

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received AUG 3 1987
date entered SEP 15 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Broetje, John F. and John H., House Number of contributing resources: 1
and/or common "The Redwoods" Number of non-contributing resources: 0

2. Location

street & number 3101 SE Courtney Road N/A not for publication
city, town Oak Grove N/A vicinity of Third Congressional District
state Oregon code 41 county Clackamas code 005

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Lois and Lonnie Bain, Faye Marie Morris, and Lorraine Hubbard
street & number 15303 S. Carus Road
city, town Oregon City N/A vicinity of state Oregon 97045

5. Location of Legal Description

courthouse, registry of deeds, etc. Clackamas County Clerk
street & number 807 Main Street
city, town Oregon City state Oregon 97045

6. Representation in Existing Surveys

title Clackamas County Cultural Resource Inventory has this property been determined eligible? yes no
date 1983 federal state county local
depository for survey records Clackamas County Dept. of Transportation and Development
city, town Oregon City state Oregon 97045

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved

date N/A

Describe the present and original (if known) physical appearance

The John Broetje House with its lush, tree-shaded grounds is a well-known landmark in the community of Oak Grove. Built in 1890 and subsequently elaborated, it exhibits certain characteristics of the Queen Anne style in its beveled window bay and variegated siding, for example. Its most dominant feature is the four-story water tower added to the north end in 1909.

Completed in 1890, it was a simple two-story vernacular farmhouse of frame construction. Over the next eight years the Broetjes added to the original volume, incorporating a polygonal bay window and gable above, lighted by paired double-hung windows. Between 1898 and 1910 other elements were added, including staggered-butt shingles on the second story, shaped bargeboards at cornice returns, and a Craftsman-style porch, or veranda on the south front.

The house is essentially rectangular in plan, and is oriented longitudinally, south to north. The building has an intersecting gable roof and stucco-covered brick foundation. The principal, or south facade of the house is dominated by its full-length porch; the front door is located to the left of three double-hung sash windows. The porch has a hip roof which is supported by tapered square columns. The exterior is clad with wide drop siding at the first floor level; staggered-butt shingles above. A small portion of the front porch has been enclosed as a sunroom, which is entered through French doors from the living room.

On the west elevation, the minor kitchen entrance historically was used by the family as the primary entry to the building. Turned posts with jig-sawn brackets support the side porch. The recessed porch is located between the polygonal bay and a one-story storage room addition which has a shed roof pierced by a diminutive gabled wall dormer above a paneled and glazed door.

The east elevation, which faces Oatfield Road, is comprised of two gabled volumes and the water tower. Nestled between is a small recessed porch which has been partially enclosed for use as a bathroom.

The second story of the water tower is clad with drop siding rather than shingles. Then, above a belt course, the battered walls are clad with wood shingles. The top floor is clad with shingles arranged in a staggered-butt pattern. A deck with grillework balustrade encircles the fourth floor of the tower and is supported by scroll-cut rafters. The tower has a hipped roof with frieze board. The windows of the water tower are double-hung sash that diminish in size from the first floor to the top.

INTERIOR

The living room, dining room, kitchen and related second floor spaces are the major components of the original house. Rooms added since are accessible through these primary compartments. Additional rooms are found in the water tower, which is connected to the house at the northeast corner of the kitchen.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The best-preserved historic building associated with early wine production in Clackamas County, Oregon stands at the intersection of SE Courtney Road and SE Oatfield Road in suburban Oak Grove, south of Milwaukie. The original volume, a vernacular farmhouse clad with drop siding, was built for John F. Broetje, a German emigre and horticulturist, in 1890. From 1892 to 1943 the house was occupied by John H. Broetje, son of the original owner, and it was early in this period that the house was enlarged and updated in the Queen Anne style. The water tower was added in 1909.

In the early 1900s John H. Broetje pursued commercial grape-growing and wine-making from a Concord variety which the elder Broetje had introduced to the property in 1890. Following the repeal of Prohibition in 1933, Broetje the younger applied for a farmer winery license under the commercial name "The Redwoods," which was prompted by the father's numerous plantings of sequoia on the grounds surrounding the house. John H. Broetje was most responsible for the growth and development of the grape-growing and wine-making industry in Clackamas County. His daughter, Dora, continued the family business until shortly before her death in the 1970s. Due to her active promotion of wine production, "The Redwoods" label is still remembered in the area.

Thus, the property meets National Register Criterion A in the context of the immigration of German-speaking people to Oregon and the development of local viticulture. It meets Criterion C as a locally distinctive example of vernacular architecture including an intact water tower. While such features once were commonplace on rural and suburban farmhouses, comparatively few functioning water towers have survived to the present day in urbanizing areas of the Willamette Valley such as Oak Grove. The water tower was employed historically in the crushing stage of the wine-making process at "The Redwoods."

Between 1814 and 1890 an estimated five to seven million Germans emigrated to the United States in what one historian calls the "most tremendous folk movement of modern times" (Bartlett: 1974, pg. 151). Their home countries torn by political and economic upheaval, these people flocked to America, most of them in the years 1840-1860 and 1880-1890.

Among the many who came was John F. Broetje, patriarch of the influential Broetje family and original owner and builder of the nominated property. Broetje was born in Oldenburg, Germany in 1833, the youngest of eight children born to Anton and Mary Broetje, long-time gardeners and farmers. In 1854, at the age of 21, he sailed to American and settled first in Illinois. At that time, Illinois was

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property 1.57

Quadrangle name Lake Oswego, Oregon

Quadrangle scale 1:24000

UTM References

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Zone Easting Northing

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Zone Easting Northing

C

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Verbal boundary description and justification The nominated area is comprised of 1.57 acres in the Redwood Acres Addition, to include the Broetje House and its yard, including giant sequoia, firs, cedar, spruce, maple, and other historic plantings both north and south of the driveway. The area is legally described as Tax Lot 2400, NW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec.1, T2S, R1E, W.M., in Clackamas County, Oregon. Map Reference No. 2 1E 1CA

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Jane Morrison

organization Koler/MorrisonConsultants date December 15, 1986

street & number PO Box 445 telephone (503) 631-8070

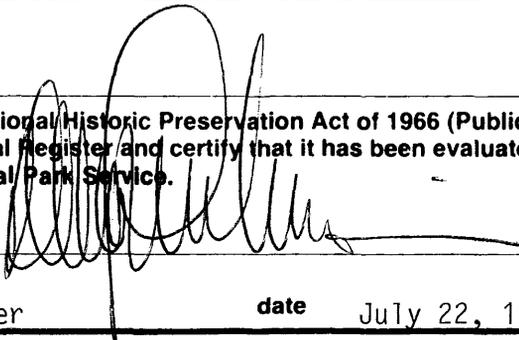
city or town Oregon City state Oregon 97045

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date July 22, 1987

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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The living room is rectangular and includes a staircase with turned balustrade, as well as a fireplace. An arched opening on the east end of the room leads to a small sitting space (added before 1911) which increases the overall dimensions of the living room. A small sunroom is accessed from this sitting room through a set of French doors. The sunroom has fixed sash windows with a transom bar and casement windows above. The lights in the casements are divided by decorative muntins. A shelf for plants encircles the sunroom below the windows.

An arched opening between the living and dining rooms can be closed with a pair of multi-light doors that fold accordion-style when not in use. The dining room is pentagonal in shape due to the polygonal bay.

The second floor consists of four bedrooms which are arranged around a central sitting room. Each bedroom has one closet. The master bedroom has a large walk-in closet and dressing area in addition to a smaller closet. The walk-in closet is finished with tongue-and-groove doors and is tucked under the eaves of the northeast gable volume.

A hallway has been converted into a bathroom. This room connects the second floor of the house with the second floor of the water tower, which consists of one room converted for use as living quarters. The third floor of the tower has been finished as a bedroom. The fourth floor was inaccessible at the time of the interior inspection.

Floors are wood throughout, some of which have been carpeted. Walls are lath and plaster. Interior finishes are the simple unadorned type found in rural farmhouses throughout the Willamette Valley, with the exception of the coved ceiling moldings found in the living room.

SETTING

The house is located on the southeast corner of the intersection of Courtney and Oatfield Roads in suburban Clackamas County, approximately one and one-half miles south of Milwaukie, Oregon. The house is situated in the center of the lot which measures approximately 200' by 200'. The lot is landscaped with a number of notable plant materials. In the front yard there are four massive sequoiadendron giganteum or giant sequoias, which were planted in 1892. Each measures over 70" in diameter and can be seen from points throughout the community of Oak Grove. Several large rhododendrons are also found around the house. Imported from the Orient by John H. Broetje, son of the original owner and long-time owner of the property himself, they were planted in approximately 1892.

The surrounding area, developed primarily since World War II, consists largely of single family detached residences although several buildings from the early part of this century are scattered throughout the vicinity. These older dwellings are generally located along Oatfield Road, an old Indian trail, and later a wagon road used by early settlers to take goods to Portland.

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The property immediately surrounding subject house is still in Broetje family ownership. The area north of the house is undeveloped, and includes plant materials planted by both John F. and John H. Broetje such as labrusca grapes, holly trees and other ornamental shrubs. To the west is a two-story building constructed by John H. Broetje. It is clad with dropped siding and wood shingles. Multi-light windows are found on the east and south elevations. A single paneled and glazed door on an overhead track, and a pair of hinged paneled and glazed doors are found on the east elevation. There is a one-story lean-to on the north elevation. It is not included in this nomination because it is under separate ownership although it was once a part of The Redwoods winery which the Broetje family operated for many years.

Across Courtney to the south is a brick and wood frame English cottage style residence which appears to have been built in the 1930's.

ALTERATIONS

The house is solidly constructed of good materials and structurally sound. Since 1911 the house has had few alterations. Minor changes include partial enclosure of the porch on the east elevation for use as a bathroom; remodeling of the second floor hallway for use as a bathroom; conversion of the water tower to living quarters; addition of a sunroom on the south elevation; and modernization of the original kitchen.

Although plans have not been finalized the new owners envision making alterations to convert the private residence for use as a place for wedding receptions and later a bed and breakfast.

They plan to remodel the existing pantry for use as the kitchen. The existing kitchen, which was modernized in recent years, will be returned to an 1890's vintage kitchen for display purposes. They also plan to put a door between the sitting room/living room and bedroom on the first floor. On the second floor they plan to replace an archway between the sitting room and the west bedroom with a doorway. They also plan to add two small bathrooms: one off the master bedroom in the walk-in closet and another in the second floor sitting room.

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sparsely populated, with great expanses of land that was fertile, cheap and easy to buy. With the coming of the Illinois Central Railroad in the decade of the 1850s the population boomed and the state prospered. Broetje was there to take part.

Over the next 26 years he engaged in a variety of occupations including blacksmithing, locksmithing, teaching, and farming and gardening. It was here that Broetje made his first planting of Concord grapes; an interest of his which would later have an important impact on viticulture in Oregon. During this period he married Augusta Schuchardt. Born in Illinois, she was the daughter of Fred Schuchardt who came to the United States from Saxony, Germany in 1832. The Broetje's had six children: Fred G., Anton G., John H., Julius, Anna and Sophia. Each of the sons followed their father's footsteps into the horticulture business.

In 1883 Broetje moved his family to Portland, Oregon, traveling cross-country by rail to San Francisco, then sailing by steamship to Portland. He purchased property on the slope of Mt. Tabor and built a house and greenhouse. Here he raised a variety of exotic plants and operated a lucrative florist business.

The Mt. Tabor area developed rapidly in the next seven years. Feeling encroached upon, Broetje sold his home and purchased 16 acres at what is now the corner of Courtney and Oatfield Roads in Oak Grove. At that the Oak Grove area was little
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more than open fields with isolated farms; however, in the 1890's the coming of the first interurban electric rail car brought increased development, and formerly-remote areas filled in with houses, churches, public and commercial buildings. Undoubtedly hoping to capitalize on this growth Broetje invested heavily in real estate but lost most of it in the Depression of the early '90's. Although Broetje's participation in the development of the community of Oak Grove has not been documented, one source writes that despite his losses "it was his mind that first conceived the idea of the town, and his was one of the most fertile and resourceful in planning for its subsequent development" (Chapman:1903, pg. 491).

Broetje began construction of subject house in 1890. According to one source, it was at this time that he sent back to Illinois for cuttings from the Concord vineyard he had established there years earlier, and thus, in the early 1890's became one of the very first to introduce lebrusca vines to the West Coast.

The first known planting/cultivation of grape vines in the Pacific Northwest was by Hudson Bay Company employees at Fort Vancouver in approximately 1825. Several vineyards are also reported to have been planted at French Prairie, southwest of Portland in the lower end of the Willamette Valley - probably from cuttings taken from Fort Vancouver by retired employees of the company. Little is known about the quality of these early vineyards or the wines which were produced.

Between 1850 and 1900 immigrants to Oregon brought cuttings from both European and American vines. In addition to John Broetje, foremost among early planters in the Willamette Valley/Portland area were: A.R. Shipley who imported a wide variety of vines in the 1860's, and Henderson Luelling, who arrived in Oregon City in 1847 with vines carried across the plains. Shipley was a prominent early settler in the Lake Oswego area. His large home, constructed c. 1862, still stands at 18451 S.W. Stafford Road. It has, however, been altered and is in poor condition. Shipley imported a variety of exotic plant materials, a number of which remain on the property although there are no surviving grape vines. It is not known whether he ever produced wine on the site, and his impact on the development of viticulture in the area is not clear.

Henderson Luelling was a well-known horticulturist who operated a large business on the site of the present Waverly Country Club, just one mile north of Milwaukie, Oregon. His primary contribution was in experimentation and development of cherry trees. He did not actively promote cultivation of grapes nor did he produce wine for commercial consumption. There are no remaining buildings or vineyards associated with Luelling.

Broetje planted a vineyard at his new home, many vines still exist, as well as shrubs and trees to landscape the large yard. The giant sequoias which tower above the house today were planted at this time as well. Broetje lived in the house only two years before moving in with his son Julius who lived a short distance away.

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Another son, John H. Broetje, moved into subject house in 1892. During the two years the senior Broetje occupied the house he continued to experiment with grape varieties, as well as operate a florist business. He was one of the first to import ornamental shrubs and trees from the Orient. He shipped them to points throughout the United States. He was also a regular contributor to The Oregonian on the subject of horticulture. Throughout this time until his death in 1907 Broetje was a strong proponent of grape cultivation in this part of the state. In a paper read at the annual meeting of the Oregon State Horticultural Society in 1906 Broetje recalled:

About 20 or 25 years ago there were very few Oregon-grown grapes on the market and they were of a poor quality. When I came here about 24 years ago, I went to different nurserymen to inquire about the growing of grapes in Oregon. I was told that there was nothing in it, the climate was not suitable and it was no use to try. But I did try. We succeeded in raising fine, big bunches of Concord grapes, sweet and of the fine flavor natural to our native kinds.

John H. Broetje lived in the house from 1892 until his death in 1943. He was born in 1864 in St. Clair County, Illinois, and moved with his parents to Portland in 1883. He married Elizabeth Konig in Oak Grove and shortly thereafter moved into subject house. The Broetje's had one child, Dora. She kept the books and helped her father with the business for a number of years prior to his death, at which point she took over the operation.

Although John F. Broetje had made wine at home and occasionally took it to market in Portland, it wasn't until approximately 1895 that John H. began to produce it in much larger quantities. In 1909 young Broetje constructed the water tower in which the grapes were first crushed, then sent by gravity flow into barrels in the basement for fermentation and aging. It is the only extant structure directly associated with the production of wine on the property.

Following Prohibition there was a boom of "farmer wineries"^{*} across the state all of which became bonded for the production of wine. Broetje revived winemaking and applied for a farmer winery license under the name "The Redwoods," making it the fifth bonded winery in the state, and the first bonded winery in Clackamas County. By 1938 there were 28 bonded wineries in the state; several of which were located in Clackamas County. Today only two of the original 28 wineries remain: Honeywood Fruit Winery in Salem; and, Henry Endre's Winery near Oregon City.

During the time Dora's father ran the winery it produced primarily Concord grape wine (vinis lebrusca); however, when Dora took over she produced a variety of wines, including rhubarb, cherry, raspberry, honey, and currant. She ran the winery until the early 1970's when production ceased, although she continued to sell wine to "discriminating customers" until her death several years later. Today the Broetje house with its distinguished water tower is the best preserved historic building associated with wine production in Clackamas County.

*"Farmer wineries" produced light table wine from fruit which they grew.

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The John Broetje House, with its prominent water tower, and distinctive grounds is the finest example of a late 19th century eclectic building type in the Milwaukie-Oak Grove area. The Clackamas County Cultural Resource Inventory (1983) identified five other residential buildings of this stylistic type in the area, including:

Eller House (c. 1900)	3415 S.E. Hill Road	Compatible
Heitkamper House (c. 1890)	15112 S.E. Lee Street	Secondary
Prideaux House (1880-1915)	13013 S.E. Oatfield Rd.	Secondary
Unknown (1901)	13611 S.E. Oatfield Rd.	Compatible
Zanders House (c. 1880)	12210 S.E. 21st Ave.	Secondary

The Prideaux, Heitkamper, and Broetje Houses will be recommended for local landmark designation by Clackamas County in early 1987. Of these three houses only the Broetje was ranked as a primary resource. The other two were ranked secondary resources due to loss of physical integrity and encroachment by incompatible development. The remaining houses, ranked compatible, were even further diminished by the above factors.

The Broetje House has maintained a high degree of physical integrity with only minor alterations which do not alter its overall historic character. It is the only building in the area with an extant water tower. Prominently sited at the intersection of Courtney and Oatfield Roads it is one of the last remaining vestiges of the area's early history.

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Carey, C. H. History of Oregon Portland: Metropolitan Press, 1935

Chapman, C. Portrait and Biographical Record of the Willamette Valley Chicago, 1903.

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Clackamas County Rural Directory, 1907.

Kuhns, Craig. Unrecorded interview by Jane Morrison, November 1986.

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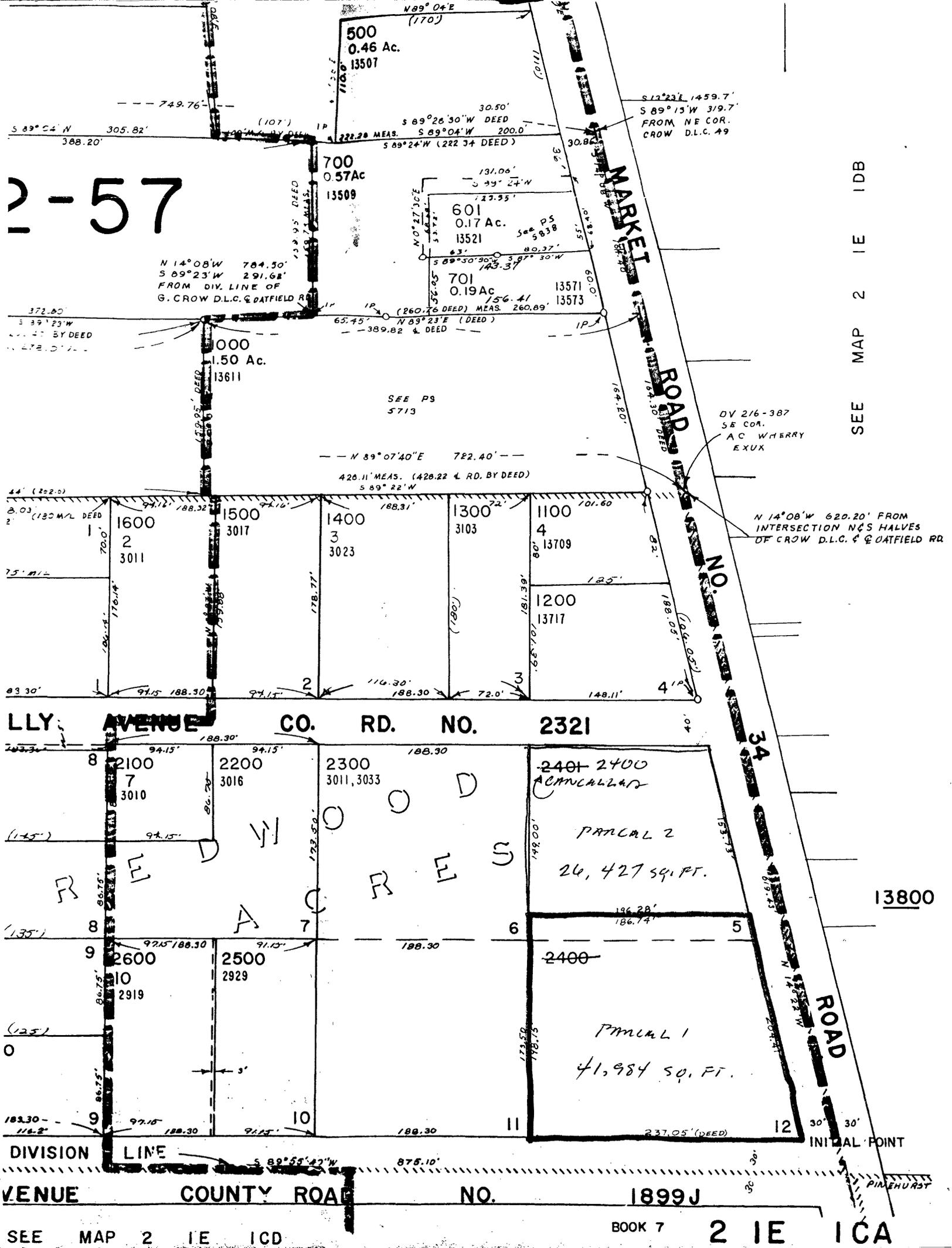
The Milwaukie Review "Milwaukie Memories" Milwaukie: First State Bank, 1977.

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The Oregon Journal, August 3, 1966.

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2-57



500
0.46 Ac.
13507

N 89° 04' E
(170)

700
0.57 Ac.
13509

601
0.17 Ac.
13521

701
0.19 Ac.
13571

000
1.50 Ac.
13611

N 14° 08' W 784.50'
S 89° 23' W 291.62'
FROM DIV. LINE OF
G. CROW D.L.C. & OATFIELD RD.

S 12° 23' E 1459.7'
S 89° 13' W 319.7'
FROM NE COR.
CROW D.L.C. 49

SEE PS
5713

DV 216-387
SE COR.
AC WHERRY
EXUK

N 14° 08' W 620.20' FROM
INTERSECTION N&S HALVES
OF CROW D.L.C. & OATFIELD RD.

LLY AVENUE CO. RD. NO. 2321

ACRES

2400
ACRICAL 2
PARCEL 2
26,427 SQ. FT.

2400
PARCEL 1
41,984 SQ. FT.

13800

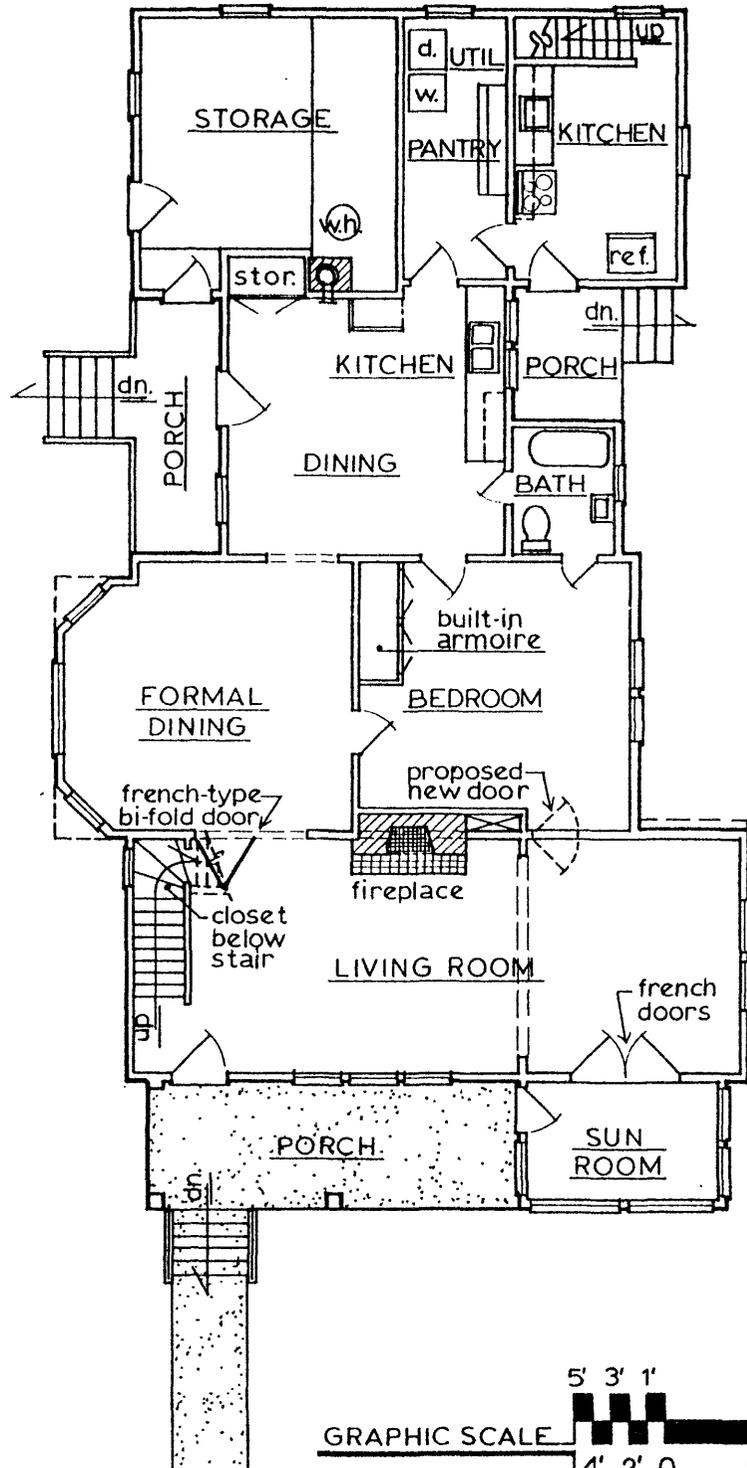
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VENUE COUNTY ROAD NO. 1899J

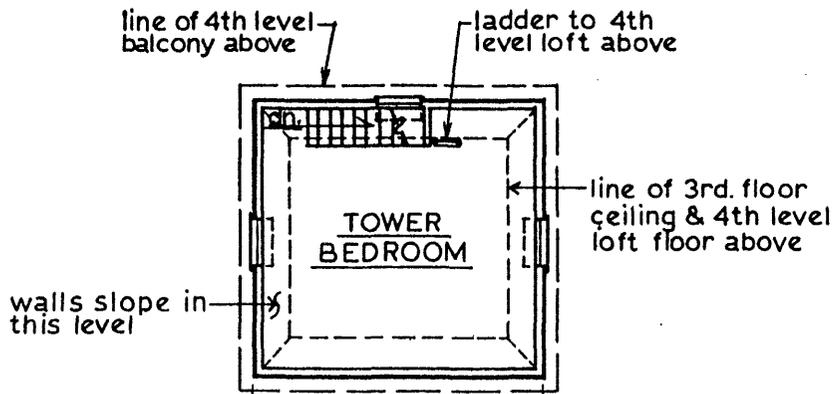
SEE MAP 2 IE ICD BOOK 7 2 IE ICA

SEE MAP 2 IE IDB

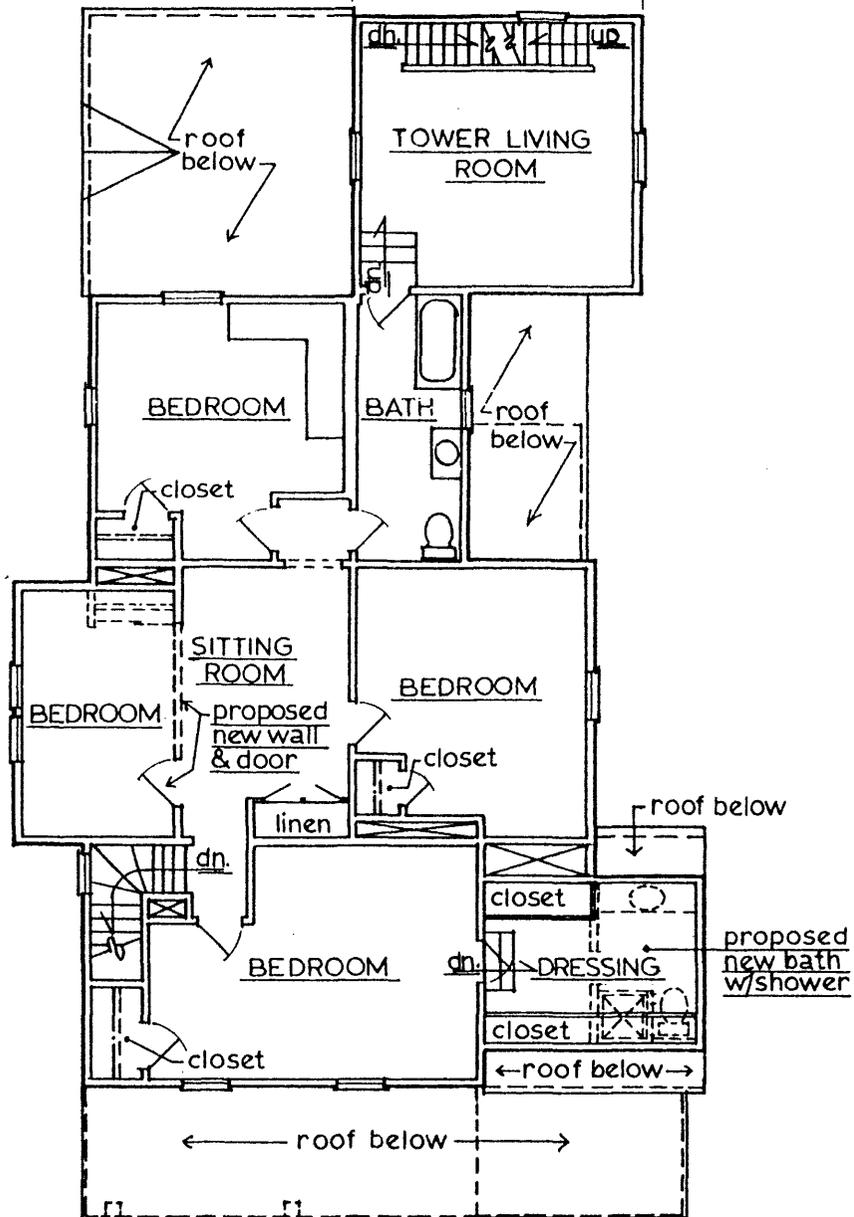
the *BROETJE HOUSE*

first floor plan





third floor plan



second floor plan