



HISTORIC IRVINGTON

To: Brandon Spencer-Hartle, City Planner
Landmarks Commission

On Thursday, September 10, 2020, at its regularly scheduled monthly meeting with a quorum present, the Irvington Community Association Board of Directors voted affirmatively to support the application of the owner for reclassification of the property at 2107 NE 14th (NW corner 14th and NE Tillamook) in the Irvington Historic District from non contributing to a contributing resource.

The ICA was aware that the porch enclosure came after the period of significance, but determined that everything else is intact and on balance enhances the Historic District. Key architectural elements on the exterior that are almost certainly original are the elaborate pillars supporting the sleeping porch roof, the Doric columns supporting the main porch roof, the entry door, visible leaded glass windows, original wood windows at all openings in the main body of the house, and original siding.

There is no question that this is a "one of a kind". There is certainly nothing like it in Irvington, and likely not elsewhere in Portland. John C. Kennedy was a "prosperous lumberman" who certainly engaged a competent architect to design the house (although we have no record of who it might have been). According to Roy Roos' book on Irvington, Kennedy was Secretary and Treasurer for the Oregon & Washington Script Land and Transfer Company, so had the means to build a distinctive house.

Stylistically, the house has elements of Classical detailing, which generally would put it into the "Colonial Revival" Style camp based on the interpretation of such things in the Northwest. Some of the bold brackets presage the Craftsman Style, but actually The Craftsman Magazine which gave its name to the style didn't start publishing house plans in the "Craftsman Style" until 1903. Its style (however defined) is clearly part of the historic architectural movements that shaped house design in Irvington Historic District in the first decade of the 20th Century.

We urge you to support this reclassification.

On behalf of the Irvington Community Association

Robert Dobrich

Robert Dobrich
President, Sept 10, 2020



City of Portland

National Register Reclassification Request Form

The following form should be used to request a change in the contributing status of a resource located in a National Register Historic District. Reclassification of the contributing status of a resource within a National Register Historic District is usually triggered by a change in the exterior appearance of the property or, less commonly, due to a professional error at the time the National Register nomination was prepared. To request a change in status for a resource, each of the following must be filled out:

NAME OF PERSON REQUESTING THE CHANGE Erik Tandberg		DATE OF REQUEST October 9, 2020	
PHONE 5037017159	EMAIL erik.tandberg@comcast.net		
NAME OF PROPERTY OWNER (IF DIFFERENT THAN ABOVE)			
PHONE	EMAIL		
PROPERTY NAME John C. Kennedy House			
PROPERTY ADDRESS 2107 NE 14th Avenue	CITY Portland	STATE OR	ZIP CODE 97212
REQUESTED CHANGE TO CONTRIBUTING STATUS			

Required attachments:

1. A written description of the contributing status of the resource and how the physical integrity of the resource and/or its historic significance merits a change to the contributing status. Consult and reference the National Register nomination for the subject property as well as applicable National Register bulletins (especially bulletins 15 and 16A), which address the issue of historic integrity.
2. At least three high resolution exterior photographs that clearly document the current physical integrity of the exterior of the property. When available, include before and after photographs.

Submit this form and all applicable attachments to the Bureau of Planning and Sustainability's Historic Resources Program.

To submit by mail:

Bureau of Planning and Sustainability, Historic Resources Program
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201-5380

To submit by email:

Brandon.spencer@portlandoregon.gov

Following receipt of this form, the Historic Landmarks Commission will at a regularly scheduled hearing make a recommendation to the State Historic Preservation Office on the merits of the request. The recommendation of the Commission is neither a land use decision, nor a final decision.

For questions contact:

Brandon Spencer-Hartle, Historic Resources Program Manager, Bureau of Planning and Sustainability
503-823-4641 or brandon.spencer@portlandoregon.gov

2107 NE 14th Ave | Portland, OR 97212

The intent of the application is to have 2107 NE 14th Ave, known as the John C. Kennedy house, reclassified from noncontributing to contributing. The house remains intact and on balance to the extent that it enhances and contributes to the character of the Historic Irvington District.

Background

The home was built in 1901 by John C. Kennedy, who was a prosperous lumberman and the Secretary and Treasurer of the Oregon & Washington Script Land & Timber Company.¹ The home has been called “one of kind.” According to photographer and author, Jim Heuer:

“Stylistically, the house has elements of Classical detailing, which generally would put it into the ‘Colonial Revival’ style camp based on the interpretation of such things in the Northwest. Its style is clearly part of the historic architectural movements that shaped house design in Irvington in the first decade of the 20th Century.²

Porch Enclosure

The one alteration from the original design is that the porch on the south side was enclosed in 1954.³ Windows were installed and columns removed; however, the original siding remains. The original porch floor and various other details of the interior portion of the porch are intact. This includes the original door from the dining room to the porch with the original hardware. The porch ceiling, roof, and trim have been restored. The original windows have also been restored.

State of Disrepair

The current owner purchased the house in November 1997. The house had vinyl siding which was estimated as only being few years old. The house was in poor condition. The key architectural elements were restored. When necessary, some elements were rebuilt, either using salvaged material from the era or rebuilt with no alteration in design. However, the majority of the work has been restoring the original architectural elements.

Restored, Intact & On Balance

Despite the south porch enclosure, the key architectural elements have been restored and are completely intact and on balance. The elaborate pillars supporting the sleeping porch roof, the columns supporting the main porch roof, the entry door, visible leaded glass windows, the majority of original wood windows at all openings of the main body of the house and original siding are a few of the key exterior elements that have been restored. The attached photos and narrative outline the restoration of the home.

We hope you will consider this request. If you have any more questions, please feel free to reach out.

¹ See <http://157.230.151.222/HomeTour2002/2107ne14th.shtml>

² See email to Christy Cox from Jim Heuer, dated 8/1/2020

³ See Permit, 1956

**JOHN C. KENNEDY HOUSE
EXISTING PHOTOS**

**2107 NE 14TH AVE
RECLASSIFICATION
TO CONTRIBUTING**

**FRONT (WEST)
FACADE**



HOME IN CONTEXT



KEYNOTES

We purchased the house in November 1997. The house had vinyl siding which we estimate was only few years old. The house was in very poor condition from years of neglect and barely livable.

We removed the vinyl siding in 1999, exposing the original fir (old growth) siding. Except for some repair work (detailed) below, it was in relatively good condition; except for years and year of paint that we had removed down to the bare wood. This includes all the trim and porch floor. The paint colors selected reflect the period of the house, circa 1900.



FRONT PORCH

I used custom
INDOW storm
windows which
were inserted
from the inside
so as not to
distract from
the street.



WEST FACADE

KEYNOTES

- 1 The front and screen door are original. There was a large amount of restoration associated with both these doors.
- 2 The porch light was sourced at Rejuvenation Hardware and is period appropriate.
- 3 The porch floor, tongue-and-groove fir, is all original except for a couple of boards. These were sourced in Seattle and replaced. All the paint was removed from the porch boards before they were repaired and repainted.
- 4 The front porch stairs were unsafe and had to be replaced. They were rebuilt with no change in design.
- 5 The leaded glass side windows are original and very delicate. I installed side window covers to protect the leaded glass.
- 6 The siding and pillars are all original. All the paint was removed from the boards before they were repaired (surprisingly in good condition) and repainted.
- 7 The leaded windows on left and right are original wavy glass.

FRONT



NORTHWEST
CORNER



KEYNOTES

- 1 Roof was a tear off in 2009; it had six layers of shingles, including the original roof shingles!
- 2 The upper porch is all original. The porch railing was in very poor condition and required extensive repair. The upper porch light is period appropriate, purchased at Rejuvenation Hardware.
- 3 The built-in gutters in the front and south side of the house were restored; again this was extensive restoration.
- 4 Concrete stairs are original. There was a stamp 'Kennedy' (original owner) in the concrete in the base stair footing. This was unfortunately destroyed when the street sidewalks were replaced approximately 10 years ago. However, this allowed me to date the staircase to 1901.



NORTH FACADE
FROM SW CORNER

NORTH FACADE
FROM NW CORNER

1

2

3



NORTH FACADE
DETAILS

KEYNOTES

All the elements are original to the house with no modifications. The north side was weather protected (for the most part) and required minimal repair work. All the paint was removed to the bare wood, then the boards were repaired and repainted.

- 1 The chimney was repaired and repainted. The cover is not original but was designed to fit the period of the house.
- 2 The windows and trim are original except the upper northwest window that had to be replaced.
- 3 The shingles on the east main floor window are original.

1



EAST FACADE

All doors and main floor and basement windows had “security” bars not original to the house which we removed.

3



2

4

5

EAST PORCH

KEYNOTES

- 1 The east side of the house required significant restoration work. Some of the siding was replaced but re-milled to fit the profile of the original boards. The fascia boards required significant repair work, but are original.
- 2 The back porch pillars are all original and required very little restoration after the paint was removed.
- 3 The back porch was in very bad condition and not usable. We salvaged the tongue-and-groove floorboards, but the porch frame had to be rebuilt. The stairs, similar to the front porch, had to be replaced.
- 4 The fir back door and screen door were replaced but are period appropriate.
- 5 The railings are all original and required extensive restoration.



SOUTH FACADE



**SOUTH FACADE
DETAIL**

KEYNOTES

The one alteration from the original design is that the porch on the south side was enclosed in 1954. Windows were installed and columns removed; however, the original siding remains.

The original porch floor and various other details of the interior portion of the porch are intact. This includes the original door from the dining room to the porch with the original hardware.

The porch ceiling, roof and trim have been restored. The original floor is intact under an oak floor.

The house windows have also been restored.