

OREGON STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE RECORD

Instructions

Use this form to enter a property into the Oregon Historic Sites Database or to request that staff evaluate a property for inclusion in the National Register of Historic Places.

To have a property evaluated for its potential for listing in the National Register, please complete all blanks and write neatly. Provide as much information about the exterior and interior as possible, such as the number of stories, cladding materials, and general room layout, under "General Description." Under "Building History," include any information about the architect, builder, original owners and subsequent occupants, and historic activities or events that occurred at the property. If available, attach historic photos, newspaper clippings, obituaries, and other documentation to help the reviewer better understand your property. Use additional sheets if necessary.

IMPORTANT: Submit current exterior (all sides) and interior color photographs (entry, living room, dining room, kitchen, master bedroom, hallway spaces, etc). If the property has outbuildings, include these photos too.

Mail completed forms to National Register Program, Oregon State Historic Preservation Office, ATTN: Tracy Zeller, 725 Summer St. NE, Salem, OR 97301 or email them to tracy.zeller@oregon.gov with "HRR" in the subject line. Emailed submissions must be under 10MB in size and include digital photos of the property. Mail submissions must include printed photographs. HRRs are reviewed within two weeks of submission.

All materials submitted to the Oregon State Historic Preservation Office become property of the State of Oregon and are available as public records. Materials submitted to the SHPO will not be returned.

Applicant Information

Name Chris Botero Date January 9, 2017
 Mailing Address P.O. Box 13121
 City/State/Zip Portland, OR 97213
 Phone Number 503-522-3165 E-mail chris@stumptownequity.com

Property Information

Historic Name, if known Charles O. Sigglin, Fourplex
 Street Address 701-709 SE 16th Ave
 City/Town Portland County Multnomah

Owner Information

Complete if the applicant is not the owner. Response will be sent to the applicant and owner. Private property cannot be listed in the National wjthout owner consent.

Name/Institution Stumptown Property Holdings LLC / Chris Botero
 Contact Name Chris Botero
 Mailing Address P.O. Box 13121
 City/State/Zip Portland, OR 97213
 Phone Number 503-522-3165 E-mail chris@stumptownequity.com

Application Type

- Add this property to Oregon Historic Sites Database *Staff will enter the data submitted in the Oregon Historic Sites Database, file this application in archive and may make a determination of eligibility for the National Register, but will not respond to the applicant.*
- Evaluate this property for inclusion in the National Register of Historic Places *Staff will enter the data submitted in the Oregon Historic Sites Database, file this application in our permanent archive, and will make a determination of eligibility for the National Register, and respond to the applic specific instructions on how to nominate the property to the Register.*

Property Name and Address:

Exterior Description

Construction Date 1908 Note source (estimated, deed, other record(s)) Original Plumbing Permit

Original use. Domestic Commercial Government Industrial Agricultural

Check all that apply

Other: Original-built as Fourplex

Siding material(s). Horizontal Wood Vertical Board Brick Stone Asbestos Vinyl

Check all that apply

Other: Horizontal lap siding, shingles in roof gables

Write a general exterior description, including building shape, height, roof type, and any special features.

See Attached

Write a general interior description, including general layout, major rooms, and any special features.

See Attached

List known or probable alterations and the approximate date the work was done.

See Attached

Building History

Please explain what events and persons are associated with this property and whether the building's architecture or the construction methods used to build it are noteworthy. Use additional pages if necessary.

See Attached

Historic Resource Record (continued)

Write a general exterior description, including building shape, height, roof type, and any special features.

This two-and-one-half story apartment building was built in ca. 1908 in the Colonial Revival style. The property is on the corner of SE 16th and Alder, with the primary façade facing east onto SE 16th Avenue. The building has a double gable-front roof form with a central dormer. The gable roof line is roughly 12/12 pitch to an interior attic height of roughly 10 feet, then reduces to a 1-12 pitch to the center of the building. It is nearly a zero lot line building with a concrete foundation close to the sidewalk on 16th. There is lap siding, with shingles within the roof gables and round top windows. The front of the property is characterized by deeply recessed porches on the ground floor, 4 distinct entry doors and balconies at the second floor. The porches feature square paneled columns and unique railings with vertical pickets and a star shape motif. Within each of the two porch areas is a bay window featuring three original one-over-one wood sash windows. The upper balconies are accessed independently from each of the upper units through distinct door/window assemblies consisting of two slender doors surrounding a large six-over-one wood double-hung sashes. The Alder Street and the south elevations feature two-story bays. The windows on the lower level are one-over-one wood double-hung, and the windows on the upper level are six-over-one wood double-hung sashes. The west elevation features an inset staircase running from the basement to the upper floor with exits for all units.

Write a general interior description, including general layout, major rooms, and any special features.

The two first-floor units are mirror images of each other, and the two second-floor units are mirror images of each other. Each unit enters through a distinct quarter-sawn, full light oak door. The first and second floor feature 9-foot ceilings throughout with the attic ceiling height ranging from 0-10 feet along the pitch, and 11 feet at the peak. All 4 units still house the original heating radiators. A light-well running through the center of the building brings light into the bathroom and hallways of all units, and to the landing leading stairs which access the basement in the lower units, and the entry stairs in the upper units. The light-well is one of the more unique and distinctive features of the property. An original double wall was built between units likely for noise transference protection. As well, the flooring system between the upper and lower units has 2X2 "sleepers" placed between the sub-floor and the tongue-and-groove fir flooring offset between the floor joists. This creates a pocket of space which was lined with some sort of material, again likely for noise transference protection. The original layout still exists with only a minor change in two units to connect the butler's pantry and kitchen thus making a larger kitchen area. The basement is separately accessed by two interior stairways, one from each of the first-floor units, which lead to a fully unfinished concrete basement of roughly 2500 square feet. As well, 2 exterior doors lead to the basement from the rear of the property. Upon my purchase of this property, all lath, plaster, wiring, plumbing, doors, moldings and brickwork had been removed from the property.

In the first-floor units, you enter into a small entry space featuring 9 foot ceilings and a entry window. There are two doorways, one which turns to enter the living room, the other which continues forward to enter the dining room. The living room features a bay housing three windows, another window towards the entry and originally housed pocket doors separating it from the dining room. The dining room features another bay with three windows, an original wood-burning fireplace (removed) and doorways to the hall and butler's pantry. Entering the hall, you find a sizeable storage closet, another doorway to stairs which access the basement, a smaller double-door linen closet, access to the bathroom and the larger bedroom which features two large windows on the rear of the building. The hall circles around with an entry to the kitchen. From the dining room walking towards the back of the house, you pass a butler's pantry and enter into the sizable kitchen which features a full-size window and two smaller windows. The kitchen then leads to a small hallway to a second bedroom and the rear exit. Each of these units has independent access to the basement. One unit has original fir flooring while the other has an oak overlay.

The second floor units enter into small landings which lead directly up the stairs. The light-well brings natural light down the stairs and into the hallway. Atop the stairs, you enter a landing/hall which leads to the bathroom, bedroom and kitchen just as the lower units, the dining room or towards the front of the building to the living room, 3rd bedroom and stairway up to the attic. Just as the lower unit, the dining room features a bay with 3 windows and the original wood-burning fireplace (removed). The living room features one large window as well as the window/door assembly which leads to the outdoor balconies. The final stair cases lead to an unfinished attic which was used primarily for storage. The light-well continues through this area and is capped on the roof. The attic is roughly 2000 square feet with two round-top windows, one on each gable on front of the building, and two smaller windows within the small dormer. The two upper units and attic all feature original fir flooring.

List know or probable alterations and the approximate date the work was done.

Two of the units had kitchen remodels which connected the butler's pantry to the kitchen (removal of one 6-foot partition wall). This was likely in the 70s based on the cabinet package. One of the upper units had the window/door assembly which leads to the balcony replaced with an aluminum sliding door. This was likely in the 70s as well based on the door itself. The south and west sides of the building had the original roofing shingles torn off and replaced in roughly 2010. Between 2013 and 2017, the entire interior of the building was stripped out. All of the lath and plaster was removed, wire and plumbing removed, doors and trim/molding removed, and the brick fireplaces were removed. Upon my purchase, the interior of the building was only studs.

Building History

This building was constructed in 1908 according to the original plumbing permit with a final inspection date of August 31, 1908. It was originally owned by Mr. Charles O. Sigglin. Mr. Sigglin lived at 581 Lovejoy in Portland, and continued to live there for at least another decade according to directory information. This is evidence that the building was intended as an investment and, that it was not built as his residence.

Mr. Sigglin also built the duplex directly behind this property, 1522-24 SE Alder (610, 6101/2 E. Alder St). The original plumbing permit for this duplex, showing Mr. Sigglin as the owner, was from the same master plumber and has the same first and last inspection dates June 10, 1908 and August 31, 1908. Although smaller in stature, SE Alder bears many resemblances to SE 16th including the lap siding, gable roof with shingles and round top window, stacked bay windows, exterior trim and "belly band" to name a few. It is very likely that both of these buildings were constructed by the same builder/contractors at the same time. As well, the lots for these two buildings combined equals a standard 5000 square foot lot similar to the neighboring lot directly to the south.

Limited other information was available on this property. The deed record showed that John Singer sold the building to Helen and Lee Davenport on March 6, 1946 for \$10. This was likely a family sale/transfer. Likewise, Marguerite Bratsburg sold the building to Norman and Jean Barker on December 7, 1962 for \$10. The next deed transfer was from the Estate of Norman Barker which sold the building to 16th AVE LLC on August 15, 2013. The story that I was told came from the owner of 16th Ave LLC. She has lived next to this property for 20+ years and was friends with Norman Barker. She told me that Norman had purchase the property from his parents-in-law who had also purchase the property from their parents-in-law. Judging from the limited evidence of title transfer and low sales prices, it is possible that this property had been in the same family ownership for 70 years, possibly longer. This cannot be confirmed, however. She also told me that Norman Baker lived in unit 701 from the time of purchase until his passing in 2013.

16th AVE LLC purchase the property from Norman Barker's estate in August, 2013. They then began an aggressive remodel on the building intending to fully modernize, convert the units to condominiums and sell them. This project stalled after all of the lath and plaster, plumbing, electrical, doors, cabinets and millwork had all been removed. The building has sat vacant and empty ever since.

Stumptown Property Holdings LLC purchased the building from 16th AVE LLC on January 4, 2017. Our intent is to repair and restore the building with a heavy emphasis on historic character. The building will continue as a fourplex with the only significant changes being a fully finished attic space, updated mechanical (plumbing, electrical, boilers, fireplaces), full interior sprinkler system and some modern materials where appropriate (countertops, insulation, etc. Our intent is to recreate as much of the original character as possible such that an untrained eye would never think the building had been remodeled to this extent.

701-709 SE 16th Ave



East Elevation



North Elevation



West Elevation



South Elevation



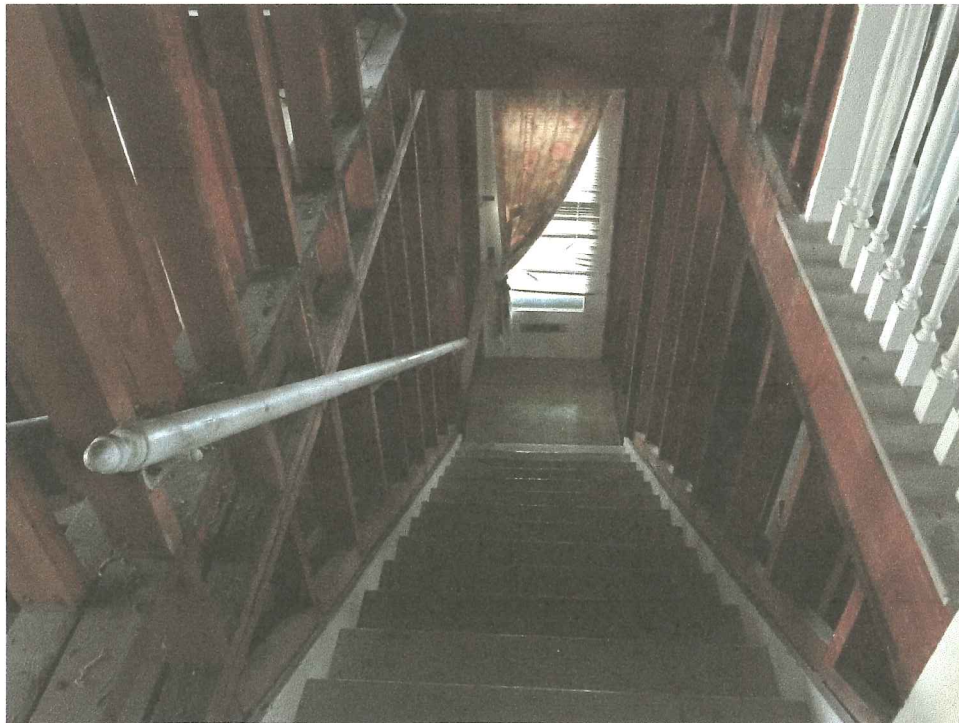
Front Porch Detail



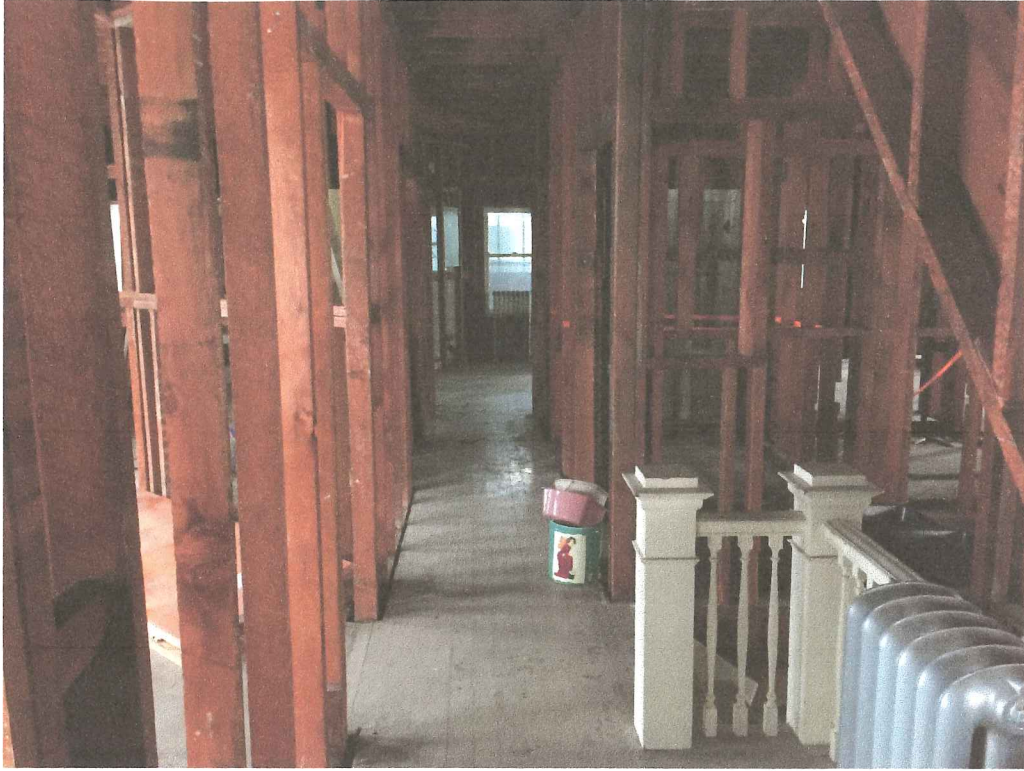
Front Porch/Balcony Detail



Entry Door



Upper Unit Entry Stairway (facing east)



Upper Unit Hallway (facing west)



Upper Unit Living Room (small doors lead to balcony)