Haldean Young.

George Sydnor owned the Freiwald house until his death in 1986. He bought the house in 1957 and deeded it to his wife Gladys shortly before his death.

In 1991, Steve N. Loman and Lynda Richardson purchased the home from Gladys Sydnor.

It has been suggested that this house is the last Victorian of this scale left in the Irvington District of Portland. This is due largely to George Sydnor, who loved this house and refused many offers to sell to developers, thus saving it from the fate of its neighbors, as evidenced by the fact that it is surrounded by apartments and businesses. It is now a city designated landmark.

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Portland Block Book, 1901 (corrected to 1908), at Oregon Historical Society Library.

Biographical information on Gustav Freiwald and his family was obtained from the grandson, Albert C. Freiwald, Beaverton, Oregon, and from Freiwald's obituary sketch, Portland <u>Oregon</u> Journal, April 30, 1924.

Vancouver, Washington, <u>Independent</u>, July 17, 1894, quoted in Carl Landerholm, <u>Vancouver Area Chronology</u>, <u>1784-1958</u> (Vancouver, Fort Vancouver Historical Society, 1960).

Information from Albert C. Freiwald. Amanda Freiwald's death notice appeared in the Oregon Journal, May 6, 1929.

"What? You've Got No Tower With Princess In It?" by Andy Rocchia, in Oregon Journal, July 15, 1965.

"Gustav Freiwald Dies", Oregonian, April 29, 1924, pg. 8.

Letter from John Hook to Lynda Richardson, May 25, 1992.

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VERBAL BOUNDARY DESCRIPTION

The nominated property is located in SE 1/4 Section 26, Township 1N, Range 1E of the Willamette Meridian and is legally described as Lots 3 and 4, Block 260, Holladay's Addition to East Portland, County of Multnomah and State of Oregon.

BOUNDARY JUSTIFICATION

The nominated area of slightly less than 1/4 acre is the full extent of the urban tax lot historically associated with the house built for Gustav Freiwald in 1906. The two contributing features are the house and its low retaining wall of quarry-faced ashlar. A garage of 1923 of concrete construction is counted a noncontributing feature of the nominated area. The sketch below is made solely for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.











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7-015-01810

1810 N.E. Fifteenth Avenue

Holladay's, Block 260, Lots 3, 4 QUARTER SECTION MAP #: 2832 Irvington

ORIGINAL FUNCTION: Residence

DATE BUILT: 1906

STYLE: Queen Anne

ORIGINAL OWNER: Freiwald, Gustav ZONING: Rl

DESIGNATION: Landmark HISTORIC DISTRICT: Irvington (potential)

SPECIAL FEATURES AND MATERIALS:

Hip roof with bellcast gabled dormers. Polygonal corner tower with tent roof and finial. Encircling porch has pediment at side and rounded corner entrance. Round-arched windows with pronounced keystones. Oriel window. Polygonal bay window. One-over-one, double-hung windows, some with lattice in "Pper light. Drop siding. Corner pilasters with Ionic capitals. Wood shingles at tower and dormers.

AREAS OF SIGNIFICANCE: Architecture

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Section number <u>PHOIOS</u> Page <u>I</u>

Freiwald, Gustav, House (1906) (1503-1517 N.E. Schuyler) - secondary address 1810 N.E. 15th - primary address Portland, Multnomah, Oregon Lynda Richardson photographs, November 24, 1992 (except #s 19-22) negatives: Lynda Richardson 1810 N.E. 15th Portland, OR 97212 1 of 22 West (front) elevation 2 of 22 East (rear) elevation 3 of 22 South elevation 4 of 22 North elevation 5 of 22 Detail, Cupola and porch 6 of 22 Detail, porch, Oriel window and Plasterwork 7 of 22 Detail, Corner pilaster with Ionic capitols 8 of 22 Front door looking west 9 of 22 Detail, oak newel post from entry looking north 10 of 22 View of Parlour from entry looking southeast 11 of 22 View of Parlour from entry looking south 12 of 22 View of Sitting room fireplace looking north 13 of 22 View of Bay Window in Sitting room looking south 14 of 22 Dining room, showing back stairway looking northeast 15 of 22 Dining room, showing coffered ceiling looking east 16 of 22 Looking west from dining room through sitting room to Parlour

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- 17 of 22 Attic showing arched window looking southeast
- 18 of 22 Attic showing entrance to cupola looking northwest
- 19 of 22 View of House looking northeast with original landscaping visible in the background HISTORIC VIEW
- 20 of 22 View of the Original Parlour looking South HISTORIC VIEW
- 21 of 22 Gustav E. Freiwald (with driver) HISTORIC VIEW
- 22 of 22 Gustav E. Freiwald (right) with unknown man HISTORIC VIEW