



2035 NORTHWEST KEARNEY STREET



*The Historic Alphabet District's
Turn-of-the-Century Belle*

The Dan Volkmer Team
Specializing in Historic & Architecturally Significant Homes

THE HOME HAS RECEIVED HISTORICALLY SENSITIVE UPDATES & INFRASTRUCTURE OVER ITS 128 YEARS



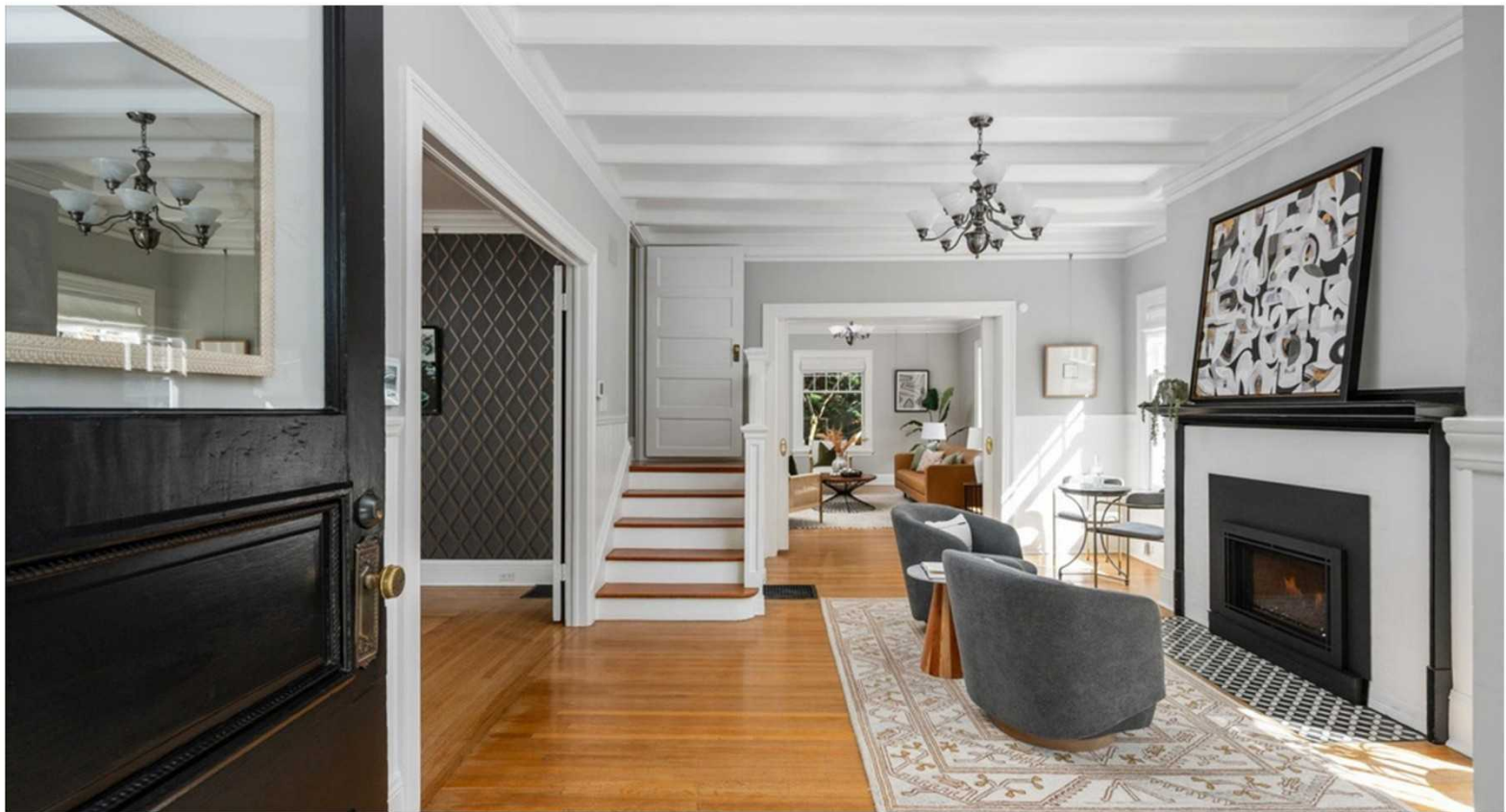
Welcome to 2035 NW Kearney Street, an esteemed residence commissioned by Morton H. Insley. This home has played host to numerous influential figures who have profoundly impacted the development of Portland.

Recognized in the Historic Nomination for the Historic Alphabet District, this property was constructed in 1898 and exemplifies a transitional architectural style. It showcases intricate, delicate millwork characteristic of the Victorian era, harmoniously blended with the robust proportions that became emblematic of modern Craftsman homes. Remarkably, the house has retained much of its original character, despite its history as a single-family residence that later operated as a rooming house during the Great Depression—a period of adaptation for many homes in the neighborhood. It has since been restored to its original single-family status, meticulously preserving its architectural details and floor plan while integrating modern systems.

Notably, in 2004, the home received modern seismic reinforcement, which included a new poured concrete floor, and bolting the house to the new steel framing & the floor.

The inviting covered front porch welcomes you home, with a ceiling painted a soft haint blue that evokes the charm of Southern porch living.





Upon entering, guests are greeted by a spacious foyer that highlights the exceptional craftsmanship of over a century ago. This area features an array of architectural details, including wainscoted walls, elegantly trimmed windows and doorways, and a beamed ceiling. The rooms are seamlessly interconnected through wide, expansive openings, complemented by large pocket doors and French doors.



Just inside the foyer, a built-in window bench with three drawers below is conveniently positioned for storing shoes and leashes. Wainscoting encircles the room, enhancing its elegance. Abundant natural light pours in from the south, accentuating the architectural details, including ten-foot ceilings adorned with expansive beams and walls featuring layered picture-rail moldings. A gas fireplace creates an inviting atmosphere, perfect for relaxation.



Despite the multitude of architectural details, the natural light spilling in is one of the home's best features. Custom, natural linen Roman blinds adorn the windows in the foyer & living room on the main floor. Pocket doors lead to the home's living room.



The living room, conveniently situated adjacent to the kitchen, serves as the primary family and media room on the main floor. A built-in bay window bench is bathed in natural light, inviting moments of reading or relaxation in a sunbeam.



The formal dining room sits between the kitchen and the foyer, resulting in the coveted circular floor plan on the main floor. A set of French doors lead out to the covered front porch, and look out to the sun dappled front yard, thanks to the lovingly shaped Japanese maple tree.



From any seat at the table, one is captivated by the architectural splendor of the home. Layered picture rail moldings adorn the ten-foot walls, while French panes grace both the double-hung windows and the French doors leading to the covered veranda. The wide doorway is further enhanced by distinctive four-panel French-style doors, a unique feature of this residence.



The kitchen, strategically located between the living and dining rooms, is a perfect blend of functionality and aesthetics, ideal for both dinner parties and casual game-time snacks. Designed to complement the classic appeal of the home, it features slab granite countertops that extend along the lower cabinets and kitchen island, which includes a built-in prep sink and extra electrical outlets. The upper cupboards are adorned with crown molding, further enhancing the timeless look. An apron-front sink recently received a new gooseneck faucet with pull down sprayer.

Layered lighting enhances the ambiance while providing optimal task illumination for chefs of any skill level. The gas cooktop is thoughtfully positioned between two windows that overlook the private back patio. Subway tile runs up the wall behind the cooktop, offering a practical solution for easy maintenance while aesthetically respecting the home's vintage. Additionally, a built-in desk provides an excellent space for planning vacations or serves as a charging hub while organizing menus for weekend dinner gatherings.



The kitchen features an exterior door leading to a screened-in porch. This porch provides direct access to the back patio and serves as a secure transition for the cat run, which connects to the backyard patio.



The cat-run leads to the back yard, so while you are enjoyed your own forest oasis your furry family members may keep you company.

While the front yard receives abundant natural light, the back yard is your forest retreat, creating a naturally private, inviting outdoor space for outdoor gatherings.





Highlighting the ample natural light that illuminates the home, the above photo captures how sunlight filters through the antique glass, creating rippling patterns through the 128-year-old windows. Such whimsical features are often unattainable in newer homes. Additionally, the staircase leading to the second level is equipped with a door, allowing the option to close off the main floor during gatherings, to minimize sound transmission for an early bedtime.

The second level boasts a generous landing that provides access to three bedrooms and two bathrooms.



The first bedroom, situated at the top of the stairs in the southwest corner of the home, measures 14' x 14'. It retains the original built-in wardrobe, which features two closets: one designed for hanging garments and the other equipped with shelving, plus drawers below, and additional storage above.

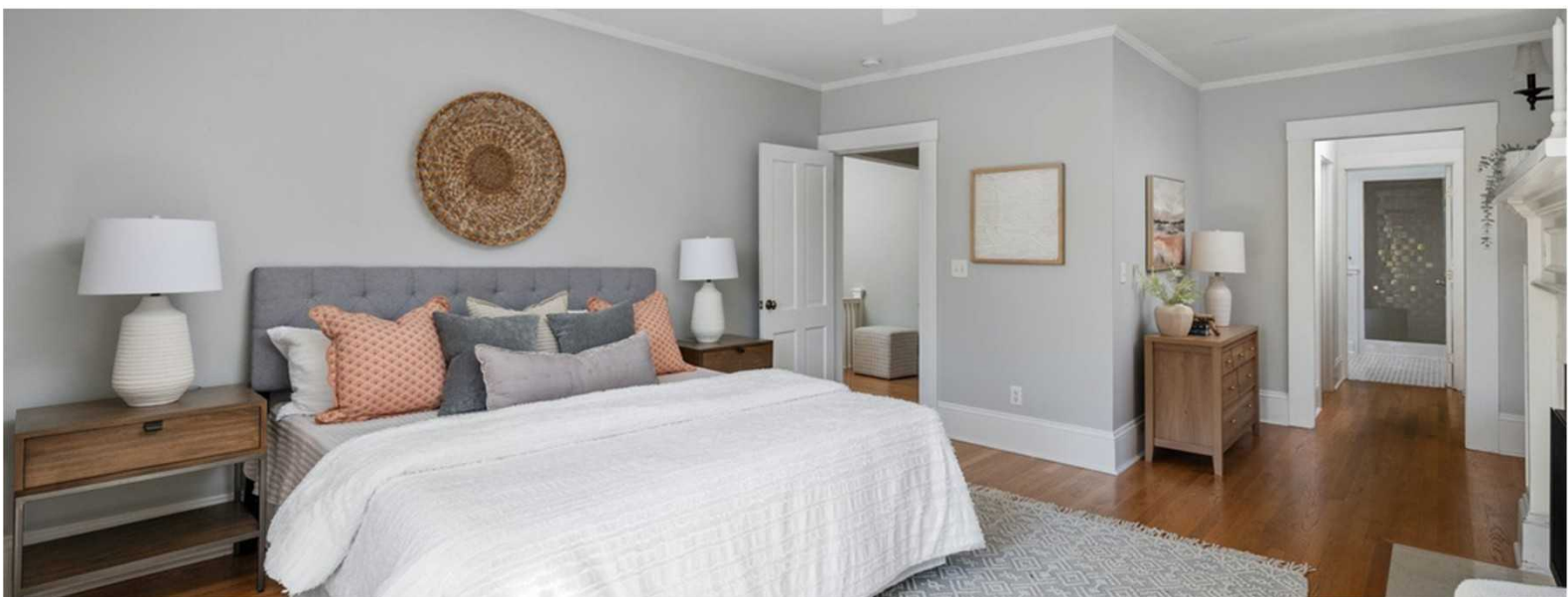
The second & third floors are adorned with diamond-pane windows that provide architectural interest, distinguishing it from the main level. These diamond panes harmonize with the exterior architectural details of the home, enhancing the aesthetic appeal of the second story.



The primary bedroom suite occupies the eastern side of the home. Natural sunlight floods the space through distinctive windows featuring diamond panes in the upper sashes. This room has blackout blinds, should one want a mid-day nap.



An original fireplace has been upgraded with a new gas insert, providing a cozy ambiance at the touch of a remote, allowing for comfort while relaxing in bed.



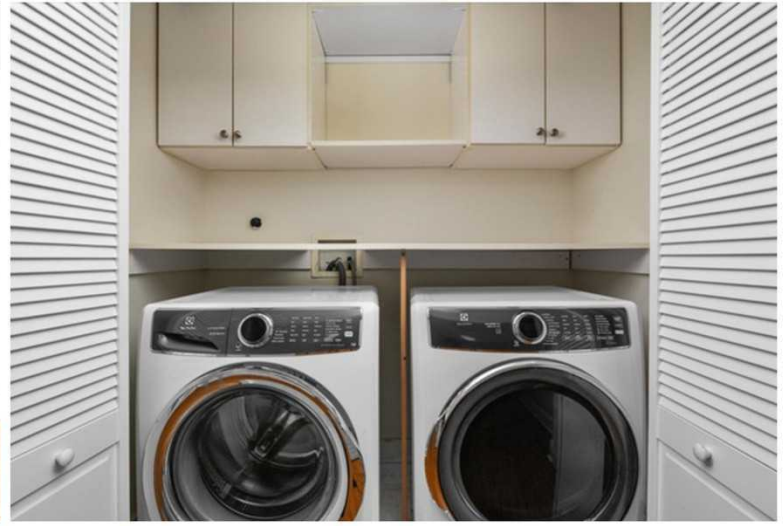


This suite includes two spacious closets: one is a walk-in closet equipped with custom organizers, including built-in drawers, while the other, situated across from the walk-in, is a double closet with custom built-in organizers, discreetly concealed behind a set of double sliding mirrored doors.



The ensuite bathroom showcases classic finishes and fixtures that radiate timeless elegance such as black and white basket-weave tiles, and walls elegantly enhanced with beadboard wainscoting.

The walk-in shower is adorned with subway tiles, complete with a corner bench and built-in niches for toiletries. A charming clawfoot tub is tastefully placed beneath a window, while numerous towel bars and robe hooks add to the bathroom's functionality.



Adjacent to the primary bedroom, the laundry room is equipped with newer full-capacity washer and dryer. Built-in cabinets and a folding shelf enhance functionality, while a set of folding doors discreetly conceals the appliances when not in use.



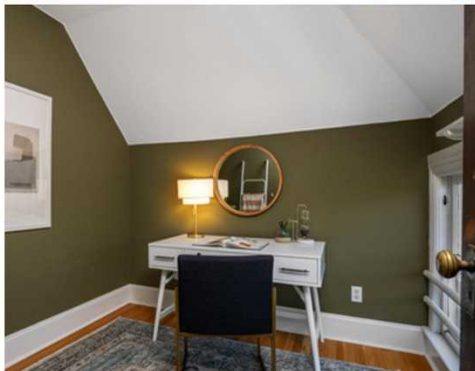
The full hall bathroom, serving the second and third bedrooms, features classic finishes and fixtures, including a pedestal sink, a black-and-white tiled floor, and a bathtub adorned with elegant subway tiles.

The third bedroom, for this level, measures 14' by 14' and has a large closet. This bedroom is positioned on the northwest corner of the home.

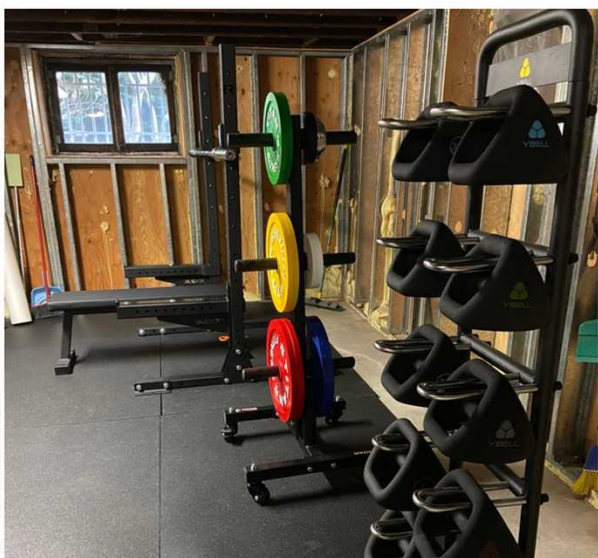
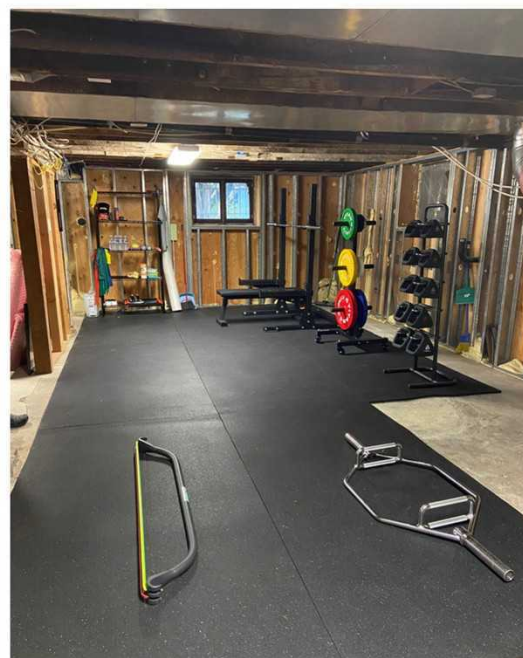
The third bedroom, for this level, measures 14' by 14' and has a large closet. This bedroom is positioned on the northwest corner of the home and offers a quiet respite overlooking the backyard.



At the end of the hall is the staircase to the third floor. This level has been the favorite hangout, recently for teens, as it has 2 bedrooms, a full bathroom, family/media space, plus a kitchenette. There is also a home office.



Additionally this has been an ideal retreat for visiting family, friends and offers potential for a multi-generational set-up.



The basement is insulated and heated, and has recently been used as a home gym, and received rubber shock-absorbing flooring in 2020. Additionally, the home received seismic reinforcement, roughly a century after the home was built in 2004. This included a new concrete floor, and perimeter walls bolted to the house as well as the floor.

This space has its own exterior access along the side of the home.



The home has multiple outdoor spaces, each special and unique.

The back patio is easily accessed from the kitchen. A pathway from the front yard leads to the back yard. Mature plantings include a Japanese Snowbell, Japanese Maple, Hydrangeas and hostas- which are starting to unfurl for the spring. A wall of evergreens along the back fence offers year-round privacy.



The front yard, entirely surrounded by a wrought-iron fence adorned with three gates, is meticulously landscaped to create a lush and verdant atmosphere. Designed by Katherine Brevik of Garden Works, the front garden features mosses and neatly trimmed grasses that gracefully frame the brick and flagstone pathways, which meander and lead visitors to the covered front porch.

This sheltered veranda acts as a welcoming extension of the home year-round, offering an ideal setting to relish a spring rainstorm with a cup of tea or to enjoy a refreshing glass of lemonade on a warm summer day.

OFF-STREET PARKING FOR UP TO 6 CARS: 2 SIDE BY SIDE AT THE END AND 4 TANDEM SPACES



The driveway extends approximately 100 feet, providing parking for six vehicles—an uncommon feature in northwest Portland. A gate situated at the midpoint enhances privacy by creating a fenced backyard. Additionally, the rear section of the driveway can serve as an extension of the outdoor space, accommodating several tables for summer dinner parties or celebrations.

2035 NW KEARNEY STREET SPECIFICS AND DETAILS:

- Built 1898 - Extensively Updated 2003-2004: Including electrical, plumbing and new poured concrete basement floor plus seismic reinforcement: includes steel framing, attaching the house to the framing and into the concrete floor
- 5 Bedrooms + family room & home office/bonus room
- 3.5 Bathrooms
- Total finished square footage on main floor, second level and top floor =3,361 SF (approx.) and heated/insulated basement: 1,187 SF (approx.) = 4,548 Total SF (approx.)
- Basement (heated) ideal storage, or additional space for home gym, hobbies, or storing off-season gear or gardening tools with an exterior entrance
- Off-street parking for 6 cars: 2 side by side at the end and 4 additional in tandem - Leave the car and take the Streetcar & Max to the airport!
- 5,000 SF Lot (approx.) Professionally landscaped: back yard fenced and front yard is fenced. Includes screened kitchen porch with cat run and back yard Catio
- Forced air gas furnace & Central A/C
- 2025 Taxes: \$15,488.10
- Served by Chapman, West Sylvan & Lincoln Schools
- MLS#752550035
- WalkScore 97 out of 100
- More photos & details on www.DanVolkmer.com and at www.2035NWKearneySt.com

THE DAN VOLKMER TEAM

SPECIALIZING IN HISTORIC AND ARCHITECTURALLY SIGNIFICANT PROPERTIES



From Left to Right, Licensed Real Estate Brokers:
Fritz Benz, Kim Hayworth, Mardi Davis,
Dan Volkmer (Principal Broker) and Kishra Ott

Archie - Chihuahua Mix: Resident Preservationist
Watson - Boxer: Resident Historian


Windermere
REAL ESTATE
Licensed in the State of Oregon
WINDERMERE REALTY TRUST
Team@Danvolkmer.com
503-781-3366

UPDATES AND IMPROVEMENTS - PER SELLERS:

2026:

- New composition shingle roof - with transferrable warranty to next owner
- Gas insert in primary bedroom fireplace
- Professional exterior washing of siding, windows inside & out and power washed hardscapes by Wilderland
- Professional refresh of front & back yards by Henry Mansfield
- Front porch deck & steps painted
- Kitchen side porch deck & steps painted
- New kitchen faucet with pull-down sprayer

2025:

- A/C installed

2020:

- added rubber mats to the basement for home gym set up

2019:

- New Forced air gas furnace

2018:

- Rebuilt front porch steps
- Painted exterior of house
- New hot water heater, dishwasher & washer & dryer
- Added gas insert to fireplace in foyer & added new tile to the hearth
- Custom linen Roman shades in entry & living room and custom drapes in the dining room
- Interior painting

2017:

- Interior designer, Anna West, designed the custom built-in bench with custom cushion in the foyer.

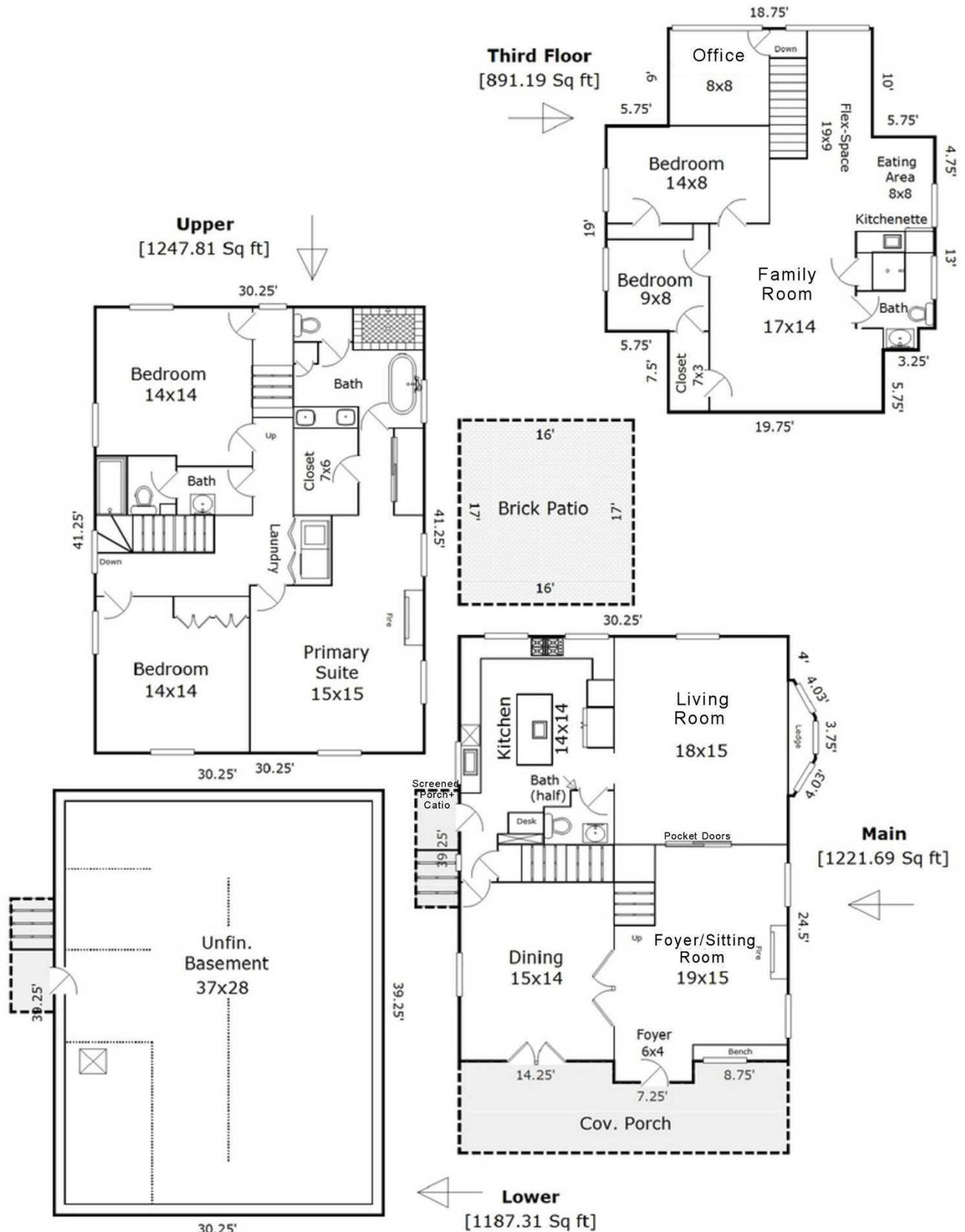
2008:

- Installed black fencing and 3 gates around front yard

2004:

- Home received extensive electrical and plumbing updates, included a new electrical panel
- Seismic Reinforcement - This included a new concrete floor, and perimeter walls bolted to the house as well as the floor.

FLOOR PLAN FOR 2035 NW KEARNEY STREET



Main + Upper + Lower + Third Floor = 4,548 Sq ft

Sketch Prepared for Named Client Only
Measured on 02/24/26

This sketch and the measurements shown herein, are approximate and are only provided for rough demonstrative purposes. The measurements are not guaranteed and should not be relied upon. If measurements are material to the reader, then the reader should independently measure the dimensions. This sketch is provided to the purchaser's client along with various limitations and conditions that apply to this sketch and which should be reviewed along with this sketch. If a person other than the designated Client uses the information herein (despite a prohibition on such use), then such person agrees to be subject to the same terms and limitations as the designated Client. Separation of this text from the sketch above will subject the separating party to liability.