

United States Department of the Interior
National Park Service

JAN 27 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Kuehle, Henry, Investment Property
other names/site number Gottsacker Brothers Grocery Store, Hippo Hardware

2. Location

street & number 201-13 S.E. 12th not for publication
city, town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u> </u> objects
			<u> </u> Total

Name of related multiple property listing:
Historic and Architectural Resources
of Eastside Portland

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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. See continuation sheet.

[Signature] January 23, 1989
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Entered in the National Register 3/8/89

See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

[Signature] Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE; Department Store

DOMESTIC; Multiple Dwelling

Current Functions (enter categories from instructions)

COMMERCE/TRADE; Specialty Store

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman

Craftsman

Materials (enter categories from instructions)

foundation Concrete

walls Weatherboard

roof Asphalt

other

Describe present and historic physical appearance.

EXTERIOR DESCRIPTION

This structure is located on the northeast corner of the block at the intersection of 12th and Ash streets. The area consists of late 19th century and early 20th century residences as well as some industrial warehouses and new commercial construction. The building fills 90 percent of its lot which also includes a noncontributing residential structure to the northwest. The minimal surrounding yard is enclosed by a wooden, six foot high fence and is used to store odds and ends.

Rectangular in plan, the approximate dimensions are 60 feet by 40 feet. The two story building rests on a concrete foundation with a full basement and is covered by a hip roof of composition asphalt shingles. Exposed square rafters are below the exaggerated overhanging eaves. A small hip dormer projects from the center portion of each face and has three one-over-one double-hung windows framed by combed cornerboards and narrow lapped siding. Three red brick chimneys rise from the roof, but are not in good condition. There is a small skylight at the top of the eastern face. The entire exterior surface is clad with narrow lapped siding. Combed cornerboards extend the full height of the building. The predominant window type is wide one-over-one double-hung sash found in various sizes. The window trim on the second floor is accented on the bottom by projecting sills.

The front (east) elevation is symmetrical in appearance. On the first floor, there are three storefront glass bays with wood trim. Each bay has a recessed entry and double glass panelled doors. Above each of these three bays is a row of square pane transoms. The bulkheads below the display windows are ornamented with molded panels. One doorway in between the bays has an architrave surround as do the other single doors found on the first floor elevations. The surface of the second story on the front elevation is broken by two polygonal bays

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Continuation Sheet**

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projecting from the opposite ends. Two more polygonal bays with similar placement are found on the second level of the north elevation. The only other ornamentation present on this structure is the fascia board beneath the eave and a belt course that separates the first floor from the second.

The only apparent minor alteration to this building is the aluminum gutters.

INTERIOR DESCRIPTION

The interior of the building was designed with three ground-level storefronts and apartments on the second floor. The storefronts have been altered to allow one business to use the entire commercial space. Recessed entrances, display windows, transom lights, side-wall window surrounds and lath-and-plaster walls have been retained. Numerous changes have been made to the walls that previously partitioned the three storefronts. Doorways have been cut through, surfacing materials have been added, as well as new partitions constructed.

The upstairs appears to be generally as constructed. Entered from a separate entrance on the facade, the steps to the second floor rise to a small lobby. From the lobby, two narrow halls run parallel and provides access to the individual units. Stairs to the attic also depart from this lobby. Finishwork is simple but intact, although several doors have been removed, and in some cases, replaced.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1909

Significant Dates

1909

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Gottsacker Grocery Building is significant at the local level, under Criterion C, as a rare, intact example of an early wood commercial-residential building. A number of buildings of this type once existed throughout the residential areas of Southeast Central Portland, providing convenient local shopping and inexpensive housing for the burgeoning population. Today only a handful remain, almost all of which have had numerous alterations. The subject building is one of the last remaining properties of its type which is relatively intact as built.

The opening of bridges spanning the Willamette River, beginning in 1887, and the subsequent extension of streetcar lines had a tremendous influence on the development of southeast Portland's neighborhoods. Prior to the 1880s the area consisted primarily of a small commercial hub, in the vicinity of Oak and Washington Streets at approximately 3rd, with scattered residential development nearby. The rest of the area was characterized by open farmland and orchards. By the outbreak of World War I, however, almost all of the area's inner neighborhoods had been densely developed. Mixed commercial, industrial and residential uses extended from the river east to approximately 12th Avenue with residential neighborhoods stretching beyond.

Numerous small commercial areas developed to provide goods and services for the growing population. Among those who capitalized on the booming growth was Henry Kuehle. Kuehle, originally a carriage maker by trade, moved into the automotive business shortly after the auto had emerged as an alternative means of transportation. Apparently an astute businessman, he parlayed his

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considerable financial gains from the carriage/auto works business into a variety of development activities, including construction of the subject building. He purchased the large corner lot at 12th and Ash in 1906 and completed the building in 1909, renting out both the first floor retail space and apartments above. The building remained in the Kuehle family until 1972.

The first occupants of the building were Edward J. and Anna Gottsacker, who established Gottsacker Grocery and Meats in the first floor retail space, and took up residence in a second story apartment, in 1910. Edward Gottsacker, born in Wisconsin in 1877, came to Oregon with Anna sometime prior to 1890. He operated a bakery and candy store for a number of years before moving into the subject building. Gottsacker and his family, which included several sons, operated the grocery in this location for well over thirty years.

9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform, and card files, Portland, 1980.
- . Polk, R.L. and Co. Portland City Directories, 1909-1935.
- . Sanborn Insurance Map, 1924.
- . Ticor Title Company Records, Portland, Oregon.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property Less than one acre Portland, Washington-Oregon 1:62500

UTM References

A

1	0
5	2
7	1
1	5
0	

5	0
4	0
7	0
0	0

Zone Easting Northing

C

B

Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

East Portland addition, Lot 7 & 8, Block 239

See continuation sheet

Boundary Justification

Taxlot lines

See continuation sheet

11. Form Prepared By

name/title K. Zisman, J. Koler, J. Morrison, A. Yost, B. Grimala

organization Hawthorne Blvd. Business Association date August 15, 1988

street & number 615 S.E. Alder telephone (503) 234-4801

city or town Portland state Oregon zip code 97214

