

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED NOV 29 1977  
DATE ENTERED JAN 20 1978

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC **\*\***  
Loeb (Nathan) House

AND/OR COMMON  
Nathan Loeb House

**LOCATION**

STREET & NUMBER  
726 N. W. 22nd Avenue

CITY, TOWN  
Portland

NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT  
First District

STATE  
Oregon

VICINITY OF  
CODE  
41

COUNTY  
Multnomah

CODE  
051

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME  
Dr. and Mrs. Jack B. Blumberg

STREET & NUMBER  
726 N. W. 22nd Avenue

CITY, TOWN  
Portland

VICINITY OF

STATE  
Oregon 97210

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Multnomah County Courthouse

STREET & NUMBER  
1021 S. W. Fourth Avenue

CITY, TOWN  
Portland

STATE  
Oregon 97204

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Portland Historical Landmark

DATE  
1977

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS  
Portland Historical Landmarks Commission

CITY, TOWN  
Portland

STATE  
Oregon

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Nathan Loeb House, built in 1893, occupies a 50' x 100' site in King's 2nd Addition in Northwest Portland, a fashionable residential area during the late 19th & early 20th centuries.

While substantial change has occurred in Northwest Portland, the area still retains the City's largest and finest collection of late Victorian houses, and several excellent examples of Period Revival architecture. Like the Loeb house, many were converted to rooming houses during World War II. During the post-war years most of the larger dwellings that remained were converted to offices. These uses continued until recent years when the renewed interest in Victorian architecture and the areas proximity to the urban center resulted in an influx of new families, and in turn, extensive rehabilitation of rooming houses to one and two family dwellings.

Though known as the Nathan Loeb House, the elaborate Queen Anne residence was built by Rudolph Becker for his own home. Becker never occupied his new house and continued to live in his previous home for many years. It is very probable that Becker, like many other Portlanders, suffered financial reverses during the 1893 Panic, and was forced to lease the house rather than occupy it himself. While Rudolph Becker maintained ownership of the property, Nathan Loeb and part of his large family were the first occupants. Loeb resided in the house until his death in 1905.

### STRUCTURE AND PLAN

The Loeb House structure was typical of the period: brick foundation walls; 2 x 4 studs in a modified balloon frame; and wood floor joists and roof rafters. Framing lumber throughout is Douglas Fir.

Also typical was the original floor plan. At the first floor the corner Entry Hall led to the Dining Room on the east, and through a grand pair of sliding doors, to the Parlor on the south which featured a projecting slant bay at the front (west). Adjacent to the east was the Sitting Room also with a projecting slant bay. The Parlor and Sitting Room, of nearly equal size, were separated by an elaborate arched frame featuring carved and spindled woodwork. (see photo)

Adjacent to the Sitting Room on the north was the Dining Room, nearly square in plan. A pair of sliding doors, identical to the doors between Entry Hall and Parlor, were centered between the two rooms.

The Kitchen and Pantry were located at the rear of the house (east). The back stairway led to the full unfinished basement, and to the second and third floors.

(see continuation sheets)

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The main stairway at the Entry Hall terminated at the second floor hallway. The Master Bedroom was located at the front over the Parlor. Adjacent to the north was a small Bedroom or Sewing Room with a covered Balcony overlooking the front yard. Three additional bedrooms and a bathroom were located on the second floor. The third floor attic area contained servants quarters. A servant's bathroom was located at the second floor landing of the back stairway.

INTERIOR FINISHES

Walls and ceilings throughout were plaster on wood lath. Most, if not all, walls were covered with wallpaper. Painted ceilings were of generous height - 12 feet at the first floor and 10 feet at the second. Plaster medallions, which provided terminal ornamentation for gas light fixtures, were located at the center of all main rooms. Original rosettes are extant in the Entry Hall, Dining Room, and in two Bedrooms. First and second floor walls featured a 10-inch baseboard with cap and shoe moldings and a picture mold with gilt finish in some rooms.

Floors were a single layer of 7/8" x 3-1/2" tongue and groove fir flooring with wall to wall carpeting in most rooms.

The main stairway was elaborately detailed in naturally finished oak, having a formed handrail, turned balusters, a square paneled newel posts with ornate cap moldings of classical profile with rounded terminal elements. Facing on the stringer is also paneled, and is terminated by a plain trim board at the stair soffit. Treads and risers were fir, covered with carpet. Nearly all elements of the original balustrade are intact.

The two pairs of sliding doors were six panel. All other doors had four panels, two over two, with upper panels taller than lower. Casings for both doors and windows are 6" wide and detailed in the Eastlake manner with circle patterned square corner elements. Except for the main balustrade and gilt picture mold, doors, casings, baseboards and other wood trim were of cedar with grain finish.

Of special interest was the main fireplace centered on the east wall of the Sitting Room. (see photos) The coal burning fireplace had a cast-iron grate with ornate surround and projecting hood. Six inch square, green glazed tiles in a relieved floral pattern surrounds the iron work. The cedar mantel is supported by paneled pilasters and a decorated frieze. Above the mantle was an elaborate mirror assembly detailed with carving and spindlework. The hearth consisted of 1" x 6" green tiles laid in brick pattern a 2" x 6" maroon tile border and a final border of 3" x 6" green glazed tiles in a paisley pattern. Outer border tiles were manufactured by, "A. E. Tiling Co Ltd." Except for the mirror

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unit above the mantle, all fireplace elements are intact though in need of some repair.

FURNITURE

Dr. Russell H. Kaufman, grandson of Nathan Loeb, has some of the original furniture, including: a table and two upholstered arm chairs that were located in the Sitting Room (see 1895 photo); the Dining Room table and chairs; and the Master Bedroom set which consists of the bed, a commode, dresser and end table, all with marble tops.

EXTERIOR

The primary street facade (west) in an extravaganza of Queen Anne elements skillfully assembled in a dynamic composition.

A wooden stairway penetrated the stone wall surrounding the property and led to the corner Entry Porch. The stairway featured a shaped railing, turned balusters and square paneled newel posts with classical cap moldings and ball terminals. The balustrade continued around the Porch.

The porch unit is a two-story element divided in two bays projecting slightly from the main unit of the house. The first story portion is framed by turned wood posts and segmental wood arches. Arches have central pendants and a sunburst pattern in the spandrels. Above the arch is a narrow frieze with nailhead molding, and a classical cornice with dentils which is continuous around the front facade. At the second floor is the Balcony also framed with turned wood posts and bracketed impost blocks supporting a classical cornice, similar to the first floor, and a pedimented roof. The tympanum features sawn scrollwork. A balustrade identical to the first floor surrounds the Balcony.

Centered on the entry stairs were paired wood doors with solid lower panel, stained glass upper panels, and stained glass transom. The original street number, "170", can be seen in the transom. Adjacent to the doorway was another stained glass window having a pedimented head with sunburst decoration in the tympanum. At the Balcony level there was a single door with transom, an adjacent round window, all with stained glass. All original stained glass was manufactured by the Povey Glass Works in Portland, one of the leading glass firms on the west coast.

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Flanking the two-story Porch/Balcony unit was the primary 2-1/2 story symmetrical element. The first floor consists of a projecting slant bay with simply framed double-hung windows, one light over one, on the slant walls. Centered in the bay is a three bay round arch window with paneled wood pilasters and simulated stone arch with ornamental keystone. The larger center window is double hung, one over one. Sidelights are fixed and have stained glass (see photo). Nailhead molding fills the arch spandrels. Elongated brackets, extending from the impost to the cornice, support a projecting pediment with scroll decoration. The space between the window sills and the water table molding is paneled.

The square faced second story unit, visually supported by corner brackets at the slant bay below, features a large round panel with a centered double-hung window with flanking sunburst ornament. The circular panel was truncated at the bottom by a sill course aligned with the adjacent Balcony railing. Below the sill course the wall flared to meet the first floor cornice. Another belt course butted to the circle panel above the center line. Paired brackets, similar to those on the first floor, support a classical cornice and an equilateral pediment containing a central casement window to the attic. The window is framed by brackets supporting a minor cornice at the head. Above, in the remaining tympanum, is the typical scroll decoration. Siding between the paired brackets is vertical tongue and groove cedar. Siding adjacent to the circular window panel and in the attic pediment above is alternate courses of square edged and imbricated shingles. The remaining siding throughout the structure is 1 x 8 shiplap drop siding.

Above the Balcony north of the primary bay is an attic dormer projecting from the main hipped roof. The dormer has paired casement windows with bracketed frames and equilateral pediment detailed in a manner similar to the primary bay.

The projecting bay on the south facade is similar in size and form to the west bay, but lacks the ornamentation of the latter. The first floor has a similar slant bay with corner brackets supporting the square second floor element. First floor windows are double hung on the slant faces and fixed at the center face with a stained glass transom. The second floor has a pair of centered double-hung windows. Paired windows also occur in the attic pediment. Window casings on the south facade, as well as on the east and north, are plain 1 x 6 boards.

On the east facade is a backporch with square wood posts, chamfered at the corners, supporting a hipped roof with cornice and ornamental impost brackets. The first floor porch is partially enclosed with an open diagonal slat wall. The north facade had no distinguishing features.

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The original roof had a built in gutter and was covered with square edged cedar shingles. Atop the ridge toward the front was a "coxcomb" ornament.

ALTERATIONS AND RESTORATION

Prior to WWII it is believed that the Loeb House was occupied as a single-family residence and was well maintained. The only known significant alterations were the conversion from gas to electric lighting, the construction of a garage at the southwest corner of the property in 1923, and the replacement of wood entry stairs with concrete stairs.

During the years since conversion to a rooming house in the early 1940s and the beginning of restoration in 1977 by the present owner, the house suffered substantial alteration, mostly cosmetic, and poor maintenance.

On the exterior: brick was applied to the front facade on the first floor; horizontal lap siding was applied to the front facade on the second floor; asphalt sheet in brick pattern was applied to all other exterior walls; stained glass from the entry doors, hall window, Balcony door and adjacent round window was sold off; cedar roof shingles were covered with asphalt shingles; the dentil course at the Balcony cornice was removed; the "coxcomb" was removed; the round window off the Balcony was changed to a pair of rectangular windows; and an exterior stairway, extending to the third floor, was added at the south wall.

Interior alterations prior to 1977 include: Kitchen installation on the third floor; extensive inappropriate painting and other refinishing of walls, floors and woodwork; removal of the decorative woodwork separating the Parlor and Sitting Room; removal of some ceiling medallions; installation of a fire detection system; and "modernization" of the kitchen and installation of a new bathroom in the original Pantry area. The fire detection system, kitchen and bathroom work was performed by the previous owner during 1975-76.

The present owner who acquired the property in 1977 has undertaken extensive restoration, and some alteration to convert the rooming house to a two family residence. (Due to the change in occupancy classification and extent of rehabilitation the entire structure had to meet current building and housing codes.) The owner's apartment occupies the entire ground floor and the west bedrooms on the 2nd floor. A new bathroom was added adjacent to the Master Bedroom. The rental unit occupies the remainder of the 2nd floor, and all of the third floor. One of the 2nd floor bedrooms was converted to a kitchen and a third floor room was converted to a bathroom.

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Building, zoning, and housing code related work has included: application of sheetrock to walls and ceilings (trim was removed and reapplied to retain original configuration); installation of skylights in the roof to provide the required light and ventilation; installation of a fire sprinkler system in the third floor and back stairway - this allowed removal of the added exterior stairway on the south wall; and removal of the 1923 garage, and installation of a new driveway along the south side of the house to two parking spaces in the backyard area.

Other alteration and restoration completed or in progress during 1977 includes: refinishing interior woodwork; new oak parquet flooring in the Entry Hall and Dining Room; new wood wainscot in the Dining Room in a design appropriate to the period; repair of sash and doors and original hardware; removal of the small servant's bathroom at the second floor backstair landing; restoration of fireplace hearth tiles; restoration of missing plaster ceiling medallions; restoration of missing stained glass - new glass patterns were based on evidence from the 1895 photo - glass colors and textures were based on extant glass; restoration of the ornamental wood frame between the Parlor and the Sitting Room - design was based on the 1895 photo and one remaining original column member; installation of period light fixtures; removal of brick and asphalt siding and repair and restoration of original board and shingle siding; repair and restoration of water table trim; restoration of front stair balustrade; repair and restoration of other wood trim; restoration of the round window adjacent to the Balcony door; restoration of the "coxcomb" at the roof ridge; repair and restoration of the stucco chimney surface; and repainting in the original colors - light gray with black sash.

Future planned restoration includes the roof and built-in gutter; and acquisition of original furniture.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1893

BUILDER/ARCHITECT Unknown

## STATEMENT OF SIGNIFICANCE

The Nathan Loeb House is an excellent example of late nineteenth century Queen Anne architecture, and is among the grandest and most ornate of that late Victorian style extant in the City. Further, the Loeb House is a significant element in the greater area of Northwest Portland which contains the City's largest collection of late nineteenth and early twentieth century houses. When presently planned work is completed the Nathan Loeb House will be a model of high quality restoration and adaptive use rehabilitation.

Nathan Loeb was born in Germany in 1828, and came to America with his two older brothers as a small boy. The brothers operated a clothing business in Sacramento for some years, and in 1857 they traveled north to Portland and opened a general merchandising business at the southwest corner of First and Stark Streets, later the site of the Ladd & Tilton Bank. The business soon expanded and a new store was opened a block away at First and Washington. Shortly thereafter Loeb's older brothers moved to Montana, and Nathan remained to operate general stores in Portland and Astoria until 1890 when he retired and turned the business over to his sons.

Nathan Loeb had a large family of eight children, and his descendents were prominent in Portland business and the professions. Among them were grandsons Eugene Oppenheimer, a distinguished judge, and Dr. Russell H. Kaufman, former president of the Oregon Medical Association. Both Judge Oppenheimer and Dr. Kaufman were born in the Loeb House.

Nathan Loeb was also active in community affairs and was a founder and charter member of Temple Beth Israel congregation.



# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Gaston, Joseph, Portland, Its History and Builders, Chicago-Portland, 1911.  
 Vol. III: 395-6  
 Portland City Directories  
 Interview with Dr. Russell H. Kaufman, grandson of Nathan Loeb.

# 10 GEOGRAPHICAL DATA *less than one*

ACREAGE OF NOMINATED PROPERTY 50 x 100 ft.

UTM REFERENCES

A	1,0	52,38,1,0	5,04,14,7,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Lot 16, Block 9 of King's Second Addition to the Plat of Portland

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

George A. McMath, A.I.A.

ORGANIZATION

Allen, McMath, Hawkins, Architects

DATE

August 15, 1977

STREET & NUMBER

1030 S. W. 2nd Avenue

TELEPHONE

(503) 228-5154

CITY OR TOWN

Portland

STATE

Oregon 97204

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*George A. McMath*

TITLE State Historic Preservation Officer

DATE November 10, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Charles A. Peterson*

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

*1-20-78*

DATE

*1-16-78*

KEEPER OF THE NATIONAL REGISTER