

**Historic
Resource
Inventory**
CITY OF PORTLAND, OREGON.

3-019-01526

1526 N.W. Nineteenth Avenue

Couch's, Block 252, Lot 6
QUARTER SECTION MAP #: 2828
Northwest District Association

ORIGINAL FUNCTION: Residence

DATE BUILT: ca. 1890

STYLE: Queen Anne Vernacular

TAX ASSESSOR'S ACCOUNT #: R-18022-2720

ZONING: M3

Rank III

SPECIAL FEATURES AND MATERIALS:

Gable roof. Polygonal bay window with bracketed cornice and wooden panels below windows. Porch with bracketed cornice, wooden posts, and decorative jigsaw cut brackets.

AREAS OF SIGNIFICANCE: Architecture



937

2828

3-019-01526

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Sanborn Insurance Maps, 1895.

OLD ADDRESS: 330 Nineteenth Street North

Present owners, as of May 1980: Eva Polich

MAILING ADDRESS: 1526 N.W. Nineteenth Avenue, Portland 97209

No Preservation Funding

Negative: 564-12

Score - Design/Construction: 9

Score - Historical: 0

Score - Rarity: 0

Score - Environment: 2

Score - Integrity: 10

Score - Intrinsic: 9

Score - Contextual: 12

Score - Total: 43.5

5746

2899

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

HIST. NAME: The O'Brien House
COMMON NAME:
ADDRESS: 1526 Northwest Nineteenth Avenue
CITY: Portland
OWNER: Q-19 Inc.
ADDRESS: 850 SW Troy St., Portland, OR 97219

DATE OF CONSTRUCTION: 1880
ORIGINAL USE: Domestic: single dwelling
PRESENT USE: Domestic: single dwelling
ARCHITECT:
BUILDER:
THEME: Culture
STYLE: Queen Anne/Vernacular

T/R/S: T1N R3E S28
MAP NO.: 2828 TAX LOT:
ADDITION: Couch
BLOCK: 252 LOT: 6
ZONE: M2
ASSESSOR NO.: R180222720

RESOURCE TYPE: Residence: single family
CONDITION: Fair
MOVED (DATE): No

OLD ADDRESS: 330 Nineteenth Avenue North
RANK:

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MATERIAL: Concrete
ROOF FORM & MATERIALS: Gable/composition
shingles
WALL/FRAME: Wood

NO. OF STORIES: 1
BASEMENT: Yes

PRIMARY WINDOW TYPE: 1/1 double-hung wood sash
EXTERIOR SURFACING MATERIALS: Shiplap, wood

DECORATIVE FEATURES: One interior corbelled chimney; boxed eaves; wide friezeboard; cornerboards; bay on west elevation; paneling below and above small porch with shed cover; jigsaw brackets; square posts and simple balustrades; shed roof addition on rear

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Some metal frame windows

NOTEWORTHY LANDSCAPE FEATURES: Side yard, brick retaining wall with concrete steps, street trees

ASSOCIATED FEATURES: Small detached gabled garage in rear

SETTING: The building faces west on Northwest Nineteenth Avenue, a busy, one-way arterial. The lot is a moderately sized parcel and is in a primarily commercial neighborhood. A driveway is located south of the building. Commercial businesses flank the building.

NEGATIVE NO.: Roll 10 #12A
RECORDED BY: Donovan and Associates
Prohaska and Associates

DATE: August, 1992
SHPO INVENTORY NO.:

2899

OREGON INVENTORY OF HISTORIC RESOURCES
HISTORIC RESOURCE SURVEY FORM
COUNTY: MULTNOMAH COUNTY

STATEMENT OF SIGNIFICANCE

Architectural: The O'Brien House, constructed in 1890, was designed with elements of the Queen Anne style. Although a vernacular example of the style, characteristics of the style embodied in the house include the front facing gable, shiplap siding, front bay window with wooden panels below and decorative brackets above, bracketed porch cornice, jigsaw porch posts, and corbelled chimney. Alterations include the replacement of the bay windows and the installation of a metal "cage" screen door. In fair condition, the house is a good example of a small working class cottage.

Historical: The property is associated with the following Portland families or businesses: Mrs. E.H. (Emily) O'Brien, Kaniel Kerns, Mary Monks, Margaret and J.C. Costello, Mary and Frank Healy, and Eva Polich.

PROPERTY OWNERSHIP HISTORY

- 1885 W.Showers deeded the property to Mrs. E.H. O'Brien.
- 1891 O'Brien mortgaged the property to Daniel Kerns.
- 1895 Emily H. O'Brien through the Sheriff deeded the property to Alliance Trust Co.
- 1902 Alliance Trust deeded the property to Mary Monks.
- 1923 Mary Monks died. Estate # 23115.
- 1932 Margaret and J.C. Costello and Mary and Frank Healy deeded the property to Eva Polich.
- 1983 Eva Polich deeded the property to Patrick and Rob Polich and Theresa Lasick.

OWNERS' BIOGRAPHICAL INFORMATION

Emily O'Brien, No biographical information is currently known.

James Monks (1845-1922), a native of Boston, came to Portland to found the Portland Boiler Works. Monks was active in politics and served as a member of the city council under Mayor George H. Williams. At the time of his death, Monks was survived his widow, Mary Ellen and by two daughters: Frank S. Healy, Portland; J.C. Costello, San Francisco, and son Tom M. Monks, Portland.

J.C. Costello, a retired real estate dealer, was a native of Pennsylvania, and moved west as a young man to become division storekeeper for the Union Pacific railroad at Cheyenne, Wyo. After 18 years of service with the railroad, he entered the real estate business in Cheyenne. After doing work in Seattle, he came to Portland where, in partnership with George Phelan, he developed the Terwilliger homestead addition. He also was instrumental in organization of the Irvington Investment company. According to the 1931 Portland city directory, M. A. Costello, the widow of J.C., was living at Apartment 202, 750 Everettn street.

Margaret Costello (1890-1947), according to the 1931 Portland city directory, M.A.

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Costello(widow of J.C.)was living at 750 Everett #202. According to an article in The Oregon Journal, Margaret Costello died 24 August 1947. She was born in Lexington, Missouri, 1 January 1890. She came to Oregon in 1895. Survivors include her husband Patrick Costello, Portland; daughter Helen W. Costello, Portland; daughter Margaret Elaine Costello, San Francisco; and a son Maurice P. Costello, Hollywood. Her last known address was at 4928 N.E. 14th Street.

Mary and Frank Healy, No biographical information is currently known.

Eva Polich, according to the 1933 Portland city directory, was living with her husband, Tony, at 330 Nineteenth N. According to the 1935 directory, they were living at 1526 NW Nineteenth street.

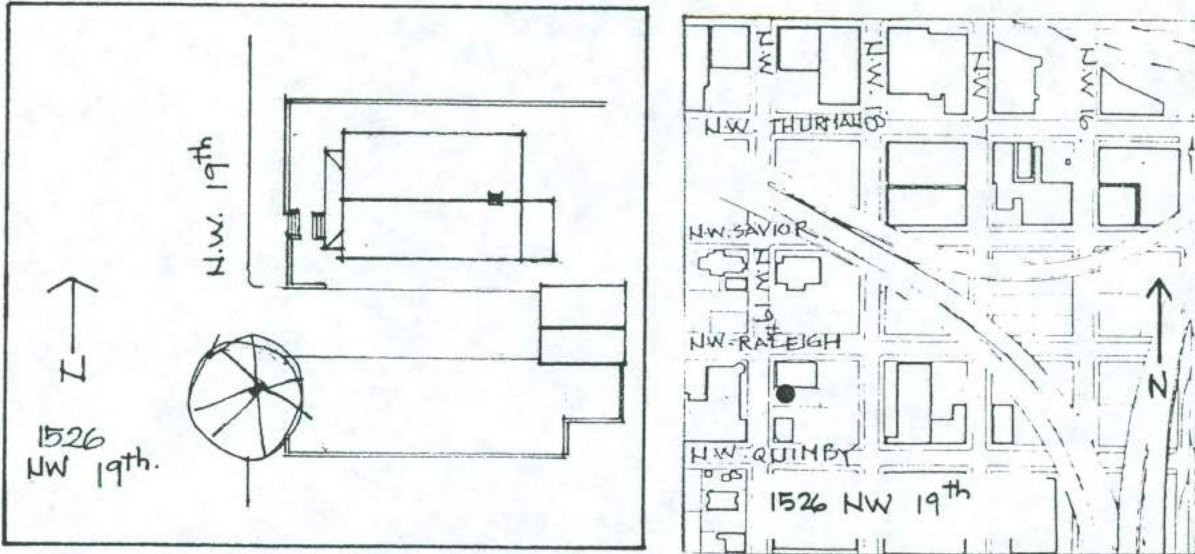
Sources: Ticor Title Company Records
Multnomah County Tax Assessor Records
City of Portland Building Bureau
Portland City Directories
Portland Block Books
Costello, J.C. - *The Oregonian*, August 22, 1942, p. 9

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NEGATIVE NO.: Roll 1 #6



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