

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: BOUNDARY INCREASE

PROPERTY NAME: East Portland Grand Avenue Historic District

MULTIPLE NAME:

STATE & COUNTY: OREGON, Multnomah

DATE RECEIVED: 10/25/13 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 12/10/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13001066

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT PERIOD WAIVED: N REDUCED: N

ACCEPT RETURN REJECT 12.5.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA Accept

REVIEWER Evan Beall

DISCIPLINE History

Phone _____

Date 12.5.13

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

1066

Section number 5, 7, 8, 10, Additional DocumentationPage Amendment

East Portland Grand Avenue Historic District (Boundary Increase)

200 SE Martin Luther King Jr. Blvd.
Multnomah, Portland, OR
NRIS # 91000126
Listed Date: 3/4/1991

The purpose of this continuation sheet is to amend the boundary of the East Portland Grand Avenue Historic District to include one (1) building at the northern edge of the district, which is adjacent to other contributing properties. The property to be included has strong associations with the district and was mentioned in the 1991 nomination, but was not included as part of it. This amendment to the district rectifies this situation.

The amendments to the East Portland Grand Avenue Historic District, attached to this signature sheet, are summarized below.

SECTION 5

Section 5 is updated to reflect the number of contributing resources. The total number of properties changes from 56 (34 contributing, 22 noncontributing) to 57 (35 contributing, 22 noncontributing).

SECTION 7

A revised summary statement has been added, reflecting the inclusion of the Salvation Army building, to replace the summary ("Evaluation") included in Section 7, Page 12, of the original nomination.

A property description has been added for the Salvation Army Industrial Home (#75), which would appear as Section 7, Page 118 in the original nomination. (Note that #19, also addressed as 200 SE Martin Luther King, Jr. Blvd., is a vacant lot that is already within the district, owned by the same entity).

SECTION 8

A description of the Salvation Army building that briefly expands on the existing description in Section 8, Page 14 (first complete paragraph) of the original nomination


SECTION 10

Section 10 has been modified to include a new Metes & Bounds description and new acreage, responding to the Boundary Description (Section 10, Page 2). The total acreage has been amended from 33 acres to 28.34 acres. No change is necessary for the Boundary Justification or the UTM data.

OTHER DOCUMENTATION

A revised Historic District map is included here to replace the original 1991 Building Classifications map and additional photographs are also submitted as part of this Boundary Increase.

Signatures



Roger Roper, Deputy State Historic Preservation Officer

10-16-13
Date

United States Department of the Interior
National Park Service

| |
|--|
| East Portland Grand Avenue Historic District |
| Name of Property Multnomah, Oregon |
| County and State N/A |
| Name of multiple listing (if applicable) |

National Register of Historic Places Continuation Sheet

Section number 5 Page 1

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 35 | 22 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 35 | 22 | Total |

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

N/A

**Number of contributing resources
previously listed in the National Register**

34

United States Department of the Interior
National Park Service

| |
|--|
| East Portland Grand Avenue Historic District |
| Name of Property Multnomah, Oregon |
| County and State N/A |
| Name of multiple listing (if applicable) |

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 12

| Rank | Construction Date | Number of Properties |
|---------------------------|-------------------|--------------------------|
| Primary | 1883 to 1915 | 20 (6 National Register) |
| Secondary | 1916 to 1930 | 15 |
| Historic Non-Contributing | 1883 to 1930 | 16 |
| Non-Contributing | 1931 to present | 6 |
| TOTAL BUILDINGS | | 57 |
| Vacant Lots | | 18 |
| TOTAL PROPERTIES | | 75 |

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 118

East Portland Grand Avenue Historic
District

Name of Property
Multnomah, Oregon

County and State
N/A

Name of multiple listing (if applicable)

#75

Address: 200 SE Martin Luther King, Jr. Boulevard

Class: Contributing

Common Name: Salvation Army

Historic Name: Salvation Army Industrial Home

Date Built: 1893, 1930

TRS NO: _____

Addition: East Portland

Block: 104

Lot: 1-3

Tax Code: R150120

Zoning: Exd

Original Use: Hay/feed; Salvation Army Industrial Home (beginning c. 1913)

Present Use: Vacant

Architect: Frederick Manson White (1930 expansion and remodel)

Builder: Berkheimer & Saremal

Owner Name: Industrial Home, LLC

Owner Address: 70 NW Couch St., Suite 207
Portland OR 97209

Style 1: Commercial

Style 2:

Stories: 3

Condition: Good

Description

The Salvation Army Industrial Home Building appears to be one building from the exterior; however, the building's south half was constructed in 1893 and this structure was then added on to and remodeled in 1930 by architect Frederick Manson White, giving it the appearance it has today. The delineation between the two buildings can be distinguished by the arched storefronts on the southern half of the ground floor, whereas the openings on the newer, north half of the building are flat.

The building is three stories in height, except for an attached garage accessed on SE Ash Street, which is one story. The building is clad in brown brick. The ground floor features commercial storefronts, some of which have been bricked in on the north half. The second floor features two types of windows—six bays of large plate glass windows with steel frames that are original and two bays of contemporary aluminum casement windows. These casement windows were inserted into the original wood frames, which are in good condition. The original wood transoms are also extant above the aluminum units and are in good condition, though the glass has been painted.

The third floor windows have also been replaced with the same aluminum casement

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 119

East Portland Grand Avenue Historic
District

Name of Property

Multnomah, Oregon

County and State

N/A

Name of multiple listing (if applicable)

windows. However, they appear to have the same general proportions and operability as the original windows. Again, the wood frames and transoms are intact. These top-floor windows are embellished with label moldings.

A sill course is located between the second and third floors, with a large decorative cornice above the third floor. There are cast stone Salvation Army emblems above the entrances on SE Ash and SE MLK. The building features a parapet and flat roof.

The adjacent parking lot to the south is also associated with the property. The building on this lot was demolished in the 1970s.

Overall, the Industrial Home building is in good condition. It has lost some exterior integrity with the infill of some storefronts and replacement windows; however, the overall historic character of the building and the intent of the 1930 design are still very clear.



Salvation Army Industrial Home building, northwest corner, looking southeast

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 14

East Portland Grand Avenue Historic
District

Name of Property
Multnomah, Oregon

County and State
N/A

Name of multiple listing (if applicable)

There was a similar mixture on the block north of Oak Street. This area of the Grand Avenue corridor had been relatively slow in developing because of a slough which crossed Grand around Oak and Pine and curved southeastward for several blocks between Sixth and Seventh. By the late 1920s, the area held a mixture of auto sales and service buildings (especially the Talbot and Casey Building, 1915-1936); warehouses (Lipman Wolfe Warehouse, 1912); housing (Osborn Hotel, 1893); and social service agencies.

The Salvation Army was operating major "Industrial Home" facility at Martin Luther King Jr. Blvd. and Ash by 1913. The purpose of the Industrial Home was to provide work and shelter for homeless, unemployed men. Residents would collect, sort, and resell recyclable refuse and second-hand items. The building housed the longest running second-hand charity shop in Portland (1913-2010). Working with architect Frederick Manson White, the Salvation Army expanded the building in 1930 and more than doubled their previous square footage.

The Volunteers of American (VOA) was another social service agency that operated a major facility in the district by the early 1920s. Like the Salvation Army, the VOA built a larger structure on its previous site in 1927.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 2

East Portland Grand Avenue Historic
District

Name of Property

Multnomah, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Metes & Bounds

Beginning at the southwest corner of Lot 7, Block 94 of the East Portland Addition to the City of Portland, Multnomah County, Oregon; thence north 1200 feet to the southwest corner of Lot 5, Block 99, East Portland; thence west 140 feet to the midline of SE Martin Luther King Jr. Blvd.; thence north 230 feet to the midline of SE Alder Street; thence east 140 feet to a point midway between SE Martin Luther King Blvd and SE Grand Avenue; thence north 340 feet to a point at the southwest corner of Lot 6, Block 101, East Portland; thence west 20.49 feet along the line separating Lots 3 & 4, Block 101, East Portland; thence north 100 feet to the line separating Lots 1 & 2, Block 101, East Portland; thence east 21.5 feet to the southwest corner of Lot 8, Block 101, East Portland; thence north 570 feet to the northwest corner of Lot 8, Block 103, East Portland; thence east 25 feet along the north line of Lot 8, Block 103, East Portland; thence north 110 feet to a point on the line between Lots 5 & 6, Block 104, East Portland; thence west 165 feet to the midline of SE Martin Luther King Blvd.; thence north 310 feet to the midpoint between SE Ash Street and SE Ankeny Street; thence east 140 feet to the southwest corner of Lot 7, Block 105, East Portland; thence north 130 feet to the midline of SE Ankeny Street; thence east 390 feet to the midline of SE 6th Avenue; thence south 520 feet to the midline of SE Pine Street; thence west 130 feet to a point midway between SE Grand Avenue and SE 6th Avenue; thence south 780 feet to the midline of SE Washington Street; thence east 130 feet to the midline of SE 6th Avenue; thence south 117.5 feet to a point along the midline of SE 6th Avenue, 87.5 feet south of the SE Washington Street right-of-way line; thence west 270 feet to the midline of SE 7th Avenue; thence south 400 feet to the midline of SE Morrison Street; thence west 270 feet to the midline of SE 6th Avenue; thence south 1170 feet to a point midway between SE Salmon Street and SE Main Street; thence west 390 feet to the point of beginning.

AREA: 28.34 Acres (1,234,650 square feet)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

East Portland Grand Avenue Historic
District

Name of Property
Multnomah, Oregon

County and State
N/A

Name of multiple listing (if applicable)

Section number 10 Page 3

Latitude/Longitude Coordinates

(Follow similar guidelines for entering the lat/long coordinates as describe on page 55, *How to Complete the National Register Registration Form* for entering UTM references. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum if other than WGS84: NAD27

- | | |
|-------------------------|-------------------------|
| 1. Latitude: 45.5221637 | Longitude: -122.6617177 |
| 2. Latitude: 45.5221809 | Longitude: -122.6586916 |
| 3. Latitude: 45.5140067 | Longitude: -122.6587163 |
| 4. Latitude: 45.5140239 | Longitude: -122.6616931 |

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 1

East Portland Grand Avenue Historic
District

Name of Property

Multnomah, Oregon

County and State

N/A

Name of multiple listing (if applicable)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Salvation Army Industrial Home, East Portland Grand Avenue Historic District

City or Vicinity: Portland

County: Multnomah

State: Oregon

Photographer: Jessica Engeman

Date Photographed: October 17, 2013

Description of Photograph(s) and number:

Photo 1 of 1: OR_MultnomahCounty_SalvationArmyBldg_0001.tif
North and West Facades, camera facing southeast

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 2

| |
|--|
| East Portland Grand Avenue Historic District |
| Name of Property |
| Multnomah, Oregon |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Figure 2: Amended 1991 Building Classifications map showing revised District boundary





ervice

ONE WAY

RH
BAR CONSTRUCTION

THE
SALVATION
ARMY

HUMEN

SPEED
30



Oregon

John A. Kitzhaber, MD, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE, Ste C

Salem, OR 97301-1266

(503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



October 16, 2013

Ms. Carol Shull
National Register of Historic Places
USDOJ National Park Service - Cultural Resources
1201 "Eye" Street NW, 8th Floor
Washington, D.C. 20005

Re: National Register District Boundary Increase

Dear Ms. Shull:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I am submitting this additional documentation to support a boundary increase of the 1991 East Portland Grand Avenue Historic District, allowing for inclusion of the following property as a contributor to this National Register district:

SALVATION ARMY INDUSTRIAL HOME
200 SE MARTIN LUTHER KING JR. BLVD
PORTLAND, MULTNOMAH COUNTY

We appreciate your timely consideration of this proposal. Due to internal deadlines imposed by our state Special Assessment program, we respectfully request expedited review to meet a deadline for listing this property of December 11, 2013. If questions arise, please contact Diana Painter, Architectural Historian, at (503) 986-0668.

Sincerely,

Roger Roper
Deputy State Historic Preservation Officer

Encl.

