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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Oriental Apartments

other names/site number \_\_\_\_\_

2. Location

street & number 3562 SE Harrison Street  N/A not for publication

city or town Portland  N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97214

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  nationally  statewide  locally. ( See continuation sheet for additional comments.)

James Hamrick 9/31/92  
Signature of certifying official/Title Deputy SHPO Date

Oregon State Historic Preservation Office

State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Signature of the Keeper

~~Entered in the~~

~~National Register~~

Date of Action

Delores Eyer 10/15/92

Oriental Apartment House  
Name of Property

Multnomah, Oregon  
County and State

**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	
2	2	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
2	2	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**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic: multiple dwelling

**Current Functions**  
(Enter categories from instructions)

Domestic: multiple dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Late 19th and 20th Century Revivals:

Tudor Revival

**Materials**  
(Enter categories from instructions)

foundation concrete

walls masonry: brick

roof asphalt: composition

other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

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The Oriental apartment house was constructed in 1926. It was designed in the Tudor Revival style for C. E. Beeman, a Vancouver, Washington developer. The builder was Curtis A. Gardner, an engineer-contractor who worked in the Portland area from 1917 to 1946. The architect, if any, is unknown. The building retains its original use as a multi-family residence. It is in excellent condition, retaining integrity of design, materials, and workmanship.

In addition to the subject building, the nominated parcel also contains three auxiliary buildings sited to the south of the apartment house: a utility building and two garages. Buildings of their same size and configuration appear on a 1928 Sanborn Insurance map so it is assumed that they are contemporary with the subject building. The utility is considered a contributing element; however, the garages have been significantly altered and for the purposes of this nomination are considered non-contributing elements.

**SETTING**

The Oriental apartment house is prominently sited on the southeast corner of the intersection of Harrison and 35th Place in the Richmond neighborhood of southeast Portland. The Park View Addition in which the subject building is located was platted in 1891 but development was forestalled by the onset of the depression of 1891 and did not resume in earnest until approximately 1910. With the exception of a turn-of-the-century Queen Cottage cottage next door to the east of the apartment house, the housing stock in the immediate area is primarily comprised of modest Bungalow style buildings and variations on various period revival styles. The subject building is the only large-scale multi-family residence in the Richmond neighborhood.

The Oriental apartment house is located on the northern edge of the neighborhood several blocks south of Hawthorne Boulevard. Hawthorne Boulevard is a heavily trafficked collector lined with commercial uses which links Portland's southeast residential neighborhoods with the downtown core area. The building occupies the northern half of three lots. It is oriented to the north toward Harrison Street. Immediately adjacent to the south of the building is a large paved parking area. A rectangular, two-story, concrete utility building occupies the southeast corner of the parcel. It is attached to the primary building by a simple, gabled breezeway. The utility building originally contained laundry facilities and the boiler room. The boiler has been removed and the building's current use is laundry and storage. The building has a flat roof. Multi-light, casement windows with metal muntins are located on the north and east elevations. A simple, unadorned entrance is located on the north elevation. The interior is unfinished and the second floor is used for storage. The first floor is divided into two rooms and the partition is constructed of hollow clay tile.

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One of the two garages abuts the utility building on the latter's west elevation. A second garage is located at the southwest corner of the lot.

Landscape features are unremarkable consisting primarily of a few small foundation plantings planted across each of the building's four elevations. Several small coniferous trees are planted in the parking strip to the west of the building.

**EXTERIOR**

The two-story masonry Oriental apartment house is a slightly modified rectangle in plan. It rests on a concrete foundation. There is no basement. The gabled roof is pierced by three prominent gabled wall dormers which project from its northern slope. The entire roof is sheathed in composition shingles except for a small section at the front of the wall dormers which is covered with a band of clay tile shingles approximately four tiles deep. A stepped parapet is located on either end of the roof.

Exterior walls consist of red brick, in a common bond pattern, with the exception of the east (side) elevation which is exposed concrete. Stucco with mock-half-timbering is found in the gable ends and between the first and second floors of the wall dormers, and in the round-arched niches of some of the window heads. Full-height brick pilasters further define the wall dormers.

The primary entrance is recessed in the central wall dormer, which is in turn flanked by two pent-roofed projections each with round-arched window. The paneled door is flanked by sidelights.

Fenestration consists of double-hung sash in a variety of configurations including single windows with two-over-two and four-over-two lights with either straight or round-arched heads; and; "Chicago-style" with a large central window flanked by two smaller ones.

A secondary entrance is located on the east (side) elevation. It consists of a simple

The only changes to the exterior of the building are the addition of storm windows, metal railing at the entrance and the composition shingle roof.

**INTERIOR**

The interior of the Oriental apartment house remains intact as built. The 12,165 square foot building contains 16 units: 13 studio apartments and three one-bedroom apartments. Each floor of the building contains eight units located on either side of a central hall. The studio units have identical floor plans as do the one bedroom units.

The interior finishes of the building are remarkable due to their exceptional state of preservation. A small foyer is located at the central entrance. A central hall running the length of the building (east-west axis) intersects the foyer which terminates on the far side of the hall in a simple alcove which contains the mechanical system for the intercoms which are no longer in service.

Mop boards throughout the building consist of a six inch board with simple crown molding. Walls are lathe and plaster and painted white. Floors in the hallways of the building are the original linoleum which resembles quarry tile. The apartment units have fir floors

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with the exception of the kitchen and bathroom floors which are covered with vinyl. The central hall has a carpet runner.

The most striking feature of the interior are the round-arched openings to each of the units each of which is flanked by small round-headed window openings (although there is no glass). The arched openings provide access to a small vestibule in which are located two small wood doors (approximately 2'x2') originally used for garbage and possibly ice delivery. Adjacent to the doors is the primary entrance to the unit.

Distinguishing features in the living units include Murphy bed closets. Kitchens consist of a food preparation area which is divided from the eating alcove by small leaded glass cupboards. The food preparation area contains original cabinets and countertops; however, the surface of the countertops have been covered with laminate. Built-in ironing boards are also located in the kitchens. Bathrooms contain all the original fixtures. A number of original light fixtures also remain. They consist of simple hanging globes. Some have been replaced with reproduction pieces which are believed to be consistent with the originals.

**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 of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Architecture

Community Development

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1926

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1926

\_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Gardner, Curtis A., builder

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

Oriental Apartment House  
Name of Property

Multnomah, Oregon  
County and State

**10. Geographical Data**

Acreage of Property 0.30 acres

Portland, Oregon-Washington 1:24000

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1   0	5   2   9   2   2   0	5   0   3   9   2   3   0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Jane Morrison

organization Koler/Morrison Planning Consultants date February 28, 1992

street & number 4053 SE Jennings Avenue telephone (503) 654-2786

city or town Milwaukie state Oregon zip code 97267

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Christopher A. Prescott

street & number 2112 SE Main Street telephone (503) 236-0712

city or town Portland state Oregon zip code 97214

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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SHPO SUMMARY

The Tudor-style Oriental Apartments, the work of local contractor Curtis A. Gardner, occupies fully its 100 x 130-foot lot at the southeast corner of the intersection of Harrison and 37th Avenue in southeast Portland, Oregon. The two-story, rectangular block, built in 1926 for Vancouver, Washington investor C. E. Beeman, is distinguished by its fine tapestry brick exterior cladding accented by contrasting stuccoed and "half-timbered" gables and spandrels.

The ridge of the gable roof is parallel with the long frontage on Harrison Street and is intersected by three steeply-pitched cross gables, one each at the center and at either end. The central entrance bay is marked by a round-arched portal and steps. End elevations have parapet gables. Windows follow the conventions of the period and style, combining flat brick arches and round headed relieving arches, double-hung sash with divided top lights, and three-part Chicago School assemblies.

The building encloses 16 living units, including 13 studio apartments and three one-bedroom apartments.

The Oriental Apartment Building meets National Register Criterion A for its significance as a reflection of economic and social forces shaping the Richmond neighborhood in the 1920s. It is the neighborhood's only example of a large-scale apartment building of the era. It is considered significant, secondarily, under Criterion C. Based on comparative analysis of building stock in an intensively surveyed section of the metropolitan area, it has been identified as one of the best-designed and best-preserved examples of early 20th Century middle class, multi-unit housing in southeast Portland.



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The Oriental apartment house is locally significant under criterion "a" for reflecting the economic and social forces of the teens and 20s which indelibly shaped the physical character of Portland's neighborhoods. The building is significant within the context of the Richmond neighborhood where it is a singular example of a large-scale apartment unit designed to provide housing during a time when the idea of apartment living had become immensely popular. It is secondarily significant under criterion "c" as an exceptionally well-preserved example of an early 20th century multi-family residential building in southeast Portland.

**HISTORIC OVERVIEW**

The city of Portland had its beginnings on the west side of the Willamette River in 1843. By the end of the century, however, increasing population and dense development led Portlanders to turn their sites across the river to the wide open spaces of the east side for further expansion. Prior to construction of the Morrison Bridge in 1887, and the subsequent extension of streetcar lines, the study area consisted primarily of scattered farms and orchards. With the construction of streetcar lines, people were no longer entirely dependant on river traffic and development began to move out from the waterfront. By the out break of World War I most of inner southeast Portland, stretching from the river east to 39th Street had been developed, with pockets of more intensive development stretching as far east as 82nd.

The period from 1914 to 1940 may be considered the second phase of major expansion on Portland's eastside. Intense shipbuilding activity during World War I brought Portland out of the economic slump of 1914-1916; however, the demand for ships dissipated following the armistice in November 1918. In the decade that followed Portland's economy saw steady, if unspectacular growth as a wholesaling, processing, transportation, and financial center for Oregon and southwest Washington.

Perhaps the most profound element which served to shape the character of the city during this period was the increased popularity of the automobile. Between 1916 and 1930 automobile registrations in Multnomah County rose from 8,800 to 88,000. Automobiles and paved streets made it feasible for development to continue eastward as previously remote areas became even more accessible and infill of existing neighborhoods intensified. A building boom in the 20s accounted for thousands of new houses and multi-family residences, with the construction of single-family dwellings peaking in 1924 and apartments in 1926.

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An examination of Sanborn Fire Maps from 1924 to 1935 indicates that in-fill development in the Richmond neighborhood was particularly intensive between the world wars. The neighborhood extends from Hawthorne Boulevard on the north to Powell Boulevard on the south; and from 30th Street on the west to 50th on the east and contains approximately 420 square blocks. Prior to 1914 the area had seen some development, generally in the western part of the neighborhood, related to extension of the streetcar lines along Hawthorne and Clinton. Following the First World War, however, the remaining farm and orchard land in the eastern portion of the neighborhood was rapidly developed as a residential area of single family homes. The generally modest houses in the neighborhood confirm census data indicating that the area has historically been a working class neighborhood.

In order to determine the significance of the Oriental apartment house it was necessary to compare it to other buildings of its type. This was an easy undertaking within the immediate neighborhood since it is the only large-scale apartment unit (11 or more units) in the Richmond neighborhood (several large-scale apartment units on Hawthorne Boulevard are technically in the Richmond neighborhood; however, their development was more closely related to that of the Sunnyside neighborhood just to the north and they were therefore considered within the context of the larger study area discussed below).

To place the significance of the building within a somewhat larger context a larger study area was identified in which to conduct a comparative analysis of like building types. Delineation of the area took into account transportation systems, social/economic patterns particularly as they relate to the historical development of neighborhoods in east Portland. The area stretches roughly from Burnside on the north south to Powell Boulevard and from 26th street east to 92nd.

The Portland Historic Resource Inventory served as the basis for the analysis. All multi-family dwellings were divided into one of four categories: combined retail and apartment units; duplexes and fourplexes; medium-scale apartments (5-10 units); and large-scale apartments (11 or more units). The earliest multi-family housing type in the study area are structures which combine retail activities on the first floor with between one and four living units on the second floor. Constructed of wood and sometimes reinforced concrete or brick these buildings are generally two stories in height. The ground floor is composed of between one to four store fronts each with individual entries flanked by display windows with transom lights above. The upper floors have greater wall to window ratios and they are typically illuminated by double-hung sash windows. Generally these buildings were found along the streetcar lines.

Far more ubiquitous in the study area are the duplex and fourplex housing types. Most of which were constructed between approximately 1905 and 1912. In many instances they were designed in the Craftsman-Bungalow style and resembled single-family dwellings, the distinguishing characteristic being a paired entrance, or in the case of some fourplexes, four entrances. Buildings of this type are located throughout the study area although they are most prevalent in the Buckman and Sunnyside neighborhoods.

Medium scale apartment houses were constructed beginning in approximately 1912. These buildings differ from the earlier housing types in three major ways: construction material; plan, and massing. Unlike there most of their predecessors which were wood-clad, these buildings generally have masonry exterior surfaces, usually brick or stucco. Although rectangular plans remained common in the teens and 20s, u-shaped and h-shaped configurations were introduced during this period as was a single, primary entrance--often

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with an elaborately embellished vestibule. These buildings were generally two to three stories in height with a raised basement which was often used as living space. The earliest examples of this building type were constructed in the Craftsman style. Later examples were generally designed in period revival styles particularly the Mediterranean, Spanish Colonial Revival and Tudor Revival.

Large scale apartment houses, of which the subject building is one, were constructed beginning shortly after World War I. Anywhere from two to four stories in height, (in northwest Portland which became the "hub" of apartment house construction many large buildings of over six stories were constructed) these buildings were generally designed in either a rectangle, or a u or ell-shape, with symmetrical facades with central entrances. The earliest example, c. 1915, located in the Hosford-Abernethy neighborhood, was designed in the Prairie style. The majority, however, were designed in some variation of the period revival styles noted above.

A review of multi-family dwellings in the study area which are included in the Portland Historic Resource Inventory indicates that the subject building is one of 22 large scale apartment houses in the study area. All but four of these are located along Hawthorne Boulevard or just to the north of Hawthorne Boulevard on secondary collector streets. Five of these were built in the period 1905 to 1918; the remaining 17 were constructed between 1925 and 1941, with the majority--13--constructed between 1925 and 1929. The 1920s were a boom period for apartment building construction in many cities throughout the United States. In many areas of the country twice as many multi-family dwellings were constructed during that decade than in the previous one. Apartment living was immensely popular and buildings were designed to accommodate everyone from low-cost, studio units for the working person, such as those in the subject building, to much more lavish quarters for the well-healed. A number of innovations in apartment construction were developed in the 1920s including the evolution of multi-building complexes, garden and landscaped apartments, and buildings constructed with garages (in response to the rapidly increasing number of tenants with automobiles).

The most popular form in the study area was the one-story garden apartment of which there are eight (three designed in the Mission style). The remaining nine buildings are two to three stories in height, masonry construction, rectangular in plan and designed in various popular styles of the day: two Mission; one Craftsman; two Tudor Revival; and four classically inspired designs. The subject building is one of two Tudor Revival style buildings.

Traditional architectural styles such as the Classic and Gothic Revival styles were popular in Oregon during the 19th century. The early decades of the 20th century, however, saw a shift from the dominance of any one particular style to the simultaneous appearance of a wide variety of styles. Between the First and Second World Wars, many multi-family buildings were designed in various historic modes to meet the tastes of an increasingly sophisticated and cosmopolitan clientele. The Tudor Revival style was particularly fashionable during the 20s and early 30s when it was rivaled only by the Colonial Revival in popularity. The subject building is very simple in its reference to the style but it is nonetheless apparent in the steeply gabled roof, brick exterior with mock half-timbering, and round-arched windows and primary entry.

The Oriental apartment house is highly significant as a singular example of a large-scale apartment building in the Richmond neighborhood associated with Portland's apartment

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"boom" period. This period of growth reflected the social and economic forces at work which combined to dramatically change the physical character of many of Portland's neighborhoods. Although overall the northwest, northeast and inner southeast neighborhood were more drastically effected by the boom, the Oriental apartment house remains an exceptionally well-preserved and vivid reminder of the boom in this quiet neighborhood of single family residences.

In addition, the interior of the building also contributes to the building's significance. Although constructed to meet housing demands of the working class--the majority of units are studio apartments--the builder went to great lengths to provide the illusion of a more gentele environment. This is illustrated in the handsome arcaded alcoves to each of the individual units and the built-in receptacles for garbage pick up and ice delivery: remarkable for an otherwise modest building. In addition, the builder was sensitive to the neighborhood and designed the building so that it is well-integrated with the surrounding housing stock.

Due to its remarkable state of preservation and its association with broad patterns of social and economic history the Oriental apartment house provides a highly significant contribution to the interpretation of local history.

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Koler/Morrison Planning consultants

1988 Bowman Apartment House, National Register of Historic Places Registration Form.  
Portland, City of, Planning Department

1982 Portland Historic Resource Inventory

Polk, R.L. and Company

1926-1940 Portland City Directory

Sanborn Insurance Company

1928 Fire Map of Eastside Portland

Ticor Title Company

1991 Deeds and Other Miscellaneous Records, 3562 SE Harrison Street, Portland

Zisman, Karen, et al

1988 *Architectural and Historical Resources of Eastside Portland*. Multiple Property  
National Register of Historic Places Registration Form.

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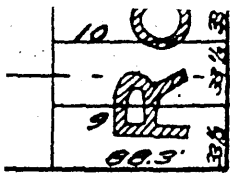
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VERBAL BOUNDARY DESCRIPTION

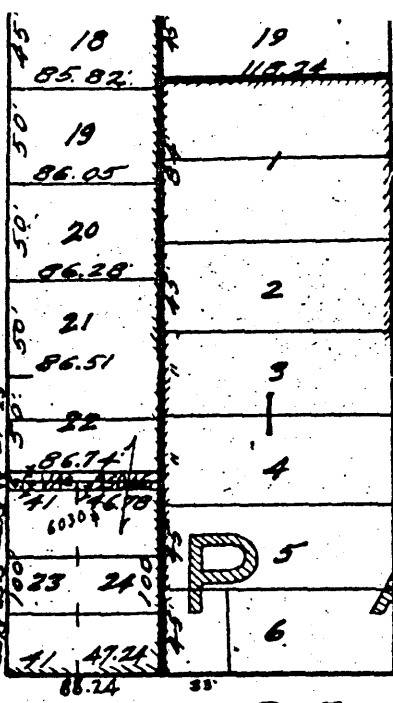
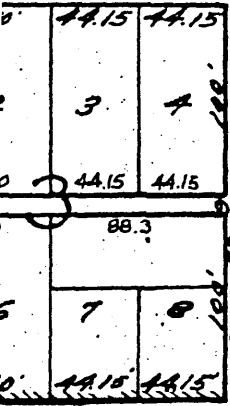
The nominated area is Lots 1 and 2 and the westerly 38 feet of Lot 3, Block B, Parkview Addition to Portland, Multnomah County, Oregon.

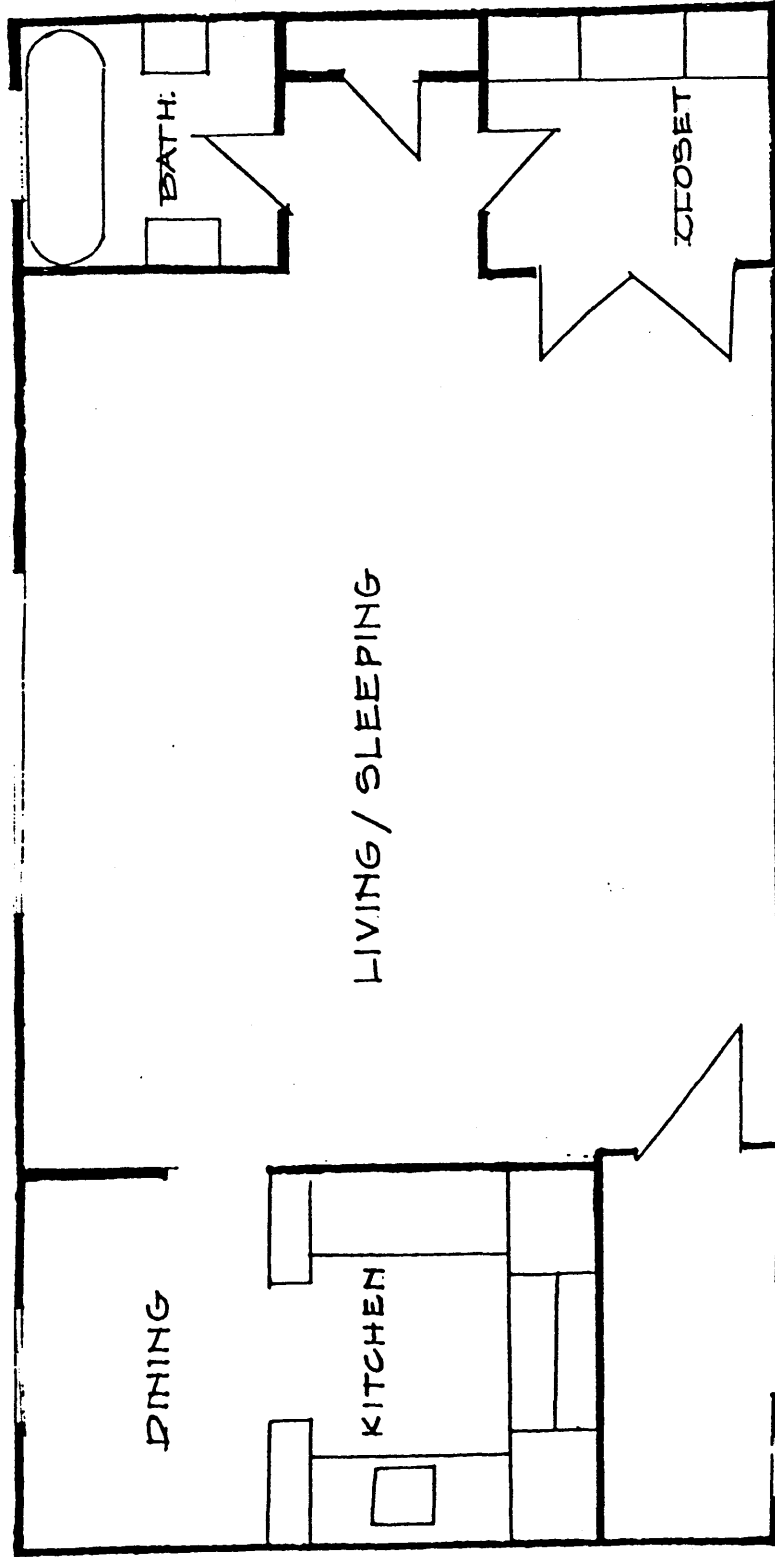
BOUNDARY JUSTIFICATION

The nominated area includes the apartment building built for C. E. Beeman in 1926 and the city lot which is its original location. A concrete utility building on the parcel is considered a contributing building; two garages on the parcel are considered non-contributing elements. Although contemporary with the apartment house, the garage buildings have been extensively altered.



PHENS ST.





STUDIO LAYOUT

