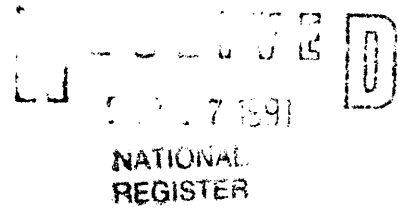


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Brown Apartments
other names/site number _____

2. Location

street & number 807 SW Fourteenth Avenue not for publication
city, town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97205

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

James M. Smith August 15, 1991
Signature of certifying official Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is: entered in the
National Register

entered in the National Register. Julius Byers 10/17/1991
 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:)

for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: multiple dwelling

Current Functions (enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:

Beaux Arts Classicism (American

Renaissance); Colonial Revival (Adamesque)

Materials (enter categories from instructions)

foundation concrete

walls brick

roof rolled tar paper

other cast stone

Describe present and historic physical appearance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

The Brown Apartments, designed by the firm of Claussen and Claussen, were constructed in 1915. They are an excellent example of the American Renaissance style within the body of the firm's work. The Brown Apartments are in good condition, both on the exterior and on the interior. The exterior facades are of a dark reddish brown brick, contrasted by the light cream color cast stone and wooden decorative elements. The interior of the building is elegantly detailed with marble wainscotting, tile floors, and classical plaster motifs, seen in the entrance hall. There are original light fixtures, unpainted stairwells with simple square balusters and pilasters in the common areas. Murphy beds, and built-in dressers are all intact within the individual apartments.

SETTING

The Brown Apartments are located at 807 SW 14th Avenue, in the Southwest Neighborhood of Downtown Portland. The building is on the northeast corner of S.W. 14th Avenue and S.W. Taylor, with its entrance facing east onto S.W. 14th Avenue. The building is situated on Lots 1 and 2 of Block 309, Portland Addition, T.1N., R.1E., Section 33 of Multnomah County.

PLAN

The Brown Apartments are four stories high with a daylight basement, and has a total of 66 living units. Its footprint is U-shaped, the outside dimensions measuring 95' x 95'. The building is a highly visible landmark in the neighborhood. The front entrance is recessed, with a central courtyard that faces the front of the building. The roof is flat and therefore is not visible from the street. External walls of the apartment building are constructed of brick, while the interior walls are wood frame, lathe and plaster.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

EXTERIOR

The Brown Apartments represent a fine example of the American Renaissance style, and are in excellent condition. The two facades that face the street (north and the east) and the central courtyard of the apartment are abundant with architectural detail. The south and west facades that are directed to the interior of the block are fashioned with more simplicity.

The primary facades present a strong contrasting pattern between the dark reddish brown brick and the light cream color of other decorative and structural elements, such as the concrete basement, window frames, and the oriel windows with classical detailing. The oriel windows are arranged in vertical stacks on the second, third and fourth floors. Two wooden belt courses and a cornice provide strong, light colored horizontal lines on the north and east facades.

EAST (MAIN) FACADE

The two wings of the U-shaped apartment appear massive and project to the sidewalk edge. The courtyard entrance to the Brown Apartments, centrally located between the wings, is 15 feet wide and 50 feet deep.

Four vertical stacks of tripartite oriel windows using single-pane, double-hung sashes dominate the east facade. They are placed at each corner of the two wings. The window framing extends as a continuous vertical element from the second to the fourth floor. Decorating the windows on each of these three floors, above the sashes, is an entablature including cast stone friezes having a garland design, and a row of dentils beneath capital molding. The top oriel window is capped by a bracketed cornice that projects about 2 feet outward from the facade.

A wooden belt course is placed at the base of the second story and another one is located 2 feet below the cornice. These two courses, the cornice, and the contrasting color of the basement provide the primary horizontal decorative elements to this facade.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Sets of two double-hung windows, with wooden surrounds, are located between the oriel windows on each wing. These pairs of windows have cast stone keystones and corner voussoirs that are cream-colored and match the oriel windows.

The first floor and the basement have no projecting fenestration and instead have rows of double-hung windows, six on the front of each wing. The basement windows are of similar size and alignment as those on the first floor.

The concrete basement facade and that of the first floor are lined with horizontal, indented courses every 2 feet up the wall forming a simple but effective pattern. This horizontal banding is repeated in the brickwork of the second through fourth floor in vertical columns at the corners, like quoins, and also flanking the oriel windows. The brick coursing on the building face is common bond, with rowlock coursing on the decorative horizontal bands.

At the courtyard entrance, two steps lead from the street sidewalk to an elevated concrete courtyard. The steps are flanked by two cast-iron lamp posts and some decorative wrought iron railing. The lamp posts appear to be original while the wrought iron is probably more recent.

A concrete stairway, again flanked by matching lamp posts and decorative iron railing, leads 20 feet up to the elliptically-crowned portal. Double doors each have a single glass panel which is reported to have replaced a leaded glass pattern. The transom above the doors has a beautiful leaded glass pattern of ellipses and half-ellipses. The entrance is surrounded by molding and flanked by squared pilasters. The name "Brown" is prominently placed above the doorway on a built-in plaque. The lack of capital molding above the portal indicates that an original decorative element may be missing.

The windows of the second and third floors that face into the courtyard are decorated with cast stone keystones and corner voussoirs. Most of the

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

windows in the courtyard are double-hung sash windows except the shorter windows near the front of the building, which are casement windows.

NORTH FACADE

This facade has the same decorative elements of the main facade, except that these elements are organized differently, with one less column of oriel windows (three total). At the left side towards the front of the building, there is a row of four double-hung windows and a fire escape. This is followed by oriel windows, a pair of regular windows, another column of oriel windows, a pair of regular windows, and the final column of oriel windows at the right (rear) corner of the facade. The basement and first floor have a long row of 14 double-hung windows.

WEST FACADE

The west facade is almost completely obscured by an adjacent building. The facade is entirely of brick with few decorative features. Three columns of oriel windows (composed of brick) provide the apartments in the rear of the building with similar interior layouts to those facing east or north. All of the windows on the west facade are framed in brick with segmental arches.

SOUTH FACADE

The south facade is the simplest on the building, with no bays or other detailing other than a small light well (near the rear of the building), windows, and a fire escape. The four floors each have a row of ten windows, framed in brick with segmental arches. (Two additional windows are located in the light well, facing east and west). All of the windows are single-pane, double-hung sash except those nearest the front and the back, which are smaller casement windows. The basement windows have rectangular openings rather than having segmental arches.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

INTERIOR

The plan of the interior of the Brown Apartments is as originally constructed. Of the 66 apartment units, sixteen are 1-bedroom units and fifty are studios. All floors including the basement have three 1-bedroom apartments except the first floor, which has four of the 1-bedroom units. The original features of the lobby, halls and apartments are in excellent condition.

ENTRANCE AND OTHER COMMON SPACES

The entrance to the Brown Apartments is elegantly detailed and in good condition. There are two sets of doors separated by a small, vestibule room with a barrel-vaulted ceiling and light-grey marble facing six feet high on the walls. The room measures 6 feet wide by 7 1/2 feet deep. The ceiling is ribbed across the barrel vault with thick bands of plaster molding.

The second set of doors, which has a leaded glass transom that matches the outer door, opens to a larger entrance hall, or foyer, that is 12 feet wide -- six feet wider than the first entrance room, to accommodate a formal waiting area. A multi-colored tile floor is continuous to both rooms. It is comprised of 3/4-inch square pieces, predominantly white, with light blue bordering, and light blue and beige points in loose patterning. The floor is in excellent condition.

Two distinctively different patterns of marble wainscotting decorate the walls of this room. One type, that acts as a baseboard around the room, has a strong black and white contrasting mottling, while a light grey marble is set up to a height of 3 feet. Chair rail of gold painted tin caps the marble wainscotting. Above the marble are plaster Corinthian pilasters, also painted gold, in the corners and at intervals along the walls.

A small window, a tall mirror, and a large archway opposite the entry door all have stilted arches that match the doorway. Spaces on the walls

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 6

between the pilasters and these other elements have frames of molding that are shaped to match the corresponding surrounding elements. The top six inches of the wall and the ceiling have plaster and wood organic decorative elements.

Chandeliers, original to the building in both entrance rooms are large brass bowl-shaped fixtures with translucent glass panels framed by brass ribs.

The main hall also has a matching chandelier. The hall is over six feet wide and is accessed through the large arch at the back of the main entrance foyer. The steps that lead up from the entry to the hall are marble, using alternating patterns the two types of marble found in the entrance foyer.

The original elevator, built by the Otis Company, provides the main access to the other floors. It is located south of the entry in the main hall. Adjacent to the elevator is a stairwell. Another stairwell is located off the main hall to the north and toward the rear of the building. The two stairwells have two flights per floor and are simply detailed with square balusters, newels, and associated molding comprised of dark stained fir.

The halls throughout the building have wood pilasters at approximately 25-foot intervals that support a decorative ceiling beam. The pilasters, the floor, door frame and other molding in the halls are dark stained fir.

The basement has a total of seven units, with the remainder of the floor being utility and storage rooms. The original boiler room is still used and provides heat throughout the building through the original steam heat radiator system.

Original wall phones, located in each apartment, are operable and connect to the front door and to the janitor's apartment, where there is a switchboard, and a call board for janitorial service.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 7

APARTMENT UNITS

Three types of living unit designs predominate at the Brown Apartments. Two of these types are studios, and one type is a one-bedroom unit. The one-bedroom apartments are located at the corners of the north and east facades (including both wings). All of the units in the Brown Apartments have a full bathroom; a small kitchen; a central room with a roll-out Murphy bed hidden in a false hutch; and a dressing room with built-in chest of drawers. Most of the apartments also have one or more additional closets. They all have oak flooring.

The one-bedroom units differ from the studios by having an additional room separated from the main room by a tall pair of sliding doors.

The kitchens are generally L-shaped, wrapping around the space required for the Murphy bed and the walk-up dressing rooms (which are usually located above the low storage area required for the Murphy beds). Most of the original kitchen cabinetry throughout the apartment building has been replaced.

The main rooms are well-lit. Thirty-three of the apartments have the tripartite oriel windows in the main room. Most of these central rooms have original molding, which consists of window and door frame molding, false ceiling beams, baseboard molding, and molding at the juncture of the walls and ceiling. One type of studio also has built-in book cases on either side of an archway. In some rooms the molding has been painted, but many of the rooms still retain the original dark stain. The original 3-light electric chandeliers in the main rooms, and other original light fixtures are found in several of the units. Steam heat radiators are typically located in a corner.

The bathrooms tend to be unaltered and attest to fine construction and materials. The floor consists of white octagonal tile. A painted and textured tin wainscoting covers the lower walls. Each bathroom has a cast-iron claw-foot bathtub, and original sinks and toilets.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 8

ALTERATIONS

Alterations to the Brown Apartments are very minor. On the exterior, a crown element above the entrance door has probably been replaced. Railing on the concrete entrance stairs and at the front of the courtyard are not original.

Interior alterations to the common spaces are limited to modifications of the glass in the entrance doors, and modifications to some of the apartment doors, which formerly had glass panels. Changes to the apartment doors was due to Fire Code regulations. These regulations also caused addition of, or modifications to fire doors in the halls of each floor.

Apartment units vary in the degree of alterations, but in general most of the alterations occur in the kitchens. Light and door fixtures, mirrors, cabinets, Murphy beds, and molding throughout the remainder of each apartment unit tend to be original. The bathrooms are particularly well-preserved.

A dumb-waiter system, which used to operate from the basement to all floors, has been sealed.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1915

Significant Dates

1915

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Claussen and Claussen

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acres of property 0.23 Portland, Oregon-Washington 1:24000

UTM References

A

1	0
---	---

5	2	4	5	6	0
---	---	---	---	---	---

5	0	4	0	6	1	0
---	---	---	---	---	---	---

Zone Easting Northing

C

--	--

--	--	--	--

--	--	--	--	--	--

B

--	--

--	--	--	--

--	--	--	--	--	--

Zone Easting Northing

D

--	--

--	--	--	--

--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The nominated area is located in Section 33, Township 1N, Range 1E, Willamette Meridian, in Portland, Multnomah County, Oregon, and is legally described as Lots 1 and 2, Block 309 of the Portland Addition to Portland at said location.

See continuation sheet

Boundary Justification

The nominated area measuring 100 x 100 feet encompasses the two urban tax lots occupied by the Brown Apartments.

See continuation sheet

11. Form Prepared By

name/title Kimberly Demuth, David Mayfield
organization Demuth/Glick Consultants, Ltd. date March 1, 1991
street & number 1314 NW Irving Street, Suite 510 telephone (503) 286-5653
city or town Portland state Oregon zip code 97209

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

SUMMARY

The Brown Apartment Building, designed by the firm of Claussen and Claussen, occupies fully a 100-foot square lot at the southwest corner of the intersection of SW Fourteenth Avenue and Yamhill Street in downtown Portland, Oregon. The four-story block, built in 1915, rises on its daylight basement in the compressed U-shaped configuration typical of multiple-unit developments of its day. The narrow, recessed entry-light court is centered in the Fourteenth Street facade.

So universal were the economically-dictated conventions of massing and layout in the numerous apartment building projects undertaken in Portland neighborhoods skirting the central business district in the early 20th Century, that to find distinguishing marks among apartment blocks depends largely upon a close examination of finish work and stylistic details. Solid construction and tasteful decorative programs are the norm. What is significant about the Brown Apartments and its many counterparts in downtown and northwest Portland is that they represent an unprecedented population growth phenomenon and the real estate opportunism that followed so expectedly the Lewis and Clark Centennial Exposition and Oriental Fair of 1905. Collectively, therefore, the well-built apartment buildings of the period 1905-1915 are noteworthy in the area of commerce. Individually, however, certain apartment blocks, including the Brown, may be shown on a comparative basis to be distinctive under Criterion C.

The Brown Apartments reflects on its two street elevations the strict bilateral symmetry and the rich contrast between deep red face brick and cream cast stone and wood trim that are characteristic of dignified buildings in the tradition of the American Renaissance, or Beaux Arts "Free Classic" style. The Brown's decorative program arises from the Colonial Revival, specifically the later Adamesque, or Federal vein.

Above a rusticated concrete ground course and a plain first story, exterior elevations are enlivened by a number of formally-placed three-story polygonal bays, the spandrels of which are decorated with swags, or garlands. Window openings in the main wall plane have flat-arched lintels with radiating voussoirs and raised keystones. Elements making up the full Classical entablature are nicely handled as a coherent, unifying cap and consist of the molded string course which is the architrave, a brick frieze

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1B

unadorned except by a few accenting paterae, and the encircling cornice with dentil course and modillion blocks that flares over each oriel. The building's straight parapet rises as an attic above the cornice.

The main entrance at the back of the narrow light court is detailed as a Doric arch order having a semi-elliptic arch head and top-light tracery based on the oval motif. The Adamesque theme is carried to the public space of the interior to a noteworthy degree. Inside the vestibule, the foyer is finished with patterned tile pavement, marble dado and arched wall openings elaborately trimmed with plaster panel molding and Corinthian pilasters. Wood trim in the Classical style, including bases, cornices, and pilasters supporting boxed beam archways, extends through the corridors on the main level, and individual living units are finished in the tradition of the Colonial Revival with paneled column screens dividing primary spaces.

A comparative analysis shows that the Classically-detailed four-story apartment block with oriel windows was a standard pattern in the eight apartment buildings documented as work of the Claussen brothers firm in Portland. Among those of the so-called Street Car Era type, however, the Brown and the Bretnor Apartments of 1912, earlier listed in the National Register, appear to be the most distinguished. They certainly are very similar. The main differences are that the Bretnor is a rectangular volume half the size of the Brown, and its decorative sub-theme is Jacobethan, as opposed to Adamesque.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

The Brown Apartments are significant under criterion c for their architectural importance within the body of completed projects by the prolific architectural firm Claussen and Claussen. This building, constructed in 1915, is of the American Renaissance style and stands out as a visual landmark within the context of its surrounding neighborhood in southwest Portland. The Brown Apartments, in excellent condition, are noteworthy for the intactness of both the interior and exterior. The exterior is embellished with a reddish brown brick, contrasted by light cream cast stone and wooden decorative elements. The interior of the building is detailed with marble wainscoting, tile floors, and classical plaster motifs. Original light fixtures remain in the building, as do the unpainted stairwells, and pilasters in the common areas. The Murphy beds and built-in dressers are still intact within the individual apartments.

Claussen and Claussen -- Architects

H. Fred Claussen and William E. Claussen established the architectural firm of Claussen and Claussen in 1908. Their brother, Walter Claussen, was a draftsman in the firm from 1909 to 1916. At the time that the Brown Apartments were being designed, Claussen and Claussen's offices were located at 508 MacLeay Building. Over the firm's career, a great deal of versatility was shown in terms of architectural styles and choice of materials, though the use of brick was favored.

According to the Oregonian (Apr. 3, 1942), the firm of Claussen and Claussen was responsible for designing the old Heathman Hotel, the Roosevelt Hotel, the Broadway, Alder, and Guardian Buildings, Laurelhurst School, and numerous warehouses and stores.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Fourteen of their buildings are listed in the Historic Resource Inventory of Portland. Included are two commercial buildings, eight apartment buildings, the Roosevelt Hotel, Laurelhurst School, the Red Men Hall (a retail and lodge building), and a house.

H. Fred Claussen died at the age of 62 in April of 1942 (Oregonian, April 3, 1942). William E. Claussen passed away in 1953, according to records of the Oregon State Architect Examiners Board.

Christina Addison Brown -- Original Owner/Builder

Mrs. Christina Brown was the owner/builder of the Brown Apartments. She contracted with the firm of Green and Green to construct the apartment building during 1914 and 1915 (City of Portland building permit files).

Mrs. Brown was born February 12, 1871 in Weaverville, California. She moved with her family to to a ranch near Pendleton, Oregon when she was 8 years old. Nothing has been discovered of her marriage, other than that she had a daughter named Dorothy (Evening Astorian, Sept. 10, 1951).

Mrs. Brown was listed as living in Portland at 201 14th Avenue in 1910, five years before completion of the Brown Apartments, which were built at 181 14th Ave. She apparently built the apartments near, or on the same parcel, where she was living (Polk's City Directory, 1910).

Following their completion, Mrs. Brown moved into the Brown Apartments and lived there until her retirement in 1944. During her career she also owned and operated the May Apartments, which are located at the corner of S.W. 14th Avenue and Taylor Street. Upon retirement, Mrs. Brown moved to Seaside, Oregon, to the home of her daughter, Mrs. Dorothy Mulholland. Mrs. Christina Brown died September 8, 1951 at the age of 80 years.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Ownership

Mrs. Christina Brown owned the apartments from 1915 until 1938. Fred, Bertha and Bernard Carr purchased the building in 1938, and owned it until 1989.

Architecture

The Brown Apartments are significant as a finely detailed representation of an American Renaissance structure in the Southwest Downtown neighborhood. It has characteristic elements such as institutional scale, bilateral symmetry, classical motifs, a flat roof framed with a cornice, relief decoration, use of brick and concrete as building materials, and detailing like keystones and quoins, as well as fanlights. The interior of the building is extremely well preserved, no doubt owing in part to the long tenure of Mrs. Brown's residence in this building.

Architectural Comparisons

1. The Southwest Downtown Neighborhood

The Southwest Downtown was developed primarily during the early part of this century as a streetcar-serviced neighborhood, characterized by three-story to six-story commercial and apartment buildings.

The neighborhood developed housing for a variety of income levels. Buildings such as the Mardu Apartments (1631 SW Yamhill), the Lownsdale (834 SW 15th Avenue) and the May Apartments (1407 S.W. Taylor) are all very simple with few amenities given to the public portions of the buildings. The May Apartments, which was also owned and operated by Mrs. Brown, is of the same scale and general U-shaped plan as the Brown Apartments. The courtyard itself is landscaped, and is dominated by a classical pediment that frames the entrance door. The entrance door leads into a simple hall with a low-ceiling that is only slightly widened at the

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

front door. The exterior of the May Apartments has few architectural details, part of which might be the result of alterations.

A higher standard of architecture was provided by the Brown Apartments as well as apartment buildings such as 1434 S.W. Morrison, 924 S.W. 16th Avenue, 730 S.W. 16th Avenue, and 789 S.W. 16th Avenue. Each of these four buildings offer a unique architectural heritage to the neighborhood. All of these buildings differ in terms of footprint and architectural style. Two of these, 1434 S.W. Morrison and 924 S.W. 16th, were built before 1920 and are similar to the Brown Apartments in terms of material (red brick) and the use of oriel windows on the facade.

2. Claussen and Claussen Apartment Buildings

There are eight apartment buildings built by Claussen and Claussen on the Portland Historic Resource Inventory. The Brown Apartments were not listed in the Inventory, however the City of Portland planning staff has confirmed that they should have been included as a Rank II building. (Telephone interview with John Southgate, February 1991.) The other buildings are listed below, along with their reported style:

- | | |
|-------------------------------|----------------------------|
| • 932 N. E. Fremont Street | Twentieth Century Georgian |
| • 1403 to 1411 S.E. 26th Ave. | English Cottage |
| • 4025 S.E. Hawthorne Blvd. | Streetcar Era Apts. |
| • 1217 S.W. 11th Avenue | Streetcar Era Apts. |
| • 2087 N.W. Overton | Streetcar Era Apts. |
| • 931 N.W. 20th Ave. | Streetcar Era Apts. |
| • 2634-2638 N.E. Broadway | Mission Style Apts. |
| • 1509 N.E. 10th Ave. | Streetcar Era Apts. |

Most of these apartment houses are moderately-sized buildings, with 20 or less units. Only the Bretnor Apartments, located at 931 N.W. 20th Ave., and the Newton Apartments, at 1217 S.W. 11th Avenue, are of the same

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

relative scale as the Brown Apartments. The Bretnor Apartments and the Newton Apartments are both located close to the city center.

The five-story Newton Apartment building was built in 1924. It is much simpler than the Brown Apartments, and can be classified as a 20th Century Commercial structure. The building appears to be constructed of concrete and brick. The footprint is rectangular. The symmetrical facade faces east on 11th Street, and has a slightly recessed, centrally located entrance. The entrance door leads directly to an unadorned hallway and elevator.

The Bretnor Apartments, which was built in 1912, three years before the Brown Apartments, is also located on the northeast corner of a block, but on a lot that is narrower than that of the Brown Apartments. It is rectangular in shape and has four stories as well as a daylight basement. The exterior of the Bretnor Apartments is composed of brick, though not of a uniform color like the Brown Apartments. Architectural detailing on the street facades is composed of terra cotta or cast stone with cast iron detailing, of a creamy color similar to the Brown Apartments. The style of the exterior detailing, however, has few classically-derived elements and is primarily Jacobethan Revival, given the various colored brick, the half-timbering and molded bases of the orcal windows, and the asymmetrical entrance to the apartment building. The entrance is located at the southeast corner of the structure. The building has an entrance room with fine detailing and a marble stairway. The single doors on either side of the entrance room are bordered by sidelights. This room, which primarily houses the staircase, leads directly into the buildings halls, -- rather than to a larger entrance room with formal waiting area.

While the Bretnor Apartments stylistically differ from the Brown Apartments, they nevertheless share several common features that clearly relate these two structures.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

BIBLIOGRAPHY

Oregonian, 9/10/51; 4/3/42

Oregon Daily Journal, 7/12/24; 4/3/42

Evening Astorian, 9/10/51;

Polk's Portland City Directory

Portland Historic Resource Inventory. 1984.

City of Portland. Building Permit Files.

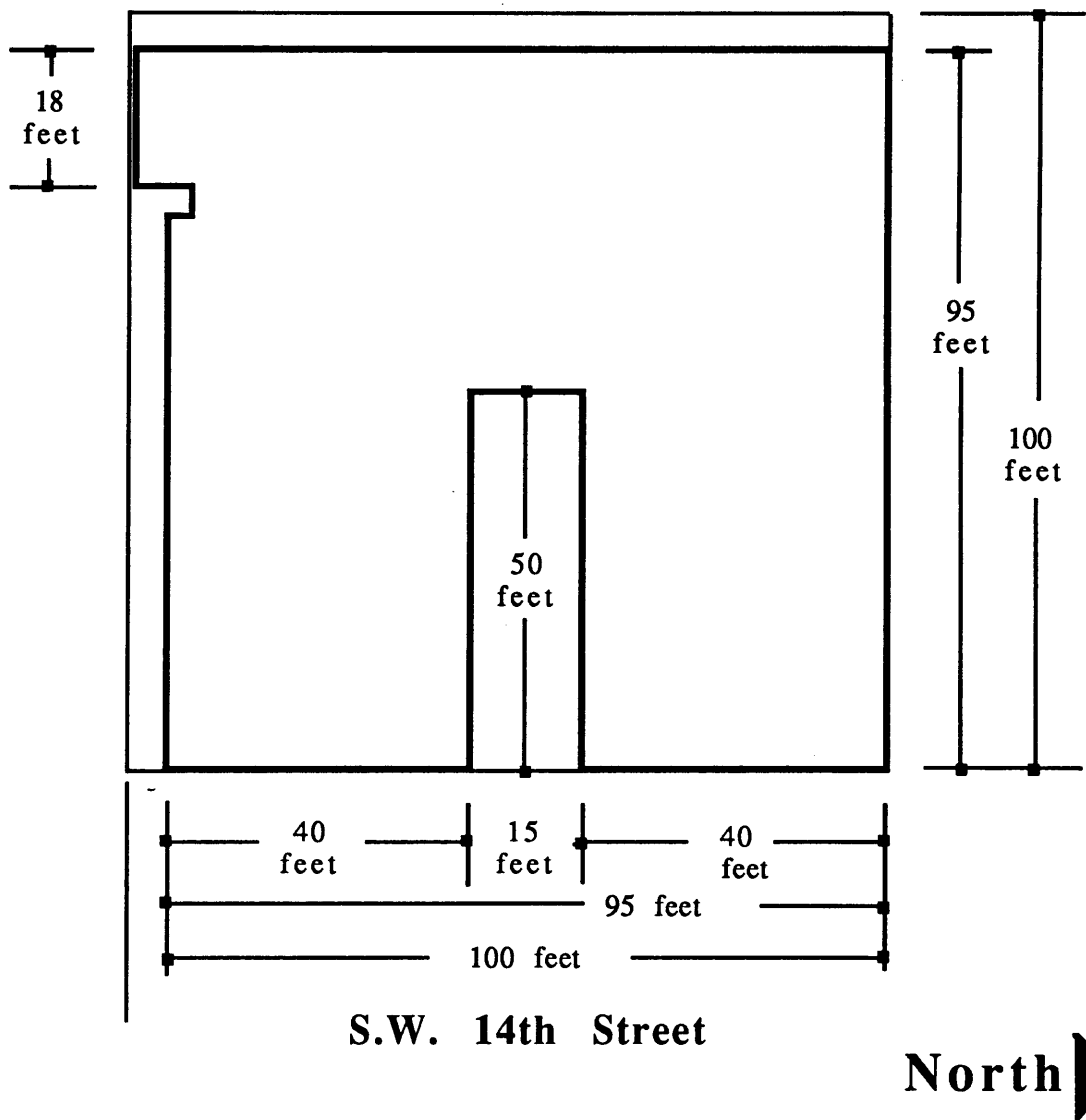
Oregon State Architect Examiners Board. Archives.

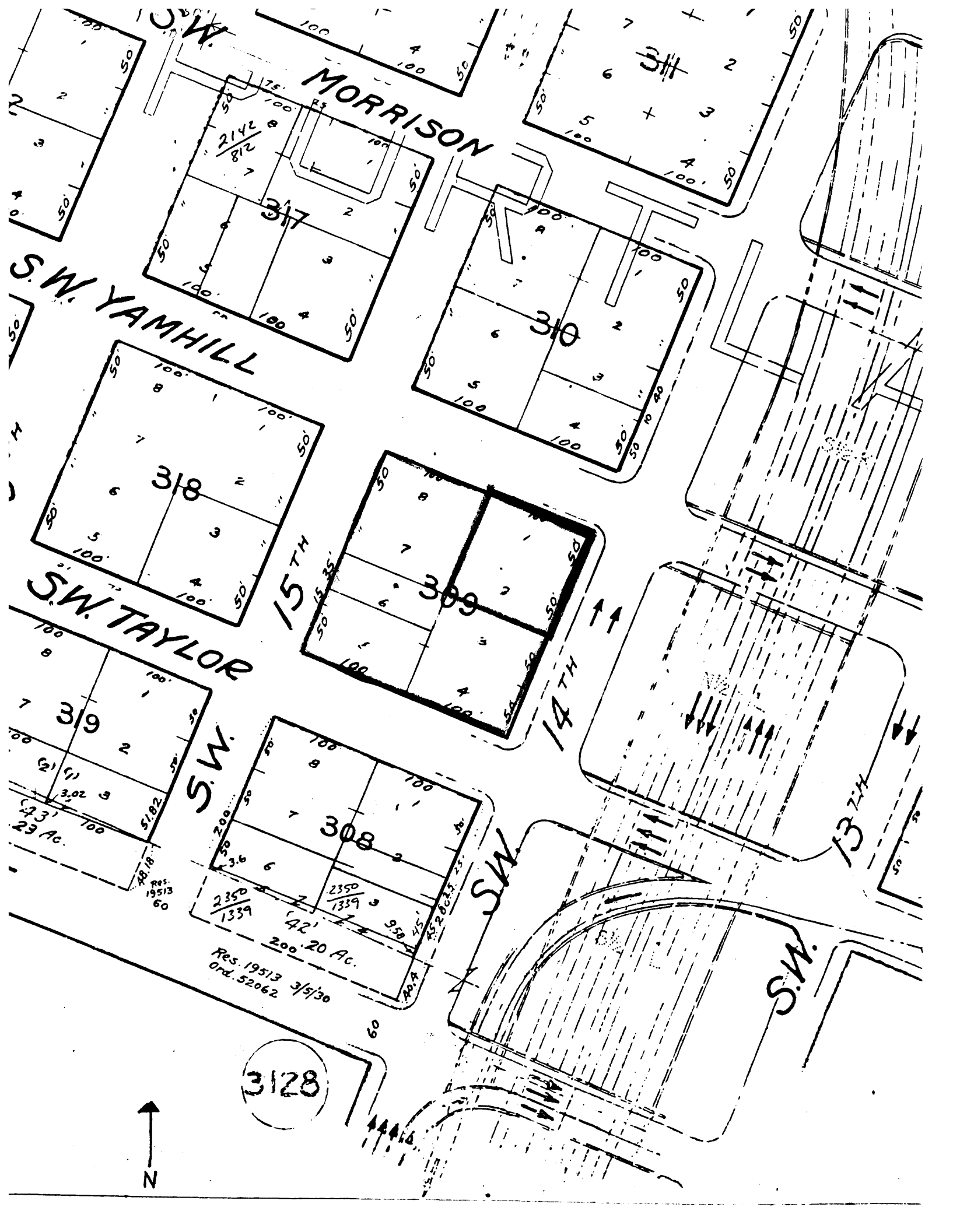
Personal Interviews:

Bernard Carr, former owner, February 25, 1991

John Southgate, City of Portland Planning Department, February 20, 1991.

Brown Apartments Site Plan





MORRISON

S.W. YAMHILL

S.W. TAYLOR

S.W.

S.W.

S.W.



3128

2142
812

317

100' 50' 100' 50'

310

100' 50' 100' 50'

318

100' 50' 100' 50'

309

100' 50' 100' 50'

319

100' 50' 100' 50'

3.02 3

51.82

48.18

Res. 19513

60

308

100' 50' 100' 50'

2350
1339

2350
1339

9.58 451

3520.3 23

42'

200.20 Ac.

Res. 19513 3/5/30

Ord. 52062

