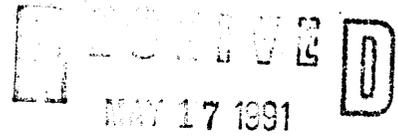


811

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name Zimmerman-Rudeen House
other names/site number _____

2. Location

street & number 3425 NE Beakey Street N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97212

3. Classification

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

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official *James Hancock* May 1, 1991
Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. 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:)

Arlene Byers 6/19/91
Entered in the National Register

for Signature of the Keeper _____ Date of Action

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: Prairie School

Materials (enter categories from instructions)

foundation concrete

walls stucco

roof asphalt shingle

other

Describe present and historic physical appearance.

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Continuation Sheet**Section number 7 Page 1

The Zimmerman/Rudeen Residence is a well crafted Prairie style house located on a large lot in the N.E. Alameda neighborhood. The residence was designed by George Eastman in 1913, for Fred and Lucile D. Zimmerman. The building is significant under criterion c as an excellent example of the Prairie style in northeast Portland. The residence displays many characteristics of this style in the porte-cochere, large overhanging eaves, plaster exterior, and massive rectangular pillars. The building is presently in fair condition, however the new owners of the property are rehabilitating the house and grounds.

SETTING

The Zimmerman/Rudeen Residence is situated on Lots 7-9, Block 3, and the easterly 10 feet of Lots 16-18, Block 3, in Maplehurst Addition, giving a lot size of 148 X 110 feet. The lot is situated on the southeast corner of the block with N.E. Beakey Street to the south and N.E. 35th Street to the east.

When the house was constructed, land to the south and east was planted with orchards. When the Kasebergs purchased the house in 1919, they bought two adjoining lots to the west and the two lots to the north to create a 150' X 200' lot. The grounds, which were landscaped in 1927, consisted primarily of lawn, trees, and a reflecting pool. The north side of the property was lined with birch trees. Most of the grounds were sold off after the Kaseberg family sold the house in 1959 (personal interview, J. Kenneth Kaseberg, 10/31/90).

EXTERIOR

The exterior of the Zimmerman/Rudeen Residence exhibits many features that represent the height of the Prairie style: an overall emphasis on horizontal lines including windows grouped together with decorative belt courses; a low, hipped roof with overhanging eaves; large one-story porches supported by massive rectangular pillars; an inconspicuous front entrance; a massive fireplace chimney, and sparing use of ornamentation. The construction method of this building, wood framing with plaster and wood trim, was common to Prairie style houses as early as 1902.

HOUSE PLAN

The house is 2-story with a 3/4 basement. The overall footprint, including porches, is 65 feet by 52 feet. The house plan consists of a main 2-story rectangular volume with smaller 2-story wings attached on the north and south, and one-story porches projecting on the east and west. The staircases and halls are located in the central volume.

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SOUTH FACADE (front)

The primary facade of the Zimmerman/Rudeen Residence is oriented south towards Beakey Street. This facade is almost symmetrical. The living room and the master bedroom above form a wing that is central to this facade. Behind this wing, the main volume of the house widens about 6 feet on either side. Attached to the main volume on the west is a porte-cochere. The porte-cochere covers the main entrance, which is at the left corner of the house. On the other side of the house, projecting eastward, is a sun porch that projects 12 feet from the house.

A massive chimney is centered on the two-story front wing. The chimney's shape is echoed by the profiles of the large rectangular columns that form the outer supports of the porte-cochere and the sun porch.

On the first floor, the chimney is flanked by a pair of large windows of exact dimension and spacing. These windows each have two parts: one approximately four-foot square glass panel, and a 1-foot high transom of 12 lights. Above these two windows are pent roofs supported by brackets.

On the second floor, the windows exhibit slight asymmetry in relation to each other. To the right of the chimney is a pair of casement windows directly above, and of the same width as the first floor window. On the left, the casement windows are offset further from the chimney to form a corner window: one casement window which is included in a bay of three, is on the south elevation, one is set at a 45-degree angle "cutting off" the corner, and one is on the west elevation.

Flower boxes are located beneath the first and second floor windows. The corner window has a relatively shallow box supported by three large brackets, while the other three windows have boxes over one foot deep decorated with a series of pilasters. These window boxes have recently been restored.

EAST FACADE

The east facade faces N.W. 35th Street and is about 52 feet wide. The dwelling's mass is seen as four units from this perspective: the central, two-story volume projects outward with the living room/master bedroom wing to the left, and the maid's room/sun room to the right; the sun porch projects toward the street, offset left of center on the central volume.

The lines of the low, hipped roof are repeated on the hipped roof of the sun porch. Perhaps more dominant than the actual roof line are the strong lines and shadows created by the wide overhanging eaves as well as the wood trim belt course on the second floor. These lines emphasize the "horizontal" of this facade more than the windows and doors. Much of the visual interest is created by the angles that the eave line takes as it wraps around the building.

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There are four windows and a French door with sidelights on the first floor, and five windows on the second floor of this elevation. Both casement and double-hung windows are used. While all but one window follow the same horizontal line, the windows are well-spaced rather than being grouped in bands.

WEST FACADE

The west facade is a highly functional side of the house, in that the porte-cochere leads to the front door, and 20 feet to the rear, is the back door. This facade is broken into 3 units, the central volume, the living room/master bedroom wing recessed on the right, and the porte-cochere projecting from the right side of the main volume. The second floor shows banding of five windows along a belt course, a typical design feature of the Prairie style. The first floor of this elevation shows more regard for function than overall design; the windows are of various sizes and treatments; also, the first floor wall projections provide for interior needs rather than exterior design.

The porte-cochere is supported by two massive columns that are brick up to a height of 5 feet, with plaster and wood trim above. The light fixture in the porte-cochere is a simple dome ringed with brass in a dentil pattern.

NORTH FACADE (Rear)

This is the rear of the house, though it is partially visible from N.E. 35th Street. This elevation, dominated by the maid's room/sun room wing which projects outward about 12 feet from the main building volume right of center. Both the porch and porte-cochere are seen from this elevation, well to the back. Windows on the north facade show strong horizontal patterning, especially the continuous band of casement windows for the sun porch.

A small, non-contributing garage was originally located beyond the porte-cochere, at the northwest corner of the house, not far from the back door. After the Kasebergs bought the property and adjoining lots, they moved the location of the garage away from the house, 36 feet to the north.

INTERIOR

The interior of the house is elegantly detailed with moldings, pillars and pilasters that are classical in design. The original hardware is intact throughout the house. Hardware on the windows and doors is chrome-plated.

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GROUND FLOOR

Entrance. The front door, on the west end of the south elevation, is sheltered by the portecochere. The top 2/3 of the front door is a window consisting of 12 panes of glass. The small entrance area is enhanced by a pair of beveled, leaded glass windows on the west wall. The door and windows are surrounded with a simple molding about four inches wide. This molding, detailed with delicate parallel lines, is found throughout the house.

The entrance is continuous with a hall that leads to the living room on the south. Directly down the hall about 15 feet are two steps up to a landing that serves the staircase to the second floor. These stairs run straight back parallel to the hall from the landing and the square newel, string, turned balusters, and rail are visible as they rise within the hall.

Near the front door a second, narrower hall is located at a right angle under the second-floor staircase and leads to a small bathroom, the basement stairs, and the kitchen.

Living Room. The most elegant room of the house is the living room. The room is about 12 feet wide by 26 feet long. It is accessed by two sets of French doors set in the north wall, one set opening to the hall and one set leading to the fountain room. The room has windows on the south, east and west walls. The two large windows with transoms facing south are fixed while the others are casement windows with original hardware.

The windows are interconnected by a frieze comprised of horizontal bands of decorative wood molding with a fretwork pattern, and a 10 inches wide, gold-painted band of pressed tin bearing floral and abstract organic designs. This is topped by seven bands of decorative wood molding slowly building to a crown at the ceiling. Three bands of molding predominate, two being Sullivan-esque organic designs, separated by a dentil pattern. Beneath the windows is simple wood wainscoting and baseboard molding.

A distinctive fireplace is centered on the south wall. The wood mantel reaches about 6 feet in height, and has delicate molding including a pair of fluted Doric columns and a row of dentils directly under the mantel's crown. The fireplace is faced with a glazed blue and white tile that depicts a Flemish landscape scene.

The living room oak floor boards are placed parallel with each respective wall for about 14 inches, thus framing the center of the floor. The living room is illuminated by an elegant silver and crystal chandelier that was placed in the room by the Kaseberg family. It was made in Czechoslovakia and sent to Los Angeles where it was originally ordered by William Haines, a Hollywood actor.

Fountain Room. The fountain room or foyer is from a functional viewpoint a connecting room, with access to the living room to the south, the dining room on the north, the entrance hall and stairs on the west, and the sun porch on the east. It is approximately 10 feet by 12 feet in size. The room has four sets of French doors opening to it, and two of

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these have sidelights as well, allowing much light and visibility. With the two pairs of French doors to the sun porch open, the outdoors can enter into the core of the house via this room.

The floor is created from 1-inch square pieces of tile laid diagonally in a pattern of squares. A small, hardly distinguishable patch of tile near the center of the floor indicates the former location of a small fountain (Interview with J. Kenneth Kaseberg, 6/8/90).

A simple brass chandelier with 2 globes hangs from the center of the ceiling. The ceiling coves on the north and south are well-rounded, creating a low vaulted effect. This arch matches the Palladian opening on the west side of the fountain room that is supported on either side by fluted, square pillars and pilasters. The railing and balusters between the pillar and pilasters match the staircase.

Dining Room. Entry to the dining room is gained through French doors connecting to the fountain room on the south wall, or through a single swinging door that leads to the kitchen near the right-hand corner of the dining room's west wall. Natural light enters the room from two double-hung windows symmetrically placed on the east wall. The room is relatively square in shape.

Two built-in cabinets with full-length doors are at either end of the north wall. The lower half of the doors are paneled and the upper half has 22 small panes of glass arranged as a rectangle with a round-arched top. Between the two cabinets is a trio of beveled, leaded glass windows placed high in the center of the wall. The design of the two cabinets and windows indicates that a large, free-standing sideboard should be placed between them.

Wainscoting throughout the room rises about 3 feet to the base of the windows and is capped by a board that is continuous with the window sill. The upper wall has picture molding above which is a broad, sweeping cove molding. The ceiling molding descends about 3 inches with 12 turns, creating thin, parallel lines.

The original chandelier is a brass 5-candle design with crystal pendants, and appears to be original. Two original wall sconces are mounted on the north wall.

Kitchen. The kitchen has been remodeled. It formerly had rectangular tile on the walls similar to that still found in the bathrooms. Under the newer kitchen flooring is the original ceramic tile floor of small grey octagonal tile.

The kitchen was enlarged by removing the east wall to what was formerly the pantry. The pantry was long and narrow, and also functioned as a hall for the maid. The original entrance to the maid's room was at the north end of the pantry, where there is now a cupboard, and a door at the southern end of the pantry (still present) led to the staircase. The entrance to the maid's room was moved to the left, near the kitchen's back door, where there once was a built-in refrigerator.

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The short hall that enters the kitchen from the right corner of the south wall leads to a small bathroom, the basement, and the entry area. One door on the north wall leads to the maid's room, and another leads to the back door.

Bathroom. The first-floor bathroom, behind the stairwell, appears to have the original toilet fixture, but the sink has been replaced. Small, white octagonal floor tiles and larger rectangular white tile wainscoting appear to be original.

Maid's Room.

The maid's room is located north of the kitchen. This room is simple, long and narrow, and well-lit with five small double-hung windows. This room was enlarged when a bathtub and sink and connecting wall were removed on the east side.

SECOND FLOOR

Staircase and Hall. The stairs rise in one flight near the middle of the house and terminate in front of a window in the west wall. A small bedroom and a connecting sun room are to the north of the stair landing. To the south of the landing is the master bedroom and a hall parallel to the staircase leading to the east, similarly placed to the hall downstairs. The hall is open to the staircase and separated by it with railing and balusters that match the staircase.

Master Bedroom. The master bedroom has a footprint similar to the living room below: a long rectangle along the south face of the house with a fireplace centered on the south wall. The fireplace is of similar scale to the one on the first floor, but with simpler molding and a light blue crackle tile face. The room has casement windows with original fixtures on its south, east and west walls, including a three-part corner window facing southwest.

Like the living room, the bedroom has two doorways on the north wall. The main doorway is not far from the top of the stairs. Another door, 15 feet away, leads to a bathroom. A large walk-in closet is located at the room's northeast corner near the bathroom door. The room has prominent classically styled molding.

Other Bedrooms. The bedroom at the northeast corner of the house and the small bedroom on the west side are both simply constructed. Each has a closet with built-in drawers. Both are well-lit with double hung windows.

Bathroom. The second floor bathroom was constructed with attention to detail. Like the bathroom below, the floor is laid with small white octagonal tiles and white octagonal tile covers the walls. The toilet is placed in a tiled stall, as is the bathtub and the shower, all in a line on the north side of the room. The sink is on the opposite side and is flanked by two large, mirrored medicine cabinets. Above the sink are two sconces. The wide crown molding has dentils and organic patterns.

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Continuation Sheet**

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BASEMENT

The daylight basement stairs are located beneath the main staircase. Near the base of the stairs is a door that leads to a den, which is directly beneath, and of the same size as the living room. This room has double-hung windows with window molding that matches the rest of the house. The den has a fireplace that has been re-faced with rough, light-brown bricks. The fireplace was originally faced with cobblestone from floor to ceiling. Original paneling and built-in window seats on either side of the fireplace were stained dark brown. They have been replaced. The floor was red-colored cement troweled into an approx. 9-inch square pattern. It is now covered with carpeting.

The basement also has a wash room and furnace room, both of which are simple in design. The original central heating system was fueled by coal; it has been replaced by an oil furnace.

ALTERATIONS

Though the house is currently in fair condition, the new owners are working to restore the house. The exterior of the house has not been modified from its original character. The garage is detached, 30 feet to the rear of the house. The kitchen has been altered. A butler's pantry between the kitchen and the dining room was removed with the kitchen enlargement. The maid's quarters, directly off the kitchen, originally had a half bath with a sink and shower. The short wall and half bath have been removed.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1913

Significant Dates

1913

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

George Eastman, Architect

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

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreeage of property 0.34 acres Portland, Washington-Oregon 1:62500

UTM References

A

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5	2	9	1	2	5
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5	0	4	3	6	2	5
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated area is located in NE $\frac{1}{4}$ Section 25, Township 1N, Range 1E, Willamette Meridian, in Portland, Multnomah County, Oregon. It is legally described as Lots 7, 8 and 9 and the east 10 feet of Lots 16, 17 and 18, Block 3 of the Maplehurst Addition to Portland.

See continuation sheet

Boundary Justification

The nominated area encompasses the entire urban tax lot associated with the historic residence. A single-story garage measuring 20 x 23 feet in ground plan situated at the north-west corner of the property is a non-contributing, non-historic feature.

See continuation sheet

11. Form Prepared By

name/title	Kimberly Lakin, Kimberly Demuth, David Mayfield		
organization	Demuth/Glick Consultants Ltd.	date	November 15, 1990
street & number	1314 NW Irving, Suite 510	telephone	(503) 224-0043
city or town	Portland	state	Oregon zip code 97209

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**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

The two-story, stucco-clad Prairie-style house on Beakey Street at NE 35th Avenue in the Alameda neighborhood of northeast Portland, Oregon was designed and constructed by local builder George Eastman for Fred and Lucille Zimmerman in 1913. The brief period of occupancy by the Zimmermans was followed by an even shorter period of ownership by Charles and Hilda Rudeen.

The house is proposed for nomination under National Register Criterion C as a well-preserved and distinctive example of Prairie style architecture on Portland's East Side.

With an overall footprint of 65 x 52 feet, including porches, the house is a two-story volume oriented longitudinally on its generous lot of three quarters of an acre. The longer axis of its core parallels NE 35th Avenue. The principal approach to the house is from Beakey Street, where the south end elevation is bisected by a wide, straight chimney shaft and entrances are sheltered by a porch and porte cochere extending at right angles to the east and west. The characteristic elements of high style Prairie School architecture are displayed in the house through its horizontal rectilinearity, the hovering overhangs of a low-pitched hip roof and hip-roofed porches supported by massive brick piers, the stucco exterior with brick ground course and pronounced belt course high on the wall, and by the many fixed, casement and double-hung windows arranged, band-like on the second story, where they abut the eaves. As was not unusual in Prairie-style houses of the popular type, certain features are a restrained throw-back to the picturesque variety of Queen Anne and Arts and Crafts traditions. Such details are the wrap-around polygonal second story window bay at the northwest corner that is supported by heavy console brackets and the window boxes fronted by friezes of engaged balusters.

Noteworthy craft details of the well-finished interior include a vaulted entrance vestibule with basket-arched column screen, deep and elaborate cornice molding in the living room built up as a full Classical entablature, and a Classical chimneypiece with pictorial ceramic tile fireplace surround.

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Continuation Sheet**

Section number 8 Page 2

George Eastman, the builder, was active in Portland as a designer of houses and apartment buildings during the housing boom that followed promotion of the Lewis and Clarke Centennial Exposition and Oriental Fair of 1905. The documented span of his homebuilding career locally was 1913 to 1917. The talented builder appears to have been largely self-trained.

A comparative analysis of other documented Prairie style houses in northeast Portland indicates the Zimmerman-Rudeen House stands out as a clear-cut exemplar with distinctive craft details. The run of the mill are Prairie-influenced bungalows or Craftsman houses in the eclectic tradition, having Mission gables or Mediterranean clay roofing tiles. Within the comparative field, there are no more than three of four that approach the scope and distinction of the Zimmerman-Rudeen House. The nearly comparable resources are the Wrightian houses at 1617 and 2424 NE Thompson and the Mediterranean houses at 2330 NE Thompson and 3711 NE Davis.

A single-story, non-historic garage at the northwest corner of the property having a 20 x 23-foot ground plan is counted a non-contributing feature.

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National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 3

The Zimmerman/Rudeen Residence is significant under criterion c as an excellent example of the Prairie style, designed by George Eastman in 1913. The house exhibits many details characteristic of the Prairie style including a low hipped roof with overhanging eaves, large one-story porches supported by massive rectangular pillars, a porte-cochere, and sparing use of ornamentation. The interior of the residence, also notable, is elegantly detailed with moldings, pillars, pilasters, and a grand staircase, classical in design. The Zimmerman family first owned the house selling it to the Rudeens in 1917.

PRAIRIE STYLE

The Prairie style was one of the first indigenous American architectural expressions. It was developed by a group of Chicago architects, the most notable being Louis Sullivan and Frank Lloyd Wright. The style evolved as a response to the midwestern landscape. In Wright's words, "the fact that nearly all were buildings for our vast Western prairie should be borne in mind; the gently rolling or level prairies of our great Middle West... where every detail of elevation becomes exaggerated....The natural tendency of every ill-considered thing on the prairie is to detach itself and stick out like a sore thumb in surroundings by nature perfectly quiet. All unnecessary heights have for that reason and the human scale (for other reasons too, economic) have been eliminated." (Wright 1955: 193).

The resulting buildings showed a strong emphasis on horizontal lines, simplicity of detail, low roofs with wide, overhanging eaves, horizontal banding of windows, inconspicuous front entrances, and large porches extending from the main mass of the house. Prairie style houses were built as wood-frame buildings and later, with brick and masonry. The wood-frame buildings were often faced with plaster and wood trim, although horizontal wood siding was also employed. The number of Prairie style houses being constructed peaked about 1914. The style rapidly lost favor after that date.

While the Zimmerman/Rudeen Residence was built in 1913, it exhibits features of the early Prairie School style which dates from 1902 to 1910, e.g., the work of Frank Lloyd Wright and William E. Drummond. The structure is almost symmetrical with a central, 2-story element flanked on the east and the west by one-story projections that emphasize the

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**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

horizontal motif: on the west is a porte-cochere with massive, rectangular posts. On the east side is a sun porch having similar lines.

COMPARATIVE ANALYSIS

Only 25 Prairie Style structures are listed in the Portland Historic Resource Inventory. In addition to the Zimmerman/Rudeen Residence, eleven of the listed are houses located in the Northeast neighborhoods, including Irvington, Alameda Heights, and Laurelhurst. For purposes of this comparative analysis, only houses in the Northeast section of Portland have been examined.

132 N.E. Ainsworth Street	3711 N.E. Davis Street
969 N.E. Hazelfern Place	4361 N.E. Hazelfern Place
3321 N.E. Peerless Place	617 N.E. Thompson Street
2330 N.E. Thompson Street	2424 N.E. Seventeenth Avenue
2440 N.E. Twenty-fifth Avenue	3917 N.E. Twenty-ninth Avenue
3930 N.E. Twenty-ninth Avenue	

In addition to these listed buildings, the preparers have identified 3 others in Northeast Portland:

3424 N.W. 35th Avenue	3701 N.E. Davis Street
3633 N.E. Davis Street	

Similar Prairie-Style Houses

Five (six including the Zimmerman/Rudeen Residence) of the Prairie style houses located in Northeast Portland exhibit a common relationship to the plaster and wood trim prairie-style houses that were being designed by Chicago-based architects as early as 1902. Two of these, which are not on the Portland Inventory, are very simple architectural statements: 3701 N.E. Davis Street, and 3633 N.E. Davis Street. Three others, while fine expressions of Prairie style architecture based upon its early manifestations, are smaller and less developed than the Zimmerman/Rudeen Residence: 3711 N.E. Davis Street; 1617 N.E. Thompson Street; and 3917 N.E. 29th Avenue.

3711 N.E. Davis Street, in Laurelhurst, is very successful architecturally with a small front porch on the left side of the front facade, and a one-story wing on the right that is recessed from the main volume. Windows on both floors of the front facade are arranged in distinctive horizontal bands, as is the accompanying molding.

The house at 1617 N.E. Thompson Street exhibits strong horizontal features in its fenestration and roof line. It differs from the Zimmerman/Rudeen Residence by having a prominent front porch, a conspicuous front entry, shiplap siding on the first, and part of the second story, and it does not have one story porch wings.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Of all the Prairie-style houses identified, 3917 N.E. 29th Avenue exhibits the strongest affinity to the Zimmerman/Rudeen Residence in terms of style: a lathe and plaster exterior; small projecting wings; and a porte-cochere covering the main entrance at the side of the house. However this house is approximately half the size of the Zimmerman/Rudeen Residence, and the design features appear to be more architectural expressions than functional in nature. The roof is pyramidal rather than hipped due to the square plan to the main volume of the house.

Design of the Zimmerman/Rudeen Residence took advantage of an oversized lot, with a front facade that is 65 feet wide from the left end of the porte cochere to the right end of the sun porch. These wings, plus the two-story enclosed wings attached to the main volume to the north and the south, produce a complex floor plan that sets the Zimmerman/Rudeen Residence apart from other Prairie style houses in Northeast Portland.

Other Prairie-Style Houses

Two similar houses at 3424 N.E. 35th Avenue and 3930 N.E. 29th Avenue are two-story with small one-story wings. Both have horizontal wood siding and centrally located entrance doors with conspicuous porches. The choice of materials, front-door orientation and smaller size set these buildings apart from the Zimmerman/Rudeen Residence.

Two houses on the Portland Inventory represent work influenced by Frank Lloyd Wright's later Prairie style houses, rather than the earlier work designed by the Prairie School that influenced the design of the Zimmerman/Rudeen Residence. The house at 2424 N.E. 17th Avenue is entirely faced with brick, while the house at 2330 N.E. Thompson has a tile roof and stucco facing with terra cotta accents.

The following group of five buildings exhibit only marginal Prairie style qualities: 969 N.E. Hazelfern Place; 4361 N.E. Hazelfern Place; 3321 N.E. Peerless Place; 2440 N.E. 25th Avenue; and 132 N.E. Ainsworth Street.

GEORGE A. EASTMAN

George Eastman, designer of the Zimmerman/Rudeen Residence, worked in Portland as a house and apartment designer during the early part of this century until 1917, when he presumably moved from the Portland area. (His name disappears from the City Directory and he is not listed as deceased.) Prior to his career in the building trade, he worked in Portland as an advertising manager for A.B. Steinbach & Co., a clothing store (City Directory, 1905).

Eastman was considered prominent in Portland's building trade and operated as a designer, developer, and building contractor as early as 1913. George was also closely associated with the Oregon Homebuilder's Company, though he is not listed as one of the officers of

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the company (1913-14 *Oregon and Washington Gazeteer*). He designed several houses for them in various styles, including Dutch Colonial and California Bungalow.

In addition to his own role as developer and his work for the Oregon Homebuilder's Company, George Eastman developed a private clientele and had offices at the Abington Building in 1913 (*Portland Daily Abstract*, Mar. 25, 1913).

Despite George Eastman's professional role as a designer, we have no evidence that he was professionally trained as an architect. He was not a member of the Portland Architects Club in 1913 and was never registered by Oregon's Architect Examiners Board. He is, however, listed as "Architect" in two sources as follows:

1. Report of Plumbing Inspection for the original construction dating from 1913 lists "G.A. Eastman - Archt." on the back of the inspection card. (City of Portland, Bureau of Buildings files).
2. "George A. Eastman, Architect, 427 E. 27th St. N....is preparing plans for a \$10,000 high class residence for Mr. Zimmerman to be erected at 36th and Beakey Streets." (*Portland Daily Abstract*, Mar. 14, 1913).

FRED AND LUCILE D. ZIMMERMAN

Fred Zimmerman is listed as the first owner of 3425 N.E. Beakey Street. The house is reported to have been given to Fred by his mother as a wedding present (Interview with J. Kenneth Kaseberg, June 8, 1990). The Zimmermans lived at the house for only a short period of time, until 1917, when they apparently left Portland.

In 1910, Zimmerman was employed as a hop buyer. The Polk's 1912 Portland Directory lists him as a traveling salesman for F. Zimmerman and Co., a wholesale wine and liquor company owned by Ferdinand Zimmerman. F. Zimmerman and Co. was a well-established firm, having been in existence on Front street as early as 1886 (*Oregon State Gazeteer 1886*). Fred became one of the owners of F. Zimmerman and Co. by 1915, but Prohibition apparently ended this company's existence and may have caused the Zimmermans to sell the Beakey Street house.

CHARLES AND HILDA E. RUDEEN

Polk's Portland Directory shows Charles and Hilda Rudeen as residing at the Beakey Street house in 1917. Charles Rudeen abruptly sold the Beakey Street house in 1919 after the death of his wife Hilda and moved to the Multnomah Hotel.

During 1916 Charles Rudeen was proprietor of the State Market at 221 S.W. 1st Street and in 1918, the Alder Market at 220 S.W. Alder. In 1918 Rudeen began to actively pursue a

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position as Multnomah County Commissioner and achieved this goal in 1920 (*Oregonian* December 20, 1919). Also in 1920 Rudeen became President of Sunden, Rudeen and Streibig, Inc. Rudeen remarried and in 1924 was living in Lake Oswego and was President of the Prospect Investment Company (*Polk's Portland Directory*, various years).

In the 1928 Mr. Rudeen moved to Long Beach, California. He died in Santa Barbara, California on December 25, 1938 (*Oregonian*, Dec. 28, 1938).

KASEBERG FAMILY

John R. and Mary Kaseberg

The Kaseberg family resided in the house the longest. John R. Kaseberg bought the house in 1919. John R. Kaseberg, a Portland resident since 1908, came from Wasco, Oregon where his family engaged in farming operations. His wife died in 1939 and when he died in 1940, the house was left to their son, J. Kenneth Kaseberg.

J. Kenneth and Marie Kaseberg

The Kaseberg family continued to occupy the house until 1959, when they sold the house to Milton R. and Ethel V. Van Zanten.

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Interviews

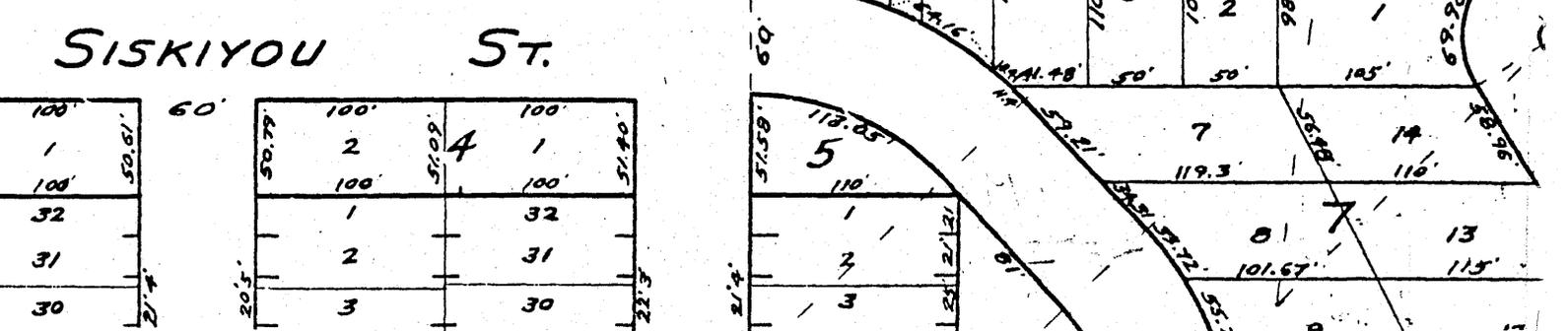
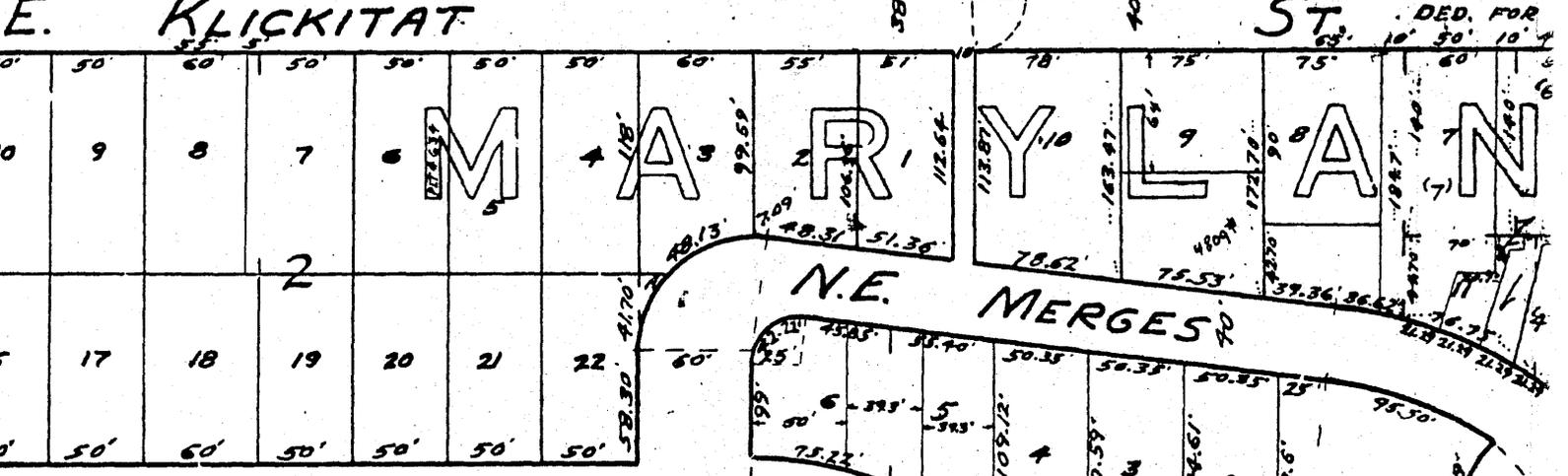
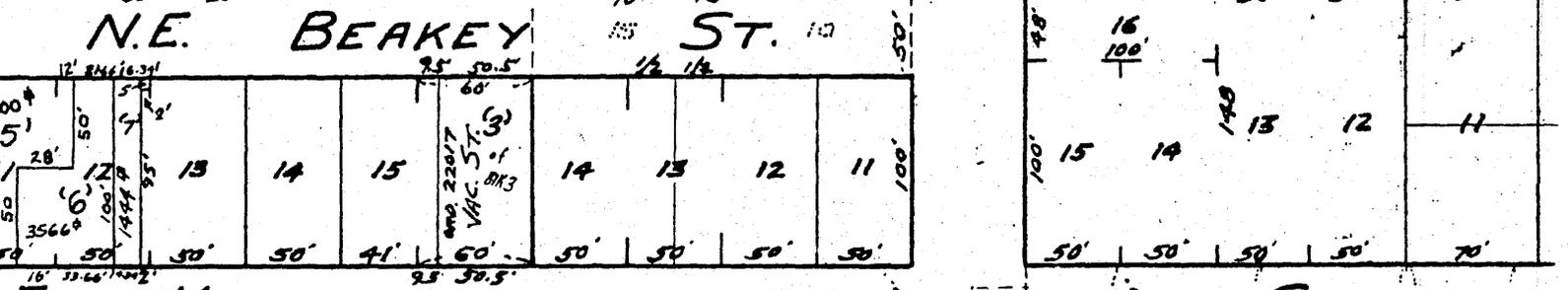
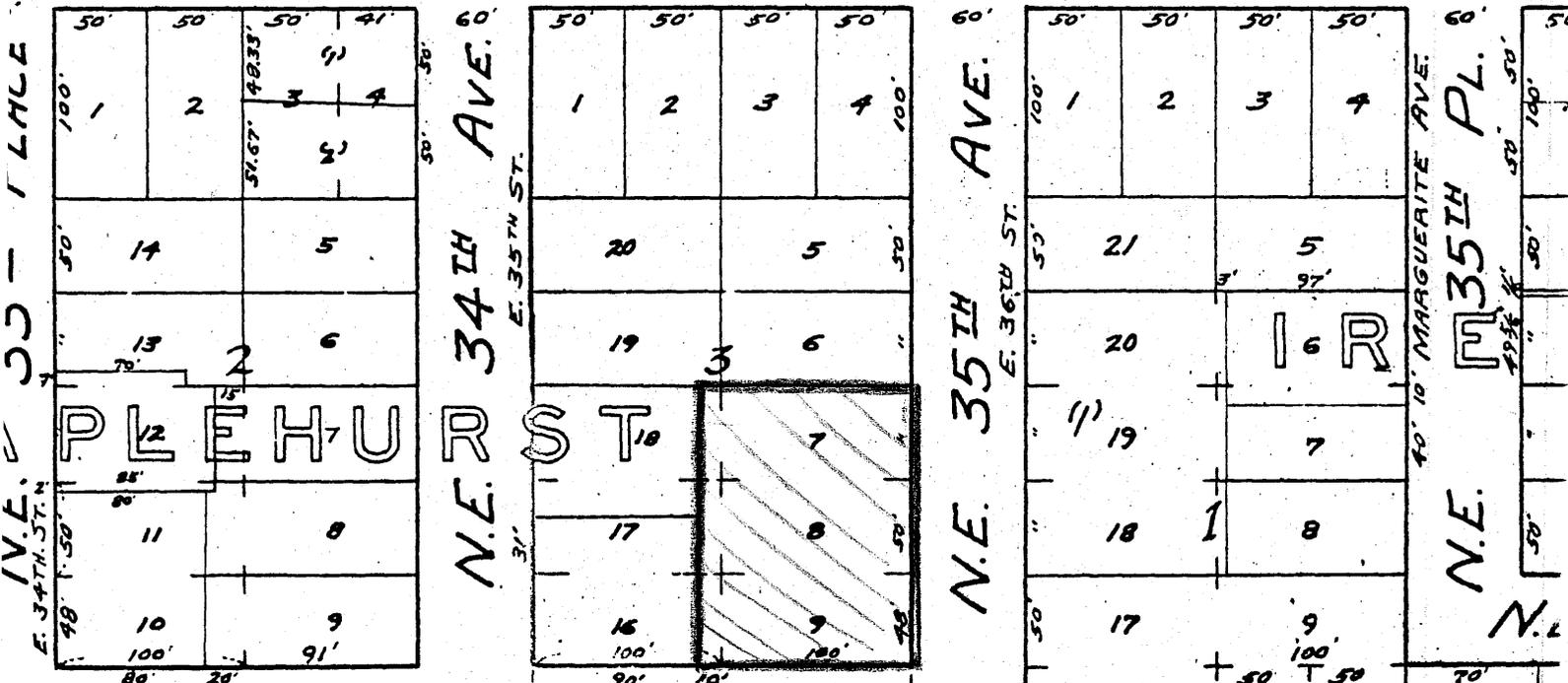
Kaseberg, J. Kenneth, Personal interview. June 8, and October 31, 1990.

MANITOU

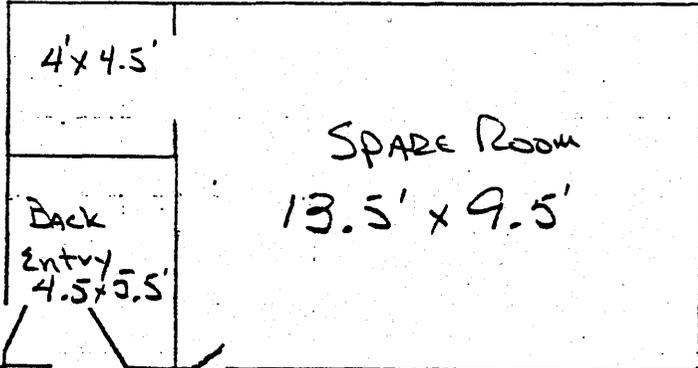
RAILROAD

60'

N.E. FREMONT



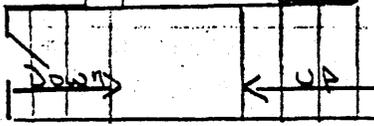
Main Floor



Kitchen
18' x 15'

Dining Room
15' x 15'

Chimney chase



BATHROOM
4 x 6

Foyer
12' x 5.5'

Front Door

Living Room
14' x 23'

12-381 50 SHEETS 3 SQUARE
12-382 100 SHEETS 5 SQUARE
12-389 200 SHEETS 5 SQUARE
NATIONAL
ARCHITECTS P.A.

SECOND
STORY

Sun Room
9' x 18'

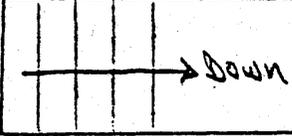
Bedroom
14' x 16'

Closet
4' x 5'

Bedroom
14' x 16'

Closet
4' x 5'

Chimney
chase



BATHROOM
13' x 6'

Closet
4' x 4.5'

MASTER B'ROOM
14' x 23'

Closet
10' x 7'

F'place

Basement

Furnace Room/
Storage

23 x 18

Laundry
Room

17 x 11.5'

Storage

10 x 10'

Shop

7 x 12'

SA

42,381 50 SHEETS 1 SQUARE
42,382 100 SHEETS 1 SQUARE
42,383 300 SHEETS 1 SQUARE
MAY 1950 U.S.A.



**Historic
Resource
Inventory**
CITY OF PORTLAND, OREGON



6-058-03425

3425 N.E. Beakey Street

Maplehurst, Block 3, Lots 7-9, East 10' of Lots 16-18
QUARTER SECTION MAP #: 2734
Wilshire Beaumont

ORIGINAL FUNCTION: Residence

DATE BUILT: 1914

STYLE: Prairie Style

ORIGINAL OWNER: Zimmerman, Fred and Lucile D.

OTHER OWNERS: Doe, John

TAX ASSESSOR'S ACCOUNT #: R-53450-0670

ZONING: R5L

Rank II

SPECIAL FEATURES AND MATERIALS:

Low pitched hip roof with wide overhanging eaves. Hip-roofed porch and porte-cochere with massive piers. Single-light, fixed, casement and double-hung windows. Stucco exterior with pronounced belt course. Brick foundation and porch base. Bracketed window boxes.

AREAS OF SIGNIFICANCE: Architecture

6-058-03425

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

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

Sanborn Insurance Map,

3425 N.E. Beakey St., early photograph, David Slader and Linda K. Eyerman Collection.

OLD ADDRESS: 1045 Beakey Avenue .

MAJOR ALTERATIONS: 1925/153342/F.H. Brandes & Son

Present owner as of May 1981: David Slader, Linda Eyerman

MAILING ADDRESS: 3425 N.E. Beakey St., Portland 97212

No Preservation Funding

Negative: 701-4, 5, 6, 7, 8

Score - Design/Construction: 11

Score - Historical:

Score - Rarity:

Score - Environment: 6

Score - Integrity: 10

Score - Intrinsic:

Score - Contextual: 16

Score - Total: 54.5