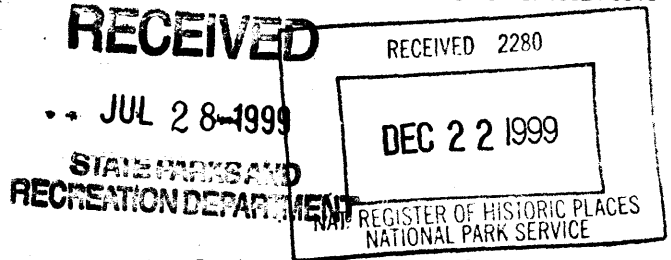


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1714



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 The Emerson Apartments

other names/site number _____

2. Location

street & number 5310 N Williams Avenue not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97211

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 M. Hamrick December 15, 1999
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:)

Edson A. Beall Signature of the Keeper Date of Action 1-27-00

Emerson Apartments (1912-13)
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.)

n/a

Number of contributing resources previously listed in the National Register

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 & EARLY 20th CENTURY
MOVEMENTS: Commercial Style

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

roof asphalt

other _____

Narrative Description

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

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7. GENERAL DESCRIPTION

The Emerson Apartments Building, constructed from 1912 into 1913, is a three storey masonry framed structure with an "I" shaped configuration. It has an exterior facade of brick in a few patterns of texture and color and is framed in steel and wood with an interior covered with lath and plaster. The building remains intact both on the outside and inside but has been neglected by prior management for nearly three decades and is in need of repairs. It sits on the east side of N Williams Avenue at the northeast corner of N Emerson Street on the Walnut Park subdivision. Walnut Park is primarily a residential neighborhood with a mix of different types of buildings on Portland's north side. Even though portions in this section of town has suffered urban blight from the late 1960s through the early 1990s, an interesting collection of historic buildings remain.

The subject building is located near the northeast corner of Portland's Humboldt neighborhood and close to the southern boundary of the Piedmont Historic Conservation District and near the western boundary of the King Neighborhood.(Appendix A) The southern line of the Piedmont District (not the subdivision) is only one half a block north of the building and actually cuts into the original Walnut Park subdivision which had a series of mixed commercial and residential buildings on the south side of N Killingsworth Street. The Piedmont plat north of Killingsworth contains primarily single-family residences due to deed covenants from its developer. The City of Portland drew the separating line between the Humboldt and King Neighborhoods along NE Rodney Avenue, two blocks east of N Williams Avenue. The Humboldt Neighborhood is bounded by N Skidmore to the south, the I-5 Freeway to the west, and N Ainsworth to the north according to a 1993 map of Portland's Albina Community Plan. The section between N Killingsworth and Ainsworth is an overlap inside the Piedmont Historic (Conservation) District established by the Albina Plan. In a major portion of the Humboldt Neighborhood between N Alberta and Killingsworth, and west of N Williams to near N Albina, older housing of single or multi-family use was replaced by more modern multi-family buildings subsidized by urban renewal efforts from the 1960s to the 1980s. Vacant smaller parcels of land remain scattered throughout the area although some were turned into parks and ball fields. Today, portions of this neighborhood are being rehabilitated at a moderate pace but many of the renovations on old structures are not architecturally sensitive with examples of vinyl windows and siding common.

The Emerson Apartments sits on lots 6 & 7 of Block 5 of Walnut Park where the front elevation faces N Williams Avenue and is set back an average of 20' from the right-of-way, which is less than one foot from the back of the public sidewalk.(Appendix B) The side and rear elevations of the building is parallel to the property lines. The north (side) elevation is about 3' from the property and the east (rear) elevation is less than 1' from the west alley line. The west elevation on the Emerson Street side is set back over 7' from the right-of-way. The west side of the lots is slightly angled not being perpendicular to the alignment of Emerson Street or parallel to the rear line. Williams Avenue was angled intentionally when platted to lessen the curve at the south end of Walnut Park at Alberta Street and to make a straight connection to the Piedmont plat at Killingsworth. The south

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line of lot 7 adjacent to Emerson Street is 96' long. Most of the lots on the Walnut Park plat are 50 by 100' laid out in rectangular blocks and most of the blocks contain 14 lots except for fractional ones between N Commercial and N Williams. They are bisected in the center by 10' alleys where garage access and utilities are. The blocks of Walnut Park to the south and east are primarily single-family residential. Most of the housing stock are fine examples of different derivatives of the Arts & Crafts style built from 1905 to 1920. Some are in stages of restoration, some suffer non-compatible alterations, and others are neglected. Overall, the immediate neighborhood has improved during the last 5 years due to much commercial investment along NE Martin Luther King, Jr. Blvd. to the east. Across the street to the west of the Emerson Apartments is a commercial building of 1970s vintage operated as a center by the Salvation Army. To the south at the corner of Williams and Emerson is a single level apartment building of 1930s vintage. The southwest corner of that intersection has an open ball park created by urban renewal where several old buildings once stood. North 17' from the building is an American Foursquare house of the Craftsman style built about 1910 but with recent front alterations. One block to the north is Killingsworth Street which contains a collection of surviving old commercial buildings on the south side from N Albina to NE Cleveland Avenues.

The Emerson Apartments of the Streetcar Commercial style is rectangular in form generally measuring 89' wide and 75' long.(Appendix B) It is three stories high with all exterior walls built in patterns of pressed brick over a large concrete foundation and footing. As typical in Streetcar Era Commercial styled buildings, the roof is flat and the front is crowned with a simple cornice.(Photos 1,2,3) Lines of brick protrude outward as belt courses around the entire structure separating the floors. The main entrance in front is recessed in an envelope just as in the rear side giving the structure an "I" shaped configuration. The elevation of the building at ground level is about 3' higher than the street grade and the first floor level is raised about 3' higher. The total interior is estimated at 16,920 square feet according to Multnomah County tax assessment records. It contains a total of 24 apartment units of various sizes on the three floors. Underneath is a full basement that has two small janitor units and space also used for utilities, laundry, and storage. There is a series of daylight basement windows around the building that have been boarded up. Presently, the building is only in fair condition due to a few decades of deferred maintenance and is in need of renovation. Fortunately, it has undergone very few alterations and remains historically intact. The worst of the problems are apparent from inside the units, and especially on the third floor.

EXTERIOR DESCRIPTION

The Emerson Apartments of 1912-13 is a brick walled 3 storey structure with a symmetrical layout as a perfect example of the Streetcar Commercial design.(Photo 1) This building slightly differs from others typical of this era due to envelopes in the center in the front and rear allowing for more windows and light to the many units inside.(Photo 4) All the windows are of the one over one double-hung type and the wooden originals. The glass in many of the windows is broken, especially on the third floor and at the end of the hallways. The flat roof is of asphalt slightly pitched in areas in order to funnel water to

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drains. The exterior wall holding the cornice rises about 3' above the roof around the perimeter. Since its construction, virtually no exterior alterations have been made.

At the west elevation (front), the exterior walls are built of fine pressed brick with smooth surfaces. Most of the brick is red but almond colored brick was inset in decorative patterns as quoins, window heads, and door frames. A simple cornice of galvanized steel with block modillions runs around the entire roofline course on this elevation. The paint has peeled off the cornice in many areas ~~at the cornice~~ exposing the metal which seems to remain intact. Both the north and south wings have a fire escape of steel construction on the second and third floors that is original to the building.(Photos 2, 5) Also in front of each wing at ground level is a single door that opens outward designed as an emergency exit with steps in front. In front of each wing are two sets of triple double-hung windows at each end for each floor with top light panes over each window unit. Inward from the end window sets on each side is a single paned window with a top light. In the center on only the second and third floors is a single double-hung window also with a top light where the fire escape can be accessed. In the enveloped section at the front entrance is a roofed pergola in the Arts & Crafts fashion with two square wood columns for support covering a large raised concrete pad at the steps.(Photo 4) The main entrance contains two glass paned front doors with side and top lights. The sidelight to the north is intact but the southerly one has been covered with a call pad where units can be buzzed. The framing around the doorway and sidelights is of oak exposed in a few spots by peeling paint. Directly above the doorway on the same wall are two single double-hung windows with top lights on the second and third floors. Inside the envelope on the north wall is a double set of simple windows for each floor plus a small one for the kitchens. On the south side are two separate standard sized windows plus a small one for each floor. Some of the window framing and sashes have deteriorated due to the lack of paint covering for years. Deteriorated mortar between the bricks is evident near the top, especially at the southwest corner.

The facade of the south elevation facing N Emerson Street is nearly all red pressed brick except at the southwest corner where the almond colored bricks wrap around tying in the patterns from the front facade. The cornice at the top also wraps around the southwest corner extending back about 6'.(Photo 3) Mortar has deteriorated and fallen out from bricks in many areas above the second and third floors on this side and some bricks have fallen out. On each floor at the far left is a double set of double-hung windows with top lights. Moving right, a double set of small kitchen windows is next, followed by two single windows spread apart with a top light, followed by another double set of small kitchen windows, followed by three final single windows with top lights spread apart. There are more deteriorated windows on this elevation due to direct exposure to weathering. About 32' from the southwest corner is a single access door to the basement at sunken grade from downward steps.

The east (rear) elevation faces the alley and has an envelope in the center over 32' deep used as a servicing area with a locked gate and fence.(Photo 6) At the south end of the inside wall is a single door at ground level. At the northeast corner of this paved area is a sunken grade basement access area with a double set of large doors. The facade of this elevation differs from the others by domination on the first and second level by bricks cast

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in concrete and gravel. Smooth red bricks, the same type used on the other elevations, act as quoins and window heads and also cover the third level. On the inside wall of the envelope, large rain drains run down each side from the roof. This recessed wall has one double-hung window on the north side at the ground level and on the second and third floors, a window on each side helps light the stairway inside. Also inside the envelope on both the north and south walls are four individual double-hung windows on each floor. Original steel construction fire escapes are intact on the east walls of both the north and south wings. This elevation of the south wing has four individual double-hung windows on each floor. At the north wing is three single double-hung windows on the first floor and two for each the second and third floors.

The north elevation is similar to the south in building materials but differs in the window arrangement.(Photo 7) At the east end on each floor is a framed set of three double-hung windows. All the remaining windows are double sets of double-hung windows, five for each floor. Also unlike the south side, none of these windows have top lights. At the west end, the simple cornice wraps around about 6', as on the south elevation.

INTERIOR DESCRIPTION

The Emerson Apartments of 1912-13 is a fine building of the Streetcar Era Commercial design with an interior layout of two wings connected by a common stairway.(Appendix B) The floor plans for each of the three levels are nearly identical with central hallways 4' wide servicing apartment units of varying sizes from studios to two bedrooms.(Appendix C) Nearly all of the windows and doorways in the hallways and units is of the original Arts & Crafts fashion with flat casing and either crowned or single beaded at the top. All of the wood is of Douglas-fir except in the first level foyer, where oak is evident from failing paint. All of the interior moulding has been painted over for years that most of originally was stained in natural finishes. With the exception of the metal fire doors (installed in the 1970s) separating the hallway wings from the main staircase, nearly all the doors are of the 5 paneled type typical for interiors of the Arts & Crafts period. All of the wall surfaces throughout the building are of lath and plaster with varying texture levels. The ceiling height is 9' throughout the three floors. The plastered lath in the halls and stairwell is metal as specified in the plans.(Appendix G) On the third floor, much of the plaster is damaged in several units due to failures accelerated by water damage. Flooring throughout the building is of Douglas-fir 3" wide tongue & groove that has been covered or protected by carpeting for many years.

The main foyer is immediately inside the ground level entrance with the double front doors.(Photo 8) Straight ahead is a bench that sets between the staircase openings. There is a pipeline along the length of this with a fire sprinkling system added in 1975 for updated fire code requirements. To the immediate left at the north wall is a metal door that accesses the north wing that may have been added for fire code requirements in 1975. To the right just before this opening is the staircase upward to the second and third floors. The balustrade is the original of Douglas-fir construction throughout the entire staircase. In the foyer to the immediate right (south) is a framed opening to a short hallway (5' long) where another metal fire door is met. To the left just before this opening

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on the south foyer wall is the staircase that goes down to a small landing. At the landing is a door leading to the rear courtyard or service area. The staircase continues down north to the basement.

The basement is segmented into many rooms separated by a series of doors with the entire floor finished in concrete.(Appendix C) Evenly spaced concrete piers that support the structure are present throughout. At the bottom of the stairs is a common room with doors on the north and south walls. The north door accesses the entire north wing basement area used for utility services and storage. Inside immediately to the right is believed to be the location of the original boiler room now not in use due to individual gas furnaces in each unit. The southerly door accesses a smaller utility room. On the east wall is a series of gas meters, one for each unit. At the northeast corner is a door leading to a half bath. At the southeast corner is another door leading to a larger laundry room. The west wall has a door leading to large storage areas and the south wall has a door to large storage areas containing locked individual units. Inside this area to the left is a door to an old janitor's apartment now labeled B2. To the right and south of this area is another janitor apartment labeled B1. These small apartments in the basement were originally built with the building but have no windows. To the south of this unit is a door leading up outside on the south elevation.

Returning to the main foyer on the first floor, the fire door on the north wall leads to a hallway servicing the north wing. At the immediate right is a door to a small closet. This closet exists in the same configuration on the second and third floors. This shorter hallway intersects with a long east & west hall.(Photos 11-13) 6" wide chair railing runs the entire length along all the halls and the plaster walls and ceilings are rough textured. All the door frames to each unit in the halls have smooth casing with crown moulding. Towards the west end of the hall to the left (south) is the door to Unit 1. This unit is a smaller one bedroom apartment and the floor plan is identical to Units 21 & 31 directly above. Inside the door is the living area and to the right is a door to the bedroom. Along the east wall on the left side is a doorway to a small kitchen. On the north wall of the kitchen is a door for a small bathroom.

Returning to the west end of the hall, the north wall jogs 18", and past it near the fire escape door is the door to Unit 2. This unit is a somewhat larger version of a one bedroom apartment and the floor plan of Units 22 & 32 directly above is identical. The door leads into the living area lighted by windows on the north and west sides. Across the living area to the south is an alcove eating area with the opening of patterned plaster with a key shape at the corners instead of the usual wood mouldings. These styled openings present in many of the units are original and even specified on the plans.(Appendix H) Along the east wall of the living area is a doorway to the kitchen. Past the kitchen is an angled short hall with a door to the right to the bathroom. On the left side of this space is a door to the bedroom. This bedroom has a walk-in alcove at the southeast corner.

Returning to the north wing hall, there are two more doors to units near the east end with a single double-hung window ahead. To the left is the door to Unit 3, a one bedroom apartment larger than Unit 2. The door opens into a 6 by 10' foyer area separated by a

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patterned key shaped arched opening to a more spacious living area.(Photo 14) At the southwest corner on the south wall is a dining area alcove separated by the same arched openings. At the south end of the west wall is the opening into the kitchen. Going past the kitchen is a short angled hall space with the bathroom door to the left and the bedroom door to the right. Inside this more spacious bedroom is a double set of windows to the north and a walk-in alcove to the south. This space substitutes the closet and has the same shaped plaster cast opening. The floor plans to Units 23 & 33 above are identical.

Returning to the east end of the north wing hall, the door to Unit 4 is on the south side. This unit is another one bedroom apartment slightly smaller than Unit 3 with a floor plan identical to Units 24 & 34 above. The door leads directly into the living area without a foyer. There is a small coat closet at the southeast corner. Units 24 & 34 above differ only due to the absence of a window on the east wall. To the west is a doorway accessing the kitchen. West of the kitchen is the bedroom and past the bedroom is an angled doorway to the bathroom.

Returning to the main foyer at the entrance is the fire door and hallway to the south that accesses the south wing. As in the same fashion as the north wing, this hall intersects a long east & west hall. At the east end is two doors to units and a single double-hung window straight ahead.(Photo 12) To the left is the door to Unit 5, a one bedroom apartment about the same size as Unit 4. Units 25 & 35 above have an identical floor layout. Inside the door is a living area lit by windows on the north and east walls. A doorway on the west wall leads into a short hall space. The first opening to the right is to the kitchen and the next door down goes to the bathroom. Unlike Unit 4, this bathroom is lit by an exterior window on the north side. At the west end of the hall space is a door to the bedroom. On the west wall of the bedroom is a door to a closet only 2' deep.

Returning to the east end of the south wing hall, the other door to the south is for Unit 6. This unit and the identical Units 26 & 36 are two bedroom apartments. The door opens into a small foyer with the living area straight ahead. To the left (east) is a door to a bedroom lit by windows on the east and south walls. At the northeast corner is a walk-in closet. Back in the living area, a patterned shaped plaster opening like inside the other larger units for the dining area alcove is to the north. On the west wall of the living area is an opening to the kitchen. At the northwest corner is an angled hall space with a door to the right for the bathroom and the door to the left for the second bedroom. The bedroom is lit by windows on the south wall and has a walk-in closet on the north side.

Back in the south wing hall, the west end has the same layout as the north wing with unit doors on each side and a fire exit door straight ahead.(Photo 11) The second and third floors differ with a window to the fire escape.(Photo 13) On the south side past the similar jog is the door to Unit 7, a one bedroom apartment. This door opens into a shallow foyer with the living area ahead with windows on the south and west walls. North of this area is a dining area with a shaped plaster opening like inside the other units. In the east wall is a doorway to the kitchen. At the northeast corner of the kitchen is an angled hall space with a door to the left for the bathroom and one to the right for the bedroom. On the north side of the bedroom is a small walk-in closet. Units 27 & 37 have the same floor plan.

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Returning to the western portion of the south wing hall, a door on the north side accesses Unit 8, a studio apartment. Inside, the center room is first accessed that functions as the living area. To the west is a set of double pocket doors with a five panel pattern in the Arts & Crafts fashion that leads into the second room.(Photo 15) There are two doorways in the east wall. The one to the left goes into a small kitchen with a small window on the north side. A door to the right leads to the bathroom. Units 28 & 38 directly above have pocket doors and the same floor layout but are different because the bathroom is only accessed from the hall, rather awkward for the occupants.(Appendix C)

Going back to the main foyer, the upward staircase at the left runs east to a landing lit by a single window and turns south upward to another landing also with a window, then west to the second floor. At the second floor foyer, sets of windows light from the west and the staircase continues in the same fashion to the third floor.(Photo 9) The fire sprinklers run the entire course of the staircase. The third floor foyer is the same as the second except for the presence of a door for roof access at the northeast corner instead of an open staircase.(Photo 10) There is no attic in the building.

THE HISTORY OF THE IMMEDIATE NEIGHBORHOOD

The Emerson Apartments Building of 1912-13 sits inside the subdivision of Walnut Park. It is less than one block away from the boundary of the Piedmont Historic Conservation Zone established by the City of Portland in 1993. This zone or district covers some of the northerly fractional blocks of the Walnut Park plat south of Killingsworth, but most of it covers the large residential area north of Killingsworth on the Piedmont plat. Piedmont is the earliest development in this immediate area. On 16 October 1889, the plat of the Piedmont subdivision was filed with Multnomah County by Investment Company. In 1890, lot sales and development commenced. When opened, it was designed to be one of Portland's most desirable suburbs and nearly the first strictly residential development with deed restrictions stating a minimum home cost with setbacks required. For 25 years, no commercial or multi-family buildings were allowed. Alleys were designed for utilities. Edward Quackenbush, who was also in the insurance business, was the president and manager of Investment Company, incorporated in November 1887. Directories list his residence on Portland's west side at 249 11th (old address, now SW), but he was reported to have a second residence, a Queen Anne built in 1890, at 5916 NE Garfield. Around the early 1890s, the Portland & Vancouver Railway extended its tracks north along Union Avenue (now MLK) on the eastern edge. After 1900, the district developed rapidly targeting upper-middle class homeowners and commercial development started along Union Avenue (MLK).(5)

The plat of Walnut Park was filed with the county by William M. Killingsworth on 27 April 1904 in anticipation of a housing boom from the Lewis & Clark Exposition planned for 1905. Killingsworth was a prominent real estate agent and developer who owned vast portions of land on the north side of Portland. He lived in an elegant Victorian house built in 1890 at 323 N Alberta. This beautiful home designed by architect Henry Hefty stood on his personal tract of land encompassing a large block on the north side of Alberta Street

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between N Commercial & Vancouver and was surrounded by platted blocks of Walnut Park.(1) Unfortunately by 1956, the house and its gardens were replaced by an urban renewal housing development called Killingsworth Park Apartments.

The street of his name separated his property from the Piedmont development to the north. In the full blocks, he stipulated building covenants in the deeds to last 20 years with a minimum cost of \$1500 and a setback of 15' from the street. Unlike other east side subdivisions such as Irvington, Alameda, or Laurelhurst, there were no ethnic clauses or specifics on the type of residential structures. Limited commercial development was allowed on the fractional blocks along N Vancouver Avenue and N Killingsworth Street. A busy streetcar line was connected from Albina to the south along Williams Avenue to Killingsworth that connected Union and Albina Avenues.(11) By 1915, this commercial district was a bustling community having a collection of fine buildings of the streetcar commercial design varying from one to four levels. Many of them were constructed of brick or concrete.

By 1910, residential development also boomed in the restricted developments of Piedmont and Walnut Park. Many larger and elegant homes were constructed. A few fine apartment dwellings followed along the streetcar corridors. The community remained stable for the next four decades as most of the people who built remained. By the 1950s, changes took place as many of the original residents were dying off and the area was getting run down. During the 1960s, the effects were accelerated by increased density pressure and a stronger lure of the suburbs. Many African-Americans settled in the community who were able to afford housing outside of Albina to the south and "white flight" occurred. More urban renewal efforts were made during the 1970s and 1980s but resulted in more clearing of buildings and homes for multi-family housing and large parking lots. The escalation of gang violence, property crime, and robberies only resulted in the loss of more businesses. Even past 1990, many houses and buildings of older vintage were lost due to condemnation and arson. When the city designated portions of the Humboldt, Piedmont, and King Neighborhoods as Historic Design Conservation Districts in 1993, the tide began to turn. More confidence returned in 1995 when Portland's Police Department redeveloped a large area at the southeast corner of MLK & Killingsworth as their new North Precinct Headquarters adjacent to a new retail shopping area called "Walnut Park".

HISTORY OF THE PROPERTY

On 26 April 1909, Ernest M. Welch purchased lots 6 & 7 of block 5 in Walnut Park for \$3500 from the Killingsworth clan.(2) The higher price is likely due to the frontage on a new streetcar line on Williams Avenue. In about a year, Welch sold the property to John H. Shields. Shields conducted business in real estate, loans, and rentals. He lived at 1163 Vancouver Avenue (old #) north of Killingsworth in Piedmont.

On 3 January 1912, John Clarke purchased the property from John Shields by two separate deeds for a total of \$4500.(2) Not much is known about John Clarke. He (his family?) may have been a resident of Portland since the 1880s and previously living in the Midwest. Employed in the railroad industry, he is believed to have immigrated from Germany. Local directories before 1912 have no listing of him. A few years, he was listed as a conductor

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for Pullman Company and lived in unit 36 of the building even when it was near completion in early 1913. The 1914 listing spells his name John L. Clark (w/o the "e") and as the proprietor of "The Emerson". His name was missing from directories after 1917 either due to World War I or moving out of town. He solely owned the building until 1914 and may have been a widower. The card catalogue index referenced an obituary notice of a John Clarke in Baker, Oregon on 12 December 1930 in the March 1931 edition of the *Oregon Historical Quarterly*. No other information was given except that his age was 85.(3) It is likely this was the right individual since he would have been born in 1845 and would have been about 67 during construction of the building.

On 20 March 1912, a building permit was filed by John Clarke surviving in city archives. It initially specified construction of a 4 level building at an estimated cost of \$16,000. A second building permit was filed on 9 May 1912 for construction of an \$18,000 building.(Appendix D) It is most probable that two separate buildings may have been originally planned on each lot and early during construction, modifications were made to join them and eliminate the 4th floor. A few pages of the original plans amazingly survived in city archives on microfilm listing P. Chappel Browne as the architect.(Appendix E-I) Browne was an independent architect in Portland from 1889 to 1928 with work primarily focused on commercial and multi-family buildings. The microfiche copies of the surviving plan fragments show only floor plans, elevation drawings, and specifications of one building the size of a wing. The configuration of the units were built differently due to more space allowed by removal of the stairs inside the wing, but many similarities remain. Copies of modified or redrawn plans did not survive in city archives. During construction, John Clarke closely supervised crews of carpenters, masons, plumbers, and electricians. Even though he was not listed in directories as a building contractor or carpenter, he apparently had much past experience with the railroad industry. Dr. Frank Holton, believed to be his son-in-law, assisted in the monitoring and financing since his name was penciled in on the second permit card. He was a physician born about 1873 who lived with his wife Jean C. nearby at 5254 N Williams since 1911. The fire escapes were finished and certified in September 1912. Most of the structure and interior work was finished by January 1913. After many inspections and periodic correction requests, the city building inspector passed the work on 14 June 1913. Due to the quality of construction and massing, the total cost may have exceeded \$25,000, since the first permit estimation was for a wing sized structure.

On 15 September 1914, John Clarke passed title of the property to Jean Clarke Holton, believed to be his daughter, but the deed was not filed until 5 February 1920. The mortgage balance was at \$10,000.(2) John Clarke remained in the building until 1917. By 1915, Frank and Jean Holton moved into the building to unit 38, acting as managers. Frank Holton died young around 1919, and Jean (later directories list her as Josephine) remained in the building until 1921, when she returned to 20 NE Fargo.(6) Her husband Frank built that house in 1908, when he was listed as a broker for a building & loan company. She was born 16 July 1870 in Hartford, Wisconsin and arrived in Oregon at the age of 11 settling in Portland with her family about 1883. By 1927, she passed title of the property to the Oregon Tuberculosis Association. On 2 April 1953, the *Oregonian* listed the obituary of Mrs. Josephine Holton who died at the age of 82, still living at 20 NE Fargo. She was survived by son Cyril K. Holton of Portland.(4) Louis G. Clarke, a relative, was the president of the Oregon Tuberculosis Association. This organization was probably affiliated

Emerson Apartments (1912-13)

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.

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1912-13

Significant Dates

1912-13

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

P. Chappell Browne, architect

Primary location of additional data:

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

Name of repository:

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1

Emerson Apartments (1912-13) Mult.Co.

with the Woodard-Clarke Drug Company, which he also operated. He was listed living at Silver Springs Station. Mrs. Sadie Orr-Dunbar was the executive secretary.(6)

On 30 October 1930, the building was sold to Frank H. Hilton, a property investor who lived at 614 Porter Building, downtown. A permit was soon filed for bathroom remodeling or addition in two units. The property remained in his ownership, also called Emerson Investment Company for a while, past his death into the 1990s. In December 1996, Gerald R. Wannamaker purchased the building on a contract from the Hilton estate. Deborah Grabhorn was the personal representative of the estate and carried several other contracts during the few previous years.(2) In March 1998, Brian Wannamaker purchased the property under contract and has future renovation plans.

8. SIGNIFICANCE

The Emerson Apartments of the Streetcar Era Commercial style built 1912-13 is significant under Criterion C in respect to architecture. It is an architecturally intact structure with nearly no alterations and well represents a building of its type and era in the neighborhood. In addition, it is the finest surviving example of its building type in the general neighborhood area. It was included in the City of Portland Historic Resource Inventory completed in 1984 and ranked significant under the area of architecture.

The Emerson Apartment Building is distinctive for the neighborhood as comparisons to other buildings of its style and use were compared. The lack of frequent ownership changes over the course of 87 years kept it in a moderate state of preservation of its original features. The Sanborne Fire Insurance maps of 1923 show the presence of other similar buildings of the period that were lost along Vancouver, Killingsworth, and the east side of MLK Jr. Blvd. Efforts were made to identify other similar buildings in the immediate vicinity but only a few were reasonable for comparison. The search area was expanded further west into the Humboldt and Piedmont neighborhoods, and east into the King neighborhood. A selective list was derived of brick and concrete Commercial styled buildings built for either multi-family or mixed commercial and multi-family use having two levels or more. Most of the comparable examples had suffered major alterations diminishing the historic character.

The closest comparison is a two storey Streetcar Commercial at 100 N Killingsworth, constructed in 1911 under ownership of H. C. Sollars. This brick exterior structure has stores on the lower level and apartments above and is the best comparison in architectural integrity. Most of the original historic features have been preserved with Arts & Crafts facade ornament and original windows on both levels. The entire facade has been heavily painted subduing its street appeal.(Photo & Slide 16) Upon closer examination, the painted brick are of the smooth variety and probably are from the same source as the bricks used

United States Department of the Interior
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Continuation SheetSection number 8 Page 2

Emerson Apartments (1912-13) Mult.Co.

on the Emerson Apartments. Further to the west at 700-08 N Killingsworth is a three storey building with the same use sequence but with an exterior facade of concrete or smooth stucco.(Photo & Slide 17) It was built at an estimated cost of \$28,000 under the ownership of J. C. Clemson during 1913 but the surviving permit indicates brick construction, so the current facade may not be original. It is missing a cornice that was most likely present when built. The architectural integrity was also diminished due to the replacement of all windows with modern sliding types. Next door at 710-14 N Killingsworth is a fine example of a commercial mixed use building of concrete blocks.(Photo & Slide 17, right side) Built in 1911 during the ownership of Kirk Nolte, it is an uncommon example of this construction material inside the Piedmont Historic Design Zone. Even though front facade and blocks are original, the 2nd level windows were replaced with horizontal sliders and the entire exterior has been painted over reducing the visual effects of the concrete block texture. Further west past N Albina Avenue is a fine example of a brick apartment and store building.(Slide 21) This structure was built in 1911 under the ownership of H. H. Spalding by contractor J. Judge at an estimated cost of \$15,000. It has fared time better in respect to alterations with more intact interior features, but its street appeal has been downgraded due to a heavily painted brick facade. Going further away and east of the subject building, only one building was found that did not suffer drastic alterations. This two storey building at 4950 NE MLK (at the SE corner of Alberta) has been retained of some of its original beauty.(Photo & Slide 18) Constructed in 1913-14 under ownership of J. B. O'Shea, almond colored pressed brick, similar to that used in the architectural detailing in the Emerson Building, was used on the entire facade and the main entrance contains a decorative arched opening with a keystone at the top. Unfortunately, modernization alterations made within the last decade has diminished its original elegance. All windows on the second level were replaced by aluminum framed and most of the original storefront window elevations were framed in and stuccoed over with a modern texture. This is the only surviving building of this type along this stretch of MLK. Observations made of the 1923 Sanborn map revealed numerous brick commercial buildings along the east side of this street that are gone today.(11)

For entire apartment buildings, only two comparisons were reasonable to illustrate. A large concrete 48 unit building of three stories stands at 5415 N Albina in the Humboldt neighborhood.(Photo & Slide 19) It was built in 1910 by Sinnott & Sinnott, a real estate development firm operated by two brothers, and estimated to cost \$50,000. Even though the building currently lacks architectural flair, it is probably the largest and most costly apartment building of the vintage on the comparison list. Due to massing similarities and the floor layout, it is likely P. Chappell Browne designed this structure. Some of the exterior facade has deteriorated due to severe weathering at the cornice level and all the windows were recently replaced with vinyl clad ones. A 16 unit apartment building stands inside the Walnut Park plat at 5012 NE Cleveland.(Slide 20) This entirely wood framed structure built in 1911 is simple in style but has elements of the Arts & Crafts style and American Foursquare form with much of the exterior facade intact. In recent years, much of the interior has been gutted and rebuilt of modern materials. The lower level at the entrances on two elevations was stuccoed over with modern texture. Also, the larger original entrance porches, typical of this style, are missing.

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Emerson Apartments (1912-13) Mult.Co.

P. CHAPPELL BROWNE, ARCHITECT

The Emerson Apartments Building also owes its significance from the plans drawn by Philip Chappell-Browne. Little previous research has been conducted on this architect but it has been discovered that he conducted a smaller business in Portland steadily for almost 40 years. Even less has been learned about his personal life.

P. Chappell Browne was born in England in 1865 and immigrated to the United States in 1889.(12) It is believed that he had architectural schooling in England since he was practicing as an architect in Portland by the end of 1889. The 1890 Portland directory lists him operating an individual practice. By early 1892, the directory lists him as an independent architect and first president of Portland Cottage Building Association, living in a house on SW Grover Street (now inside Lair Hill District).(6) Interestingly, Henry M. Lambert took ownership of that company during that year and was known to have drawn plans for houses.(9) By the beginning of 1893, Chappell-Browne was only an independent architect and living in the University Park subdivision on the North Portland peninsula on or near Portsmouth Street. He remained there until about 1903 continuing his independent practice.(6) Also in about 1903, he married Jessie I., who was believed to be his second wife and was 13 years younger than him. As of 1910, they had no children in the household.(12) In 1914 or 15, she either died or the marriage was terminated as her name disappeared from directories. By 1907, he built a house at 171 Emerson W (old #, now 2235 N Emerson) and remained there until 1927. By 1928, the directory lists him residing at Palace Hotel and this was the last year he was listed in directories.(6) It is likely due to Portland's faltering economy at this time that he relocated outside of Oregon. No obituary was indexed in any newspaper card catalogue files. A search through Oregon death statistic files from 1920 to 1960 did not reveal his name.

Due to the length of his practice, it is believed that many buildings rose from the plans by P. Chappell Browne. When he started here in 1889, he had an office at 24 1/2 Washington Street and moved a few times during the 1890s. By 1900, he had a new office at 405 Marquam Building and remained there two more decades. In 1909, Louis Rosenberg worked for him as an assistant. At the present time, most of the buildings are unknown and many of them did not survive redevelopment. It is probable that most of his commissions were buildings instead of houses since he was listed in the architects section of Portland for the many years of his practice. When the State of Oregon required licensing of architects in 1919, Browne was registered as #70.(8)

The earliest known commissions for Mr. Browne was the parsonage residence and rectory building of St James Lutheran Church at 1315 SW Park in downtown Portland. The parsonage was completed in 1890 but the status of the rectory is unclear since a different wooden structure was constructed, probably after the 1893 Depression. The parsonage was demolished in 1958 to be replaced by a modern church addition. Browne did draw the plans for the main sanctuary, constructed from 1905 to 1907 in the Neo-Gothical design with fine stonework on the exterior. It has been placed on the National Register of Historic Places.(10) In October 1913, the *Pacific Coast Architect* reported that Browne drew the

United States Department of the Interior
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Continuation SheetSection number 8 Page 4

Emerson Apartments (1912-13) Mult.Co.

plans for a building to house the Beaver State Motor Car Company in Milwaukie and a 3 storey concrete warehouse at NW 15th & Hoyt. In January 1914, it reported that he designed a building in Vancouver, Washington costing \$40,000 to build.(8) The Portland Historic Resources Inventory lists only four buildings known during the 1980s including the subject, all of the streetcar commercial design. A fine mixed apartment and shop building with a smooth almond brick facade built in 1913 stands at 3401-19 SE Belmont. The Laurel Lodge IOOF Hall built in 1925 at 8401-07 N Ivanhoe Street rose from his plans. An apartment building and garage with smooth red bricks built in 1926 was inventoried at 2062-76 NW Marshall.(7) It is hopeful that future research projects will uncover more Browne designed buildings.

9. SOURCES

1. Bosco Milligan Foundation, *Quarterly News*, Vol. 3, No. 3, Summer 1995.
2. Multnomah County Deed Recordings, 1873-1914.
3. *Oregon Historical Quarterly*, March 1931, p. 95.
4. *Oregonian*, Obituary of Josephine C. Holton, 2 April 1953, p 13.
5. Piedmont Neighborhood Association Historic Committee, *Piedmont: The Emerald*, 25 July 1991 version.
6. Polk Company, Portland directories, 1890-1930.
7. Portland Landmarks Commission, *Historic Resources Inventory*, 1984.
8. Ritz, Richard E., AIA, telephone interview, 22 July 1999.
9. Roos, R. E., *The History & Development of Portland's Irvington Neighborhood*, 1997, pp. 45-46.
10. Smith, Rev. Joseph, pastor of St. James Lutheran Church, telephone interview, 23 July 1999.
11. Sanborn Fire Insurance Maps: 1908 & 23.
12. United States Census of 1910.

Emerson Apartments (1912-13)
Name of Property

Multnomah, OR
County and State

10. Geographical Data

Acreeage of Property .22

UTM References

(Place additional UTM references on a continuation sheet.)

1	110	5261105	50452110
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.)

Lots 6 & 7, Block 5, Walnut Park
Boundary Justification

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

11. Form Prepared By

name/title Roy E. Roos
organization Old House Histories date 25 July 1999
street & number 2146 NE 12th Ave. telephone (503) 282-9436
city or town Portland state OR zip code 97212

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 Brian G. Wannamaker
street & number 3107 NE 7th Ave. telephone (503) 284-5119
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.).

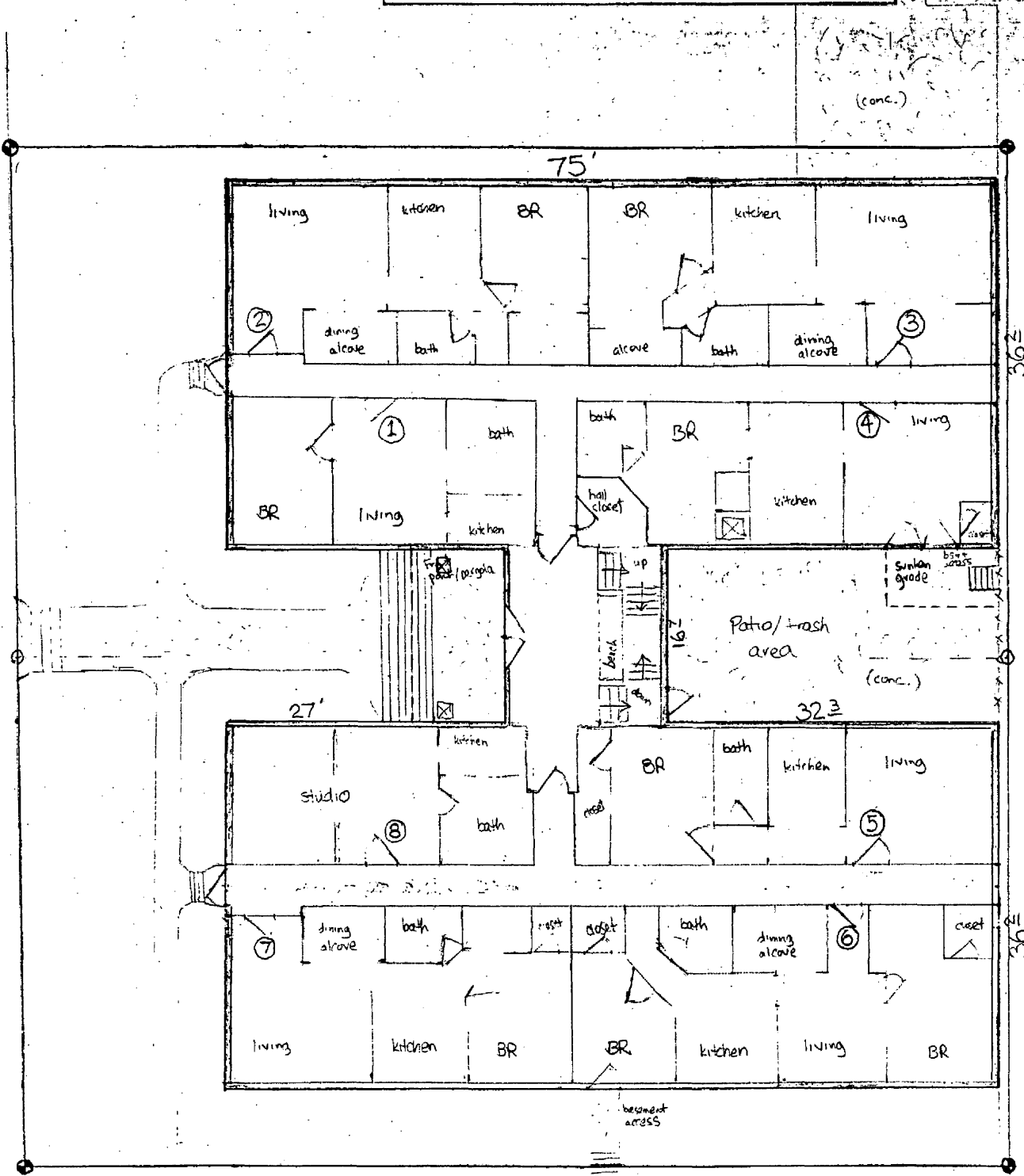
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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.

Emerson Apartments (1912-13)
5310 N Williams Portland (Mult Co), OR

Appendix B

Residence

N



N EMERSON ST.

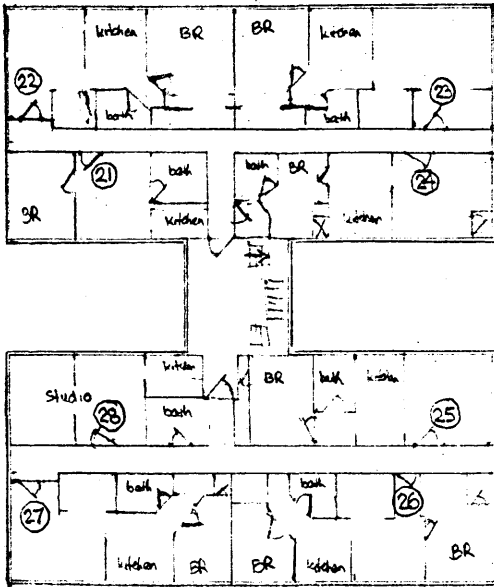
SITE AND
GROUND LEVEL
Scale: 1" = 15'

RE Plans
July 1929

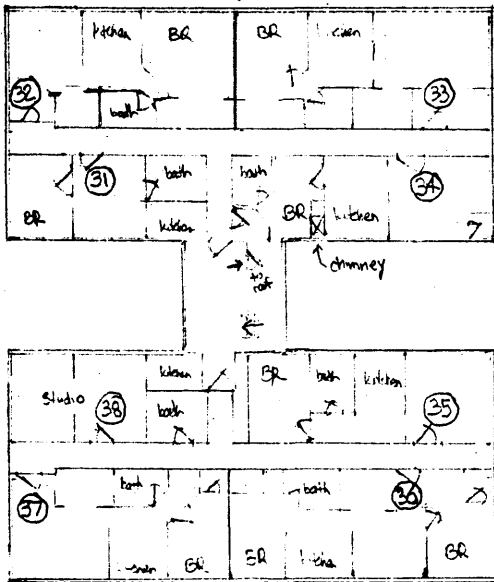
24
revised



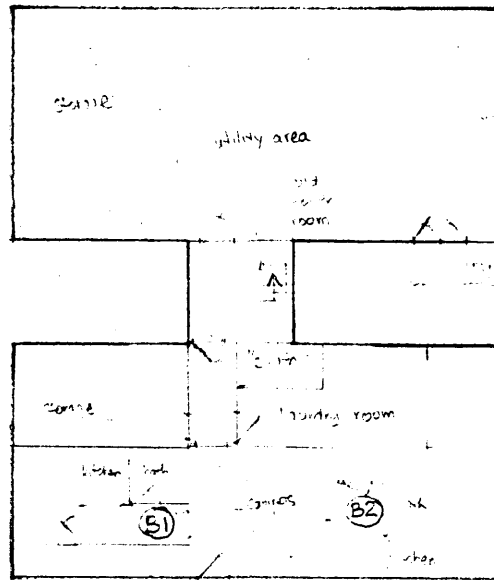
2nd FLOOR



3rd FLOOR



BASEMENT



SCALE : 1" = 30'

IB 7
 5310 N WILLIAMS AVE. **REPORT OF INSPECTION** Permit No. **2034954**
 Date **3-29-12** Building on **Williams** Between **Emerson** and **Killingsworth**

Lot **6** Block **3** in **Walnut Park** Addition
 Owner **John Clarke** Contractor **Same**
 Erect **3** Story **Brick Apartment** Cost **16000**

VISITS	DATE	HOURS	REMARKS
1	3-29	12 ⁴⁰	Starting brick work L.W.
2	4-25	11 ⁴⁰	Brick work up to 3 rd floor joint L.W.
3			notified to put in more anchors
4			get plans revised according to change made
5			
6	5-18	10 ⁵⁰	finishing 3 rd floor partitions
7	6-10	11 ³⁵	finishing 3 rd floor

Sign and turn in when work is completed

Deputy Inspector

IB 7
 5310 N WILLIAMS AVE. **REPORT OF INSPECTION** Permit No. **36509**
 Date **May 9, 1912** Building on **Williams Ave.** Between **Emerson** and **Killingsworth**

Lot **7** Block **5** in **Walnut Park** Addition
 Owner **John Clarke** Contractor **same**
 Erect **3** Story **brick apartments** Cost **\$18000**

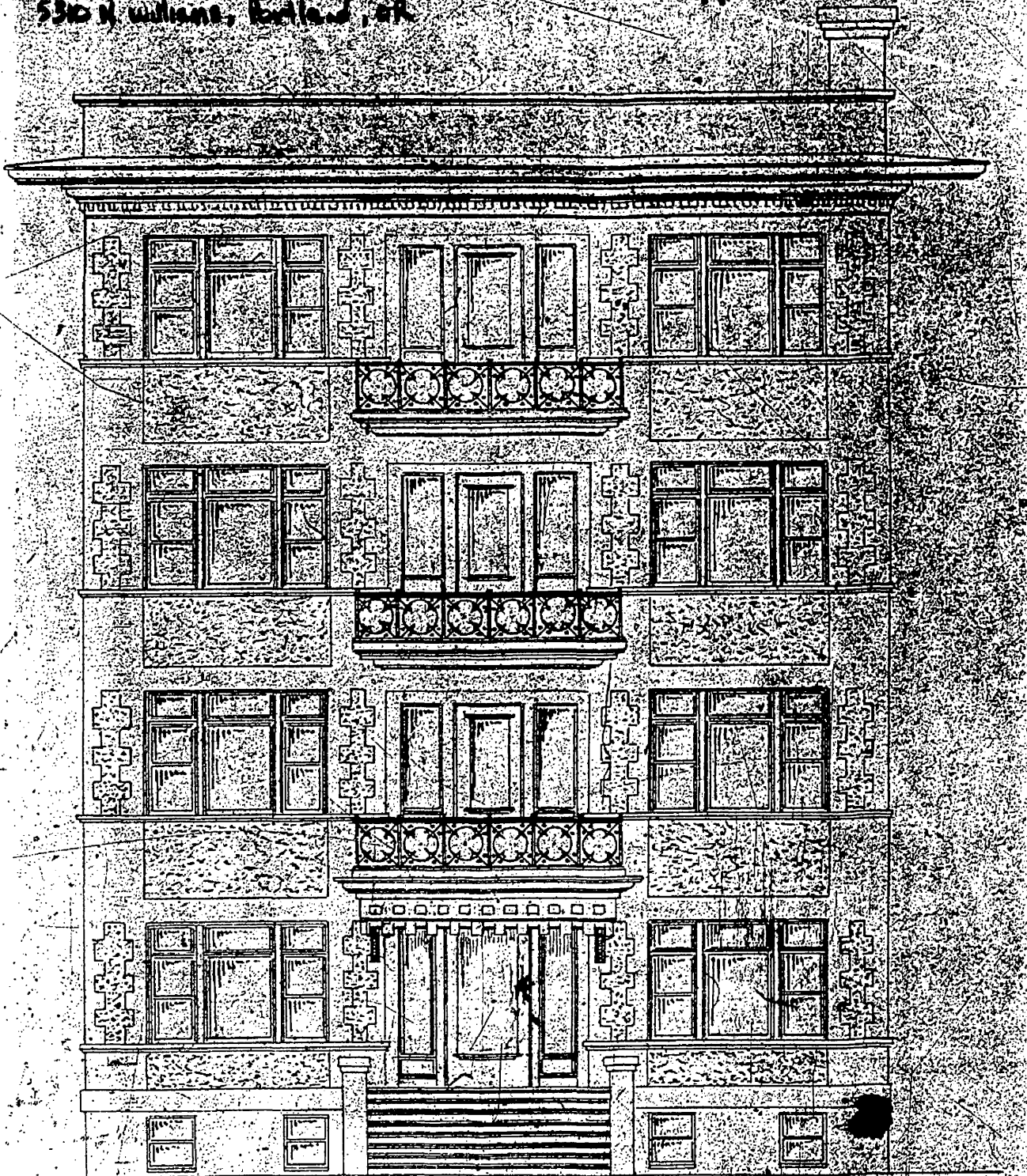
VISITS	DATE	HOURS	REMARKS
1	5-18	10 ²	finishing 3 rd floor
2	6-10	11 ⁰⁵	Up two stories
3	6-27	11 ³⁰	finishing brickwork, raising partitions
4	7-12	3 ³⁰	working plaster
5	7-5	12 ⁴⁰	finishing
6	8-14	4 ²⁰	Owner to be present
7			inspection and Passed

Sign and turn in when work is completed

Deputy Inspector

Emerson Apartments (1917-18)
530 N. Williams, Portland, OR

Appendix E



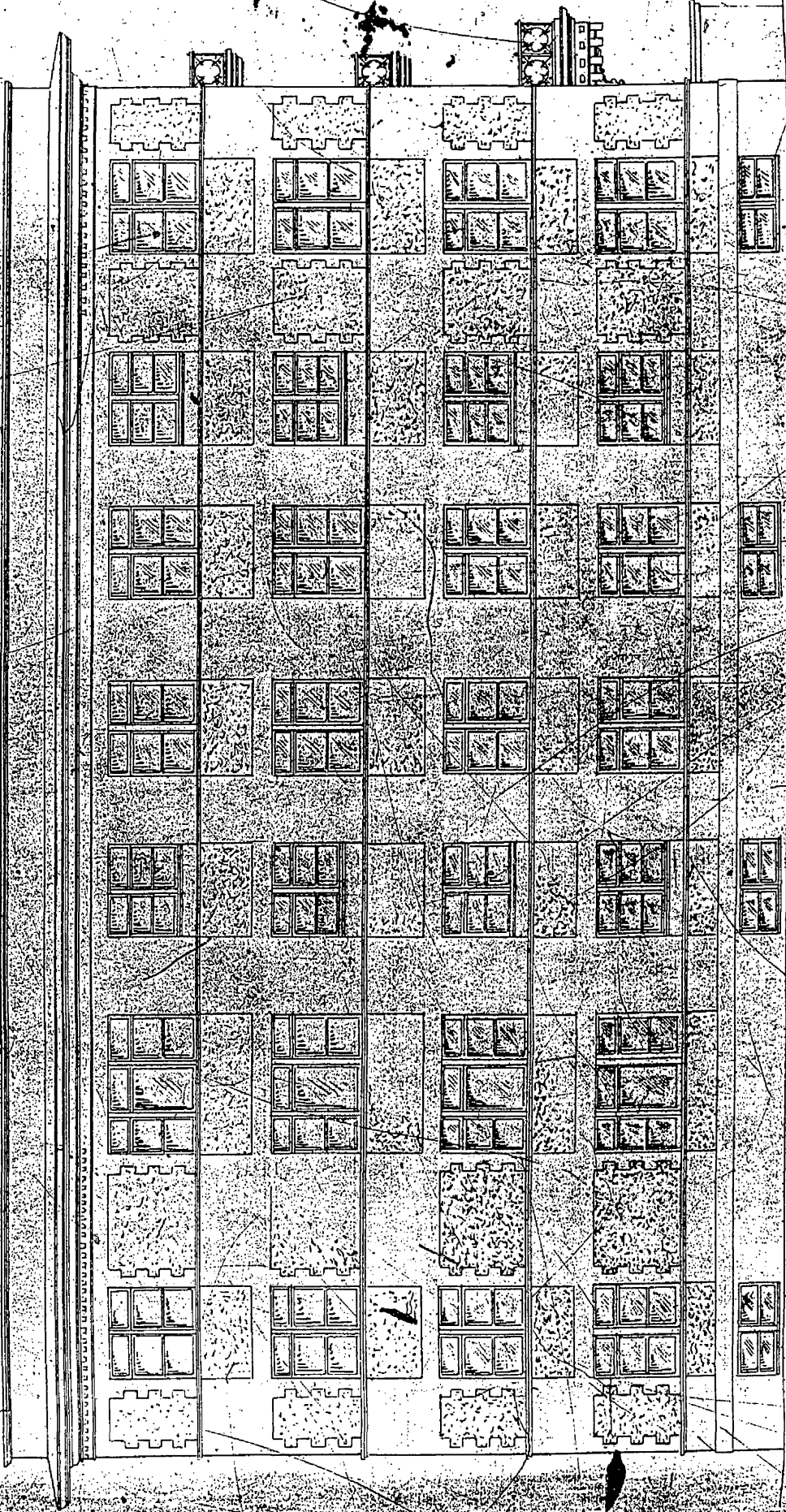
ELEVATION

P. CHAPPELL BROWNE
ARCHITECT
405 MARQUAM CITY

SCALE 4 FEET = 1 INCH

Appendix F

Emerson Apartments S (A12-13)
530 N Williams Portland OR



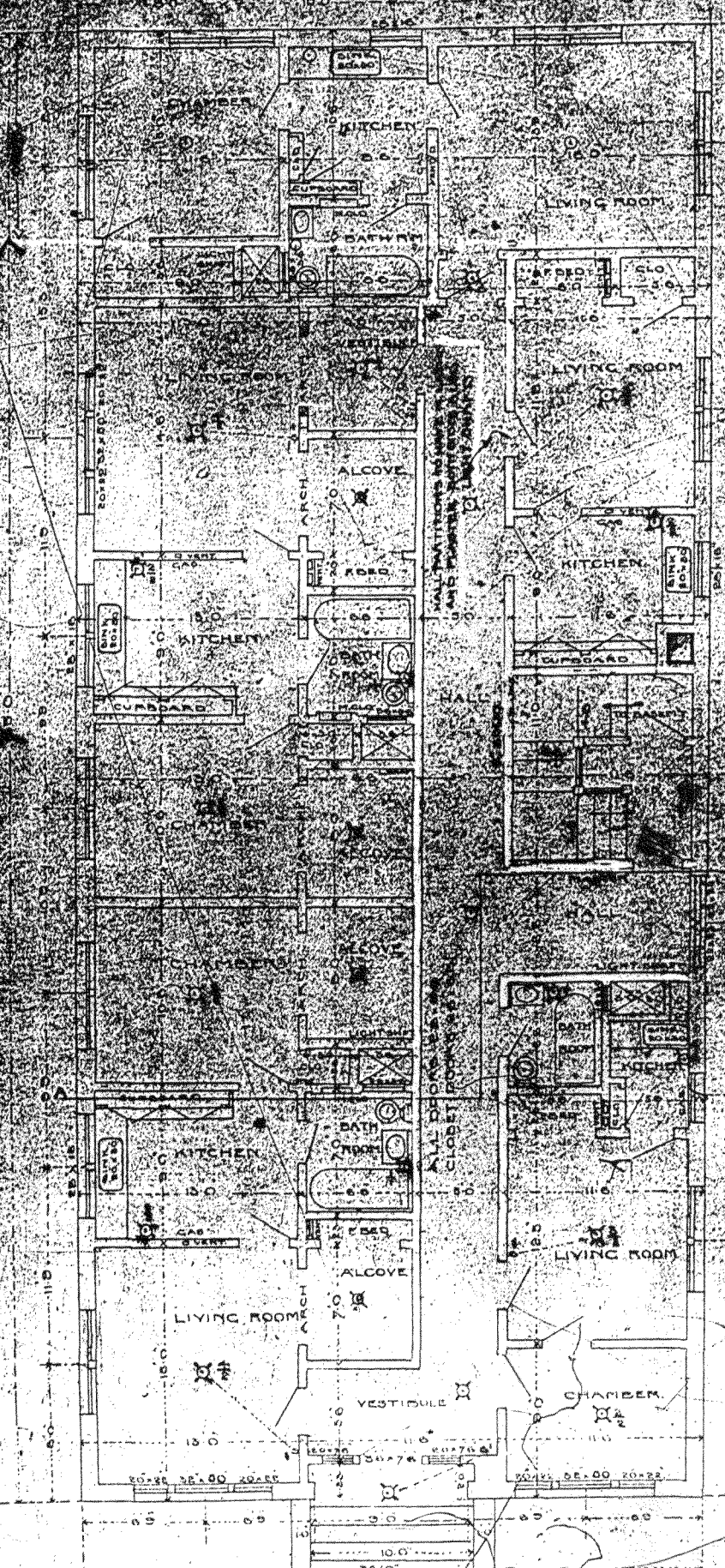
FCHAPPELL BROWNE
ARCHITECT
406 MARQUAM CITY

SIDE ELEVATION

SCALE 1/4" = 1'-0"

NOTE: Emerson ADP5 (012-15) Appendix M

ALL DIMENSIONS TO FACE UNLESS OTHERWISE MARKED



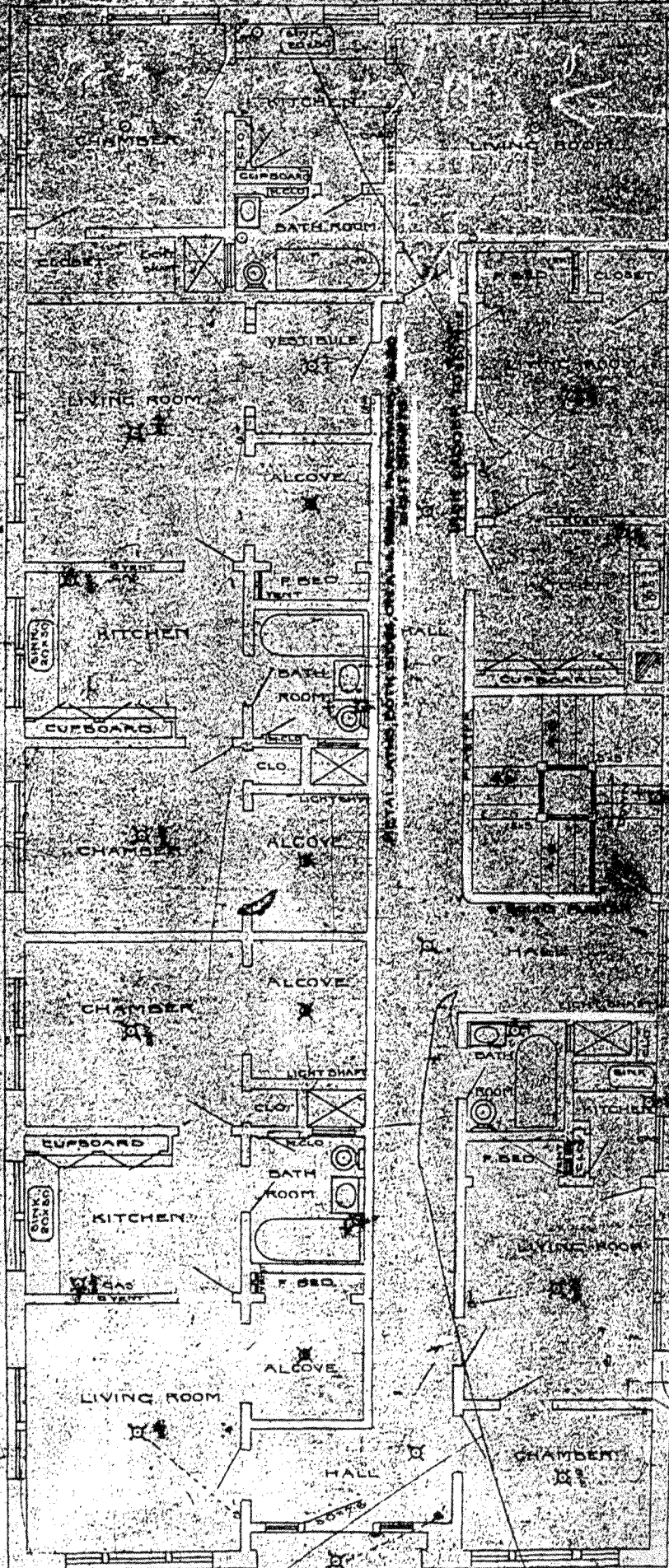
SCALE 1/4" = 1'-0"

FIRST FLOOR PLAN

H. CHAPPELL BROVNE
ARCHITECT
405 MARQUAM CITY

TWO FIRE ESCAPES WITH LADDER AND STAIRS

HALL TRAFFIC TO STAIRS AND ELEVATOR



SECOND, THIRD AND FOURTH FLOOR PLAN.

SCALE: 1/4" = 1'-0"

R. CHAPPELL BROWNE
ARCHITECT
405 MARQUAM CITY