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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 Bartman, Gustave, House
other names/site number N/A

2. Location

street & number 1817 S.E. 12th not for publication
city, town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u> </u> objects
			<u> </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 of certifying official [Signature] January 23, 1989
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 National Register 3/8/89

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)

Queen Anne

Materials (enter categories from instructions)

foundation Brick
walls Weatherboard
Shingle
roof Asphalt
other Wood

Describe present and historic physical appearance.

EXTERIOR DESCRIPTION

This house occupies a lot in the middle of the block on the west side of 12th. Elevated approximately four feet above grade, the house fills most of the lot. A three foot high retaining wall of cast stone runs along the sidewalk. A mature deciduous tree stands in the southeast corner of the lot, and several small elms are located to the west of the house. This section of 12th Avenue is a transitional street between the residential neighborhood of Ladd's Addition to the east and mixed industrial and commercial uses to the west.

Two-and-one-half stories in height, this house has an asymmetrical plan. The structure is covered by a cross gable roof with composition shingles. Two corbelled chimneys rise from the center of the mass. There are two distinct elements which make up the facade. They are a two-story polygonal bay and a double porch. The first floor porch has simple, square balusters. The second-story porch has a balustrade composed of crossed 2 x 4s, which appear to be a later alteration. Porch posts are chamfered and have jigsaw brackets. Latticework has been added to the first floor porch in lieu of balusters between the first floor and the polygonal bay under. The entire attachment is covered by a shed roof.

A simple rear entry porch with a shed roof is located across the rear of the house. The house rests on a brick foundation and has a full basement.

The exterior surface of the house is clad with bevelled shiplap on the two lower levels. Diamond and hexagonal shingles are found in the gable ends. The predominant window type is narrow one-over-one double-hung sash. In three of the gable ends are one-over-one double-hung sash windows. The window in the front gable is a multi-paned half-circle casement. All windows with the exception of those on the east side, have architrave moldings. Two original doors exist and they consist of three, molded wood panels with a single glass pane bounded by small squares of flashglass.

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The east elevation is the most ornamented of the elevations. Below the first floor windows in the bay are three molded spandrels, and the window openings have slight stick emphasis. Above the first floor, a decorative frieze consisting of a rounded sawtooth pattern accents the full length of the elevation and separates the first floor from the second. In the lower portion of the bay on the second level is a band of fishscale shingles. Three one-over-one double-hung sash windows pierce the walls of the bay. Hood brackets and pendant decorate the southeastern corner below the second story fascia.

This house is in good condition and is well maintained. It appears from the out of line siding above the main entry on the first floor that a transom light may have at one time surmounted the door.

INTERIOR DESCRIPTION

The interior of the house is divided into two flats. The floor plans of both units are essentially identical, and would appear to be as constructed. They are oriented off a stair hall that is located against the north wall. The finishwork consists of bevel-channelled shiplap baseboards, capped with crown molding. Door and window frames are combed molding with decorative pieces at the corner and base. Ceiling light flanges are of ornamental plaster and are located in the living and dining rooms of both units.

The configuration of the first floor is intact, however changes have been made to some finishes and materials. Kitchen cupboards and countertops were replaced, as well as floor covering and baseboard molding.

The configuration of the second floor is like the first floor. The access via the hallway to the second floor porch is the only deviation. The second floor kitchen was altered at the same time.

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
1892

Significant Dates
1892

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 Gustave Bartman House, constructed in 1892, is locally significant under criterion C as a well-preserved example of the Queen Anne style of architecture as expressed in a modest vernacular building. Designed during the Victorian period, the building incorporates features of both the Queen Anne and Stick styles. The building is also significant as the earliest example of a multi-family dwelling, in the case a duplex, in the study area. The date of construction is based on city directories and confirmed by deed records.

Gustave Bartman, a contractor by trade, may have built the house. It was constructed one year after the City of East Portland was incorporated by the City of Portland. Incorporation came on the heels of a population boom which created a huge demand for housing. Beginning in the late 80s numerous residences were constructed on the east bank of the river to meet this demand. Many of these dwellings were designed in the Queen Anne style which was popular at the time.

There are 23 houses in the surveyed area categorized as Queen Anne Vernacular. Of these properties, two, including the Bartman House, are considered to be potentially eligible for listing on the National Register based on architectural significance. The other dwelling, the Mary S. West House, was constructed in 1895. Of these properties the Bartman House has retained more of its original features and as such represents the best example of this style. The subject house is one of two duplexes in the study area which were constructed prior to 1900. This building type did not become popular until the early years of the 20th century.

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The Queen Anne Vernacular is a simplified version of Queen Anne architecture, in which highly variegated decoration is generally absent but massing, facade organization, and features such as polygonal window bays and verandas distinguish the house as relating to the Queen Anne. The Bartman House has some decorative detail; however, it is limited to the facade and consists of porch brackets, imbricated shingles, flashglass, and an ornamental string course. The full-height window bay and double veranda further distinguish the house as a derivative of the Queen Anne style.

The house is one of only a few remaining Victorian-era residences in the portion of the Hosford-Abernethy neighborhood which is under study. With the exception of the Firehouse Row houses, which are included as a part of this submission, the few that remain are in extremely poor condition or have been significantly altered.

9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform and card files, Portland, 1980.
- . Polk, R. L. and Co., Portland City Directories, 1900-1910.
- . Sanborn Insurance Map, 1901.

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

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

UTM References

A

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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

Stephens addition, S. 30' of Lot 7, Block 124

See continuation sheet

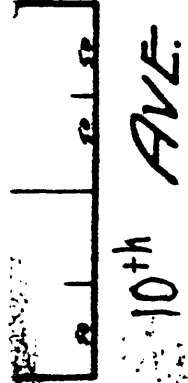
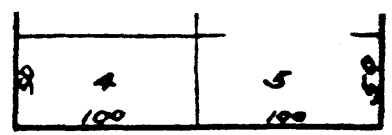
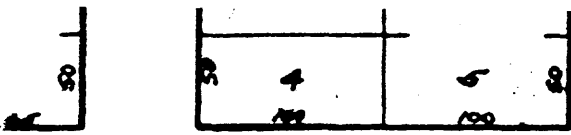
Boundary Justification

Taxlot lines

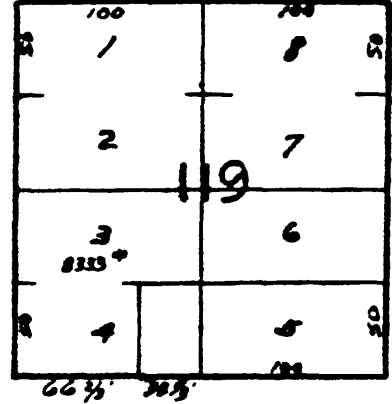
See continuation sheet

11. Form Prepared By

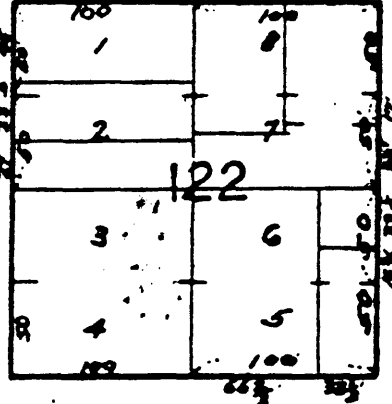
name/title K. Zisman, J. Koler, J. Morrison, A. Yost, B. Grimala
organization Hawthorne Blvd. Business Association date August 15, 1988
street & number 615 S.E. Alder telephone (503) 234-4801
city or town Portland state Oregon zip code 97214



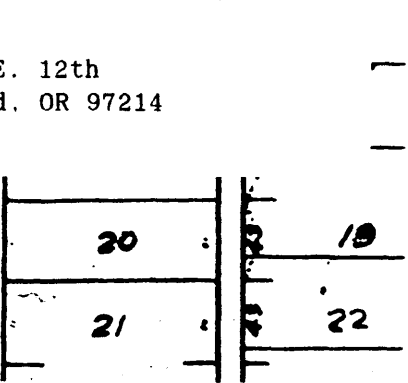
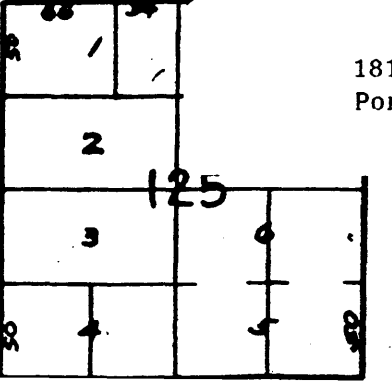
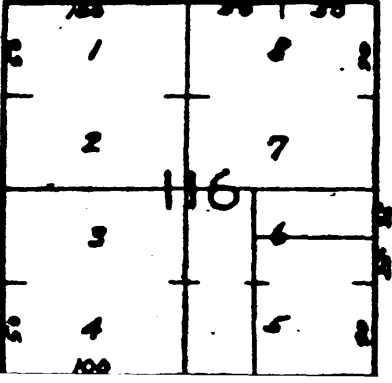
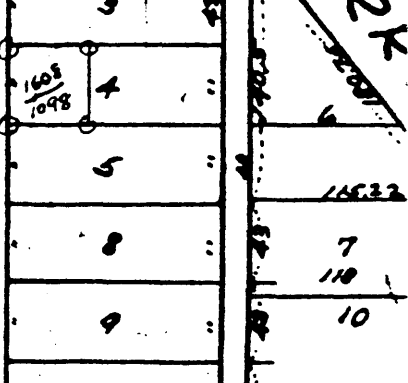
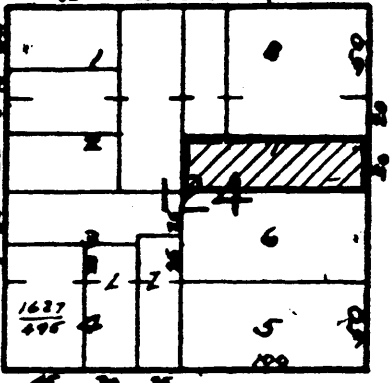
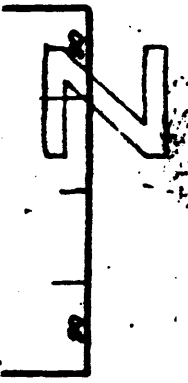
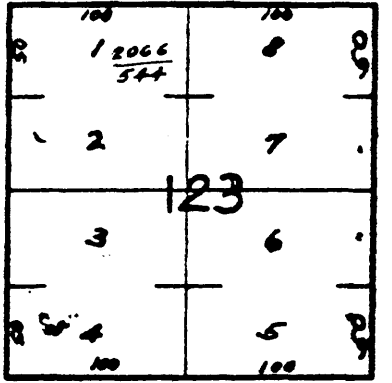
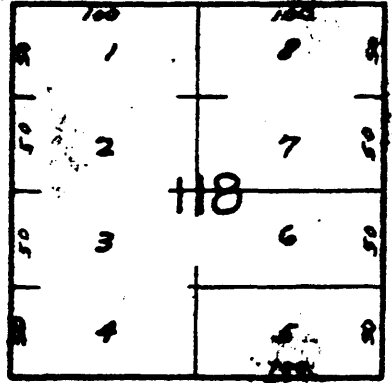
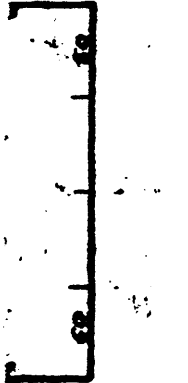
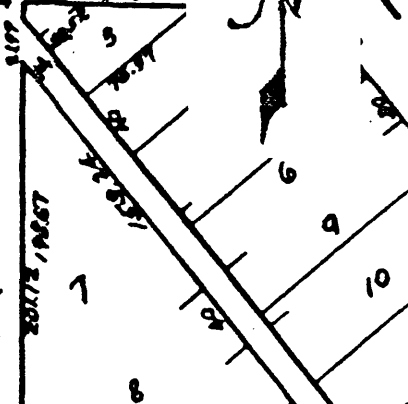
10th AVE.



11th AVE.



12th AVE.



Market ST

Mill ST

Stephens ST

S.E. MULBERK

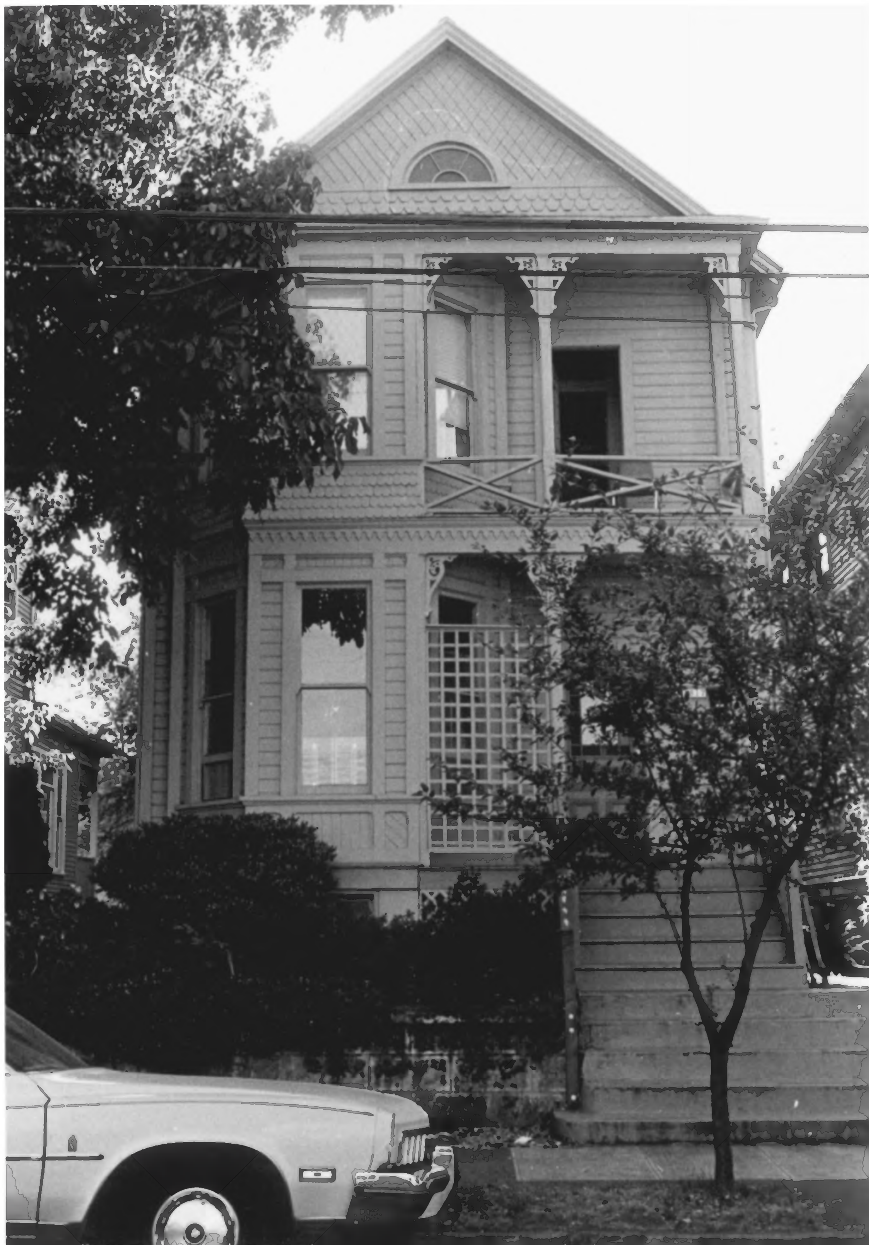
1817 S.E. 12th
Portland, OR 97214





- 1 Bartman, Gustave House / 1817 S.E. 12th
- 2 Portland, Oregon, Multnomah County
- 3 Smith, Patrick
- 4 August 1988
- 5 Roll S-11 # 20
- 6 Looking southwest at east elevation
- 7 # 1 of 2

Portland Eastside MPS



- 1 Bartman, Gustave House / 1817 S.E. 12th
- 2 Portland, Oregon, Multnomah County
- 3 Smith, Patrick
- 4 August 1988
- 5 Roll 5-11 # 22
- 6 Looking west at east elevation.
- 7 # 2 OF 2

Portland Eastside mps