

**United States Department of the Interior
National Park Service**

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**National Register of Historic Places
Inventory—Nomination Form**

received **SEP 30 1985**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

NEW 8 1985

1. Name

historic Pallay Building Number of contributing resources: 1
and/or common The Great Era, Oriental Imports Number of non-contributing resources: 0

2. Location

street & number 231-239 NW Third Avenue N/A not for publication
city, town Portland N/A vicinity of First Congressional District
state Oregon code 41 county Multnomah code 051

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Donald and Joanne Hong
street & number 2615 SE 73rd Avenue
city, town Portland N/A vicinity of _____ state Oregon 97206

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse
street & number 1021 SW 4th Avenue
city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title City of Portland Historic Resource Inventory has this property been determined eligible? yes no
date 1981 federal state county local
depository for survey records State Historic Preservation Office
city, town 525 Trade Street SE, Salem state Oregon 97310

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The two-story brick commercial and residential building located on the southwest corner of Third Avenue and Everett Street in Portland, Oregon occupies a 50 x 100-foot lot in the heart of a neighborhood which evolved as the city's New Chinatown. It was erected in 1908 for an investor named Pally. The architect of the building was Alexander C. Ewart, whose practice in Portland spanned the 12-year period from 1904 to 1916 and was concentrated in the hotel-apartment house field which prospered in the surge of development following the city's Lewis and Clark Centennial Exposition in 1905. Architecturally, the building is straightforward and unremarkable as a small-scale economical example of the Commercial style, but it does exhibit some noteworthy features. Most important, although ground story shop fronts have been modified over the years, the building's distinguishing characteristics, an exposed steel I-beam structural framework, the beveled corner entrance bay, frameless second-story window openings containing original wood double-hung sash, and corbelled brick cornice detail, are intact.

The building's ground plan measures 50 x 95 feet. The ground story exterior has a steel I-beam framework with retail display windows filling the structural bays. Second story exterior walls are constructed of common red brick laid in a running bond. The street corner of the building is beveled for an entrance bay and has a single window opening at the second story. Distinguishing features of the upper street facades are a stone or cast stone string course at the sill line; frameless window openings arranged in pairs and fitted with double-hung wooden sash having one light over one; a corbelled brick cornice; and stuccoed parapet with concrete coping and several low, rectangular crests on either facade.

Mr. Pally's project was unusual in that through an agreement with his neighbor to the south, Lillian Dickson, whose single story building stood on adjoining Lot 5, Pally constructed a two-story building on Lot 8, the second story of which extended over the Dickson building, in what became one of the first cases of one owner utilizing the undeveloped air rights of a neighboring property owner. This doubled Pally's rentable second floor space to approximately 100 x 95 feet. The historic entrance to the upper floor rooms was in the north, or Everett Street facade. The second story "annex" was severed from the main block by partition in 1925 following a dispute between respective property owners. Thus legally and physically severed, the second story annex is not included in the nominated area.

The initial property owners' agreement called for the builder of the Pally Building to use steel I-beams as column reinforcement of the north wall of the existing building of Lillian Dickson. It appears that I-beams were then used by the architect as the structural framework for ground story shop fronts throughout Pally's Building. The exposed lower spandrel panel connections, rivet heads and I-beams indicate a deliberate emphasis of the basic structural framework which was uncommon at the time.

All of the original entrances to the building remain in use, except the street entrance to the basement. The wood-framed main entrance door at the corner was replaced by an aluminum-framed, plate glass door in the 1970s. A separate exterior entrance to the basement story was historically commonplace in New Chinatown, but that of the Pally Building is the only one remaining in the neighborhood today. While it has been covered by the current owners to discourage use by transients, it could be reopened without damage to the original fabric.

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Structural bays of either street facade are intact with multi-paned transom windows covered by plywood panels. Standard millwork bulkheads are in place below shop display windows but are presently covered by a veneer of brick added in the 1970s. These non-historic coverings are readily reversible. In 1976 the present owner removed plywood that was covering the upper store windows fronting on Everett Street. Upon removal of the plywood, two large stained glass windows were revealed. One window, as reported in an August 1976 Willamette Week, "depicts an elk's head complete with antlers and flanked on either side by U.S. Flags, each with 28 stars and 13 stripes. Because there are only 28 stars, it is estimated that the glass was fabricated sometime between 1840 and 1860. When the glass was installed, and by whom, is unknown. . ."

Second story window openings are grouped in pairs on the east elevation and alternate with single openings on the north elevation. Their original wood sash, double-hung, with one light over one, are intact.

There is evidence of the historic Asian style bath house in the basement story. Although the outfit is not complete, it is, apparently, the only traditional bath house remnant in New Chinatown. The basement also contains the central heating plant.

According to City of Portland Bureau of Building Records, an interior balcony, or mezzanine was added in 1921, but it is no longer extant. The original staircase to the second story rooms, reached from the north, or Everett Street entrance, is intact, as are the skylights and lightwells. Fire sprinklers appear to have been added after the date of construction. The second story interior, contained exclusively on Lot 8 since 1925, remains essentially as it was in the historic period with plain millwork typical of the early 1900s. Longitudinal, double-loaded corridors and the centrally located transverse stairhall connecting the two corridors provide access to 30 compact rooms ranging in size from 7 x 10 feet to 10 x 10 feet. Common lavatories, accessible on either corridor, are grouped with a major lightwell near the center of the interior double row of rooms.

The Pally Building is one of a number of apartment houses and hotels designed by Portland architect Alexander C. Ewart. Ewart was born in Ontario, Canada in 1854. After arriving in Corvallis, Oregon in 1878, he married Annette Chase in 1881. The Ewarts remained in Corvallis for 13 years. After short periods in western Canada, including Victoria and Vancouver, British Columbia, the East Coast of the United States, and Los Angeles, Ewart returned to Oregon in 1904. In the year the Pally Building was constructed, 1908, his architectural office, according to the Portland City Directory, was located in Room 321 of the Failing Building, a prestigious address for architects of the day. According to his obituary article in the Portland Oregonian for January 11, 1916, Ewart designed "many smaller apartment houses in various parts of the city." He is credited with the Campbell Hotel, Highland Court, Heinze Apartments and Everett Apartments. The Highland Court Apartment Building, built in 1911, was featured in Pacific Coast Architect when it was opened for use.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1910-1940 **Builder/Architect** Alexander C. Ewart

Statement of Significance (in one paragraph)

The Pally Building, now commonly known as the Man Chong, or "Great Era" Building, is significant to the city of Portland, Oregon under criterion "A" as a pivotal building within the area which developed as a distinctly ethnic neighborhood from 1910 onward, owing in large part to displacement of population of Old Chinatown historically concentrated at Second Avenue and Pine Street. The Pally Building's period of significance is 1910 to 1940, during which time it housed a succession of ethnic retail stores, social clubs, an Asian working man's bath house and hotel and a commonplace hand laundry. By the end of the period, New Chinatown had emerged as the only Chinese neighborhood of scope in Portland. Its buildings can be evaluated separately and collectively in the context of ghettoization arising from the State's constitutional prohibition of property ownership by Asians and the Portland Board of Realty's racial exclusion policy of the 1930s. The Pally Building's comparative distinction among buildings of New Chinatown is that it is one of the few to have retained to the present day its historic pattern of combined retail and residential uses, once so widely typical. Further, it held distinction as the center of an illegal but, nonetheless, widely patronized lottery; the main offices of a district association from mainland China which provided lodging, employment and legal services; a youth gang's social club and headquarters; a meeting and social hall for a Filipino salmon cannery workers' union; and home to a Chinese classical music club. Listing of the building in the National Register is looked on as the catalyst for promotion of a local conservation district, a National Register historic district and revitalization efforts in New Chinatown generally. New Chinatown, an area of approximately 10 blocks along Third and Fourth Avenues, between West Burnside Street on the north and NW Glisan Street on the south, is adjacent to the west boundary of Portland Skidmore/Old Town National Historic Landmark. The Pally Building is located at the southwest corner of Third Avenue and NW Everett Street. It is owned by Chinese currently, but never was owned by Asians in the historic period. The Oregon constitution prohibited Chinese ownership of property until 1946.

During much of the time from its construction in 1908 through 1940, the building was leased to Asians. Leasing was the only means Chinese had of exercising property control in the historic period. Records of building ownership show non-Asian owners to the time of the current ownership and suggest that unrecorded sales contracts were negotiated intermittently. Lease agreements to Orinetals were casual, expensive and never recorded. A 1925 building permit indicates that Mr. F. J. Yatagai was the contractor for some interior remodeling of the Pally Building. The address given for Mr. Yatagai was that of the building's Mikado Hotel. Therefore, it is likely that he managed the hotel and was charged by the owner to undertake the work.

The building was designed with second story rental rooms and ground story shops by Portland architect Alexander C. Ewart for M. Pally. Initially, the upper floor residential area extended over a single story building on an adjoining lot. However, this second story extension was severed from the two-story, 50 x 95-foot block following a dispute between the respective property owners. City of Portland Bureau of Buildings records show that severance of the second story extension occurred in May, 1925.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UTM References

A 10 525600 5041140
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification The nominated property occupies Lot 8, Block 27, Couch's Addition to the City of Portland, City of Portland, County of Multnomah and State of Oregon.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Ted R. Schneider

organization Ted R. Schneider Company date March 15, 1985

street & number PO Box 12026 telephone (503) 249-0757

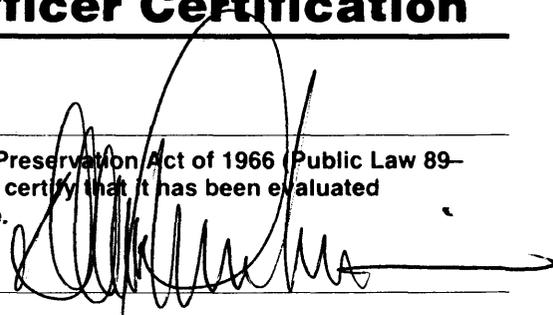
city or town Portland state Oregon 97212

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

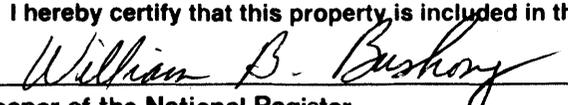
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date September 17, 1985

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I hereby certify that this property is included in the National Register

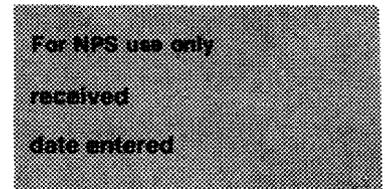
 date 11/8/85
for Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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The building was a speculative real estate venture that was constructed in response to the growing investment opportunities in the area, as promoted by real estate advertisements of the time. What the advertisements did not reveal was that growth in the area owed increasingly to Chinese relocating there as the social and political climate became more hostile toward the Chinese elsewhere in Portland, southern Oregon and western Washington. As evidence of this hostility, the federally-enacted Chinese Exclusion Act of 1882 was to be in effect for a period of 10 years initially, but in 1892 it was extended for an additional 10 years. In 1902, the Act was extended indefinitely.

Locally, the City Council passed ordinances which discriminated against the Chinese. The Portland Realty Board's racial exclusion policy, not publicized until 1945, but effective since the early 1930s, included "setting up certain districts for ...Orientals." This external pressure from the white majority tended to intensify ethnic concentration. By 1900, Portland's Chinese population of over 7,800 was second only to that of San Francisco.

Known as New Chinatown by its inhabitants, the 10-block area around the Pally Building developed with a pattern of uses found in Old Chinatown located on SW Second Avenue between Pine and Alder Streets. The Old Chinatown area lay a short distance to the south of the Pally Building and frequent interchange between the inhabitants of the two areas was common. Old Chinatown, while sparsely populated long before, was declared eradicated by the Oregonian in an article printed on August 2, 1964, which stated that "the curtain has dropped on Portland's Chinatown with the sale of the last building housing Chinese establishments." That three-story building at SW Second Avenue and Oak Street was finally razed for downtown parking on July 15, 1965. This left New Chinatown as Portland's only Chinatown.

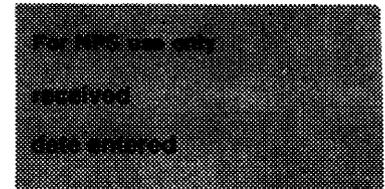
Sanborn fire insurance rating maps indicate typical uses of the Pally Building and other buildings in New Chinatown were Chinese stores and tenements. The most popular grocery outlet for Portland's Chinese, the Tuck Chong Co., was located at the northeast corner of Fourth and Everett Street, one block west of the Pally Building, with the ground floor grocery and residential uses above. This important building is now gone; the land currently used for surface parking.

The Pally Building is one of the few remaining in New Chinatown that retains the original ground floor retail and upper floor residential uses, so common earlier. This arrangement provided protection for the work force of family and relatives near the place of employment. The Tuck Chong name is now associated with two newer restaurants and grocery stores; Fong Chong and Tuck Lung, both located within several blocks of the Pally Building.

Between 1910 and 1920, the Pally Building housed Chinese stores, a hotel, a Japanese retail store, the Hasegawa Co., a Japanese social club, and, in the basement, a bath house. The hotel, initially called the Mikado Hotel, was managed by a Japanese, as were most of the hotels in the area. The Japanese social club room was a windowless space in the middle of the ground floor, reached through a 5-foot passageway from Everett Street.

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In the early 1890s the Chinese were the largest ethnic group in Portland. For the next thirty or forty years, the Japanese were in the minority and their real property activities less recorded even than those of the Chinese. It is known that the Pally Building housed the Mikado-yu, or bath house, as part of the Japanese social club. This probably was to supplement the bachelor living quarters that many of the Japanese males occupied prior to the influx of Japanese females, many of whom became brides of their countrymen who had immigrated earlier.

According to a Japanese informant whose testimony was recorded in Kazuo Ito's Issei: A History of Japanese Immigrants in North America, ". . .the Japanese public bath is. . . unique. It is not a bath in the Western style, but a huge bathtub in which many people can bathe at the same time. I was born in 1897 at a farm house in Hiroshima Prefecture and came to Seattle in February, 1917. There were a few bath houses in Seattle. . .and in Portland the Mikado-yu. After working on the railroad and at a Japanese grocery store, I myself started a Japanese bath. . .at 312 Davis Street NW, Portland, in 1921. There was another bath house, Mikado-yu, on Everett Street. It had new equipment, but mine was old and the tub was wooden. . .the bath houses were divided into two rooms, one for men and one for women, just as in Japan. . .Japanese bath houses charged 15 cents. . .every weekday I had about fifteen men. . .on weekends about thirty men. . ."

It is assumed that the Japanese club and bath house in the Pally Building continued in operation until the internment of Japanese in the 1940s.

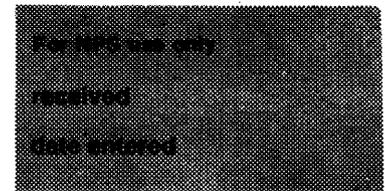
The building also housed a hand laundry in the 1930s, a use that not only provided employment during very difficult economic times, but provided an informal drop-in social center for catching up on the latest gossip and news of the troubling events at home.

The use that provided the greatest exchange of goods and social contacts within this area, was the Chinese lottery. Even the much used grocery stores, drug stores and noodle factories in the area were secondary in importance to the daily lottery. A major outlet for this illegal but tolerated activity was the Pally Building. Ticket sales were held all morning by authorized agents, who in addition to ticket sales, were privy to all of the latest news and gossip, both local and from China. Each afternoon, the drawing was made and the prizes paid. Agents received a 10% sales commission with each ticket, as well as a percentage of the winners' purse.

According to another of Ito's informants, ". . .There were many Chinese gambling houses, and the staff of Kyoshin Club were selling 'bakappei' (Keno) chances. Kyoshin Club was located right in the middle. . .on Everett street. Conscientious Issei once sponsored a forum against that gambling house. I went to the forum when I was young and still remember some anti-gambling talks given. . .it had no appreciable effect. In 1937, the third manager of the Kyoshin Club was involved in an arrest attempt by police for falsifying his income report. He described the case as follows: 'At one time, when I was asleep. . .I was surrounded by policemen. I was surprised, for even a fire engine came. Quickly dressing, I ran out of my room, knocked a Japanese janitor down, put his cap on which bore the name, Atlas Hotel, walked out quietly, carrying a garbage can on my shoulder, and disappeared in the crowd.'"

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By 1900, the four traditional Chinese organizations were established in Portland's Chinatown. Based upon associations in China, these organizations provided financial and moral support, resolved disputes within the Chinese population, enforced rules of propriety and generally formed the basis for extensive social control. The organizations included family associations, geographical or district associations based on a common dialect, "tongs" or secret societies, and a less formal organization that was a revolving credit or loan pool.

Both Old Chinatown on SW Second Avenue and New Chinatown of NW Third and Fourth Avenues, were governed from within by traditional Chinese tong organizations that provided lodging, employment and legal services, and most importantly, companionship. Old Chinatown was governed by the Bing Kung Tong, while New Chinatown was Hop Sing Tong territory. The dual tong government continued until the mid 1930s, when New Chinatown was clearly emerging as the only Chinatown. The Hop Sing Tong headquarters was located on NW Fourth Avenue, one block west of the Pally Building. A three-story building, it was nearly completely destroyed by fire in 1976. Extensive remodeling, including removal of the top two floors, destroyed most of the New Chinatown landmark. A smaller tong, the Hip Sing Tong, used as its headquarters the Pally Building. This tong, now known as the Hip Sing Association, presently shares space with the Yat Sing Music Club, whose members continue to present traditional classical Chinese music, and who for a time practiced in the basement of the Pally Building, until complaints from the tenants above forced the music club to find other quarters for their practice.

Another formal organization in Chinatown was the district association, which united people speaking a common dialect or who came from the same district in China. Most of Portland's Chinese speak Cantonese, and are from the T'ai-shan district of Kwangtung province. The Pally Building has long been identified with more than one district association. Until recently, it housed the only district association remaining in Portland, the Hoy Yin Association. This association removed to quarters outside the neighborhood in July, 1984.

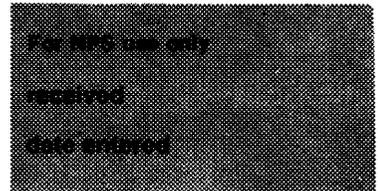
While ethnic organizations common to most Chinatowns were found in Portland and provided a form of government to the local Chinese population, others were more social in their organization, such as the Wah Ching or Chinese youth social club.

In some locales the Wah Ching was readily identified with youth gangs and related criminal activity. Despite the name association however, there is no record of Portland's Wah Ching Association ever achieving that level of notoriety. The Wah Ching disbanded in about 1974, but until that time its members gathered in the basement of the Pally Building, using a separate entrance from Everett Street to their meeting and recreation hall.

In the early 1930s, the basement of the Pally Building housed the Filipino cannery workers union, which was to become the United Cannery Workers Union, local 226, AFL/CI0. Thus, the Pally Building accommodated another Asian group which contributed to the commercial fishing industry of Portland and the Pacific Northwest.

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Workers were dispatched to salmon canneries in Alaska on a seasonal basis, beginning in the spring of each year, and returned in the fall, after an intense 5 to 6-week season during which the work day frequently was 24 hours. The labor contractors hiring the cannery crews chartered airplanes for the trip north in order to send sufficient workers quickly, but also to reduce costs. The canneries soon discovered that the slower boats making the trip resulted in high food costs for the workers, as well as a high incidence of sea sickness that debilitated the workers for some time after their arrival.

In the early 1930s, the Bowan restaurant in the Pally Building's ground story was frequented workers from the fish processing plant across Everett Street. Establishing hours of operation which catered to that large work force, the restaurant served Chinese food at reasonable prices at all hours. It was alleged that spirits which workers used to brace themselves against the cold of the processing plant, were served at the restaurant even before Prohibition was repealed in 1933.

In summary, the Pally Building is not known for a single outstanding individual or event related to Portland history. Rather, it is significant for having been, historically, a focal point in Portland's New Chinatown. The modest housing, the retail shops special to the Asian population of Portland, the social and political organizations housed there, the colorful gambling activity and cultural events of celebration -- all contributed to the evolution of a distinctive ethnic neighborhood.

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Portland's Chinatown - The History of an Urban Ethnic District by Nelson Chia-Chi Ho,
Published by the Bureau of Planning, City of Portland, Oregon. December, 1978.

Portland's Chinese: The Early Years by Hugh Clark. Edited by Ellen Thomas and
Kent T. Layden. Ethni-City Series, Center for Urban Education, Stephen V. Schneider,
Editor; Kent T. Layden, Project Director. Published by Center for Urban Education,
June, 1975, rev. March, 1978.

History of Portland, Oregon by H. W. Scott, editor. D. Mason and Co., Publishers,
Syracuse NY, 1890. Press of F. W. Baltes and Co., 20 Oak Street, Portland.

Issei: A History of Japanese Immigrants in North America by Kazuo Ito, translated by
Shinichiro Nakamura and Jean S. Gerard, 1973. Published by the Executive Committee
for publication of Issei: A History of Japanese Immigrants in North America, c/o
Japanese Community Services, 1414 South weller Street, Seattle, Washington 98114.
First printing, 1973.

Oregon and the Pacific Rim a tabloid for Chautauqua! '84, by the Oregon Committee for
the Humanities, Portland, Oregon. An article by Jeffrey G. Barlow and Christine
Richardson-Barlow, The Chinese in Oregon, pg. 14.

The Growth of a City; Power and Politics in Portland, Oregon 1915 to 1950 by E. Kimbark
MacColl, published by the Georgian Press Company, 2620 SW Georgian Place, Portland,
Oregon. Published November, 1979.

Interview with Mr. Robert Louie, Portland, January 31, 1985.

Interview with Mr. Yoji Matsushima, Portland, February 7, 1985.

Interview with Mr. Roy Chin, Portland, March 2, 1985.

Interview with Dr. Sam Liu, Portland, February 6, 1985.

Portland City Directories 1908-40, Oregon Historical Society.

Oregonian and Oregon Journal microfilm, 1900-40, Multnomah County Library.