

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 *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 classification, 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 Goodman, Joseph, House

other names/site number _____

2. Location

street & number 240 NW Twentieth Avenue N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97210

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Hamrick April 15, 1993
Signature of certifying official/Title DEPUTY SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- 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:) _____

Signature of the Keeper *Delores Byrum* **Entered in the National Register** Date of Action 5/27/93

Goodman, Joseph, House
Name of Property

Multnomah, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes 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>1</u>		buildings
		sites
		structures
		objects
<u>1</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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century American
Movements: Bungalow/Craftsman (Arts and Crafts)

Materials
(Enter categories from instructions)

foundation brick
walls wood: weatherboard/shingles
roof asphalt: composition shingle
other _____

Narrative Description

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

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SETTING

The Joseph Goodman House is located at 240 NW 20th Avenue on the southeast corner of Everett Street. Specifically, it is located on lot 20, block 276, Couch's Addition, in Portland, Multnomah County, Oregon. The lot is 50 feet along 20th Avenue and 100 feet along Everett Street. The front of the house faces 20th Avenue. Both frontages have a steep bank, about five feet.

Nob Hill was a quiet neighborhood in the first decade of the 19th century. Large houses, some of them mansions occupying half and full block sites were not uncommon. Horse drawn vehicles were still more common than automobiles and streetcar lines were two blocks away on Washington (now Burnside) and on 19th and Glisan, where the Willamette Heights line went by. The concrete curb and sidewalk in front of the Goodman House had been installed in 1903, the year before the house was constructed, and paving of the street followed several years later.

The Goodman House was constructed in 1904 just before the transition of the Nob Hill district into an apartment house neighborhood began. Catercorner, on the northwest of 20th and Everett is the Isom White House (NR), designed by Whidden & Lewis in the same year. When the Goodman House was built, the house on the northeast corner belonged to the Rt. Reverend B. Wistar Morris, Episcopal Bishop for Oregon. It was a grand Victorian mansion in the Queen Anne style.

To a large degree, the area surrounding the Goodman House today typifies Nob Hill. One block south is Burnside, a major thoroughfare. Between Burnside and the Goodman House are a Fred Meyer Store, occupying most of the southwest portion of the street, and a series of small 2-3 story apartment houses and one-story transportation-related buildings. Excepting the Fred Meyer Store, all are of the 1900-20 period.

Immediately across the street, at the southwest corner, and immediately to the south are 2-story bungalow houses. Two have been restored as residences and one has been divided into apartments. Across the street, at the northeast corner where the Morris House sat, is an apartment building. Continuing north are several more apartment buildings, mostly of the 1910-20 era. As noted, catercorner is the restored Isom White House.

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A block to the east on Everett is Trinity Church (NHL), constructed the following year. Immediately next door, on the corner of Everett and Trinity Place, the Febvet House was built in 1906. In the surrounding area, there was a sprinkling of fine houses by prominent Portland architects, such as Widden & Lewis, David Chambers Lewis, and Edgar Lazarus.

DESCRIPTION

It has not been determined who designed the Goodman House. It most likely had one, because the sure hand and eye of a capable designer can be seen in the concept, proportions and details of this fine house. Many of Portland's architects were designing houses in the craftsman style at the time the Goodman House was built. A likely candidate for the architect is Edgar Lazarus, who like Joseph Goodman, belonged to Portland's Jewish Community. A house designed by Lazarus ten years earlier and a block away at 20th and Flanders for George F. Heusner (NR) has diamond pane windows identical to those used in the Goodman House. Three blocks away, at 20th and Hoyt, the 1892 McKenzie House (NR) by Whidden & Lewis uses the same round nosed oriel window detail as the Goodman House. The Goodman House is not a Whidden & Lewis house, however, as it is too warm and picturesque.

The house as originally constructed was a simple rectangle in plan two and 1/2 stories with basement and large front porch the full width of the front. The porch has paired square columns (three at the corners) on brick piers supporting its roof. The columns have Doric capitals. The porch railing and flat roof have an unusual detail of "x" wood members, band sawn to form a quatrefoil between crossed members. The space under the porch is enclosed with a rectangular wood lattice.

The basement walls are plaster on brick, and the first floor walls are sided with six inch clapboards. At the second floor, the walls are sheathed in wood shingles which flare out at the second floor water table. Windows are double hung wood sash, generally 12 over 1 at the first floor and attic. At the second floor, the upper sash have diamond shaped panes over the single sheet of glass in the lower sash.

At the center of the front elevation, over the porch roof, is a magnificent oriel window, half round in plan, which is a distinguishing feature of the house. The roof has a wide overhanging eaves, supported at the gable ends by numerous ornamental brackets, and with very wide barge-boards decorated with cut-out quatrefoils which echo the porch railing detail. The roof has twin gables front and back, two widely separated gables of slightly

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smaller size at the Everett Street side, and a single gable of the smaller size at the center of the south side of the roof.

At the west end of the south wall, a large chimney rises outside of the wall. It serves fireplaces in the living room and master bedroom on the first and second floors respectively. The brick is select common red brick with red tinted mortar, laid in common bond. The brick of the porch piers is the same. The top of this chimney, as well as of the interior chimney for the furnace and the kitchen flues, has a corbelled top of simple design. The fireplace chimney has an ornamental iron tie back to the roof.

The north side of the house, along Everett Street, has what is almost certainly an addition. It projects about ten feet from the main rectangle of the house. This probable addition is so skillfully designed that it has become an essential part of the design of the house, contributing greatly to its charm. It was probably created by the original designer of the house. The second floor of this addition projects about a foot beyond the first floor on all three sides, and appear to be supported on projecting lookout beams in a medieval manner, a picturesque, decorative feature. At the front, on the first floor of the addition, is a leaded glass window. On the Everett Street side, at both floors, is a grouping of four windows at the left and a single window on the right, all double hung wood sash with twelve lights over one.

The rear of the house has a more recent addition, which is cement plastered to match the basement walls. This is tastefully done, and does not make a statement, with the result that it does not materially detract from the appearance of the original house. The house has been painted a dark olive green with black trim, a color scheme which complements the design of the house. This house is well maintained.

Inside, the house has been divided into several apartments with the addition of numerous partitions. The original stairway in the front hall remains unchanged, a graceful stair with two landings and an easy rise and run, which reverses direction. It has square newels and turned balusters. Original interior doors were five panel, but the type of wood used for the doors and trim has not been determined. The fireplaces remain in original condition, with 2 x 4 inch unglazed ceramic tile hearth and surround typical of the period.

This is a beautifully designed house in the craftsman style with some unique features. Its picturesque qualities have made it a local landmark for those who walk and drive by. Its proportion and detail, and its relationship to the street make it an excellent example of the Arts and Crafts in Portland.

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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1904

Significant Dates

1904

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

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

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

Name of repository:

Goodman, Joseph, House
Name of Property

Multnomah, Oregon
County and State

10. Geographical Data

Acreege of Property 0.12 acres

Portland, Oregon-Washington 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

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5	0	4	1	1	0	0
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Zone Easting Northing

3

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Zone Easting Northing

4

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 See continuation sheet

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 John M. Tess, President

organization Heritage Investment Corporation date November 19, 1992

street & number 123 NW Second, Suite 200 telephone (503) 228-0272

city or town Portland state Oregon zip code 97209

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

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

name Sally Ashley

street & number 2344 SW Chelmsford Avenue telephone 503/227-0900

city or town Portland state Oregon zip code 97201

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. 470 *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, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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SHPO SUMMARY

The two and a half story house of frame construction located on the southeast corner of Twentieth and Everett Street in the Nob Hill neighborhood of northwest Portland, Oregon was built for the prospering boot and shoe wholesaler Joseph Goodman in 1904. The house was enlarged on the north elevation by a compatible, two-story addition at an early date. While its architect is as yet unknown, the house shows vividly the influence of the English Arts and Crafts movement in a coherent design distinguished by a double gable front, double piazza with Gothic jigsaw balustrades, and a second story bow window with cornice and many small fixed lights.

The house meets National Register Criterion C as an arresting and generally well-preserved example of Arts and Crafts architecture which compares not unfavorably with work in this genre by the noted Portland architects of the day--namely, William Knighton, Joseph Jacobberger, and even the preeminent firm of Whidden and Lewis. The proponents indicate that the quality of design brings to mind Edgar Lazarus, another leading talent of Portland's metropolis around the turn of the century.

The building's stylistic character is based on late medieval vernacular models and the country houses of such British architects as C. F. A. Voysey, whose work, frequently bearing the hallmark of double gables, was highly influential on both sides of the Atlantic. The Goodman House retains its prominent corbeled brick chimney, which, along with the braced barge boards and jettied bays on brackets, is a characteristic element of the style.

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THE BUNGALOW/CRAFTSMAN STYLE (ARTS AND CRAFTS)

The word bungalow is a corruption of the Hindustani adjective "bangla" which means belonging to Bengal. By the end of the first quarter of the 19th century, it was being used by the British in India to signify a low house surrounded by a veranda. In India, the Bungalow was never thought of as anything more than a temporary or seasonal dwelling.

The first American house to be called a bungalow was in 1880 when the American Architect and Building News published a design of a one and a half story house on the coast of Massachusetts. The first West Coast bungalow was built in 1895 on the San Francisco Peninsula, designed by A. Page Brown.

In the best examples, Bungalow houses display a fine degree of craftsmanship and are constructed of materials left as close as possible to their natural state. In 1909, in his Craftsman Homes, Gustav Stickley sought to explain the style. He declared the bungalow "a house reduced to its simplest form", one that "never fails to harmonize with its surroundings because its low proportions and absolute lack of ornamentation give it a character so natural and unaffected that it seems to sink into and blend with any landscape". Stickley further lauded the type by stating that it could "be built of any local material and with the aid of such help as local workmen can afford, so it is never expensive unless elaborated.

Craftsman bungalows were popular versions of English Arts and Crafts architecture based on vernacular country houses of the late Middle Ages and early Renaissance. American Arts and Crafts houses generally were more modest in scale than their stylized, cross-Atlantic counterparts and commonly, as in the case of the Goodman House, they mixed bungalow characteristics (shingle siding, deep bracketed eaves) with the Tudor Gothic idiom.

NOB HILL

The 1904 Joseph Goodman House is located in the Nob Hill neighborhood in Portland. This area was part of Capt. John H. Couch's land claim. Couch was a Massachusetts seaman who first came to Oregon in 1840. Portland was not much more than a simple clearing in the wilderness at that time. He returned to the area in 1845 and claimed an area of land bounded by the Willamette River and NW Twenty-first, Ankeny and Thurman-Donation land Claim #52. Couch chose this territory because he felt it had the greatest

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potential for the shipping and commercial industries. The total claim was perfected in 1849 to include 640 acres. In 1850, Couch sold one-half his interest in the claim to George Flanders.

The Couch family settled in the claimed area setting aside 13 acres for the Couch estate and orchard. The first residential houses were built north of A and B streets. The commercial district was near the water in the 1850's and was expanding northward. The first residential district was centered along 4th and 5th streets. Couch decided to move north as the city began to grow. Large, double blocks were given to the Couch children and the area between 16th and 26th began to develop into an area of elegant homes. People moving into the area were the successful merchants, doctors, and other professionals who had taken advantage of the opportunities that existed in the young city of Portland. The Nob Hill area was an isolated area of the city with the Couch family creating their own New England style niche in the neighborhood.

The early years of the 20th century were a time of rapid growth and development in Portland. The city's population more than doubled between the years 1900 and 1910 from 90,000 to 212,000. This growth surge was due in part to the 1905 Lewis and Clark World's Fair, which gave the city international exposure it had not previously known.

Much of the population growth in Portland was absorbed in Nob Hill, an area which had previously been distinguished by its stately mansions, owned by many of the city's leading families. Some of these mansions still remain, including the Ayer-Shea residence and the George Heusner residence, both on the National Register.

However, many of the mansions were replaced in the first two decades of this century by apartment houses. The area became, and remains to this day, an intensely urban concentration of residential, commercial, and institutional uses. It boasts a number of properties listed or eligible for the National Register. Besides the mansions listed above, these include the Regent Apartments, the Ormonde Apartments, the Campbell Hotel, Trinity Episcopal Church, and the Belle Court Apartments.

During the 1920's and 1930's, long time residents of the area continued to move away as older homes were being replaced and more homes were converted into apartment dwellings. With the advent of the automobile, the need to live close to the downtown area diminished

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and people began moving away from the city center. In the 1940's and 1950's inner-city problems, such as theft, traffic, and vandalism were on the increase in the Nob Hill area.

The 1960's and 1970's saw a re-birth of the neighborhood, families were moving back and older homes were being restored. The Northwest District Association was created in an effort to restore the neighborhood. The elegant days of the late 1800's are long gone, but historically and architecturally significant structures in the Nob Hill district still exist. This character is preserved through the residences and apartment houses that were built during this period.

JOSEPH GOODMAN

Joseph Goodman was born on April 20, 1860 in San Francisco. The following year, his family moved to Portland. He attended the old Portland Academy. After graduation, he worked in general merchandising in Gervais, Oregon until 1899.

In that year, at the age of 39, he returned to Portland to work with his brother, Maurice, at the wholesale Goodman Brothers Shoe Company. The shop was located at 28 Front Street. Maurice served as President, sister T. Rose was Vice President, and Joseph was secretary/treasurer. At the time, Portland had only three other boot and shoe wholesalers: Bradley Hebert, C. Gotzian and Co. and Prince Shoe Company.

In addition to working together, the family all resided at 67 20th Street North. In addition to Maurice, T. Rose, and Joseph, the house included sisters Esther and Jeannette, mother Lillian and brother Newman. The clan remained at 67 20th until 1904. In that year, Joseph and his new bride, Rose, moved into his new home at 74 Twentieth (now 240 NW Twentieth). Within two years, Maurice moved into a house at 1110 Thurman and the women moved into a boarding house at 409 Yamhill.

The shoe business prospered moderately over the years until the mid-twenties. In 1924, with Joseph sixty-four years old, the business closed. Maurice went on to become President of the Smith Auto Parts, and Joseph became Vice President for Hexter Stoves, located at 480 Hoyt. He remained at Hexter for five years, retiring in 1929. In that same year, he sold the house at 240 N.W. Twentieth and moved into an apartment one block away at 152 NW

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Twentieth. Two year later, Rose and he again moved, this time to 2232 NW Everett and again in 1938 to 125 NW 20th, where he died in 1939. He was 79 years old.

Joseph Goodman was survived by his wife Rose, two daughters (Gladys and Mrs. Leon A. Goldsmith), and three brothers (Maurice, Dr. Albert, both of Portland, and Jules of Peekskill, NY) and two sisters (T. Rose and Lillian Alexander).

An industrious person, Joseph Goodman nonetheless was not a particularly public one. His only noteworthy public position was serving a term as a commissioner for the Port of Portland, appointed by Governor Oswald West during his term, 1911 to 1915. At the same time, Goodman's wife was active with the Portland Art Museum, the Junior League of Portland and the Junior Symphony. She died on November 11, 1946.

PORTLAND'S JEWISH COMMUNITY, 1900-20

Goodman's parents likely moved from San Francisco to Portland because of the community's reputation for easily assimilating into the city's community life, an ease fairly unique in American society.

Most of Portland's earliest Jewish immigrant families came from rural Bavarian and Bohemian towns in Southern Germany and they tended to settle in the downtown area, often living above their stores or places of employment in the early years. Following a pattern of commercial activity that was similar to that pursued by early Jewish immigrants in other parts of the United States, many of the men became peddlers. After accumulating sufficient resources, they opened small stores near the river along Front and Yamhill Streets.

They established reputations for integrity and civic responsibility while at the same time building prosperous enterprises in wool manufacturing and the merchandising of dry goods, clothing, furniture, jewelry and groceries. Unlike cities with significant Jewish ghettos, Portland maintained a strong residential mix. That mix was also reflected in the schools, where some of the finer families sent their children, like Joseph Goodman, to the Portland Academy.

By the end of the 19th century, commercial development was crowding residents out of the

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near north. During this same time, an identified Jewish neighborhood developed in the south Portland area around First and Front Streets. This area received most of the city's new Jewish immigrants from Eastern Europe.

Many established Jewish families moved into Nob Hill. This migration was largely due to the popularity of the area to upper-middle class to upper class residents. The city's most prominent architects were building homes for some of the city's leading families. The architects included Widden & Lewis, Emil Schaht, and Edgar Lazarus. Families included Abbot Mills, Winslow Ayer, Charles Davis, W. Harrison Corbett.

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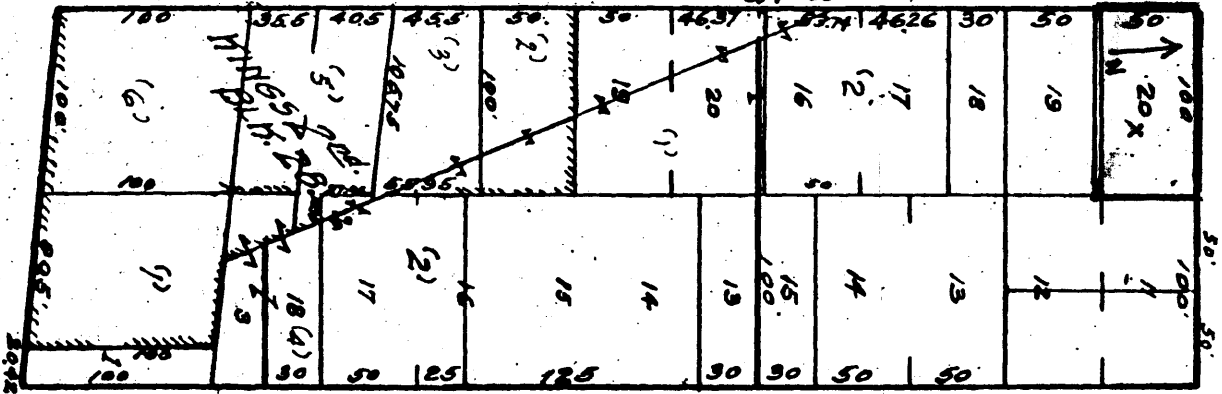
VERBAL BOUNDARY DESCRIPTION

The Joseph Goodman House is located on the lot 20, block 276, Couch's Addition, Portland, Multnomah County, Oregon.

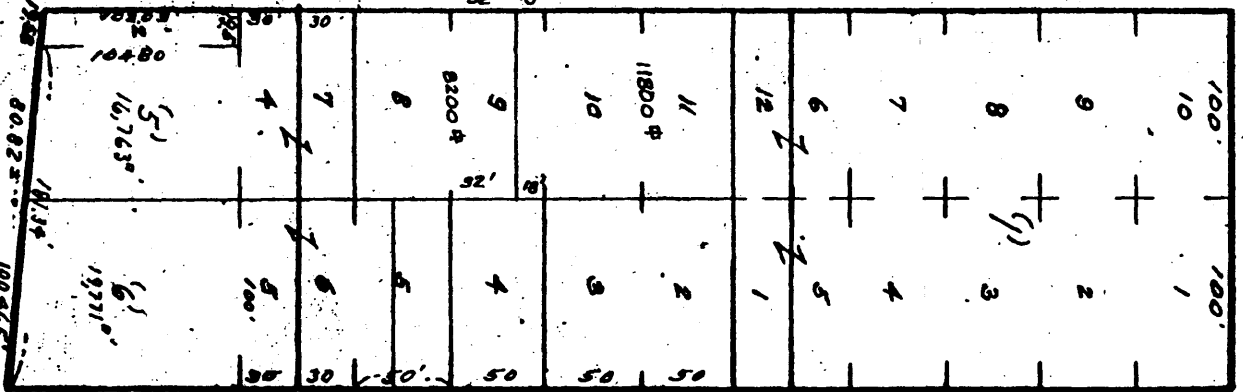
BOUNDARY JUSTIFICATION

The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.

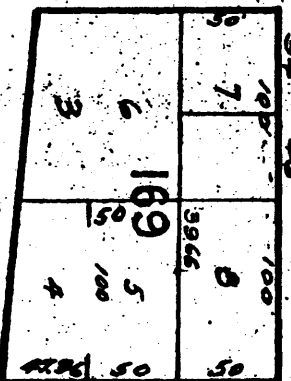
N.W. 20TH



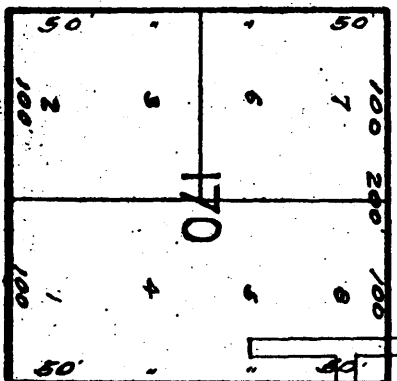
N.W. TRINITY PLACE 278 277 276



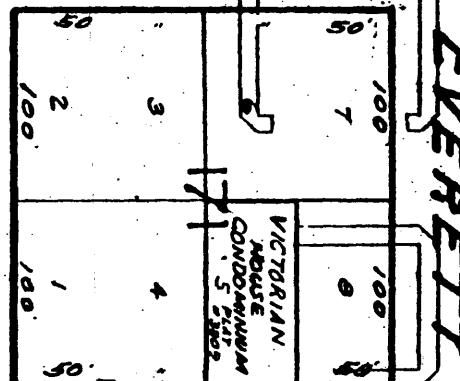
N.W. 19TH



N.W. COUCH

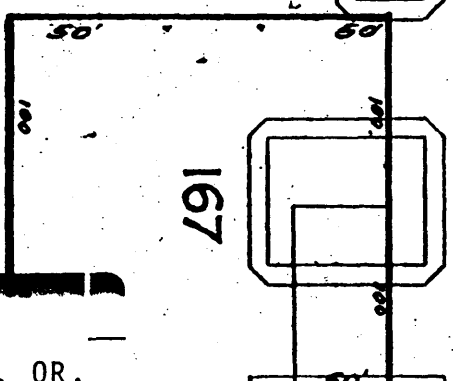
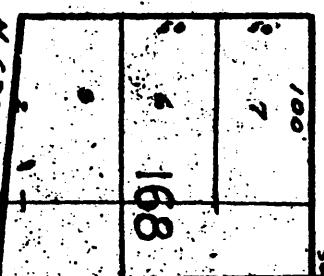


N.W. DAVIS

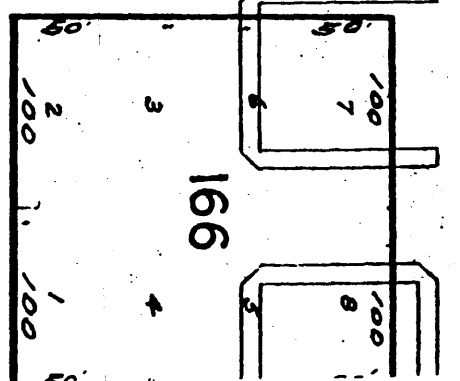


EVERETT

N.W. 18TH



167



166

JOSEPH GOODMAN HOUSE

240 NW 20TH AVE, MULT. CO., OR.

N.W.

6555

S. 12th St.

WASHINGTON ST.

3-020-00240

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Portland City Directory (Portland, Oregon).

Portland Block Book (Portland, Oregon), 1907.

OLD ADDRESS: 74 Twentieth Street North

Present owners, as of May 1980: Mamie L. Ross

MAILING ADDRESS: c/o Sally Ryan, 2344 S.W. Chelmsford, Portland 97201

No Preservation Funding

Negative: 570-1

Score - Design/Construction: 9

Score - Historical: 0

Score - Rarity: 0

Score - Environment: 8

Score - Integrity: 10

Score - Intrinsic: 9

Score - Contextual: 18

Score - Total: 49.5