

SG1-499

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Alco Apartments

other names/site number Vivian Apartments

Name of Multiple Property Listing N/A

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

2. Location

street & number 100-110 NE Martin Luther King Blvd. not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97232

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance: national statewide local

Applicable National Register Criteria: A B C D

Christine Cuman 11-28-16
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain): _____

[Signature] 1/17/2017
Signature of the Keeper Date of Action

Alco Apartments
 Name of Property

Multnomah Co., OR
 County and State

5. Classification

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

Category of Property
 (Check only **one** box.)

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

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

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

Contributing	Noncontributing	
1	0	buildings
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Specialty Store

DOMESTIC: Multiple Dwelling

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Specialty Store

DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

COMMERCIAL STYLE

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: SYNTHETIC

other: N/A

Alco Apartments

Name of Property

Multnomah Co., OR

County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Alco Apartments building (now the Vivian Apartments) is located on the northeast corner of NE Martin Luther King, Jr. (MLK) Blvd. and NE Couch Street in Portland, Oregon. It is a remnant of the early streetcar-oriented Central Eastside development boom, now surrounded by renovated auto-related business buildings, surface parking lots, and contemporary construction.

Built in 1912, the Alco Apartments building is a three-story, beige brick masonry building with a full basement, ground floor commercial space, and two floors of residential apartments above. The building footprint is rectangular (60'x100') and the exterior walls at the northeast corner of the site are set back to form a small rectangular lightwell. Each floor is 5,500 square feet for a total of approximately 22,000 square feet, including the basement. The two primary elevations – west and south – face NE MLK Blvd. and NE Couch St., respectively. The east and north elevations outside the light well are solid party walls abutting adjacent structures. The roughly 40' high facades feature storefronts at the ground floor and moderately sized window openings at the apartments. Components of the original wood storefront system have been replaced, but recessed entry doors with transoms and storefront transoms (currently covered over) remain intact. The original double-hung wood windows at the apartment levels have been replaced on the west and south elevations, but remain in the north lightwell. Other decorative features include a projecting metal cornice at the parapet, brick banding, and brick and concrete details. The mixed-use building has six ground-floor commercial spaces and a total of twenty-six apartments on the second and third floors. The apartments are accessed from the NE Couch entry, denoted by a suspended metal canopy.

The building retains a high degree of integrity, including function (ground floor commercial/upper floor apartments), form, patterned brick masonry, cornice, openings, entrance canopy, storefront transoms (covered) and lightwell windows. With the return of the streetcar on MLK Blvd., its streetcar setting has also been restored.

Narrative Description

SETTING

The City of Portland is bisected by the Willamette River running north-south, with the central downtown core located off the west bank of the river and the Central Eastside rising from the east bank. The Central Eastside extends from the river to 12th Ave, and from I-84 to Powell. MLK Blvd. (formerly Union Avenue) and Grand Avenue (State Highway 99 East) are the area's major arterials, paired as a couplet, historically and currently accommodating both vehicular traffic and streetcar lines. Development along these streets is predominantly commercial with some industrial and multi-family residential buildings.

The Alco Apartments building (currently called The Vivian) is located at the northeast corner of NE MLK Blvd. and NE Couch St, just north of Burnside. The building shares the southwest quarter of the block with a single-story, renovated 1927 commercial building located to its north. The east half of the block features two single-story inter-connected buildings, the north half constructed in 1922 and the south half (now Stark's Vacuum) sometime after 1924. The northwest quarter of the block is a surface parking lot.

The surrounding context is one of historic streetcar-era remnants and encroaching contemporary development. Directly across MLK Blvd. are a ten-story, mixed-use building currently under construction

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

and the three-story 1908 Union Arms multi-family apartment building. Across the MLK and NE Couch intersection is a vacant lot open for development and the Burnside Bridge entry ramp. A recently renovated 1941 two-story commercial building and parking lot are directly across NE Couch from the Alco's main residential entry. Other structures in the immediate vicinity include early twentieth-century auto-related buildings that have been extensively altered, surface parking and used car lots, and recent construction.

Re-establishment of the streetcar on MLK Blvd, as well as redirection of westbound Burnside Bridge traffic onto NE Couch St has brought high vehicular and pedestrian traffic back to this location. A bus stop and shelter is located on the sidewalk in front of the building on NE Couch.

SITE

The Alco Apartment building is located on a 6,000 square-foot parcel at the northeast corner of NE Martin Luther King, Jr. Blvd and NE Couch St. The parcel runs 60 feet in the north-south direction and 100 feet in the east-west direction. The parcel is flat and the building is built to the property line except for the notch cut out of the northeast corner forming the lightwell. The lightwell is accessed through the Manager's office on the ground floor and contains native plantings, but is not currently utilized as a tenant amenity. There are no character-defining landscape features associated with the property.

STRUCTURE

The Alco Apartment building is a three-story building with a concrete foundation and a full basement. The structure is unreinforced (brick) masonry (URM) with wood posts supporting wood floor and roof structures. The roof is flat and obscured by a parapet.

EXTERIOR DESCRIPTION

The Alco Apartment building is sited on a corner with two primary elevations (west and south) that are consistent in design and materials (Photo 1). The east and north elevations, with the exception of the lightwell elevations, are solid party walls abutting adjacent structures.

In general, the two street-facing facades are composed of a taller ground floor separated from the two shorter upper floors by a cast concrete belt course. The upper floor portion is topped by a parapet with a classical metal cornice with modillions. The beige color brick is predominantly laid in a running bond pattern with dark-colored, raked mortar joints. Soldier courses and corbelling are used to further break up the facades vertically. Slightly projecting bricks create decorative panels at ground floor columns and between the second and third floor windows. These panels also feature simple cast tiles at corners and diamond-shaped ornamentation at the center of panels.

The storefront systems have been altered over the years to varying degrees at each commercial space. Original storefront bays included a paneled wood bulkhead, thin-framed storefront glazing, and a four-part, wood-framed transom (Fig.13). Entries were either single or paired and recessed with angled side walls, paneled wood soffits, tiled floors, and a wide glazed wood door topped by a narrow operable transom. The typical storefront currently consists of a non-original stucco or wood-clad bulkhead with thin-profiled aluminum storefront glazing, and boarded up transom above (Photo 9). The transom coverings typically feature signage and most likely retain the original four-part wood-framed transoms (this has been confirmed in five bays to date). Four of the entries – one on the west elevation and three on the south elevation – are in their original locations and configuration and retain historic soffits and tiled floors (Photo 8). Two original doors appear to remain and three compatible replacement doors retain their original frame and narrow transoms. Historic images also show a corner entry cut in behind the corner

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

column (Fig.13). The column remains, but the corner bays have been infilled with storefront flush to the facades.

Openings at the second- and third-floor of the street-facing elevations feature cast concrete sills and soldier course headers. Historic photos show wood, double-hung windows in a single, four-over-one configuration or grouped with a three-over-one window flanked by wood mullions and two-over-one windows on each side (Fig. 12 and 13). These windows have been replaced on the south and west elevations with aluminum-framed, fixed-casement combination units (Photo 17).

NE Couch (South) Elevation:

The south elevation is divided horizontally into seven bays, each of which includes a tripartite aluminum-framed window on the second and third floors, and a storefront on the first floor (Photo 2). Second and third floor window openings are narrower at the west and east edge bays. Four of the bays feature commercial entries and the primary residential entry is located at the easternmost bay. The residential entry is recessed with a fully-glazed wood door flanked by sidelites and transoms. The entry is marked by a projecting metal canopy with chain suspension supports.

NE MLK (West) Elevation:

The west elevation is divided horizontally into three bays, each of which includes aluminum-framed windows on the second and third floors, and a storefront on the first floor (Photo 3). Second and third floor window openings on this elevation are narrower than those on the south elevation. The outermost bays feature a mid-size and a narrow type window, while the center bay features three mid-sized windows. This elevation also features a steel fire escape centered on the middle bay.

Lightwell Elevations:

The north and east facing elevations in the lightwell are red brick in a running bond pattern and feature openings with brick sills and arched brick heads (Photos 4 and 5). These openings are of modest size and retain their original two-over-two, double-hung wood windows (Photo 6). Most of these windows are protected by aluminum storm windows installed on the exterior.

INTERIOR DESCRIPTION

The configuration of most of the ground-floor commercial spaces and upper floor apartments has remained largely the same. Interior finishes at the apartments were upgraded in a 1939 renovation. Commercial interiors have changed with tenants throughout the building's life.

At the ground floor are entries to two commercial spaces off of MLK Blvd and four spaces off of NE Couch Street. Commercial spaces were long and narrow with their street facing wall almost entirely glazed for maximum natural light. Original commercial space finishes include high ceilings, plaster walls and a picture rail (Photo 10). Some spaces retain many of these finishes, while others have been fully modernized with suspended ceilings and partitions with hollow metal doors. There appears to be one early, if not original, mezzanine inserted in the rear portion of one commercial space off NE Couch Street (Photo 11). It consists of a simple wood stair, railing and horizontal-board-clad wall. These were likely repeated in the other narrow, deep commercial spaces, but have been removed or heavily altered.

The easternmost bay along NE Couch serves as the apartment entrance (Photo 12). The modest Art Deco-era lobby at the first floor has an open wood stair that leads to the second and third floors (Photo 13). The second and third floors are identical in plan with corridors flanked by apartment units. The primary (east-west) and secondary (north-south) residential corridors are mostly intact with plaster walls, four- and five-panel wood entry doors with wood casing, wood and carpet flooring, baseboards, chair rail, and crown molding (Photo 15 and 16). There are thirteen apartment units per floor. Apartment units are studio-type single rooms, most with a modest kitchen alcove, a small toilet room, a separate small room

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

with a sink and shower, and a small closet (Photo 17). Many units retain double-door closets that originally contained Murphy beds (Photo 18). A small number of units do not have in-room showers. Two bathrooms with claw-foot bathtubs are accessed from the secondary (north-south) corridor. Apartment finishes include plaster walls, carpet and sheet vinyl flooring, and wood baseboards and casings at five-panel doors and windows.

ALTERATIONS

The apartments underwent a significant renovation in 1939 by notable local architect George M. Post. According to *The Oregonian*, Post "designed the streamlined entry and stairway leading to the bright, airy living units with modern conveniences in the upper two floors..." Among the improvements made were "Pullman-type kitchens with modern gas ranges," interior finishes, carpets, and shower baths.¹

The storefronts were modified in 1956 and subsequently over the years. The recessed corner entry was infilled and two new entries near the corner added in its place. Bulkhead materials, glazing system, and three of the remaining doors have been replaced. However, the original recessed entry configuration of a majority of the entries has been retained, as well as two original glazed doors with transoms. The original storefront transoms appear to remain at all bays, but have been covered over. Evidence of intact transoms was observed from the interior at five bays and can be used to guide restoration efforts.

The second- and third-floor windows at the west and south elevations were replaced with aluminum fixed-casement combination units at some point in the past few decades.

Interior finishes, particularly in the commercial spaces, have been replaced over time.

¹ "Tenants Listed for Apartments." *The Sunday Oregonian*, 1939.

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1912-1958

Significant Dates

1912, Date of construction

1939, Substantial renovation

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

MacNaughton & Raymond (architects)

Advanced Construction Company (builder)

Post, George M. (architect); 1939 renovation

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

Period of Significance (justification)

Under Criterion A, the period of significance extends from 1912 – the year the building was built – to 1958, when the last street car, the interurban service between Oregon City and Portland, was terminated thus bringing the streetcar era to a close.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The 1912 Alco Apartments building, located at the northern end of the central east side of Portland, Multnomah County, Oregon, has local significance under Criterion A in Commerce. The building is significant for its association with the streetcar-related commercial development and linked residential development of Portland's Central Eastside and retains a good degree of integrity. The period of significance begins with the building's construction in 1912 and extends through 1958 when the last streetcar, the interurban service between Oregon City and Portland, was terminated. The Alco Apartments building is also a good example of the mixed-use (commercial-residential) building type found profitable on Portland's east side, along the streetcar lines. The building is representative of the building type, scale, and quality that was distinctive of Portland's eastside development, but is quickly becoming scarce due to intense development pressures. It is just outside the boundaries of Portland Oregon's Eastside Historic and Architectural Resources Multiple Properties Designation (MPD), which does not consider resources located north of Burnside in the northeast quadrant, despite the building being well within the boundary of the original townsite of East Portland that extended north of Burnside all the way to Glisan Street. The Alco Apartments building is also located just north of the East Portland Grand Avenue Historic District.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Alco Apartments building is locally significant under Criterion A in the area of Commerce. It is significant for its association with the streetcar-related commercial development and linked residential development of Portland's central east side. It is also a good example of the speculative nature of development that occurred on the east side, capitalizing on the mixed-use commercial-residential model. Based on the City's arbitrary use of Burnside to divide Portland into quadrants, the MPD boundary addresses the central east side in the southeast quadrant only. The Grand Avenue Historic District nomination cites resource concentrations as the primary boundary justification, but notes "the portion of the original townsite north of Burnside requires further study to determine its significance and historic district potential."² The Alco Apartments building was constructed within the primary periods of significance –1862-1938 (MPD) and 1883-1915 (Grand Ave. Historic District) – for both areas and meets the significance criteria for eligibility/registration for both.

The Alco Apartments building is a mixed commercial and residential building of quality construction. It was designed by notable local architects MacNaughton & Raymond and constructed by Advanced Construction Company for developers John R. Widmer & William Henry Chambers.³ *The Sunday Oregonian* identified and followed the construction of the Alco Apartments building as part of a series of articles about the modern "fine buildings" and "substantial business structures" developing in central East Portland in 1912.⁴ The building's design and style – ground-floor commercial with apartments above, large storefronts lining the west and south street-facing elevations, and substantial masonry construction – are a direct response to its location on a

² "East Portland Grand Avenue Historic District Nomination", 1991.

³ "Fine Buildings Rise - East Side Gets Substantial Business Structures." *The Sunday Oregonian*, 16 June 1912.

⁴ "Three Business Structures on East Side Nearing Completion." *The Sunday Oregonian*, 8 September 1912.

Alco Apartments

Name of Property

Multnomah Co., OR

County and State

corner lot along a busy streetcar line. *The Oregonian* wrote that the Alco was "a combination building, a class which has become quite popular on the east side, and found to be profitable."⁵ The apartments were designed to attract middle-class tenants with a well-appointed lobby with fireplace and decent-sized, furnished units.⁶

The Alco Apartments and Development of Portland's Central Eastside

Historically, the townsite of East Portland developed between 1861 and 1891. Originally extending from the Willamette River east to First Street and from Glisan Street on the north to Hawthorne on the south, the townsite quickly spread to the east. The Oregon Hospital for the Insane, constructed in 1864, combined with the arrival of the railroad in 1868 helped boost the employment rate and development of East Portland. East Portland was annexed by the City of Portland in 1891 and continued to prosper and expand. The greatest period of growth occurred between 1884 and 1913 after the completion of the transcontinental railroad, the opening of the bridges spanning the Willamette River, and the streetcar (which accelerated residential demand in particular).⁷ Union Avenue (now Martin Luther King, Jr. Blvd.) and Grand Avenue became the major couplet north-south arterials with streetcar lines and remain so today. Commercial and industrial developments formed along these streets creating a central eastside core. With the boom of industry came the demand for housing on the eastside. This demand was met with the construction of apartment houses, including many combination developments – such as the Alco Apartments building – that featured ground floor commercial space with apartments above.

The Alco was developed at the north end of the core in 1912 by speculative developers William Henry Chambers and John R. Widmer, at the forefront of the wider-spread apartment boom that followed from 1915 to 1930 on the eastside.⁸ It utilized the mixed-use prototype that allowed speculative developers to capitalize on the massive demand for Eastside housing, as well as the need for services and places of employment. Located on a prominent corner on Union Avenue, the development took advantage of this location by providing six commercial spaces on the ground floor and advertised "Modern. New furnished 2-room apts" on the second and third floors.⁹ Designed by architects MacNaughton & Raymond, the building was one of a handful – reported on by *The Sunday Oregonian* – leading the development of this type and quality on the eastside. It was substantial and built of high quality materials at a cost of \$27,000. The apartments were well appointed, offering "all outside rooms, walking distance, well heated and ventilated, lights and telephone included."¹⁰ Portland's ex-mayor W.S. Newberry, then in his 80's, became a resident shortly after completion of the building.¹¹

The Great Depression of the 1930s brought development across the city to a halt. The population of the eastside declined and the demand for housing declined with it. Many substantial developments were hit hard by vacancy of both commercial spaces and residential rentals. Quality buildings, such as the Alco, managed to maintain a variety of commercial tenants throughout the decade. In particular, the Alco leased three of the four storefronts on NE Couch to the Thurgood Glove Shop and factory – "the unchallenged leader in the entire west" fabricating deer and elk skin gloves.¹² However, the Alco maintained only 40 percent occupancy of the apartment units.

After Chambers' death in 1930, Widmer renamed the Alco after his daughter Vivian. In 1939, Widmer and new co-owner J.B. Chiotti invested approximately \$18,000 in a "modernization" of the twenty-six apartment units at The Vivian. Noted local architect George M. Post redesigned, with Streamlined Moderne style influences, the residential entry, stairway and apartment units including "compact Pullman-type kitchens with modern gas

⁵ Ibid.

⁶ "Contract Awarded for Building." *The Sunday Oregonian*, 28 April 1912.

⁷ "Portland's Eastside: Historic Context", 1989, 7.

⁸ Ibid, 9.

⁹ Alco Apartments Advertisement. *The Sunday Oregonian*, 6 April 1913.

¹⁰ Alco Apartments Advertisement. *The Sunday Oregonian*, 19 September 1915.

¹¹ "Ex-Mayor is Paralytic." *The Sunday Oregonian*, 7 November 1915.

¹² Griffis, George P. "Hunter, It Pays to Save Your Hide." *The Sunday Oregonian Magazine*, 1950.

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

ranges...new interior finish, carpets, shower baths and modern furniture."¹³ The result of this effort was full occupancy plus a waitlist for the newly renovated apartments.

The Alco/Vivian Apartment building has continued to serve the Central Eastside, not only providing affordable living units, but also housing eclectic businesses including a taxidermist, grocers, equipment sales and repairs, and professional services. In particular, the Thurlow Glove Shop remained in the building for over fifty years. Though the connection to the street-car was lost for many decades, it has now been restored and the Alco/Vivian Apartment building is ready for a successful rehabilitation to continue as a vibrant fixture of the Central Eastside.

NOTABLE BUSINESSES

Thurlow Glove Shop and Factory

Thurlow Glove Shop was a long-time tenant of the building (1934-87) and a recognized leader in its industry. The company specialized in the manufacture and sale of deerskin (buckskin) and elkskin gloves and, to a lesser degree, jackets. A c.1950's brochure for the store listed two prices for each item – one for the retail price, and one for making gloves from a customer's own skins. Lawrence Thurlow, along with William Newell, invented a "seamless palm glove", for which they received a U.S. Patent in 1948 on behalf of Thurlow Glove Company.¹⁴ The Patent text indicates that "a drawback of such gloves has heretofore been that fullness across the palm could not be removed, with the result that such a glove was never considered suitable for semi-dress, sportswear, or driving gloves, but was more or less limited to use as a heavy work glove."

According to a 1950 article in *The Oregonian*, W.C. Thurlow started the company with \$100 and made his first pair of gloves in 1932. By 1950, the company was producing 90,000 pairs of gloves each year operating out of the Alco, making it the "unchallenged leader in the entire West in the fabricating of such skins."

Artistic Taxidermy Studio

Artistic Taxidermy was one of the longest-lived tenants in the building (1941-1990). Still in operation on SE Foster Rd., Artistic Taxidermy was the most popular taxidermy shop in the city, specializing in large game and fur carpets.

Business Tenant History

(1913-) Ward Brothers – screen doors/windows and flooring manufacturers
(1931-1932) Ever Hot Heater Sales – cooking appliance
(1931-1934) Quirks Philip L - grocer
(1932-1934) Telco Electric Company
(1932-1936) Campbell Mfg Co. – shirt manufacturing
(1933) Broadview dairy
(1934-1987) Thurlow Glove Shop
(1935) Osgood Wn P. - grocer
(1935-1937) Hills Fire Equipment Co.
(1935) Sondecker Ira B.
(1937-1945) Wolff A J and Son
(1941-1990) Artistic Taxidermy
(1943) Crabtree Opal Mrs. - grocer
(1950-1954) Farnes and Martig, Inc.
(1950-1954) Smith J. M. Mrs. - grocer
(1956-1985) Industrial Sewing Machine Service

¹³ "Tenants Listed for Apartments." *The Sunday Oregonian*, 1939.

¹⁴ Thurlow, Lawrence and William Newell. "Seamless Palm Glove." *U.S. Patent*, 13 May 1952.

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

ARCHITECTS

MacNaughton & Raymond¹⁵

Ernest Boyd MacNaughton was trained as an engineer and worked as a contractor before moving to Portland, Oregon in 1903 to work in the office of architect Edgar M. Lazarus. In 1906, MacNaughton formed a partnership with his brother-in-law Herbert E. Raymond called MacNaughton and Raymond. The partnership existed until 1907 when Ellis Lawrence joined the firm. With Lawrence, the firm gained much experience, designing buildings including the Cumberland Apartments. After the departure of Lawrence in 1910, MacNaughton and Raymond briefly resumed their partnership. The firm's projects at that time included the Sellwood Branch of the YMCA and the Blake McFall Company Building (Towne Storage Building). The year 1912 was a busy one for MacNaughton and Raymond, including designs for the Clyde Hotel and the Alco Apartment building, as well as what proved to be a disastrous renovation of the Marquam Building (part of the building collapsed during renovation due to weak original construction).

MacNaughton went on to become more involved in planning and asset management and was appointed to the City of Portland's inaugural planning commission, along with A.E. Doyle and Ellis Lawrence. His interest in asset management led him to form a trust company and later become the vice president and then president of the First National Bank of Portland. MacNaughton was a man who wore many hats over the years including associate professor of banking at Stanford Graduate School of Business, director of *The Oregonian*, and regent, and then president, of Reed College.

George M. Post¹⁶

George Morrison Post designed the 1939 "modernization" of the apartment floors and lobby of the Alco. Post began his career without formal training, starting out in Pittsburgh, Pennsylvania, followed by nearly ten years in Salem, Oregon. He came to Portland in 1917 to work with Morris Whitehouse. Of most interest is Post's involvement with the Oregon Board of Architect Examiners. In 1919, when Oregon began licensing architects, George Post received the first Oregon license (through a grandfather clause) and became the organization's executive secretary. Post served the Board of Architect Examiners until 1926.

George Post's work is scattered mostly throughout the Willamette Valley. Several of Post's buildings have been listed on the National Register of Historic Places – either as individual listings or contributing buildings to historic districts. These include the W.S. & Gladys Boutwell House (Lake Oswego), Mt. Hood Hotel Annex (Hood River), Post & King Saloon (Lakeview), Old Woodburn City Hall (Woodburn), Morado Apartments (Portland), and the Bixby Manor Apartments (Portland).

¹⁵ Tess, John M. "Blake McFall Company Building" National Register Nomination, 1990.

¹⁶ Ritz, Richard. *Architects of Oregon*. (Lair Hill Publishing, Portland. 2002).

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

DEVELOPERS

William Henry Chambers and John R. Widmer began in plumbing – Widmer a plumber and Chambers a City plumbing inspector. This is likely how they became acquainted. After the Lewis and Clark Exposition, both became involved with speculative development – individually and together. Widmer became connected with architect Ernest Boyd MacNaughton through one of his development investments. Widmer and Chambers purchased several properties together in the early 1900s including the site of the Alco Apartment building. Chambers continued his involvement in the plumbing industry serving on the plumbing appeals board and as an examiner for master plumbers. Widmer maintained a plumbing business, but also became heavily involved in the development of the Eastside joining the East Burnside District Improvement Association, the East Side Taxpayers League, and serving as director of the East Side Businessmen's Club.

Property Ownership History

(1912) Widmer & Chambers
(1928) Ruppert & Brades
(1938) Wm. Chambers Estate
(1939) JB Widmer & JB Chiotti
(1945) Woodmere (Widmer) & Wilson
(1956) Woodmer (Widmer) & JB Chiotti
(1965) U.S. National Bank
(1993) Northwest Wholesale distributor

COMPARATIVE ANALYSIS

A comparison of the Alco to several similar Eastside buildings illustrates that the Alco is comparable to those qualifying for individual listed on the National Register and it retains a higher degree of integrity than many of its peers. The character-defining architectural features of this building type are well-preserved on the Alco including the first floor dedicated to commercial retail with apartments above, storefront bays with recessed entrances flanked by plate glass, a prominently placed and identifiable entrance to the apartment floors, and period detailing such as the ornate cornice and decorative brickwork. There are relatively few of these combination buildings left matching the level of integrity that the Alco possesses. The following comparisons include those identified by *The Sunday Oregonian* in a series of articles about the business development on the eastside, which included the Alco Apartment building, as well as similar buildings identified in the East Portland Grand Avenue Historic District and the Portland East Side Multiple Property Designation. Only mixed-use buildings with commercial ground floors have been included.

1. Mayo Building (2403 NE MLK Blvd) – The Mayo Building was constructed in 1912 and was one of the other developments followed in the series of articles by *The Sunday Oregonian* on eastside development. The mixed-use building is similar in size and design to the Alco – three stories constructed of beige brick with a bracketed metal cornice. However, the Mayo Building has far less ornate brickwork, the storefronts have been extensively modified including the transoms, and the windows at the upper floors have been replaced. The Mayo Building is also located farther from the core of the Central Eastside, north of I-84, and is not at a prominent corner.
2. Page and Sons Apartments (723-737 NE Burnside Blvd.) – Built in 1909, Page and Sons Apartments is individually listed on the National Register under the Portland East Side MPD. It is a mixed-use building similar in design and integrity to the Alco and was listed under Criterion C for its type and relation to Eastside streetcar era development. Page and Sons Apartments differs from the Alco in that it was altered with the widening of East Burnside and now features an arcade characteristic of the buildings along that particular section of East Burnside.

Alco Apartments

Name of Property

Multnomah Co., OR

County and State

3. McKinley Apartments (621-35 SE Morrison St.) – McKinley Apartments was built in 1909 and is a contributing structure in the East Portland Grand Avenue Historic District. Located on the corner of SE Morrison and SE 7th Avenue, the building is in the heart of the Central Eastside core, but was not on the main arterial/streetcar line. It is similar in size and design to the Alco, three story brick construction with a decorative cornice, parapet and some ornate brick work. However, the building storefronts (that address only Morrison) have been substantially altered with minimal historic fabric and no transoms. All windows at the second and third floors have been replaced.
4. Clifford Apartments (519-535 SE Morrison St.) – The Clifford Apartments were constructed in 1911. The building is located in the heart of the Central Eastside core one block east of Grand Avenue. The Clifford is slightly larger in size and similar in design to the Alco. Constructed of brick masonry, the building is four stories high with decorative detailing and prominent cornice. The Clifford was rehabilitated in 2010, but its storefronts on SE Morrison and SE 6th remain substantially altered and the storefront transoms that may be covered up were not restored. The upper floor windows have also been replaced.

CONCLUSION

Despite alterations to windows and storefronts, the Alco Apartments building continues to convey its significance as an early mixed-use, streetcar-related development at the northern end of Portland's Eastside and sufficient evidence exists to guide accurate restoration of altered features. The Alco/Vivian currently retains a relatively good degree of integrity including location, design, street-car linked setting, materials, workmanship, feeling and association. However, the high-density redevelopment that is taking place in the area immediately adjacent to the property is a persistent threat, progressively replacing buildings of this era and style.

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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_____. "Contract Awarded for Building." April 28, 1912.

_____. "Ex-Mayor is Paralytic." November 7, 1915.

_____. "Fine Buildings Rise - East Side Gets Substantial Business Structures." June 16, 1912.

_____. "Tenants Listed for Apartments." 1939.

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Thurlow, Lawrence and William Newell. "Seamless Palm Glove." *U.S. Patent*. May 13, 1952.

Vintage Portland. *Historic Photographs*. <https://vintageportland.wordpress.com/> Accessed March 27, 2016.

Zisman, Karen, Julie Koler, Jane Morrison, Barbara Grimala, and Alan Yost. "Portland's Eastside: Historic Context." Multiple Property Designation Revision, 1989.

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Alco Apartments
Name of Property

Multnomah Co., OR
County and State

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

10. Geographical Data

Acreege of Property Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>45.523791</u>	<u>-122.611371</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The Alco Apartment building is located in Portland, Oregon in Multnomah County on Lot 4 and the southern ten feet of Lot 3 in Block 108 of East Portland. The boundary was determined by the footprint of the building and the property lines.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the Alco Apartment building and the lightwell area located at the northeast corner of the property within the legal property lines.

11. Form Prepared By

name/title Carin Carlson, Historical Architect date 8/15/16
organization Hennebery Eddy Architects telephone 971-200-7231
street & number 921 SW Washington St, Suite 250 email ccarlson@henneberyeddy.com
city or town Portland state OR zip code 97205

Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Alco Apartments
City or Vicinity: Portland
County: Multnomah **State:** Oregon
Photographer: Hennebery Eddy Architects
Date Photographed: June 20,2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 18:** OR_MultnomahCounty_AlcoApartments_0001
Southwest corner, camera facing northeast.
- Photo 2 of 18:** OR_MultnomahCounty_AlcoApartments_0002
South elevation, camera facing northwest.
- Photo 3 of 18:** OR_MultnomahCounty_AlcoApartments_0003
West elevation, camera facing southeast.
- Photo 4 of 18:** OR_MultnomahCounty_AlcoApartments_0004
North elevation with adjacent building in the foreground, camera facing south.
- Photo 5 of 18:** OR_MultnomahCounty_AlcoApartments_0005
North lightwell, camera facing southwest.
- Photo 6 of 18:** OR_MultnomahCounty_AlcoApartments_0006
Original wood window at north elevation in lightwell.
- Photo 7 of 18:** OR_MultnomahCounty_AlcoApartments_0007
Original openings and detailing with replacement windows at the south elevation.
- Photo 8 of 18:** OR_MultnomahCounty_AlcoApartments_0008
Original double entry storefront configuration (south elevation) with some original fabric.
- Photo 9 of 18:** OR_MultnomahCounty_AlcoApartments_0009
Original single storefront configuration (west elevation) with some original fabric.
- Photo 10 of 18:** OR_MultnomahCounty_AlcoApartments_0010
Commercial interior retaining historic materials and finishes.
- Photo 11 of 18:** OR_MultnomahCounty_AlcoApartments_0011
Commercial interior featuring a mezzanine.

Alco Apartments
Name of Property

Multnomah Co., OR
County and State

- Photo 12 of 18:** OR_MultnomahCounty_AlcoApartments_0012
Apartment entry vestibule.
- Photo 13 of 18:** OR_MultnomahCounty_AlcoApartments_0013
Apartment lobby with the 1939 Art Deco style stair and finishes.
- Photo 14 of 18:** OR_MultnomahCounty_AlcoApartments_0014
Original apartment stair details.
- Photo 15 of 18:** OR_MultnomahCounty_AlcoApartments_0015
Second floor corridor showing typical finishes and detailing.
- Photo 16 of 18:** OR_MultnomahCounty_AlcoApartments_0016
Original doors, hardware, and trim.
- Photo 17 of 18:** OR_MultnomahCounty_AlcoApartments_0017
Second floor apartment, showing typical finishes and details (kitchen configurations vary).
- Photo 18 of 18:** OR_MultnomahCounty_AlcoApartments_0018
Units originally featured many closets which contained a murphy bed, closet, toilet, and sometimes a shower or bath (Murphy beds no longer remain in most units).

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 19

List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1:** Vicinity map
- Figure 2:** Close-up location map
- Figure 3:** Tax lot map
- Figure 4:** Site and First Floor Plan, Photo key
- Figure 5:** Second Floor Plan, Photo Key
- Figure 6:** Third Floor Plan, Photo Key
- Figure 7:** Basement Floor Plan
- Figure 8:** Historic aerial image, 1938
- Figure 9:** Historic aerial image, 1939
- Figure 10:** Sanborn Map, 1928
- Figure 11:** Sanborn Map, 1950
- Figure 12:** 1912 image from *The Sunday Oregonian*
- Figure 13:** 1929 image showing the west and south elevations

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

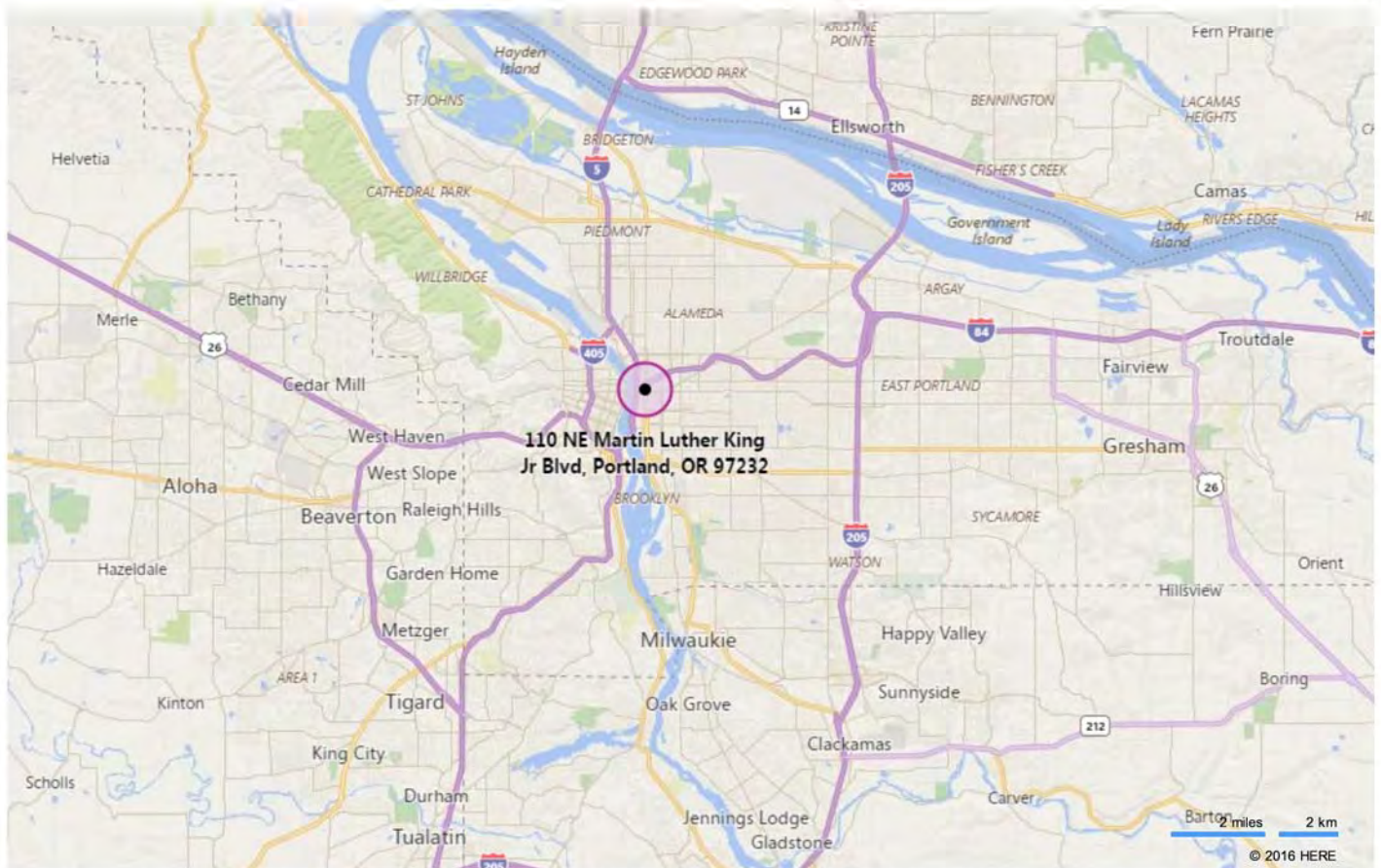
Alco Apartments
Name of Property Multnomah Co., OR
County and State N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 20

Figure 1: Vicinity Map (Bing maps).

110 NE Martin Luther King Jr Blvd, Portland, OR 97232

Coordinates: 45.523791, -122.611371



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National Register of Historic Places Continuation Sheet

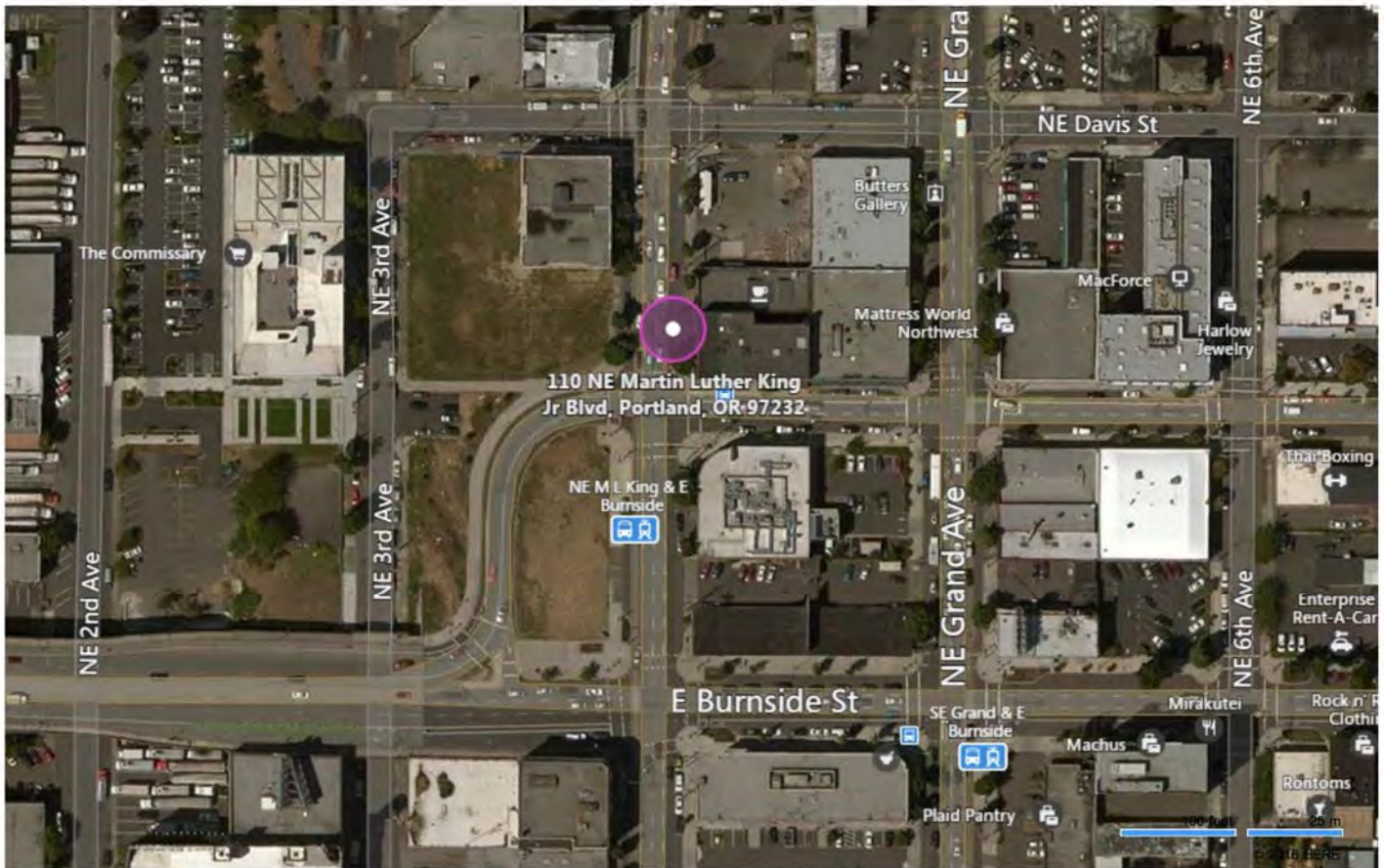
Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 21

Figure 2: Close up location map (Bing maps).

110 NE Martin Luther King Jr Blvd, Portland, OR 97232

Coordinates: N45.523791, W122.611371



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property Multnomah Co., OR
County and State N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 22

Figure 3: Tax lot map.



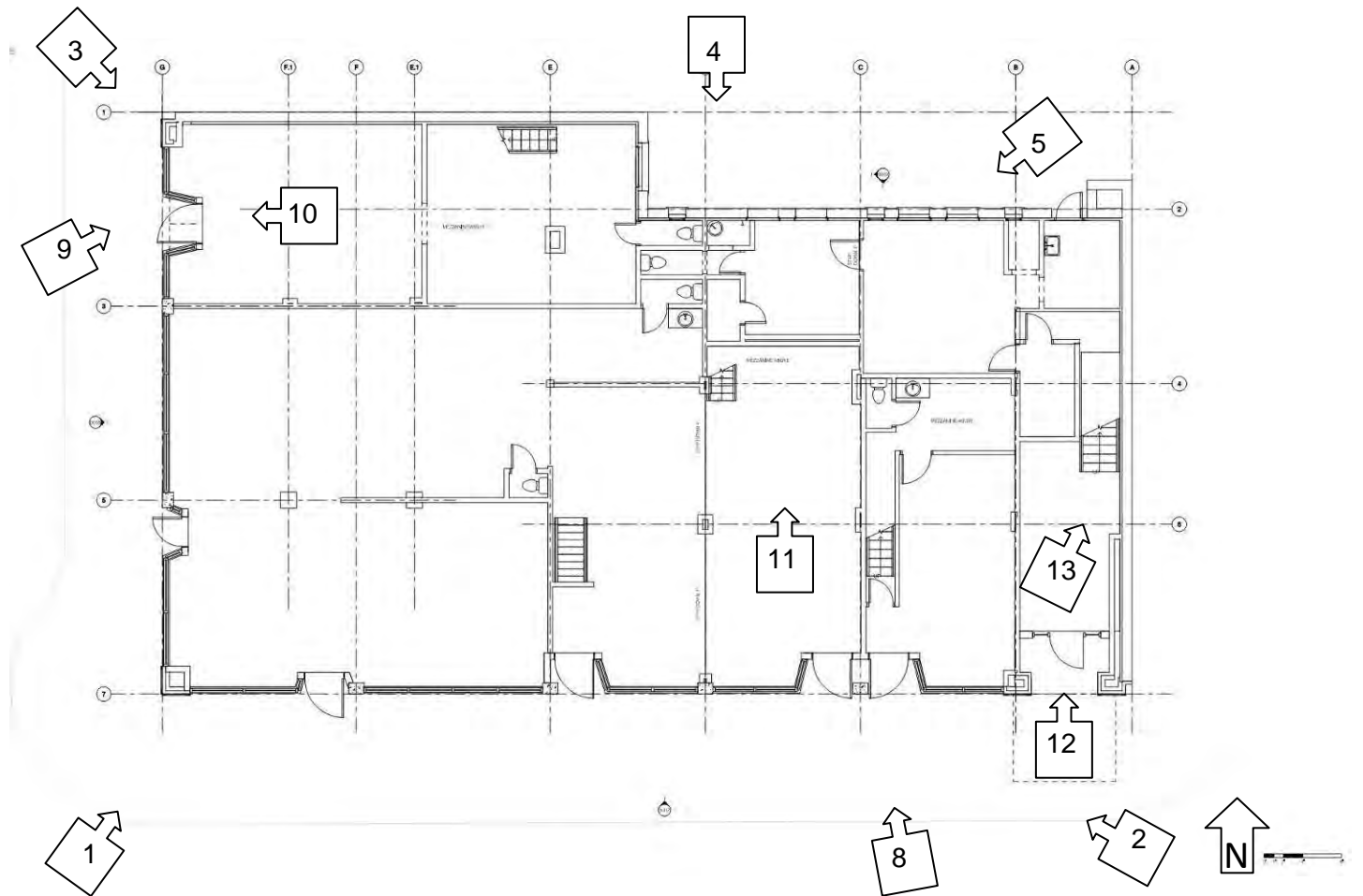
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National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 23

Figure 4: Site and First Floor Plan and photo key.



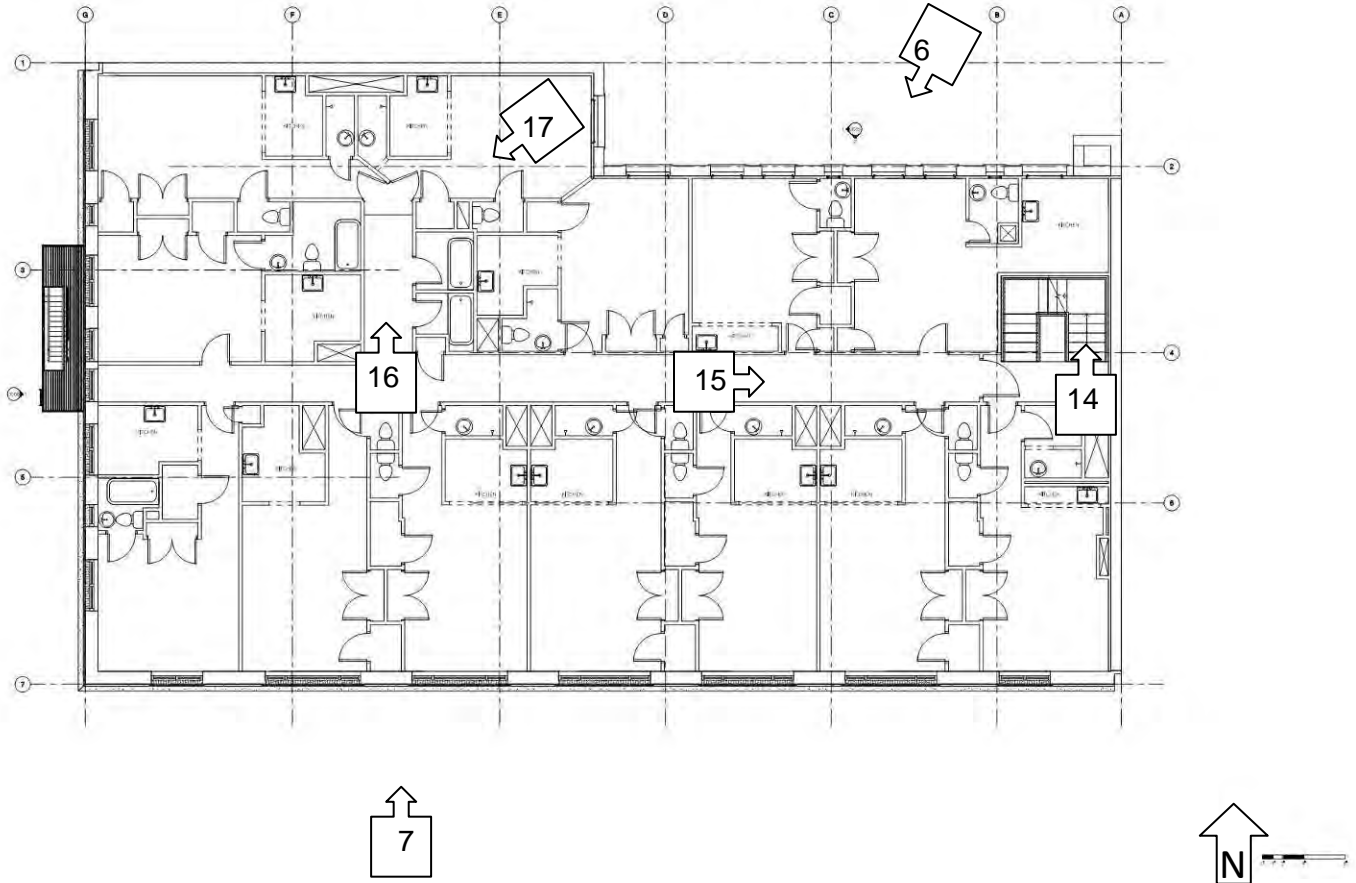
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National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 24

Figure 5: Second Floor Plan and photo key.



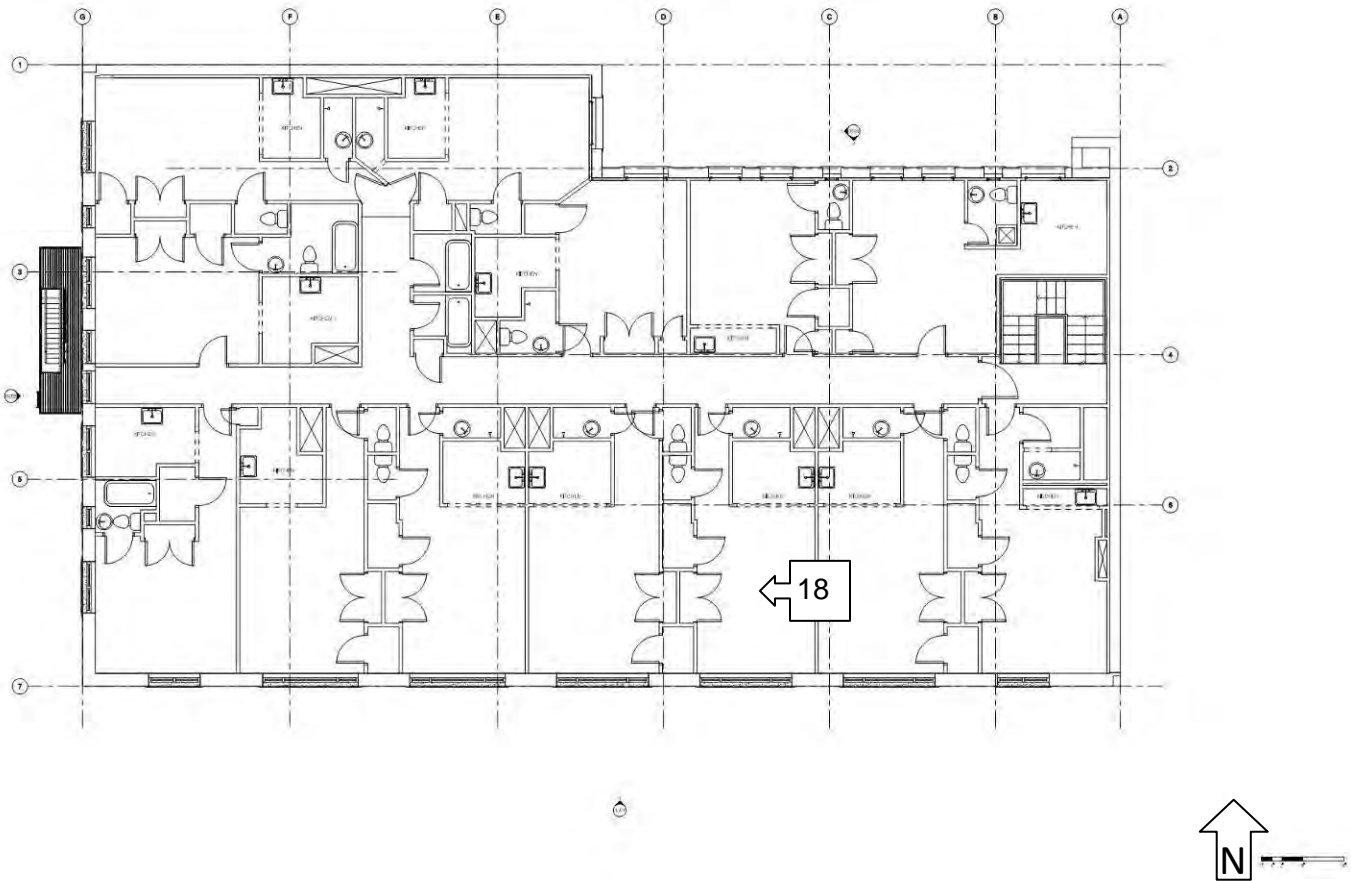
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National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 25

Figure 6: Third Floor Plan and photo key.



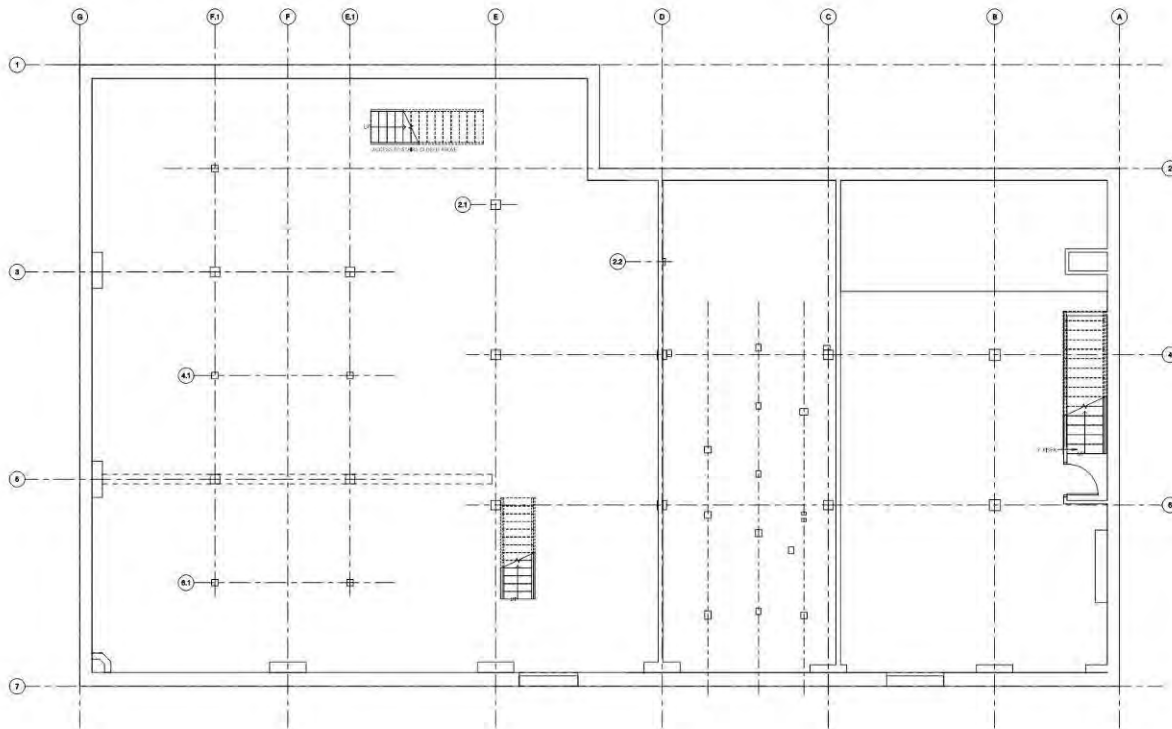
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 26

Figure 7: Basement Plan



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 27

Figure 8: Historic aerial image, 1938.



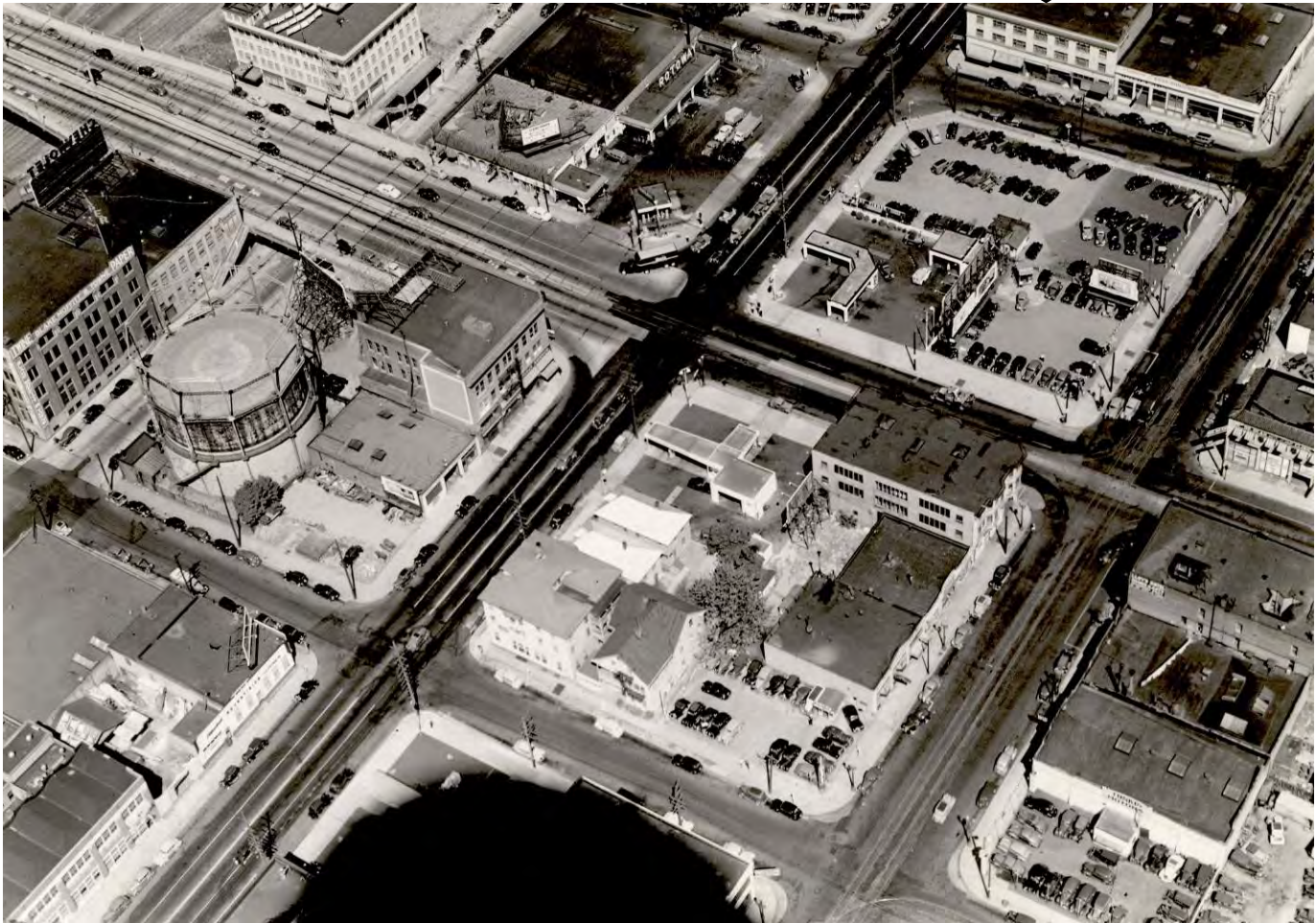
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National Park Service

National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 28

Figure 9: Historic aerial image, 1939.



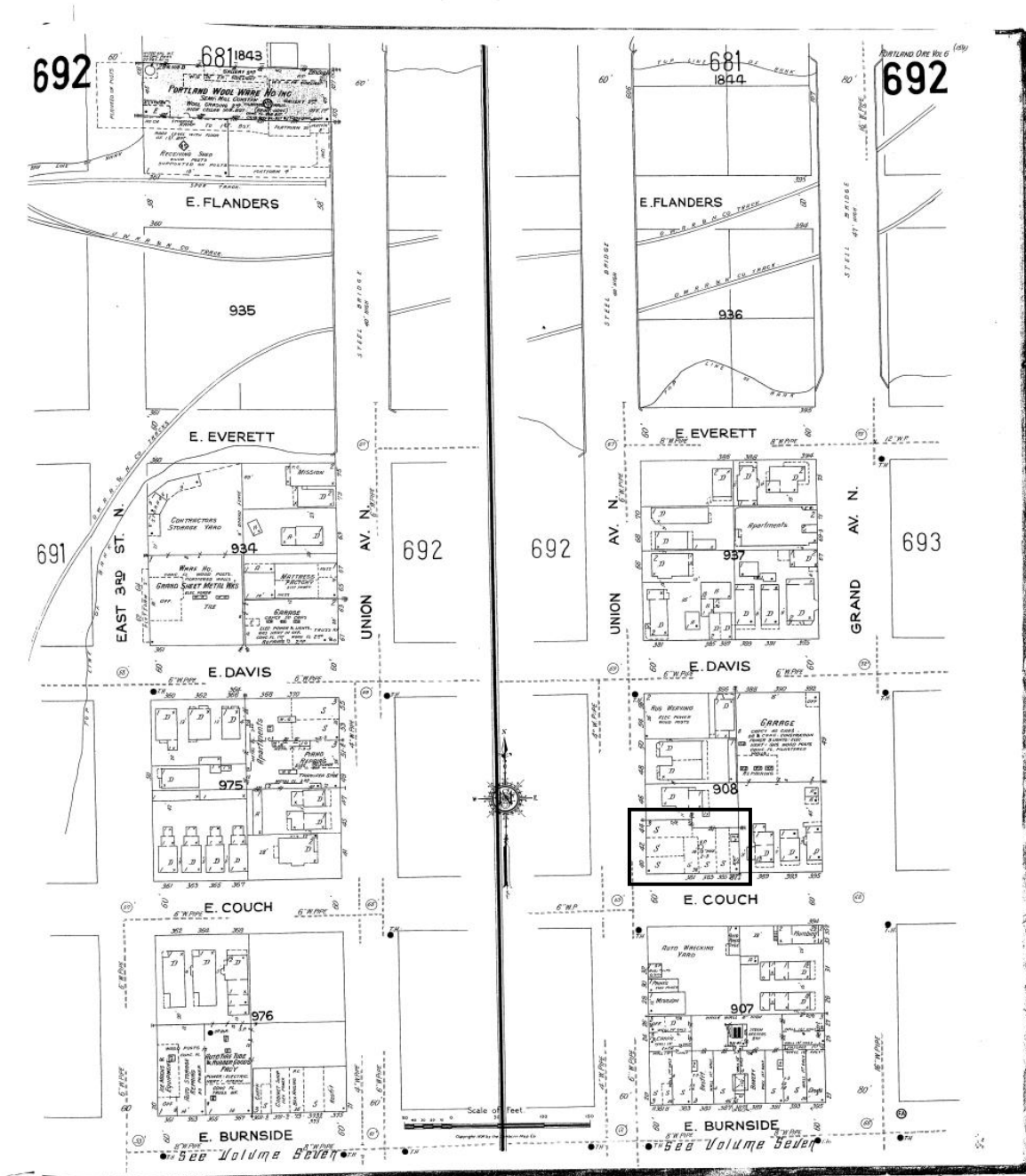
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National Park Service

National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 29

Figure 10: 1928 Sanborn Map.



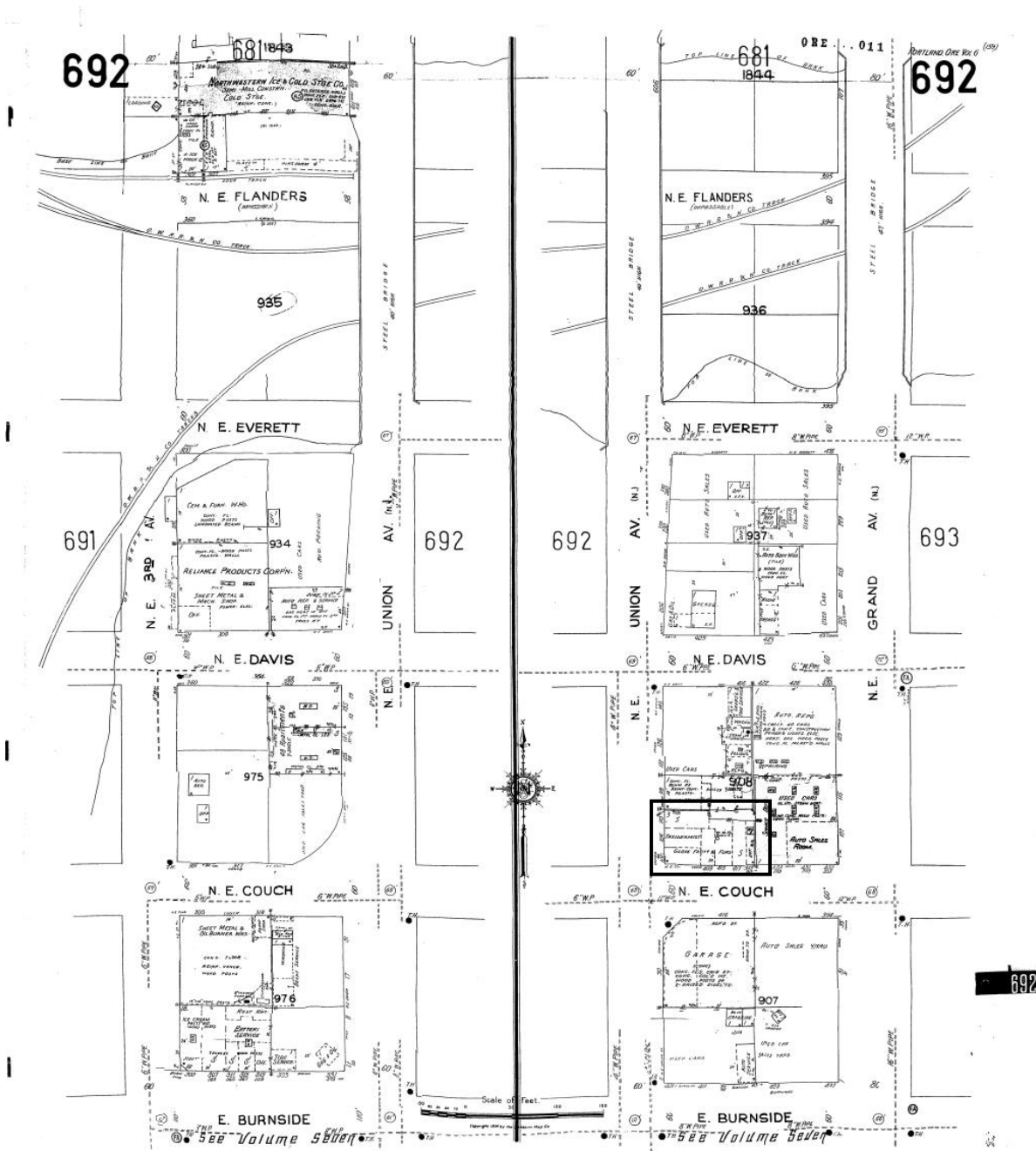
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National Park Service

National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 30

Figure 11: 1950 Sanborn Map.



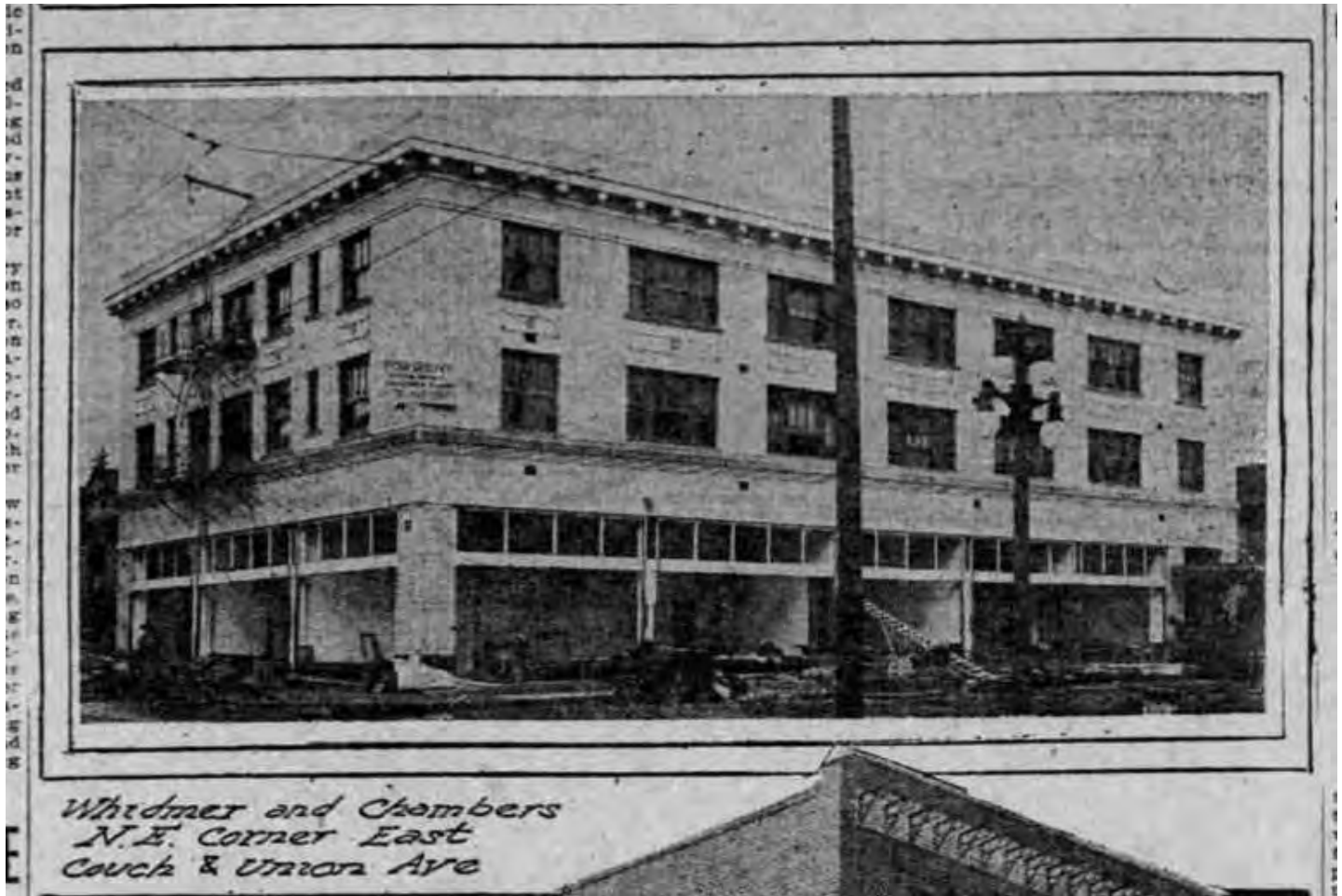
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National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 31

Figure 12: 1912 image from the *Sunday Oregonian* showing the west and south elevations of the building nearly complete.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Alco Apartments
Name of Property
Multnomah Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 32

Figure 13: 1929 image showing the west and south elevations of the building after 17 years in service (image courtesy of Oregon Historical Society).





A three-story brick building with a ground-floor storefront. The building has a decorative cornice with a reddish-brown finish. The second and third floors have multiple windows with light-colored frames. The ground floor features large glass windows and a storefront with an orange sign. A large tree is partially obscuring the left side of the building.

Orange sign with a stylized 'W' logo and the word 'Wash' below it.

A white delivery truck with 'CityLine' branding on the side, parked on the left side of the street.

A red Chevrolet SUV parked in the middle of the street.

A dark grey sedan driving on the right side of the street.

A dark SUV driving on the right side of the street.

A blue bus stop shelter with a person standing inside.

An orange traffic cone on the left side of the road.

Two orange traffic cones on the right side of the road.



NO LEFT TURN
ANY TIME
MAY 15 2014



1382
The Union
Residential

Best Brands • Low Price Guarantee

Stark's
vacuums

Trade-Ins Welcome

TAKE TAKE TAKE





Simplicity

Top Brands • Low Price Guarantee

Stark's
vacuums

← Trade-Ins Welcome



LAMAR
50268

WE TAKE TRADE-INS

Enjoy

TRAILHEAD
Coffee Roasters



RANGER
CHOCOLATE



Cup &...











41



[Blank white sign with red border]

YORKE & CURTIS
BUILDING
EXCELLENCE





TOWNE & CURTIS
SAFETY POLICY

PLEASE RETURN
PERSONAL PROTECTIVE
EQUIPMENT WHEN
FINISHED.





Wo s Best Cle ound Vacu

419

419 NE Couch

*The Vivian
Apartments*

WARNING
This property
is protected by
an alarm system.
A live wire is located
near this door.



MANAGER

OFFICE

FOR RENT
HIGH RISE
8232

Scrubber
OUTDOOR RESERVE







216

218





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/2/2016 Date of Pending List: 12/27/2016 Date of 16th Day: 1/11/2017 Date of 45th Day: 1/17/2017 Date of Weekly List: 1/25/2017

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 1/17/2017 Date

Abstract/Summary
Comments:

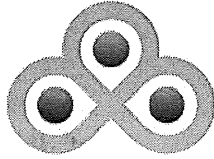
Recommendation/
Criteria

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

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



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

October 14, 2016

State Advisory Committee on Historic Preservation
Oregon Parks & Recreation Department
725 Summer St NE, Suite C
Salem, Oregon 97301

Chair Schallert,

The Portland Historic Landmarks Commission reviewed National Register nominations for the Alco Apartments and Dr. Homer Harris House at their regularly-scheduled October 10, 2016, hearing. Commissioners discussed the merits of each nomination and provided me with the following comments for consideration by the State Advisory Committee on Historic Preservation:

Alco Apartments

The Portland Historic Landmarks Commission enthusiastically supports the nomination and listing of the Alco Apartments in the National Register of Historic Places. The Commission especially appreciated the preparer's comparative analysis and context surrounding the construction of mixed-use multi-family apartments on Portland's eastside during the post-Lewis and Clark Exposition era. The Commission took interest in the referenced Multiple Property Document (MPD) for "Eastside Historic and Architectural Resources" and, although the geography for that MPD does not include the site of the Alco Apartments, were interested in greater detail on how this and/or other MPD's might relate to the Alco Apartments. Additionally, the Commission would encourage the preparer to add further justification for the period of significance's end date. Finally, greater description of the socio-economic characteristics of the building's residential occupants, if known, would add context in much the same way as the preparer's insightful survey of the building's commercial tenants.

Dr. Homer Harris House

The Portland Historic Landmarks Commission finds the Dr. Homer Harris House to be worthy of consideration for listing in the National Register, but offers the following concerns and suggested revisions to increase the merits of the nomination:

- Additional context supporting Dr. Harris' significance in the field of crime detection, including documentation regarding the scientific methods advanced during his career.
- Additional documentation on Mark Perrault's RIGIDBUILT Corporation and his patent for low-cost, prefab housing.



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandoregon.gov/bps
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

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- Higher-resolution scans of house blueprints, additional photographs demonstrating the overall integrity of the house, and evidence of the presence of landscape features.
- Comparative analysis of original and replacement windows to demonstrate the house retains sufficient integrity to be listed in the National Register.
- Comparative analysis of both Wilbur Mark Perrault's residential work and other properties associated with Dr. Harris.

The Commission's recommendations on the above nominations are neither final nor land use decisions, but are intended to be advisory to the State Advisory Committee on Historic Preservation.

Thank you for your diligence in reviewing these nominations. Please don't hesitate to contact me with additional questions of staff or Historic Landmarks Commissioners.

BRANDON SPENKER-HARTLE

Brandon Spencer-Hartle
Historic Resources Program Manager
Portland Bureau of Planning and Sustainability



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandonline.com/bps
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Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



J. Paul Loether
National Register of Historic Places
USDOI National Park Service - Cultural Resources
1201 Eye Street NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Mr. Loether:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic property to the National Register of Historic Places:

ALCO APARTMENTS
100-110 NE MARTIN LUTHER KING JR BLVD
PORTLAND, MULTNOMAH COUNTY

The enclosed disk contains the true and correct copy of the nomination listed above to the National Register of Historic Places.

We appreciate your consideration of this nomination. If questions arise, please contact Jason Allen, Survey Program Coordinator, at (503)986-0579.

Sincerely,

Christine Curran
Deputy State Historic Preservation Officer

Encl.

