

United States Department of the Interior
National Park Service



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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places 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 LEUTGERT, HENRY C., BUILDING

other names/site number _____

2. Location

street & number 2323, 2325, 2327 & 2329 NE RODNEY N/A not for publication

city or town PORTLAND N/A vicinity

state Oregon code OR county MULTNOMAH code 051 zip code 97212

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. (X See continuation sheet for additional comments.)

James Hamm Deputy SHPO April 23, 1999
Signature of certifying official/Title Date

State or 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 this 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:)

Edson H. Beall Signature of the Keeper Date of Action 5/27/99

LEUTGERT, HENRY C., BUILDING
Name of Property

Portland, Multnomah County, Oregon
City, 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	Non-contributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Name of related multiple property listing

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

Historic Resources of the Eliot Neighborhood

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: multiple 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: Craftsman Foursquare

Materials
(Enter categories from instructions)

foundation CONCRETE
walls Weatherboard
roof ASPHALT
other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

LEUTGERT, HENRY C., BUILDING
Name of Property

Portland, Multnomah County, Oregon
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all 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.

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
SOCIAL HISTORY
ETHNIC HERITAGE

Period of Significance

1912-1948

Significant Dates

1912

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

EDWIN F BALGEMANN, BUILDER

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

See continuation sheet(s) for Section No. 9

LEUTGERT, HENRY C., BUILDING
Name of Property

Portland, Multnomah County, Oregon
City, County, and State

10. Geographical Data

Acreage of property 0.08 acres

UTM References
(Place additional UTM references on a continuation sheet.)

A 1/0 5/2/6/2/8/0 5/0/4/2/7/6/0
Zone Easting Northing

B / / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / / /

D / / / / / / / / / / /

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

N 10' of E 65' of lot 12 and E 65' of lot 13, Block 25, Albina (except E 5' for Rodney St.)

 See continuation sheet(s) for Section No. 10

Boundary Justification
(Explain why the boundaries were selected.)

The boundaries are those that were historically and continue to be associated with the building.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By
name/title ROY E ROOS
organization OLD HOUSE HISTORIES date JUNE 1998
street & number 2146 NE 12TH telephone 503-282-9436
city or town PORTLAND state OR zip code 97212

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/or 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 AMY ELLIOTT AND GEOFFREY J. SOKOL
street & number 2325 NE RODNEY telephone 503-224-0336
city or town PORTLAND state OR zip code 97212

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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National Register of Historic Places Continuation Sheet

Section No. 3 Page 1

LUETGERT, HENRY C., BUILDING, Portland, Multnomah County, Oregon

LUETGERT, HENRY C., BUILDING (1912)
2323-2329 NE Rodney
Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE:

The Henry C. Leutgert Building (1912) is a two-story Craftsman style Foursquare apartment building. It is being submitted as a part of the Multiple Property Submission entitled Historic and Architectural Properties in the Eliot Neighborhood of Portland (the boundaries of which are comparable to the original city of Albina). The Eliot Neighborhood is significant as a distinct section of Portland and is described in the Multiple Property Submission as one of the major contributors in defining Portland's present-day boundaries. The union of Albina and Portland in 1891 added to the socio-cultural history as it fostered a diverse working class, immigrant, and minority community.

When Albina was completely platted by 1882, the north end was designated as residential, with the area around Williams and Russell Avenues becoming the commercial core. The area by the docks on the river was mostly industrial. The area grew quickly and during 1880-87 Albina's population climbed from 143 to over 3000. With the progress of the streetcar system, other subdivisions to the east of Albina, many considered to be high-class communities which employed building and ethnic deed restrictions, were developed. Thus, many immigrants settled in the Albina community where housing was more affordable and located closer to the commercial center, railroad yard, grain mills, and waterfront. Higher density house was being built at a faster pace by 1910. The ethnic migration to this area during the 1880s-1920s, primarily from eastern Europe, was concentrated in Albina which would come to serve as the gateway for immigrants newly arriving to Portland. There was an early Scandinavian community on lower Russell Street, and the presence of Japanese and Chinese business owners in Lower Albina on Russell Street and Albina Avenue.

The apartment sits on a corner lot and is separated from the street by a sidewalk and narrow planting strip. This building was constructed in 1912 for Henry C. Leutgert who purchased the land in 1897 for \$1350. Henry was born in Germany in 1859, immigrating to the United States with his wife, Hermina, in 1887. They moved to Portland c.1892 where Henry worked as a baker. In 1905, after some success in Henry's baking career as chief baker at Log Cabin Baking Company, the Leutgert's built a Queen Anne styled home in this neighborhood. In 1912 he filed for a building permit to construct a two-story flat on this property (the dwelling previously located on this lot was demolished or moved.) Edwin Balgemann, a general contractor, is believed to have drawn the plans for this building and the construction costs were estimated at \$5,000. The Leutgerts used all four units for rental income until Henry's death in 1946. The property was then sold to Russell R. Ripley who continued to use it as income property.

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LEUTGERT, HENRY C., BUILDING, Portland, Multnomah County, Oregon

The building is rectangular in form and contains four separate living units (two upstairs and two downstairs) with a total of 3782 square feet. It also has a full basement and large attic. This apartment sits on a concrete foundation and is of wood frame construction with clapboard siding. The front porch and balcony are eight feet deep and retain their original boxed columns and cross-patterned balustrade. The entrances to the apartments consist of four doors abreast in the center of the facade. Paired double hung windows flank the entrance doors on both levels. A large hipped roof dormer continues the symmetrical design and contains four small double-hung windows separated by wide mullions. The rear roof contains a similarly detailed dormer. Recessed stairs and balconies punctuate the rear elevation, enclosed by false walls with windows which are on each end of the apartment building, and separated by an enclosed portion of the building that extends between them.

The interior of the apartment building has a symmetrical plan and each unit is approximately 1936 square feet. The ceiling height is 9' on both levels, and most of the original woodwork remains. The window and door trim incorporates crown molding. Wainscot five feet in height and picture rails remain in the living and dining rooms. The floors are of 3" wide Douglas-fir tongue & groove planks. Pocket doors and built-in cabinets also remain in the four units of this apartment building.

The H.C. Luetgert Building is historically significant through its association with the ethnic growth that occurred in the Eliot neighborhood during the first quarter of the twentieth century. Henry and Hermina were working-class immigrant residents who met with success and were impacted by the Portland economic and population boom after the Lewis and Clark Centennial Exposition of 1905. Through their building of this apartment for other immigrant workers, the Luetgert's were helping to facilitate the increase in the immigrant population, specifically the German immigrants with whom they shared a common heritage while living in the same neighborhood.

This building is architecturally significant as one of the best remaining examples of the American Foursquare building types with Craftsman detailing in the Eliot Neighborhood. While there are a number of good example of the Craftsman style house in this area, they are relatively few apartment buildings that are constructed with this style and type. Both the interior and exterior of this apartment building retains most of its original fabric and contributes to the historic qualities of the Eliot Neighborhood.

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H. C. Luetgert Building 1912 Mult. No., OR

7. GENERAL DESCRIPTION & SETTING

The Henry C. Luetgert Flat Building of 1912 is a four-plex of the American Basic Craftsman style. It is generally in good physical condition on the exterior with very few alterations. Most of the original interior features have survived. Some are well preserved while others are in need of restoration. The flat building is situated at the southwest corner of NE Rodney and NE Sacramento in the Eliot neighborhood of N & NE Portland. The Luetgert building is being nominated as part of the Eliot Neighborhood Multiple Property Submission.

The Eliot neighborhood encompasses most of the area formerly known as the town of Albina on the close-in east side of Portland adjacent to the Willamette River. The City of Portland recognizes the boundaries as the Willamette River on the west, N & NE Fremont on the north, NE 7th on the east, and N & NE Broadway at the south. The district has a diverse variety of structures. The western portion west of N Vancouver Avenue is predominantly industrial with many industrial buildings and is bisected by the I-5 freeway. It also includes Emanuel Hospital near the Fremont Bridge ramp at the north end. The main portion of the district contains many commercial buildings and multi-family dwellings of both old and modern vintage along the major arterial streets of N Williams Avenue and NE Martin Luther King Jr. Blvd. The side streets contain predominantly single family dwellings of old vintage. Many are a unique collection of surviving Victorian cottages in several styles. In many portions where there were vacant lots from previous clearing, many new dwellings, predominantly duplexes and higher density, have been built in designs that either contribute or not to the historic character of the district.

The subject building is rectangular in form measuring 48' wide and 54' deep including the front porch overhang. It has 2 full stories of living space containing 4 separate living units (2 upstairs, 2 downstairs) and approximately a total of 3872 square feet of finished area.(Appendix A & B) It also contains a full daylight basement and a large attic divided into two storage areas. As typical in structures of the Craftsman Foursquare (or American Basic) style, the flat building has a shallow pitched pyramidal hip roof bisected by dormers on each elevation. It sits about a foot higher than the elevation of Rodney and Sacramento Streets but the 1st floor level is about 4' higher. The building is situated on and covers most of a fractional property parcel that is 60' by 60' originally a portion of two Albina lots that were 50' by 125' each. The front (east) elevation, including a full length covered porch, sits close to the current west right-of-way of Rodney Avenue which was granted a 5' dedication around 1910. The north elevation also is close to the right-of-way of Sacramento Street. The west (rear) elevation is nearly 8' from the west property line. The south elevation is nearly 12' from the south property line. There are no other structures on the property.

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H. J. Luetgert Building 1912 Mult. Co., OR

EXTERIOR DESCRIPTION

The two storey Henry C. Luetgert Flat Building is a wood framed multi-family dwelling of quality construction and in perfect symmetry. It is a simple example of the Craftsman Foursquare style. It contains 4 similar living units with separate front doors at the front porch. It has a simple hip roof bisected by dormers at each elevation with a current covering of composite asphalt roofing. It differs from most buildings of the Arts & Crafts style by a lack of protruding rafters under the eaves, which are enclosed by simple soffits. The walls on all elevations are clad with traditional wood clapboard siding. Nearly all of the double hung windows of wooden sashes are intact and cover all elevations. The building is supported by a perimeter concrete foundation.

The east (front) elevation is dominated by a full length front porch below and balcony above which is covered by the same roof as the structure and about 8' deep. (Photo 1) The roof overhang is supported by 4 square Craftsman columns with reversed bevel trim. At the ground level, well weathered concrete blocks 6' high support the columns. At both levels on the porch and upper balcony, the original balustrade railing of "X" patterns of the Arts & Crafts style have remarkably survived. A wide set of stairs in poor condition in the center of the porch rises about 4' leading to the 4 separate doors to the individual units. All of the doors of the Arts & Crafts design are original and have survived well. On the first level porch ceiling are 4 lights with original alabaster or milk glass shades. The flooring on both porch levels is original Douglas-fir tongue & groove. The roofline is bisected by a large hip dormer with 4 small double-hung windows. The west curb of Rodney Avenue is 11' from the face of the front columns. A parking strip with small trees separates the public sidewalk from the curb.

The north elevation has an entire facade of clapboard below the eaves interrupted by double-hung and single pane windows. (Photo 2) At the corners is plain vertical trim that holds the clapboard ends. Also, as in the front, plain but wide trim runs horizontally across at the cornice abutting the soffit. As in the front, a hip dormer protrudes through the roof with 4 windows. The north face of the building is 10' to the south curb of Sacramento. As in the front, a parking strip with small trees separates the public sidewalk from the curb.

The west (rear) elevation contains two open stairways from the upper level on each side covered by the same common roof. (Photo 3) Both stairways are protected from lateral weathering by a false wall on the north and south sides including glazed windows. They are only open on the west side. The upper level balustrades contain original surviving railings of the Arts & Crafts style "X" patterns. Both staircases reverse halfway down before ground level for backyard access and cut out a portion of the lower level unit rear decks. The staircases are separated by the rear building envelope that is 14' wide and protrudes out 8'. The small backyard is 7 to 8' wide and surrounded by a standard wood fence.

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H. C. Luetgert Building 1912 Mult. Co., OR

The south elevation is nearly identical to the north in design and window layout. Some of the clapboard siding is weathered and will need some repair and painting. A small gravel driveway about 10' wide runs from a curb cut on Rodney back to the rear of the building.

INTERIOR DESCRIPTION

The H. C. Luetgert Flat Building of 1912 contains a symmetrical interior floor plan for both pairs of upper and lower living units.(Appendix A & B) Each unit is approximately 1936 square feet in living space. It has seen very little remodeling inside in over 85 years. The ceilings are about 9' high at both levels. Most of the original woodwork remains intact inside which was all originally finished in natural stains and varnish but now is mostly painted. All of the interior trim around the doors and windows is smooth faced Douglas-fir with crowns at the top which is typical of the Arts & Crafts fashion. Most have survived but some are in need of repair or replication. Most of the picture moulding has survived in the dining and living rooms. All of the floors inside are of 3" wide Douglas-fir tongue & groove planks. The flooring in the kitchens and bathrooms is covered by vinyl or linoleum.

All 4 units are accessed by separate exterior front doors at the front porch. The most left and most right front doors at 2323 and 2329 NE Rodney access lower level units. At unit 2323, there is a short hallway that leads to a dining room forward and to the left. Most of the original woodwork is intact but painted over original natural finishes. Most of the dining room is surrounded by wainscoting rising over 5' from the floor and terminating at a plate rail. The south wall is lit by two double-hung windows. On the west wall is open shelves that used to be enclosed by leaded glass cabinet doors. On the north wall at the east end is a door that opens into a stairway down to part of the basement. The east side of the dining room contains pocket doors leading to the living room or parlour. On the east side is a pair of double-hung windows at the front porch. A high single pane small window adds additional light at the south wall. Back in the dining room, another doorway on the west wall at the south end leads into a small kitchen. On the south side is a counter, sink, and cabinets. There is a single pane window above the sink. Most of the cabinets are missing the doors. On the north side is the stove and cooking area. Cabinets exist for storage. To the immediate west of the stove counter is a small nook with a door accessing the rear deck. The fir floor is covered with linoleum and vinyl. Back in the dining room, another door on the west side at the north end leads to a single bedroom. Another door on the north side opens into a walk-in closet. At the west end of the bedroom is a door for the bathroom with a single window on the west wall. The fir floor is covered with vinyl. The unit at 2329 has an identical but mirrored or reversed floor layout since it is at the north half of the building.

The middle doors at the front porch for units 2325 and 2327 individually access the upstairs units. The second floor units have nearly identical floor layouts as the

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H. J. Luetgert Building 1912 Mult. Co., OR

lower level units with only slight differences in door locations. At 2325, the unit occupied by the current owners, some restoration work has been done. From the front door, a staircase rises west to a door to the south entering the dining room.(Photo 5) As in the unit directly below, the dining room with the same dimensions is lit by a pair of double-hung windows on the south wall. It has exposed 3" Douglas-fir floors that the owners have recently restored. As in below, wainscotting rises to over 5' high at a plate rail. On the west side like below is a fine built-in cabinet with the original leaded-glass doors. Unlike the other units, a fixture believed original was found in the attic and hung from the center of the ceiling. A set of pocket doors of Douglas-fir natural finish on the east side lead into the living room.(Photo 6) As below, it is lit by a pair of double-hung windows on the east wall and a single pane window on the south wall. It differs from below by a door on the north wall leading to a small hall. At the east end of the hall is a glazed door leading to the front balcony.(Photo 4) Also on the north wall of the hall at the east end is another door that leads to a stairway to the south half of the attic. There is a single pane window at the base of that stairway on the east wall. Back inside the hall, another door (presently missing) returns to the dining room. As in the unit below, a door on the west wall at the south end leads into the kitchen. As the other kitchens and bathrooms, the floors are covered with vinyl or linoleum.(Photo 7) Also as below, the sink and counter with cabinets are on the south side with a single window. A stove with counter and cabinets is on the north side. West of the stove is a unique and tall narrow original cabinet that contains the furnace flue inside. In the north unit on the other side is a similar cabinet with the same use. At the west end of the kitchen is a door leading to the rear deck with a flight of stairs down to the backyard. Returning to the dining room, a door on the west wall at the north end leads into a bedroom. On the east wall at the north end is a door leading into a walk-in closet. On the west wall at the south end is a window. North of that window is a door leading into the bathroom as in the unit below. It has a window on the west wall over an original clawfoot bathtub.(Photo 8) The original bathtubs have been replaced in the lower units. The ceiling plaster in both the bedroom and bathroom is deteriorated from water damage.

The other upper unit at 2327 has an identical but reversed floor plan as the unit below. It is the most well preserved of all the units inside. The dining room retains all the original Douglas-fir woodwork for mouldings, wainscotting, and box-beam ceilings in natural finish. The cabinets on the west wall are missing their doors.(Photo 9) The owners plan to replicate the leaded-glass doors in the restoration. The pocket doors to the living room to the east are also in natural finish.(Photo 10) A wood pellet stove of more recent vintage sits at the northeast corner of the living room. Much of the plaster on the ceiling is deteriorated or missing mainly due to water damage. Natural finished Douglas-fir floors remain intact in both rooms but are in need of refinishing.

The basement is accessible partially by a door from the backyard at the southwest corner.(Appendix C) It is surrounded by a perimeter concrete foundation. There

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U. S. Luetgert Building 1912 Mult. Co., OR

are 3 daylight windows on the north side and another 3 on the south side. Two exist on the west (rear) side. Most of the space inside is used for storage with partitions for several rooms with concrete floors. There are 4 separate gas furnaces, one for each unit, near the central rear with flues up two chimneys that pass through the interior walls of the kitchens.

HISTORY OF THE NEIGHBORHOOD

The Luetgert Flats of 1912 sit on the plat of the Townsite of Albina. On 28 May 1873, the plat of Albina was filed with the county by Edwin Russell and George H. Williams on a donation land claim originally settled by J. L. Loring and Joseph Delay. Russell was an ambitious businessman who saw a vision of a thriving city on the other side of the Willamette and managed a bank in Portland. He got a contract with the U. S. government to establish shipbuilding yards but borrowed heavily. He went broke in 1874 after a depression affected the banking industry and commerce and moved to San Francisco. George H. Williams was previously a senator and U. S. Attorney General and forced to sell his shares of the property as well. He later became mayor of Portland. The plat, mostly undeveloped, was sold to James Montgomery and William Reid. By 1882, they developed the remainder of the plat after two more maps were filed with the county with lot configurations in the block plans. They laid out the upper portion primarily for residential building. The area around Williams and Russell Avenues became the commercial core. The lower portion by the docks on the river became rough and more industrial when the railroad terminal was built connecting Portland with the transcontinental system in 1883.

Albina grew from a population of 143 in 1880 to over 3000 in 1887 when it was incorporated as a city. It was a major bustling community in 1891 when it was annexed to the City of Portland along with East Portland. This stimulated more population growth and increased density. By the turn-of-the-century, many other subdivisions to the east were developed and opened up as streetcar lines were expanded. Some of these developments were touted as high-class communities with building and ethnic restrictions placed on deeds. This practice funneled immigrants with less income to settle in the Albina community. Housing was more affordable and located closer to the commercial center, railroad yard, grain mills, and waterfront. By 1910, higher density housing was being built at a faster pace along all the major streets. Many were buildings with storefronts below and apartments above and some were strictly apartment and flat buildings. During World War II, Portland gained a large influx of African-Americans to work in the shipyards and many were allowed to live in Albina but segregated from other surrounding neighborhoods. During the 1950s, Albina was in major decline as businesses left for outlying communities as the popularity of suburbs increased. Today during the 1990s, the community is being revitalized as businesses are returning to surviving and new buildings along some of the original commercial corridors.

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H. I. Luetgert Building 1912 Mult. Co., OR

HISTORY OF THE PROPERTY

On 18 August 1884, James B. Montgomery sold lots 11, 12 & 13 of block 25 in Albina to H. H. Wheeler. On 9 February 1885, H. H. Wheeler sold lots 12 & 13 to William M. Parker. Mr. Parker was listed as a farmer in directories and built a dwelling on lot 13 that faced Sacramento Street. On 2 November 1885, William Parker sold lots 12 & 13 to Joseph Hodges who was a blacksmith that resided in the dwelling. On 29 July 1895, Hodges sold the East 60 feet of lots 12 & 13 to Michael Andre for \$1000. Mr. Andre obtained the portion of the property the dwelling sat on and presumably lived there alone until his death in 1897.

On 20 July 1897, the property was sold to Henry C. Luetgert for \$1350, being the highest bidder of the Andre estate.(Appendix D) Henry Luetgert was born in Germany October 1859 and immigrated to the United States with his wife Hermina in 1887. They came to Portland about 1892 and directories listed him working as a baker for H. B. Ranft & Co. in the 1890s. Before he bought this property, he previously lived one half a block to the east at 349 Sacramento (old address). The 1898 directory (dates to 1897) lists him residing at 322 Sacramento (at the southwest corner of Rodney). The 1900 Census lists no children and only one German servant at the residence. In 1905, Henry Luetgert made gains in his baking career and built a new Queen Anne Vernacular styled home at 223 NE Graham (was 351 Sellwood) and was the chief baker at Log Cabin Baking Company. He presumably used the previous dwelling as a rental and partitioned the southern portion of the property where another dwelling was built.(Appendix E) On 15 February 1912, Henry Luetgert filed a building permit with the City of Portland to construct a 2-storey flat building on the corner property parcel.(Appendix G) The old dwelling was presumably pulled down or possibly moved to an unknown location before construction commenced.(Appendix F) Edwin F. Balgemann was selected as the contractor and the cost was estimated at \$5000. Balgemann was a general contractor who lived at 6516 NE 27th and likely drew the plans for the relatively simple structure.(Appendix G) The structure was completed by June 1912 and Luetgert used all four units for rental income. Luetgert remained in his home on NE Graham and retained ownership of the flat building the remainder of his life. His wife died sometime before 1940. On 13 July 1946, Henry Luetgert died at the age of 86 with an estate valued about \$10,000. He had no children or next of kin and the building went to Multnomah County Probate Court.() It was then sold to Russell R. Ripley who used it as an income property.

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H. I. Luetgert Building 1912 Mult. Co., OR

8. SIGNIFICANCE

The Henry Luetgert Flat Building, a Craftsman Foursquare styled 4-plex constructed in 1912, is significant under Criteria "A" and "C". Under Criterion A, the building is associated with the ethnic class of citizens that comprised Albina. Under Criterion C, it is an architecturally intact building of the Craftsman style in the group of Eclectic Styled Buildings inside the Elliot Neighborhood Multiple Property Submission to the National Register of Historic Places.

The Luetgert Building qualifies under Criterion A inside the Elliot Historic District due to association with working-class immigrant residents. It was built for Henry C. Luetgert, a German immigrant who met success with his career in association with the Portland economic and population boom after the Lewis & Clark Centennial Exposition of 1905. He built the building with standard class dwellings for other immigrant workers and retained title of the property until his death. Also in being closely associated with other German immigrants, he built his last home in the same immediate neighborhood.

The Luetgert Building qualifies under Criterion C as an intact architecturally significant structure conforming to the styles, forms, and methods of construction in the Pacific Northwest during the end of the 19th Century and the beginning of the 20th Century. It falls into the Eclectic style category of buildings in the Eliot Historic District under the "Craftsman" style. This building has a Foursquare form without protruding rafters under the eaves but a wide front porch with square columns, a low-pitched hip roof, and many surviving Arts & Crafts features on the interior. It was built in 1912, inside the time frame of eclectic buildings from 1895-1930, and at the peak of popularity of the Craftsman style. This flat building is one of only a few of the type in the district and greatly contributes to the collection of other Craftsman buildings and single family dwellings. In addition, the exterior integrity on this building is well preserved.

9. SOURCES

1. MacColl, E. Kimbark, *The Shaping of a City: Business and Politics in Portland, 1885-1915*, Portland, OR, The Georgian Press, 1976.
2. Multnomah County Deed Recordings, 1884-1897.
3. Polk Company, Portland and Albina City Directories, 1885-1940.
4. Portland Historic Landmarks Commission, Multiple Property Submission for the Eliot Neighborhood, 8 December 1997.
5. Portland Buildings Bureau, building and plumbing permits.
6. Sanborn Fire Insurance Maps: 1901, 1908 & 1923.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

LEUTGERT, HENRY C., BUILDING, Portland, Multnomah County, Oregon

Common Label Information:

1. LEUTGERT, HENRY C., BUILDING
2. Portland, Multnomah County, Oregon
3. Photographer: Amy Elliott
4. Date: June 1998
5. Negative on file at location

Photo No. 1:

6. East elevation of building. Camera facing west.

Photo No. 2:

6. Northeast elevation of building. Camera facing southwest.

Photo No. 3:

6. Southwest elevation of building. Camera facing northeast.

Photo No. 4:

6. Upper Front balcony. Camera facing north.

Photo No. 5:

6. Dining room, unit 2325. Camera facing northeast.

Photo No. 6:

6. Living room, unit 2325. Camera facing west.

Photo No. 7:

6. Kitchen, unit 2325. Camera facing east.

Photo No. 8:

6. Bathroom, unit 2325. Camera facing southwest.

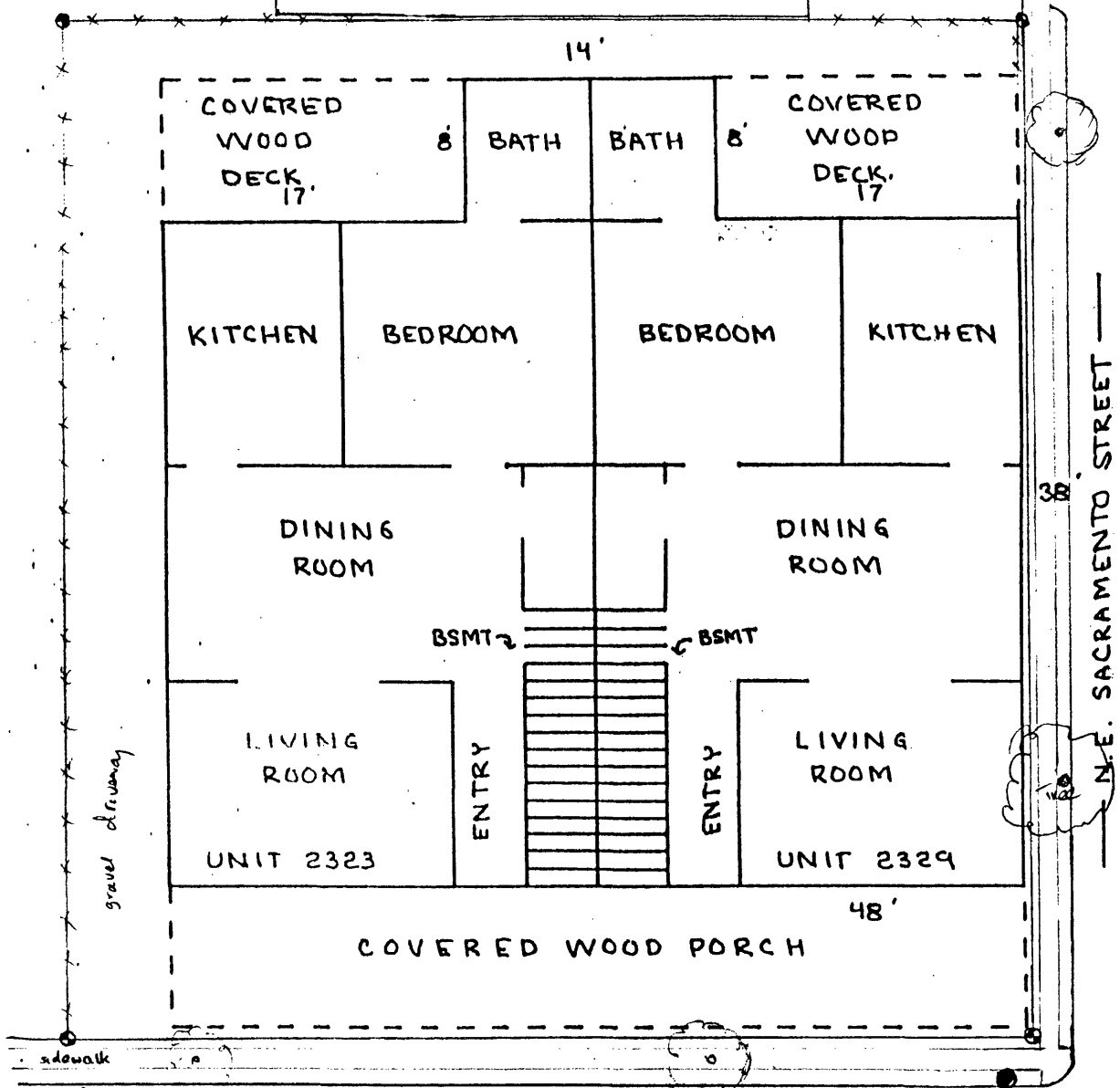
Photo No. 9:

6. Dining room, unit 2327. Camera facing southwest.

Photo No. 10:

6. Dining room, unit 2327. Camera facing southeast.

Garage NORTH →

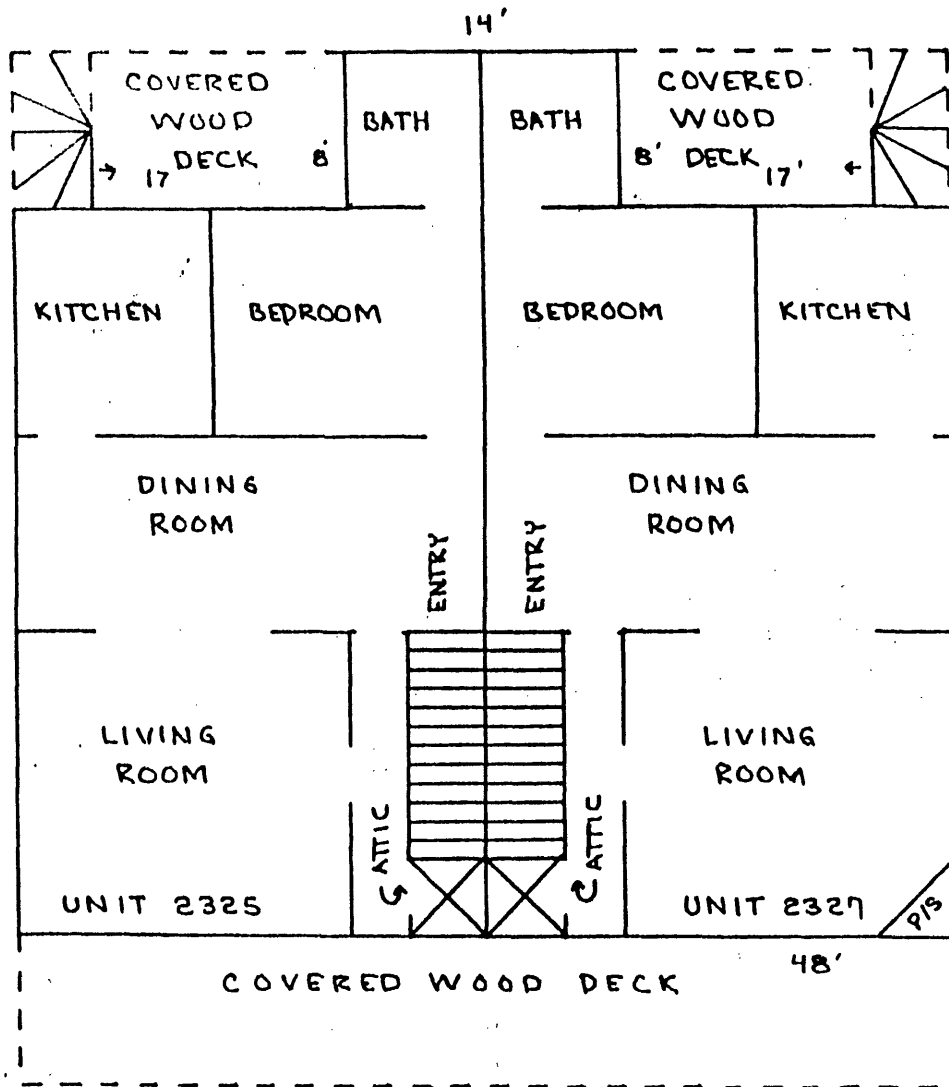
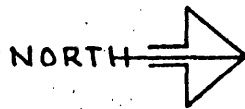


N.E. RODNEY AVENUE

12' x 48' = 1824
 8' x 14' = 112
 LVL 1 = 1936
 LVL 2 = 1936
 TOTAL SQFT = 3872

LEVEL 1

LEUTGERT, HENRY C., BUILDING
2323-2329 NE RODNEY
PORTLAND OREGON

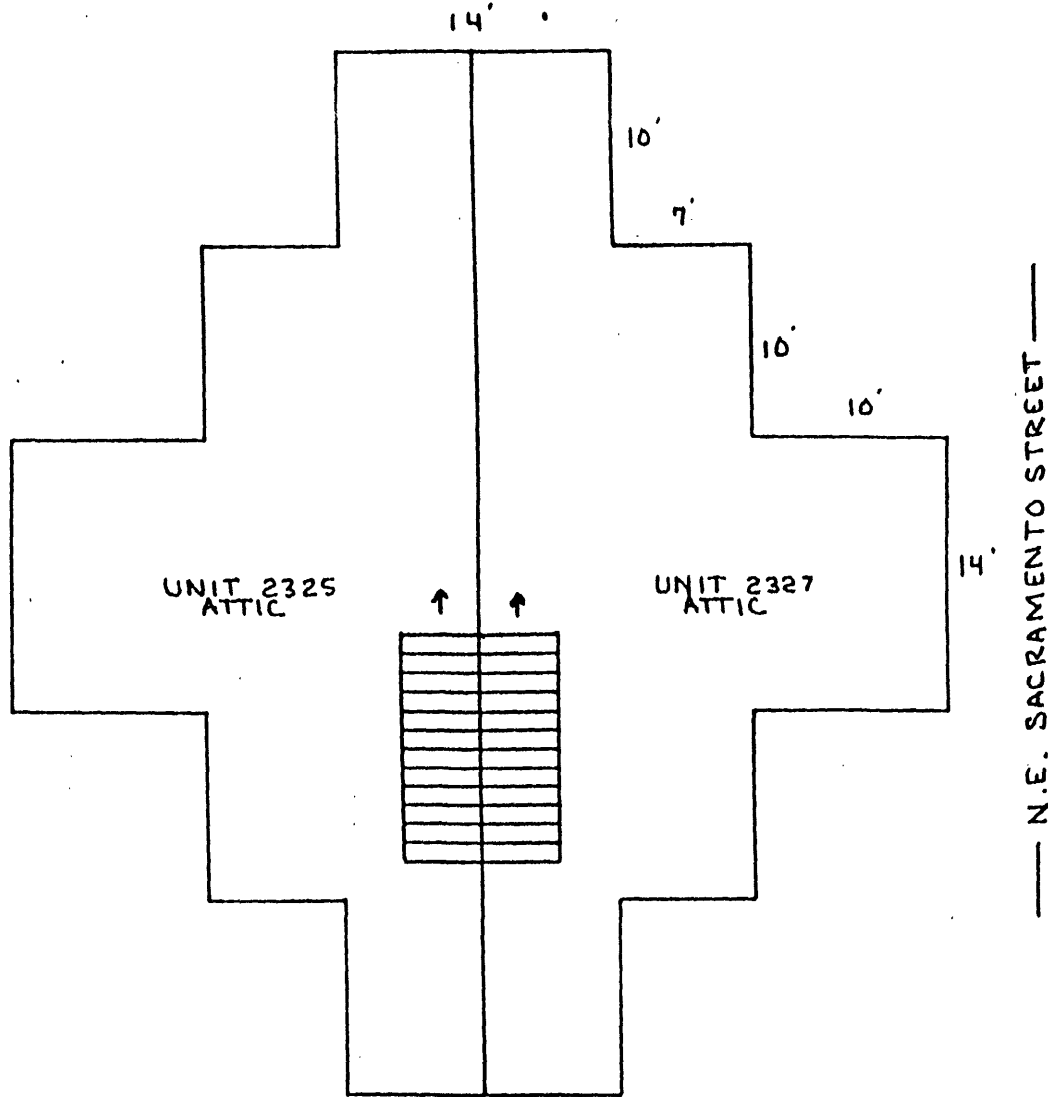


— N.E. ROONEY AVENUE —

LEVEL 2

38 X 48 = 1824
8 X 14 = 112
1936

**LEUTGERT, HENRY C., BUILDING
2323-2329 NE RODNEY
PORTLAND OREGON**



— N.E. RODNEY AVENUE —

ATTIC
(STORAGE)

28 X 34 = 952
10 X 14 = 140
10 X 14 = 140
10 X 14 = 140
10 X 14 = 140

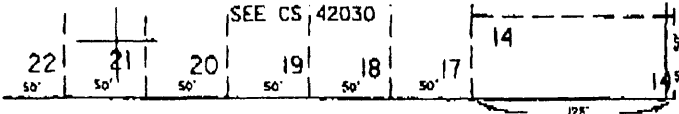
1512
NOT IN G.L.A.

**LEUTGERT, HENRY C., BUILDING
2323-2329 NE RODNEY
PORTLAND OREGON**

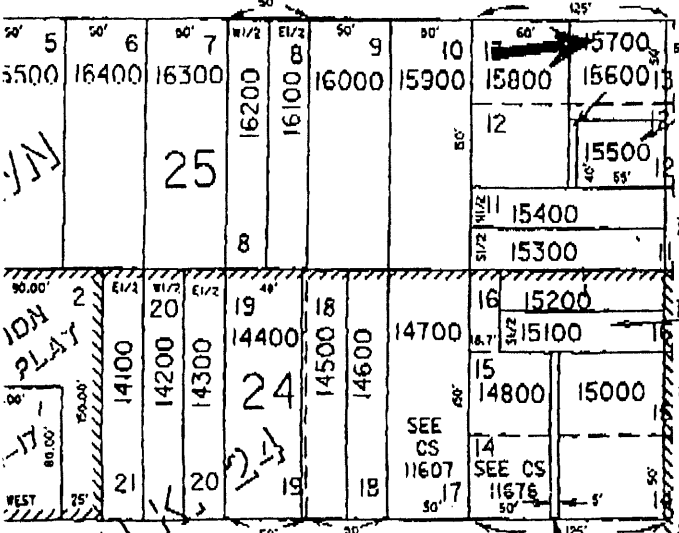
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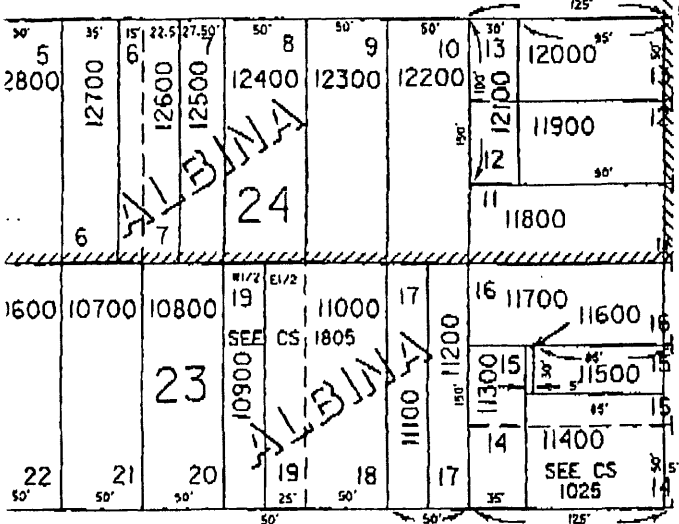
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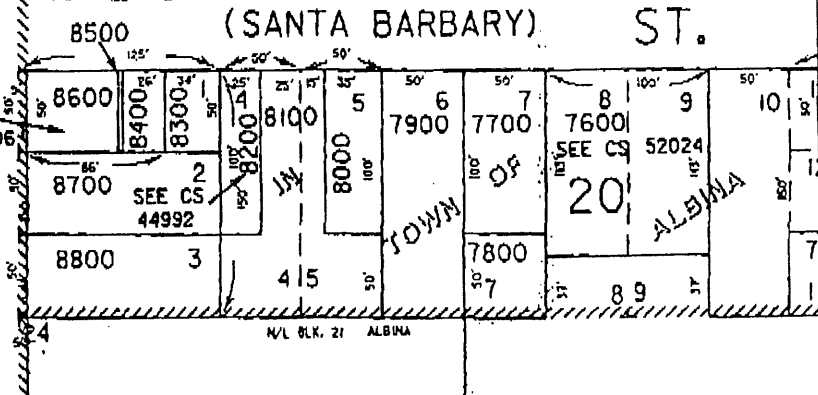
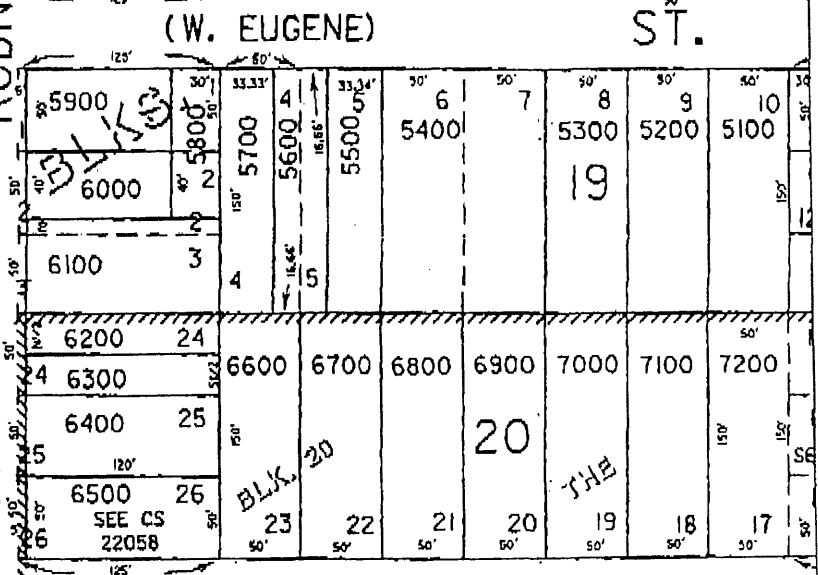
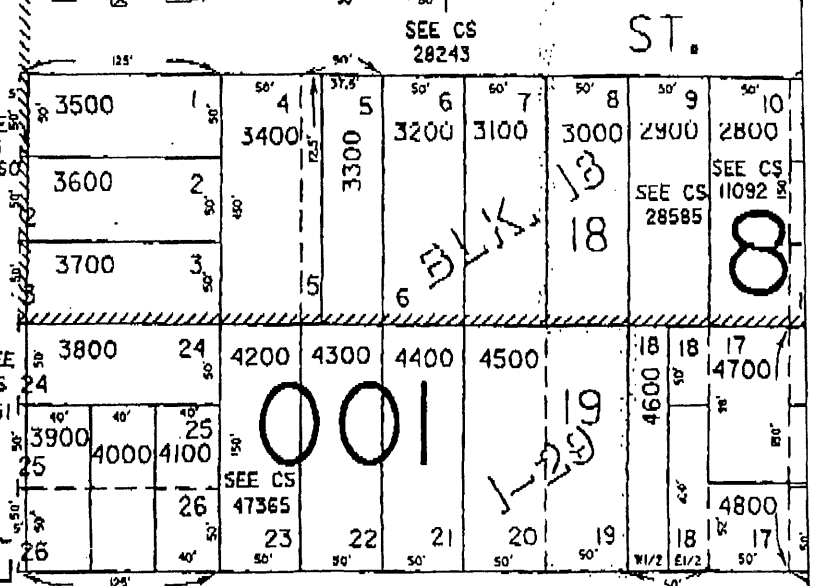
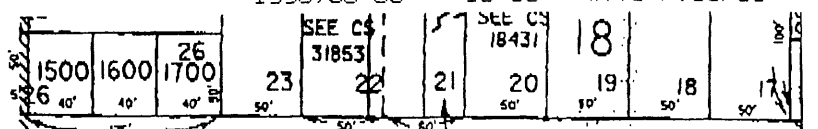
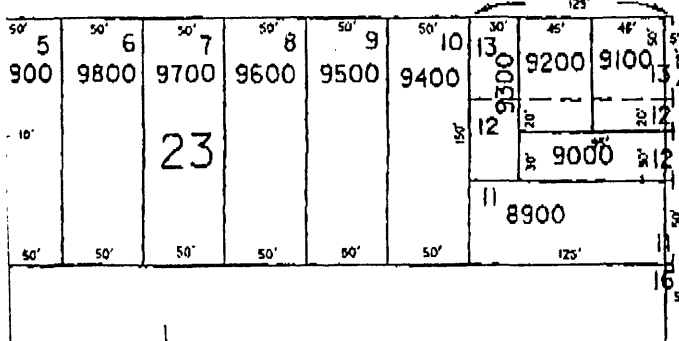
SACRAMENTO



THOMPSON



TILLAMOOK



1,445,500

SEE MAP IN IE 27D

LEUTGERT, HENRY C., BUILDING
2323-2329 NE RODNEY
PORTLAND OREGON