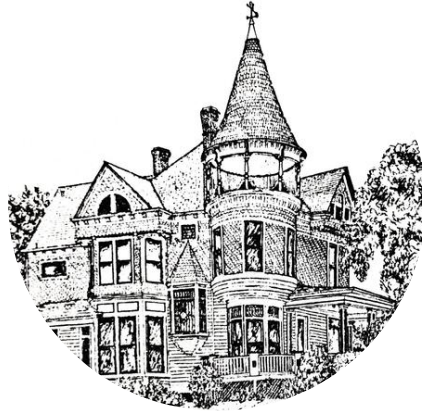


REGISTERED HISTORICAL HOME
3040 SE MCLOUGHLIN BLVD
PORTLAND, OR 97202

THE POULSEN HOUSE



ALEX ROY | JOHN L SCOTT EXCEPTIONAL HOMES | US\$1,750,000



a Portland icon

Few homes within the city of Portland, Oregon are as iconic as the majestic Johan Poulsen House. For well over 120 years, this grand Queen Anne Victorian structure has overlooked the Willamette River and downtown Portland. The 50-foot turret with curved glass is a familiar sight to commuters on the Ross Island Bridge.

Built in 1892, the home is a lasting symbol of the Poulsen family's success in the lumber industry. Through the years, the home has at times been left to weather in a state of disrepair. But it has also benefitted from several loving owners that have both improved and preserved its features and functions. The last of this significant work occurred just prior to the home being added to the National Register of Historic Places.

Now, for the first time in many years, the Poulsen House has found itself in a restored state with many notable improvements, thus presenting an opportunity to the right buyer to own an impressive piece of history that is move-in ready.

www.PoulsenHouse.com

details

Year Built	1892	Zoning	CM2
Style	Queen-Anne Victorian	Allowed uses	Household Living, Retail Sales and Services, Office Space, Hotel (potential). Learn more at: www.portlandmaps.com
Bedrooms	8	Heating / Cooling	Heat pumps x3, Forced air and zoned mini-splits
Bathrooms	2.1		
Size	Total: 5,211 sqft 3rd Floor: 850 sqft 2nd Floor: 1,259 sqft Main Floor: 1,323 sqft Basement: 1,323 sqft Garage: 456 sqft		
Carriage House	319 sqft	Lot Size	9,700 sqft

The home's dark woodwork reflects Mr. Johan Poulsen's lofty status as a lumber magnate. It is reported that Mr. Poulsen hand picked much of the oak, mahogany, old growth Douglas fir, and other wood used in its construction to ensure the highest quality. There are also many original details intact including remarkable hand-carved oak fireplace mantels, lead-in-glass and stained glass windows, hand-carved banisters with remarkable detail, and the intricately hand-crafted oak and mahogany floors on the main floor.

In total, the home has eight bedrooms, most with their original closets, base and crown molding, and tall wooden double-hang windows that are magnificent. All five rooms on the second floor enjoy 9.5 ft ceilings, and almost all have beautifully hand-painted ceiling medallions with vintage light fixtures. There are also two full bathrooms and one half-bathroom. The second-floor bathroom, in particular, has the original clawfoot bathtub and plumbing fixtures as were first installed when the bathroom was created.

Outside of the home, there is much original detail including the cylindrical corner tower, with the corbelled out porch, ending in a bellcast conical tower. There are also a variety of original shingles, sidings, bays, porches and rooflines that give the house the unmistakable characteristics of a true Pacific Northwest Queen Anne-style home. However, some changes have occurred to the layout over the many years due to city street development. For example, the main entrance to the home has changed location, and the kitchen is now on the main floor in what was once the servant's quarters. The entire retaining wall structure and the garage, though certainly very old, are not part of the construction that took place in 1892. They were subsequently added by successive owners as conditions changed around the home.

Other notable outdoor features include a heritage Camperdown Elm tree added to Portland preservation list in 1995. To the west there sits the carriage house cut into the side of the slope.

continued...







Much has been done to both preserve the existing beauty of the home while also improving and updating other features to ensure the home will continue to serve a useful purpose for many years to come. These improvements are detailed extensively in the following sections and include a complete overhaul of the homes HVAC system, new floors through the entire second and third floor, and the retrofitting of an overhead fire sprinkler system for commercial use compliance and safety. At present, the property is zoned CM2 which allows the owner the potential to use the home as a private residence, office space, or retail space. One may also consider obtaining a hotel designation for the property. The possibilities certainly abound.



history

1870 - An immigrant from Denmark, Johan Poulsen arrived in the United States in 1870. He met and married Dora Schnan in 1873 in Iowa. The couple then made their way to Oregon in 1876 where he found work in the lumber industry. While working for a lumber operation, he met Robert D. Inman and joined forces to establish the Inman-Poulsen Lumber Company in 1890. Their company had a sawmill on the east side of the Willamette River at Clinton Street. The sawmill dock could accommodate two oceangoing ships at a time. The lumber company was the largest in Oregon and employed 700 people. The large lumber mill had a conveyor belt piling sawdust, which went to a Portland General Electric plant located next door.

1892 - In 1892, this grand Queen Anne-style Victorian home was built for Mr. Poulsen. Although the architect of the home remains unknown, the house is a major example of Queen Anne architecture in Portland. He and his wife reportedly never lived in the house and rather rented the house out for the few years that he owned it. Mr. Inman erected a matching Queen Anne on the same east bluff overlooking the Willamette River. Inman, however, lived in his mansion.

1894 - Just two years after completion, Mr. Poulsen sold the home to Arthur Zwicker for \$7,500. Rumor has it that the home was sold because Dora Poulsen, Mr. Poulsen's wife, did not like the home. Others suspect it was sold because of financial issues relating to the economic depression known as the "Panic of 1893".

1902 - Purchased by William J. Clemens, a prominent insurance broker and State Senator. Mr. Clemens lived there until his death in 1919.

1919 - The Poulsen mansion was bought in 1919 by a successful local bakery owner A. A. Hoover, aka "The Doughnut King," and was known as the "King's Castle" or "The King's Palace." Luxury features include three carved oak fireplaces, crystal light fixtures and tooled brass doorknobs. There was a ballroom on the top level and servant quarters tucked in the ground floor of the turret. The tower drew in natural light through a Palladian window, two lead glass oriel windows and beveled glass windows.

1923 - Purchased by Dr. Gustav Huthman where he and his family lived from 1923 to 1946. Dr. Huthman is notable for establishing the Rose City Veterinary Hospital. The Huthman family added the two-car garage and large retaining wall in 1926. The two-car garage is connected to the house via tunnel.

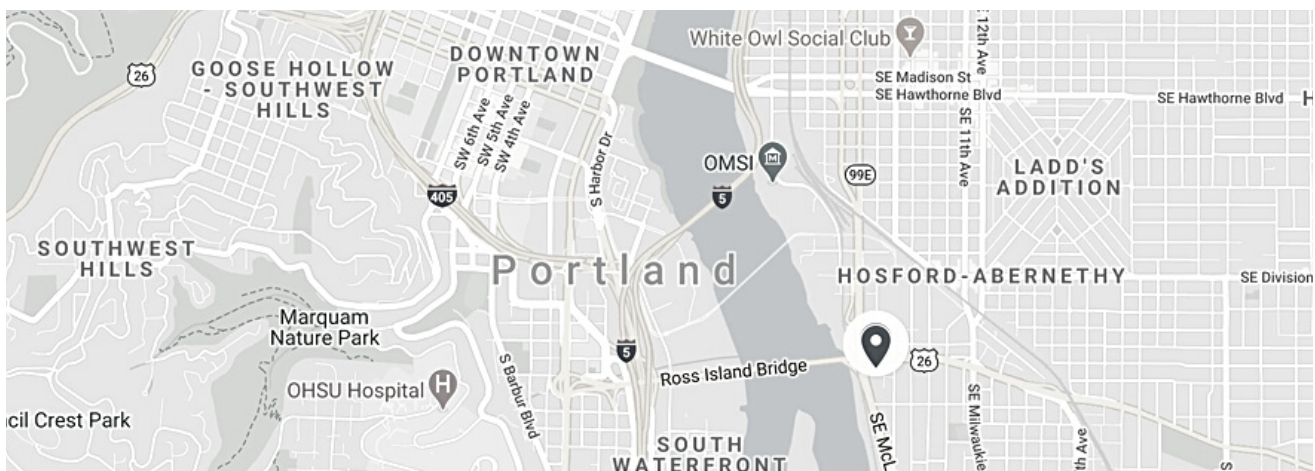
1926 - Ross Island Bridge construction is completed.

1946 - The home is converted to a boarding house.

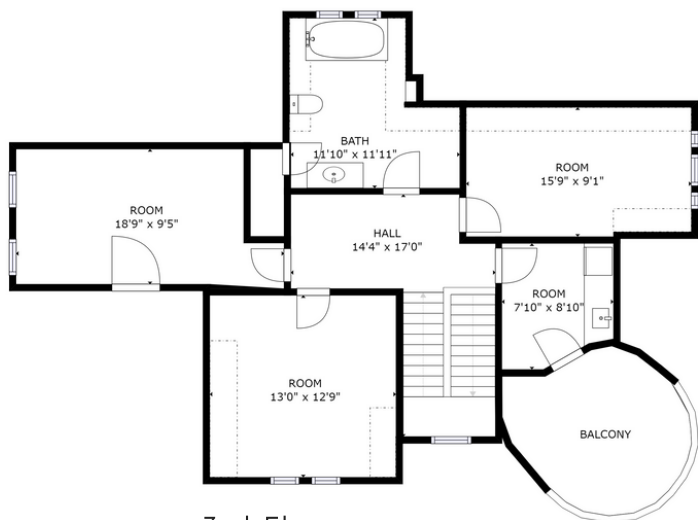
1958 - In the 1950s, long after both men had died and their company sold to Georgia-Pacific, Inman's house was torn down to make way for a parking lot.

1973 - One of the first historic homes in Portland to be designated a local landmark by the Portland Landmarks Commission.

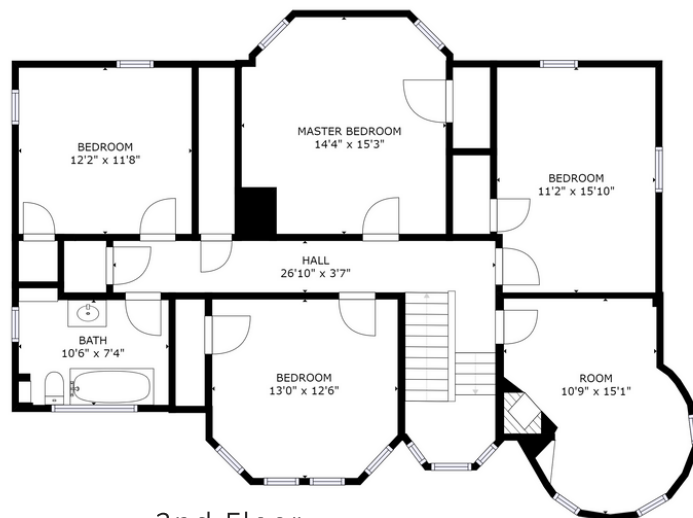
1976 - James F. Nevin purchased the house in approximately 1976 and began restoring it. The house was surveyed by the Portland Historical Landmarks Commission on October 3, 1973, and was added to the National Register of Historic Places on March 14, 1977.



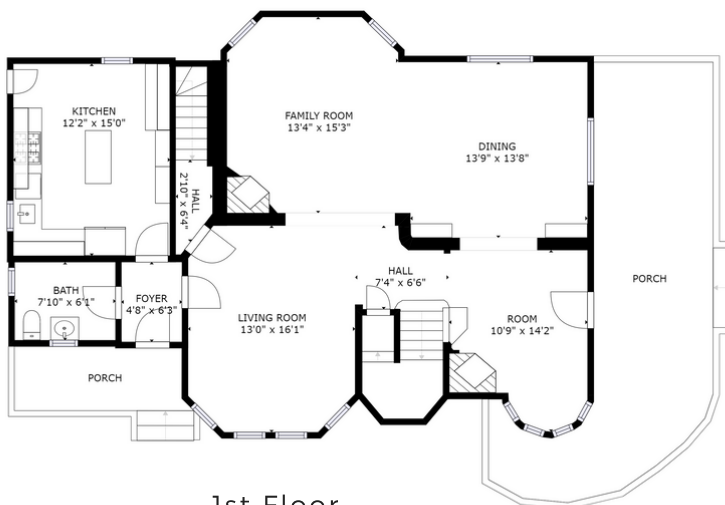
floor plans



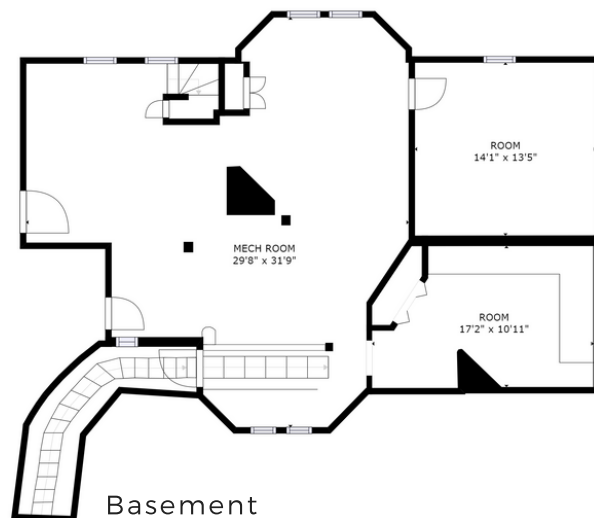
3rd Floor



2nd Floor



1st Floor



Basement

www.poulsenhouse.com

View the full home tour video and 3d virtual tour online.



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