HOUSE HISTORY OF

5726 NORTH EAST CLEVELAND AVENUE

PORTLAND, OREGON

For [Name deleted]

4 March 2006

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1. "Observations By 'The Looker-On,'" *Portland Spectator* July 13, 1935, page 7; location: Multnomah County Library, Portland.
2. Assessment Roll for Multnomah County, 1907; Film 52. Location: Multnomah County Recording Office Public Research Room, Multnomah Building, Suite 125.
3. Multnomah County Deeds Vol. 480: 144-145. Location: Multnomah County Recording Office Public Research Room, Multnomah Building, Suite 125.
4. Multnomah County Deeds, Vol. 505: 286-7.
5. Multnomah County Deeds, Vol. 568: 448-9.
6. Multnomah County Deeds, Vol. 574: 17.
7. "Piedmont Subdivision," 1908-1911 Block Books (Assessors), Film 58.
8. 1910 US Census, population schedule, Multnomah County, Oregon, Portland City, 10th ward, 84th precinct, SD 1, ED 232, sheet 9B (penned), 76 (stamped); digital image by subscription, Heritage Quest Online (http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic: accessed 1 March 2006); from National Archives microfilm T624, roll 1287. *Note*: the page was found by locating the ED in the *1910 Oregon Census Enumeration District Descriptions* (Portland: Genealogical Forum of Oregon, 1996), 64; and then conducting a line-by-line search in the actual census microfilm. The enclosed printout is from Heritage Quest Online.
9. *R. L. Polk's Portland City Directory* (Portland: R. L. Polk & Co., 1912), 1480.
10. 1914 Polk's, page 1409.
11. 1915 Polk's, page 1197.
12. 1917 Polk's, page 1151.
13. 1920 Polk's, page 1428.
14. 1921 Polk's, page 1279.
15. 1927 Polk's, page 1524.
16. 1946 Multnomah County Property Owners Index to Tax Rolls, page 1167.
18. *Oregon Journal*, 30 April 1946, page 8, col. 1.
19. 1930 US Census, population schedule, Multnomah County, Oregon, Portland, Precinct 442, ED 26-540, SD 3, sheet 3 (penned), dwelling 78, family 70 and 71; digital image by subscription, Heritage Quest Online (http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic: accessed 26 February 2006); from National Archives microfilm T625, roll 1954.

RESEARCH SUMMARY

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Subject: House at 5726 NE Cleveland Avenue Legal Description: Piedmont, Lot 14, Block 17.

Report To: [Name deleted]

Objective: Identify the builder of the house (ca. 1911-1912) and subsequent residents.

Background: [Name deleted]'s son is living in this house and is remodeling it. At one time, it was divided into apartments.

Task: Research the city directories, the assessor's records, and deeds.

Authorization: For 10 hours.

Findings Summary: The Investment Company laid out the Piedmont subdivision in 1888. The company sold the property to Celia Heitzhausen on 24 November 1909. A month later, she sold the property to Robert B. Beat. He was a house contractor.

There was no house on the property on 1 June 1910, the date of the 1910 census.

Robert B. and Mary Beat sold the property to Frank Winslow and Minnie Miller Conn on 27 July 1910. The 1911 Portland city directory shows Frank W. Conn residing at the house. Since the 1911 directory listing was collected in 1910, we can assume Frank W. Conn was the first resident of the house.

E. A. Mann was the next owner. However, there is no evidence that Mann lived in the house. The sale may have been purely an investment opportunity.

Caroline Trowbridge, the wife of Harry R. Trowbridge, owned the house from 12 January 1912 until her death in 1946. Harry R. Trowbridge died in 1914, and Caroline's three children lived with her until they married and moved away. She then took in boarders. See the enclosed funeral notices for Caroline and Harry.

A list of people who lived in the house from the beginning until the 1940s is enclosed. (Information from Portland city directories and deeds.)

Research Limitations Portland City Directories contain reverse directories that can be used to track house inhabitants from 1985 back to 1930. Before that, tax assessor indexes and deed indexes are needed. In 1932/33, the post office changed the house numbering system to the one now used.

Additional Research: If you would like the Trowbridge descendants researched, I could do that for you. It is possible that one of them may have family photographs of what the house looked like. Additionally, research on Robert B. Beat, the building contractor who owned the property during the construction period could be useful.

Extra: The enclosed article about the Piedmont district mentions A. H. Faber, an architect who designed many of the homes in the district. The Architectural Heritage Center is holding a lecture on his works, 9:30 a.m., 11 March 2006, at the AHC, 710 SE Grand Ave., Portland. If your son wants more information, go to www.visitAHC.org.

AN OVERVIEW OF THE RESOURCES USED

Multnomah County Recording Office Public Research Room, Multnomah Building, Suite 125:
- Multnomah County Block Books (Assessors)
- Multnomah County Indirect and Direct Indexes
- Multnomah County Deeds

Personal Library:
- 1909-1941 Portland City Directories
- *1910 Oregon Census Enumeration District Descriptions*
- 1910 Census (The census microfilm and HeritageQuestOnline)
- 1930 Census (From HeritageQuestOnline)

Multnomah County Library:
- *Oregon Journal* and *Oregonian* newspapers on microfilm.
- *Portland Spectator*

RESEARCH NOTES

Question: Who owned the property, built the house, and lived in it? Legal Land description: Piedmont, lot 14, block 17.

First owner: the Investment Company laid out the Piedmont plat in 1888. The *Portland Spectator* in 1935 described the subdivision's development this way:[1]

> Old-time Portlanders recall the "Investment Company," so named, without qualifying elaboration. It dealt in real property, insurance and financial operations. Under its aegis the tract known as "Piedmont" was platted, about 1888, and put on the market. It was a quarter-section of land at the northern city limits, as then established; the investors put in a water system (later sold to the city), with a high tower landmark visible for miles in all directions.
>
> From the original investment of less than $30,000 something up in the millions was realized; it was a restricted residence district; the owners held rigidly to the limitation.
>
> After the turn of the century, its president, Edward Quackenbush, who was a strict Presbyterian, first president of the Y.M.C.A., a banker in earlier years, having been cashier for the old Ladd & Tilton bank when Theodore Wilcox began his career as a lad, held a controlling interest in the Investment company, and in Piedmont.
>
> Under the influence of a Philadelphia architect, A. H. Faber, [Quackenbush] began building in the residential suburb a series of houses idealistic (and largely impracticable). These included a chimneyless house, also a stone structure, with frame upperwork and the first asbestos shingles employed in the Northwest, built on a cooperative basis, and resulting in a series of lawsuits covering several years. It was called "Quackenbush's folly."
>
> There was a cement block house that proved so illy [sic] arranged that it stood idle for years; another had a steep-roofed ensemble that was not symmetrical and which violated all architectural precedent – that also stood unoccupied for long. At Hood River a summer home was designed by the same architect, having a hot-air engine for water supply and carrying other somewhat unusual features.

In 1907, the Assessment Roll for Multnomah County[2] shows the Investment Company owned the property.

Between 1909 and 1912, Multnomah County deeds show a quick succession of sales from the Investment Company to Celia Heitzhausen to Robert Beat to Frank W. Conn to E. A. Mann to C. E. Trowbridge.

Date	Sold by	Sold to	Purchase price:
24 November 1909	Investment Company	Celia Heitzhausen	$1,100
[Recorded 27 December 1909]	C. Heitzhausen	Robert B. Beat	Could not locate deed.
27 July 1910	Robert B. and Mary R. Beat	Frank Winslow and Minnie Miller Conn	$10 and $2500 mortgage.
22 January 1912	Frank Winslow and Minnie Miller Conn	E. A. Mann	$10 and $2500 mortgage.
12 January 1912	E. A. and Emma Mann	C. E. Trowbridge	$10 and $2500 mortgage.

[1] "Observations By 'The Looker-On'," *Portland Spectator,* July 13, 1935, page 7; location: Multnomah County Library, Portland.

[2] Assessment Roll for Multnomah County, 1907; Film 52. Location: Multnomah County Recording Office Public Research Room, Multnomah Building, Suite 125.

Second owner: Celia Heitzhausen.

On 24 November 1909, the Investment Company sold lot 14, block 17 to Celia Heitzhausen for $1,100.[3] (Deed enclosed)

The wording of the deed implies there is no house on the property:

> "the party of the second part for herself her heirs assigns and legal representatives further covenants that such dwelling houses, when built shall be of the value of not less than twenty two hundred and fifty dollars each, ($2250.00)"

Third owner: Robert B. Beat purchased this property from Heitzhausen. The deed was recorded on 27 December 1909. Both the microfilmed indirect and the direct deed indexes are difficult to read, and the volume and page number was illegible.[4] This deed is important to the research because the price paid by Beat would indicate whether there was a dwelling on the property. However, the deed volumes are over 400 pages, and there was not adequate time to do a page-by-page search.

Robert B. Beat is listed in the 1910 city directory as a building contractor living at 1206 Missouri Avenue.[5] In 1911, he was living at 1206 Williams Avenue.[6] Both houses use the old numbering system, and they are in the Piedmont neighborhood. It is highly possible that Beat purchased the Cleveland property to build the house.

Fourth owner: On 27 July 1910, Robert B. and Mary R. Beat, husband and wife, of Portland, sold the property to **Frank Winslow Conn and Minnie Miller Conn**, husband and wife, of Portland. The stated purchase price was $10.00. There was a mortgage of $2500 in favor of Portland Trust Company.[7] This would mean that a house was on the property. (Deed enclosed)

Fifth owner: Frank Winslow Conn and Minnie Miller Conn, husband and wife, of Portland, sold this property to **E. A. Mann** on 22 January 1912. The stated purchase price was again said to be $10.00 with a mortgage of $2250 in favor of Portland Trust Company. [8] (Deed enclosed)

Sixth owner: On 10 January 1912, **C. E. Trowbridge purchased the property** from E. A. and Emma Mann for $10.00 and the mortgage for $2500 in favor of Portland Trust Company. [9] (Deed enclosed)

> An abstract:
> C. E. Trowbridge from EA & E Mann
> Piedmont, Lot 4, Block 21
> Multnomah County Deeds, Vol. 547:15
> Drawn 10 January 1912; Recorded 31 Jan 1912

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[3] Multnomah County Deeds Vol. 480: 144-145. Location: Multnomah County Recording Office Public Research Room, Multnomah Building, Suite 125.

[4] 1908-1910 Indirect Deed Index and 1908-1910 Direct Deed Index.

[5] *R. L. Polk's Portland City Directory* (Portland: R. L. Polk & Co., 1910), 170. Hereafter called Polk's.

[6] 1911 Polk's, page 205.

[7] Multnomah County Deeds, Vol. 505: 286-7.

[8] Multnomah County Deeds, Vol. 568: 448-9.

[9] Multnomah County Deeds, Vol. 574: 17.

E. A. and Emma Mann, husband and wife, of Portland, to **C. E. Trowbridge** of Portland.
Consideration $10.00
"all of **Lot numbered Fourteen (14) in Block numbered Seventeen (17), in Piedmont**, now within the corporate limits of the City of Portland, as described and designated on the duly recorded maps and plats of said "Piedmont" of record in the County Clerk's office of the county of Multnomah and State of Oregon."
Mortgage for $2500.00 in favor of Portland Trust Company of Portland.
10 January 1912
Witnesses:
Wayne Docket
[Too faint to read the rest.]

Approximate date of construction and first residents:

There was no house on the property on 24 November 1909, when Celia Heitzhausen purchased the lot.

The Multnomah County Assessor's records show no house on the property in the tax years of 1908 and 1909. In tax year 1910, there was an improvement valued at $50.00. In 1911, there was an improvement valued at $2000.[10] That gives us an approximate year of construction; the tax year of 1911.

The 1910 Multnomah County census does not show anyone living at 1020 Cleveland on 1 June 1910.[11] The census enumerator found a family at 1076, 1074, 1060, 1058, 1042, and 1038 Cleveland. He then went to the other side of the street and found a family at 1017, 1029, 1037, and 1041 Cleveland.

This means **the house was built between 24 November 1909 and 27 July 1910.** Winter construction in Portland is usually slow because of the rain. In the spring, construction usually starts up in earnest.

Robert B. Beat owned the property during the time the house would have been constructed, and he was a building contractor. Whether he was the architect, we cannot tell. Additional research could be conducted on him.

The first residents of the house were Frank Winslow and Minnie Miller Conn.

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[10] "Piedmont Subdivision, 1908-1911 Block Books (Assessors), Film 58.

[11] 1910 US Census, population schedule, Multnomah County, Oregon, Portland City, 10th ward, 84th precinct, SD 1, ED 232, sheet 9B (penned), 76 (stamped), no dwelling and family at 1020 Cleveland; digital image by subscription, *Heritage Quest Online* (http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic: accessed 1 March 2006); from National Archives microfilm T624, roll 1287. *Note*: the page was found by locating the ED in the *1910 Oregon Census Enumeration District Descriptions* (Portland: Genealogical Forum of Oregon, 1996), 64; and then conducting a line-by-line search in the census microfilm. The enclosed printout is from *Heritage Quest Online*.

PEOPLE WHO LIVED IN THE HOUSE.

The following sales of the Piedmont property were made between 24 November 1909 and 12 January 1912 when C. E. Trowbridge purchased the property.

Date of sale	Sold by	Sold to
24 November 1909	Investment Company	Celia Heitzhausen
[Recorded 27 December 1909] deed not found	C. Heitzhausen	Robert B. Best
27 July 1910	Robert B. and Mary R. Best	Frank Winslow and Minnie Miller Conn
22 January 1912	Frank Winslow and Minnie Miller Conn	E. A. Mann
12 January 1912	E. A. and Emma Mann	C. E. Trowbridge

Portland City Directories

The names from the above deed indexes were researched in *R. L. Polk's Portland City Directory*. Copies for all years are not included with this report. Those enclosed are indicated by a *.

Note: Information in the directories was gathered in the prior year.

1909 (Spouses not listed)
Heitzhausen, Edward H, clerk Merges Hdw Co, h 999 Williams Ave.[12]
No Robert Best.[13]

1910 (Spouses not listed)
Heitzhausen, Edward H, clerk Merges Hdw Co, h 999 Williams Ave.[14]
No Robert Best.[15]

The first person found in the directories at the address is Frank W. Conn.
1911 (Spouses not listed)
Conn, Frank W, eng expert 1200 Cleveland av.[16]

*1912[17] (Spouses not listed)
Trowbridge, Harry R (Trowbridge & Stephens) h 3-434 Harrison
Trowbridge & Stephens (HR Trowbridge HC Stephens) real est 301 Wilcox bldg
No Frank W. Conn[18]
Mann, Elbert A, dentist h 21-410 Harrison[19]

[12] 1909 Polk's, page 684.
[13] 1909 Polk's, page 292.
[14] 1910 Polk's, page 526.
[15] 1910 Polk's, page 185.
[16] 1911 Polk's, page 376.
[17] 1912 Polk's, page 1480.
[18] 1912 Polk's, page 330.
[19] 1913 Polk's, page 811.

1913[20] (Spouses not listed)
Trowbridge, Harry R (Trowbridge & Stephens) h 1200 Cleveland

*1914[21] First year to list spouses.
Trowbridge Harry R (Caroline E) h 1200 Cleveland av
Trowbridge Henry I, r 1200 Cleveland av

*1915[22]
Trowbridge, Caroline E (widow Harry r) h 1200 Cleveland av
Trowbridge, Henry R bookkeeper East Side Planing Mill, r 1200 Cleveland av
Trowbridge, Ruth, r 1200 Cleveland av

*1917[23]
Trowbridge Caroline E (widow HR) h 1200 Cleveland av
Trowbridge, Henry I sec-treas East Side Planing Mill Inc r 1200 Cleveland av
Trowbridge, Jos F r 1200 Cleveland av
Trowbridge, Ruth, r 1200 Cleveland av

*1920[24]
Trowbridge, Caroline E (widow Harry) h 1200 Cleveland
Trowbridge, Henry I treas East Side Planing Mill, r 1200 Cleveland av
Trowbridge, Jos student r 1200 Cleveland av

*1921[25]
Trowbridge, Caroline e (widow Harry r) h 1200 Cleveland av
Trowbridge, Henry I v-pres-mgr West-Made Desk co r 1200 Cleveland av
Trowbridge, Jos F (Lucille) sec-treas West-Made Desk Co h 827 Mason

1924[26]
No Caroline Trowbridge.
Trowbridge Henry I (Kath C) vice president mgr West Made Desk co, h 1200 Cleveland
Trowbridge Kath C Mrs. Teacher Franklin HS
Trowbridge, Jos F (Lucille S) West Made Desk sec-treas, h 1414 Michigan av.

1925[27]
Trowbridge, Henry I (Kath) v-pres West-Made Desk Co, h 1200 Cleveland av
Trowbridge, Jos F (Lucille) sec-treas West-Made desk Co, h 1165 Vancouver Ave
Trowbridge, Kath C Mrs. teacher Franklin High School, r 12300 Cleveland av

1926[28]
Trowbridge, Caroline E (widow HR) h 1200 Cleveland av
Trowbridge, Jos F (Lucille) sec-treas West-Made Desk, h 866 E 21st N

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[20] 1913 Polk's, page 1212.
[21] 1914 Polk's, page 1409.
[22] 1915 Polk's, page 1197.
[23] 1917 Polk's, page 1151.
[24] 1920 Polk's, page 1428.
[25] 1921 Polk's, page 1279.
[26] 1924 Polk's, page 1636.
[27] 1925 Polk's, page 1563.
[28] 1926 Polk's, page 1431.

*1927[29]
Trowbridge Carolyn (widow HR) h 1200 Cleveland
Trowbridge, Henry I (Kath) v-pres West Made Desk Co In, h 129 Peacock la
Trowbridge, Jos F (Lucille) sec-treas West Made Desk Co In, h 866 E 21st N

1930 contains the first reverse directory. Only C.M. *[sic]* Trowbridge listed at 1200 Cleveland.

1931[30]
Trowbridge, Caroline E (widow Harry R), h 1200 Cleveland
Trowbridge, Henry I (Kathryn) sales manager West-Made, h 715 E 19th N.
The reverse directory did not show any other listings for 1200 Cleveland. However, we have the 1930 census that shows there were renters in the house.

1932[31]
Trowbridge Caroline E (widow Harry R) h 1200 Cleveland
From reverse directory:
Decker, Henry M (Cath)
Jacobs, Aug R (Virginia) salesman Dixie Bakery

1933[32]
Trowbridge Caroline E Mrs. (widow Harry R), h 5726 Cleveland
From reverse directory:
Creason Eleanor Mrs. (Bailey-Creason)
Broughton Milford H (Cath) pres Dennis Supply

1934, 1935, and 1936
Trowbridge, CE Mrs., h 5726 NE Cleveland
No others listed at the address in the reverse directory

1937[33]
Trowbridge, Caroline E (widow Harry R)
Cox John R (Marie G) confectioner lobby Orpheum bldg.

1938[34]
Trowbridge, Carolyn E Mrs. h 5726 NE Cleveland av
No Henry or Joseph

1939[35]
Trowbridge, Caroline E (widow Harry R), h 5726 NE Cleveland (has phone)
Marshall, Carl R (Laura) commander US Customs)
Butler, Crystal B Mrs., stenographer USFS (has phone)

1941[36]
Trowbridge, Carolyn E (widow Harry R) h 5725 NE Cleveland

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[29] 1927 Polk's, page 1524.
[30] 1931 Polk's, page 1423.
[31] 1932 Polk's, page 1244.
[32] 1933 Polk's, page 1244.
[33] 1937 Polk's, page 1318.
[34] 1938 Polk's, page 1419.
[35] 1939 Polk's, page 1409.
[36] 1941 Polk's, page 1545.

CAROLINE E. TROWBRIDGE

Caroline E. Trowbridge, the wife of Harry R. Trowbridge purchased the property in 1912. The Trowbridge family came to Portland in 1911.[37]

Caroline E. Trowbridge died in 1946. The 1946 Multnomah County Property Owners Index to Tax Rolls shows that she still owned the property. (Document enclosed)

It was unusual for a woman to purchase the family home in 1912. The traditional role was that the husband purchased the house because his wife had no income to pay for something that large. Harry R. Trowbridge died in 1914. Possibly he was ill, and Caroline's purchase of the house was planned with his death in mind.

Harry's funeral notice:
Oregonian (Portland, Oregon)
15 May 1914
Page 17, col. 6
Funeral Notices
"Trowbridge - The funeral service of the late **Harry R. Trowbridge**, beloved husband of Mrs. Caroline Trowbridge and father of Henry I, Ruth and Joseph R. Trowbridge, will be held from the family residence, 1200 Cleveland ave., Sunday, May 17, at 1:30 p.m. Friends respectfully invited. Interment at Riverview Cemetery. Remains will be at A. R. Zeller Co.'s parlors, 592 Williams ave. until 9 a.m. Sunday, after which time they will be at the residence."

After Harry's death, Caroline and her children lived in the house. After they left, she took in boarders. These were people who had respectable jobs and often husbands and wives.

1930 Multnomah County, Oregon Census.[38]
1200 Cleveland, Portland
Family 70
Trowbridge, Caroline E, head, owns home, valued at $7,000, has a radio, 66-years-old, widowed, married at 28, born Iowa, parents born Iowa, no occupation
Family 71
Rose, Walter E, head, rents for $45 per month, has radio, 52, married at 25, born Colorado, father born New York, mother born Iowa, bookkeeper Steamship Co, not a veteran
Rose, Gertrude A, wife, 47, married at 44, Canada, Can, Can, teacher organ & piano

[37] *Oregon Journal*, 30 April 1946, page 8, col. 1.

[38] 1930 US Census, population schedule, Multnomah County, Oregon, Portland, Precinct 442, ED 26-540, SD 3, sheet 3 (penned), dwelling 78, family 70 and 71; digital image by subscription, Heritage Quest Online (http://persi.heritagequestonline.com/hqoweb/library/do/census/search/basic: accessed 26 February 2006); from National Archives microfilm T625, roll 1954.

Caroline's funeral notice:
Oregon Journal (Portland, Oregon)
30 April 1946
Page 8, col. 1
Funeral Notices
Caroline E. Trowbridge
"Funeral services for **Mrs. Caroline E. Trowbridge**, long-time resident of Portland, who died Monday in Seattle, will be held Wednesday at 11:30 a.m. in Finley's chapel. Interment will be in Riverview cemetery. She was born May 4, 1863, in Marion Iowa, attended normal school in Des Moines and later taught there until her marriage on January 1, 1893, to Harry R. Trowbridge who died in 1914. She came to Portland in 1911 and lived here until 1943, when she moved to Seattle. Survivors are two sons, Henry I., Seattle, and Joe F. Trowbridge, Long Beach, Cal., and six grandchildren. A daughter, Mrs. Ruth Strong, died here in 1936."