



721 NORTHWEST ALBEMARLE TERRACE

*Welcome to 721 NW Albemarle Terrace, a distinguished residence constructed in 1926 and designed by the esteemed architect Wade Hampton Pipes. This property was commissioned by H.J. Frank, the son of Emil Frank, a co-founder of the Meier & Frank department store and later a co-founder of the Blumauer & Frank Drug Company. The Frank family was among Portland's most prominent, affording them the opportunity to select from the finest architects when choosing a premier lot in the newly developed Westover Terraces neighborhood.*

*By 1926, Pipes had established himself as a master of the English Arts and Crafts style, evident in the home's casement windows, authentic stucco, and lush landscaping that evoke a Cotswold-inspired English cottage ambiance.*

*Elevated above street level, this residence offers privacy and receives abundant natural light. The home has undergone extensive updates to meet modern living standards. The interior rooms flow seamlessly into one another, showcasing preserved architectural details alongside luxurious finishes, all executed with meticulous attention to detail. The property also features a level, fenced backyard that includes a spacious lawn bordered by basalt rock walls, beautifully planted beds, and multiple concrete patios.*

**The Dan Volkmer Team**  
Specializing in Historic & Architecturally Significant Homes



The home's strategic placement, elevated and set back from the street, guarantees both privacy and tranquility. With glimpses of Mount Hood and sparkling city views, the surrounding gardens offer ample outdoor space for gardening and entertaining. Additionally, the garage provides three off-street parking spaces, with convenient interior access to the home.

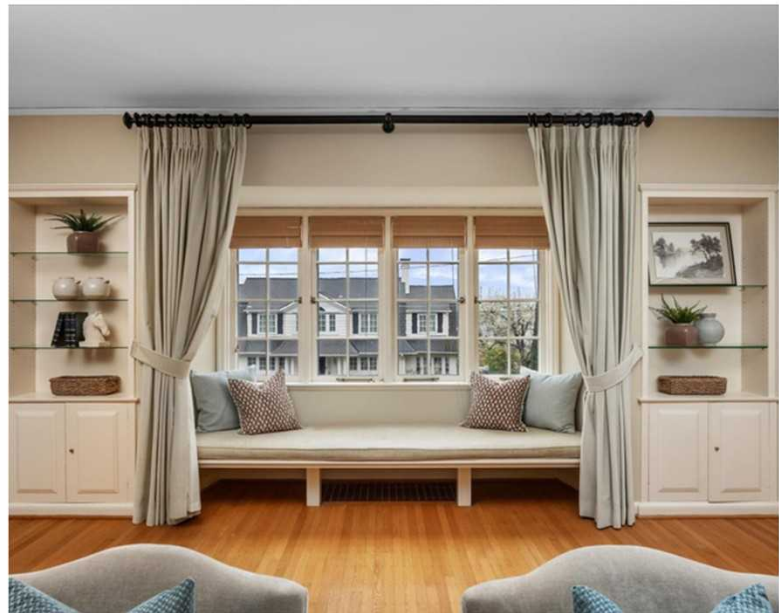


A basalt wall and front posts elegantly frame the poured concrete steps leading to the front door. Low-profile evergreen shrubs enhance the entrance, creating a verdant and lush approach that aligns with the English aesthetic. A concrete patio extends to the brick front stoop, where the original front door, featuring inset glass panes, is centrally positioned within an arched vestibule. This vestibule is distinguished by paneled walls and is topped with an elegant arched pediment.



Upon entering the home, one is immediately captivated by the meticulous attention to detail that permeates the entire space. The theme of arches is prominently featured, with arched doorways leading to formal rooms and enhancing hallways and closet entrances.

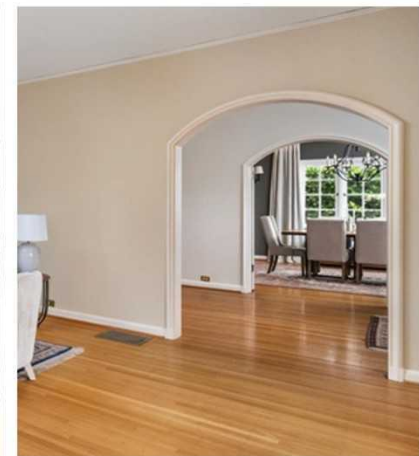
The generous foyer offers a warm welcome, while the scale, symmetry, and harmonious connection between the rooms leave a lasting impression on visitors. Oak floors run throughout the main floor.



The living room exemplifies a masterful application of symmetry. The wood-burning fireplace, adorned with a slab marble hearth, serves as the focal point of the main wall. Centrally located on the front wall is a built-in window bench, flanked by two custom built-ins with adjustable glass shelves and a cabinet on the bottom half.



Opposite the built-in window bench, the rear wall features two matching banks of casement windows, artfully positioned above refined paneling that provides picturesque views of the level back lawn. In keeping with traditional English home design, heavy draperies are employed to cultivate a cozy atmosphere. Both the window bench and the windows on the opposite wall are adorned with custom drapes.



Additionally, three wide arched doorways align harmoniously, reflecting not only the skill of an experienced architect but also a deep appreciation for the space and its setting. This design choice may even indicate a touch of pride on the architect's part, highlighting their fondness for this remarkable home.



To the left on the living room's fireplace is an arched doorway, with French doors, leading to the main floor sun room. This inviting, light-filled space is encompassed by windows and French doors on three sides.



This space has two sets of exterior French doors, which lead to a concrete patio on each side. Throw open both sets of doors and host a summer dinner party!



Situated across the foyer and accessible through an elegantly arched doorway, the formal dining room features a set of arched French doors.



This expansive room is adorned with two banks of casement-style windows, each dressed with Belgian linen drapes equipped with blackout liners. Envision hosting dinner parties and holiday gatherings with multiple generations coming together around the table. Measuring 17 feet by 15 feet, the space comfortably accommodates long tables, easily seating ten or more guests.



An arched doorway opens to a sleek, renovated kitchen that seamlessly blends modern conveniences with clean lines and high-end appliances, creating an inviting atmosphere for gatherings with friends and family. Classic materials were thoughtfully selected to preserve the home's integrity. Notable features include a wall behind the gas cooktop adorned with Carrara marble subway tiles, facilitating easy cleanup while adding a touch of elegance.





Slab quartz adorns the countertops and kitchen island, providing a sleek and modern aesthetic. Layered lighting has been thoughtfully integrated to ensure sufficient illumination for both culinary preparations and soft-lit ambiance. The renovation did not compromise on storage; extensive cabinets and cupboards were included as well as full-extension glide drawers.



The original cupboards from the butler's pantry were retained and served as an inspiration for the new cupboard doors. Additionally, extra electrical outlets have been strategically placed on the kitchen island, allowing for the convenient use of appliances throughout the space. This kitchen is truly designed for multiple chefs, a rarity in homes of this era. The original cupboards from the butler's pantry served as inspiration for the new cupboard doors, and both the laundry chute and broom closet were retained in their original forms.



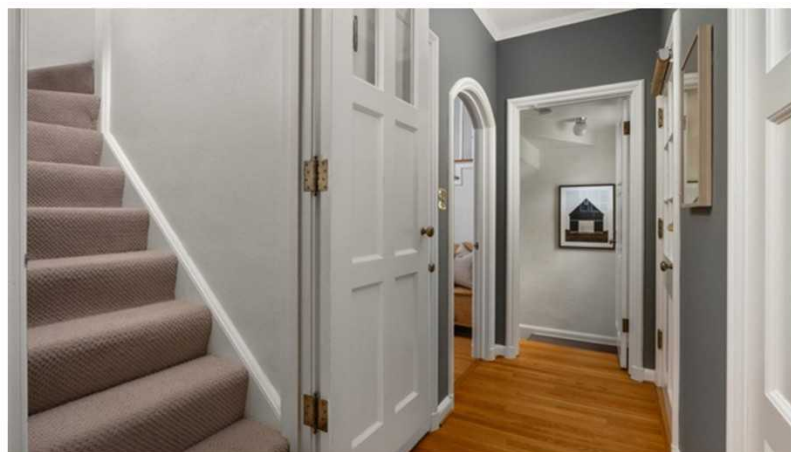
Newer appliances are incognito, concealed beneath cabinet fronts - another thoughtful touch to ensure the original integrity of the home is respected.



Adjacent to the kitchen lies a contemporary Butler's pantry, thoughtfully designed to complement the charm of the main kitchen while enhancing functionality. This space features custom cabinetry that reflects the kitchen's aesthetic. The countertops are crafted from the same exquisite Slab Quartz, accompanied by a stunning Carrara marble subway tile backsplash. A small prep sink provides an ideal area for preparing appetizers, while additional cabinetry accommodates large platters or overflow groceries. Furthermore, a built-in desk offers a convenient location for coordinating the family calendar or serving as a charging hub while hands are occupied with meal preparation.



A set of French doors opens to the adjoining patio, perfectly designed for outdoor entertaining during the warmer months. A tall English Laurel hedge enhances privacy, creating a lush and natural ambiance.



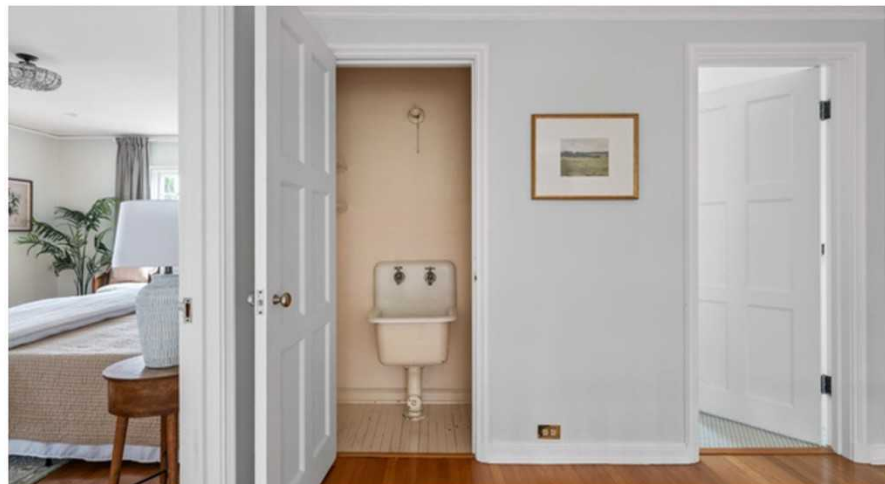
Off the kitchen, a hallway extends to the powder bathroom and a back staircase. This staircase provides access to the second and third floors.



The central staircase showcases Pipes' remarkable creativity. At each turn, there is an opportunity to appreciate the intricate layers of architecture: the elegantly designed newel post, the banister handrail expertly carved for a comfortable grip, the strategic peek-through allowing one to see who is at the front door, and the ascent along the oak staircase, featuring a gentle four-turn design that facilitates a comfortable rise with each step. Upon reaching the second floor, one is greeted by a spacious landing, bathed in light from a series of casement windows. This area generously opens up to reveal multiple doorways leading to four bedrooms, along with a linen closet, a mop-sink closet, and access to the finished third floor.



The first bedroom at the top of the stairs occupies the northwest corner, with two sets of casement windows overlooking the beautiful yard below. This bedroom has oak hardwood floors and a spacious step-in closet, which is an unusual feature for a home of this era. Spacious closets were usually retained for the primary bedrooms.



On the way to the primary suite we encounter a relic from another era- a second floor mop, or “slop” sink to ensure the staff did not have to carry heavy buckets of water up or down the stairs. It is fun to see this has been retained the past century - and still very useful today.



The primary bedroom is located in the northeast corner and enjoys view of Mt Hood and the city lights, which are captivating at night. Oak hardwood floors run through the room and into the two walk-in closet - both with extensive original built-ins.



The private ensuite bathroom has been thoughtfully renovated to preserve the home's charm and integrity from the 1920s. Features such as penny-tile floors and a classic cabinet profile pay homage to early 20th-century design. The penny tiles seamlessly transition into the shower, which boasts a sleek, zero-clearance entry. A glass door elegantly defines the shower space without compromising on style. Additionally, there is a corner-set toe niche for shaving and a built-in toiletry niche, both trimmed in Carrara tile, while subway tiles extend to the ceiling, enhancing the overall aesthetic. A heated towel bar is conveniently positioned to provide warmth to your towel as you step out of the shower.



The third and fourth bedrooms on this level are located across the landing. Both rooms feature oak flooring and spacious closets with original built-in cabinetry. Nestled between the two bedrooms is a walk-in closet, which boasts extra-deep original built-in cabinets, ideal for storing bedding and linens.



The hall bathroom, which serves the three bedrooms, has been recently updated and features elegant penny tile floors, along with a tub and a subway tile shower. This bathroom includes a doorway that opens into the central landing, as well as a secondary entry leading into the fourth bedroom, situated in the southwest corner of the home.



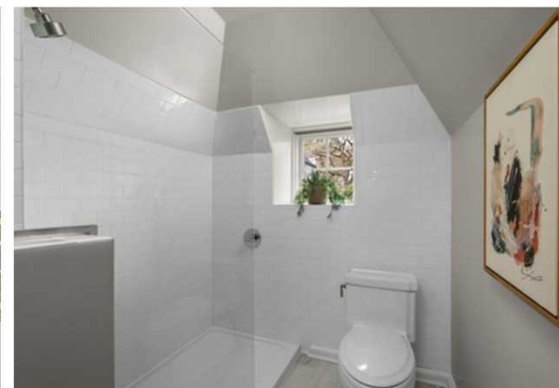
The third floor staircase has a laundry-chute, which still functions today! The third floor is finished with a full bathroom, an office, with a built-in desk and a spacious bedroom.



The home office features a built-in desk designed to accommodate two workstations. Bi-fold doors open to a spacious walk-in closet, lined with cedar and equipped with shelves. Furthermore, a second door provides access to the attic eaves, which are fully finished with tongue-and-groove old-growth fir paneling and flooring.



This unfinished area has functioned as accessible storage for the past century and offers unlimited potential. It extends behind the large bedroom, adjacent to the closet, and could be transformed into a second office, a future bedroom, or continue serving as convenient storage for the next hundred years.



The bedroom on this level measures 15 feet by 14 feet and includes a closet. It is equipped with a motorized blackout blind, making it ideal for those who occasionally need to sleep during the day.

Additionally, this level features a full bathroom, complete with a walk-in shower adorned with subway tiles. An original medicine cabinet is preserved above the sink, adding a touch of character to the space.

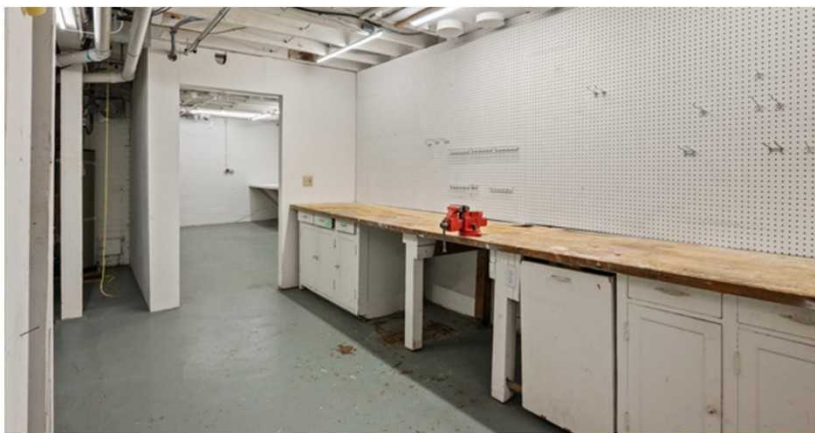
This floor is ideal for visiting guests, family or use as a multi-generational suite.



Access to the lower level of the home is via the stairs leading off the back hall by the kitchen. The great room is a perfect place for game nights or movie marathons. A pull down screen and a projector have served many successful movie marathons. This room recently received fresh paint and new Luxury Vinyl Plank flooring - which was chosen as this level acts as a mud room, with direct access from the three car garage. Come in, kick off your shoes, jackets, hang the shopping bags and pet leashes and you are home. The staircase leads right into the hall off the kitchen.



This space also room for hobbies, ping pong, a pool table, rec-room or a home gym.



Adjacent to the great room/media lounge is the laundry room, which is also connected to the workshop. The laundry room has a folding table, a prep-sink and a laundry chute with room for a laundry basket to sit below. The workshop has a stretch of a worktable, and peg board to organize one's tools. This room also has a wood-lift dumbwaiter, which loads right up into the Foyer coat closet.



The residence features off-street parking accommodating three vehicles, including one tandem garage bay. Additionally, an electric vehicle charger is conveniently installed within the garage.

Above the garage, you will find a raised bed garden, poised for cultivating summer vegetables or your ideal herb garden.



The 7,500 square foot lot features an array of patios, pathways, and level lawns, along with a fenced backyard that includes two patios and an expansive, flat lawn, all interconnected by well-placed pathways. A small shed is conveniently situated for seasonal garden equipment storage. A tall English Laurel hedge envelops the home on three sides, providing substantial privacy. Sculpted boxwoods define the planting beds, where mature rhododendrons and camellias thrive, showcasing vibrant blooms in the spring. Additionally, oak leaf hydrangeas, hostas, bleeding hearts, and mounds of ornamental grasses enhance the beauty of the garden beds.



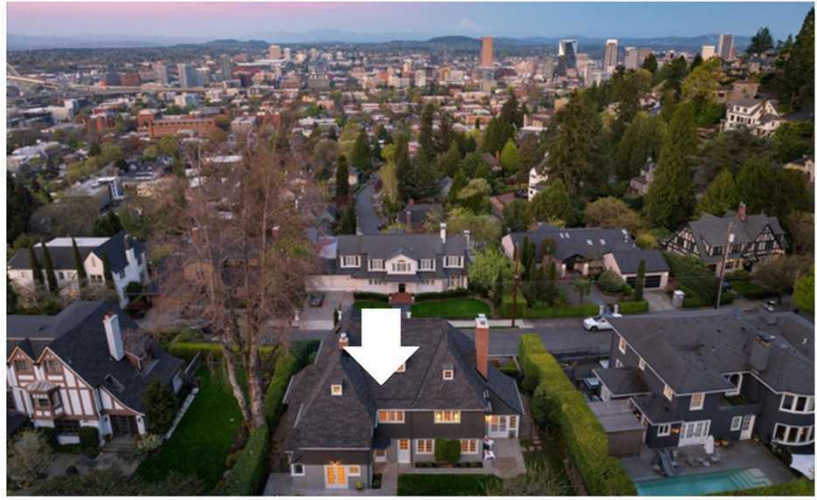
The fenced backyard offers an ideal outdoor space for both children and pets. The level lawn is elegantly bordered by basalt stone walls and a manicured hedge, enhancing its aesthetic appeal. Against the home, Hydrangeas and a sculpted Camellia border the patios & walkways.



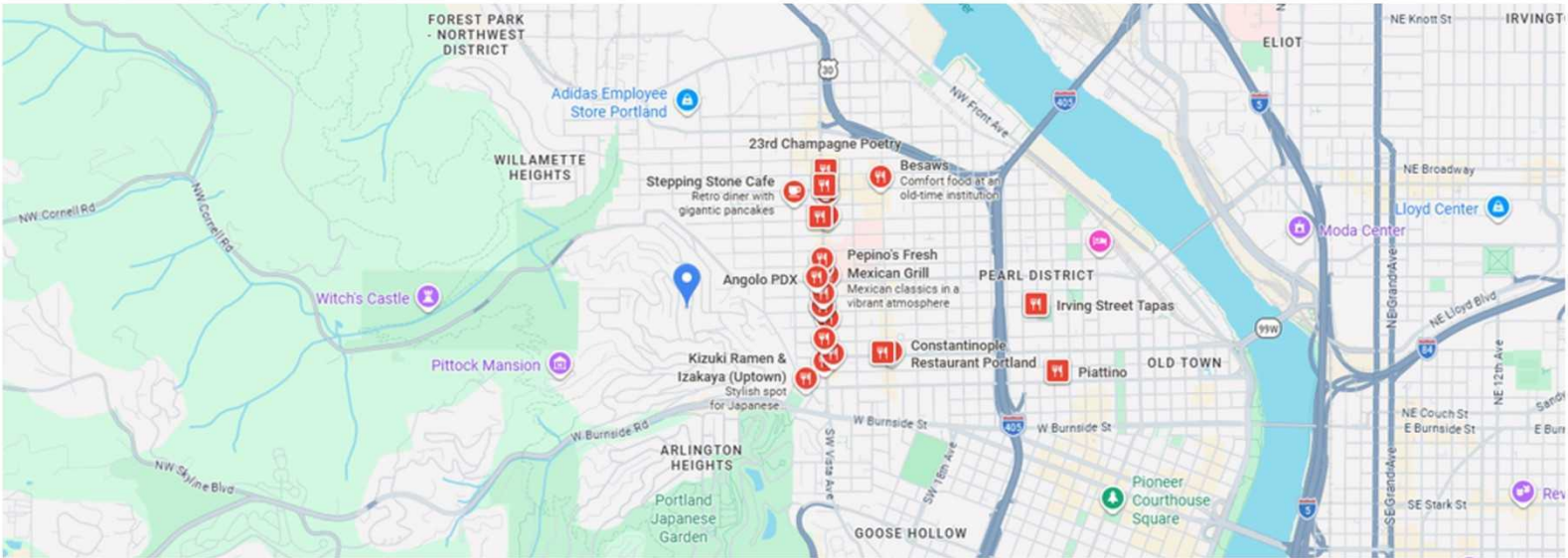
The expansive patio, conveniently located adjacent to the lawn and accessible from the kitchen, is ideal for outdoor dinner parties, summer barbecues, or post-dinner gatherings.



The expansive level lawn, in the fully fenced backyard, is perfect for hosting lively games of tag, setting up a cozy picnic, or a game of croquet or lawn bowling. The space invites both relaxation and recreation, offering an inviting canvas for a variety of outdoor activities. Whether you're planning a friendly or family gathering or a spontaneous play date, the lawn provides a safe and picturesque environment for creating cherished memories.



721 Northwest Albemarle Terrace is situated in the esteemed turn-of-the-twentieth-century neighborhood known as Westover Terraces in Northwest Portland. This neighborhood was designed and platted by the renowned city park designers the Olmstead Brothers. At that time Portland's most influential families moved up the hill for the fresh air and beautiful vistas, but still close to the hub of the vibrant community just below.



At your fingertips: The property located at 721 NW Albemarle Terrace epitomizes urban perfection, situated less than a mile from one of Portland's most desirable destinations, the renowned NW 23rd Avenue. You can easily leave your vehicle in the garage and embark on a leisurely stroll to a nearby restaurant, savor a scoop of Salt & Straw ice cream, or enjoy a relaxed walk home or a quick Uber ride.

New Seasons Market, nestled in the vibrant Slabtown neighborhood, is a mere 1.1 miles from your residence, while Trader Joe's is just one mile away. Furthermore, Zupan's Uptown Shopping Center is conveniently located less than a mile from your home. The lively Pearl District is also within easy reach. Whether you are interested in attending a summer concert or catching a professional soccer match, Providence Park is only 1.2 miles away.

For those who enjoy the outdoors, several parks are within walking distance: the Hillside Community Center is just 0.2 miles away, the Cumberland Trailhead is 0.6 miles from your door, and a scenic Forest Park trail leads to the historic Pittock Mansion, located 1.1 miles away. Washington Park, 1.2 miles away, offers an opportunity to admire hundreds of blooming roses, engage in a game of tennis at the public courts, or find tranquility in the serene Japanese Garden.



## PROPERTY SPECIFICS AND DETAILS:

- Built in 1926 - Designed by esteemed Architect Wade Hampton Pipes
- 5,609 Total SF (Approx.) A Quality Measurement - See floor plan on next page
- Landscaped 7,500 SF Lot (Approx.)
- 4 Bedrooms on the second level, plus a 5th bedroom on the 3rd floor.
- Additional rooms: Sunroom, home office and lower level media/bonus room
- 3 Full and two half bathrooms
- Woodburning fireplace in living room
- 3 Car attached garage
- Forced air gas heat, central A/C
- 2025 Taxes: \$27,185
- Chapman, West Sylvan and Lincoln Schools
- RMLS #195656621

### **Improvements - per sellers:**

- New Roof (total tear off) by Sawtooth Roofing - February 2026
- Both chimneys restored by Oregon Chimney: One completely rebuilt, the other repaired/new tuckpointing - March 2026
- Sewer line recently re-lined with cured-in-place technology by Speedy Sewers - 2026
- Remodel of kitchen & all bathrooms - 2018
- New Forced Air Gas furnace & Central A/C - 2017
- EV Car Charger in newer garage bay - 2013
- Added 3<sup>rd</sup> garage bay & engineering - in 2005 Foster Gambee Geotech oversaw the addition of the third garage bay, with the addition of a steel beam, and anchors into bedrock, behind the garage and below the house. Additionally, in 2006 Oullette Engineering oversaw the rooftop garden plan - Engineering reports attached to the seller's property disclosure.
- Dennis 7 Dees designed, managed and implemented the front landscape overhaul, including new poured concrete steps- 2006
- Oil Tank Decommissioned+ DEQ Approval Letter attached to property disclosure - 2003