

# Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	Portland, Multnomah County	historic name:	Peacock Lane Historic District
assoc addresses:		current/other names:	
location descr:	[District]	block/lot/tax lot:	
		twنشp/rng/sect/qtr sect:	
PROPERTY CHARACTERISTICS			
resource type:	district	height (stories):	
elig evaluation:	eligible/significant	total elig resources:	27
prim constr date:	c.	NR Status:	Individually Listed
	second date:	date indiv listed:	10/30/2017
primary orig use:	Single Dwelling	orig use comments:	Commerce and Trade: Specialty Store
second orig use:	Multiple Dwelling	prim style comments:	Colonial Revival, Spanish Revival
primary style:	English Cottage	sec style comments:	
secondary style:	Tudor Revival	siding comments:	
primary siding:	Wood:Other/Undefined	architect:	
secondary siding:	Brick:Other/Undefined	builder:	
plan type:			
comments/notes:			
3-27-2017 - Note that the survey was updated with some style and building height changes on 3-27-2017. A note was added to the 2-2016 survey file that a few changes have been made. DJP			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
Historic Residential Suburbs in the United States, 1830-1960	MPS		
Peacock Lane Historic District	Listed Historic District	10/30/2017	2017
Portland - Peacock Lane RLS 2016	Survey & Inventory Project		2016
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	10/30/2017	106 Project(s):	None
ILS survey date:		Special Assess	None
RLS survey date:		Project(s):	
		Federal Tax	None
		Project(s):	
ARCHITECTURAL / PROPERTY DESCRIPTION			
(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)			
<p>The Peacock Lane Historic District is a residential neighborhood composed primarily of single-family, detached houses located in Portland, Multnomah County, Oregon. It is within the limits of the Ex-Mayor Simon's Addition, roughly bounded on the north by SE Stark Street; on the east by the west property line for the Laurel Park Apartments; on the south by SE Belmont Street; and on the west by the rear property line of properties facing SE Cesar E. Chavez Boulevard (39th Avenue). One building faces SE Stark Street and one faces SE Belmont Street; otherwise all buildings face Peacock Lane, forming a cohesive group of 1920s Revival style homes. The district encompasses approximately five acres. It is a rectilinear, planned community developed by a single developer and designer, surrounded by older residential neighborhoods. Peacock Lane contains thirty-three properties. Thirty-two of the properties are residential, and one is in commercial use. Of the thirty-two residential properties, one is a multi-family fourplex, while the rest are detached, single-family houses, eight of which have detached garages (Figure 6). All of these properties were built between 1924 and 1930. The majority of lot sizes for individual homes is 0.10 acres. The average square footage of residences is approximately 1,960 square feet. Architectural styles within the development are mostly English Cottage and Tudor Revival for the single-family houses, and Spanish Revival style for the multi-family and commercial buildings. The most common alterations to the buildings are the application of vinyl siding, roof material changes, garage-door replacements, minor additions, and the replacement of original windows. Changes to the overall development include the repair and partial replacement of sidewalks, replacement and/or expansion of driveways, and replacement of some trees. The scale and scope of these modifications do not affect the district's ability to convey its historic significance. It retains its integrity of location, design, setting, materials, workmanship, feeling, and association.</p>			
HISTORY			
(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)			
<p>The Peacock Lane Historic District, located in Portland, Multnomah County, Oregon is locally significant under National Register of Historic Places (NRHP) Criterion A in the area of Community Planning and Development, as an excellent and unique example of a planned community and early automobile suburb designed by a single developer, Richard F. Wassell. It was designed in the early 1920s using the English Cottage and Tudor Revival styles as a common architectural theme to create a village-like setting. Each house on the street has a unique design and incorporated a garage. Under Criterion A, Peacock Lane clearly reflects the historical development patterns and conventions of community planning in Portland during the 1930s. Peacock Lane's physical characteristics, however, convey how the automobile influenced circulation patterns and streetscape design, as well as individual lot development, during the period of significance. The district is also eligible under Criterion C in the area of Architecture for its collection of English Cottage and Tudor Revival-style houses, most of which were designed by Richard F. Wassell. The architecture of the district is cohesive without being repetitive, an uncommon trend in the 1920s. The period of significance begins in 1923 with the erection of the first building, and continues to 1930 with the construction of the last building. These areas of significance fall within the established registration criteria of the "Historic Residential Suburbs in the United States, 1830-1960," MPDF as a planned residential community under the Subtype III: Early Automobile Suburb. Peacock Lane is an early and unique example of a single developer, R.F. Wassell, creating a community already prepared for the automobile, seen not only in the incorporation of garages within the design of each house, but also the improved streetscape with "curbs and gutters, durable pavements, sidewalks, driveways." The subdivision is additionally an early example of creating long blocks and reducing cross streets, a circulation hierarchy that was not commonly seen until the post-war period.</p>			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	✓ Local Histories
Sanborn Maps	Biographical Sources	✓ SHPO Files	Interviews
Obituaries	✓ Newspapers	State Archives	✓ Historic Photographs
✓ City Directories	Building Permits	State Library	
Local Library:	University Library:	Reed College	

## Bibliography:

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