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United States Department of the Interior
National Park Service

JAN 27 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Farrer, Franklin W., House
other names/site number N/A

2. Location

street & number 2706 S.E. Yamhill not for publication
city, town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>1</u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u>1</u> Total

Name of related multiple property listing:
Historic and Architectural Resources
of Eastside Portland

Number of contributing resources previously
listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature] January 23, 1989
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

[Signature] Entered in the 3/8/89
National Register

Signature of the Keeper Date of Action

6. Function or Use

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

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

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Bungalow/Craftsman
Craftsman

foundation Concrete
walls Stucco
roof Asphalt
other

Describe present and historic physical appearance.

EXTERIOR DESCRIPTION

Situated on the southeast corner of 27th, this house is elevated twelve feet above grade and requires two flights of concrete steps to reach the front porch. Steep banks slope down from the front and side yards and are covered with a species of astor. Several trees to the rear provide shade for the backyard.

This two-story house is rectangular in plan and constructed on a concrete foundation with a full basement. On the east side of the house an entry provides access to the basement. The basement door has three horizontal recessed panels and a single pane of glass. Intersecting gables with composition shingles cover the structure. An attached front porch on the north elevation has cast stone supports; and in between are enclosed balustrades composed of smaller cast stones with a diamond pattern. Just below the flat porch roof, a simple classical entablature rests on the stone piers. Toward the east end of the porch, a pediment marks the entry to the house. The main wood door is glass panelled and glazed with flanking sidelights. On top of the porch roof is an uncovered porch with an open balustrade of square balusters. Two chimneys of cast stone are present; one is exposed on the east side and runs up the wall and through the overhanging eaves, the other rises from the center of the roof.

The exterior surface on the first floor consists of cast stone. Stucco covers the second level and the gable ends. A concrete water table separates the foundation from the first floor; and a similar band distinguishes the first and second levels. A flat board with molding serves as the cornice below the overhanging eaves which have partial returns. The primary window type is one-over-one double-hung sash, many of which are paired. The other window types include casements and picture windows with leaded glass transom lights. The windows on the first floor have cast concrete sills and lintels.

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**National Register of Historic Places
Continuation Sheet**

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On the west elevation, a rectangular bay projects from the first floor and has a pair of windows in it and a shed hood. On either side of the exposed chimney on this elevation is a leaded glass casement. Another rectangular bay with a shed hood projects from the first floor east elevation. Also on this side of the house are two doors that allow access to the first floor.

This house is in very good condition. It has been converted into a triplex with only very minor changes to the interior plan.

INTERIOR DESCRIPTION

The interior of the house has been converted into two units: one up and one down. Entry to both units is through the original front door. The foyer has an oak floor. The staircase has square balusters, a simple newel post and a built-in bench. There is window seat storage on the mid-point landing. The finishwork is simple, consisting of capped baseboard, chair rail, picture molding and plain door and window surrounds. The most handsome feature of the house is the fireplace with flanking bookcases, which takes up the west wall of the living room. Leaded glass windows are located above the bookcases which have multi-light doors. Built-in furniture is found throughout the home and includes a cupboard/drawer combination in the former den, now used as a bedroom. Kitchen built-ins include broom closet and laundry chute which are adjacent to the back stairs.

The upstairs unit received a degree of alterations when converted to an apartment. Presently, there is no central hall as one might expect in a home of this period and style. Instead, upon reaching the second floor one finds a room with an open plan which takes advantage of the additional head space granted by the gabled wall dormer. Two bedrooms are located off the large, open room. Each room has closet space located under the eaves. The southeast corner room has been converted into a kitchen. Built-ins are evident on this floor as well, and include a linen closet and laundry chute located in the bathroom. Some finishwork has been retained upstairs.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1914

Significant Dates
1914

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Franklin W. Farrer House, constructed in 1914, is locally significant under criterion C as a rare example of the use of cast stone in residential building. It is also of interest as a rare expression, in the study area, of a dwelling which incorporates features of the Craftsman and Prairie styles. The date of construction is based on tax assessor information and City of Portland building permits. The builder and architect are unknown.

The Craftsman style, the most common style in the area, was popular during eastside Portland's most rapid period of growth. The style found expression in a wide variety of building types from corner grocery stores to large multi-family apartment buildings. The most common form, however, is the single-family residence which most often takes the box-like form commonly called the "Foursquare". Almost exclusively of wood-frame construction, with wood as the primary surface material, these buildings are characterized by low-pitched hip or gable roofs, expansive porches, and use of wood finishes and built-in furniture throughout the interiors.

The Farrer House, while exhibiting some of these features, falls into a distinct subtype of which there are only three representatives in the surveyed area. These include houses constructed predominantly of cast stone. The Farrer House is further distinguished from the others by distinct Prairie characteristics. Of particular note is the low-pitched gable roof, with both front and side facing gables, with exaggerated eave overhangs; strong horizontal emphasis; massive masonry piers; offset entrance; and broad bands of contrasting exterior surface materials which accentuate the horizontal quality of the building.

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The original owner of the building was Franklin W. Farrer. Farrer was born August 25, 1867 in Ottawa, Minnesota. He traveled across the plains by ox cart as an infant with his family. The family settled in Damascus, Oregon where Franklin remained until 1902 when he entered the postal service in Portland. He served as a postal carrier for 30 years before retiring in 1932. Farrer lived in the subject house until his death in 1961.

9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . Multnomah County Tax Assessor records, microform, and card files.
- . Polk, R. L. and Co., Portland City Directories, 1915-1920.
- . Ticor Title Company records, Portland, Oregon.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre Portland, Washington-Oregon 1:62500

UTM References

A

1	0	5	2	8	4	7	5	5	0	4	0	0	7	5
Zone				Easting				Northing						

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone				Easting				Northing						

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

Hansons addition, W. 50' of Lot 1 & 2, Block 12

See continuation sheet

Boundary Justification

Taxlot lines

See continuation sheet

11. Form Prepared By

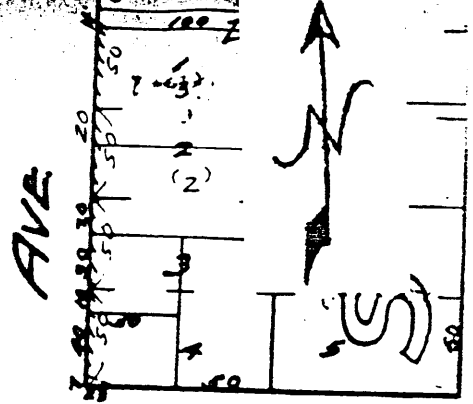
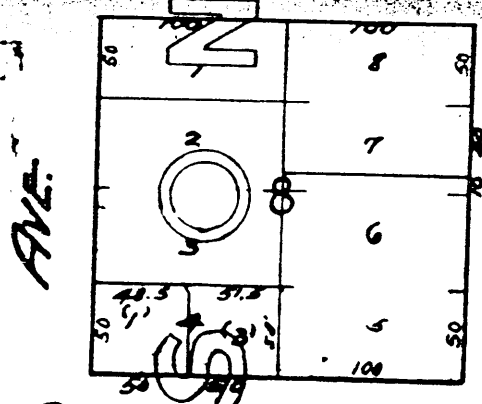
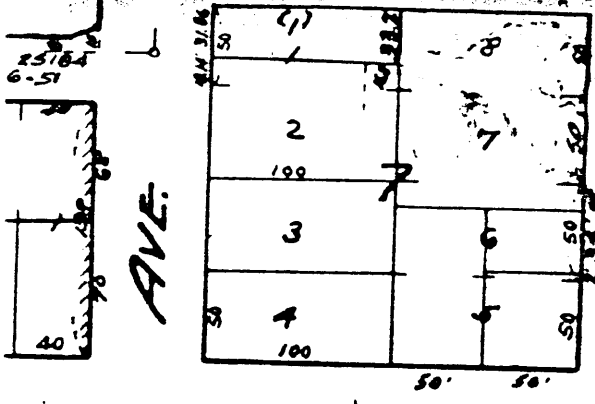
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organization Hawthorne Blvd. Business Association date August 15, 1988

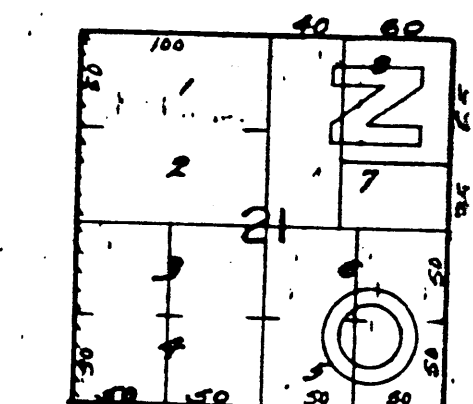
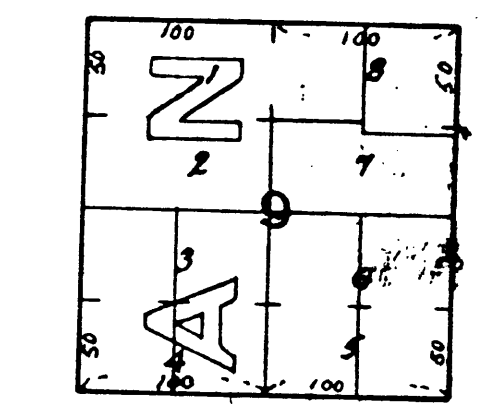
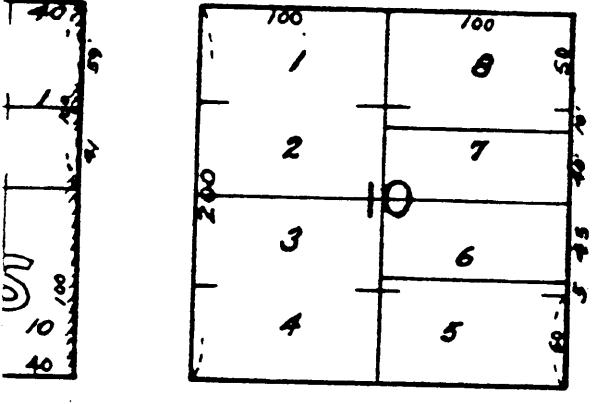
street & number 615 S.E. Alder telephone (503) 234-4801

city or town Portland state Oregon zip code 97214

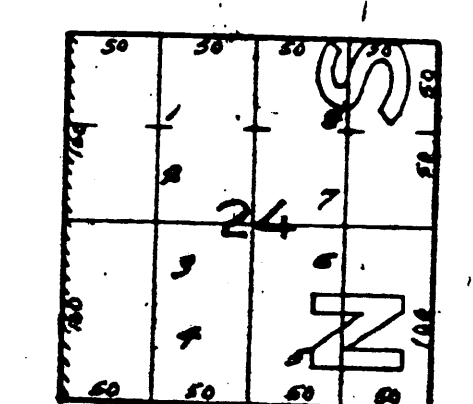
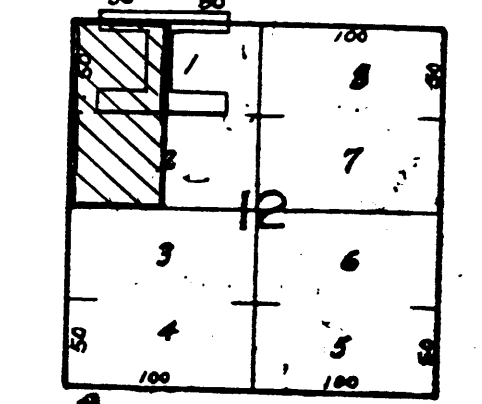
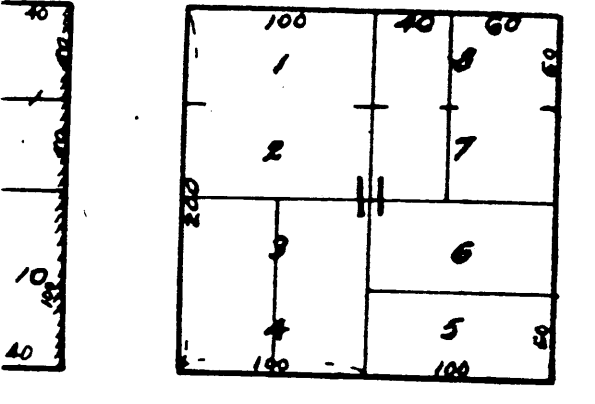
S.E. MORRISON



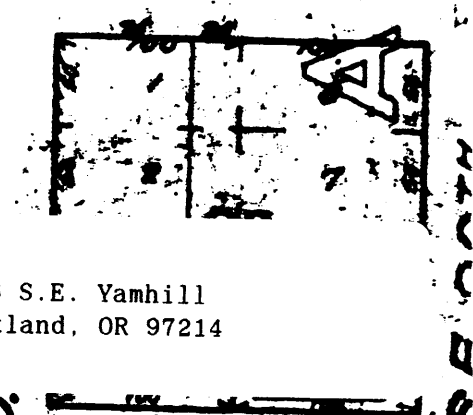
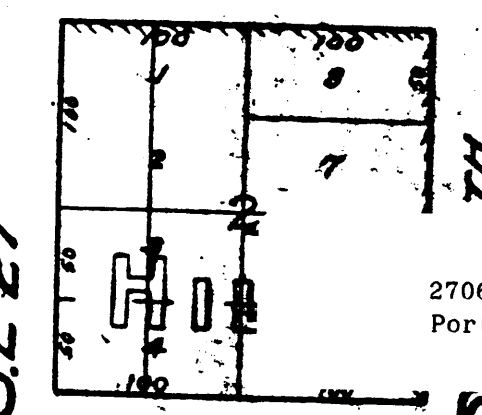
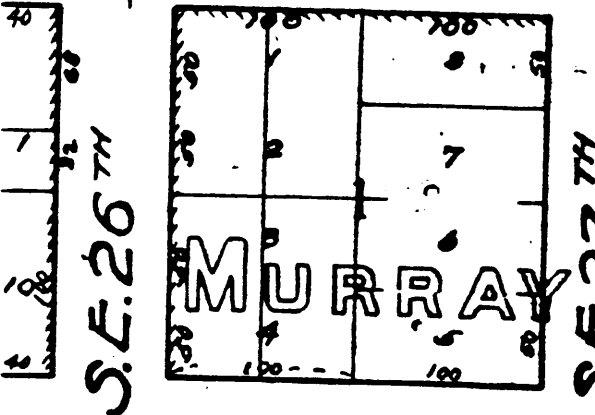
S.E. BELMONT



S.E. YAMHILL



S.E. TAYLOR



S.E. SALMON

2706 S.E. Yamhill
Portland, OR 97214

S.E. 26 TH

S.E. 27 TH

TH



- 1 Farrer, Franklin W. House / 2706 S.E. Yamhill
- 2 Portland, Oregon., Multnomah County
- 3 Smith, Patrick
- 4 August 1988
- 5 Roll S-23 # 2
- 6 Looking southeast at north and west elevation
- 7 # 1 or 2

Portland Eastside mps



- 1 Farrer, Franklin W. House / 2706 S.E. Yamhill
- 2 Portland, Oregon, Multnomah County
- 3 Smith, Patrick
- 4 August 1988
- 5 Roll 5-23 # 1
- 6 Looking south at north elevation
- 7 # 2 OF 2

Portland Eastside MPS