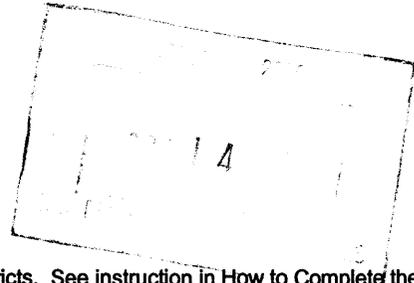


1264

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 instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bruening, Henry C. and Wilhemina, House

other names/site number _____

2. Location

street & number 5919 N. Williams

not for publication

city or town Portland

vicinity

state Oregon code OR county Multnomah code 051 zip code 97217

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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally.

James H. Smith
Signature of certifying official/Title - Deputy SHPO

7 October 2004
Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
Action

entered in the National Register
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):

Edson H. Beall
Signature of the Keeper

11/27/04
Date of

Bruening, Henry C. and Wilhemina House
Name of Property

Multnomah, Oregon
County and State

5. Classification

Ownership of Property
(check as many as apply)

- private
- public - local
- public - state
- public - Federal

Category of Property
(check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	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 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Craftsman

Materials
(Enter categories from instructions)

foundation: CONCRETE
walls: WOOD: weatherboard

roof: ASPHALT

Other: BRICK

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

See continuation sheets.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Narrative Description

The Henry C. and Wilhemina Bruening house is a 2 story, frame, Craftsman home in Portland's Piedmont area, a designated Conservation District. It has a rectilinear "foursquare" plan, a hipped roof with two hipped dormers, and a front porch with an end gabled roof over the entry steps. The exterior walls are wood lap siding, the roof is composition shingle, and the foundation is concrete. The 2,150 square foot interior reflects the Craftsman style, with a beamed ceiling in the dining room, built-in cabinetry, and crafted woodwork using local materials throughout. It is set in its original location, in the middle of a 50'x100' lot with two large Linden street trees located in the public easement between the sidewalk and street. Division of the property in 1979 resulted in the loss of the southern half of the original lot. The house fronts on Williams Avenue and is set behind a modest lawn that slopes slightly toward the street. It is located in a mature residential neighborhood, surrounded by homes of various sizes and ages, mostly built between the late 1880's through the mid 1930's, with tree-lined streets and 50-100 foot wide lots. A large wisteria is trained over the entry steps, a mature rhododendron corners the south side of the front porch, and a six foot wood fence surrounds the back and side yards. A garage, built at the same time as the home, is set in the southwest corner of the lot and is accessible over a sand-set flagstone patio/drive from the alley. The property is in excellent condition and retains its original stylistic features and materials.¹ Its style, type of construction, and association with the German immigrant community of the period makes it significant to the character of the neighborhood and city.

Exterior Description

The Bruening House is located three houses south of Ainsworth Boulevard, on the west side of the street and is oriented east to west with the front elevation facing east. It is a two-story wood frame home of 2,150 square feet, with a full basement and a half attic, a concrete foundation, and 1x6" exterior lap siding. It is 28 feet across the front and 38 feet across the side, not including the front porch, chimney and projections at the north and south elevations. The basement and the attic are unfinished.

The main upper roof is a hip roof with two hipped dormers and extensive eave projections with 4x8" detailed roof rafter extensions. The dormers are located at the front, or east elevation, and back, or west elevation, of the upper roof section. The overhangs are ceiled with 1x4" ceiling boards and a 6" crown mold. There is also a shed roof over the front porch with an end gable over the front steps, and two shed roofs over two projections at the north and south elevations. The roofing material is a grey composition "architectural" shingle.

The house has three porches. The front porch spans the entire width of the house and measures 8 feet in depth. There is a small back porch off the kitchen measuring 4'x 6' and a 8'x 13' sleeping porch on the second floor off the main bedroom. The front porch has an open balustrade with turned balusters and 2x10" wide top rail. The columns are 14" square with base and cap molding, with latticework under the porch. Three columns support the porch with 14" square cast stone concrete bases with cap molding. The porch is ceiled with 1x4" tongue and groove ceiling boards and floored with 1x3" fir flooring. The concrete

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

steps leading to the sidewalk are flanked by a stepped, cast stone concrete block knee wall on both sides that aligns with the entry door.

As is characteristic of the Craftsman style, the windows vary in size and type. Most of the windows are one-over-one double hung, with pulley style cast iron weights. There are six swing type windows, two in the front living room, three in the "Den" and one at the second floor of the north elevation. There are two casement windows in the living room and one in the entry with beveled and leaded plate glass. In total, there are seven beveled leaded glass windows on the first floor. Exterior casings for all windows and doors are 1x6" with band moldings.

Exterior doors are located at the front porch and rear porch entrances. The wood-frame oak veneered front door has a single pane of beveled plate glass with two oak- framed sidelights of beveled plate glass. The rear porch door is a new door.² A third utility door, located at the north elevation, provides access to the basement.

There are two chimneys. At the south elevation, a broad end-wall chimney of pressed brick is beveled as it rises upward, indicating the configuration of the fireplace in the living room. The chimneystack penetrates the sloping overhang of the hip roof. At the north elevation, a narrow chimney penetrates the hip roof near the ridge and indicates the original interior location of a kitchen stove. The brick on the exterior is all a light-colored pressed brick with black mortar.

A 13'x19' garage is located in the southwest corner of the lot, adjacent to the alley. The garage is constructed of poured concrete floors and walls, a wood framed barrel roof, and twin wood swinging garage doors on the north side. The exterior has a smooth plaster finish. The building has four 25"x30" single frame windows, two located on the west side and one on both the south and east sides. While no records exist dating the structure, the construction materials, finishes, and appearance all match similar materials in the main residence, providing evidence that it was built at the same time.

Interior Description

The Bruening House has eleven rooms: entry cove, living room, dining room, den, kitchen, pantry, downstairs half bath, three bedrooms, upstairs full bath, as well as a sleeping porch off the master bedroom. Entry to the house is through the deep, sheltered front porch and glass front door into the entry cove. The rooms are arranged on a foursquare pattern with the kitchen, dining room, living room, and entry cove forming the square at the first level and the three bedrooms and the bath forming the square on the second floor. The kitchen, pantry and downstairs bath are accessible from the entry cove through the kitchen vestibule. The stair to the second floor is located on the right and the living room is on the left, accessible through a deeply framed enclosed opening with two ornate woodwork columns. The living room is accessible from the dining room through double wood panel sliding doors.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Stairs from the entry cove leads to a large landing formed by a projection at the north elevation. From the landing the stairs to the second floor leads to a wide central hall with access to the bedrooms, bathroom, attic stair, utility closet, and linen closet.

Specific interior elements of note on the first floor includes oak floors with an accent inlay bordering each room and leaded and beveled glass windows. The entry cove features a built-in bench, a coved plaster ceiling detail, and a wide stair rail and paneling. The living room also features the coved plaster ceiling detail and the previously mentioned wood columns at the enclosed opening to the living room. The dining room has a plaster ceiling with boxed beams in a grid pattern and molding at the ceiling that imitates the box beams. The fir wainscoting in the dining room is five and one-half feet high with wood panel walls, a deep plate rail, and decorative brackets. The dining room also features a leaded and beveled glass china cupboard and a wall projection at the south elevation highlighted by four tall windows. Interior elements of note on the second floor include a wide central hall, fir tongue and groove floors, a sleeping porch off the master bedroom, and two walk-in closets.

Interior doors are primarily five cross-panel with plain casings and a parting bead below the cap trim. Cap trim is also characteristic on the interior frames of the windows. There are five sliding panel wood doors on the first floor, including the double sliding doors between the living and dining rooms, and one at the stair landing. There is a swing panel door separating the kitchen and the dining room. The hardware on the five panel doors are plain brass with smooth rounded brass knobs and the hardware on the sliding doors are brass pulls to match.

The interior fittings, woodwork, finishes, and walls are original and intact. Wall finishes and fittings have been altered as noted below in the kitchen, pantry, downstairs bath and part of the upstairs bath. Some original plaster surfaces can be noted in the kitchen vestibule closet, upstairs closets, and stairs to the attic. Much of the woodwork throughout the house has the original surface finish.

Other principal features include picture mold trim in almost all rooms, full staircases to the attic and the basement, a laundry chute from the upstairs bath, and the original lead-trimmed concrete utility sink in the basement. The bathroom features the original "5'6" A684 Calida bath tub," the rear door from the kitchen includes an operable transom window, and the sleeping porch still has its original canvas floor.

Many of the original electrical features are intact including four "gasoutlet" ceiling light fixtures upstairs as well as seven original "snap switches" throughout the house, and the original chain light fixtures in the dining room and "den." Other original light fixtures exist throughout the house.

Alterations/Rehabilitation Plans

Members of the Bruening family occupied the house until 1979 and none of the five owners since that time made alterations of substance to the exterior. A composition roof replaced the original wood shingled roof

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

in the early 1980s and has recently been re-roofed with composition material. The exterior door to the bathroom at the rear of the house was removed and the opening covered with matching lap siding.

On the interior, the kitchen and pantry were remodeled, the butler's stair was removed and the opening at the landing level was enclosed with a book shelf. Access to the rear bathroom was added through the pantry. In the upstairs bathroom, two closets were removed and a shower and new sink and cabinet installed. The fireplace mantel was removed in the mid-1980s, a new oak mantel installed in the early 1990s, and the fireplace converted to gas about the same time. The darkly stained woodwork in the entry and living room was painted white; probably some time in the 1980s. Handrails were installed at the stairs between the first and second floors, and between the first floor and the basement, and the living room ceiling light was replaced with a track light.

The lower window wood frames in the living room and "Den" were replaced in the mid-1990s. This repair was accomplished with great care and is in keeping with the home's original historic character.

The original site was 100' x 100' and the southern half was partitioned and sold in 1979, shortly after Ella Bruening was moved out of the house. A six-foot wood fence was installed in the mid-1980s and the basalt flagstone garage drive/patio was installed in the mid-1990s. The original landscaping is not known, and the current landscaping is not historic in character. There is a large rhododendron and a large camellia on the southeast corner of the house that may be original based on their size and age.

New electrical service and wiring as well as new water and waste drain lines were installed in the mid-1990s. A new furnace was installed in the fuel oil tank decommissioned in the early 1990s.

There are currently no established plans to renovate the home or to address non-historic changes. It is our hope that many of the alterations that have taken place can be reversed and that future changes will be consistent with the original character of the house.

Comparative Analysis

Methodology: 67 homes were surveyed within a five-block area around the nominated property. These homes are within and immediately surrounding the centrally located "Ensemble" area identified in the "Piedmont Historic Design Zone" (Exhibit D.). Comparative analysis was based on the two criteria of "State of Preservation" and "Quality of Design." State of Preservation was evaluated on a four-part scale from Poor, Fair, Good, and Excellent; along with brief narrative describing each structure's physical condition and changes made to its original character. The State of Preservation focuses mainly on the exterior of the building with interior condition noted where known. Quality of Design was evaluated on a three-part scale from Fair, Good, Excellent.

The homes in the survey area were first segregated by style with a focus on comparable two-story Craftsman styles. The determination of style was based on information from "Classic Houses of Portland,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

1850-1950." Of the 67 homes surveyed, 16 were considered to be comparable two-story craftsman style homes generally built within the same 1900-1912 period. Based on Quality of Design, 7 were considered to be Fair, 7 Good, and 2 Excellent. Based on State of Preservation, 3 were considered Poor, 4 Fair, 6 Good, and 3 Excellent. Only one home, located at 9 Ainsworth, was rated as excellent in both criteria. The nominated home is excellent in both categories.

As previously noted, due to the earliest example of deed restrictions in the Piedmont subdivision, the homes in this area are representative of high-quality design and construction for the period.

Address	Description	State of Preservation	Quality of Design
5906 N. Williams	Craftsman Two-story	Exterior in fair condition, front steps altered, window trim revised. Interior significantly altered in all rooms.	Good
5813 N. Williams	Craftsman Two-story	Overall in fair condition. Exterior in poor physical condition and deteriorating. Original features generally intact. New addition in back. Interior finishes and features generally intact with moderate changes.	Excellent
5754 N. Williams	Craftsman Two-story	Exterior in fair condition. Original character generally intact. New car port.	Fair
5765 N. Cleveland	Craftsman Two-story	Exterior in good condition. Resided, landscape is barren.	Good

Address	Description	State of Preservation	Quality of Design
5728 N. Williams	Craftsman Two-story	Exterior has deteriorated and is in very poor condition. Sided with vinyl siding.	Good

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

6204 N. Williams	Craftsman Two-story	Exterior in fair condition. Resided with asbestos siding. Altered and new car port and porch rail.	Fair
6028 N. Williams	Craftsman Two-story	Exterior in extremely poor condition and deteriorating. Interior has been wrecked through misguided muddling.	Fair
5717 N. Cleveland	Craftsman Two-story	Exterior in good condition. Large new apartment addition added to back of house.	Fair
5726 N. Cleveland	Craftsman Two-story	Exterior in good condition. Resided with vinyl siding.	Good
5735 N. Cleveland	Craftsman Two-story	Poor condition. Exterior has received significant alterations at all sides through misguided muddling. Any trace of the original character is lost.	Fair
5765 N. Cleveland	Craftsman Two-story	Exterior in good condition. Resided, landscape is barren.	Good

Address	Description	State of Preservation	Quality of Design
5837 N. Cleveland	Craftsman Two-story	Exterior is in excellent condition. Well maintained with few alterations.	Good
5907 N. Cleveland	Craftsman Two-story	Overall excellent condition. Exterior in good condition except minor changes such as storm windows and fake shutters. Interior character good.	Good

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

5917 N. Cleveland	Craftsman Two-story	Exterior in good condition.	Fair
5836 N. Cleveland	Craftsman Two-story	Exterior in good condition. Many alterations in interior.	Good
9 Ainsworth	Craftsman Two-story	Exterior in excellent condition.	Excellent
10 Ainsworth	Craftsman Two-story	Exterior in good condition. Interior changes to original character.	Fair
		Results: (3) Poor, (4) Fair, (6) Good, (3) Excellent	Results: (7) Fair, (7) Good, (2) Excellent

¹ See copies of the house's original plans as Exhibit E.

² All original doors removed or replaced with new doors are stored in good condition in the basement.

Bruening, Henry C. and Wilhemina, 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.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1910

Significant Dates

1910

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 of age or achieved significance
_____ Within the past 50 years

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Fritsche, Wenzel
Kraeft, Theodore E.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) 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
- Name of repository: Multnomah County Library, Oregon Historical Society

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Narrative Statement of Significance

The Henry C. and Wilhemina Bruening House is an excellent example of a Craftsman style home, containing many typical characteristics such as wide overhanging eaves, exposed rafter tails and simple yet decorative woodwork, all constructed of materials common to the region. This property is nominated under Criteria C for structures "that embody the distinctive characteristics of type, period, and method of construction..." Built in 1910, the home retains its historical integrity, and both the interior and exterior are in excellent condition. In addition, the history of the house provides a valuable glimpse into the German-American community in this region during the early 20th Century. The original owners, Henry C. Bruening and his wife Wilhemina; the architect, Wenzel H. Fritsche; and the builder, Theodore E. Kraeft, were all of German heritage. The house is located in the Piedmont subdivision of the Albina Community where many middle-to-upper class families, including a large community of German immigrants, moved during the Progressive Era between 1891-1913.

Background

The Bruening House is located in the Piedmont subdivision of the Albina community in north Portland. This area is officially listed as the Piedmont Conservation District, a local historic designation.¹ The house is listed in the Historic Design zone as having "Primary Historical Significance (Contributing) 1884-1913" and is also located within a central "Ensemble" of historic buildings identified in the "Portland Historic Resources Inventory, 1984."

The Piedmont area was actively developed as a residential neighborhood following numerous land transactions between 1866 to 1888. The area was named "Piedmont" due to its topography and mountain views. The Portland and Vancouver Railway Company extended its tracks to the area in September 1888, when the first rails were laid out along Martin Luther King Jr. Boulevard running through the Piedmont Subdivision up to Portland Boulevard.

On October 15, 1889, Piedmont was officially platted and deed restrictions and conditions of sales recorded for those desiring to settle in what was perhaps Portland's first planned community. Streets were designed to be 60 feet wide with 15-foot wide alleys. All water, gas, and sewer pipes, as well as all electric, telegraph, and telephone lines except where absolutely necessary for street lights, were confined to the alleys. Cable, electric, and horse cars were allowed on any street as long as two-thirds of the street's property owners gave consent.

Persons intending to construct homes were subject to additional conditions designed to create a high-quality residential neighborhood. Homes had to be built at least 25 feet from the street and 15 feet from the side lot line. A minimum construction price for a house was set, depending on the lot, at \$2,500 or \$3,000, in one of the first instances of such restrictions in the Albina community. Development of the entire subdivision was rapid and by 1909 over 140 dwellings had been erected. "Area residents were primarily upper-middle class professionals who owned their own homes. Most of the workers commuted into

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Portland, but a few were employed by the Swift Meat Packing Company and the Monarch Lumber Mill, both located in the Kenton neighborhood along the Columbia Slough.”³

The Piedmont area developed during The Progressive Era (1884-1913) which was “the primary development period for the Albina Community.”² The years from 1884 to 1902 were marked by a wave of economic growth and land development followed by a severe economic depression and slow recovery. The Lewis and Clark Exposition in 1905 ignited the second surge of growth in Portland. The Bruening House was built during the development boom ushered in by the Lewis and Clark Exposition that crested in 1911-1912, before the city entered a recession that began about 1914. During this era the streetcar system facilitated commercial, industrial and residential growth throughout the Albina community.

The origins of the Bruening House provide a glimpse into the history of the German-American community during the Progressive Era in Portland. The three primary parties behind the development of the house; the owners, the architect, and the builder, were all of German-American heritage.

Portland’s German-American community was well established before the Progressive Era. “The Portland press served immigrants along with English-speaking residents. The *Deutsche Zeitung* after 1867, and the *Staats Zeitung* after 1877, kept alive the German language and supported Portland’s German community on the Western frontier. New arrivals could put up at the *Deutsches Gast Haus*, call on the German Aid Society, and drink lager brewed by a man appropriately named George Bottler. By 1880, several thousand German-Americans supported four German-language churches and occasional stage performances in German.”⁴ Many of Portland’s German settlers moved to the Albina and Piedmont area during its development. “Many of Portland’s 3000 Scandinavian immigrants lived in Albina, ...with the middle-class families on higher land around Williams and Union avenues. The same area held a large German population...”⁵

The original owners commissioned the structure and a little is known of their history. Henry Christian Bruening and his wife Wilhemina, moved to Portland in 1908 with their daughter, Ella M. Bruening. Henry C. Bruening was born in Germany in 1860 and became a citizen of United States in 1871. He was a merchant and died in 1955 at the age of 95.⁶ Wilhemina was born as Wilhemina Quickenstadt in 1866 in Davenport Iowa to German-born parents. She died in 1947 at the age of 87. Both Henry and Wilhemina lived in the house from the time it was built until their deaths and both are buried in Riverview Abby in Southeast Portland. Their daughter Ella inherited the home and lived there until 1979. The architect, Wenzel H. Fritsche and the builder, Theodore E. Kraeft, were also of German heritage.

National Register Criteria

The Bruening House is eligible under Criterion C in the area of architecture. The house is a well-preserved example of the Craftsman style of architecture and meets many of the features common to this particular class as described below. It is also a unique interpretation of the style by a little known architect in the region.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

The Craftsman style is generally recognized as being a subset of the Arts and Crafts movement that was first initiated in England in the mid-1800's. Founders of the movement were looking for solutions to the dehumanizing effects of the industrial revolution. They found that beautiful objects, made with pride by craftsmen, brought pleasure to both the user and the maker. The Arts and Crafts movement greatly influenced art and architecture in the United States from the 1880's to well into the 20th century. The American versions of the Arts and Crafts movement were known as the Craftsman and Mission styles. American proponents of these styles included Elbert Hubbard and Gustav Stickley who created magazines like Hubbard's *The Philistine*, and Stickley's *The Craftsman*. The new aesthetic they promoted was built around simple, often rustic designs, whose construction celebrated rather than disguised the hand of the craftsman.

The Craftsman style was very popular in Portland during the Progressive Era, as can be seen by the many examples of the style throughout the city. "The Craftsman house, despite its competition with Colonial Revival, Tudor, and Bungalow styles, seemed best to exemplify the vitality and expansion of the city up until the advent of the First World War."⁵

The primary source for verification of the home's architectural style was the book *Classic Houses of Portland, Oregon 1850-1950*. To illustrate how the Bruening house fits the Craftsman style, the following excerpts; which accurately describe the layout and appearance of house, have been taken from the book's chapter on Craftsman architecture. "Craftsman houses were not simply two-story bungalows, as their whole emphasis was more square-like and two-story, hence the term "four-square" that is attached to some examples of this style. Common to all Craftsman houses, particularly in Portland, was a moderately to steeply pitched roof with extensive eave projections. The roofs were hipped or gabled....sometimes revealing roof-rafter extensions, bargeboards, and dormers. Dormers represent another roof feature prominent in the design of the Craftsman house. The porches, generally a half-dozen steps above grade, were open terraces at the main floor level ..."⁶ "If they were of wood construction, the railings had open balustrades, with decorated open work, or large-scale vertical balusters. Most often these railings were combined with more solid-appearing corner piers constructed of masonry or shingled. These piers commonly supported the porch roof posts, helping to integrate all the elements."⁷ "Stairs were a feature of the entrance hall, almost always with multiple landings to break up their length, making the stair safer and easier to climb, as well as more interesting to experience. Such landings, where the stair turned back around an opening, prevented visitors from viewing the upper floor hall and adjacent bedrooms from the first floor entrance hall. Parlors, dining rooms, or libraries often were paneled in mahogany, with high wainscoting and picture rails. Woodwork continued at the ceilings with beams, false or otherwise. Floors, constructed of polished oak, were often designed with inset perimeter patterns to surround the ubiquitous Oriental rugs."⁸ "The entry stair hall became a part of the living room, which in turn opened to the dining area, usually framed with book-cases and free-standing columns."⁹

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

The Bruening House is a well-preserved example of the Craftsman style. The home was in the Bruening family from the time it was built in 1910 until 1979, and very little was changed during this sixty-nine-year period. Many of the original fixtures and finishes exist throughout the home as noted in the physical description described in Section 7. The home has extensive original woodwork including built-in cabinetry, high wainscoting and box beams in the dining room, five panel doors, numerous sliding doors, a built-in bench and ornate wood columns in the entry, and wood flooring throughout. Original electrical fixtures include "gasoutlet" light fixtures upstairs, snap light switches, and a hanging chain dining room fixture. Door knobs and cabinet hardware show the patina of age and wear from years of use and some areas, such as the insides of closets, have the original paint on the walls and woodwork. Other original details include the lead/canvas floor on the sleeping porch, a clawfoot tub, laundry chute, and beveled leaded glass windows.

In addition, the Bruening house is an important example of the Craftsman style because it is the only structure known designed by the architect, Wenzel H. Fritsche. Because of this, and because Mr. Fritsche practiced in the Portland area for only eight years, this home provides an important contribution to our understanding of the Craftsman style. Mr. Fritsche is listed as an architect in the Portland City Directory from 1905-1913. He lived at 90 E 43rd and worked at 1153 Belmont Street. In 1914 he was listed as President and Treasurer of Photo Zincograph Company, Photo Engravers and Lithograph Plate Makers, Designers and Illustrators.¹⁰ He disappears from the Portland Directory after 1915 and no obituary records could be found for him in the Oregonian, so it is assumed that he moved away from the area. William J. Hawkins surmised that the economic depression of the mid-teens and the impending first world war; with its accompanying prejudice against Germans, might have contributed to Mr. Fritsche's leaving architecture and Portland.¹¹

To examine the home's relative significance in context to the surrounding area, a comparative analysis was conducted in August 2003 of 67 houses within a five-block area around the property. (See Section 12, Comparison of Similar Neighborhood Houses.) The homes in this analysis are within a six-block area immediately surrounding the Bruening house. Many of these homes are within an "Ensemble" area of historically significant houses identified in the "Piedmont Conservation District Map" attached as Exhibit D. Homes in this area include exemplary examples of architecture and construction in North and Northeast Portland during the Progressive Era due to the Piedmont subdivision's strict deed restrictions that were in force at the time. Homes in this area have also enjoyed a generally high level of preservation over the years, when compared to other areas in North and Northeast Portland.

Sixteen (16) of the homes surveyed were considered comparable two-story Craftsman style homes. These 16 houses were then evaluated on the criteria of "State of Preservation" and "Quality of Design." The Bruening House exhibits excellent characteristics in both criteria. Only one other home in the survey area was considered "excellent" in both criteria. Two other properties rated highly with good quality of design and excellent state of preservation.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Throughout the years, the Bruening House has continued to be a prominent residence in the Piedmont subdivision. It is representative of the area's planned development, a unique and well-preserved example of the popular Craftsman style of architecture of the period, and is associated with the history of the German-American community in the Portland area at the turn of the last century.

Endnotes

¹ City of Portland, Bureau of Planning, Proposed Local Historic Districts: *Albina Community Plan*. See Exhibit D for the Piedmont Historic Design Zone/Neighborhood Conservation District map.

² City of Portland, Bureau of Planning, *Albina Community Context Statement*, September 1992.

³ Carl Abbot, *Portland, Gateway to the Northwest*, American Historical Press, Tarzana, California, 1997, pages 55-57.

⁴ Ibid, pages 42-43.

⁵ Ibid, page 61.

⁶ The Oregonian, Obituary, April 20, 1955

⁵ William J. Hawkins, III and William F. Willingham, *Classic Houses of Portland, Oregon 1850-1950*, Timber Press Inc., Portland, Oregon, 1999

⁶ Ibid, page 411.

⁷ Ibid, page 411-412.

⁸ Ibid, page 413.

⁹ Ibid, page 388.

¹¹ Telephone conversation with William J. Hawkins, author of *Classic Houses of Portland 1850-1950*

Bruening, Henry C. and Wilhemina, House
Name of Property

Multnomah, Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

Abbot, Carl, *Portland Gateway to the Northwest*, American Historical Press, Tarzana, California, 1997

City of Portland, Assessment and Taxation Records

Hawkins, William J. III; Willingham, William F., *Classic Houses of Portland, Oregon, 1850-1950*; Timber Press, Portland, Oregon. 1999.

Portland Planning Bureau, *Albina Community Context Statement*, September 1992.

Portland Planning Bureau, *Piedmont Historic District*, Proposed Local Historic Districts: Albina Community Plan. 1992.

Sanborn Insurance Maps (dated 1924-1928)

The Oregonian, Obituary for Henry Bruening, April 17, 1955

Little Chapel of the Chimes funeral information for both Henry and Wilhemina Bruening.

Bruening, Henry C. and Wilhemina, House
Name of Property

Multnomah, Oregon
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 526063 5045682 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title James W. Coker

organization _____ date May 2004

street & number 5919 N. Williams telephone 503-735-9039

city or town Portland state Oregon zip code 97217

Additional Documentation

Submit the following items with the completed form:

Continuation sheets

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.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

Property Owner

name James W. Coker

street & number 5919 N. Williams telephone 503-735-9039

city or town Portland state Oregon zip code 97217

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 18.1 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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Bruening, Henry C. and Wilhemina, House
Name of Property

Multnomah, Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

Lot 6, Block 26, Piedmont, in the City of Portland, County of Multnomah and State of Oregon.

BOUNDARY JUSTIFICATION

The nominated area encompasses the entire tax lot (50x100 feet) occupied by the Bruening House from 1912 onward.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 11 Page 1

Supplementary Photographic Labeling

City: Portland

Name of photographer: James W. Coker (applicant)

Date of photography: All photos taken May 24, 2003

Name and address of negative holder: James W. Coker, 5919 N. Williams, Portland, OR 97217
(applicant)

Photo #1 of 14

View of main façade, east elevation, looking west from Williams.

Photo #2 of 14

View of exterior main entry area, east elevation.

Photo #3 of 14

View of north elevation looking southwest.

Photo #4 of 14

View of north and west elevations looking southeast from alley.

Photo #5 of 14

Detail view of south elevation looking northeast.

Photo #6 of 14

View of front porch from near the front door looking south.

Photo #7 of 14

View of interior entry, steps, and part of living room.

Photo #8 of 14

View of living room from entry.

Photo #9 of 14

View of dining room from living room.

Photo #10 of 14

Detail view of built-in cabinet in living room.

Photo #11 of 14

View from entry area through kitchen vestibule into kitchen.

Photo #12 of 14

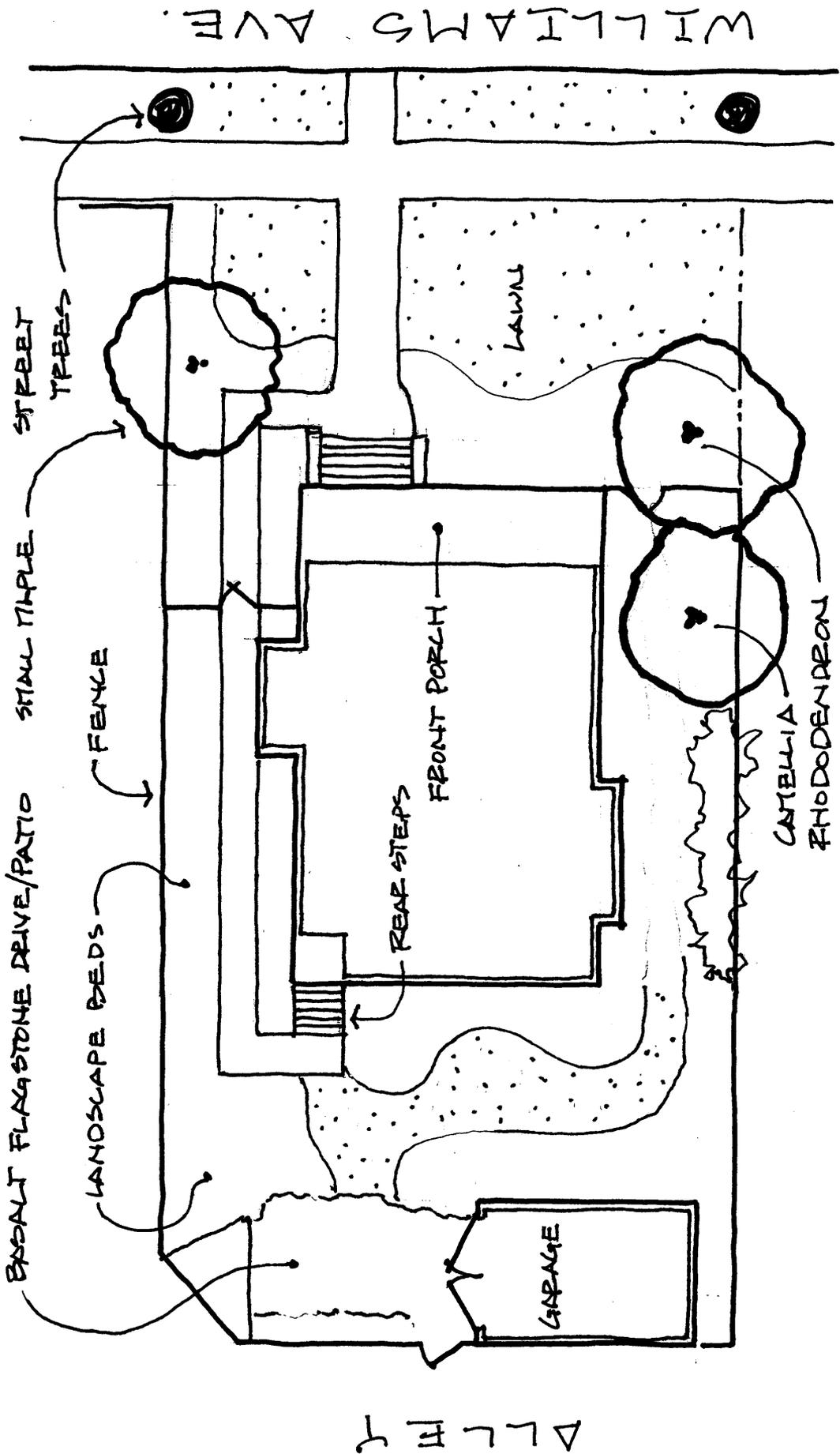
View of back door off kitchen and back porch with original lattice screen.

Photo #13 of 14

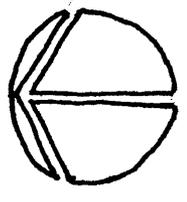
View from northeast bedroom through hall to master bedroom at southeast corner.

Photo #14 of 14

View of sleeping porch from master bedroom.



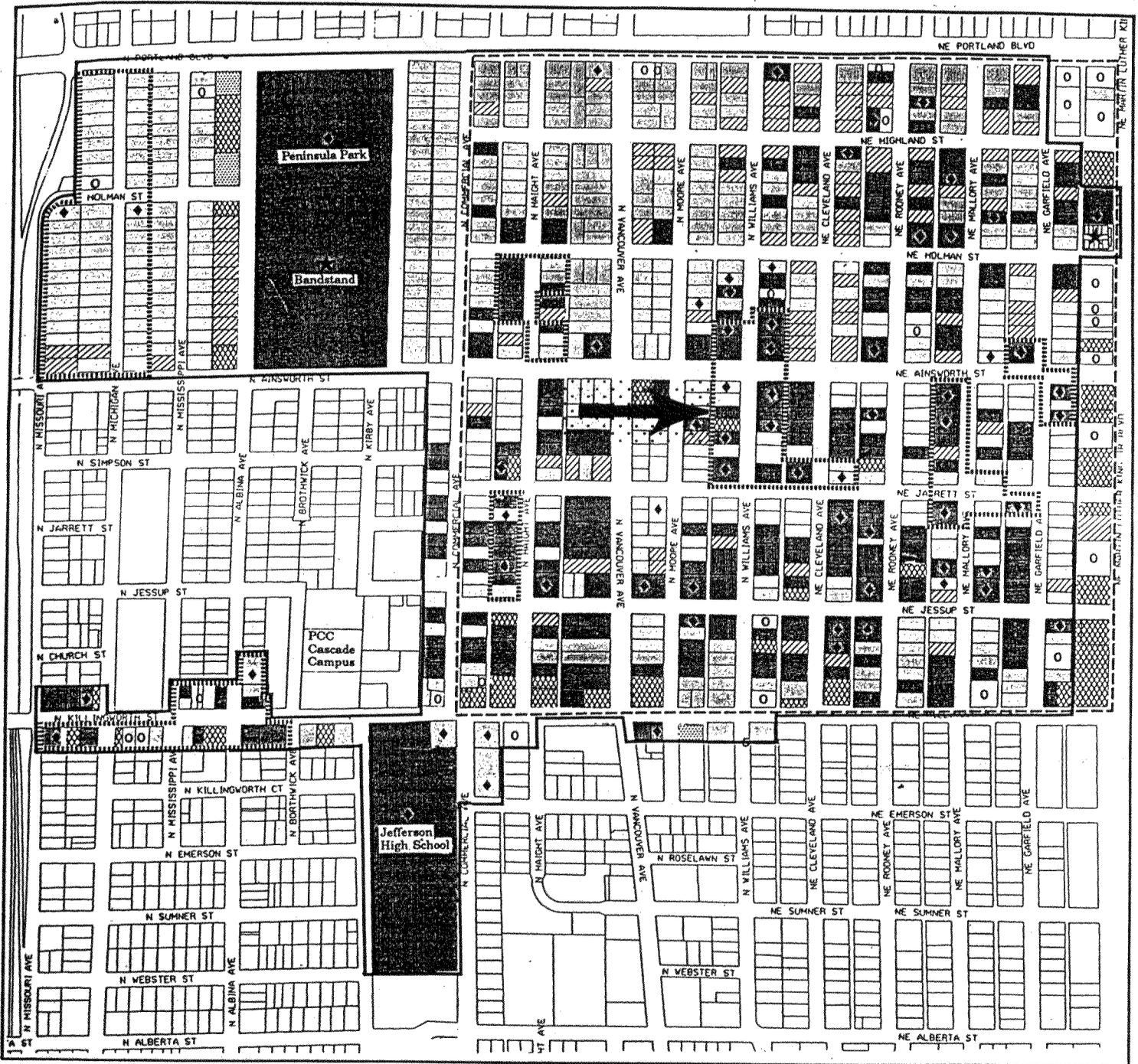
SITE PLAN
HENRY C. BREVENING HOUSE



5919 N. Williams

SCALE: 3/4" = 10'-0"

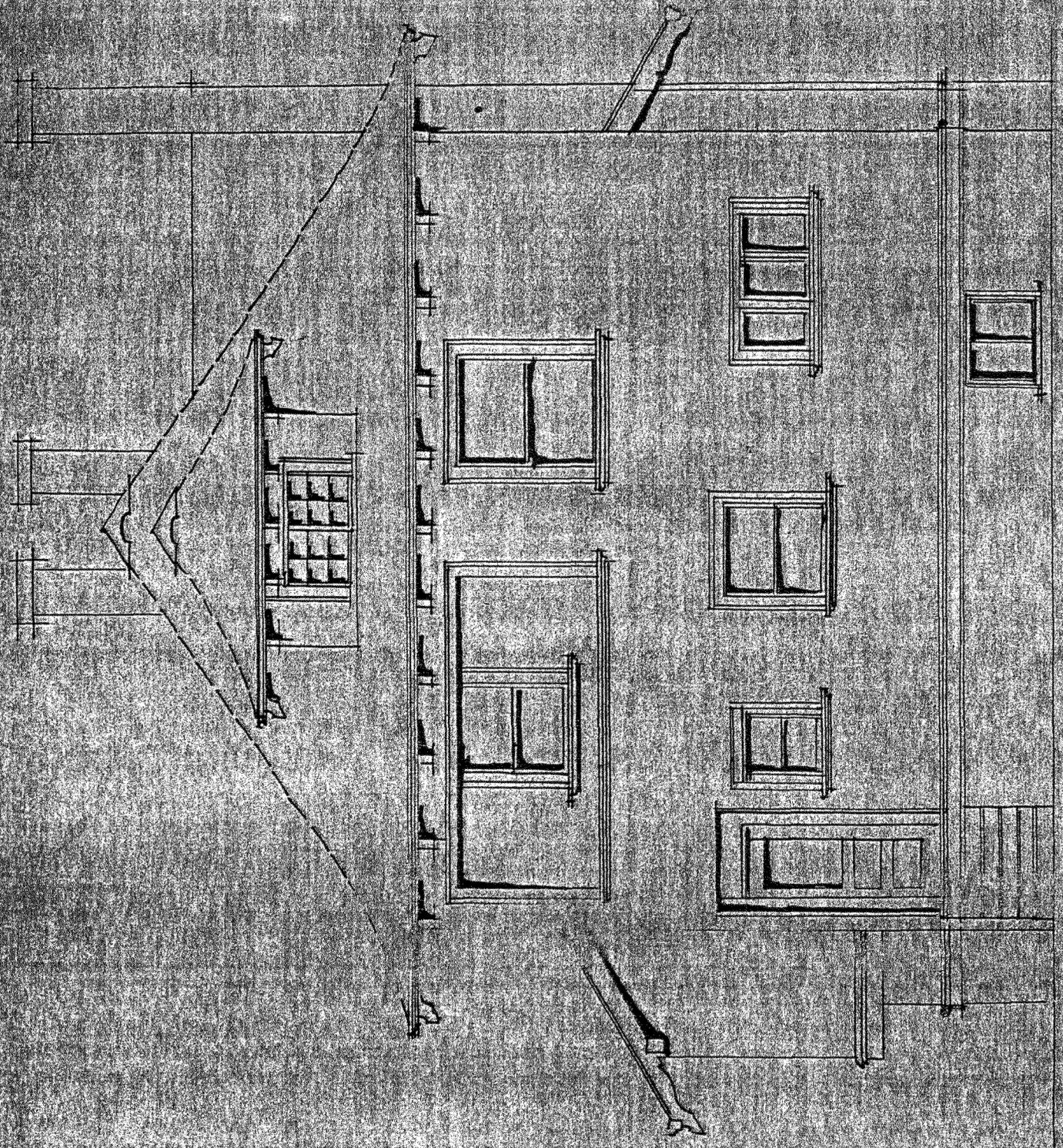
8/25/03



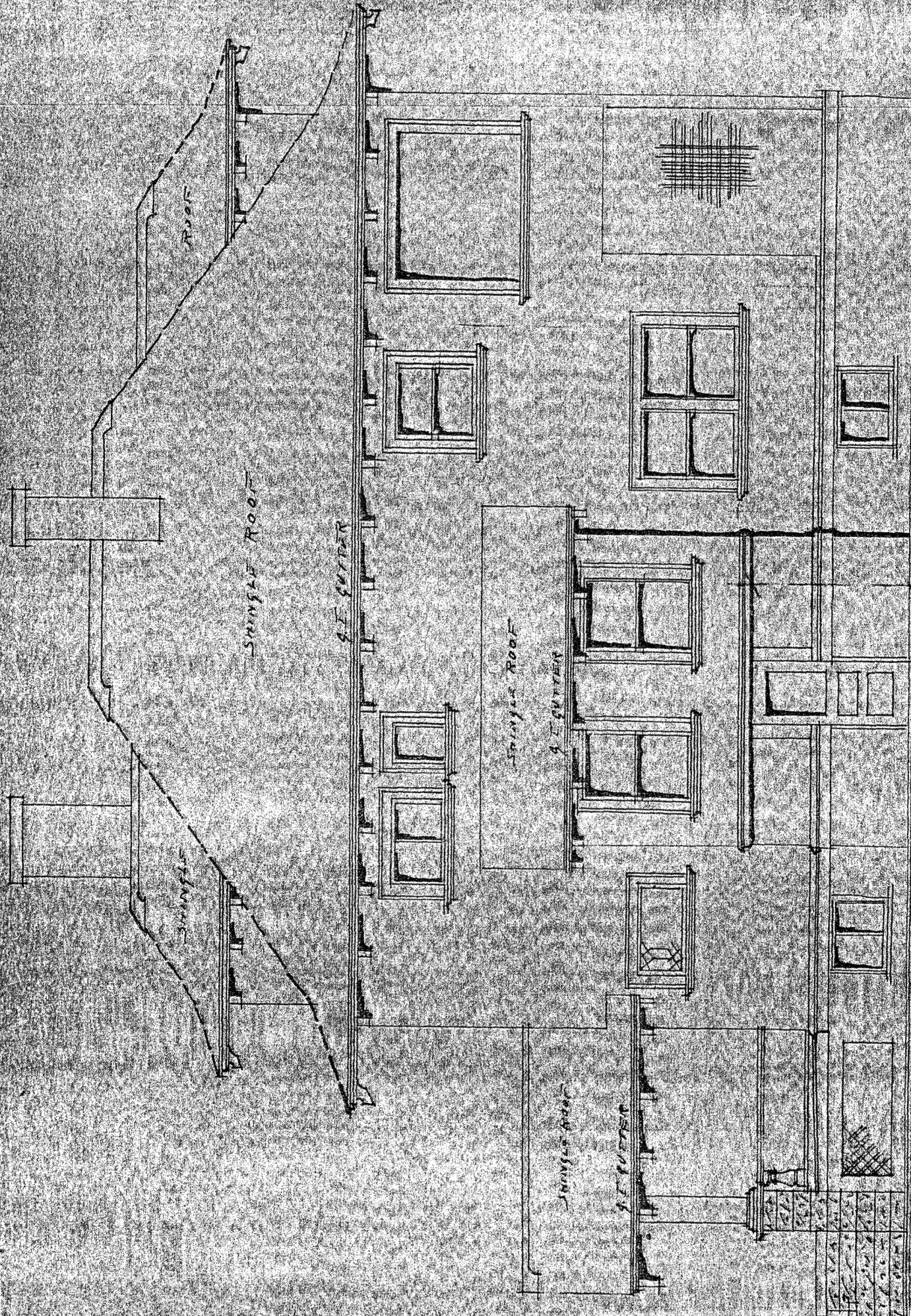
0 300' 600'
Scale in Feet

**PIEDMONT HISTORIC DESIGN ZONE/
NEIGHBORHOOD CONSERVATION DISTRICT
LEGEND**

-  Primary Historical Significance (Contributing) 1884-1913
-  Secondary Historical Significance (Contributing) 1914-1940
-  Historic/Non-Contributing
-  Compatible/Non-Contributing
-  Non-Compatible/Non-Contributing
-  Vacant Land: Surface Parking; Outdoor storage: Garden Space
-  Identified Ensembles in 1984 Portland Historic Resources Inventory
-  Site listed in 1984 Portland Historic Resources Inventory
-  Designated Landmark and/or listed on National Register
-  Proposed Historic Design Zone Boundary
-  Boundary Suggested in 1984 Historic Resources Inventory

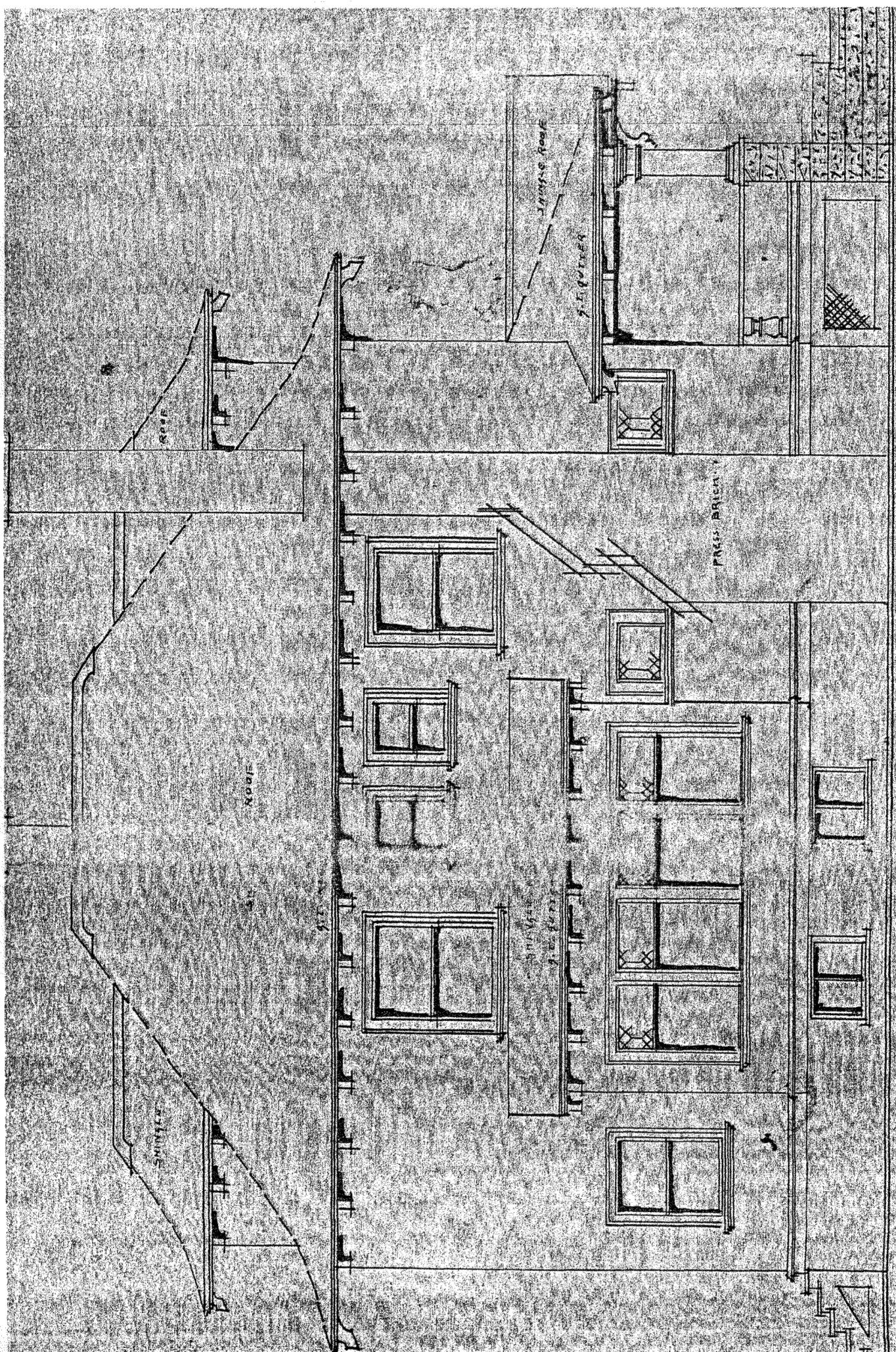


JOB. 233 WENZEL FRITSCHE ARCHITECT
SHEET 7 153 BELMONT STREET, PHOENIX
TAHOR 868



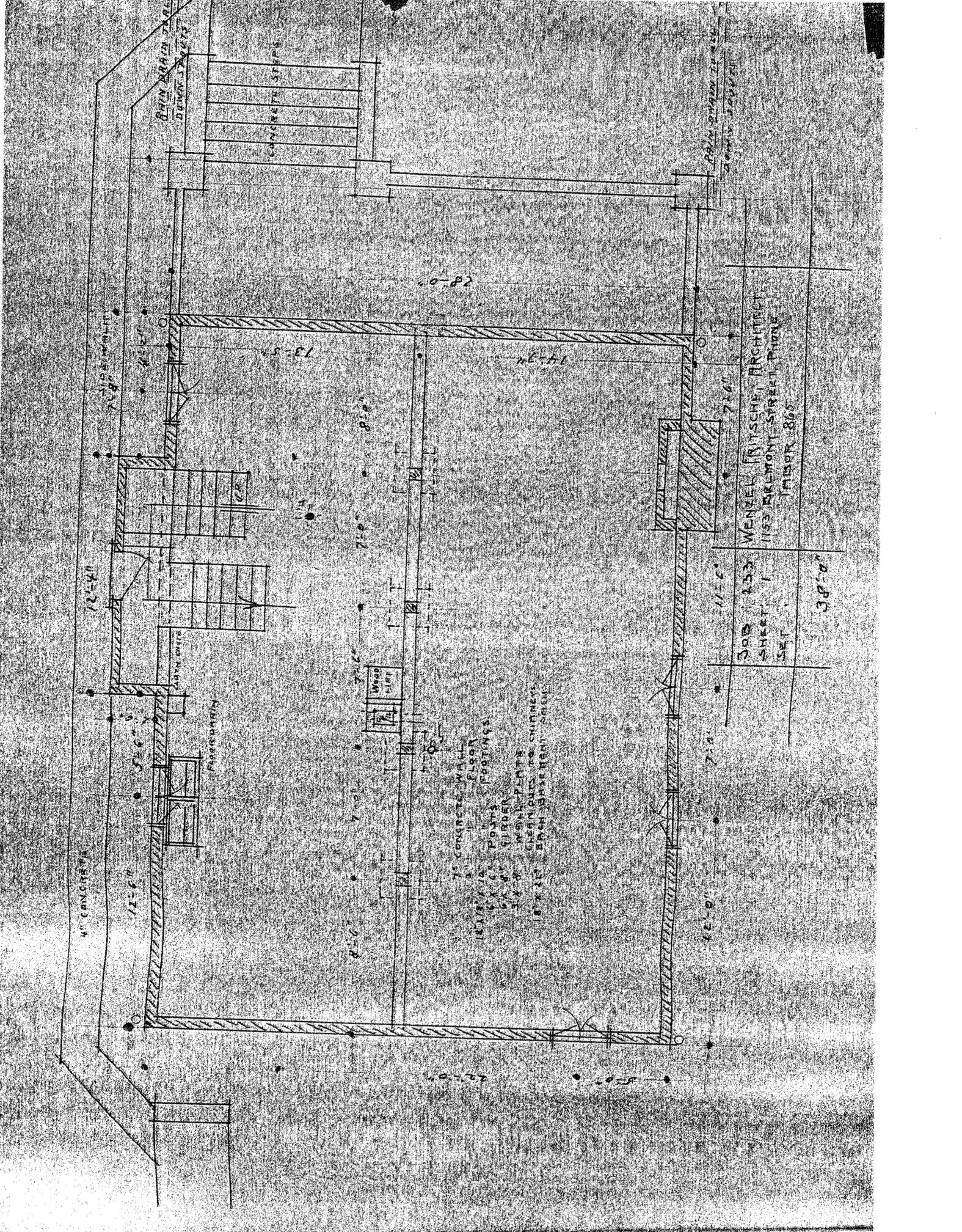
WENZEL BRITSCHEL ARCHITECTS
 1155 E. BELMONT ST. S.F. CALIF. 94104
 JOB 133
 SHEET 6

Exhibit E.3



WENZEL FRITSCH, ARCHITECT
 1153 BELMONT STREET, PHOENIX

JOB: 233
 SHEET: 5



RAIN DOWN SPACES
DOWN 3' 6" 3' 6"

CONCRETE STEPS

RAIN DOWN SPACES
DOWN 3' 6"

0-P2

5-E1

4-A1

WENZEL RITSCHER ARCHITECT
1153 BIRDMONT STREET, PHOENIX
INDOR 865

JOB 153
SHEET 1
SET

38'-0"

7" CONCRETE WALL
12" FLOOR
18" 10" JOISTS
2" 4" GIBBER
3" 2" JOIST PLATS
18" X 18" BRASS BRASS SASH

4" CONCRETE

12'-6"

FLASHPAPER

BRASS PIER

7'-0"

11'-6"

LINE 5

LINE 4

LINE 3

LINE 2

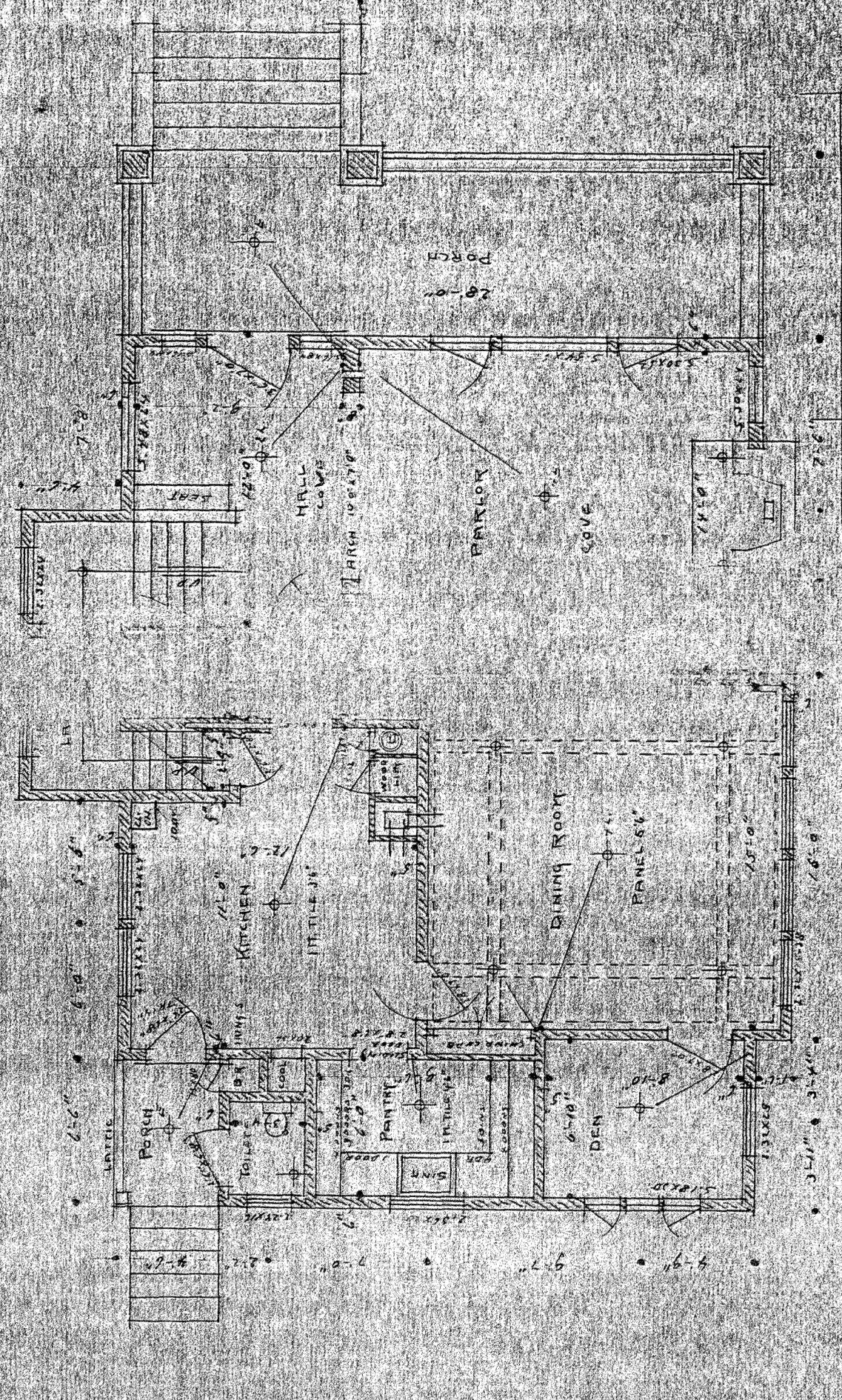
LINE 1

LINE 0

LINE 1

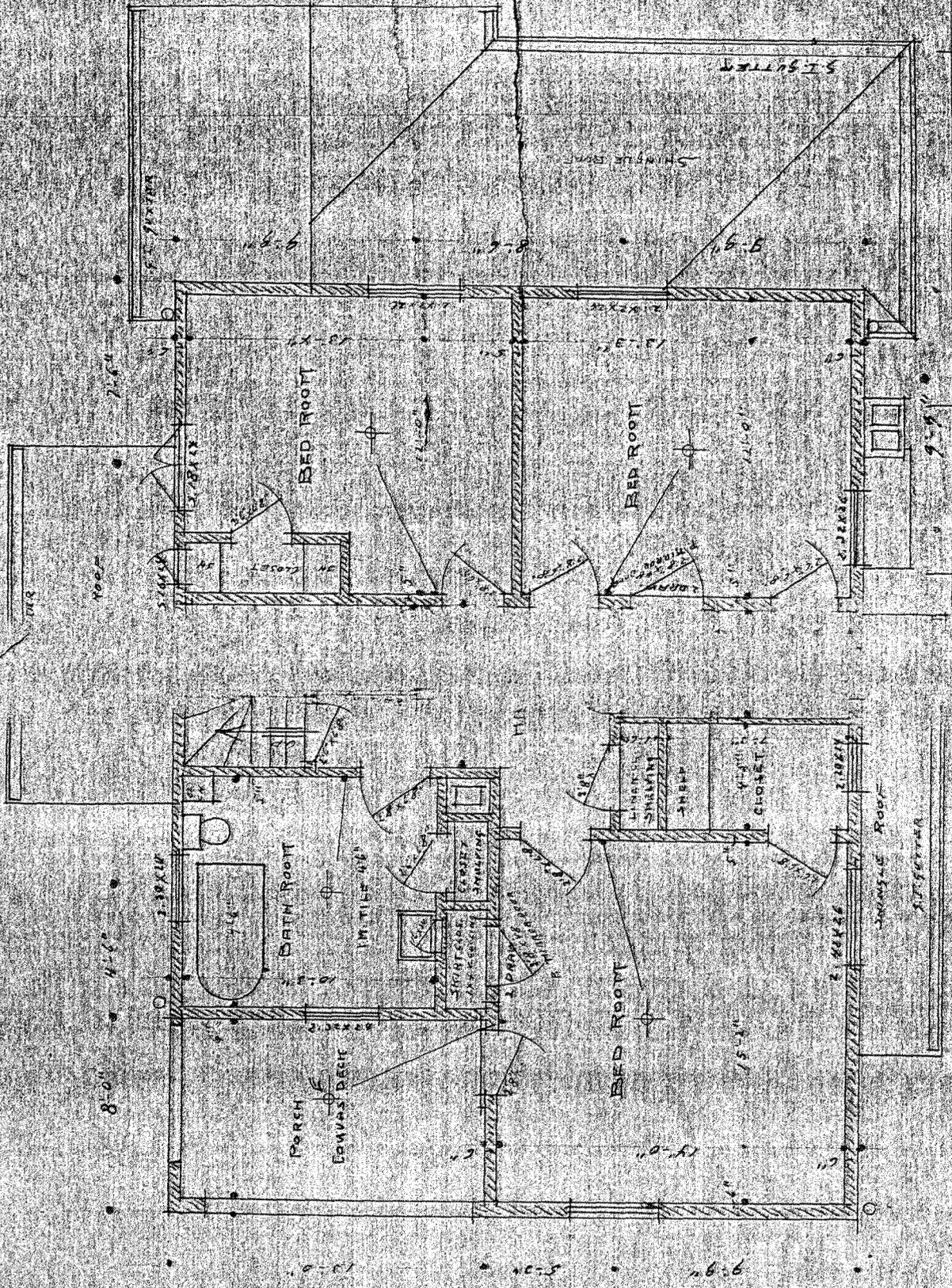
LINE 2

LINE 3



JOB 233
 SHEET 2
 SET
 WHEEL WITTSCHIED ARCHITECTS
 1153 BELMONT STREET PHOENIX
 ARIZONA 863

Exhibit E.6



JOB NO. 233
 SHEET 3
 SET
 WENZEL BRITISH ARCHITECT
 1153 BELMONT STREET
 TORONTO 865