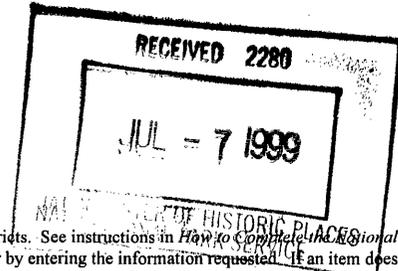


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



945

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *National Register of Historic Places 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

historic name ABRAHAM, SIMON, DUPLEX

other names/site number _____

2. Location

street & number 522-530 NE SAN RAFAEL N/A not for publication

city or town PORTLAND N/A vicinity

state Oregon code OR county MULTNOMAH code 051 zip code 97212

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (X See continuation sheet for additional comments.)

James Hannah Deputy SHPO June 25, 1999
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. 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:)

Edson H. Beall Date of Action 8-5-99
Signature of the Keeper

ABRAHAM, SIMON, DUPLEX
Name of Property

PORTLAND, MULTNOMAH County, Oregon
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Non-contributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

HISTORIC & ARCHITECTURAL RESOURCES
OF THE ELIOT NEIGHBORHOOD IN PORTLAND

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD: shingles & weatherboard

roof ASPHALT

other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

ABRAHAM, SIMON, DUPLEX
Name of Property

PORTLAND, MULTNOMAH County, Oregon
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- 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.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

ETHNIC HERITAGE: European

Period of Significance

1890-1948

Significant Dates

1890

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Robert Gee - carpenter

Name of repository:

See continuation sheet(s) for Section No. 9

ABRAHAM, SIMON, DUPLEX
Name of Property

PORTLAND, MULTNOMAH County, Oregon
City, County, and State

10. Geographical Data

Acreege of property .09 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/0 5/2/6/6/8/0 5/0/4/2/4/4/0 B / / / / / / / / / / / / / /
Zone Easting Northing Zone Easting Northing
C / / / / / / / / / / / / / / D / / / / / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

North 1/2 of Lot 23, Block 1, Albina

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were historically and continue to be associated with the building.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Roy E. Roos
organization _____ date February 1999
street & number 2146 NE 12th telephone 503-282-9436
city or town Portland state OR 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/or 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

name Roy E. Roos
street & number 2146 NE 12th telephone 503-282-9436
city or town Portland state OR zip code 97212

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.

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National Park Service

National Register of Historic Places Continuation Sheet

Section No. 3 Page 1

Abraham, Simon, Duplex, Portland, Multnomah County, Oregon

ABRAHAM, SIMON, DUPLEX (1890)

522-530 NE San Rafael

Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE:

The Simon Abraham Duplex (1890) is a one-story duplex that is being nominated as part of the Multiple Property Submission entitled Historic and Architectural Properties in the Eliot Neighborhood of Portland (the boundaries of which are comparable to the original city of Albina). The Eliot Neighborhood is significant as a distinct section of Portland and is described in the Multiple Property Submission as one of the major contributors in defining Portland's present-day boundaries. The union of Albina and Portland in 1891 added to the socio-cultural history as it fostered a diverse working class, immigrant, and minority community.

By 1882, when Albina was completely platted, the north end was designated as residential, with the area around Williams and Russell Avenues becoming the commercial core. The area by the docks on the river was mostly industrial. The area grew quickly and during 1880-87 Albina's population climbed from 143 to over 3000. With the progress of the streetcar system, other subdivisions to the east of Albina, many considered to be high-class communities which employed building and ethnic deed restrictions, were developed. Thus, many immigrants settled in the Albina community where housing was more affordable and located closer to the commercial center, railroad yard, grain mills, and waterfront. Higher density house was being built at a faster pace by 1910. The ethnic migration to this area during the 1880s-1920s, primarily from eastern Europe, was concentrated in Albina which would come to serve as the gateway for immigrants newly arriving to Portland. There was an early Scandinavian community on lower Russell Street, and the presence of Japanese and Chinese business owners in Lower Albina on Russell Street and Albina Avenue.

It is believed that this duplex was constructed by Robert Gee, a carpenter who resided in East Portland. Although he sold the lot to Henry McMillan, a constable in the same area, prior to the construction of the building, it was common practice for investors to buy property and have the builder construct a spec house. The property with the completed duplex was not bought by Simon Abraham until December 1890. Simon was a German-born barber who had immigrated to the United States in 1875 and ran a barber shop on Front Avenue. He and his wife, Pauline, moved into the unit on the west side of this building a few years after they purchased it and lived here until 1907, a few months before Simon died at age 58. M. Glenn Osterhout bought the property as an investment and was a storekeeper for Portland Railway, Light & Power Company. Osterhout sold this rental property to Herman Moeller, a mortgage broker and investor, under the name of Star Investment Company in 1914. Mr. Carl Knapp bought and lived in the east side of the building in 1923. Knapp was a cargo supervisor for McCormick Shipping Company. He lived here into the 1960s. There were several subsequent owners before the current owner purchased the property in 1998.

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Abraham, Simon, Duplex, Portland, Multnomah County, Oregon

This one story building is a wood framed duplex with a hipped roof main mass with two front facing gable ends in which the entrances to the units are located. The symmetrical quality of the overall building is unique for the Queen Anne Victorian period, however, each unit encompasses the asymmetrical quality usually found in these kinds of buildings. The tall narrow windows on the front and side elevations are typical of the Victorian period and nearly all of the original one-over-one wood windows remain. The exterior was resided with "raked shakes" in the 1960s. There are two recessed front porches with tongue-and-groove floors. The original spindles and balustrades were removed during residing and the shakes were extended down in an arched effect in the 1960s. Brackets above the cut-away portion of the bay windows were removed, but the fish scale shingles survive under the shakes on each of the gable ends. There is a rear addition constructed c.1940s as estimated by stylistic features.

The interior floor plans of each unit mirror each other. The original woodwork remains throughout much of the house, including picture molding, tongue-and-groove Douglas-fir floors underneath more modern floor coverings, window and door surrounds with bulls-eye corner blocks. The arched openings were between the foyer, parlor, and dining room were installed during the 1930s when the openings were widened.

The duplex has Queen Anne stylistic influences, even though most of the decorative features have been covered or removed. As stated in the Multiple Property Submission, "Because so few properties survive from that time period [late 1800s and early 1900s], they will not need to display all of the elements mentioned in the previous description section to qualify for registration. In fact, most extant examples should qualify due to their rarity." The massing, windows, historic interior features, and configuration remain. There are plans to expose the wood shingles in the front facing gables and to rebuild some of the decorative woodwork. The Simon Abraham Duplex is significant for its rarity as a late 19th century building, a rare building type as one of few duplexes built during this period, and for its association with the social history of the area.

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Continuation SheetSection number 7 Page 1

S. Abraham Duplex (1890) Multnomah Co., OR

7. GENERAL DESCRIPTION & SETTING

The Simon Abraham Duplex of 1890 is a single storey residential dwelling originally built as a duplex for two families. It is of the Queen Anne Victorian Cottage architectural style very popular during the last 15 years of the 19th Century. Even though it served as a neglected income property during the last three decades, it remains architecturally intact. Many original features survive both inside and outside. It stands on the south side of NE San Rafael east of Martin Luther King Jr. Blvd. inside the Eliot Multiple Property Submission Historic District. (Appendix A) This mixed use neighborhood in the close-in area of N & NE Portland became a registered National Historic Multiple Property Submission in early 1998.

The Eliot neighborhood encompasses most of the area formerly known as the town of Albina on the close-in east side of Portland adjacent to the Willamette River. Today, the City of Portland recognizes the boundaries as the Willamette River on the west, N & NE Fremont on the north, NE 7th on the east, and N & NE Broadway at the south. The district has a diverse variety of structures. The western portion (west of N Vancouver Avenue) is predominantly industrial with many industrial buildings and is bisected by the I-5 freeway. It also includes Emanuel Hospital near the Fremont Bridge ramp at the north end. The main portion of the district contains many commercial buildings and multi-family dwellings of both old and modern vintage along the major arterial streets of N Williams Avenue and NE Martin Luther King Jr. Blvd. The side streets contain predominantly single family dwellings of old vintage. Many are a unique collection of surviving Victorian cottages in several styles. In many portions where there were vacant lots from previous clearing, many new dwellings, predominantly duplexes and higher density, have been built in designs that either contribute or not to the historic character of the district.

The subject building is generally rectangular in form measuring 44' wide and almost 47' deep. (Appendix B) It is one storey high containing two separate family dwelling units in nearly equal symmetry. Total interior living space is about 1670 square feet. The main portion of the structure has a steep-pitched hip roof with only two alike gable ends in the front. As typical in Queen Anne Cottage architecture, the front gables are supported by polygonal cut-away bay windows. At the rear is a shed type addition with a low pitched roof added around the 1940s. The ground elevation at the structure is about 2' higher than the San Rafael street elevation and the main floor rises about 4' above the ground. The entire duplex is supported by a perimeter concrete foundation probably added during the 1940s that probably replaced an original brick one. Recently, due to serious dry rot, most of the original sill plate on the foundation was replaced with pressure treated lumber. Underneath is a full basement with a concrete finished floor. The subject property covers the north half of lot 23 of block 1 in Albina that is 50' wide and about 76' deep. The original lot extended about 150' south to Hancock Street but now the southern portion is entirely covered by a concrete warehouse building facing Hancock built around the 1960s. The front of the duplex is set back 15' from the right-of-way of NE San Rafael. Both the west and east sides are 3' from the side property lines. The rear addition wall is 15' from the north wall face of the warehouse building and back property line.

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S. Abraham Duplex (1890) Multnomah Co., OR

EXTERIOR DESCRIPTION

The two storey Simon Abraham Building is a wood framed duplex with a symmetrical front layout of the Queen Anne Cottage architectural style.(Photo 1) The Queen Anne is seldom built in symmetry but often when the structure is a multi-family dwelling where each unit alone is asymmetrical. Common in Queen Anne Victorians, the roof is of a steeper pitched hip form with gable ends at the bay windows. Also typical in Victorians are the tall and narrow windows present on the front and side elevations. Nearly all the original one-over-one window sashes of old growth red cedar construction survive. Over the years some alterations were done but most were minor and only one permit for plumbing changes in 1931 survives.(6) According to an elderly resident down the street, the entire exterior was resided with shakes around the 1960s in order to reduce painting maintenance. During this process, most of the exterior Victorian ornamentation at the gable ends and porches was removed along with all corner trim. During proposed restoration, the trim and some ornamentation is planned for replacement.

At the north elevation (front), there are two recessed front porches at the ends identical in form. The porch floors are tongue and groove elevated over 3' from the ground. The gables cover each porch above supported by posts at the corner. Original spindles and balustrades were removed during residing and shakes were extended down in an arched effect about 30 years ago. On the west side (522), the original red-cedar front door of Victorian design survives with a glass pane. On the east side (530), the front door was replaced with a multi-paned type during the 1920s or 30s. Adjacent to each porch is a gabled cut-away bay window. Sandwich brackets above the cut-away portions were removed during residing. Fish scale shingles survive underneath the shakes on each gable and planned for restoration. Between the bay windows is a recessed area with two simple double-hung windows that light the bedroom on each side.

The west and east elevations (sides) are nearly identical except for a few minor differences.(Photo 2) Each side has a single pair of double-hung windows that light the dining rooms inside. As in front, shakes cover the original clapboard siding common on many Victorian structures. On each side, a narrow sidewalk runs against the side foundation to the rear. On the west side, a back door is at the north end of the west facing wall of the rear addition. On the east side, there is a small single pane window near the north end that lights the foyer area. The corresponding back door is in similar placement but the addition setback is only 5' instead of 12' on the west side. The east side also differs due to a subterranean door at the south end of the addition for basement access.

The rear elevation is dominated by an addition 27' wide and 10' deep done some time around the 1940s.(Photo 3) No permits for this addition exist in the City of Portland building archives and the age is estimated by stylistic characteristics. The roof pitch on this side is shallow and shed like. Some of the wooden windows have been replaced around the 1980s with aluminum frame counterparts but retain the same configuration. At the southeast corner, short sets of 1940s vintage double-hung windows remain.

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S. Abraham Duplex (1890) Multnomah Co., OR

INTERIOR DESCRIPTION

The S. Abraham Duplex has a nearly symmetrical interior floor plan as each unit is a mirror image of the other. There is only a difference in the configuration of the rear addition. This early vintage duplex has simple and efficient floor space without the typical extravagance common for Victorian interiors such as pocket doors, large common rooms, and numerous stained-glass windows. On both sides, the ceilings are 10' high in the main rooms and front bedrooms and about 8' and less in the kitchens, bathrooms, and rear bedrooms due to apparent remodeling during the 1930s or 40s. In the main portions of the duplex, lath and plaster cover the wall surfaces but is in poor condition in certain areas due to neglect. The rear rooms are finished in smooth plywood and drywall. In the front rooms with high ceilings, much of the original picture moulding survives 18" below the ceiling level. The floors throughout the original portions of the structure are 3" wide tongue & groove Douglas-fir planks covered over with more modern floor materials in many of the rooms. Underneath the coverings and where the floors are exposed, there are multiple layers of paint on the planks, some of planned for stripping and refinishing during restoration.

When one enters the front door in both units, a shallow foyer leads to the parlor. In unit 522, original mouldings survive of old growth Western red-cedar around the windows and widened openings. In the widened openings between foyer and parlor, and parlor and dining room, the top portions have flat casing with crown moulding at the top believed added during the 1910s when both openings were widened.(Photo 4) A pair of french doors used to separate the parlor from the dining room but are long gone. Bullseyes remain at the corners of the casing at the windows in the front bay. Floors in the parlor and dining room are covered with carpet, with the original wood plank flooring underneath. In unit 530, the openings between the foyer, parlor, and dining room were widened in an arch pattern around the 1930s and all original moulding materials are long gone.(Photo 5) Different on this side is a small single paned window on the east wall of the foyer 5' from the floor and is believed to have been originally a Queen Anne sash with perimeter small panes of stained glass around the perimeter. Mouldings around the windows has been replaced with flat trim probably about the same time. The plank floors have been covered with glued vinyl tiles including the dining room. The plaster walls are in poor condition.

Back in unit 522, the dining room is lit by a pair of double-hung windows to the west and likewise to the east in unit 530. The dining rooms in both units have a free standing gas furnace near the inner wall hooked to partial chimneys that do not run entirely down to the basement. To the left in 522 or right in 530 is a door leading to the front bedroom.(Photo 6) In 522, most moulding is original as well as a 4 paneled door. On the north wall in both units is a single double-hung window. On the south wall on each side is a door leading into a small walk-in closet. Original Douglas-fir floor surfaces in these bedroom have many layers of paint without coverings.

Returning to the dining room, an opening on the south wall leads to the kitchen. The kitchens on both sides have 8' ceilings and wall surfaces of smooth plywood believed added during the 1940s. Wood flooring has been covered with vinyl. Both units have skylights

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S. Abraham Duplex (1890) Multnomah Co., OR

over the work areas added during the 1980s. In unit 522, there is a single window on the south wall near the west end. In unit 530, the corresponding space is substituted by an opening to a nook. The west wall in unit 522 (and east wall in 530) has a door leading to the bathroom which is similar in configuration on both sides. The bathrooms have single windows on the south wall.

On both sides, a door on the central south wall of the kitchen leads to a rear bedroom with a sloping ceiling. On both sides, this is the 1940s addition. On the 522 side, a door on the west wall leads outside into the backyard. Also on this side is a trap door at the northeast corner to a staircase to the basement. On the 530 side, the bedroom is separate. The adjacent nook to the east has sets of small double-hung windows on the south and east sides. Immediately to the left inside the nook is a door leading outside to the backyard.

HISTORY OF THE ELIOT NEIGHBORHOOD

The Simon Abraham Duplex of 1890 sits on the plat of the Townsite of Albina. On 28 May 1873, the plat of Albina was filed with the county by Edwin Russell and George H. Williams on a donation land claim originally settled by J. L. Loring and Joseph Delay.⁽²⁾ Russell was an ambitious businessman who saw a vision of a thriving city on the other side of the Willamette and managed a bank in Portland. He got a contract with the U. S. government to establish shipbuilding yards but borrowed heavily. He went broke in 1874 after a depression affected the banking industry and commerce and moved to San Francisco. George H. Williams was previously a senator and U. S. Attorney General and forced to sell his shares of the property as well. He later became mayor of Portland.⁽¹⁾ The plat, mostly undeveloped, was sold to James Montgomery and William Reid. By 1882, they along with several trustees developed the remainder of the plat after two more maps were filed with the county with lot configurations in the block plans.⁽²⁾ They laid out the upper portion primarily for residential building. The area around Williams and Russell Avenues became the commercial core. The lower portion by the docks on the river became rough and more industrial when the railroad terminal was built connecting Portland with the transcontinental system in 1883.⁽⁵⁾

Albina grew from a population of 143 in 1880 to over 3000 in 1887 when it was incorporated as a city. It was a major bustling community in 1891 when it was annexed to the City of Portland along with East Portland. This stimulated more population growth and increased density. By the turn-of-the-century, many other subdivisions to the east were developed and opened up as streetcar lines were expanded. Some of these developments were touted as high-class communities with building and ethnic restrictions placed on deeds. This practice funnelled immigrants with less income to settle in the Albina community. Housing was more affordable and located closer to the commercial center, railroad yard, grain mills, and waterfront. By 1910, higher density housing was being built at a faster pace along all the major streets. Many were buildings with store fronts below and apartments above and some were strictly apartment and flat buildings. During World War II, Portland gained a large influx of African-Americans to work in the shipyards and many were allowed to live in Albina but segregated from other surrounding neighborhoods. After the Vanport Flood of May 1948, a greater influx of African-Americans settled in the community due to cheaper

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Continuation SheetSection number 7 Page 5

S. Abraham Duplex (1890) Multnomah Co., OR

housing and imaginary lines drawn by the real estate interests. During the 1950s, Albina was in major decline as businesses left for outlying communities as the popularity of suburbs increased. Today during the 1990s, the community is being revitalized as businesses are returning to surviving and new buildings along some of the original commercial corridors.(5)

HISTORY OF THE PROPERTY

In July 1884, Frederick W. Drayton purchased lot 23 of block 1 in Albina from James B. Montgomery. Within a few years, he moved to Arizona and sold the entire lot to Robert Gee for \$475 on 12 February 1889.(2) Robert Gee was a resident of East Portland residing on present day NE Grand Avenue south of Sullivan's Gulch and listed as a carpenter.(4) He is believed to be the builder of this duplex even though he sold title of the property before it was started. On 4 April 1889, Robert Gee sold the lot to Henry F. McMillan for \$675. McMillan was listed as a constable who also lived in East Portland. On 6 April 1890, Henry McMillan took out a mortgage of \$1000 from Lombard Investment Company to begin construction of this duplex, apparently a speculation project. Since he did a deal with Robert Gee, it is very likely he contracted with Gee for erection. It was a common practice in Albina's early development for a builder to first purchase a lot and an investor would soon buy it and have the same builder build a speculation home. On 10 June 1890, Henry McMillan sold the property with the completed duplex to Peter W. Severson for a consideration of \$3000.(2) Severson was a pioneer Portland businessman who came to the Portland area in 1858 and started out as a wagon builder. Since the late 1880s, he lived on the south side of Belmont Street on the west side of Mount Tabor. He was a notable Portland citizen and when he died in 1912, he gave \$200,000 to Willamette University, the YMCA and the YWCA.(3)

On 12 December 1890, Peter Severson sold the property to Simon Abraham for \$3000. Simon Abraham was a German born barber who had a shop on Front Avenue. He may have planned the duplex as a retirement residence since it was on the eastern edge of development at this time. Within a few years, he moved into the westerly unit (408 San Rafael, old address, now 522 NE) with his wife Pauline. Simon Abraham was born in Germany around 1840 and immigrated to the United States in 1875. He rented the easterly unit (old address 410 San Rafael, now 530 NE).(8) On 11 December 1907, the Oregonian index stated he died at a reported age of 58. A few months previously, perhaps due to ill health, Simon and Pauline Abraham sold the duplex to M. Glenn Osterhout for \$4000. Mr. Osterhout was a storekeeper for Portland Railway, Light & Power Company. He purchased the duplex as an investment and lived at 455 W Park (old address), and later listed as the purchasing department manager for that utility. In 1914, Osterhout sold his rental property to Herman Moeller under the name of Star Investment Company. Mr. Moeller was a mortgage broker in addition to managing and owning investment properties. He lived at 1542 SE 25th. In 1923, the duplex was sold to Carl W. Knapp who moved into the 530 side. Mr. Knapp was a cargo supervisor for McCormick Shipping Company and remained in the duplex into the 1960s.(4) Since then, it went through several owners as an investment property in run down condition until sold to the current owner in December 1998.

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S. Abraham Duplex (1890) Multnomah Co., OR

8. SIGNIFICANCE

The S. Abraham Duplex of the Queen Anne Cottage design built in 1890, has significance under Criterion A & C. Under Criterion A, it is associated with the ethnic influence of residents in the district. Under Criterion C, it is the oldest surviving and architecturally intact original duplexes in the neighborhood.

The S. Abraham Duplex qualifies under Criterion A due to its location inside the Eliot Neighborhood Multiple Property Submission and association with the early ethnic influence. From 1890 to 1907, it was owned and occupied by Simon Abraham, a successful German born immigrant. In 1900, the 530 unit was rented to Michael Westerfield, a Norwegian immigrant who came to the States in 1888 and worked as a railroad carpenter. His wife Marie immigrated from Denmark in 1889 and they had an infant.⁽⁸⁾ Other early owners such as Henry F. McMillan and M. Glenn Osterhout were of German descent. The strong German influence in this section of the neighborhood encouraged other German builders and property investors who supported younger working class German immigrants into the early 20th Century.

The S. Abraham Duplex qualifies under Criterion C as an intact architecturally significant structure conforming to the styles, forms, and methods of construction in the Pacific Northwest during the end of the 19th Century and the beginning of the 20th Century. It falls into the Late Victorian category as a Queen Anne. Even though the neighborhood has a high concentration of Queen Anne cottages, the Simon Abraham Duplex is unique in this style being one of a few surviving duplexes in the neighborhood. It is also the oldest surviving original duplex in the neighborhood. Today, the neighborhood has many duplexes but most were conversions done during World War II. An original four-plex at 70 NE Graham dates from 1891. A 1929 photograph inventory done on Union Avenue showed several duplexes in the Queen Anne Cottage form but all were presumably demolished during the 1930 widening. Many others stood on N Williams Avenue that were destroyed during rioting in the 1960s or clearing in the early 1970s for an ill fated expansion of Emanuel Hospital.

9. SOURCES

1. MacColl, E. Kimbark, *The Shaping of a City: Business and Politics in Portland, 1885-1915*, Portland, OR, The Georgian Press, 1976.
2. Multnomah County Deed Recordings, 1884-1914.
3. *Oregonian*, 21 January 1919, p. 11.
4. Polk Company, Portland, East Portland, & Albina Directories, 1885-1940.
5. Portland Historic Landmarks Commission, Multiple Property Submission for the Eliot Neighborhood, 8 December 1997.
6. Portland Buildings Bureau, building and plumbing permits.
7. Sanborn Fire Insurance Maps: 1901.
8. United States Census of 1900.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 1

Abraham, Simon, Duplex, Portland, Multnomah County, Oregon

Common Label Information:

1. Abraham, Simon, Duplex
2. Portland, Multnomah County, Oregon
3. Photographer: Roy E Roos
4. Date: January 1999
5. Negative on file with Owner

Photo No. 1:

6. North elevation of building. Camera facing south.

Photo No. 2:

6. Northeast elevation of building. Camera facing southwest.

Photo No. 3:

6. Southwest elevation of building. Camera facing northeast.

Photo No. 4:

6. Interior of unit 522, view from dining room to parlor. Camera facing north.

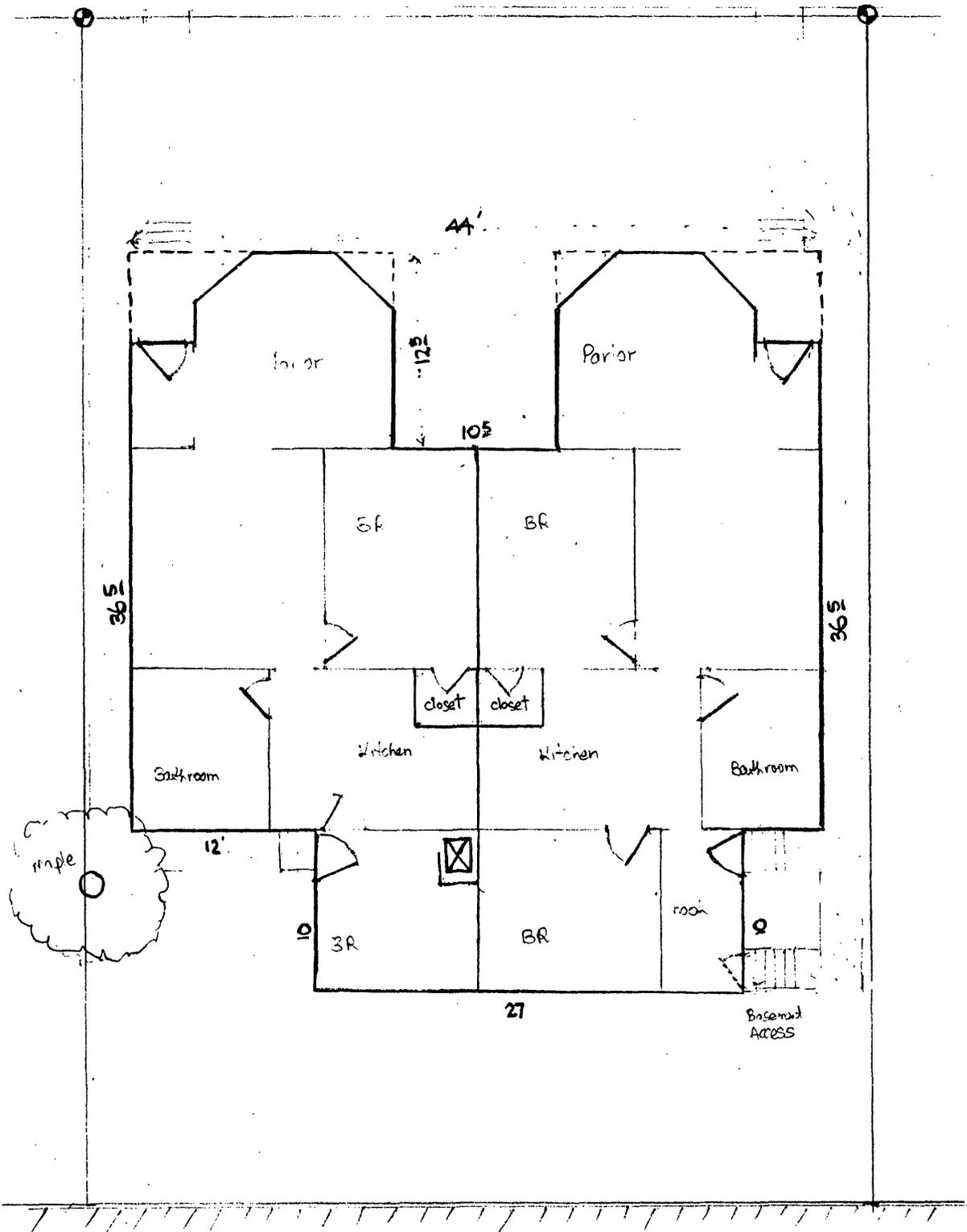
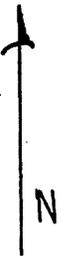
Photo No. 5:

6. Interior of unit 530, view from dining room to parlor. Camera facing north.

Photo No. 6:

6. Interior of unit 530, view from dining room to kitchen. Camera facing south.

NE SAN RAFAEL



WAREHOUSE BLDG

SCALE: 1" = 10'











