

19

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Brooks, Andrew J. and Minnie J., House

other names/site number Krebs, Charles, House

2. Location

street & number 2216 SE 32nd Avenue

☐

not for publication

city or town Portland

☐

vicinity

state Oregon code OR county Multnomah code 051 zip code 97214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Signature of certifying official/Title

Date

Oregon SHPO

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		district
		site
		structure
		object
1	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

Materials

(Enter categories from instructions.)

foundation: BRICK

walls: BRICK

WOOD: Weatherboard

roof: ASPHALT

other:

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Andrew J. and Minnie J. Brooks House is a one-and-one-half story, single-family dwelling built circa 1895 in the east side of Portland, Multnomah County, Oregon. The house is located at 2216 SE 32nd Avenue in the residential neighborhood of Richmond-Sunnyside, between SE Grant and Sherman Streets. This midblock lot is oriented east-west, on the east side of SE 32nd Avenue and elevated above the street level about ten feet, with two mature trees, one maple and one elm tree, in the southwest corner of the lot dating from circa 1960. This cottage was designed in the Late Victorian-era Queen Anne style with an asymmetrical plan, a steeply pitched hipped roof with a front-facing gable, and simple frieze board, bargeboard, and cornice encircling the house. The main entry porch has a truncated hipped roof supported by one turned wood post. The house is placed toward the north side of the lot with a secondary entrance at the basement level that was excavated in 1936. A trash/wood shed in the northwest corner of the lot is the only non-contributing outbuilding.¹ The house has undergone some changes since the 1930s. Restoration has been underway since circa 2000. Despite the changes, the building retains its character-defining features and continues to convey the reasons for its significance.

Narrative Description

SETTING

The Andrew J. and Minnie J. Brooks House is located at 2216 SE 32nd Avenue, Portland, Multnomah County, Oregon, between SE Grant and SE Sherman Streets, in lot five of block five in the Southwest Sunnyside Addition, in the Richmond residential neighborhood (Figures 1, 2 and 15). Elevated above the street by about ten feet, the building is set back approximately thirty feet from the public right-of-way, on a lot that measures about 45' x 110'. The lot was originally the standard 50-foot wide; however in 1922 Charley Kalk, the owner at the time, added five feet to the adjacent north corner lot that he had acquired, reducing the size of the Brooks House lot. The building is surrounded by detached dwellings built in the early twentieth century (Figure 3).

The property is accessed from SE 32nd Avenue. A concrete retaining wall, finished with bricks, borders the west boundary of the lot. The original pedestrian entry is in the center of the lot, with concrete steps and retaining walls at each side and a small metal grid gate, with a concrete path leading to the main entrance of the house. A vehicular entrance is located at the northwest corner of the lot (Figure 3).

EXTERIOR DESCRIPTION

West Façade (Main)

The Brooks House sits on a brick foundation and is clad with V-groove wood drop siding. It is embellished with wood octagonal imbrication in the upper part of the front gable, which extends to the eave return, and the truncated hipped roof of the porch (Photos 3 and 4). A plain frieze board with bed molding is located under narrow boxed eaves. A broad canted bay is located under the main front gable, which is characterized by its multiple decorative patterns, typical of the Victorian era. The gable end is ornamented with spindle-work, which appears original to the house. The plain frieze board surmounts the bay window, which is missing its decorative brackets and pendants, as seen in similar houses in the city. This corner has a wood soffit and simple wood trim. Corner boards and horizontal wood trim board finish the front, which also includes a wood water table and water cap (Photo 3).

The brick foundation walls were exposed in 1937-1938 during excavation to construct a garage – removed in the 2000s – today have been modified to serve as an entrance with a simple door on the south side and a window on the north side (Photo 3 and Historic Photos 2 and 3). This wall has been clad with brick re-used

¹ "Report of Inspection. Permit No. 235271" (City of Portland, Oregon. Department of Public Works. Bureau of Buildings, December 12, 1936).

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

from the site and framed with corner boards. The fenestration pattern on this facade is regular and consistent with the style of the building. The windows on the sides of the bay are double-hung, one-over-one-light with lambs tongue and a simple wood surround. There is a Queen Anne window in the center of the bay with decorated upper sash. All these windows appear to be original to the house. The basement window on this facade is a casement window with four panes that was found underneath the porch during renovations of the house in the 2000s. The wood door at this level was salvaged from another building and has a glass pane on top, decorated in a similar pattern as the Queen Anne window.² A circular window with stained glass and simple wood trim is located in the center of the gable, under the spindlework, (Photos 3 and 4).

The main entrance is reached by a set of nine enclosed wood steps perforated with heart shapes in the risers. The wood handrail reaches the newel post on the last tread, the balusters are carried by a simple wood rail, and every piece is ornamented. The bottom of some balusters have been damaged by the weather. The handrail reaches the turned porch support and extends to the wall on the south side of the door in an engaged column, in the same style as the freestanding support. The engaged columns are the only original piece on the porch; however, the restored post and handrails were designed to match the original patterns. The entrance porch is finished in wood tongue-and-groove flooring on top of a concrete pad that was constructed in the 1970s. The main door is a decorative panel door with a light in the upper portion. The door is not original to the house. A stained glass transom embellishes the door (Photo 3 and 9).

South Façade

The south facade is distinguished by its window pattern, with almost no decoration compared with the main facade. Three sets of paired windows are aligned with the basement openings. All the first level windows are tall, wood-frame, double hung sash with one-over-one lights with a sill and a simple trim with crown molding. The eastern set of windows were installed in 2002, replacing a door from the 1970s that used to open to a deck (Historic Photos 5 and 6). The basement windows are two-over-two-light, wood casement sash. A skylight that is located in the west side of the south slope of the roof is visible here (Photo 5).

East Façade (Rear)

The east facade is very simple (Photos 5 and 6). There is a door just south of center with a small double-hung window in the southern side of the facade. The door is surmounted by a transom window and covered with a screen door. Both the door and transom feature stained glass typical of the Victorian era and are not original to the house. A temporary wood deck is reached by a set of wood steps. The area underneath the deck is used for storage and is clad by drop siding. There is a set of hinged double doors in the east facade, north of the stairs, which allows access to storage under the deck.

North Façade

This facade has a similar fenestration pattern as the south facade. There are four window openings on the main level, consisting of paired and double-hung windows of a similar design as seen elsewhere on the building. There are two basement casement windows aligned with two of the three windows above. Underneath the double-hung windows on the eastern side of the facade is a basement entrance that can be accessed through the backyard with concrete steps enclosed by a concrete retaining wall. This wooden door has glass on the upper part, and is not original to the house (Photo 8).

INTERIOR DESCRIPTION

The Brooks House was organized as a typical Victorian-era small house with six rooms, an attic, and a basement in a compact 2,600 square foot area. However, the interior of the Brooks House has been modified over the years, especially by the Casebeer family in the 1970s, who owned the house from 1974 to 1998 (Figure 6).³ Since 2000, the interior spaces have undergone restorations and renovations, exposing finishes that were covered in the 1970s. Today, there are five rooms on the main level, which includes a foyer, parlor, dining room, kitchen, one bedroom, and one bathroom. One bedroom was reduced to build a staircase to

² Ibid.

³ "Report of Inspection. Permit No. 487052" (City of Portland, Oregon. Bureau of Buildings, September 11, 1974).

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

connect the three levels. The house is mainly divided longitudinally into north and south spaces. The social accommodations of the Victorian era divided the space as private and social/public areas, with the social spaces in the front and south, and private in the north. The building has retained most of the original wood floors. The main level has eleven-foot high ceilings.

Main Level

The main entry leads to a foyer or entry hall, decorated with wood base, plaster, wood chair rail, and wood picture rail. The space has two wood doors, one at the north and another at the east (Figure 4 and Photo 9). The north opening connects the foyer to the front parlor east of the dining room. This door is adorned with wood trim and corner blocks. The ceiling is plastered and has a small wood cornice all around it.

Following the design of Queen Anne houses, the parlor for receiving guests is off the foyer in the bay window area (Photo 10). The original ceiling plaster medallion located in the center of the room was found during a restoration process in 2001 (Photo 11 and Historic Photo 5). The window trim is similar to the doors with wood trim and corner blocks. There is a salvaged period Victorian gas furnace with a metal grid in the east wall. There is no mantel.⁴

The dining room is accessed through a glass door from the foyer (see Photo 12). The room is finished with wood baseboard, wood wainscoting, and picture rail. This space has two sets of paired windows as described above, allowing light to the room. There is one door on the north wall that leads to the private areas and one that leads to the kitchen in the east wall. Both are salvaged doors selected to match the existing historic doors and frames in kind.

The present kitchen was renovated in an early 1900s-style with a stove replica and wooden counters (see Photo 13). A new pair of double-hung windows is located in the south wall, where a shadow of the original fenestration was found in the 2000s as shown in the historic pictures. There is a window on top of the sink and a door to the rear porch; both are new as indicated before (Historic Photo 3 and Photo 6).

The door on the north wall of the dining room opens to the private areas where a wood staircase is located (Figure 4). West of the stair is a small bedroom with a wood double-hung window on the north wall (Photo 14). In the eastern side of the house is the bathroom; it is not clear if this was its original location. Similar houses, however, have bathrooms located in this area and there were no indications of another location where the bathroom may have been located in the house (Figures 4 and 6).

Attic Level

The attic apparently was not originally accessed by a staircase; there was probably a pull down ladder in the hallway between the bedroom and the bathroom or in the dining room, though evidence has not been found. Today a hollow-newel wood staircase is located between the downstairs bedroom and the bathroom. This staircase, as explained above, runs from the attic to the basement. In the attic, it lands in the center of the space and divides the area in two. This whole level is the master bedroom. There is a sleep chamber in the west side and a bathroom on the east side of the stairs. There are three skylights that allow light in the south slope of the roof, two in the sleeping area, as well as one small skylight in the western end of the room, used as a reading area. There is another skylight in the north slope next to the landing of the stairs. In the bathroom, there are four skylights, one on the top flat area of the hipped room, one on the north slope and two on the east slope. All these changes were underway in 2012-2013 and were not finished at the time of this nomination. A wall separates the bathroom from the rest of the space. There are storage/closets along the knee area.

Basement

The basement was not originally finished, and its original access might have been only through the rear entry on the north façade. During the renovations of the 1930s, this space changed when the west façade was excavated to build an interior garage under the house. This opening was enclosed in 2000 (Historic Photos 1

⁴ Caroline T. Swope, *Classic Houses of Seattle: High Style to Vernacular, 1870-1950* (Portland, Oregon: Timber Press, 2005),

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

and 2) and a door with a window now stands there. The brick walls are not finished, and some areas were painted. The floor is finished with a thin concrete slab.⁵ A laundry area is located west to the stair at the north wall.

ALTERATIONS

Basement Garage (1936)

The building permit for 1936 included use of the basement as a garage. For this addition, the front yard was excavated, and the west brick wall opened to allow vehicular access. A concrete slab was poured in the driveway, and the curb was cut to allow access. This alteration was done by Donald E. King during the short time he lived in the house.⁶ In 2001, this opening was again enclosed with bricks salvaged from other portions of the house. A historic door with a window were added; the window was found under the rear deck. The driveway was retained, but the concrete slab was removed when sewer work was done in 2002.

Front Entrance (1974)

Wallace Ray Casebeer filed for a building permit in 1974 to build a concrete staircase in the front porch. The front door was also replaced with a multi-panel wood door.⁷ In 2001, current owner Carol Passey replaced the railing with turned wood balusters and restored the Queen Anne features of the porch, and covered the steps with tongue-and-groove wood boards (Historic Photos 1 and 2).

Carport - Garage Addition (1978)

A wood carport structure was added to extend the garage to the street in 1978 (Historic Photos 1 and 2).⁸ This addition was built during the period that Wallace Ray Casebeer owned the house, and he acted as the contractor. It was removed in 2001 (Historic Photo 3).

Attic Alteration (1978)

Part of the attic level was first an open deck built by Wallace Casebeer (Historic Photo 3).⁹ The building permit indicates that Casebeer opened the roof on the east slope to create a deck for entertainment. A spiral staircase in the dining room area was built to access the attic. The deck and the stairs were removed between 2001 and 2012.¹⁰

Kitchen and Side Porch (1978)

The kitchen was extended to include the original rear porch (Figure 6 and Historic Photos 3 and 6).¹¹ An opening was made in the south elevation and a bay window added to extend the kitchen in that direction. In addition, a bathroom window was opened in the north elevation, and the entrance to the bathroom that apparently used to be through the kitchen was changed to a vestibule area in the west side of the bathroom.¹² This window was horizontal and did not match the style of the house. This addition was removed in 2000 (Historic Photos 4). During this period, a side porch was built and accessed through the dining room. A door replaced part of the east dining room window and the wood deck extended to the east corner connecting to the kitchen addition (Figure 6 and Historic Photos 3). This addition was removed between 2001 and 2002.

Alterations and Restorations between 2000 and 2013

The main changes during this period include the demotion of the previous additions, and the restoration of many features like ceilings and wall finishes that were covered during 1970s and 1980s.

⁵ "Report of Inspection. Permit No. 235271."

⁶ Ibid.

⁷ "Report of Inspection. Permit No. 487052."

⁸ "Report of Inspection. Permit No. 520940" (City of Portland, Oregon. Bureau of Buildings, December 26, 1978).

⁹ "Appeal No. 4 for Wallace Casebeer. Alteration of an Existing Structure 2216 S.E. 32nd Avenue" (Building Code Board Appeal, 1978), Multnomah County.

¹⁰ "Report of Inspection. Permit No. 520940."

¹¹ "Report of Inspection. Permit No. 517003" (City of Portland, Oregon. Bureau of Buildings, July 3, 1978).

¹² "Report of Inspection. Permit No. 520940."

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

The 1970s spiral staircase in the northwest corner of dining room was removed in 2012 (Figure 6).¹³ Some of the original wainscoting found in the kitchen, bathroom, and dining room was restored, in some cases reproduced to install in areas where it had been lost. The floors were also restored in some cases and replaced in kind in some areas. All the historic interior doors that were replaced in the 1970s by modern doors and the current owner restored them with period doors salvaged from other buildings.¹⁴ The 1970s kitchen extension was removed and the kitchen reduced to its original size (Historic Photo 4). During the renovation, the original placement of the sink was found in the southeast corner facing the east wall, where the new sink is now located. The original stove left a shadow on the wood floor in the northwest corner of the kitchen (Figures 4 and 6). The bedroom and bathroom on the main level were renovated. A closet that used to stand between the bedroom and the bathroom was removed to open space for the present staircase. The attic was also altered during this period. The changes made in the 1970s were removed and the roof was completely redone and reinforced. The chimneys were removed and the area in the attic became a large space that is used today as the master bedroom. A bathroom was built, as previously explained, in the eastern side of the attic (Photo 15 and Figure 5).

LANDSCAPE

Access to the front of the house from the public sidewalk is via a seven concrete steps that extend from the back of the public sidewalk to the main level of the lot, which is about ten feet above grade (Photo 1). The yard is retained by a reinforced concrete wall that is faced with brick along the sidewalk, surmounted by a wrought-iron fence. The entry stair is located at about the center of the lot, with a narrow, brick-paved driveway located to its immediate north. To the north of the driveway is a small shed used as a woodshed and trash enclosure, constructed in 2000. The driveway is separated from the public sidewalk by a hinged metal gate (Figure 3 and Photos 1 and 3).¹⁵

Pedestrian access, as previously described, is achieved via a set of concrete steps from the street (Photo 1). The front yard is landscaped with a variety of plants that include shrubs, azaleas and two mature trees, a maple and an elm, that stand in the southwest corner of the lot (Photo 2). A short concrete path connects the concrete steps of the lower access to join nine enclosed wood steps that access the front entry porch.

There is also a set of narrow concrete steps connecting the driveway and the path to the house, at the end of the retaining wall south of the driveway (Figure 3 and Photo 1).

A brick path is located adjacent to the south façade of the house, connecting the front and rear yards. The south, side yard is planted with a variety of shrubs, flowers and berries. The back yard, located on the east side of the lot, has a brick pathway separating the planting beds in the back garden.

A wooden picket fence encloses north and south yards and a tall vertical board fence with lattice on top encloses the east boundary. The east side of the north fence has a gate that connects with the lot to the northeast (Photo 7). This gate is close to the basement entrance located on the north façade. This entrance is accessed by a set of concrete steps that appears to be original to the house (Photo 8). The north fence is very close to the house, just three feet from the building (Figure 3 and Photos 6 and 7).

CONCLUSION

The Andrew J. and Minnie J. Brooks House has retained the original footprint, primary spatial arrangements, and most of the exterior finishes and details. Alterations include the removal of previous additions and the addition of architectural detailing on the porch that replicates what was there originally. Today the house retains enough of its character-defining features to convey the reasons for its significance.

¹³ Passey, Renovation and Restoration Process of the House at 2216 SE 32nd Ave., Portland.

¹⁴ Passey, Renovation and Restoration Process of the House at 2216 SE 32nd Ave., Portland.

¹⁵ Carol Passey, Renovation and Restoration Process of the House at 2216 SE 32nd Ave., Portland, interview by Ernestina Fuenmayor, In Person. Unrecorded, October 2012.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1895 – 1898 for Criterion C

1895 – 1922 for Criterion A

Significant Dates

1894: Minnie J. Brooks acquired the property

1898: Minnie J. Brooks sold the property

1922: Charley Kalk sold property to Nora Davis

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance (justification)

The period of significance under Criterion A begins circa 1895 with the construction of the house, which likely occurred after Minnie J. Brooks bought the property in 1894, and extends to 1922 when the continuous ownership by skilled laborers and small entrepreneurs is interrupted. Under Criterion C, the period of significance begins circa 1895 with the construction of the house by the Brooks family and ends when Minnie J. and Andrew J. Brooks sold the property in 1898.

Criteria Considerations (explanation, if necessary)

N/A

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Andrew J. and Minnie J. Brooks House was built circa 1895 in Portland, Oregon. It is eligible for listing in the National Register of Historic Places under Criterion C in the area of architecture for its significance at the local level as an excellent example of Late Victorian-era Queen Anne Cottage style architecture constructed in Portland for a working class family. The house is also eligible under Criterion A in the area of social history for its association with the history of housing for working and middle class workers in Portland. It is located within the Richmond Neighborhood on the east side of the Willamette River in the city of Portland. It was built by the Brooks family circa 1895, who were part of the working class community; Andrew J. Brooks was a machinist in Vulcan Iron Company. The house changed ownership in its first decade among families within the same social class, which included supervisors in local companies and manufactures, and small entrepreneurs. This kind of ownership was continuous from 1894 to 1922, when Nora Davis, a widow who owned the house for fifteen years, broke the pattern. Today the house remains a testament to an architecture that reflected the taste of a society from the late 1800s, and echoes the social history of the city of Portland, not only with its style and form, but also for its ownership history. It retains integrity of design, location, setting, materials, workmanship, feeling, and association and represents an excellent local example of Late Victorian-era Queen Anne cottage in the Richmond neighborhood in the city of Portland.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

CRITERION C – Architecture

The Brooks House is one of the oldest dwellings in the Richmond neighborhood and a well-preserved example of the Late Victorian-era Queen Anne style architectural trend popular during the last decade of the nineteenth century for a working class family. This house was one of the first two buildings to be constructed within the Southwest Sunnyside Addition in the Richmond neighborhood between 1894 and 1898, probably following pattern books from the period. Only four additional houses in the Queen Anne style are listed in the Oregon Historic Sites Database from this period in the Richmond neighborhood. This fact makes the Brooks house a rare example, locally important as an example of the architecture of a working class society in the Richmond neighborhood during the last decade of the nineteenth century.

CRITERION A – Social History

The Andrew J. and Minnie J. Brooks House is also part of the trend of events related to the social history of east Portland between the 1890s and the early 1920s. By 1890, Portland was rapidly expanding its industrial and commercial economy and attracting a large number of workers who could aspire to home ownership. Building technology and high wages made possible the acquisition of single-family dwellings for clerks and day laborers, and made the speculative building of small houses highly profitable. While the rich and influential promoted and developed their suburban lands on the east side, they built their own houses on the west side.¹⁶ At the same time, Portland was one of the most diverse cities on the west coast. At the time Portland's transcontinental rail connection was completed, waves of European immigrants arrived in Portland every year, moving into already established German, Irish and Scandinavian communities. All of the owners of the Brooks House between 1894 and 1922 were day laborers, supervisors in local factories, or small business owners, most of them of German origin. The Andrew J. and Minnie J. Brooks House is an excellent example of the local impact of the working and middle class society between 1890s and early 1920s in the Richmond Neighborhood in the city of Portland that has been well-preserved and retains integrity of design, location, setting, materials, workmanship, feeling, and association.

¹⁶ Nancy Kimball McFadden, "House and Home in Portland, Oregon : A Study of Ordinary Houses in Some Southeast Portland Neighborhoods at the Turn of the Century" (University of Oregon, 1993), 12, 54.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

Developmental history/additional historic context information (if appropriate)

LATE VICTORIAN ARCHITECTURE

During the period that Brooks family bought the property, the architecture in America was undergoing experimentation with new forms and details. The architecture of the Victorian era is not a single architectural style, but a conglomeration of styles ranging from Gothic Revival to Queen Anne and Eastlake. These styles share such characteristics as irregular massing, ornate exterior decorations, and various design influences, including English, French, Italian, and Swiss.¹⁷ Victorian is not a style, rather a period of time, referring to the reign of Queen Victoria upon England's throne (1837-1901). The Queen Anne style spans the last third of the reign of Queen Victoria.¹⁸ In the Pacific Northwest, the Victorian stylistic era spans from 1870 to 1910.¹⁹

Queen Anne Style

The Brooks House aesthetic follows the Queen Anne style with simple characteristics. The term "Queen Anne" is misleading, since it has little in common with the Italian Renaissance Revival architecture that was popular during Queen Anne's reign in England from 1702 to 1714.²⁰ The Queen Anne aesthetic has its origin in England, but not until the 1860s.²¹ English architects Richard Norman Shaw, William Eden Nesfield, and Philip Webb led this movement. Queen Anne architects borrowed from the Elizabethan and Jacobean periods, proceeding Queen Anne's reign. Richard Norman Shaw (1831-1912) was one of the most popular designers of late Victorian-era houses, and even developed early Arts and Crafts designs, in addition to the Queen Anne style.²²

In America, the Queen Anne style was first seen in the 1876 Philadelphia Centennial International Exposition in the buildings designed for the British commissioner and delegates.²³ The two examples on display were based on medieval prototypes, with clear connections to Tudor, Elizabethan and Jacobean styles. Queen Anne mixed forms and ornamentation, allowed architects to escape from the discipline imposed by strict Greek, Gothic, or Italianate Revivals. This style was popular during its period, given its exotic components such as steep roofs, asymmetrical massing, and fanciful features. The Victorian picturesque and the historical revival styles were used concurrently through the last quarter of the nineteenth century and into the first decade of the twentieth.²⁴

The Victorian-era styles were not made popular by architects practicing in urban areas. Rather the style was popularized by authors of pattern books and editors in the popular press, who often included the architectural designs for houses in farm magazines. The Queen Anne style was especially promoted in pattern books by authors like William Comstock and Robert Shoppe, the Palliser Brothers, and George Barber.²⁵ It was additionally popularized in this period by builder's trade magazines such as *National Builder*, *Carpentry and Building*, *Builder and Woodworker*, *American Builder*, and in Canada, *Canadian Architect and Builder*.²⁶

Another reason for the popularity of Queen Anne and other Victorian styles was the rise of balloon frame technology, an essential change in construction methods. This lightweight framing system replaced the heavier braced-frame construction, with corner posts built from several two-by-fours and the use of nails rather than

¹⁷ Swope, *Classic Houses of Seattle*, 26.

¹⁸ Janet W. Foster, *The Queen Anne House: America's Victorian Vernacular* (New York: Abrams, 2006), 11.

¹⁹ State of Utah, "Victorian Building Styles, 1880-1910," *Utah's Historic Architecture*, 2012, http://history.utah.gov/architecture/building_styles/victorian/index.html.

²⁰ Swope, *Classic Houses of Seattle*, 28.

²¹ Foster, *The Queen Anne House*, 12.

²² Swope, *Classic Houses of Seattle*, 28.

²³ Ibid.

²⁴ Oregon SHPO Staff, Duane Ericson, and Samuel D. Evensizer, "Charles and Elizabeth Hatch Residence, Jackson County, Oregon. National Register Nomination" (Department of the Interior, National Park Service, National Register of Historic Places, 2011), 9.

²⁵ Foster, *The Queen Anne House*, 18.

²⁶ Michael J. Doucet and John C. Weaver, "Material Culture and the North American House: The Era of the Common Man, 1870-1920," *The Journal of American History* 72, no. 3 (December 1, 1985): 560-587.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

joinery to join framing members. The advantages of this technology were that it was faster and cheaper than hewn joints, and provided additional freedom in creating the irregular floor plans common in these styles.²⁷

The Queen Anne style became a national vernacular architectural trend because the parts and pieces used in the construction of the buildings were produced by machine. The latticework, turned posts, finials, cresting on rooflines, and the interior stairs and mantels were not produced by local woodworkers or a handcraft tradition. The manufacturers copied designs they saw in the magazines and pattern books, sometimes simplifying them to facilitate production. The catalogs produced by these manufacturers repeated popular designs first created by architect-builders, that later local builders or small-town architects used or adapted in their designs. These architectural elements were available through millwork catalogs, and reinforced an aesthetic that spread across the country.²⁸ The railroad played an important role in the distribution of catalogs, pattern books and building pieces that are part of the Victorian-era architecture. By the 1880s, the final connections to the transcontinental railroad system were in place, allowing small towns and remote developments to gain access to house plans and materials that had been difficult or expensive to obtain in the past.²⁹ The Brooks House is an excellent example of this phenomenon, as the house was built for a middle class family that used millwork materials and details, and probably a pattern book to design the house.

The typical houses of this period are two full stories, with some simple examples such as the Brooks House with one or one-and-a-half stories, irregular massing, and a dominant street-facing gable in an asymmetrical façade. Towers are commonly found on the main elevation in larger buildings. Roof forms are usually hipped with front-facing or cross gables. Windows are often one-over-one-light, double-hung sash.

Leaded or stained glass appears even in the simplest examples, as with the Brooks House. The Queen Anne window, which is a character-defining feature of this style, is double-hung with a single light (pane) in the lower sash, while the upper sash has a single large light surrounded by smaller square lights, frequently made from colored glass. Large, one-story porches are common, emphasizing the irregular façade, and the recessed porches and balconies appear on upper floors, with some exceptions in cottages or small houses such as the Brooks House. The dwellings are typically decorated with wooden spindle-work (commonly referred as gingerbread) to accent doorways, porch details, gables, and bay windows. Wall surfaces are heavily textured with patterned shingles or imbrication. While most houses were wood-frame construction, brick versions are also found, where the ornamentation was accomplished through different brick patterns, color, or even half-timbered elements.³⁰

PORTLAND, OREGON: LAND OF OPPORTUNITY

The rapid growth of Portland, Oregon around the turn-of-the-nineteenth century shaped the landscape as it changed from farms to hundreds of houses for workers who migrated to this area looking for opportunities. The architecture throughout southeast Portland from the 1890s to the 1920s is characterized by the intricate interrelationship between technology, entrepreneurship, tradition, and innovation. Acres of land east of the Willamette River were developed and built out during this period, where the expanding street railway, improvements in building industry, the ambitions of carpenter-builders, businessmen, and the real estate industry worked together to promote the ideal of a single-family house for many of those new workers. The houses these families occupied share common characteristics with the architecture in similarly expanding cities. Builders from all those cities shared the fast pace of changing construction technology and the proliferating house plan magazines and pattern books, as explained before. Despite the availability of all these resources, the elements that shaped the anonymous houses built by local carpenters and builders found an identity that a generation later would be called 'Northwest Regional Style'. The Brooks House belongs to this anonymous architecture that spread throughout the Willamette Valley and today identifies East Portland.³¹

Portland was one of the most diverse cities on the west coast at the time its transcontinental rail connection was completed. In the 1880s, waves of European immigrants were arriving in Portland from Italy, Greece,

²⁷ Swope, *Classic Houses of Seattle*, 28, 29.

²⁸ Foster, *The Queen Anne House*, 18–19.

²⁹ Oregon SHPO Staff, Ericson, and Evensizer, "Hatch Residence," 9.

³⁰ Swope, *Classic Houses of Seattle*, 28.

³¹ McFadden, "House and Home in Portland, Oregon," 1–2.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

Hungary, Poland, and Russia joining the well-established communities from Germany, Ireland and the Scandinavian countries. By 1900, 58% of Portland residents – 52,000 of 90,000 – were foreign born or the children of immigrants.³² This process created neighborhood patterns, whereby the high income society was well established west of the Willamette River, expanding to the hills as the city became crowded, while the east side expanded with the increasing immigration of workers, becoming an area for the middle or working class.³³ Thousands of workers in small factories manufactured iron products and processed agricultural goods for commerce in the Northwest; as well as producing lumber, furniture, doors and other building materials for buyers along the West Coast. The city's middle class included bank tellers, lawyers, clerks, retailers, and owners of small industrial firms. This population also supplied the muscle power for transportation and construction work.³⁴

Before the 1890s, many changes in the infrastructure of the city helped promote the growth of the east side of Portland. In 1868, the first terminal for the Oregon and California Railroad Company was built, and two years later, the Oregon Central Railway Company constructed a terminal in the east side. These events greatly influenced the economy of the city, turning it into a major shipping and agricultural center. In the late 1880s, the construction of the Morrison Street Bridge across the Willamette River was the first step in connecting the cities of Portland and East Portland, which had previously depended on ferry lines. The growing cities that would soon consolidate needed bridges, roads, and water supplies; however, the country's economy was in a depression, unable to fulfill these needs. Portland's elite businessmen funded many of these public projects.³⁵ By 1888, the Steel Bridge railroad was constructed. During the 1890s, the east side surpassed the west side in industry and population. In 1891, the Madison/Hawthorne Bridge was built (rebuilt 1900 and 1910), and by 1894 the Burnside Bridge was constructed.³⁶ In 1891, East Portland consolidated with Portland as one city.³⁷ Many plats were filed in the 1880s and 1890s, and by 1892, nineteen plats along Hawthorne were registered, though the area was still relatively rural. Employment opportunities accompanied the platting process, especially along the streetcar corridors.³⁸

The streets were usually dirt and gravel whether the neighborhood was upscale or working class. There was dust in the summer and seas of mud in the winter. Despite these disadvantages, before automobiles days, the streets were as much social spaces as transportation arterials.³⁹ The development of transportation during the nineteenth century played a huge role in the establishment of the east side, especially for workers who were looking for areas close to their place of work. The real estate section of the newspaper *The Oregonian* in the late 1800s and early 1900s is filled with people looking for houses or land to build, close to the industries along the river. In 1888, the Willamette Bridge Railway Company built a streetcar line (horse drawn and later replaced by electric) extending over the Morrison Bridge to Grand Avenue, and branched north-south connecting the Holladay's addition on the north, and the Hawthorne Boulevard on the south. The same year a steam-powered line was built along Morrison Street reaching 34th Avenue, north of the Brooks House.⁴⁰ In 1888, another streetcar line was opened (steam-powered) by the Mt. Tabor Street Railway Co., which ran through Hawthorne Boulevard between present day SE 5th (today Grand Avenue) and SE 54th Avenues. This line also served the Richmond neighborhood, where the Brooks House is located today, and many other areas that were developed in between. The streetcar, first steam and then electric, operated at half the cost of horse cars and the service was faster, creating a boom in real state along streetcar lines.⁴¹

³² Carl Abbott, *Portland in Three Centuries. The Place and The People* (Corvallis, Oregon: Oregon State University Press, 2011), 56.

³³ McFadden, "House and Home in Portland, Oregon," 61.

³⁴ Abbott, *Portland in Three Centuries. The Place and The People*, 49–50.

³⁵ Hawthorne Boulevard Transportation Improvement Project, Section 106 Documentation, "Historic Context: Hawthorne Boulevard from SE 20th to SE 55th Avenue" (City of Portland. Bureau of Planning, February 2003), 6, 7.

³⁶ Timothy Askin and Ernestina Fuenmayor, "North Buckman Historic District, Portland, Oregon. National Register Nomination" (Department of the Interior, National Park Service, National Register of Historic Places, 2013), 19.

³⁷ *Ibid.*, 21.

³⁸ Hawthorne Boulevard Transportation Improvement Project, Section 106 Documentation, "Historic Context: Hawthorne Boulevard," 9.

³⁹ Abbott, *Portland in Three Centuries. The Place and The People*, 54.

⁴⁰ K. Zisman et al., "Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938. Amended Multiple Property Document," ed. Timothy Askin and Ernestina Fuenmayor (National Park Service, 2012), E–9.

⁴¹ Hawthorne Boulevard Transportation Improvement Project, Section 106 Documentation, "Historic Context: Hawthorne Boulevard," 7.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

Another major reason for the jump in the growth rate of Portland was the Lewis and Clark Centennial and American Pacific Exposition and Oriental Fair, which opened in 1905. This event was crucial for the economic and social growth of Portland. During this period, the city's population center shifted permanently to the east side.⁴² Prosperity and the new streetcar lines gave the impetus for the residential real estate boom of the late 1880s and early 1890s. The exposition helped make Portland a city of homeowners. Between 1900 and 1910, builders in Portland had erected 21,000 new houses and apartments, and 28 percent of families owned their homes free of debt, while another 18 percent were paying off mortgages.⁴³

After the start of World War I in Europe, Portland's economy cooled with a drop in trade and shipping. Building activity slowed significantly, especially after a recession set in during 1915. Settlers kept coming to escape the war; however when the war intensified in 1917, the flow of immigrants slowed due to closed borders.⁴⁴ After United States entered the war in 1917, the U.S. Emergency Fleet Corporation became a sole costumer for nearly a hundred Portland-built steel and wooden ships. During this period, shipyard employment increased to 28,000 by the end of 1918. Foundries, machine shops, and sawmills that supplied materials for the shipbuilders added another 5,000 jobs.⁴⁵ The large group of unemployed craftsmen took jobs in the shipyards, while many young men were drafted into the war.⁴⁶ Prosperity during World War I and in the early 1920s due to the thriving timber industry made it easier for immigrants or their children to move from central neighborhoods to newly built middle-class housing.⁴⁷

In the 1920s, people enjoyed the new automobiles and the products of postwar production. Use of the automobile was increasing. In Multnomah County there was one automobile for every thirteen residents in 1917, by 1925 one for every five residents, and by 1929 one for every 3.7 residents. The increased number of automobile owners demanded wide, hard-surfaced roads and new bridges. The city spent millions of dollars solving these issues. Paved streets and automobiles made it possible to develop areas that that were inconvenient for streetcar riders. In the 1920s, another building boom occurred, bringing 25,000 new houses. Builder and buyer took advantage of this and filled in vacant lots in east-side neighborhoods.⁴⁸ The automobile also affected the existing architecture by the improvisation of garages within buildings, where raised houses used the basements to park the vehicles. Many of these changes are typical of the era and are observed throughout East Portland. The working and middle class communities have remained in the same areas, especially east of the Willamette River, continuing the tradition in architecture and community to this day.

SOUTHWEST SUNNYSIDE ADDITION AND THE BROOKS HOUSE

The Brooks House is located in the Southwest Sunnyside Addition (also known as West Sunnyside Addition), today part of the Richmond neighborhood. This addition was platted by Charles R. Donohoe⁴⁹ and his wife Helen W. Donohoe in 1892 (Figure 7). The name Southwest Sunnyside was used by Donohoe intentionally to associate his new development with the already established area of Sunnyside, an upper middle class neighborhood settled in the late 1880s and 1890s in a cooperative effort between the streetcar company and

⁴² Zisman et al., "Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938. Amended Multiple Property Document," E-10.

⁴³ Abbott, *Portland in Three Centuries. The Place and The People*, 82.

⁴⁴ Roy E. Roos, *The History of Albina: Including Eliot, Boise, King, Humboldt, and Piedmont Neighborhoods* (Portland, Oregon: Roy E. Roos, 2008), 33.

⁴⁵ Abbott, *Portland in Three Centuries. The Place and The People*, 97.

⁴⁶ Roos, *The History of Albina*, 33.

⁴⁷ Abbott, *Portland in Three Centuries. The Place and The People*, 105.

⁴⁸ Ibid., 105-109.

⁴⁹ Charles Robert Donohoe (1843-1918) was a well-known Portlander businessman, who was born in Buckhorn, Ohio and migrated to Oregon in 1878. He was married to Helen Sophia Wyland. In 1878, Donohoe was involved in the development of the iron foundry business at Lake Oswego along with L. B. Seeley, E. W. Crichton, H. S. Brown and Captain U. B. Scott. Later, Donohoe inter in the steamboat business, building the Columbia River and Puget Sound Steamship Line, better known as the White Collar Line. For twelve years, Donohoe was purser on the teamer telephone, as indicated in his obituary. In 1892, Donohoe acquired eleven acres of land, platted as Southwest Sunnyside Addition, a working class neighborhood. In 1906, Donohoe was managing the sales of Holladay's Addition in Portland, a high-class area. However, that same year, Donohoe along with A. A. Wright and E. B. McFarland filed and St. Elmo Mining Company to develop mining claims in Alaska. Donohoe died in 1918 in Los Angeles, leaving his wife and three children: Dr. Seeley Donohoe who lived in China, Dr. Royal Wyland who lived in Tillamook, and Gladys Sophia. Some of this information was published in Donohoe's obituary: "Charles R. Donohoe Dead. Former Well-Known Portlander Passes Away in Los Angeles," *The Morning Oregonian*, May 20, 1918, Vol. LVIII. No. 17,937 edition, sec. Society, 8.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

land developers. Sunnyside was laid out in a grid pattern, as was most of the Portland area. In this area, it was common that builders would buy a number of lots and build on speculation. As a result, there are many similar houses in a row, creating a cohesive streetscape.⁵⁰ However, the Southwest Sunnyside Addition did not have the same success as Sunnyside. The land was acquired by Donohoe in 1892 and platted the same year, as explained. The first party to buy a lot was the Brooks family. In 1894, Minnie J. Brooks and her husband Andrew J. bought lot five in block five, where the Brooks House is currently located.⁵¹ The other lot where another Victorian-era house is located was sold by 1894. It is lot two in block four, located at SE 31st Avenue (historically named East Thirty-First Street). The houses remained solitary for about fifteen years. The Sanborn Insurance maps did not survey the area until 1920s, as there were only two houses in the neighborhood, as indicated the 1909 Sanborn map (Figure 8 and 9).

The main reason behind this unsuccessful development was not a lack of interest from C. R. Donohoe, as it is clear that this venture was personal, as the streets were named after his two children Seeley and Gladys. Rather it was a monetary and legal issue. In 1895, an article in *The Morning Oregonian* explained that in 1892 Donohoe purchased 11 acres from Theodore Nicolai for \$22,000, paying \$5,000 in cash with a mortgage of \$17,000. The agreement was that Nicolai would release each lot sold on payment of \$600 cash. The article indicated that Mr. Robert L. Ball, who was Donohoe's agent, was being sued by Mr. W. H. Worden, a Yamhill-street oyster dealer, who bought two lots for the price of \$1,150, paying \$700 down. Worden received a bond for the deed signed by Donohoe and his wife for the payment of \$700, however Worden apparently did not release any more payments after three years and Nicolai did not release the mortgage on the land. The article implies that the land was foreclosed upon shortly after this suit. This legal action may have created a chain of events, or it may have been a consequence of a poorly handled real estate transaction. Whatever the real reason, the addition was not developed, beyond the two lots and stood as open fields with empty lots, until the 1910s. The sidewalk along SE 32nd Avenue was paved in 1909 as the contractors stamp indicates, and was one of the earliest in the area.⁵²

Ownership History

The Brooks House represents an architecture that reflects the social history of the working class community of East Portland. This one-and-a-half story cottage was built and lived by a series of families that relate to development of the industry in the area. From its construction until 1922, the house was in continuous use by families that were immigrants, many of them from Germany, that developed their own small businesses or worked as mid-level managers or managers in local factories. As will be explained below, in 1922 the house was sold to an owner that, even though it was part of the middle class community, Nora Davis broke the use pattern of the house. After she sold the house in 1937, the pattern of occupancy by working and middle class families resumed. It can be said that to the present day, the Brooks House and its neighborhood have remained a working and middle class area that relates more to the Buckman and Richmond neighborhoods than to Sunnyside or Ladd's Addition. The research below shows the history of the ownership, as well as chronicling their lives during the time they lived in the house and immediately thereafter.

Andrew J. Brooks, commonly known as A. J. Brooks, was a machinist working at the Vulcan Iron Works. The first time his name appeared in Portland's City Directories was in 1890.⁵³ His address changed almost every year, which could indicate that he was renting, until his wife Minnie J. bought a property in 1894 from Charles Donohoe in the recently platted addition of Southwest Sunnyside, as indicated in the county deeds. By 1898, Mr. Brooks started working with Christenson-McMaster Machinery Company as a "foreman." The same year, Minnie Brooks sold the house and acquired a property in Sunnyside (north of the Southwest Sunnyside Addition), located at 991 East Main Street (today 3305 SE Main Street), raising their economic status by moving to a better neighborhood.⁵⁴ However, the newspaper *The Oregonian*, noted in 1899 that he was moving to San Francisco with his family, looking for better weather for their son. The article also indicated that

⁵⁰ Zisman et al., "Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938. Amended Multiple Property Document," E-9.

⁵¹ "Deed Document - Donohoe and Brooks" (Multnomah County, 1894).

⁵² "R. L. Ball Arrested. Charged with Obtaining Money by False Pretenses, He Explains," *The Morning Oregonian*, April 13, 1895, Vol. XXXIII. No. 11,084 edition, sec. News/Opinion, 10.

⁵³ *Portland City Directory 1890*, vol. 28 (Portland, Oregon: R. L. Polk & Co., 1890), 163.

⁵⁴ *Portland City Directory 1898*, vol. 36 (Portland, Oregon: R. L. Polk & Co., 1898), 185.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

he would work in the shipyard. There is little information about what happened with the family after their move. The article indicated that they would keep their house in Sunnyside and that they expected to return in five years.⁵⁵

Anna Hubbs and her husband Charles A. Hubbs bought the Brooks House in July 1898. Mr. Hubbs was a foreman at the Southern Pacific Company in the paint shop. Hubbs rented many houses in the same area, as the paint shop was located on the east side. Mr. Hubbs was originally from California, while Mrs. Hubbs was from Washington. The ownership did not last long, as they sold the property in 1899 to Henry Heerdt. In 1900, the newspaper *The Sunday Oregonian*, indicated that he was living in 644 Powell Street, and that Mr. Hubbs was transferred to Oakland, California.⁵⁶

Henry Heerdt was the owner of the house from 1899 to 1902. Heerdt was born in Germany in 1864 and was listed as a farmer living on Powell Street at the southwest corner of SE 37th Ave, as indicated in the city directory of 1899.⁵⁷ However, after he bought the Brooks House in October 1899, Heerdt appeared in the city directories as a miner living at 432 East 32nd (the Brooks House former address).⁵⁸ In 1901, Heerdt had moved to Ketchikan, Alaska to continue his mining business, where he acquired some properties. In 1902, the Brooks House was sold again to the Krebs Brothers, while Heerdt was still in Alaska. In 1906, Heerdt returned to Portland to become a brick manufacturer, as indicated in the city directories, with his company located on SE 32nd Ave between SE Oak and SE Burnside. In 1910, Henry Heerdt moved to a new business, as he started working as the superintendent for Rose City Cemetery. In July 13, 1911, in a terrible accident, while repairing a pump, Henry Heerdt fell into 220-foot deep well while his son Martin was present. Henry Heerdt was married to Mary Heerdt and had three children William, John and Martin.⁵⁹

The Krebs Brothers bought the house at 2216 SE 32nd Ave in 1902 as explained above. The brothers formed a partnership that included Walter F. (1878-1953), Emil (refer as Amial in the deeds) (1876-1946), Otto A. (1874-1958), and Charlie W. Krebs (1870-1949). It is not clear which of the four brothers lived in the house, if any, because the city directories from 1903 and 1904 show no presence of them in the city. The Krebs family was from Germany. The brothers' parents were Bernhard Krebs (1842-1921) and Maria K. Schüffer (Schaefer) Krebs (1848-1929). Bernhard was born in Koln, Germany (originally Prussia) and immigrated to America with his father and three brothers when he was seventeen years old. His father and two brothers returned to Germany and Bernhardt stayed, and served two years in the Civil War. He married Maria Schüffer, whose parents were from Germany, in 1867 in Michigan, her place of birth. They had eleven children: Christian (who lived one week), Mary, Charles, George, Otto, Emil (Amial), Walter, Emma, Herman, Caroline (Lena), and Bernhard (Benkie). Circa 1872, the Krebs family moved to Kansas and by 1888, they had moved to Sherwood, Oregon. In 1896, four of the brothers, Charles, Otto, Emil and Walter, bought a brickyard, first located at Section Line Road, and after 1900 at 1220 Division Street (today 4106 SE Division Street), Portland, which operated for six or seven years.⁶⁰ The Krebs Brothers ran a successful business; they were connected with other brick manufactures in Portland, especially in the German community. The June 1901, issue of *The Clay-Worker*, announced that the large brickmaking firms of Portland had formed an association known as The City Brick Agency, composed of the following firms: Versteeg Bros., Kern Brick Co., Krebs Bros., Randles & Kinsey and James Anderson. The goal of the group was to establish and maintain a uniform scale of prices in the brick business. This association did not include vitrified bricks manufacturers.⁶¹ In 1904, Charlie and his wife sold all their properties in Portland, as shown in the deeds, and moved to Sandy. Walter moved to Eastern Oregon and operated a wheat ranch, then moved close to Charles in Sandy, where he was engaged in various businesses.⁶² Otto and Emil moved to Sherwood in 1904 and continued the brick business there with the

⁵⁵ "May Close Belmont Street. East Side Notes," *Morning Oregonian*, October 7, 1899, sec. News/Opinion.

⁵⁶ "In and About Portland," *The Sunday Oregonian*, July 29, 1900, sec. Society.

⁵⁷ *Portland City Directory 1899* (Portland, Oregon: R. L. Polk & Co., 1899), 351.

⁵⁸ *Portland City Directory 1900* (Portland, Oregon: R. L. Polk & Co., 1900), 367.

⁵⁹ "Victim of Fatal Fall into Well Lived Here for 20 Years," *The Morning Oregonian*, July 15, 1911, 6.

⁶⁰ Alvera Brookman Dunn, "The Story of Marianna Busch, Her First Husband, Johann Bruchno, Her Second Husband, Reinhardt Radtke, and Their Descendants," 2001, 154, Family History Library, Salt Lake City, Utah, https://dcms.lds.org/view/action/ieViewer.do?dps_pid=IE60727&dps_dvs=1361218782412~857&dps_pid=IE60727&change_lng=en.

⁶¹ *The Clay-Worker*, vol. 35. No. (Indianapolis, Indiana: T. A. Randall & Company, 1901), 597.

⁶² Brookman Dunn, "The Story of Marianna Busch, Her First Husband, Johann Bruchno, Her Second Husband, Reinhardt Radtke, and Their Descendants," 154.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

same name of Krebs Brothers (Krebs Bros.). In the publication *Brick and Clay Records* from September 1904, the section Pacific Coast Letters, reads:

“Amel [Emil] Krebs, of the firm of Krebs Bros. who have been engaged in the manufacture of brick in Portland, Ore., suburbs for a number of years, has purchased the Buffington place, about two miles west of Sherwood, Ore., and located near the Southern Pacific tracks. Mr. Krebs has commenced the manufacture of brick again on a limited scale. This season’s output will amount to 100,000 bricks, of which about 30,000 are now in kiln.”⁶³

The newspaper the *Tillamook Herald* from 1913 published several ads that noted that the “Tillamook Clay Work” was a company owned by the Krebs Bros. The relationship between Henry Heerdt and the Krebs Brothers, as previously mentioned, was not documented. Heerdt was in the brick manufacturing business for a while and he was part of the German community. However, the connection between the Krebs and Charley Kalk, who bought the Brooks House in 1905, is clear. Herman Krebs (1883-1959), the youngest brother who also lived in Portland at 1001 Clinton St. (today 3353 SE Clinton Street), was renting a room at the residence of Albert Kalk (father) and worked at the Kalk & Sons Company.

Charles Henry Kalk (also known as Charley H. or Chas Kalk) with his wife Marie E. Kalk bought the Brooks House from the Krebs Brothers in 1905, according to the deeds. Charles Henry Kalk was born in Minnesota in 1881. He was the son of Albert Kalk (1857-1909) who was from Germany and Anna M. Enwing (1861-1947), who was born in Minnesota of German parents. Charles H. was the oldest of five siblings: Emil (1882-1904), Albert Herman (1884-1972), Augusta (Gusta) (1888-?), and Ella M. (1891-1987). Charles started working in the trade business at an early age. By 1902, at only 22 years of age, he had already sold a store located at 555 Milwaukie Street (close to today’s address of 2829 SE Milwaukie Avenue), near Powell Street.⁶⁴ Charles lived with his parents at 1001 Clinton Street (today 3353 SE Clinton Street) – Henry Krebs rented a room at this address in 1903 – and in 1904 Charles married Marie Poehlen, and in 1905 he bought the Brooks House from the Krebs Brothers. Between 1904 and 1905, Charles and his brother Albert began their own business, Kalk Brothers Co., their main business was the distribution of coal. Their company was located at 1008 Division Street (demolished, probably close to today’s 3360 SE Division St.), at the intersection of SE 34th Avenue and Division Street. Marietta, Charles and Marie’s first child, was born in the Brooks House in 1907.⁶⁵ In 1918, the second son Charles H. was born. Circa 1916, Charles bought lot six, adjacent to the Brooks House to the north, at the corner of SE Grant Street and 32nd Avenue. By 1917, this corner lot was divided in two, selling the east 55 feet of the corner lot, including five feet south that were originally part of the lot five, where the Brooks House stands, to Berton Helgersen. Kalk then built a house in the west part of lot six and added five feet south of the lot five. By 1922, Charles Kalk sold the Brooks House (described as the 45 feet south of lot five in block five) to Nora Davis, the widow, for the price of \$10, as indicated in the deeds. The relationship between Davis and Kalk is undocumented.

Nora Davis was born in 1859, and was previously married to William Coakley, of Irish origin. At the time Davis bought the house, she was a widow and was living with her son Jack Coakley, as indicated in the city directories. Davis owned the house until 1937, when she transferred it to Donald E. King (born in 1912) and Theresa F. King (born in 1906).⁶⁶ They lived a short time in the house, from 1937 to 1940. During this period they built the garage in the basement of the Brooks House and made some other changes, as shown in the building permits. King worked in a sheet metal company. In 1940, the King family sold the house for \$10 to Steve D. and Belle Danilevich, who then sold the property to Chester John McGriff for the same amount of money. Apparently, the only person who lived in the house was Verna McGriff, his wife, who sold the property as a single person to Joanne R. Scoles in 1970, another single woman, for \$10,000. In 1971, the Federal National Mortgage Association foreclosed on the house. They owned the house until 1974, when Wallace Ray and Paula Casebeer acquired the property from the bank. In 1999, the house was sold to Anthony Beller and his wife Theresa, who in the year 2000 sold it to Carol Passey, the person who presently owns the Brooks House.

⁶³ *Brick and Clay Record*, vol. XXI. No.3 (Chicago: Windsor and Kenfield Publishing Company, 1904), 121.

⁶⁴ “Brained with an Ax,” *The Morning Oregonian*, November 17, 1902, 12.

⁶⁵ “Daily City Statistics,” *The Morning Oregonian*, March 5, 1907, 15.

⁶⁶ “Ancestry.com,” *Ancestry.com*, 2013, <http://www.ancestry.com/>.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

RELEVANCE OF THE BROOKS HOUSE

The Brooks House is located within the limits of the Richmond neighborhood, in southeast Portland. This area is bounded by SE Hawthorne Boulevard to the north, SE Powell Boulevard to the south, and SE 29th Avenue to the west. The neighborhood is bounded on the east by SE 50th Avenue from SE Hawthorne to SE Division and SE 52th Avenue from SE Division to SE Powell (Figure 15). The development of this neighborhood, which is south of Sunnyside, was affected by the lack of public transportation in the nineteenth century, specially the southern area. Removed from the streetcar lines that served Sunnyside and Buckman, few houses were built before 1900. When the city and the suburban streetcar lines reached Richmond in 1904, a period of growth began that extended from 1905 to 1912. The area was populated by store-keepers, laborers, skilled workers, and small entrepreneurs. Today it is socially identified with areas like Kerns, Buckman and Hosford-Abernethy, rather than Sunnyside.⁶⁷ The following is a brief comparative analysis identifying similar houses in the Richmond neighborhood listed in the Oregon Historic Sites Database. These buildings were constructed between 1890 and 1899 and are comparable in use, theme, and style with the Brooks House (Figure 16 for thumbnail photographs).

House at 2240 SE 31th Avenue, Portland, Multnomah County (not listed in the National Register)

This house was built circa 1895 in the Queen Anne style and is located in the Southwest Sunnyside Addition, just one street west of the Brooks House. These two houses stood alone, within the addition, for more than fifteen years, until the area was developed in the 1910s, as previously explained. This one-and-a-half story house has a front gable roof with a cross gable in the center, and a one-story side porch. It is clad with octagonal imbrication in the upper level and with lap siding on the first floor. There are two bay windows in the first level under each gable, however the one in the main facade have been modified covering the side windows with vertical siding creating semi-circular walls. Most windows are wood, one-over-one-light, double-hung sash. Modifications to this building include the replacement of the fixed central windows on both bays, and porch additions in the rear. In contrast, the Brooks House has retained the integrity of the visible façades, especially such character-defining features as the main bay window form and style. In addition, the Brooks House was built for a smaller family, in comparison with this house, which has two finished levels, plus an attic and basement.

House at 3724 SE Harrison Street, Portland, Multnomah County (not listed in the National Register)

This one story house is located in the Richmond neighborhood at the Park View Addition, and was built circa 1890 in the Queen Anne style. This front gable dwelling is elevated from the street level in a mid-block lot. The main entrance is through one side and is covered with a rounded roof over the entry porch, decorated with turned balusters. The house is clad with lap siding and the gable is decorated with full eave return and imbricated shingles. There is a central bay window under the gable. Modifications include an early twentieth century garage in the basement in the front façade, the replacement of the central bay glass with a fixed picture frame window, and the enclosure of the rear porch. Despite the changes, this house retains good integrity and is similar to the Brooks House in mass size and simple details, however the Brooks House has better preserved the character defining-features of the main façade.

The Oregon Historic Sites Database indicates that there are four houses built between 1890 and 1899 in the Richmond Neighborhood. Two dwellings were comparable with the Andrew J. and Minnie J. Brooks House in style, construction date, and theme. Two of the houses were larger in mass, and represent a style for upper middle class, instead of a working class architecture and were not comparable. After comparing the Brooks House with the resources listed in the Oregon Historic Sites Database, it is fair to indicate that the Brooks House is one of the oldest houses in the Richmond neighborhood and that along with the house at 3724 SE Harrison Street, represent an architecture built for a middle class family that could afford to buy a narrow lot in proximity to public transportation. Most of the houses in the database have been altered, which includes the construction of garages underneath and/or next to the house, some have replacement windows, and none of them have stained glass in the main façade. The Brooks House has also been modified overtime. However,

⁶⁷ McFadden, "House and Home in Portland, Oregon," 101.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

the recent restoration process and the removal of many additions have revealed that the character-defining features have been preserved throughout the years.

CONCLUSION

The Andrew J. and Minnie J. Brooks House is locally significant under Criterion C, for its distinctive architecture a residence in the Late Victorian-era Queen Anne style for a working class family, and also under Criterion A for its association with the social history of working and middle class workers of Portland's eastside between 1894 and 1922. The house was built between 1894 and 1898 by the Brooks family in an architectural style that reflects the taste and economic availability of this type of housing to working and middle class families during this period. Probably designed using pattern books and pre-fabricated wood details, this house has been preserved for more than one hundred years. The ownership history of the Brooks House echoes the social changes Portland was traversing between the 1890s and the early 1920s, with a constant change of families that shared a social class, most of them of German origin. Clans such as the Krebs and the Kalk families were important to the economy and development of Portland, and made this house their niche, especially Charley Kalk, acquired the house to start a family (and even having his first daughter born in this residence). Even though the house stood alone in the block for more than fifteen years, these families decided to make it their home. The Brooks House represents the dreams of a community that immigrated to Portland, looking for a better future, and they encountered it. Despite the changes the building has undergone and the restoration process initiated in 2000, the house retains sufficient integrity to convey its historical association and the reasons for its significance.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

9. Major Bibliographical References

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Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☒ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☒ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.1

(Do not include previously listed resource acreage.)

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

Latitude/Longitude Coordinates

For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

1	<u>45.5069710</u> Latitude	<u>-122.6324181</u> Longitude	3	<u></u> Latitude	<u></u> Longitude
2	<u></u> Latitude	<u></u> Longitude	4	<u></u> Latitude	<u></u> Longitude

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>10</u> Zone	<u>528718</u> Easting	<u>5039335</u> Northing	3	<u></u> Zone	<u></u> Easting	<u></u> Northing
2	<u></u> Zone	<u></u> Easting	<u></u> Northing	4	<u></u> Zone	<u></u> Easting	<u></u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The Andrew J. and Minnie J. Brooks House is located in Portland, Multnomah County, Oregon, Township 1 South, Range 1 East, Section 1, within tax lot #1700, on the west side of block 5 in the Southwest Sunnyside Addition. The tax lot is equivalent to the nominated boundary and includes one building, the Andrew J. and Minnie J. Brooks House.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the building that has historically been the Andrew J. and Minnie J. Brooks House and that maintains historic integrity.

11. Form Prepared By

name/title Ernestina Fuenmayor, B. Arch. M.S., Historic Preservation Architect
organization date March 1st, 2013
street & number 2386 SW Vermont St. telephone (617) 504 4966
city or town Portland state OR zip code 97219
e-mail ernestinaf@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Brooks, Andrew J. and Minnie J., House
City or Vicinity: Portland
County: Multnomah **State:** Oregon
Photographer: Ernestina Fuenmayor
Date Photographed: December 2012 and February 2013

Description of Photograph(s) and number:

- 1 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0001)
West façade (main) and south façade (right), camera facing northeast.
- 2 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0002)
Mature maple and elm trees in front yard. South façade at right. Camera facing west
- 3 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0003)
West façade (main) from the driveway. Camera facing east.
- 4 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0004)
Detail of the gable at west façade (main). Camera facing east.
- 5 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0005)
South façade (left) and east façade (right). Camera facing northwest.
- 6 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0006)
East façade (rear). Note the fence on the left. Camera facing west.
- 7 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0007)
East façade (left) and north façade (right). Camera facing southwest.
- 8 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0008)
North façade. Door that access to the basement. Camera facing southwest
- 9 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0009)
Interior. Main entry door at foyer or entry hall, at the right is the entry to the parlor. Camera facing west
- 10 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0010)
Interior. View of the parlor from the door at the foyer. Camera facing northwest.
- 11 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0011)
Interior. Detail of original ceiling plaster medallion at parlor.
- 12 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0012)
Interior. Dining room, at the center is the entry door from the foyer. Camera facing southwest.
- 13 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0013)
Interior. Kitchen, view from the wall between dining room and kitchen. The door leads to the rear porch. Camera facing northeast
- 14 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0014)
Interior. Bedroom at the main level. Camera facing northwest.
- 15 of 15.** (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0015)
Interior. View of the attic, at end is a half wall from the stairs and the bathroom. Camera facing east.

Brooks, Andrew J. and Minnie J., House
Name of Property

Multnomah, Oregon
County and State

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Carol Passey

street & number 2216 SE 32nd Avenue

telephone (503) 781-5132

city or town Portland

state OR

zip code 97214

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House
Name of Property
Multnomah County, Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Supplemental Documents Page 1

DOCUMENTS

Figure 1. USGS Topographic Map. 1990

Figure 2. Tax map for lot 5 in block 5, Southwest Sunnyside Addition, Richmond Neighborhood, Portland

Figure 3. Sketch map of 2216 SE 32th Avenue. Drawn by Ernestina Fuenmayor. Non-to-scale

Figure 4. Existing First Floor Plan. Courtesy of Carol Passey. Drawn by In-House Architecture, Portland, Oregon. Plans not-to-scale

Figure 5. Existing Attic Floor Plan. Courtesy of Carol Passey. Drawn by In-House Architecture, Portland, Oregon. Plan not-to-scale

Figure 6. Main floor Plan as existed before 2000. Courtesy of Carol Passey. Drawn by In-House Architecture, Portland, Oregon. Plan not-to-scale

Figure 7. Southwest Sunnyside Addition map, Portland, Oregon. Charles R. Donohoe and his wife Helen Donohoe filed the document in 1892. The square represents the Brooks House lot

Figure 8. Sanborn Insurance Map. 1909. The square denotes the location of the Brooks House, and the dotted line shows the note that there were only two houses with no fire exposure, the area was not surveyed

Figure 9. Sanborn Insurance map. 1929

Figure 10. Sanborn Insurance Map. 1950

Figure 11. Aerial Photograph, 1936. Courtesy of the University of Oregon

Figure 12. Aerial Photograph, 1956. Courtesy of the University of Oregon

Figure 13. Aerial Photograph, 1964. Courtesy of the University of Oregon

Figure 14. Aerial Photograph, 2011. Courtesy of Google

Figure 15. Map of the Richmond Neighborhood map. Source from *Adopted Richmond Neighborhood Plan*, 1992, by the City of Portland. The black thick square represent the location of the Brooks House

Figure 16. Houses in the Richmond neighborhood used in the comparative analysis. Photos by Ernestina Fuenmayor. February 2013

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

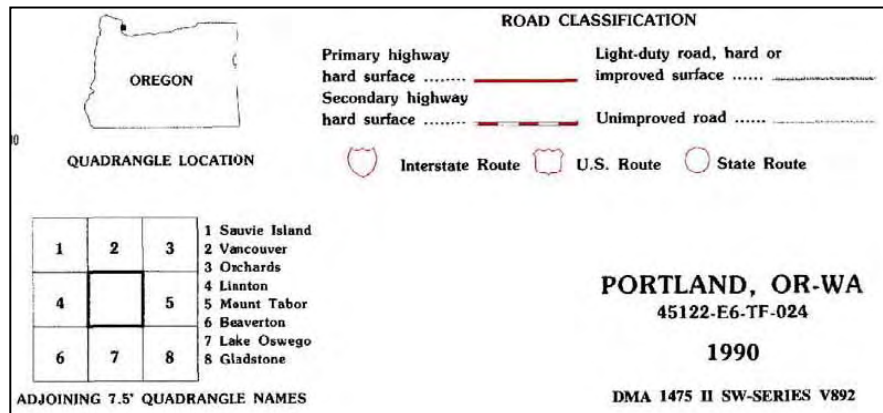
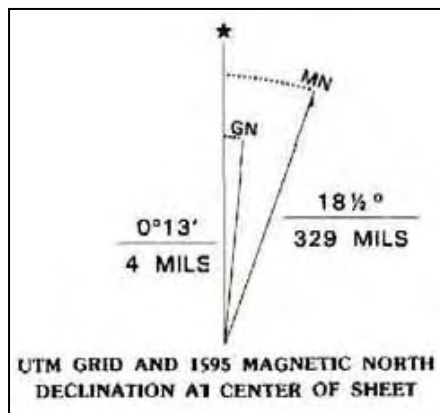
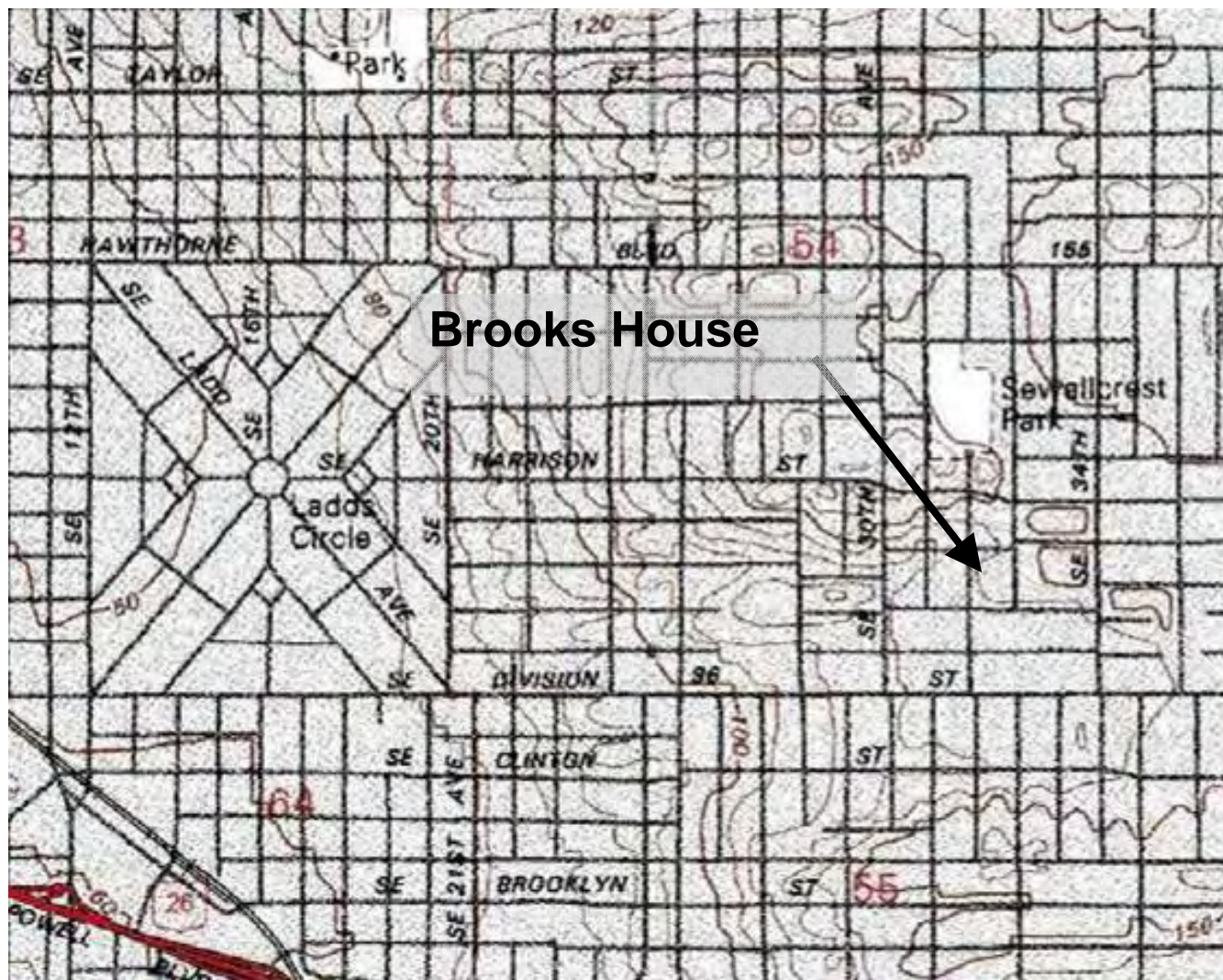
County and State

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Name of multiple listing (if applicable)

Section number Supplemental Documents Page 2

1. USGS Topographic Map. 1990



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

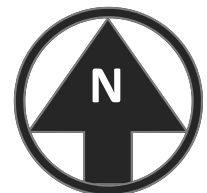
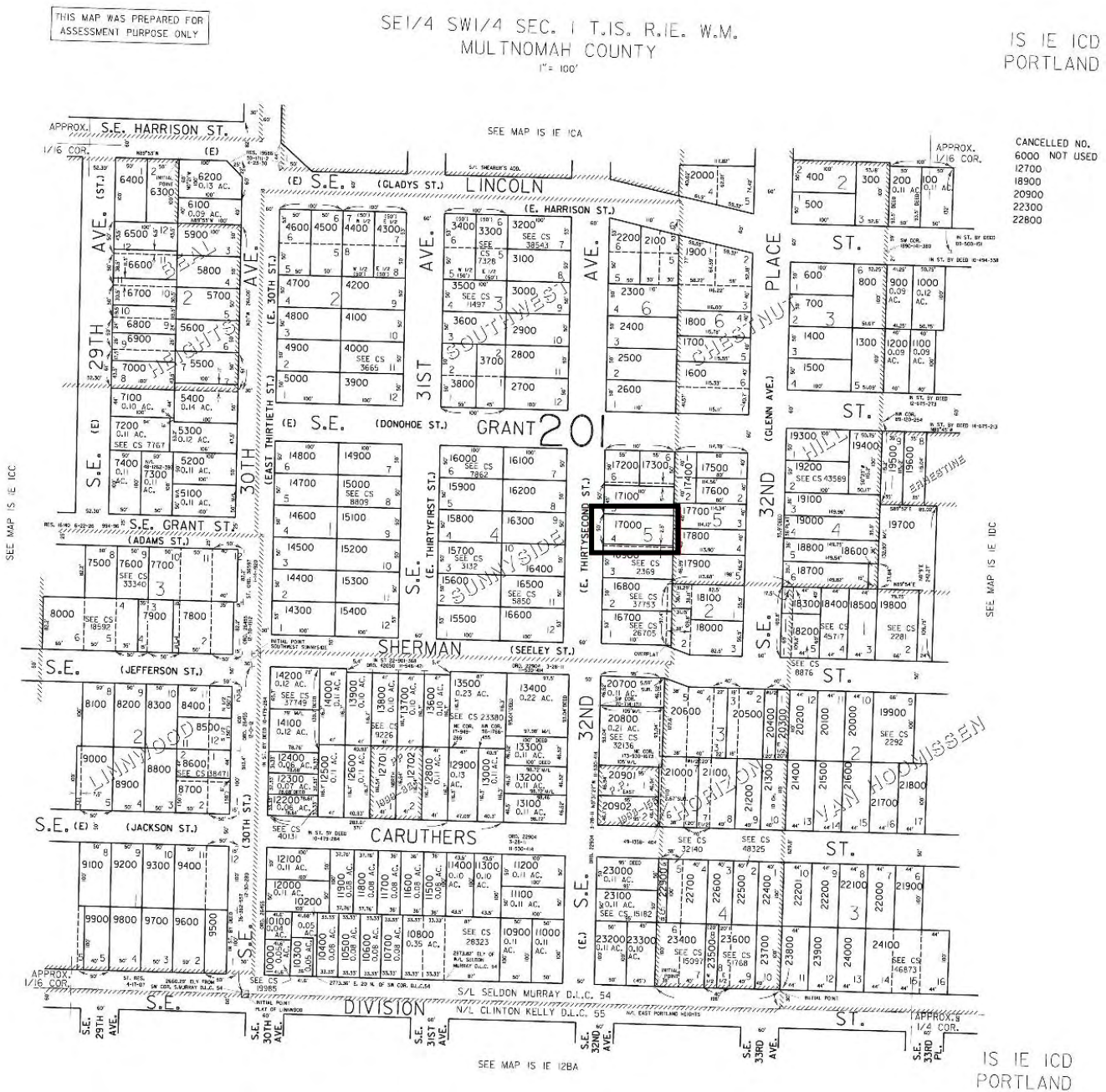
County and State

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Name of multiple listing (if applicable)

Section number Supplemental Documents Page 3

2. Tax map for lot 5 in block 5, Southwest Sunnyside Addition, Richmond Neighborhood, Portland



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

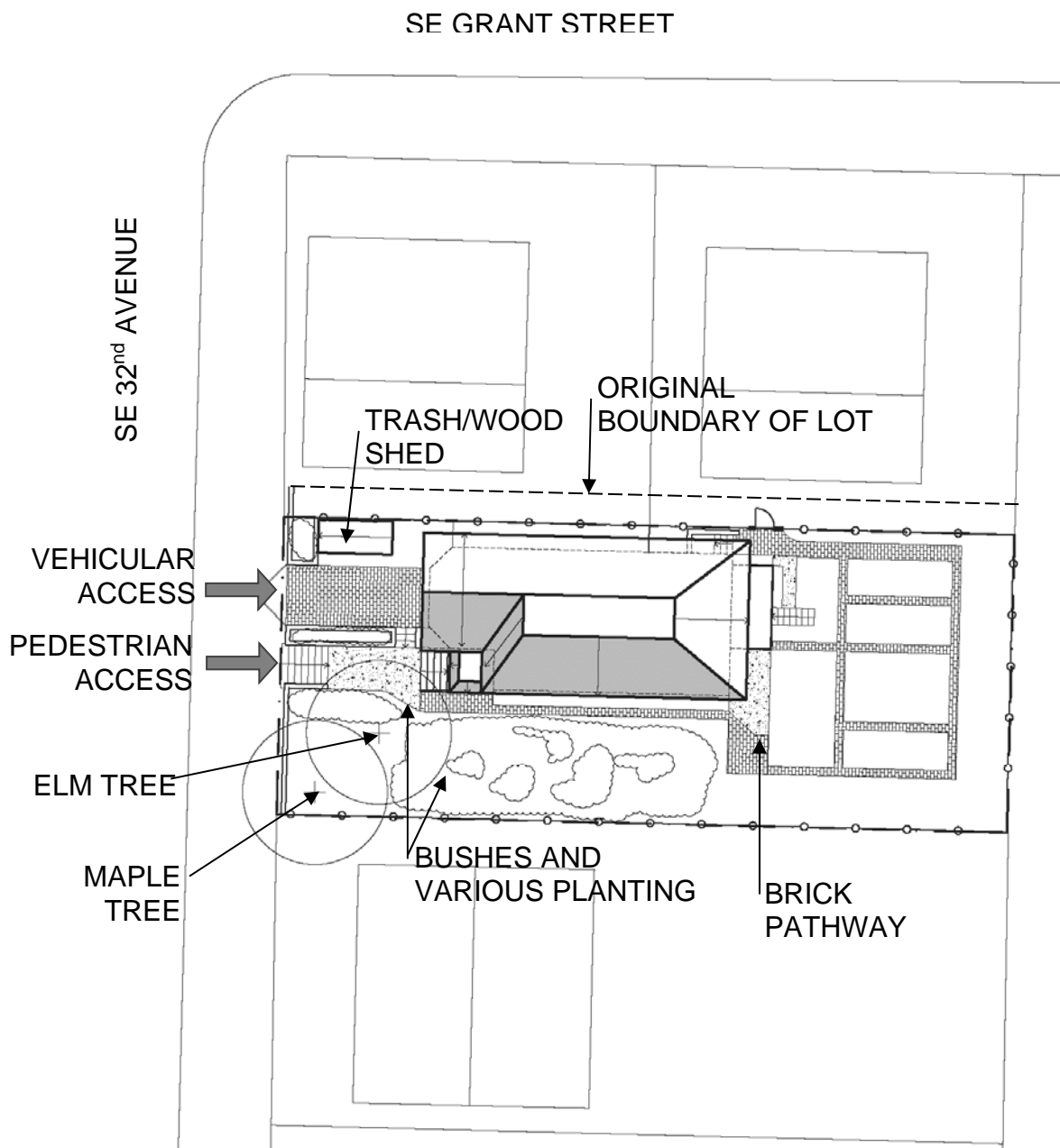
County and State

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Name of multiple listing (if applicable)

Section number Supplemental Documents Page 4

3. Sketch map of 2216 SE 32nd Avenue. Drawn by Ernestina Fuenmayor. Non-to-scale.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

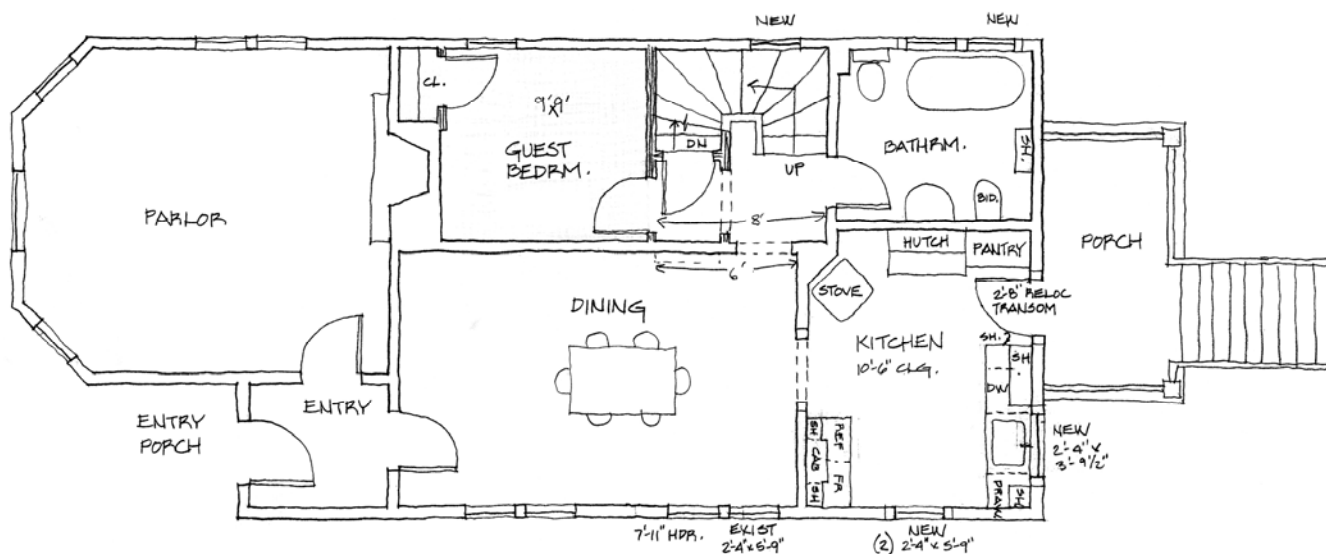
County and State

N/A

Name of multiple listing (if applicable)

Section number Supplemental Documents Page 5

4. Existing First Floor Plan. Courtesy of Carol Passey. Drawn by In-House Architecture, Portland, Oregon. Plans not-to-scale.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

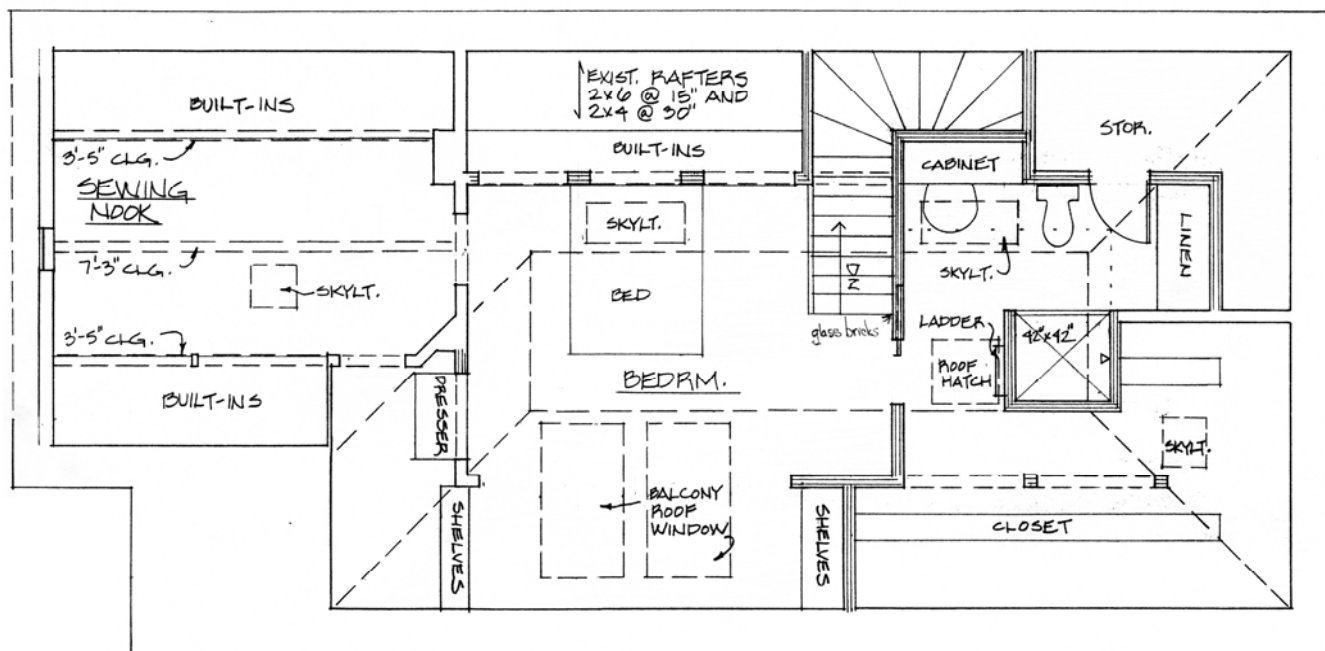
County and State

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Name of multiple listing (if applicable)

Section number Supplemental Documents Page 6

5. Existing Attic Floor Plan. Courtesy of Carol Passey. Drawn by In-House Architecture, Portland, Oregon.
Plan not-to-scale.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

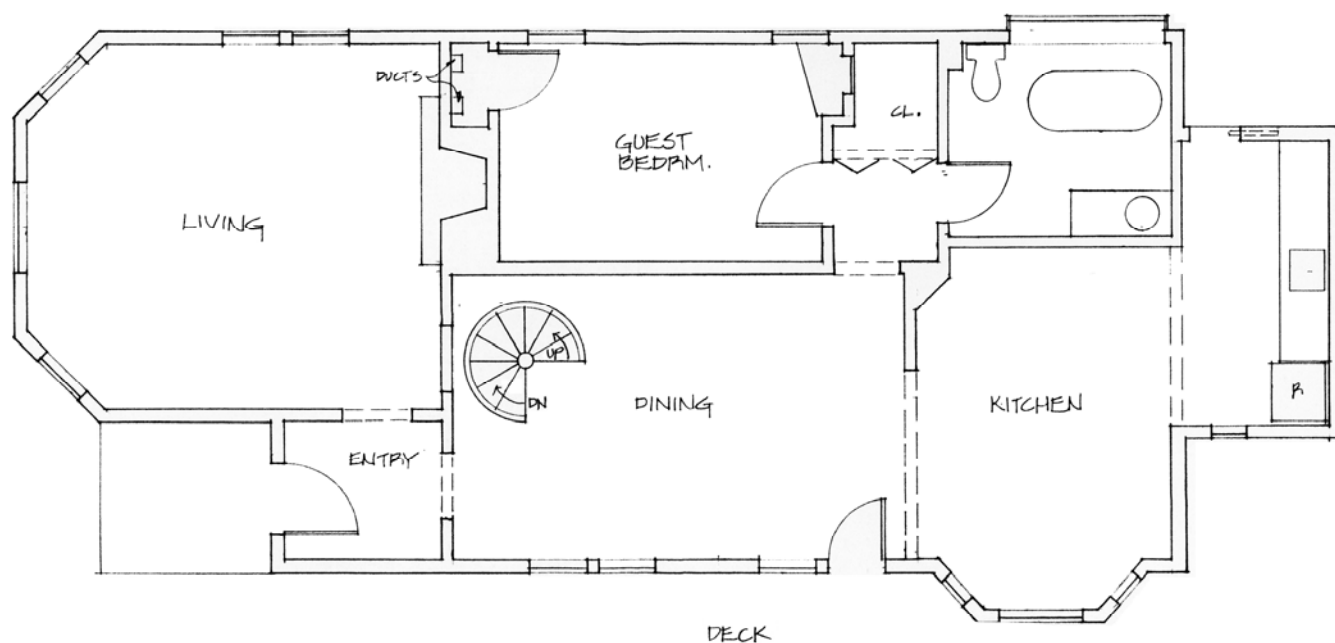
County and State

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Name of multiple listing (if applicable)

Section number Supplemental Documents Page 7

6. Main floor Plan as existed before 2000. Courtesy of Carol Passey. Drawn by In-House Architecture, Portland, Oregon. Plan not-to-scale.



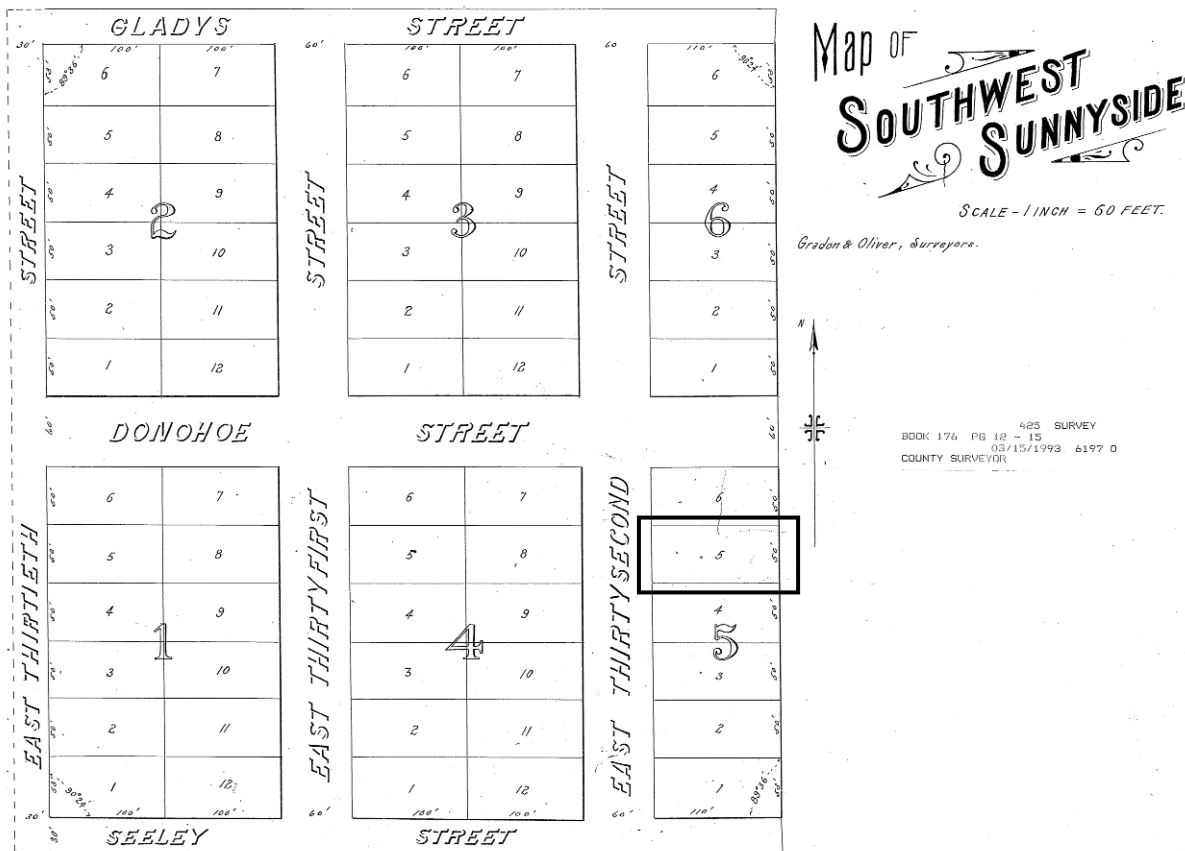
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House
Name of Property
Multnomah County, Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Supplemental Documents Page 8

7. Southwest Sunnyside Addition map, Portland, Oregon. Charles R. Donohoe and his wife Helen Donohoe filed the document in 1892. The square represents the Brooks House lot.



Know all men by these presents that we Charles R. Donohoe and Helen M. Donohoe his wife do hereby acknowledge and declare this accompanying map designated as "West Sunnyside" and more particularly described in the Certificate of Graden & Oliver attached to be the map or plat of "West Sunnyside" and we do hereby dedicate to the use of the public forever all rights and ways as shown on said map or plat.

In Witness Whereof we have hereunto set our hands and Seals this 9th day of March 1892.
 Executed in presence of
 John L. Hall, J. J. Shepard
 State of Oregon }
 County of Multnomah }
 Charles R. Donohoe and Helen M. Donohoe his wife appear to me to be the natural persons named in and who executed the above declaration and acknowledged to me that they executed the same, and Helen M. Donohoe wife of the said Charles R. Donohoe in answer to an inquiry by me, separately and apart from her said husband, then and there solemnly pledged to me that she executed the same freely and voluntarily and without fear, coercion or compulsion from any one.

In testimony Whereof I have hereunto set my hand and official seal this day of March 1892.
 John L. Hall, J. J. Shepard
 State of Oregon }
 County of Multnomah }
 I, John L. Hall, being duly sworn, depose and say that I have surveyed and marked with proper measurements the land represented on the accompanying map of "West Sunnyside" and at the initial point which is at the Southwest corner of the tract there is a large monument 10 inches square set firmly in the ground, the initial point is 2600 feet East and 530 feet North of the Southwest corner of the Nelson-Murray Don Land Claim in Township 4 South Range 1 East Multnomah Meridian Oregon.

Subscribed and sworn to before me this 12th day of March A.D. 1892.
 Notary Public for Oregon }
 Received for me 15 March 1892 }
 at 3 o'clock P.M. }
 Robert L. Hall
 Mary Riddle as J. J. Shepard



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

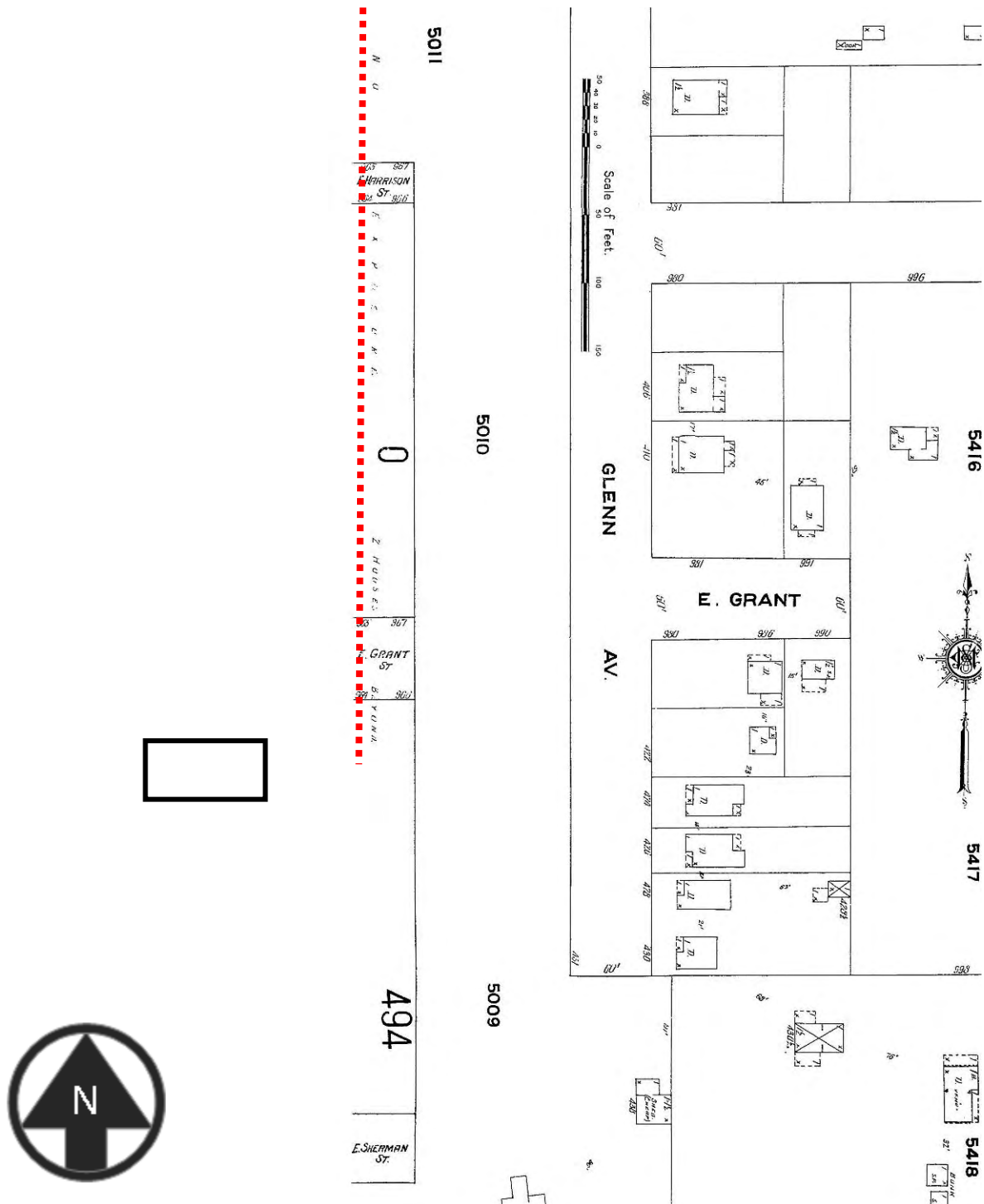
County and State

N/A

Name of multiple listing (if applicable)

Section number Supplemental Documents Page 9

8. Sanborn Insurance Map. 1909. The square denotes the location of the Brooks House, and the dotted line shows the note that there were only two houses with no fire exposure, the area was not surveyed.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

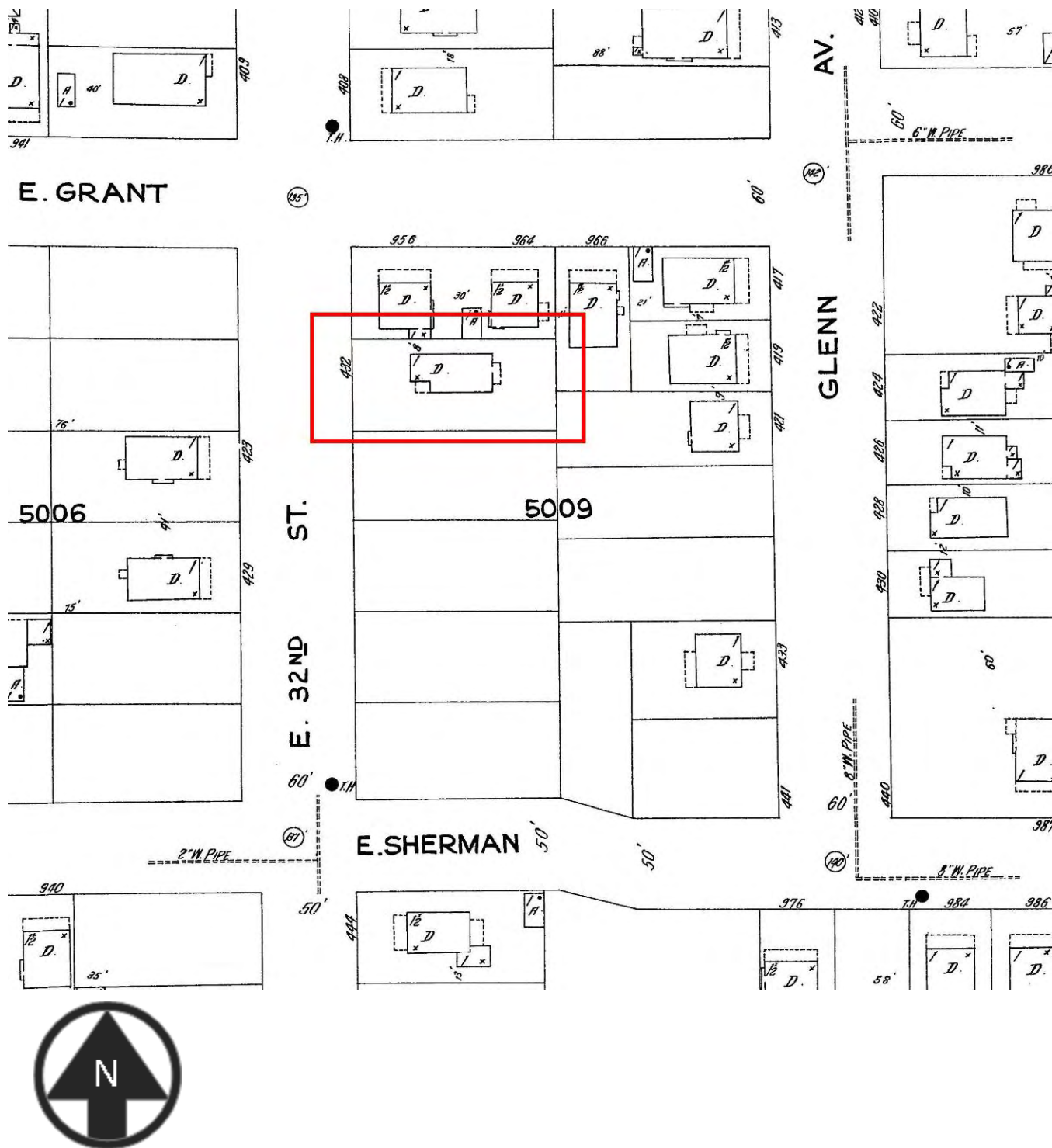
County and State

N/A

Name of multiple listing (if applicable)

Section number Supplemental Documents Page 10

9. Sanborn Insurance map. 1929



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

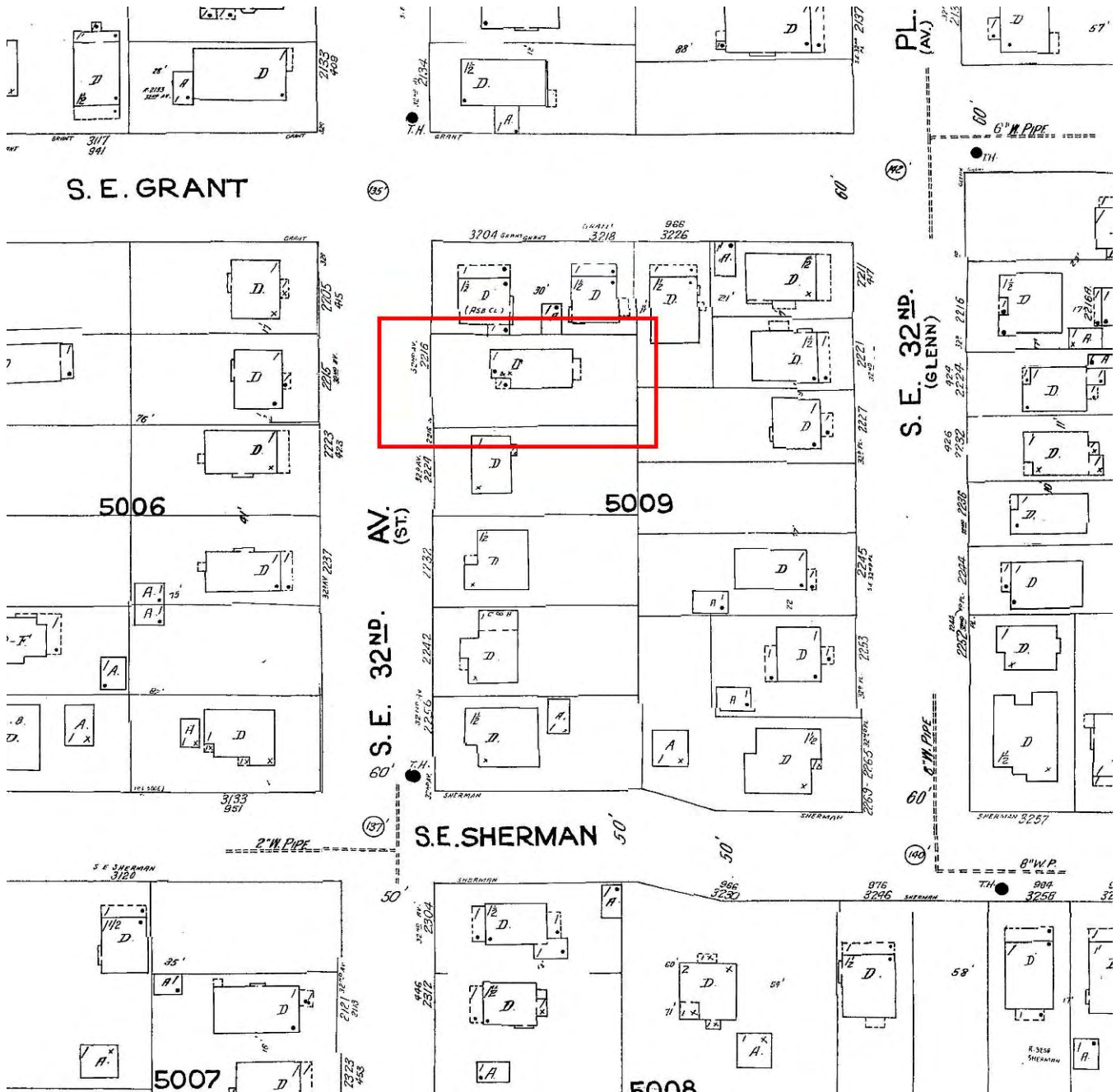
County and State

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Name of multiple listing (if applicable)

Section number Supplemental Documents Page 11

10. Sanborn Insurance Map. 1950



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Supplemental Documents Page 12

11. Aerial Photograph, 1936. Courtesy of the University of Oregon.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Supplemental Documents Page 13

12. Aerial Photograph, 1956. Courtesy of the University of Oregon.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Supplemental Documents Page 14

13. Aerial Photograph, 1964. Courtesy of the University of Oregon.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Supplemental Documents Page 15

14. Aerial Photograph, 2011. Courtesy of Google.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

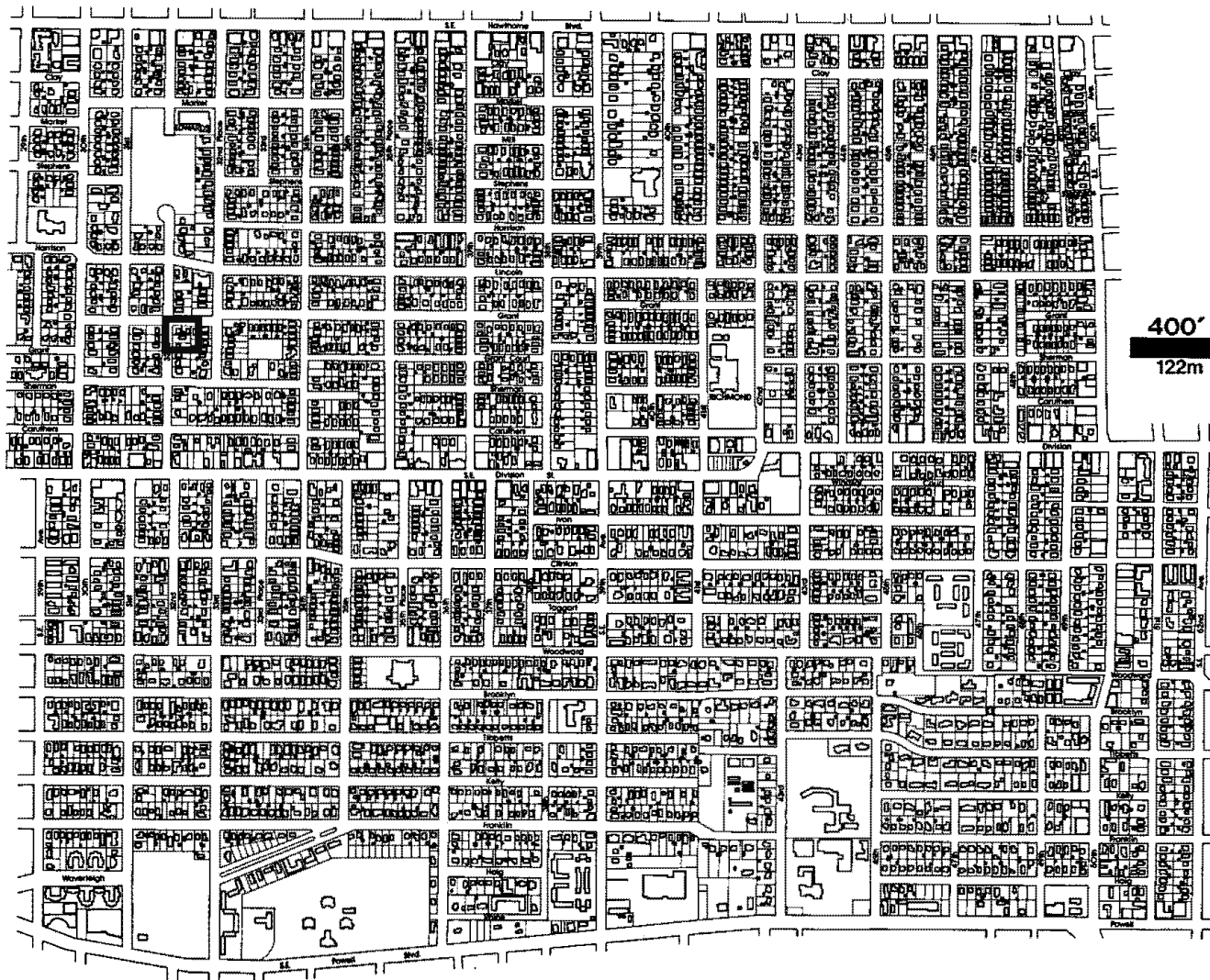
County and State

N/A

Name of multiple listing (if applicable)

Section number Supplemental Documents Page 16

15. Map of the Richmond Neighborhood map. Source from *Adopted Richmond Neighborhood Plan*, 1992, by the City of Portland. The black thick square represent the location of the Brooks House.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Supplemental Documents Page 17

16. Houses in the Richmond neighborhood used in the comparative analysis. Photos by Ernestina Fuenmayor. February 2013



House at 2240 SE 31th Avenue, Portland, Multnomah County (not listed in the National Register)



House at 3724 SE Harrison Street, Portland, Multnomah County (not listed in the National Register)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Historic Photographs Page 1

Name of Property: BROOKS, ANDREW J. AND MINNIE J., HOUSE
Location of Property: Portland, Multnomah County, Oregon
Photographer: Unknown
Date of Photographs: 1981
Location of Digital Archive: Negative No. 795-2. File 9-032-02216. Historic Resource Inventory, City of Portland, Oregon

1 of 6: Brooks House in the 1981 when the house was owned by Wallace Casebeer. Note the deck at the right of the picture, as well as the entry stairs and the door.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Historic Photographs Page 2

Name of Property: BROOKS, ANDREW J. AND MINNIE J., HOUSE
Location of Property: Portland, Multnomah County, Oregon
Photographer: Carol Passey
Date of Photographs: 2000
Location of Digital Archive: Personal Collection, Carol Passey, Portland, Oregon

2 of 6: Main façade of the Brooks House in 2000 when the house was owned by Wallace Casebeer. Note the deck at the right of the picture, as well as the entry stairs and the door.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Historic Photographs Page 3

Name of Property: BROOKS, ANDREW J. AND MINNIE J., HOUSE
Location of Property: Portland, Multnomah County, Oregon
Photographer: Carol Passey
Date of Photographs: 2002
Location of Digital Archive: Personal Collection, Carol Passey, Portland, Oregon

3 of 6: The photographs at the left is the south façade before removal of deck and bay window at the kitchen. The photograph at the right is the east façade with the kitchen extension to the rear porch, as well as the deck. Note the open deck area in the attic.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Historic Photographs Page 4

Name of Property: BROOKS, ANDREW J. AND MINNIE J., HOUSE
Location of Property: Portland, Multnomah County, Oregon
Photographer: Carol Passey
Date of Photographs: 2002
Location of Digital Archive: Personal Collection, Carol Passey, Portland, Oregon

4 of 6: Photographs taken during summer 2002. The upper photograph shows the removal of the kitchen addition and the bay window. The lower photo shows the area where the bay window was removed with the shadow of the original placement of the kitchen window. Note also the door in the left side of the lower photo that used to connect the dining room with the deck.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Historic Photographs Page 5

Name of Property: BROOKS, ANDREW J. AND MINNIE J., HOUSE
Location of Property: Portland, Multnomah County, Oregon
Photographer: Carol Passey
Date of Photographs: 2000
Location of Digital Archive: Personal Collection, Carol Passey, Portland, Oregon

5 of 6: Photograph taken in 2000. This was the original ceiling medallion found in the dining room after the removal of the dropped ceiling.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah County, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Historic Photographs Page 6

Name of Property: BROOKS, ANDREW J. AND MINNIE J., HOUSE
Location of Property: Portland, Multnomah County, Oregon
Photographer: Carol Passey
Date of Photographs: 2000
Location of Digital Archive: Personal Collection, Carol Passey, Portland, Oregon

6 of 6: Photo of the kitchen in 2000 as it was remodeled by Wallace Casebeer in 1970s and 1980s. The left photograph is from the kitchen entry with the camera facing northeast. The skylight is in the former rear porch area. The photo at the right is from the dining room to the kitchen, with the camera facing southeast. The photo shows the bay window that was removed, as shown in the historic photograph 6.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 1

Photo 1 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0001)

West façade (main) and south façade (right), camera facing northeast.



Photo 2 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0002)

Mature maple and elm trees in front yard. South façade at right. Camera facing west.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah, Oregon

County and State

N/A

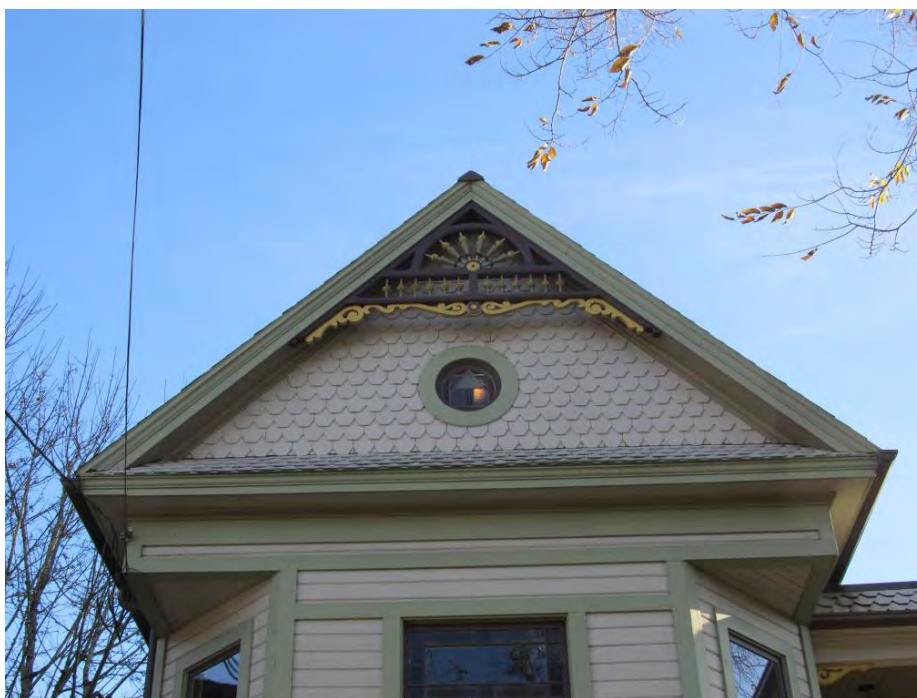
Name of multiple listing (if applicable)

Section number Photographs Page 2

Photo 3 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0003)
West façade (main) from the driveway. Camera facing east.



Photo 4 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0004)
Detail of the gable at west façade (main). Camera facing east.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 3

Photo 5 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0005)

South façade (left) and east façade (right). Camera facing northwest.



Photo 6 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0006)

East façade (rear). Note the fence on the left. Camera facing west.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 4

Photo 7 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0007)

East façade (left) and north façade (right). Camera facing southwest.



Photo 8 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0008)

North façade. Door that access to the basement. Camera facing southwest.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 5

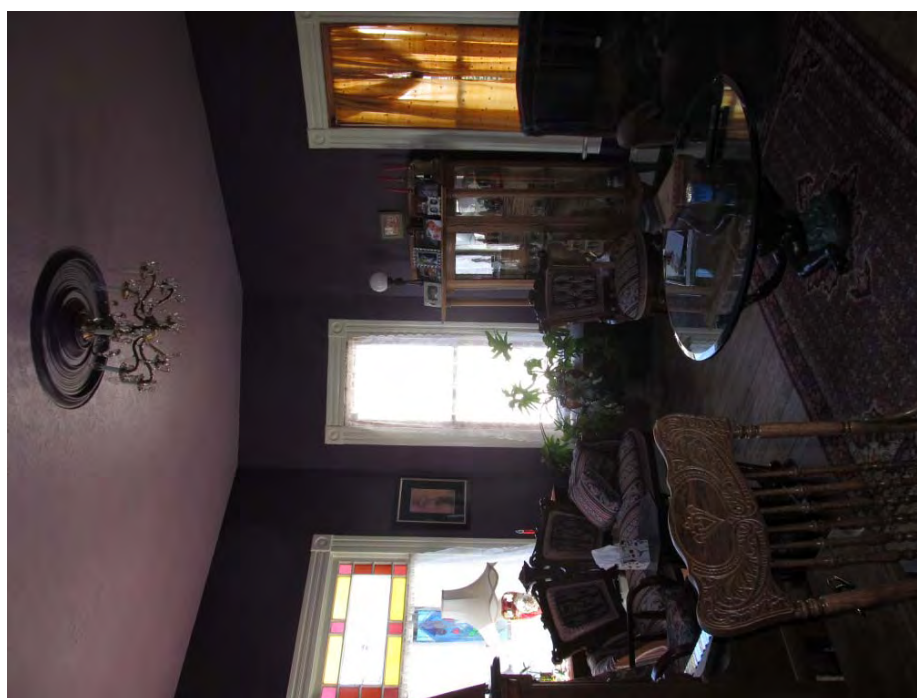
Photo 9 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0009)

Interior. Main entry door at foyer or entry hall, entry to the parlor at right. Camera facing west



Photo 10 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0010)

Interior. View of the parlor from the door at the foyer. Camera facing northwest.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 6

Photo 11 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0011)
Interior. Detail of original ceiling plaster medallion at parlor.



Photo 12 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0012)
Interior. Dining room, at the center is the entry door from the foyer. Camera facing southwest.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 7

Photo 13 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0013)

Interior. Kitchen, view from the wall between dining room and kitchen. The door leads to the rear porch. Camera facing northeast.



Photo 14 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0014)

Interior. Bedroom at the main level. Camera facing northwest.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brooks, Andrew J. and Minnie J., House

Name of Property

Multnomah, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Photographs Page 8

Photo 15 of 15. (OR_MultnomahCounty_AndrewJMinnieJBrooksHouse_0015)

Interior. View of the attic, at end is a half wall from the stairs and the bathroom. Camera facing east.

