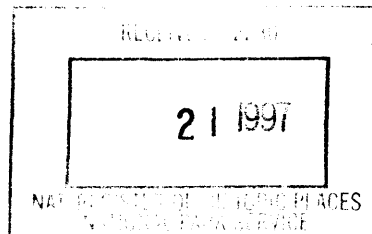


United States Department of the Interior
National Park Service



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 *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 Burrell Heights Apartments

other names/site number _____

2. Location

street & number 2903-19 SE Clay Street N/A not for publication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.)

Jane Hancock

January 15, 1997

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

Edson H. Beall

Date of Action

2/21/97

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

**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 1

BURRELL HEIGHTS APARTMENTS (1928)
MIDDLE CLASS APARTMENTS IN EAST PORTLAND MPS
2903-2919 SE Clay
Portland, Multnomah County

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The Burrell Heights Apartment building occupies a lot approximately 120 feet square at the NE corner of SE Clay and 29th Avenue in southeast Portland. It was constructed in 1928 from plans by E. T. Pape for Robert S. McFarland. The building is roughly L-shaped in plan and represents a distinctive type of multi-unit housing on Portland's east side in that it was the first complex to be entirely composed of two-story townhouses. There is a grade separation from parking strip to stoop, and considerable variation in the floor plans of the twelve units. Each unit has independent front and rear entrances. Front entries are contained in projecting sections, which allowed them to be oriented discreetly at a right angle to the streetfront, as opposed to facing public view directly. This apartment complex is a straight-sided, flat-roofed volume in the Modernistic vein with little historical reference except the three-part, Chicago School picture windows lighting the front living spaces and multi-light upper sash in double-hung windows, which hark to the Arts and Crafts tradition.

The Burrell Heights Addition was platted on Portland's southeast side in direct response to the extension of street car lines across the Madison Street Bridge (also known as Hawthorne Bridge) from downtown Portland after 1910. In the same year that the Burrell Heights building was opened, McFarland and Pape had produced on the same block, on adjoining property to the north, the one and two-story Burrell Court mixed apartment and townhouse development.

This development meets the registration requirements set forth in the Middle Class Apartment Buildings in East Portland context statement in terms of siting, scale, configuration, and a middle class tenancy. Among the distinctive fixtures of quality typically found in the Pape apartments are mahogany doors and trim, brass hardware, and wrought iron stair railings.

This component of the multiple property submission has the endorsement of the City of Portland, a certified local government, by and through the Portland Historic Landmarks Commission.

Burrell Heights Apartment Building
Name of Property

Multnomah, OR
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	
1		buildings
		sites
		structures
		objects
1		Total

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

Middle Class Apartments in
East Portland

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

-0-

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)

MODERN MOVEMENT--Modernistic

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

roof Terra Cotta/Asphalt

other _____

Narrative Description

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

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

SETTING

The Burrell Heights Apartment Building is located on the northeast corner of 29th Avenue and Clay Street in southeast Portland. It is located one block south of Hawthorne Boulevard, which is a primary east-west traffic artery and commercial in nature. The surrounding area is a mixture of single family residences to the south and multifamily residences to the north. Much of the construction dates to the era of the Burrell Heights Apartment Building, though many of the single family houses are from the decade earlier and many of the apartment buildings are of recent vintage.

The development team of McFarland and Pape was prolific in the neighborhood and specifically in the surrounding parcels. Immediately to the north is the quarter-block development, Burrell Court Apartments. The block to the north, bounded by 29th Avenue, Hawthorne Boulevard, 30th Avenue and Madison Street, includes four quarter block projects (San Farlando, Del Mar, Willister Court and Sheffield Manor). All were designed by Pape. All followed a similar pattern: an "L" shaped building with the legs sited along the street to create an interior courtyard.

The buildings vary in style. For example, Sheffield Manor and Burrell Court are English Cottage, while San Farlando and Burrell Heights are Mission in flavor. They also vary in degree of integrity, with particularly Sheffield Manor having newer units constructed in the courtyard. That they were all done by the same designer using a similar palette creates a strong street scape. This is especially true of the east side of 29th Avenue between Madison and Clay, and the north side of Hawthorne between 29th and 30th. The cumulative effect is to create a cohesive ensemble.

SITE

The Burrell Heights Apartment Building is located on a rectangular corner parcel which measures 120.3 feet north to south, and 117.40 east to west. It slopes down north to south at roughly 30 degrees. The building occupies approximately two-thirds of the parcel, and is sited along the streets to leave parking and open space in the rear. The developer took advantage of the slope to construct a basement under the southern leg of the "L" and graded the courtyard to reduce, though not eliminate, the slope. At the time of construction, any indigenous or existing plants on the parcel were removed. Present day plantings include foundation and screen shrubbery, are of recent vintage and while compatible, are not especially noteworthy. Along both 29th Avenue and Clay Street, the parcel has mature street trees which date from the construction era.

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

A 10-foot driveway is located along the north facade off 29th Avenue which provides access to the rear courtyard for both this apartment and the Burrell Court Apartment Building to the north. The east facade off Clay Street has a green space of approximately 10 feet with a concrete walkway to provide access into the courtyard.

The courtyard is nearly square 66 feet by 60 with a smaller rectangle 25 by 16 feet providing access, light and ventilation to the rear entries of the corner apartments. The northeast portion of the courtyard (46 x 40 feet) is paved. At the very northeast corner are the foundation and wall remnants of a west-facing hollow-brick garage, since demolished. When constructed, this courtyard also opened to that of the Burrell Court Apartment Building, which created an open space 120 by 60 feet. It too had a garage located adjacent to the now demolished one.

The remainder of the courtyard, a 20-foot strip along the interior perimeter is lawn with a concrete walkway which runs along the perimeter of the building giving access to the rear apartment entries. Evergreen shrubs are used for screening.

Excepting the garage and current planting scheme, the courtyard today is largely as constructed.

EXTERIOR

The Burrell Heights Apartment Building is a two-story irregular "L" shaped wood frame structure built on a concrete foundation with a partial basement. The exterior is clad in dark red patterned brick in a stretcher bond pattern, varying in color from red to burnt red with a pronounced natural color mortar. The two legs of the "L" facing the street form the primary facades, with the 29th Avenue facade sloping approximately 20 degrees from north to south.

The building is simple in appearance but complex in form. Pape broke the facades into numerous massings, and varied both their width and plane to provide visual diversity and interest. The primary facades have strong horizontal and vertical lines, modern in feel. On the sloping 29th Avenue facade, the horizontal plane is kept with an increasingly large concrete watertable, painted Spanish red, and surmounted with a brick soldier course. A second soldier course is found above the second floor windows and at the cornice line, which is capped with a painted metal coping. On the two masses which project the furthest (the second from the south on 29th and the second from the west on Clay), Pape replaced the soldier course over the window with a two-course projecting string course.

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

The fenestration pattern further accents the horizontal. On the primary facades, Pape used tripartite windows on the ground floor. These are wood-sash. The central window is fixed pane with a single light ribbon at the top. It is flanked by double hung sash windows, four over one. On the second floor, windows are paired double hung wood sash, six over one. As built, the building provided for wood screens. These have since disappeared and aluminum screens have been placed individually over selected windows to provide ventilation.

Pape articulated the vertical plane by breaking the brick course work with straight mortar joints at the corners of each mass, either keeping the bricks flush with the plane, or by slightly projecting the brickwork at the corners. On the 29th Avenue facade, he accented the northern most pilasters with decorative concrete panels of contrasting color. He repeated this accent with a full length decorative concrete panel in the second massing from the south. The rectilinear feel to the building is further accented by a flat roofed portico on the entrance to 1530 29th Avenue.

On the primary facades, the entries are varied. Changing the plane allowed Pape to create distinct entries to each apartment. Typically, he used the projecting masses to allow the entry to be perpendicular to the street. This in turn allowed him to place a large window at the front of the living room to provide maximum natural light. Entries have a concrete stoop with wrought iron railings, many with red-tile pent roof hoods supported by decorative wrought iron brackets. Exterior doors on the front are wood with varying glazing patterns, mostly original. In addition, most units still have the original wood screen door.

The secondary facades face the interior courtyard. These are also rectilinear in form, but do not reflect the massing of the street facade. They are flat excepting those where the legs of the "L" meet, thereby providing access to the rear entries, natural light and ventilation. Fenestration reflects interior uses, with windows of varying sizes and groupings. Windows are six or four over one, double hung wood sash with brick sill. Many of the original wood screens can still be found in place. Doors are simple and functional with paneled half-glass fir wood on low unadorned concrete stoops.

INTERIOR

The Burrell Heights Apartment Building has eleven two-bedroom, two-level apartments.

The floor plan for each apartment is unique. The spaces are compact and utilitarian, though on

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

average offer the occupant between 800 and 900 sf. of living space, about the size of a small bungalow. Interior doorways and windows have mahogany trim, though generally these have been painted over. Similarly, each room has mahogany baseboards and crown molding which are simple in design but also have been painted over.

The entry is directly from the street into the living room. This room is the largest, approximately 18 by 13 feet. The walls and ceilings are painted plaster; the floor is 3/4" fir. The floor was originally intended to be exposed and covered with area rugs, but has since been covered with wall-to-wall carpet. The living room has a central, five bulb light fixture.

The dining room is directly behind the living room, defined by an open archway. Compact, it measures approximately 8 x 11 feet. This room also has painted plaster walls and ceiling, and wall-to-wall carpeting covering fir flooring. Many units feature a built-in bookcase or server. The dining room has central light fixture, although this has been replaced with a modern one in each apartment.

Behind or adjacent to the dining room is the kitchen. At 10 x 7 feet, the arrangement is compact and efficient. This space has painted plaster walls and ceiling. Originally, the floor was linoleum, but this has been replaced with modern floor covering in all apartments. Cabinets are painted wood and sometimes feature decorative shapes. Iron boards have been built in. The counters are tile with tile splash backs. The sink is enamel and original, although most faucets have been replaced. There is a central light fixture, which also has been replaced with modern. Appliances are also modern. The rear entry is located off the kitchen.

Access to the second floor is via a staircase in the living room. Originally, the stairway was 3/4" fir, but has since been covered with wall-to-wall carpeting. The railing is decorative wrought iron. The second floor hallway has an original central single bulb light fixture.

The second floor has two bedrooms, usually at the front and rear. The larger is generally 11 x 15 feet. The smaller is 10 x 12. Both are accessed from a small hallway. Walls and ceilings are painted plaster, floors are fir covered with wall-to-wall carpet. Doors are paneled wood, with brass hardware and lock. Each bedroom has an original central double bulb light fixture.

The bathroom is compact. Floors are tile. Walls and ceilings are painted plaster. Fixtures (toilet, sink, bathtub) are original, though faucets have been changed and most bathtubs have been adapted for showers with an added fiberglass splash. A medicine cabinet with mirror and light above

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

completes the room.

The building has a partial basement with the southern leg of the "L" fully excavated. It has concrete walls and floors, and contains a laundry room and storage lockers for each apartment. The lockers are made of wood plank and are original. Also, visible in the basement is the original electric panel.

Today, the building has a central hot water heating system and individual natural gas heaters. Both of these are modern updates. As built, the complex had both central hot water and central heat. The heating plant was an oil burning boiler which provided heat via a hot water radiator system. The boiler is still located in the basement, though the radiators have been removed from the building.

MAJOR ALTERATIONS

The Burrell Heights Apartment Building has a high degree of integrity.

The exterior is largely intact, with no major alterations. Decorative railings and doors are original, though some of the glass has been replaced. The gutter system, too, has been replaced. While many of the original wood screens are missing, many are still in use. Similarly, a few screen doors are still in use, though many have disappeared.

The interior too has had few alterations. Four improvements were made in all apartments:

- * Individual gas-fired heating units replaced the hot water radiator heating system and the radiators were removed;
- * Worn-out linoleum kitchen floors were replaced;
- * Dining room and kitchen light fixtures were replaced.
- * Splashes were added around the tub when the tubs were adapted for showers.

Otherwise, interior spaces remained largely intact with selected repairs. Floors have been covered with wall-to-wall carpeting but are in good shape. Bathroom tiles are also largely intact. As noted, kitchen floors have been replaced.

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Walls and ceilings are painted but in generally good condition. In an attempt to modernize in the 1960s, some apartments have one wall covered over with C. 1960 wood paneling; the owner intends to remove the paneling and return the wall to plaster. Units with at least one wall paneled include 1530, 1532, 1536, 2909, 2911, 2915. In two units (1542 and 2903), the ceiling was covered with a modern self-adhesive tile; again, the owner plans to remove these and return the ceiling to its original condition.

Built-ins in the dining room and kitchen remain, except where individually damaged units required new kitchen counters. These included 1530, 1542 (also cabinets), 2905, 2909 and 2915. Bathroom and kitchen fixtures are also original, though faucets have been modernized. Kitchen appliances (stove and refrigerator) have been replaced.

Burrell Heights Apartment Building
Name of Property

Multnomah, 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1928

Significant Dates

1928

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ewald T. Pape

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: Oregon Historical Societ

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

The Burrell Heights Apartment Building is located at 2903-19 SE Clay Street at the northeast corner of Clay Street and 29th Avenue. Specifically, it is located on the southern 120.3 feet of Lots 4-6 of Block 1 of the Burrell Heights Addition to the City of Portland, Multnomah County, Oregon. The two-story brick apartment building was designed by Portland designer Ewald T. Pape for developer Robert S. McFarland. Completed in 1928, the building is designed in the MODERN MOVEMENT--Modernistic style.

The building is eligible for listing as it relates to the Multiple Property Listing "Middle Class Apartment Buildings in East Portland" under the Associated Property Type, "Townhouse Apartments Designed by E. T. Pape in East Portland between 1920 and 1945." In that context, the Burrell Heights Apartment Building is eligible for listing in the National Register of Historic Places under Criterion "A" for Community Planning and Development and Criterion "C" for Architecture.

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

THE HAWTHORNE DISTRICT

The Burrell Heights Apartment Building is located in the Burrell Heights Addition in the heart of the Hawthorne District, near the southeast border of the Sunnyside neighborhood. Prior to 1887, the land on the east side of the Willamette River was largely undeveloped and largely unconnected with the city of Portland on the west bank. Generally, the area consisted of farms, berry fields and orchards. Hawthorne Street, then known as Asylum Road, was a simple country dirt road which led to the Oregon Hospital for the Insane.

The parcel is located on a portion of 1851 Seldon Murray Donation Land Claim, which covered the area presently bounded by Stark and Division from 20th to 38th. After farming portions of the land for six years, Murray began to sell off portions. The first sale in the late 1850s was at \$10 an acre. By 1887, the price rose to \$625 an acre. It was in that year that the Willamette Bridge Railway Company completed the Morrison Bridge as part of a franchise to operate a streetcar line from the west bank out to Sunnyside. In the next year, the Mount Tabor Railway Company received a franchise for a railway south of the Sunnyside line along Asylum Road. The road was renamed Hawthorne Street for Dr. J. C. Hawthorne who was responsible for the Asylum.

By 1890, the streetcar line was open for business. Upon opening, the Portland City Council gave the Mt. Tabor Railway a franchise to build a bridge connecting Hawthorne (and the railway) with Madison Street (up to Seventh Street) on the west bank. The bridge opened on January 11, 1891.

With the two streetcar lines, it would not be necessary for workers to live within walking distance of where they worked. The land was ripe for development. On September 5, 1887, Henry Pittock and F. C. Goodwin formed the Sunnyside Land and Improvement Company. Within four days, they had purchased all the land in the proposed subdivision and began advertising the land for sale. The subdivision plat was filed on June 7, 1888. Using free streetcar rides as an inducement for people to view the subdivision, lots sold quickly. Over the next twenty years, the surrounding area grew relatively quickly with homes selling for up to \$1,750. The neighborhood was largely working class.

In 1910-11, the city spent \$500,000 to replace the old wooden Madison Street bridge with a new steel structure. With the new bridge, business surged on the near east side. Ladd's Addition was built and Hawthorne Street became a primary thoroughfare. According to a 1911 article in the Oregonian, "general travel on Hawthorne Avenue [sic] has more than doubled in the past year . . . Everything now points to its becoming one of the great streets of the city."

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

It was at this time that Thomas Johnson platted the Burrell Heights Addition. Located immediately southeast of Sunnyside on Hawthorne, the addition is irregular with seven full blocks and one partial block bounded by Hawthorne and Harrison Streets, north to south, and 25th and 29th Avenues, west to east. It included two large blocks on Hawthorne between 25th and 29th as well as the western portion of the block on Hawthorne between 29th and 30th. Unlike the systematic development of Sunnyside, Burrell Heights Addition contained varying sized lots sold over several years.

In the winter of 1927-28, the Broadmoor Investment Company purchased the parcel bounded Clay, Market, 27th and 33rd with the intent of developing "a first class residential district." The developers envisioned construction of about 50 houses, modeled after the "Norman-French" and "Norman-English" styles. They would be built at an anticipated cost of \$7500-\$9000 per house. At the time, the figure was nearly double the median price for a single family dwelling.

HISTORY OF THE BUILDING

On January 31, 1928, Edward and Beatrice Fautz sold Block 1 of the Burrell Heights Addition to Robert S. McFarland. The land was located across the street from Broadmoor Investment Company's planned Burrell Heights neighborhood. The land, which was vacant, consisted of the western 120.3 feet of the block bounded by 29th and 30th Avenues, Hawthorne and Clay Streets. Fautz, who lived in Dunthorpe, was the owner and manager of the Bagdad Theater, completed in 1927. McFarland was a builder active in this neighborhood. In the years just prior, McFarland had purchased two lots at 24th and Madison and built two small four-unit one-story apartment buildings. Now he was moving to a larger scale.

McFarland divided the lot into north and south halves, and started with the north half which fronted on Hawthorne. He hired Ewald T. Pape to design an apartment building. Pape produced a one-story "L" shaped structure with a high gabled roof and an English Cottage motif. The building was named the Burrell Courts and contained ten units. Pape used the ends and intersection of the gables to insert three two-story townhouse-style units in the building. On the interior of the "L," Pape included five garages and greenspace.

The building was completed in the spring and occupied immediately. McFarland next turned his attention to the southern half of the parcel. The townhouse units of the Burrell Courts must have been popular. For the Burrell Heights Apartments, Pape used the same "L" shaped configuration but designed a two-story complex comprised entirely of townhouse-style units. The plans were

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

completed in April 1928 and construction started in the summer. The building was occupied by the end of the year. Since then, the building's structure and clientele has changed little.

ARCHITECT - Ewald T. Pape

[Information on Pape is contained in the Multiple Property Submission discussing Pape's works.]

ROBERT S. McFARLAND

Robert S. McFarland was the developer of the Burrell Heights Apartment Building. McFarland was born in Bulger, Pennsylvania on January 7, 1879. He arrived in Portland in 1910 amidst the population spurt that followed the Lewis & Clark Exposition.

McFarland was one of many small-time real estate developers active on the east side. On the lower end, they were building contractors who would buy up a single lot and build a house on speculation. Those who could afford to would purchase either a large single lot or double lot and build an apartment building, either to own and manage or to sell.

McFarland's first known effort at development was in 1924 when he built the two-story eight unit building at 1806 NE 13th. Following the success of that venture, he married Maude and moved to a new home at 325 E. 39th Street. He also started buying up property along Hawthorne Avenue and forming an association with Pape that would last nearly a decade.

In 1925, McFarland developed two parcels at 24th and Madison. Within two years, he sold the complexes and began purchasing land on Block 1 of the Burrell Heights Addition and Block 9 of Dolan's Addition located across the street. By the end of 1930, McFarland had developed full block parcels entirely. He was also busy throughout the rest of the city, purchasing nearly a dozen parcels over a three year period, mostly on the east side around Hawthorne.

In 1934, McFarland built Cactus Court Apartments at 2362 SW Cactus Court in King's Heights, where he lived until his death on July 1, 1952. He was a member of the Masonic Lodge and Al Kadir Shrine.

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

REGISTRATION REQUIREMENTS

As discussed in the Multiple Property Documentation Form for "Development of Middle Class Apartment Buildings in East Portland: Townhouse Apartments designed by E. T. Pape in East Portland between 1920 and 1945," there are eight elements which distinguish Pape's designs from those of his peers:

- * Two-story units
- * Unique floor plans
- * Emphasis on interior function over exterior design
- * Separate entrances with individual addresses
- * Individual rear entrances
- * Distinctive, cost-effective designer add-ons
- * Creative groupings of adjacent projects to create greenspace, and provide natural light and ventilation.
- * Middle class tenants

Those works by Pape that warrant inclusion in the National Register are those which reflect those elements today.

The Burrell Heights Apartment Building is a superior example of Pape's work. Completed in 1928, it came at a time when Pape's expression for middle class apartments had reached full expression and maturity.

Two story units: Every apartment in the Burrell Heights Apartment Building is a two-story unit.

Unique floor plans: The Burrell Heights Apartment Building has twelve apartments, each with a different floor plans.

Emphasis on interior over exterior design: As noted, every apartment had a unique floor plan. Yet, every major room in each apartment has a substantial window. Living room windows are tripartite with a large fixed sash window flanked by two double hung wood sash windows. Bedrooms, front and back, have paired double hung wood sash windows. This allowed for maximum ventilation and natural light. To accomplish these qualities of life, Pape massed the primary facade with varying projecting blocks to provide entries perpendicular to the street. He also articulated the building with

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

strong rectilinear lines, both vertically and horizontally, creating a modern exterior appearance while accomplishing his functional goals.

Separate entrances with individual addresses: The Burrell Heights has twelve units. Each unit has a separate and distinct front entry with a separate address.

Individual rear entrances: Every apartment has its own rear entry that opens directly into the courtyard.

Distinctive, cost-effective designer add-ons: The Burrell Heights has mahogany doors and interior trim. Hardware is brass with locks on the bedrooms. Interior stair rails are decorative wrought iron. Several apartments have built-ins in the dining room. Bathrooms have tile floors and wainscot. Kitchens have tile counters and distinctive built-in cabinets and iron board.

Creative groupings of adjacent projects to create greenspace, and provide natural light and ventilation: The Burrell Heights is an "L" shaped building. The Burrell Court, which is located directly to the north, was also designed by Pape in an "L" form sited to the street. The result was a large open courtyard in the rear.

Middle class tenants: In the Burrell Height's first year, at the time the City Directory was prepared, all twelve units were occupied. Of these, five contained married couples, five contained widows, and two were occupied by a single individual (two males). Seven listed their occupations; of these, all would be considered of the salesmen, managerial or professional class. Employment included salesman, buyer, manager and corporate secretary.

Comparison of the Burrell Heights Apartment Building and Other Apartments by E. T. Pape

The Historic Resources Inventory of Portland identifies thirteen buildings by E. T. Pape. Of these, four are apartment buildings. Our research has uncovered three additional apartment buildings. In addition, an extensive windshield survey has been conducted in the Irvington and Hawthorne neighborhoods, as well as along major East Portland traffic arteries such as Stark, Sandy, Belmont and Burnside. There are at least six buildings which can be strongly attributed to him stylistically. There are numerous others which may be by Pape but equally reflect the design palette of B. F. Allyn or others. In each of these instances, however, the buildings did not feature two story units.

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

The properties designed by Pape or which may be attributed to Pape and featuring two story units are listed below. Those attributed are italicized.

- Burrell Heights at 1510-42 SE Clay Street (1928)
- San Farlando at 2903-25 SE Hawthorne Avenue (1929)
- Thompson Court at 2304-2314 NE 11th Avenue (1929)
- Beat Apartment House at 2904-14 SE Washington Street (1930)
- *Del Mar Apartments at 2931-53 SE Hawthorne Avenue (c. 1930)*
- *Beacon Arms at 4341-53 NE Halsey (c. 1933)*

Of these six buildings, the Burrell Heights stands out as a superior example of Pape's expression of middle class apartment living.

The Beat Apartment Building is comprised of six two-story units featuring only two different floor plans. Consequently, entries parallel the street, are similar in appearance and the facade is a cohesive English Cottage design reflecting a greater concern for exterior than interior design. The building is centered in the parcel and does not relate to surrounding buildings in an optimal fashion.

Although there is no direct evidence that the Del Mar was designed by Pape, it is a mirror image of the San Farlando and certainly was designed by him. It reflects many of the same qualities as found in the San Farlando. According to oral histories, however, the building was in poor to dilapidated condition and was substantially modernized in the 1970s. There is serious question as to how much integrity remains on the interior.

The Beacon Arms similarly lacks any direct evidence that it was designed by Pape. However, the building demonstrates many of his design elements: A thoughtful arrangement of the building and two-story units stand out. The building, however, has a regularity in form which suggests that the interior units are not unique. There is also a greater concern for exterior design, with an effort for regularity in the fenestration certainly reducing opportunities for light and ventilation. The greatest problem of the Beacon Arms, however, is that in the late 1940s, a two-story building was constructed in the midst of the courtyard, seriously damaging the integrity of the site.

The three remaining properties--Burrell Heights, San Farlando and Thompson Court--are all consistent in reflecting the values which distinguish Pape's best middle class apartment designs from his peers. For being middle class rental units for over 60 years, they also reflect a stunning degree

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

of integrity with virtually no major alterations and only relatively minor repairs.

Of those three, it is enormously difficult to declare one superior over another. The Burrell Heights was Pape's first full expression of his concept of middle class apartments. Its exterior design is more cohesive than either the Thompson Court. In contrast, the San Farlando offers a more elegant expression internally and today better demonstrates Pape's thoughts on creatively arranging neighboring projects. In terms of integrity, the Thompson Court may stand up as the best example.

Taken as a collection, the three apartment buildings represent the best of a unique form offered in response to the desire to develop middle class apartment buildings in East Portland between the wars.

Burrell Heights Apartments
Name of Property

Multnomah, OR
County and State

10. Geographical Data

Acreege of Property less than 1 acre (14,400 sf) 0.33 acres Portland, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1	1,0	5,2,8,5,5,0	5,0,3,9,6,3,0
	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 John M. Tess, President
organization Heritage Investment Corporation date July 10, 1996
street & number 123 NW 2nd Ave., Suite 200 telephone (503) 228-0272
city or town Portland state OR zip code 97209

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 Weston Holding Company, LLC
street & number 2154 NE Broadway telephone (503) 284-2147
city or town Portland state OR zip code 97212

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.

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

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National Register of Historic Places Continuation Sheet

Section number 9 Page 3

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The Oregonian

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National Register of Historic Places Continuation Sheet

Section number 10 Page 2

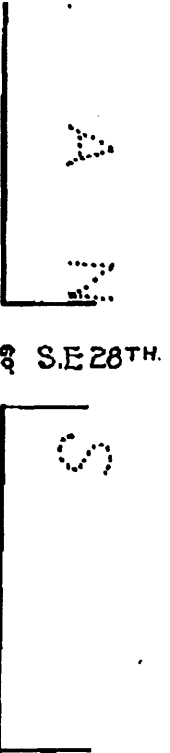
VERBAL BOUNDARY DESCRIPTION

The Burrell Heights Apartments are located in on the southern 120.3 feet of Lots 4-6 of Block 1 of Burrell Heights Addition in the City of Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.

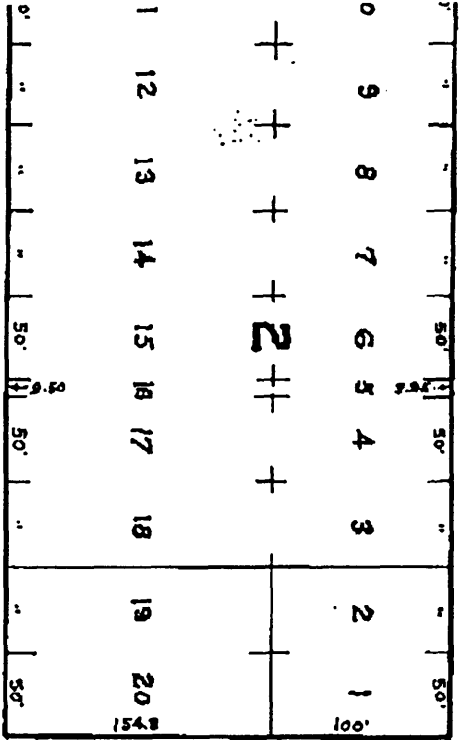
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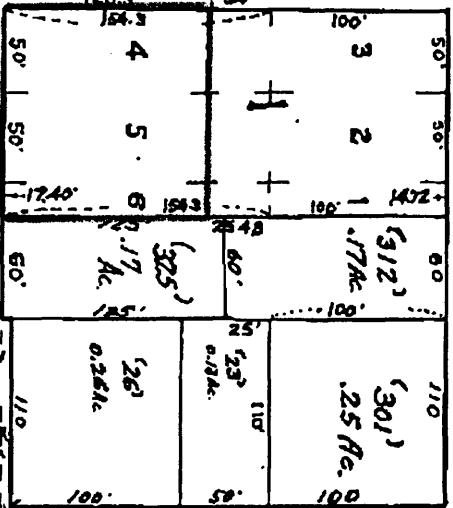
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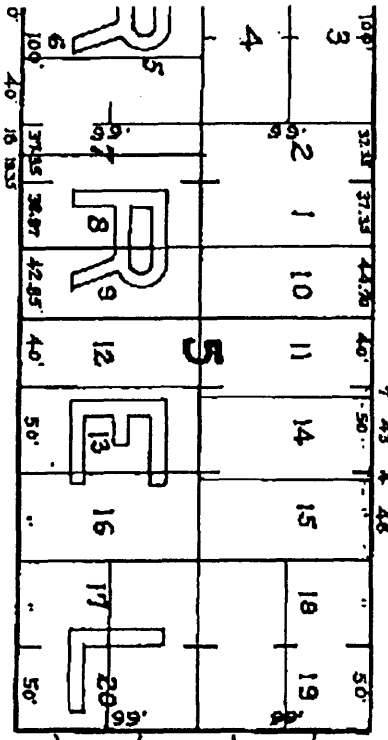
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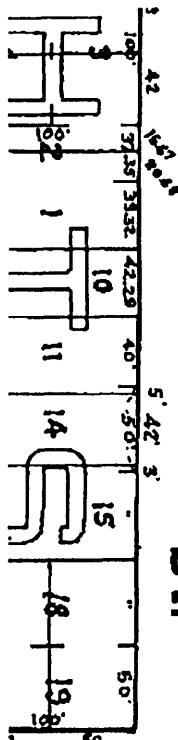
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ST.

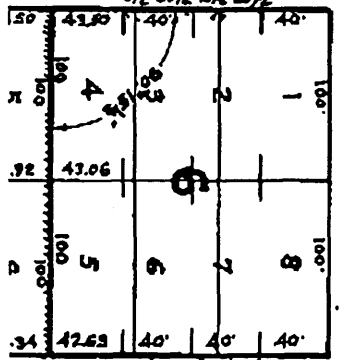
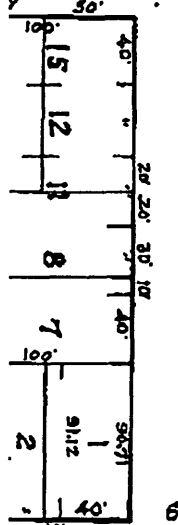
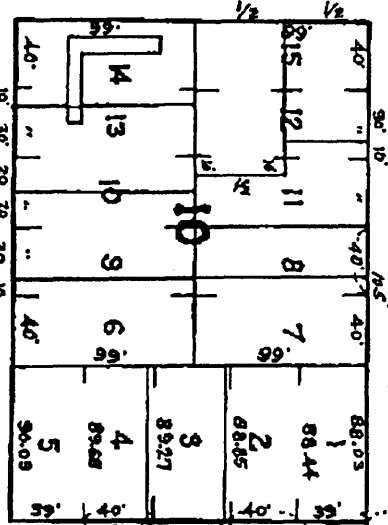
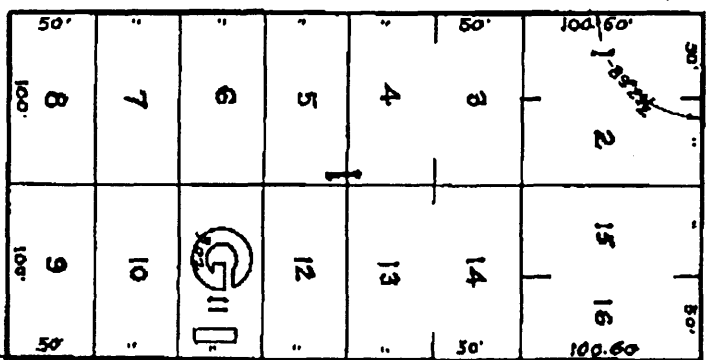


ST.



ST.

AVE.



Sanborn - 1924

ST.

ST.

881

6" W PIPE

6" W.P. 8" W.P.

748

168

70'

167

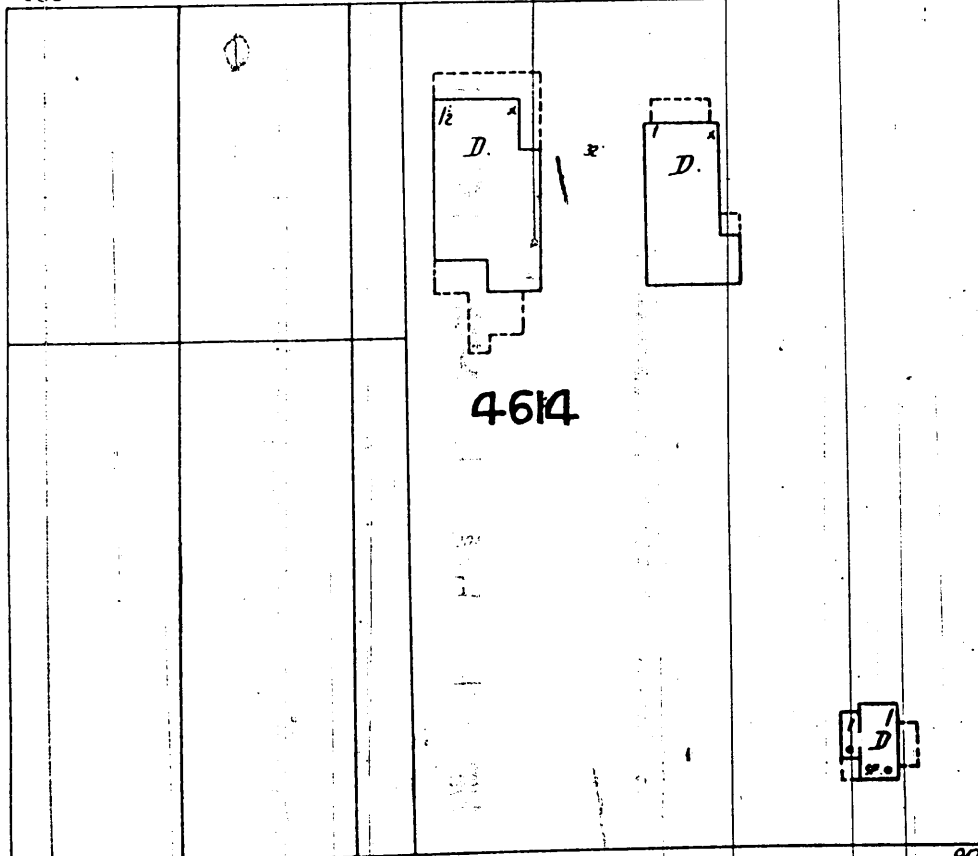
820

890

894

E. 29TH

E. 30TH



4614

881

901

60'

E. CLAY

2" W PIPE 8" W.P.

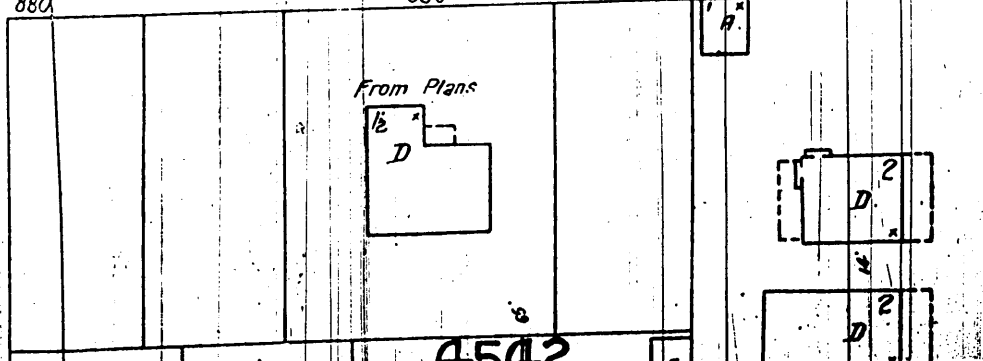
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880

896

900

From Plans



4542

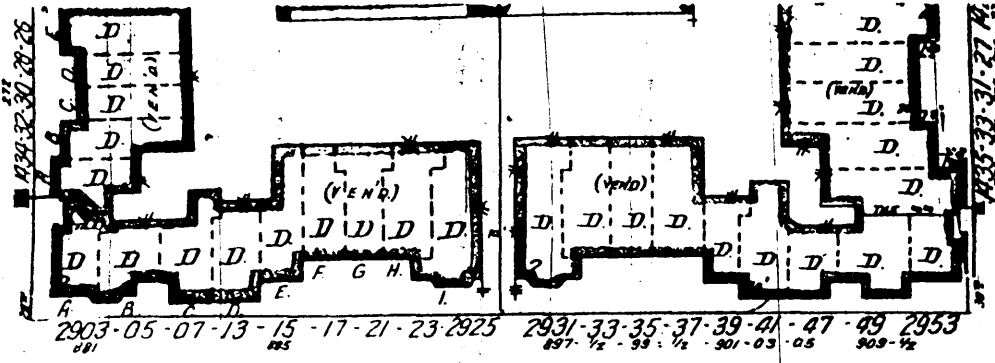
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315



AV. (ST.)

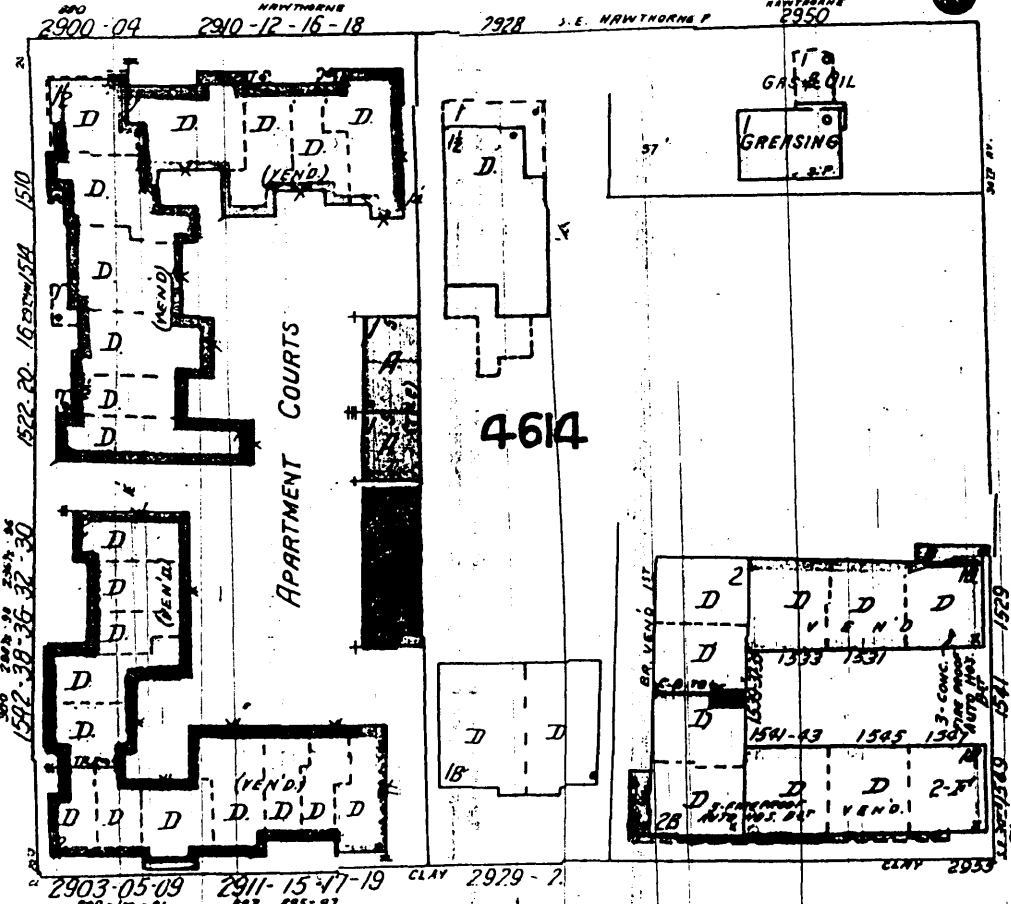
AV. (ST.)



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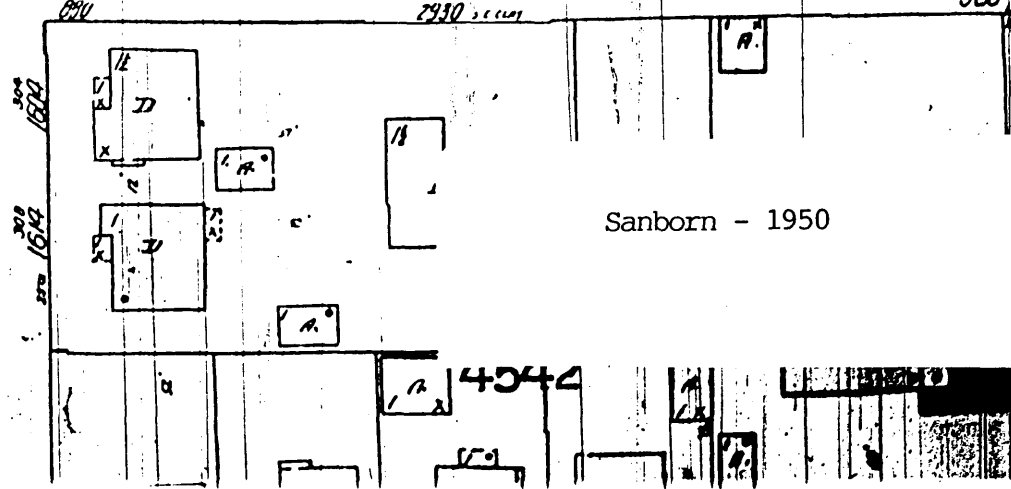
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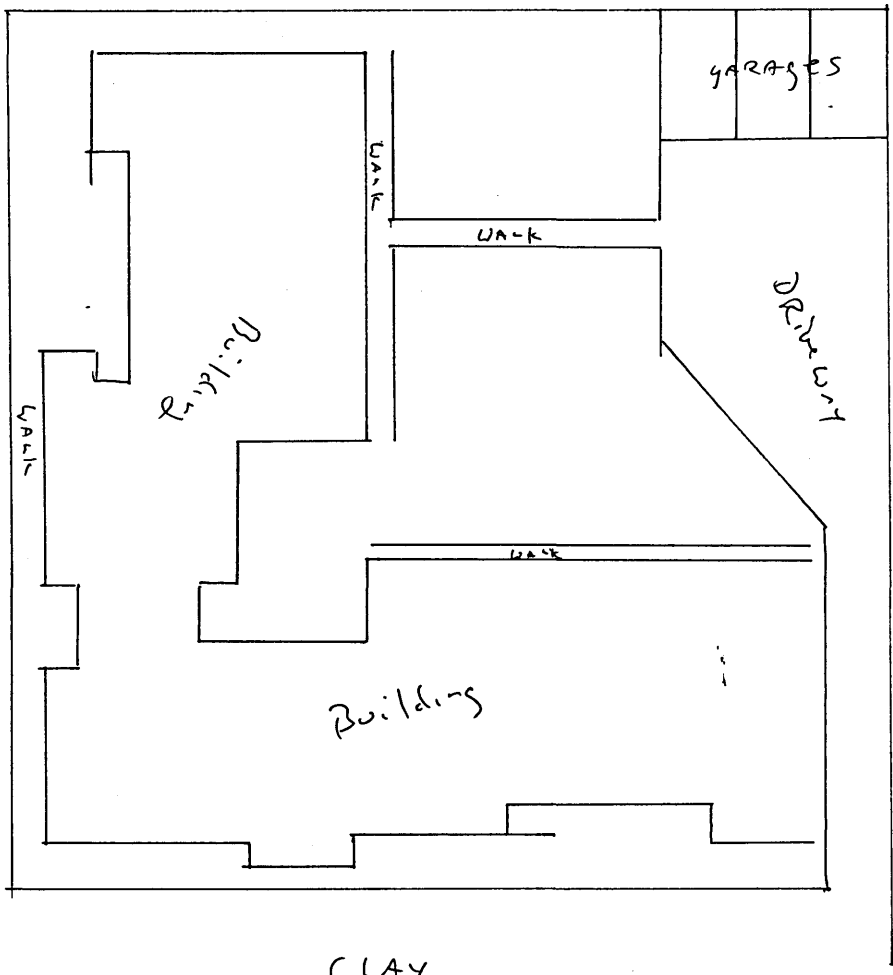


S. E. CLAY

Sanborn - 1950



29th Ave



CLAY

