

580

R1C0214650
 ALLRED, LEE R
 525 NW 17TH AVE
 PORTLAND, OREGON 97207

STATUS ADDRESS
 525 NW 17TH AV SV
 PORTLAND

SAT

LEGAL DESCRIPTION

ADDITION: COUCHS ADD
 MAP NO. 1 2922 LOT NO. 5
 BLOCK NO: 163

CHARACTERISTICS

ZONING: RHM AREA: 2700
 NO. OF BDRMS: 4 LIVING AREA: 1590
 NO. OF STORIES: 1.5 YEAR BUILT: 1890

TRUE CASH VALUE

YEAR	CHANGE DATE	LAND	IMPROVEMENTS	TOTAL
90	04/02/90	17,700	42,000	59,700

TAXES LEVIED: 90 - 603.08
 TAX RATE: 32.5948

PAGE 46

90-10-18 17:10/115

***** AMERICAN TITLE *****

8/26/91
* all Done
all
PH 2 entered
8/26/91

7/23/91
on page 1 dittoed
Done

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: _____

HIST. NAME: _____ DATE OF CONSTRUCTION: 1890
COMMON NAME: _____ ORIGINAL USE: RESIDENCE D.S.D
ADDRESS: 525 NW 17E PRESENT USE: RESIDENCE D.S.D
CITY: _____ ARCHITECT: _____
OWNER: _____ BUILDER: _____
T/R/S: _____ THEME: _____
MAP NO.: _____ TAX LOT: _____ STYLE: STICK / EASTLAKE
ADDITION: _____ (BLDG. STRUC. DIST. SITE OBJ. (CIRCLE))
BLOCK: _____ LOT: _____ QUAD: _____

Resource Type: Residence

PLAN TYPE/SHAPE: RECTANGULAR NO. OF STORIES: 1.5
FOUNDATION MATERIAL: CONCRETE BASEMENT (Y/N): Yes
ROOF FORM & MATERIALS: GABLE w/ CROSS GABLE / Compos.
WALL CONSTRUCTION: WOOD FRAME STRUCTURAL FRAME: _____
PRIMARY WINDOW TYPE: D/H 1/1 Double hung wood sash
EXTERIOR SURFACING MATERIALS: V-GROOVE WOOD SIDING
DECORATIVE FEATURES: _____
OTHER: _____
CONDITION: GOOD FAIR _____ POOR _____ MOVED _____ (DATE) _____

EXTERIOR ALTERATIONS/ADDITIONS (DATED): _____

NOTEWORTHY LANDSCAPE FEATURES: LOW CAST STONE RETAINING WALL
OLD-FASHIONED GARDEN + SIDE ENTRY GATE
ASSOCIATED STRUCTURES: _____

KNOWN ARCHEOLOGICAL FEATURES: _____

SETTING: W SIDE OF 2-LANE STREET

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts). USE ADDITIONAL SHEETS IF NECESSARY.

STAINED
GLASS

SMALL RECESSED ENTRY PORCH w/ ENTRY-DOOR TRANSOM
STICK-WORK BALUSTRADE & NEWEL POSTS
FRONT BAY w/ STICK & BULLS-EYE TRIM, 2ND FLOOR SQUARE
SHINGLED BAY SEPARATED BY VERTICAL STICK TRIM
SUNBURST TRIM IN GABLE END

CORNER BOARDS

SOURCES: _____

NEGATIVE NO.: R 14 No. 23
SLIDE NO. _____

RECORDED BY: M. KAPAS
DATE: July 1991

SHPO INVENTORY NO.: _____

Couch Block 163
525 NW 17th Ave.
S 27' of E 70.6' of lot 5
1890

24

1933 when it was conveyed to Yamhill State Bank. In 1938 Yamhill Bank mortgaged '4 to Marie Rochis.

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON

3-017-00525

525 N.W. Seventeenth Avenue

Couch's, Block 163, Lot south 27' of east 70.6' of Lot 5
QUARTER SECTION MAP #: 2928
Northwest District Association

ORIGINAL FUNCTION: Residence

DATE BUILT: 1890

STYLE: Queen Anne Vernacular

ARCHITECTURAL PLANS BY: Trenkman, Herman

ORIGINAL OWNER: Trenkman, Herman

TAX ASSESSOR'S ACCOUNT #: R-18021-4650
ZONING: RHS/M3

DESIGNATION: National Register
HISTORIC DISTRICT: Nob Hill (potential)

SPECIAL FEATURES AND MATERIALS:

Hip roof with cross gable. Sunburst gable decoration. Projecting second story over polygonal bay window. Drop siding with corner boards at first floor, paneled frieze and patterned shingles above. One-over-one, double-hung windows. Transom with border of colored lights. Brick foundation. Ornate brick chimney.



3-017-00525

SPECIAL F/M - SIGNIFICANT ALTERATION:
Back porch added, 1976.

AREAS OF SIGNIFICANCE: Architecture

BIBLIOGRAPHY:

Jamison, William R. and Spence, Christopher M., National Register of Historic Places Nomination Form, 1977.

Present owners, as of March 1982: Lee M. Allred
MAILING ADDRESS: 525 N.W. Seventeenth Avenue, Portland 97209

Special Property Tax Assessment

Negative: 125-0

515 *ok?*

TITLE SEARCH FORM

Address: 525 NW Seventeenth Avenue Original owner _____

Other owners (dates) _____

Est. date of constr. 1890 Moved? Y N

Owner as per Block Book _____

T/R/S TL# _____

Addition/Block/Lot: Couch's, Block 163, Lot south 27' of east 70 1/2' of Lot 5

TRANSACTIONS

20 Seller*: BRIDGET MULLEN Buyer: FRANK PERCY 3/163
Yr: 7-15 Inst: WD Lt(s): 5-8 Bk/Pg: 3/163
1890 10125

14 Seller*: HOLMES, RICHARD Buyer: HOLMES, L.R.
Yr: 6-4 Inst: WD Lt(s): 2 of 105 Bk/Pg: 3/163
1879 1 1-8

12 Seller*: TRENKMAN, HERMAN Buyer: Est. 10660
Yr: 27-3 Inst: _____ Lt(s): 5, 6, 7, 8 Bk/Pg: 62/106
1913

32 Seller*: ELIZ. TRENKMAN Buyer: _____
Yr: 11-2 Inst: _____ Lt(s): 5, 6, 7, 8 Bk/Pg: 62/107
1938 * Eunice V. n/w

Seller*: UPDRUB, SAM D Buyer: KIEFER, ETHEL
Yr: Cont Inst: _____ Lt(s): 5 Bk/Pg: 62/107
4250 12-21-45 S 27 1/2 E 10.6

Seller*: _____ Buyer: _____

Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____/_____

Seller*: _____ Buyer: _____

Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____/_____

Seller*: _____ Buyer: _____

Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____/_____

Seller*: _____ Buyer: _____

Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____/_____

Seller*: _____ Buyer: _____

Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____/_____

Seller*: _____ Buyer: _____

Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____/_____

The first time a name is listed copy it fully as it is recorded, followed by the the initials in parentheses. Each subsequent time the name is listed the intitials may be used. Use ditto marks where appropriate. Use an arrow in place of Seller's name when previous Buyer is subsequent Seller. An "x" over a lot number indicates that the seller is conveying only part of the lot. Write legibly.

Recorder: _____ Date: _____

Couch Block 163
525 NW 17th Ave.
S 27' of E 70.6' of lot 5
1890

26

Herman Trenkman owned lots 5-8 before 1913. In 1913 ^{Trenkman} Herman died. In 1938 Elizabeth Trenkman died. In 1945 their trustee, Wm. A. Carter sold part of lots 5&8 to James and Louretta Mollahan and Pete and Ethel Pappas for \$3000. In 1945 Eunice and Sam D. Unru, gave a contract on the S 27' of E 70' of lot 5 to Ethel Kiefnes. In 1947 Ethel Langois (divorced) gave the S 27' of E 70' of lot 5 to Fred Langois.

Couch Block 163
516 NW 18th Ave.
W 50' of lot 3
1886

There is no record prior to 1890. In 1890 Frank Percy sold a Warranty Deed on lots 1-4 to Thomas Whalen and John R. Brigham for \$14,000. In 1895 J.R. Brigham sold a Warranty Deed on lot 2 and the W half of lot 3 to Thomas Whalen for \$5. In 1901 Thomas Whalen sold a Warranty Deed on the West half of lot 3 and lot 2 to Marie & Grace Rossiter for \$18,000. Grace received 1/3 of the West half of lot 3, and Marie 2/3. In 1919 Marie Rossiter sold a Warranty Deed on parts of lots 2&3 (under 2/3 of the W half of lot 3) to Hibernia bank for \$10. Also in 1919, Grace Rossiter sold a Warranty Deed on part of lots 2 & 3 (under 1/3 of the W half of lot 3) to Hibernia bank also. In 1923 the Sheriff sold a Sheriffs Deed on lot 2 and the W half of lot 3 to Anna C. Autzen. for \$18,700. In 1942 Anna Autzen sold a SWD on part of lot 2 and the W half of lot 3 to Alice A. Hinnman. In 1944 Alice and Thomas Hinnman sold a Warranty Deed on part of lot 2 and part of lot 3 to Laura Francona for \$1.

TITLE SEARCH FORM

- Address: 525 NW 17th - Original owner _____
 Other owners (dates) _____
 - Est. date of constr. 1890
 Owner as per Block Book _____ Moved? -Y- N-
 T/R/S TL# 527 of E 70.6'
 Addition/Block/Lot: LOT 5 BLOCK 163

3/163 TRANSACTIONS (12) Trenkman, Elizabeth -
 11/2/38 Eunice h/w 5,6,7,8 62/107
 Seller*: UNRUH, SAM + Eunice Buyer: KIERNER, ETHEL
 Yr: 12/21/45 Inst: Cont Lt(s): 5' Bk/Pg: 62/107
 29 Seller*: UNRUH, SAM Buyer: KIERNER, ETHEL
 Yr: _____ Inst: cont Lt(s): 5' Bk/Pg: 62/108
 30 Seller*: CARTER, WILLIAM Buyer: KIERNER, ETHEL
 Yr: 11/20/31 Inst: WD Lt(s): 5' Bk/Pg: 62/108
 120 Seller*: LANGLOIS, ETHEL Buyer: LANGLOIS, FRED
 Yr: 10/20/47 Inst: DIVORCE Lt(s): 5' Bk/Pg: 62/108
 29 Seller*: ETHEL, KIERNER Buyer: LANGLOIS, FRED
 Yr: 9/21/40 Inst: WD Lt(s): 5' Bk/Pg: 62/111
 120 Seller*: _____ Buyer: _____
 Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____/_____
 29 Seller*: UNRUH, SAM + Eunice Buyer: KIERNER, ETHEL
 Yr: 11/20/51 Inst: Cont Lt(s): 5' Bk/Pg: 62/111
 30 Seller*: KIERNER, ETHEL Buyer: 2ND 8-17-96
 Yr: 8/19/76 Inst: _____ Lt(s): 5' Bk/Pg: 62/111
 180 Seller*: _____ Buyer: _____
 Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____/_____
 Seller*: _____ Buyer: _____
 Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____/_____
 Seller*: _____ Buyer: _____
 Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____/_____

The first time a name is listed copy it fully as it is recorded, followed by the the initials in parentheses. Each subsequent time the name is listed the initials may be used. Use ditto marks where appropriate. Use an arrow in place of Seller's name when previous Buyer is subsequent Seller. An "x" over a lot number indicates that the seller is conveying only part of the lot. Write legibly.

Recorder: _____ Date: _____

- (14) Seller: Hans Thielson Buyer: H. Trenkman
 Yr: 1/1/90 WD \$11,100 Lts 5,6,7,8 Bk/Pg 3/163
- (11) Seller: George V. James Buyer: Hans Thielson
 Yr: 5/15/83 WD \$9,000 Lts 5,6,7,8 Bk/Pg 3/163
- (5) Seller: F.R. Strong Buyer: George V. James
 Yr: 2/24/82 WD \$4,750 Lts 5,6,7,8 Bk/Pg 3/163

① Seller: L.R. Holmes Buyer: F.P. Strong
Yr: 2/6/82 WD \$3300 Lts- 5,6,7,8 Blk/Pg 3/163

② Seller: Wm. Doran Buyer: L.R. Holmes
Yr: 6/25/79 QD Lts 5,6,7,8 Blk/Pg 3/163

③ Seller: F.L. Holmes & Elizabeth Wynne Buyer: L.R. Holmes
6/4/79 WD 1- $\frac{1}{2}$ of lts 1,2,3,4,5,6,7,8 and $\frac{1}{2}$ interest in undiv. $\frac{1}{2}$ (3/163)

④ Seller: Jane Holmes Buyer: L.R. Holmes
6/4/79 Power of attorney $\frac{1}{2}$ of lt 1,2,3,4,5,6,7,8 and $\frac{1}{2}$ interest (3/163)

TITLE SEARCH FORM

Address: _____ Original owner _____

Other owners (dates) _____

Est. date of constr. _____ Moved? Y ___ N ___

Owner as per Block Book _____

T/R/S TL# - 1045

Addition/Block/Lot: _____

TRANSACTIONS

3/163
 Seller*: Trenkman Buyer: Dec 27-3-13
 Yr: _____ Inst: 2nd Lt(s): 5-8 Bk/Pg: 63/106

12x Seller*: Trenkman, EIR Buyer: Dec 11-2-38
 Yr: _____ Inst: 2nd Lt(s): 5-8 Bk/Pg: 63/107

29 Seller*: CARTER, Wm. A. Trustee Buyer: MOLLAHAN, James
30 Yr: 5/3/45 Inst: WP Lt(s): 5-8 Bk/Pg: 63/108

32 Seller*: Unruh, Sam D Buyer: KIEFER, Ethel
 Yr: 12/21/45 Inst: cont Lt(s): 5 Bk/Pg: 63/108

Seller*: LANGOIS, Ethel Buyer: LANGOIS, Fred
 Yr: 10/20/47 Inst: DIV Lt(s): 5 Bk/Pg: 63/108

Seller*: Unruh, Sam D Buyer: KIEFER, Ethel
29 Yr: 11/20/51 Inst: cont Lt(s): 5 Bk/Pg: 63/108

Seller*: CARTER, William Buyer: 11
30 Yr: 11/20/51 Inst: _____ Lt(s): 5 Bk/Pg: 63/108

Seller*: _____ Buyer: _____
 Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____

Seller*: _____ Buyer: _____
 Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____

Seller*: George James Buyer: Hans Thielson
 Yr: 5-13 Inst: cont Lt(s): 5-8 Bk/Pg: 3/163

Seller*: _____ Buyer: _____
 Yr: _____ Inst: _____ Lt(s): _____ Bk/Pg: _____

The first time a name is listed copy it fully as it is recorded, followed by the the initials in parentheses. Each subsequent time the name is listed the intitials may be used. Use ditto marks where appropriate. Use an arrow in place of Seller's name when previous Buyer is subsequent Seller. An "x" over a lot number indicates that the seller is conveying only part of the lot. Write legibly.

Recorder: _____ Date: _____

Holly

PROPERTY RESEARCH FORM

Address: 525 NW Seventeenth
SHPO Number: _____

Old Address: _____
Original Property Name: _____
Other Names: _____
Date Built: 1890

O = No information found
X = See back and attached sheets for notes

- A. _____ Title Search
(Ticor)
- B. _____ Tax Assessment Records
(Tax Assessor's Office)
- C. _____ Block Books

THE REMAINDER OF THESE SOURCES ARE LOCATED AT
THE OREGON HISTORICAL SOCIETY,
IF NOT OTHER REPOSITORIES.

- D. _____ Sanborn Insurance Maps
- E. _____ Portland Realty Atlas
- F. _____ Portland City Directories
- G. _____ Vertical File Index
- H. _____ Scrapbook Index (OHS)
- I. _____ Manuscript Card Catalog
- J. _____ Photo
- K. _____ Other
- Architect: Trenkman, Herman

NW PORTLAND
Historic Resource Inventory Evaluation Criteria

Ranking: P
Resource Address: 525 NW 17TH Ave.

*N. Registered
Property*

A. **Historic Considerations: (2.0) x Score** _____ **Ranking:** _____
The Resource is:

- _____ Associated with past trends, events, or values that may be either cultural, economic, social or political.
_____ Associated with a group or organization relevant to city, state, or national history.
_____ Associated with life or activities of a person significant in past; locally, statewide, or nationally

(Very strong 5 Strong 4 Moderate 3 Some 2 None 0)

B. **Architectural Considerations: (3.0) x Score** _____ **Ranking:** _____
_____ Style, Materials/Construction: Embodies the distinctive characteristics of a type, period, or method of construction
_____ Design: Artistic quality of work of a major builder or architect

(Excellent 5 Very Good 4 Good 3 Fair-good 2 Poor 1)

_____ Rarity of Type: Resource is:
One of a kind 5 One of few 4 One of Several 3 One of Many 1

C. **Physical Integrity (1.5) x Score** _____ **Ranking:** _____
The Resource:

- _____ Retains integrity of original design, crafting, and materials to identify period construction.

(Intact 5 Minor 4 Moderate 3 Major/Comp 2 Major/Incomp 1 Altered 0)

D. **Site Integrity (1.5) x Score** _____ **Ranking** _____

- _____ Resource is on original site: Yes 1 No 0
_____ Contributes to the immediate environment, or to the character or physical development of the area
Site contributes to the resource's integrity

(Estab. character 5 Maintains character 3 Compatible 1 Incompat 0)

Final Ranking

- _____ Primary Resource
_____ Secondary Resource
_____ Contributing Resource
_____ Not included in the Inventory