

1838 SOUTHEAST

HARRISON STREET



DOUBLE-GABLED DUTCH COLONIAL
IN
HISTORIC LADD'S ADDITION

Welcome to 1838 SE Harrison Street, a distinguished residence crafted by the renowned architect Folger Johnson. After studying and soaking up elegance at the École des Beaux-Arts in Paris, Johnson returned to the United States, invigorated and inspired. His first masterpiece? This charming residence at the corner of Harrison and Hemlock. This house kick-started Johnson's career, setting the stage for a legacy of Portland and Oregon treasures, many of which are now on the National Register of Historic Places, marking his inaugural project in Portland.

This residence has been lovingly preserved, and restored, remaining largely unchanged from Johnson's original design. Great care has been taken to restore original elements, including the reworking of windows for functionality, custom millwork to match the existing, and the enhancement of rooms with reproduction Sheffield light fixtures.

The site for 1838 SE Harrison Street was likely chosen for its prime location, with outlooks to the tree-lined streets and one of the neighborhood's cherished and iconic rose gardens.

The home offers picturesque views of mature gardens, featuring flowering shrubs, beautifully landscaped beds, and inviting outdoor areas where traditional plantings continue to thrive. Ladd's Addition, dreamed up by William Sargent Ladd, breaks free from Portland's grid with system, inspired by Washington D.C.'s bold diagonals, roundabouts, and formal parks. Since 1891, this now historic neighborhood is a bucolic haven in the city. Nestled between the bustling & vivacious streets of SE Division and SE Hawthorne, just .3 of a mile from the front door, and buzzing with local eateries, cafes, and boutiques.

The Dan Volkmer Team

Specializing in Historic & Architecturally Significant Homes



The strategic positioning of the home optimizes natural light while ensuring views are directed towards adjacent gardens rather than neighboring properties. Evergreen shrubs line the front walkway, interspersed with trillium and violets, creating an inviting and lush entrance. The centrally located front porch features a striking door with recessed panels and three beveled glass windows. This entryway, flanked by side panels, is crowned with an arched pediment supported by intricately detailed corbels and accentuated with dentil molding. These architectural elements contribute to the home's grandeur.



Upon entering the front door, one is welcomed into a central foyer. Each room connects seamlessly to this hallway, promoting a harmonious flow throughout the residence. The entryway showcases a rich tapestry of architectural details, including stacked crown molding and picture rail molding, elegantly accented with brackets. This exceptional craftsmanship is evident in the public spaces, where oak hardwood floors lead through the main level.

Great care has been taken to preserving the home's architectural integrity; double-hung windows have been restored and re-worked so they open, while retaining the wonderfully-imperfect, handcrafted panes. Layers of wallpaper have been removed, and walls have been replastered and painted in hues selected by a color specialist. Millwork has been meticulously recreated to match the existing elements, ensuring a cohesive and old-world aesthetic.



The entry hall effortlessly flows into the living and dining areas through expansive doorways. The living room radiates elegance, marked by its gracious scale. Nine-foot ceilings, embellished with layered molding and accent brackets, elevate the room's sophistication.



Four windows provides stunning views of the verdant neighborhood, nearby rose garden and the surrounding gardens, while natural light enhances the architectural details throughout the space. A wood-burning fireplace is prominently situated on the main wall, enhanced by wall sconces light fixtures. The fireplace is surrounded by brick on three sides and features an elegant mantle that extends around, adorned with brackets that harmonize with the crown molding.



To the right of living room's fireplace is a doorway, leading to the 'snuggery.' Snuggery is a British term, used to describe a cozy room, with an original gas fireplace, used for relaxing and getting warm by the fire. A built-in bench, with vintage reading light, creates the perfect snuggery. The walls are graced with wainscoting, topped with plate-rail molding.



A set of French doors opens onto the large, covered side porch, which serves as an inviting extension of the home during warmer months.



Graceful steps descend to the lawn, flanked by garden beds richly adorned with romantic, old-world flora. Envision yourself enjoying a summer evening here, enveloped in the fragrant embrace of lilacs, wisteria, and roses from the adjacent rose garden.



Situated across the foyer is the formal dining room featuring an impressive beamed ceiling, wainscoting with plate rail molding and two banks of windows.



The dining room is well-prepared to host a variety of celebrations, ranging from holidays to family birthdays. Over its 115 years, this space has been the backdrop for countless cherished memories. An original Sheffield light fixture hangs elegantly from the beamed ceiling.



A five-paneled swinging butler's door provides entry to the timeless kitchen, a space thoughtfully designed by architect Richard Brown to preserve the 1911 aesthetic while incorporating modern functionality.



Durable finishes were selected to maintain the kitchen's practical focus, reflecting its historical role as a space for nourishment rather than socializing. Despite this utilitarian emphasis, the kitchen's generous size allows for multiple chefs to collaborate comfortably on meal preparation.



It was essential for the kitchen to retain its original character, from the cupboard profiles to the preservation of the screened-in porch. This porch served a dual purpose, functioning as cold storage during the colder months and a place for summer fruit pies to cool. Notably, the original milk delivery door remains intact. This porch provides direct access to the culinary garden, which flourishes with a variety of herbs, including rosemary, California bay laurel, sorrel, onions, and more.



A chef's dream: a dedicated culinary garden situated adjacent to the kitchen. This planting bed benefits from direct southeastern sunlight, creating an ideal environment for thriving vegetables and herbs. The convenience of stepping outside the kitchen to snip fresh herbs for a meal's finishing touch is truly delightful. Adjacent to the kitchen porch lies a patio, shaded by an arbor adorned with Concord grapes.



Classic subway tiles elegantly adorn the walls, especially behind the charming 1920s Wedgwood gas stove, which was sourced in Los Angeles and restored in Portland. To the right of the Wedgwood stove, is the door leading to the morning room—a cheerful space bathed in southern light, ideal for savoring a leisurely breakfast prepared with fresh ingredients from a nearby farmstand. A spacious pantry is available for storing shelf-stable items and root vegetables.



The central hallway leads all the rooms on the main floor, creating a convenient & connected layout. Old-growth fir flooring extends to the back hall, which meets the foyer. This area houses the foyer's coat closet, a notable feature that exemplifies a refined level of craftsmanship, surpassing the standards typically found in homes of this era. This closet is adorned with custom Douglas Fir details, including hat hooks along one side—ideal for leashes, purses, or market bags. It also features a metal-lined caddy for umbrellas or walking sticks, along with a low ledge designed for shoes or boots.

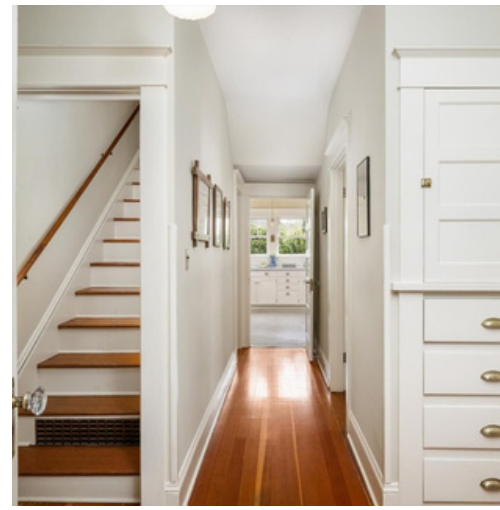
The hall also connects to the main floor bedroom and bathroom, which is served by an adjacent bank of built-ins, conveniently designed for towels and bedding.



The main floor bedroom stands out as a distinctive feature for a home of this era. It is thoughtfully designed with two expansive closets, each lined with cedar and equipped with shelving that extends along all three sides, ideal for storing shoes. Moreover, each closet door includes a recessed, full-length dressing mirror. The windows offer garden outlooks.



A dressing room provides additional storage with two built-in wardrobes. The natural light will help one determine the difference between one's blacks and navies early in the morning.



The main floor bathroom features charming original fixtures which reflect the timeless elegance of the home's early 20th-century design. A clawfoot soaking tub has been enhanced with a body sprayer, ensuring ease and functionality. The original hexagonal tile flooring, impossible to duplicate a groutline that tight, offers charm of yesteryear. An original built-in medicine cabinet is centered over the sink.

Completing the back hall is a staircase leading to the second story, discreetly concealed behind a doorway.



The second story features a spacious landing with beautiful old-growth fir flooring, providing access to four bedrooms and a bathroom. Picture rail molding lines the walls.

The first bedroom adjacent to the landing enjoys abundant light and includes a sizable closet, complete with attic access for additional storage.



The second bedroom for this level receives southeast light, and has a large closet, plus a door into the attic eaves with walk-in storage.



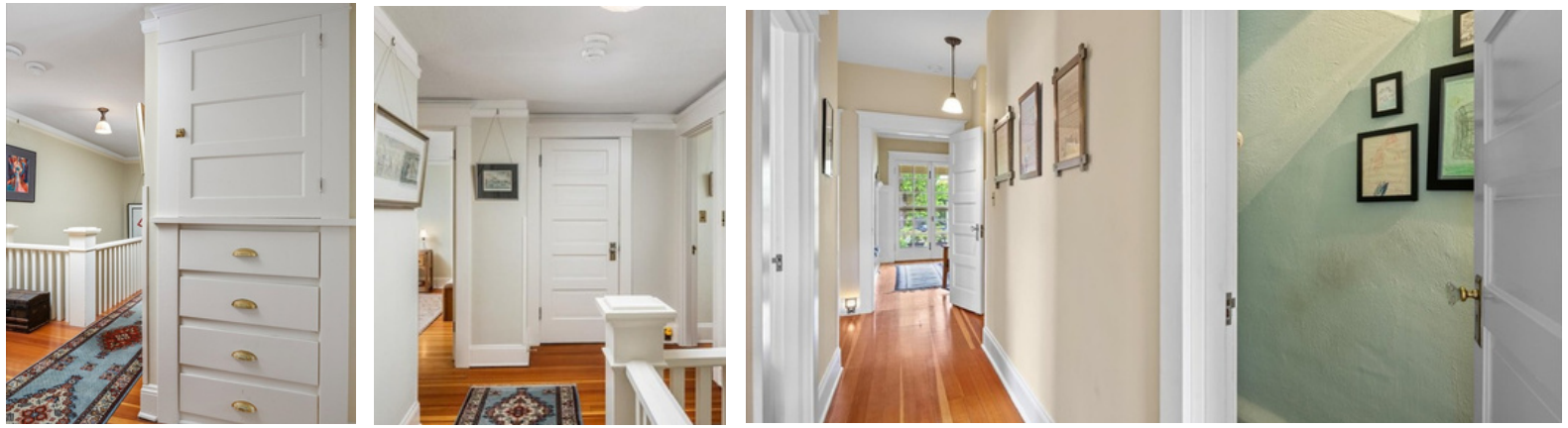
The second-floor bathroom exudes its 1911 charm. The original hex-tile flooring pairs beautifully with the vintage fixtures including an original clawfoot tub enhanced with a handheld body sprayer. A standout detail is the milk-glass doorknob with a nickel finish, chosen for its durability against tarnishing from steam or moisture. This explains why brass fixtures are typically found only outside of bathrooms.



On this level, the third and fourth bedrooms are located across the landing. The third bedroom is positioned in the northwest corner of the house, showcasing a generous closet and a door that offers easy access to the attic, making it ideal for extra storage.

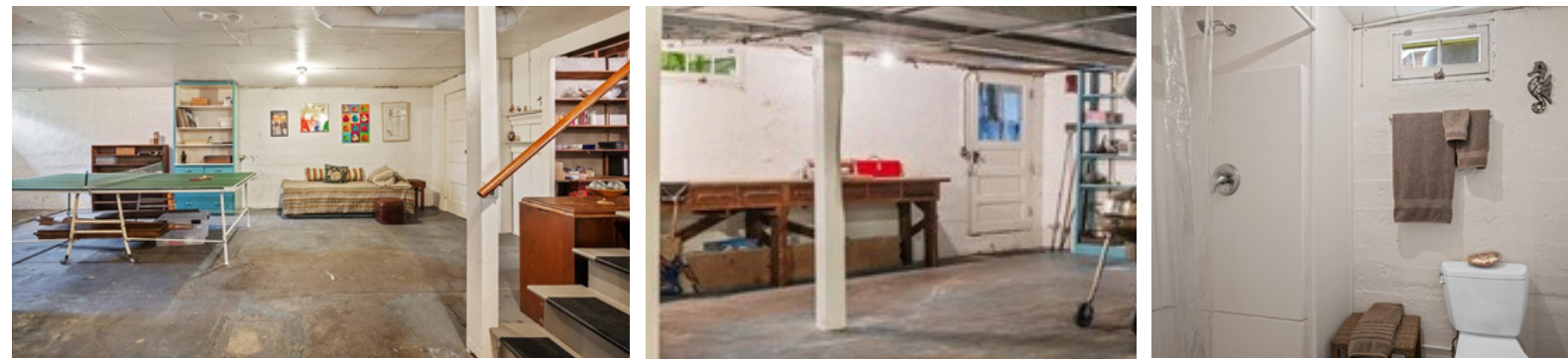


The fourth bedroom on this level is situated in the northeast corner of the second floor. This space currently functions as both a home office and a media room.



Completing the second level is a walk-in closet featuring shelves for storing additional bedding, along with a set of original built-ins that include a deep cabinet with shelves and four drawers.

The unfinished basement can be accessed via a staircase located in the hallway near the kitchen.



The basement features a workbench, extra storage space, a laundry area, a full bathroom, and direct entry to the attached garage.



The garage, cloaked in wisteria, can be reached from one of the numerous service alleys in the neighborhood. The basement features a root cellar as well as a dedicated canning room.



The basement features an exterior entrance, complete with a staircase that leads directly to the kitchen garden, ensuring easy access for storing gardening tools.

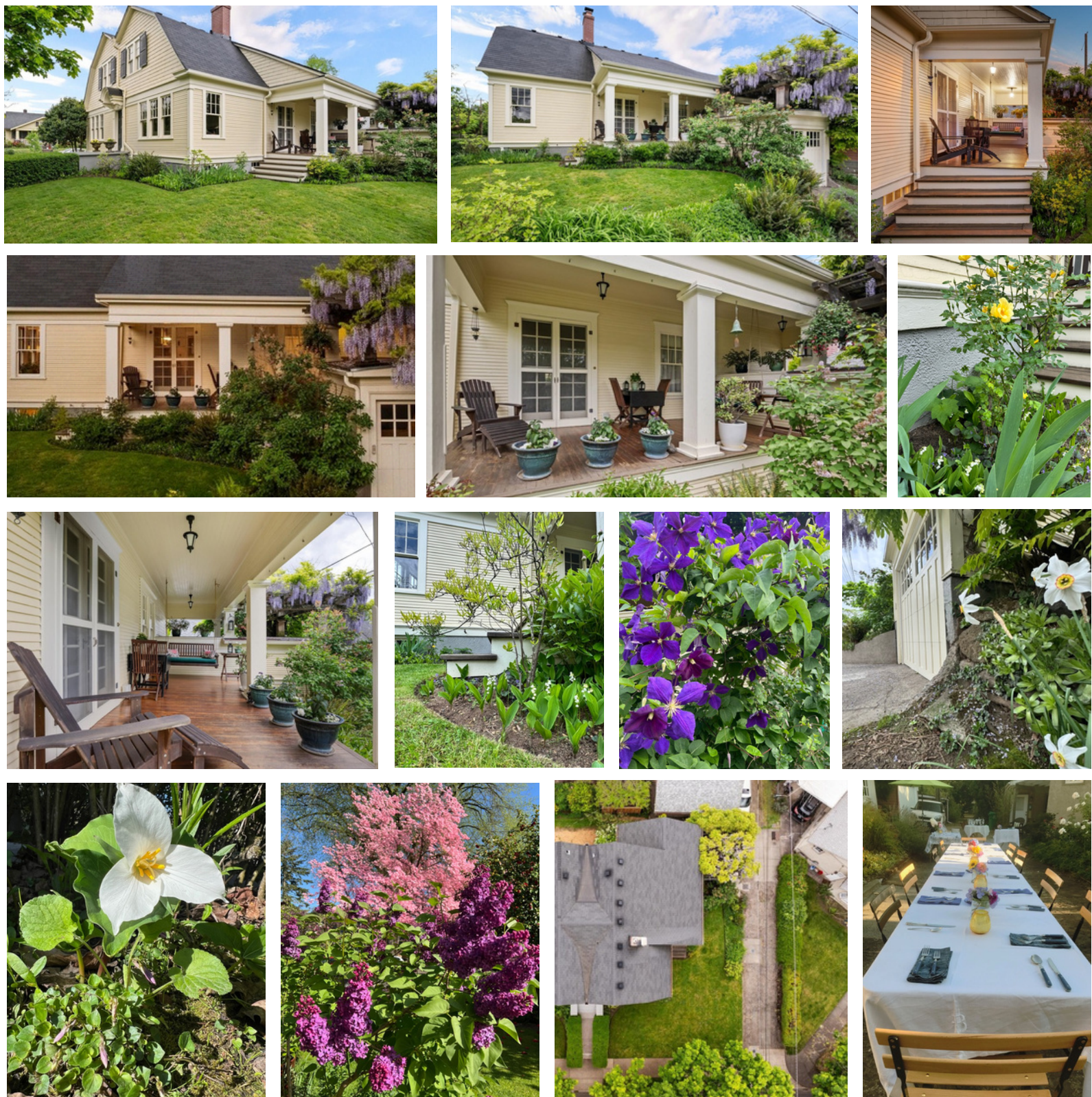


The 5,785 square foot lot boasts a variety of patios, pathways, and lawns, all framed by garden beds that come alive with vibrant blooms in the spring. The landscape is further enhanced by an assortment of plants, including oak leaf hydrangeas, hostas, camellias, irises, lily of the valley, hellebores, roses, tulips, trillium, peonies, and violets, each contributing to the garden's overall beauty.



The home is enveloped by beauty at every turn. Thoughtful design and meticulous care have been infused into the yard, creating a breathtaking vantage point from which to appreciate the surroundings, no matter where one pauses to take it all in.



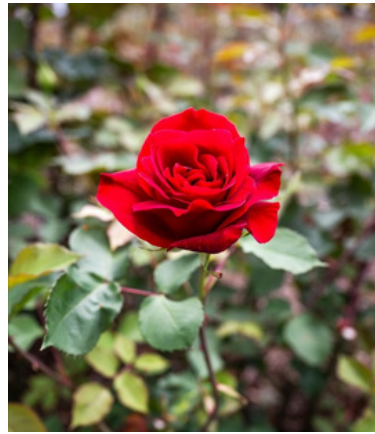


The lot is located on one of the many service alleys within the neighborhood, providing access to several garages for neighboring homes. This alley has occasionally served as a venue for community dinner nights, fostering a sense of connection and support among residents who cherish their surroundings.

This neighborhood is truly unique; it is a place where pedestrians and cyclists outnumber motorists. Neighbors frequently greet one another with waves and friendly hellos as they pass by. It feels as though Norman Rockwell once resided here, drawing inspiration from the vibrant community and its residents in Ladd's Addition.



1838 SE Harrison Street is situated diagonally across from one of the cherished rose gardens in Ladd's Addition. Imagine not only witnessing the stunning beauty of the blooming roses but also savoring the gentle fragrance that permeates the air on warm afternoons.



PROPERTY SPECIFICS AND DETAILS:

- Built in 1911 - Designed by esteemed Architect Folger Johnson
- 4,048 Total SF (Approx.) A Quality Measurement - See floor plan on next page
- Landscaped 5,785 SF Lot (Approx.)
- 5 Bedrooms: a primary bedroom on the main floor, plus 4 Bedrooms on the second level.
- 2 Full and one half bathrooms
- Additional rooms: Main floor 'Snuggery' and a Breakfast room
- Woodburning fireplace in living room, and a vintage gas fireplace in the Snuggery
- One car attached garage - access off alley on SE Harrison
- Preservation efforts, per sellers: Millwork was replicated and replaced where necessary. Windows were restored and the sashes were re-worked, ensuring they function. Many layers of wallpaper have been removed and the walls were replastered - walls and ceilings were painted with colors chosen by a color specialist based on the natural light and surrounding outlooks. The incognito 'modern' kitchen was designed by architect Richard Brown to ensure the kitchen respected and aligned with the home's integrity. Many of the light fixtures throughout the home are Sheffield fixtures, if they aren't original to the home.
- Forced air gas furnace - recently installed March 2026
- Speedy Sewers re-paired a spot where there was a belly in March 2026 - Final scope available
- 1. Oil tank originally decommissioned in 1999 and was re-tested and certified to current DEQ standards in February 2026 by Soil Solutions, to DEQ standards.
- Roof replaced approximately 5-6 years ago per sellers. See letter from Sawtooth Roofing, attached the seller's property disclosure, stating the roof is in good condition and has many years left, from April 2026
- Sewer stack beneath main floor bathroom replaced by Arciform. Great care was taken to ensure the original tile floor was retained - April 2026
- 2025 Taxes: \$11,342
- Abernethy Elementary, Hosford Middle, and Cleveland High Schools
- RMLS #226234028

THE DAN VOLKMER TEAM

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From Left to Right, Licensed Real Estate Brokers:
Fritz Benz, Kim Hayworth, Mardi Davis,
Dan Volkmer (Principal Broker) and Kishra Ott

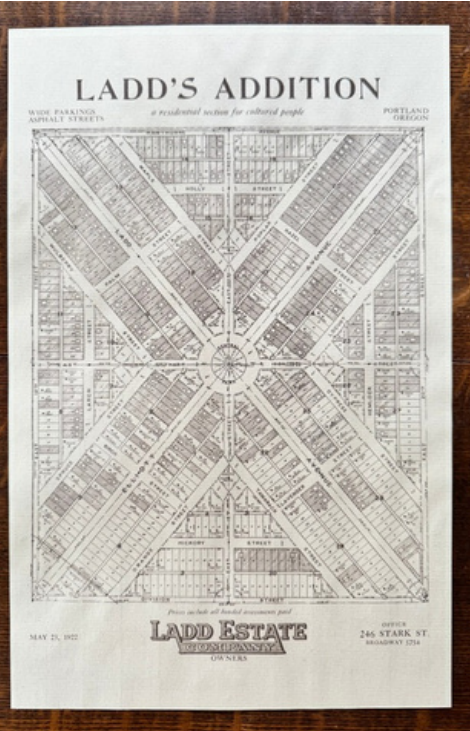
Archie - Chihuahua Mix: Resident Preservationist
Watson - Boxer: Resident Historian


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Historic Ladd's Addition

Since its establishment in 1891, Ladd's Addition has become a cherished and sought-after neighborhood, recognized as Portland's oldest planned residential community. Spanning 128 acres, it is listed on the National Register of Historic Places. Designed by William Sargent Ladd, the neighborhood deviates from Portland's typical grid layout, drawing inspiration from the broad diagonal streets, traffic circles, and formal parks of Washington, D.C. Its distinctive "wagon wheel" design features four diamond-shaped rose gardens encircling a central circular park adorned with mature blooming shrubs and gardens. Today, Ladd's Addition is ideally situated between two of the city's most vibrant thoroughfares—SE Division and SE Hawthorne—both just 0.3 miles from the neighborhood and bustling with locally owned restaurants, cafes, coffee shops, and boutiques.

If you lived at 1838 SE Harrison Street the conveniences along Division and Hawthorne are .3 of a mile from your front door.



National Recognition for Portland's Historic Ladd's Addition

- **National Register of Historic Places:** It was officially added to the National Register of Historic Places on August 31, 1988. The district is recognized for its unique diagonal street grid and historic architecture.
- **Great Places in America:** In 2009, the American Planning Association (APA) named it one of the Great Places in America: Neighborhoods. The APA highlighted its radial street pattern, multimodal design, and community activism as model features of urban planning.
- **Cultural Landscape Foundation Recognition:** In 2011, The Cultural Landscape Foundation recognized the neighborhood for its residents' 15-year effort to protect its iconic American elm trees.