

United States Department of the Interior
National Park Service



625

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Powers, Ira F., Warehouse and Factory
other names/site number Powers Dormitory; Crossroads Square; Convention Center Plaza

2. Location

street & number 123 NE 3rd Avenue not for publication
city or town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97232

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Christine Cum 7-18-11
Signature of certifying official/Title; Deputy State Historic Preservation Officer Date

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:)

For Edison H. Beall 8-31-11
Signature of the Keeper Date of Action

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5. Classification

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

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

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

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

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

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE: Warehouse

VACANT

DOMESTIC: Institutional Housing

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19th/20th CENTURY AMERICAN

foundation: CONCRETE

MOVEMENTS: Commercial Style

walls: CONCRETE

roof: ASPHALT

other: N/A

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Ira F. Powers Warehouse and Factory is located at 123 NE 3rd Avenue in Portland, Oregon. Set on a 1.18-acre steeply sloping bank, the building is three stories on the east and five stories on the west. It was built as an industrial building at the north end of the Central East Side Industrial Center with convenient rail and vehicle access. Designed by architects Claussen & Claussen, the building's relatively simple appearance belies a surprisingly complex design. Completed in 1925, the building may be characterized as late-nineteenth and early-twentieth century American Movements – Commercial Style, but with strong Romanesque and modernist influences. It features a painted concrete exterior with flat roof and decorative cast-stone trim. At the center of the east façade is a two-story mass rising above the parapet that once housed a water tank. Fenestration is regular and generally symmetrical; windows were originally multi light steel-sash. The interior has two structural systems: the north third is reinforced concrete; the southern two-thirds is heavy timber. As built, the building had an open floor plan with wood floors and exposed ceiling rafters. In 1943, the building was converted to defense-worker housing and then reconverted after the war back to warehouse use. In the early 1980s, the building was adapted for office use. The primary alteration at that time was the removal of the multi light windows and the installation of new thermal-pane glass into the existing window openings. Other changes included a new central entrance with canopy on the west facade, ADA access on the south facade, and a new canopy on the east facade. Interior modifications were laid over the structural grid with dropped-tile ceiling hiding the rafters, wall-to-wall carpet hiding the warehouse floors, and partitions dividing the open floor plan. Despite these changes, as discussed below, the building retains sufficient character to convey its historic values.

Narrative Description

Setting

The 1925 Ira F. Powers Furniture Warehouse and Factory is located on tax lots 2600, 2700, and 2800, which is comprised of lots 1-8 of block 68 in East Portland, Multnomah County, Oregon. The parcel is located on the west side of NE 3rd Avenue, which runs north to south, and between NE Couch and Davis Streets, which run east to west.

The building is located on the east side of Portland at the north end of an industrial area that parallels the river and is served by trunk and spur rail lines. The majority of the surrounding parcels, specifically to the west along the river, contain light industrial structures, many of them similar to the Powers building but more utilitarian in design. Raised I-84 and I-5 freeway overpasses run above the area at the northwest, and the Burnside Bridge is located a block to the south. As you move east, away from the river, the land uses become more commercial and residential.

The building is located on block 68, which is bounded on the east by 3rd Avenue and on the west by 2nd Avenue. At the north and south, the cross streets of Couch and Davis Streets terminate at 3rd Avenue and do not intersect Block 68. At the north, Davis Street leads to a curved drive that runs in a general northwest direction to the parking lot along the east. At the south is a small plaza with a steeply downward sloping bank to the west and beyond.

Directly across the street to the east is a vacant and undeveloped parcel; beyond, at the northeast corner of Davis Street and Martin Luther King, Jr. Blvd. is the Union Arms Apartments, a 1908 three-story apartment building. Northwest, at 3rd Avenue and Davis Street, sits a two-story 1920 light industrial building

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approximately 8,100 square feet on a parcel truncated by the I-84 freeway right-of-way. To the west, across 2nd Avenue, is a 1980s warehouse on a two-acre parcel. Further south is a vacant parcel and surface parking lot that abuts the Burnside Bridge. To the north are the freeway right-of-way ramps.

Site

The Powers Warehouse and Factory is located on a parcel that slopes steeply down from east to west toward the Willamette River. The building sits on the east side of the block and the change in elevation transforms a three-story building on the east to a five-story building on the west. The western half of the block is a surface parking lot that extends north and south to adjacent land. There are no character-defining landscape features.

Structure

The warehouse and factory is a 96,000 square-foot building. Built on a slope, it is five-stories on the west and on the east, it rises three stories above grade. For purposes of this study, floor references will be one through five, which means that the main entry (on the east) is at the third floor. The original architectural drawings and the war-time dormitory conversion drawings refer to sub-basement, basement and floors one through three. Structurally, the building is comprised of two systems: the southern seven structural bays on all floors are built of heavy timber on a 20-foot by 20-foot grid, larger than a more traditional 16-foot square grid. The northern 60-feet on all floors is reinforced concrete, combined with a concrete deck that allows a clear span on the third and fourth floors.

Exterior

In form, the building is rectangular, running 200 feet north and south and 100 feet east and west. The building has a primary façade facing east onto 3rd Avenue and a similar secondary façade on the west. The north and south facades are similar in design but reflect the steeply sloping bank. Materials are consistent throughout with a painted concrete skin, decorated spandrel panels, and Romanesque-style pilasters and window hoods. Originally, fenestration was multi-light steel-sash windows; today these are fixed, typically tripartite windows of a dark tint. In general, windows stretched the width of the bays and are rectilinear except at the top floor where they are slightly arched or where paired and feature a round arch head and hood. Sills are concrete. The roofline features a simple flat concrete cornice.

The primary façade is organized symmetrically with strong vertical definition along a central axis. At first blush the design appears somewhat common when in fact it is a rather complicated assemblage. The most prominent feature of the façade is a central tower, approximately 20 feet across. This tower is five-stories tall, rising two-stories above the roofline. It originally housed the building's now removed 30,000-gallon water tank but reads as an occupiable tower. Flanking each side of this tower are "hyphens," slightly recessed and running four bays across. Of these, the outer three bays are 20-feet across while the bay adjacent to the tower is half that width. Finally, the outside bays frame the façade by extending slightly forward and featuring paired windows with Romanesque style pilasters and heavy window hoods. Full-height pilasters and ornamentation emphasize the vertical plane.

The west façade is similar to the east but more utilitarian. It lacks the central tower and reads as a single mass. Originally, the roof featured an electrified west-facing sign that was 60-feet in height and ran the length of the façade. The north and south facades are generally organized in a fashion similar to the west, with dominant flanking outside bays and a single mass three bays across. A prominent belt at the outside bay of the second floor on the north and south of the west facade also helps define the "base," and relates it to the east façade. Again, full-height Romanesque pilasters and sills give the façade vertical definition.

Entries have been modernized. Historically, the east façade had a recessed central entry with a loading dock at the second and fourth bays from the south and a truck entry in the second bay from the north. All but the

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central pedestrian entries were infilled when the building was adapted for a war worker dormitory in the 1940s. The recessed east entry form remains but the doorway is now a modern storefront system with doors typical of the 1980s. The entry also has a modern flat canopy. The west façade has a recessed central entry very similar to the east. On the south is an entry at the same level as the main entry, similar in feel and definition, but also has an ADA ramp to provide access into the building. A modern entry is also located on the north façade at the second floor, a simple modern glass doorway.

Interior

As designed, the factory and warehouse was an open floor plan defined only by the column grids of the structural system. Vertical access was by a stair/elevator at the south-center, a second stair at the center-north of the west façade, and an elevator at the center.

In the 1980s, the building was adapted for office use. As the interior was an open floor plan at the time, the changes were laid over the structural grid with framed gypsum-board partitions, dropped-tile ceilings and wall-to-wall carpet. No significant demolition occurred. The new layout featured a north-south double loaded corridor, office-style lobbies, and connecting corridors at the first floor center west and third floor center east. Over time, office partitions changed as did tenants.

Alterations

The first notable alterations occurred in 1943 when the building was converted to a receiving center and dormitory for war workers. These changes were limited. The dormitory occupied the upper three floors and is best understood as a warehouse for workers. Demolition was limited to enlarging a window on the south façade at the third, fourth and fifth floors to serve as a fire door with fire escapes. Loading dock and vehicle doors at the east façade were infilled with a group of three double-hung windows surmounted on concrete block. On the interior, existing stairs and elevators remained, though an existing central elevator opening may have been adapted into stairs; the World War II plans show this, although an elevator is extant in that space today. Interior changes were minimal: communal barrack-style sleeping areas housing 12-14 workers each were created with partial-height seven-foot high wood partitions attached to the structural columns. Communal showers and toilets were created in a single room on each floor at the west center. On all floors, the floor and ceiling materials and finishes were left existing. The north half of the third floor, which is clear span, was designated as a recreation hall but was not modified in the conversion. Small offices were created off the 3rd Avenue entry door with plaster board. After the war, the building returned to warehouse use; though no documentation exists, it is presumed that the interior partitions were eliminated.

In 1987, the building was adapted for office use. Interior alterations largely lay over the existing fabric. The existing floor was covered with wall-to-wall carpet and in some instances tile. The existing open joist ceiling was hidden by a metal-framed dropped acoustical-tile system. Office partitions were created by gypsum-board with wood framing. The most significant change was the replacement of the steel-sash multi-light windows with single panes of glass. Other changes include adding a canopy and installing new doors at the recessed main entry, building the ADA-access ramps and entry at the south, and the modern-looking entry at the center west.

Photographic documentation of the building is limited. Below is a summary of changes from the building as it exists today against architectural plans. Where changes can be documented by photographs, it is noted; where there is reason to believe construction did not adhere to the drawings that is also noted. To summarize exterior changes:

Windows: On all facades, the industrial-style steel-sashes were removed and new tinted thermal-pane glass installed in the original openings. This is based on photographic documentation.

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East Façade (3rd Avenue): Supported by photographic documentation, the second bay and fourth bay from the south were originally raised loading docks flush with the building face with sliding wood doors covered by flat metal awnings. In the dormitory era, the doors were removed and a window installed. In the 1987 modernization, the opening was infilled to mimic the typical ground floor window condition, though the original opening size can be discerned in the spandrel panel above.

The recessed main entry at the center is intact in form but has a new door with sidelights and transom. It also has a flat marquee that extends from the building face. Both of these elements were installed in the 1987 modernization.

The second bay from the north was originally a vehicular entrance with what appeared to be sliding wood doors. Similar to the south, this opening was transformed into a window during the dormitory conversion. In the 1987 modernization, it was infilled to mimic the typical ground floor window condition, though again, the original opening size can be discerned in the spandrel panel above.

West Façade: Supported by photographic documentation, the second and sixth southernmost bays originally had a sliding wood loading dock door with a narrow three-light wide window to the north. At some point, likely in the 1987 modernization, these openings were infilled to mimic the typical ground floor window condition. Additionally, in the 1987 modernization, the current recessed opening with canopy was created in the fifth southernmost bay which had been a typical ground floor window.

South Façade: Documented by photographs, by the late 1930s, a metal fire escape was located in the second bay from the east on floors three through five. In the war-time conversion, the third bay from the east (center bay) was modified with the spandrel panel being cut and the window modified to create a fire escape door with a stair and a ramp leading to Third Avenue. After the 1987 modernization, both exterior stairs had been removed and the center bay windows infilled to return the spandrels to their original appearance. Also in the 1987 modernization, the center bay at the third floor was modified to create a recessed entry with ADA ramp.

North Façade: No photographs of the north façade exist and the existing condition suggests that doorways were not constructed as detailed by the original architects. Regardless, against those original plans, the westernmost bay originally had a man-door with a three-light window to the west. At some point, this doorway was infilled. The second westernmost bay at the second floor had sliding wood doors similar to a loading dock. At some point, the sliding doors were infilled. Today, in this bay, there is a modern doorway at the east with a concrete bulkhead surmounted by windows at the west.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

INDUSTRY

POLITICS & GOVERNMENT

Period of Significance

1925-1933, Used as factory and warehouse

1943-1945, Used as war-time housing

Significant Dates

1925, Date of Construction

1943, Conversion to war-time housing

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Claussen & Claussen

Period of Significance (justification)

The Period of Significance is that span of time during which the property served as the warehouse and factory for the Powers Furniture Company, and separately the years during which it was used as a dormitory for World War II defense-workers.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Ira F. Powers Warehouse and Factory is located at 123 NE 3rd Avenue in East Portland. The heavy-timber and concrete Commercial-style building was built in 1925, on a 1.18-acre site north of the East Portland industrial district. Designed by the Portland architecture firm of Claussen & Claussen, the building was a factory and warehouse for the pioneer Portland furniture company of Ira F. Powers. During World War II, the building served as barracks-style housing and reception center for defense-workers.

The building is locally eligible for listing on the National Register under Criterion "A" in association with the City's once-prominent furniture industry. In the first decades of the Twentieth Century, Portland aspired to be the "Grand Rapids of the Pacific" and largely fulfilled that aspiration. By the mid-1925, furniture making was considered one of Portland's leading industries. Sadly, the industry withered from the 1930s on. Today, that heritage is largely forgotten and few remnants of the industry remain. The Powers building is associated with the City's longest-surviving furniture firm, dating back to the 1860s. The building today is perhaps the most prominent and intact building resource from the City's furniture industry.

The Powers building is also locally eligible under Criterion "A" within the Historic Context statement "The WWII Homefront in Portland-Vancouver: Defense Workers Housing Projects" as the worker receiving center and the only extant war-time defense-worker housing in the City. Few events have had a greater transformative impact on Portland than the massive influx of war workers from around the country in 1941-43. In that short period, the City grew by a third and housing was in extremely short supply. The Housing Authority launched 17 projects. These ranged from permanent to temporary units, and from single-family structures to dormitories. In 1943, the agency converted the Powers warehouse into housing for 498 defense-workers men, providing barrack-style beds and communal showers, but no food and no privacy. Today, within that historic context statement, only three resources are known to remain. Of these, the Powers Dormitory is the only resource with sufficient integrity to convey the historic values.

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

The Powers building is significant as one of the last major remnants of the city's once-prominent furniture industry. It was constructed in 1925 as a warehouse and factory for the Powers Furniture Company. At the time, Portland considered itself the "Grand Rapids of the Pacific" with an industrial output of \$6,000,000. Although not the largest furniture enterprise in the city, Powers was the oldest. It was also one of the larger and lasting enterprises within the industry. As constructed, the warehouse illustrates the industry's aspirations and sophistication. The building is also one of the last remaining resources associated with the industry. No furniture manufacturing-related resources are presently included in the National Register and most of these buildings have long since disappeared. Of the 26 furniture makers in business in 1935, 15 of those structures have been demolished. Of the larger manufacturers, only three remain: Powers, Doernbecher, and Barnard. The Doernbecher site has been adapted as a storage building. The Barnard Furniture site is now part of the Widmer Brewery. Both have substantially less integrity than the Powers building.

The building is also significant as a remnant from Portland's World War II home-front experience. In 1943, the building was converted to a war-time reception center and defense-worker dormitory. Illustrating the size of the housing shortage, the Housing Authority of Portland converted the building into a warehouse for workers. Modifications were limited to partial-height wood partitions along the structural grid to create "rooms" of 14-16 beds with the warehouse floors and exposed rafters. A clear span area on the third floor north was dedicated for "recreation" but with few changes. Showers were communal and the building had no food service. The Powers Dormitory was one of three dormitories built in the Portland metropolitan area, the other two being new construction. It is the only one that remains. The World War II housing crises and development is detailed in the 2003 Historic Context statement "The WWII Homefront in Portland-Vancouver: Defense Workers Housing Projects: A Historic Context Overview."

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Developmental history/additional historic context information (if appropriate)

History of the Resource:

Powers Furniture Company: Until it closed in the late 1930s, the Ira F. Powers Furniture Company was the oldest furniture company in Portland and one of the oldest on the west coast. Ira Powers was born in New York in 1831. Orphaned at age 12, he supported himself first in farming. In 1852, at the age of 21, he sailed to San Francisco via Cape Horn and began working in the California mines. He arrived in Portland in 1865 at the age of 34. With A. Burchard, he set up a second-hand furniture store in 1866 at 145 First Street. The successful store was destroyed seven years later in the Great Fire of 1873. Following the fire, Powers opened a new store at 189 First Street on Portland's "Main Street". Continued growth prompted Powers to move into a larger store, first at 140 First Street, and then in 1881 to First and Taylor Streets at 189-91 First Street. Gradually, his enterprise grew into adjacent structures, eventually offering 40,000 square feet on three floors for his retail and wholesale operations.¹

Powers began manufacturing furniture in 1874. Initially, he was a part owner in "Donly, Beard & Powers" in Willsburg, Oregon (east of today's Sellwood). In 1876, he sold his interest and established the "Ira F. Powers Furniture Mfg. Co." on leased property at Front and Jefferson Streets. Three years later, he purchased the block at Montgomery Street between Water and First Streets and established a new factory. Fires destroyed the factory in 1882. He sold the land to the railroad and built a new, larger manufacturing establishment further south along the west bank of the Willamette River at Multnomah Street. Partially built on pilings, that factory consisted of five buildings and employed 40 workers who produced furniture from logs. Floods in 1892 washed the factory away. The following year, Powers capitalized the company at \$100,000 and rebuilt – only to be washed away again in the 1894 flood. After the 1894 flood, Powers built a new factory at Macadam and Lowell Streets.²

From the outset, Powers envisioned a vertically integrated enterprise. At his factory on the river, he secured locally harvested logs. The on-site sawmill transformed these logs to lumber, seasoned in his kilns. From this lumber, and with imported Asian hardwoods, he built both furniture and frames. He also supplemented stock with unfinished furniture and frames from other manufacturers, finishing or upholstering the pieces to customer requirements at the store or warehouse. And he supplemented stock with home décor items from other manufacturers in order to provide a complete array of products. Powers was also an investor in other furniture manufacturing companies, most notably the Oregon Furniture Manufacturing Company, organized by William S. Ladd. The broad approach was unusual; more typically, individual businesses specialized in one or more aspects of the industry. For example, a business might manufacture only chairs, or only provide refinishing or upholstery services.³

Powers carried a full line of home décor. He sold sofas, armchairs, rockers, settees, and chaise longues. He sold chests, cabinets, sewing cabinets, tables, chairs, end tables, and smokers. He also carried carpets, baby carriages, bed linens, lamps – even wagons, dolls, and baseball gloves. Powers both sold and rented furniture for patrons. He also sold and leased furniture for businesses and hotels. And to help facilitate sales, he provided credit and free delivery. When rented or leased furniture was returned, he refinished or reupholstered the merchandise for resale.

In 1902, Ira Powers died and Power's 30-year old son, Ira Powers, Jr., took over the business. The younger Powers had been active in the trade for almost a decade. From the age of 17 to 20, he worked in the store. In 1893, he established his own store in La Grande, Oregon but returned to Portland the following year. He then worked as a understudy at Haywood Bros. & Wakefield, another Portland furniture manufacturer, passing through each department and becoming familiar with each aspect of the business. Once this apprenticeship

¹ Oregon Journal, December 24, 1916, Section 2.

² Ibid.

³ E. Kimbark MacColl, Merchants, Money & Power (Portland, OR: The Georgian Press, 1988), p. 176.

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was completed, Haywood Bros. & Wakefield sent Powers on the road throughout the Pacific Northwest as a salesman, traveling by rail, river boat, stages, and buggies. Shortly before his father's death, Powers had rejoined the family business.⁴

The ensuing decades would be years of substantial growth and change. To adapt, the concept of "log to furniture" was jettisoned. The factory with its sawmills, kilns and lumber storage was sold and operations relocated to the Buckman Building at Burnside and Union Avenue (now Martin Luther King, Jr. Boulevard).⁵ In 1911, Powers erected a six-story, 60,000-square-foot retail store at 3rd Avenue and Yamhill Street. Initially, Powers was only to occupy the lower four floors but by the time the building was complete, the store took up the entire square footage. The company also continued to use the First Street store as warehouse and added work space.⁶

As with other retailers of the era, Powers focused intensely on destination marketing with sales, full-page advertisements, and displays. In 1916, the company bought the entire second section of the Oregonian to promote its celebration of the company's 50th anniversary. Powers was innovative, such as developing a drapery and interior-decorating service for his customers. He also played a leadership role with downtown merchants in World War I Liberty Bond rallies, Community Chest commitments, and was active in the Chamber of Commerce.

Powers Warehouse and Factory: The direct impetus for the new warehouse and factory came in 1922 when Portland voters passed a \$4 million bond to construct a new Burnside Bridge. The new bridge called for widening Burnside, and that would result in demolition of the Buckman Building where Powers' operations were based. Powers used the occasion to realign and modernize the company's operations. With the development of rails and roads, improved industrial technologies, and increased competition from mail-order stores, successful furniture manufacturing no longer started with the log but with lumber, and more often, from unfinished and partially completed frames. Hence, the new facility would need space for upholstery, finishing, assembling, as well as storage for both raw materials and finished goods. It would also require easy access for both rail and delivery trucks.⁷ Powers envisioned that the new warehouse would be a springboard for regional retail expansion. Within two years, Powers would either have a store or alliance with furniture retailers in Salem, Eugene, The Dalles, and Marshfield (Coos Bay).

On December 31, 1924, the company announced that it purchased the present site. In planning the new facility, Ira Powers, Jr., toured furniture factories and warehouses around the country. The intent was to incorporate as many innovations as possible to create a state-of-the-art facility.⁸

Powers hired Portland architects Claussen & Claussen to design the building. The firm was comprised of two brothers, H. Fred Clausen and William E. Claussen. In 1908, the brothers arrived in Portland from Chicago. Fred Claussen died in 1942; his brother continued the firm until his death in 1953. Their practice was broad and included most building types. Early projects included the 1911 Willmar Apartments (2260 NW Everett Street) and the 1912 Bretnor Apartments (931 NW 20th Avenue). Around the time of the Powers Warehouse, the firm also designed the 1925 Roosevelt Hotel (1005 SW 9th Avenue), the 1926 Portland Van & Storage Building (407 NE Broadway), and the 1928 Loyalty Building (317 SW Alder Street).⁹

For project management, they hired William Morgan. Morgan, who developed the 1913 Morgan Building, was well regarded as a developer in the years following the Lewis & Clark Exposition. Kentucky-born, he arrived in Portland in 1896 as the district manager of Pacific Mutual Life. In 1904, Morgan struck out on his own, selling

⁴ Ibid., Oregon Journal, February 28, 1933, p. 1, Oregonian, February 28, 1933, p. 1, Joseph Gaston, Portland, Oregon: Its History and Builders (Chicago, IL: S. J. Clarke Publishing, 1911), pp. 584.

⁵ Oregon Journal, June 12, 1932, page 1-8; Oregonian, June 15, 1941, p. 22.

⁶ Heritage Consulting Group, "The Directors Building" research file; Oregonian, December 25, 1910; December 1, 1913.

⁷ Oregonian, December 20, 1923, p. 12.

⁸ Oregonian, December 31, 1924, p. 6.

⁹ Richard Ritz, Architects of Oregon (Portland, OR: Lair Hill Publishing, 2002), pp. 79-80.

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insurance and leveraging proceeds into real-estate and construction. Morgan was responsible for Portland's first apartment building, the (now demolished) Jefferson, in 1904. Eventually, he built 40 apartment buildings and a half-dozen office buildings, all managed by his company. In total, the Morgan portfolio was worth \$3 million. Morgan was also familiar with the furniture business, building and running the short-lived Morgan-Atchley Furniture Company at 439 SE Grand in 1910. However, in 1917, when the real-estate market collapsed in Portland, he found himself in arrears and declared bankruptcy. Morgan left Portland for Detroit and then Lorain, Ohio, and finally Los Angeles. In 1924, he returned to Portland to team with contractor W. S. Dinwiddie. Morgan's first and only project upon returning to Portland was the Powers factory.¹⁰

The site was an odd one due to its odd topography; specifically the deep slope down from 3rd Avenue. The block was occupied with single-family homes on the eastern half as early as 1889; however, the western half sloped down to wetlands and was undeveloped. Adding to site-development challenges was a rail trunk line and embankment that ran along 2nd Street N. (today 2nd Avenue). As it turned out, these challenges became opportunities.¹¹

Excavation on the site began June 10, 1925. By this time, a rail spur line ran through the middle of block; this line connected at the south to the trunk line just below Burnside, and at the northeast past Grand Avenue and Flanders Street. Excavation was completed within a week and construction by the end of October. The entire project cost \$250,000 and contained 96,000 square feet of space. The Powers building was Portland's ninth most expensive project of 1925.¹²

The site was surprisingly shrewd and the design particularly targeted. With its own rail siding on the west, the company had convenient access to both rail and steamer shipping and receiving. Three truck docks on the east provided convenient road access to both sides of the river. To accommodate the multiple uses, the building had two structural systems: the southern seven structural bays were built of heavy timbers on a 20-foot by-20 foot grid, larger than a more traditional 16-foot square grid. This open floor plan allowed Powers maximum flexibility at a time when furniture manufacturing was still largely an artisan craft. By the 1920s, work involved building out or refurbishing pre-fabricated frames with finishes and upholstery according to market or customer requirements. The open floor plan allowed receiving, work stations, and shipping to be adjusted to demand. The northern 60 feet was reinforced concrete with a clear span allowing vehicle access for loading at the ground level, and for heavy load storage (e.g., rugs) on the upper floors. Full-bay windows in each bay on each floor created both maximum natural light and ventilation. The reinforced concrete construction supported a more fireproof environment. To further support a fireproof environment, the building had a 30,000-gallon water tank on the roof. This tank fed a sprinkler system that ran through the building. To minimize water damage in the event of fire, the floors were slightly sloped and each bay of each floor had a scupper.¹³

Still, as an industrial building, the Powers factory/warehouse was far removed from its pure utilitarian requirements. The skin was painted concrete with decorative concrete spandrel panels, Romanesque-styled pilasters, and window hoods. The facades were organized with a strong sense of symmetry, well balanced and accented by the two-story water tower enclosure. The final product was a demonstration of substance similar to the 1921 Montgomery Ward warehouse; given Powers' competition with the mail-order store, it may not be by accident that Powers capped his building with an enormous metal and wood framed rooftop sign. That sign was 200-foot long and 60-foot tall. With bright neon lighting in two lines, the first roughly double the size of the second, it spelled out "POWERS" over "FURNITURE." At the south was a 60+ foot image of a goose, the Powers furniture logo.¹⁴

¹⁰ Heritage Consulting Group, "Morgan Building" research file.

¹¹ Sanborn Maps, Portland, Oregon.

¹² Oregonian, April 13, 1925; Oregonian, October 4, 1925, p. 17; Portland Telegram, October 10, 1925, p. 7; Oregon Journal, June 17, 1932, p. 6.

¹³ Oregonian, October 4, 1925, p. 17; Oregon Journal, October 4, 1925, p. 5, 24; Portland Telegram, October 10, 1925, p. 7.

¹⁴ *Ibid.*; the exact source of the logo is unclear though the type of goose depicted traditionally symbolizes social responsibility within community and strong familial bonds.

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The 96,000 square foot facility – one of the larger ones in the city at the time - opened on October 4, 1925. Unfortunately, like so many retailers and businesses, Powers suffered during the Depression years. In particular, the company's practice of easy credit on account hurt them, and the expansion to other cities was not timely. Still, Powers remained one of the city's retail leaders, doubling its Community Chest contribution in 1930. At the same time, he purchased 8.5-acres on the west bank of the Willamette near Sellwood Bridge, donating it to the city as a park in his father's memory.

In 1932, Powers sold the retail operation to his employees so as to concentrate on manufacturing and wholesaling, which was headquartered at this facility. Sadly, the 61-year-old Ira Powers, Jr. died suddenly of a heart attack soon after in February, 1933. To honor the business and civic leader, the City Council ordered flags to fly half-staff. He was eulogized in the Oregon Journal: "The name of Powers is almost synonymous with Portland . . . Mr. Powers and his father . . . had together made a business record that bulks large in the commercial and civic history of Portland"¹⁵

After Powers' death, the retail store continued to use the warehouse for storage and shipping but the manufacturing element atrophied and eventually dissipated. Later in the decade, the Powers warehouse was subdivided. Tenants included Appliance Wholesale of Oregon and then later Kelvinator, which distributed refrigerators, stoves, and washing machines.

World War II: Shortly after, the building's history took a unique turn when it became a receiving center and dormitory for war-workers. In September, 1941, Portland began to transform into an enormous shipbuilding center. Fueled by aggressive recruiting drives sponsored by Kaiser's industries, new workers arrived in a steady stream. By 1944, the metropolitan area's population had grown by 146,000, an increase of 32 percent over the 1940 census.¹⁶

This sudden and unplanned growth strained public facilities. One particular crisis was housing. Portland's housing authorities pushed through dozens of projects to provide living space for the new workers. In July, 1942, 4,900 apartment units were under construction while authorities pled for local homeowners to rent out vacant space.

The most extreme form of emergency housing was the dormitory. Three dormitories were built: The first and largest was "Hudson House and Columbia" project in Vancouver. Designed by A. E. Doyle & Associates, it was located near the Kaiser shipyard and had nearly 10,000 beds. In Portland, the Bellaire Dormitory, at NE 47th and Cornfoot Road, housed 66 men and 44 women. Named Bellaire Court, it was designed by Lawrence, Holford & Allwyn.¹⁷ These two projects were new construction, designed and built to their specific purpose. In contrast, the conversion of the Powers warehouse was an expedient and essential conversion providing 498 beds. The reception lobby was located just off the main east entry with access to the recreation hall located in the clear span 60-foot by 200-foot area that previously served as loading and shipping docks. The area to the south was subdivided into eight large rooms, each with 10-14 beds. Partitioning was achieved by nailing seven-foot tall boards to the structural grids. Throughout, the factory's wood floors and open ceiling joists remained. A central lavatory with communal showers was installed at the center west; to save time and money piping was generally exposed. The other floors were nearly identical with 17 large rooms of typically 14 beds, toilets at the center west. It was emergency housing to an extreme, simply a place to sleep and shower. There was no privacy. There was no food service. Apart from the open recreation hall, there was no place to socialize. And given the structure, it was probably not comfortable; it was a warehouse for people. With the reception center, Powers served as a first and last resort for war-time housing – but it illustrates how severe the war-time housing shortage was.¹⁸

¹⁵ Oregon Journal, June 17, 1932, p. 6; Oregon Journal, March 1, 1933, p. 8.

¹⁶ George Kramer, The WWII Homefront in Portland-Vancouver: Defense Workers Housing; Carl Abbott, Portland: Planning, Politics and Growth in a Twentieth Century City, (Lincoln, NE: University of Nebraska Press, p. 125-145.

¹⁷ Ibid.

¹⁸ Ibid., Stanton & Johnston, Conversion for War Housing, ORE.-35202 architectural plans (no date).

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Postwar: After the war, the Powers Dormitory was decommissioned. By 1950, Sears & Roebuck acquired the property for use as a warehouse to support its nearby store at 524 SE Grand Avenue. By 1955, it was owned by Maryland Pacific Cone, an ice cream cone manufacturer; Maryland Pacific Cone remained in the building for over two decades, although the space was also subdivided and leased to other businesses.¹⁹

By the early 1980s, the building was largely vacant. In 1982, developer Hans Hoeck acquired the property and adapted it for office use at a cost of \$3.1 million. Named Crossroads Square, work at that time included minimal demolition, replacing windows and framing office space within the structural grid using gypsum-board. Acoustical dropped-tile hid the open joists while carpet covered the industrial floors. A new elevator cab was installed in the existing shafts.²⁰

Historic Significance

The Ira F. Powers Factory and Warehouse is eligible for listing on the National Register under Criterion "A" in association with the city's once-prominent furniture industry. It is also eligible for listing under Criterion "A" within the 2003 Historic Context statement "The WWII Homefront in Portland-Vancouver: Defense Workers Housing Projects: A Historic Context Overview" as the worker receiving center, the only extant dormitory-style World War II defense housing in the metropolitan region, and one of three war-time housing resources remaining.

Criterion A: Industry

The Powers building was constructed in 1925 as a warehouse and factory for the Powers Furniture Company. At the time, Portland considered itself the "Grand Rapids of the Pacific," with an industrial output of \$6,000,000. Although not the largest furniture enterprise in the city, that honor being held by Doernbecher, Powers was one of the most significant and lasting few within the industry. As constructed, the warehouse illustrates both the aspirations and the sophistication of the furniture industry in the city.

Until it closed, Ira Powers was the city's oldest furniture company, dating to 1866. The second half of the nineteenth century was a good time to start a furniture business. The city was growing rapidly. In each of the decades from 1860 to 1900, the city's population at least doubled. This translated to household demand, but also demand for furnishings from businesses, hotels, churches, schools, and others. With the riches of nearby forests, Portland was a relatively well-off town; by 1878, land holdings were assessed at \$18 million. The 1873 Samuel's Directory of Portland and East Portland claimed "there is probably no class of businessmen in any city in the United States with a population of 12,000 that has so many firms of solid wealth." It was an era too when successful Portlanders traded up from a smaller to a larger house.

Other factors made the furniture business good. Raw materials were easily accessible, whether oak, fir, cedar, pine, ash, or other. Being a port city, imported woods were also available, such as walnut or mahogany. In-migration meant a ready supply of laborers, and furniture making was sufficiently diverse to accommodate artisan, apprentice, and manual laborer.²¹

Also important, furniture flourished in the latter half of the nineteenth century because of social shifts in the late Victorian age. "Because people believed in furniture. They believed that it expressed important truths about them as individuals, about their personality and character, about the quality of their lives, and about the level and nature of their civilization . . . living the good life meant living with good furniture."²²

¹⁹ Polk Portland City Directory.

²⁰ Oregonian, March 10, 1982, p. B-9.

²¹ Oregonian, September 19, 1874; p. 3; MacColl, Merchant, Money & Power, pp. 182-183.

²² Christian G. Carron, Grand Rapids Furniture (Grand Rapids, MI: The Public Museum of Grand Rapids, 1998), pp. 7-19.

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Two particular aspects of Victorian culture stand out: the rise of gentility and the ideology of domesticity. "The rise of gentility means the process by which more and more Americans lived in a style and with possessions formerly associated with the aristocracy, with the gentry." "The ideology of domesticity refers to the belief system that confined women to homes while simultaneously assigning to domestic environments paramount importance in the shaping of character and behavior." Good furniture meant good morals. Both factors encouraged increased sales of furniture.²³

Another facet of refinement that was helpful in selling furniture was the gradual replacement of shared objects with objects for individual use. For example, benches gave way to individual chairs. This trend also expressed itself in larger houses with specialized rooms. Cramped quarters gave way to larger houses. A single social space became three rooms: parlor, library, and dining room. Having one's own bedroom became distinguishing. And each room required appropriate furnishings.

Finally, the era embraced an aesthetic of denseness. The wealthy of the past often had not only objects of fine design and impressive execution, but they often had a great many of them.²⁴

Yet, as Powers learned repeatedly, the furniture industry was one of risk. Fire was a natural enemy. Sawdust was prevalent, as were flammable fluids for finishes. Buildings were wood, often on pilings. While fires often were accidental, angry workman could and did seek revenge with arson. Interestingly, flooding too was a risk. Most early furniture manufacturers operated on the "log to furniture" principle with their own sawmill. Sawmills were then powered by water, and the major furniture factories were initially located along the Willamette River. Thus, despite the opportunities, the attrition rate for furniture makers was high.

By the turn of the century, the city had 38 furniture manufacturers and dealers. Some specialized, such as R, Kohara & Co., which concentrated on rattan. Some targeted the wholesale market, such as Columbia Chair Company, located in south Portland away from downtown. But Powers was more typical, manufacturing and selling its own furniture, supplemented by select other merchandise manufactured by others. Enterprises varied in size, from small storefront operations to large complex operations. The dominant manufacturer of the day, Doernbecher, which had relocated from Chehalis, employed 200 men and shipped an average of 40-carloads a day. Powers was one of the largest with a 40,000 square foot three-story retail store and a three-acre waterfront factory with seven buildings that accommodated a sawmill, kiln, planing shop, cabinet shop, finish shop, storage, and shipping. In 1911, Powers expanded its operations with a six-story retail building at Yamhill Street and 3rd Avenue.

These trends – population and economic growth combined with a social embrace of the house and its furnishings as a statement of civility – continued into the twentieth century. And so too did the growth in Portland's furniture industry. By 1910, the number of firms had nearly doubled to 70. This growth included the arrival of out of state firms, such as Carman Manufacturing and later the Grand Rapids Showcase Company. It included specialization, such as Parelius Manufacturing Company, which concentrated on store cabinetry and the Oregon Chair Company which manufactured reed furniture. It also included a large number of start-up shops located typically in a 5,000 or 10,000 square foot one-story masonry building. By 1921, the number of businesses had grown to 120; by 1930, 138.²⁵

As early as 1912, the Oregonian was claiming "the greatest revenue producing industry in Portland's varied field of commerce is our furniture industry. Portland today is the principal furniture manufacturing center of the Pacific Coast. The wonderful increases in the output of her furniture factories and the vastly improved quality of their product warrant the title of 'Portland – The Grand Rapids of the Pacific Coast.'"²⁶ By 1915, it was estimated that the industries annual payroll was more than \$1 million and its yearly output was valued at \$3

²³ Ibid.

²⁴ Ibid.

²⁵ Polk Portland City Directory, Oregonian, July 11, 1920, p. 28

²⁶ Ibid.

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million.²⁷ On a national basis, Oregon ranked second in furniture manufacturing, with a volume of business at \$5.5 million. Five years later, the city's output had doubled in valued to \$6 million. This production placed Portland first among all cities west of Chicago and St. Louis. "Portland is now the dominant city in the western furniture trade."²⁸

The manufacturers' themselves were not complacent. Organized as the Northwest Furniture Manufacturers and Jobbers Association, they routinely sponsored exhibitions for trade buyers. These shows, which filled four floors, included full-scale room mock-ups, as well as vendor displays. As a group, they also battled against the mail-order houses, sometimes colluding and refusing to do business with them. They also were active in national trade organizations; Ira Powers himself was appointed by the National Furniture Board to its advertising committee to lead its "National Home Furnishings" campaign.²⁹

By the end of the 1920s, the industry in Portland had begun to wane. Despite falling lumber prices, the number of furniture manufactures had dropped to 33 by 1930, to 27 by 1935 and to 23 by 1940. Many of the elements that drove industry growth had changed. Population stabilized; from 1920 to 1930, the city grew by 16 percent and by only 1 percent the following decade. Residential real-estate development was more and more characterized by neighborhoods such as Parkrose, comparatively smaller bungalows needed substantially less furniture. Aesthetically, efficiency replaced opulence and the density of households goods that characterized the Victorian era passed. Business development was increasingly driven by national corporations, many of whom did not buy locally to stock their hotels and offices. National competitors such as mail-order houses and chains, many of whom the Portland firms had battled against, strengthened their foothold in the Pacific Northwest, best characterized by the million-square-foot Montgomery Ward warehouse built in 1921 in northwest Portland.³⁰

Certainly too, national events dampened consumer and business spending. The Crash of 1929 and the ensuing Depression hurt sales. Many retailers who extended credit for sales found themselves overleveraged as customers defaulted. In the worst cases, such as the Cohn Brothers located in Buchanan Building, the business collapsed and closed. Such a financial failing then rippled through to wholesalers and then manufacturers. By the mid-1930s, the city's aspirations of being the "Grand Rapids of the Pacific" had faded and the industry receded.

Comparative Analysis of Furniture-related Resources: National Register resources in Portland that relate to a particular industry are few. Examples include the American Can Company Complex (2127 26th Avenue), Montgomery Ward & Company Warehouse (2741 NW Vaughn Street), John Deere Plow (215 SE Morrison Street) and Jantzen Knitting Mills Company (1935 NE Glisan Street) and the Lane-Miles Printing Plant (1539 NW 19th Avenue).

None exist that relate to the city's furniture-manufacturing industry. The Enterprise Planing Mill (50 SE Yamhill Street) is listed, though as the nomination describes, the mill relates more to the city's lumber industry. The Frank Doernbecher home (2323 NE Tillamook), who was president of the largest furniture manufacturer in the city, is listed, but noted only for its architecture and his charity in creating the Doernbecher Children's Hospital; little mention is made of the industry from which his wealth came. The Ira F. Powers Building (804-10 SW Third Avenue), the company's 1911 six-story retail building, is listed. So too is the Morgan-Atchley Building (439 SE Grand Avenue) as part of the East Grand Avenue Historic District, though as with the Doernbecher House, scant mention is made of the furniture industry.

In looking at the 27 furniture makers in business in 1935, 15 of those sites have been demolished. Of the larger manufacturers, only the Powers, Doernbecher, and Barnard sites remain. The Doernbecher site is at

²⁷ Oregonian, January 1, 1914, p. 8, December 28, 1914, p. 1, January 1, 1915, p. 4.

²⁸ Oregonian, October 13, 1916, p. 13; December 24, 1916, Section 2; January 1, 1917, p. 69; January 1, 1918, p. 39; December 29, 1920, p. 18; December 11, 1921, p. 6.

²⁹ Oregonian, August 10, 1920, p. 8; August 16, 1920, p. 5; January 1, 1921, p. 4.

³⁰ Polk Portland City Directory.

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1100 NE 28th Avenue and has been adapted as a storage building. The Barnard Furniture site is at 2412 N. Interstate and is now part of the Widmer Brewery.

The remaining extant buildings housed smaller operations. They were either located in a quarter-block masonry building or a storefront. Examples of the first include Johnson Furniture, which was located at 2126 SE Division and Mayson Overstuffed, located at 5606 SE Foster Road. An example of the storefront operation is Acme Wood Products, which operated out of a storefront at 907 SW 3rd Avenue.

Many of the other prominent names in history of Portland furniture manufacturing, like Powers in the 1900s, were located along Macadam Road south of Portland. These companies included Columbia Chair, Oregon Furniture Manufacturing, Oregon Chair, Freeland Furniture, and Carman Manufacturing. All of these resources are gone.

Of the three larger facilities, only the Powers site has been evaluated for integrity. A cursory exterior assessment suggests that perhaps the Doernbecher site retains sufficient integrity; however, isolated by the Banfield Highway and MAX line, there may be questions relating to setting and feel. The Barnard site appears to have been substantially altered as part of its integration into the Widmer Brewery operations.

Criterion A: Politics and Government

The Powers building was converted in 1943 as a World War II defense-worker receiving center and barracks-style dormitory. A full description of the war-time housing challenge is detailed in the National Register context statement, "The WWII Homefront industrial development in the Portland-Vancouver." The document was prepared by George Kramer on behalf of the Housing Authority of Portland as part of the Section 106 requirements for the redevelopment of Columbia Villa. That document, reviewed by SHPO and the National Park Service, recommended that "individual defense workers housing projects that remain in the area and that have documented associations with these events that shaped the Portland-Vancouver areas during WWII should be considered eligible for the National Register under Criterion "A".

It is perhaps today difficult to grasp the transformative nature of the World War II home-front in Portland and elsewhere. It was a time of considerable social upheaval. The attack on Pearl Harbor ignited patriotism that led most able-bodied men to serve in the Armed Services. As workers left for combat, demand for replacements brought women into the workplace by the thousands. So many assumed traditionally male jobs, "Rosie the Riveter" became a cultural icon. The demand for war workers also meant that racial barriers changed and African Americans took up work just previously considered beyond their capacity by some white employers. At the same time, the war ignited fears, resulting in the forced relocation and internment of Japanese-Americans living on the West Coast. Rationing, air-raid drills, and war-bond rallies all brought the war home to everyone.

Over this backdrop war-related shipbuilding in Portland exploded the city's population, flooding the city with newcomers who overstretched the city's housing capacity. Commercial Iron Company received the city's first federal contract for shipbuilding in 1940. The government awarded additional orders for minesweepers and patrol craft in 1941 to the Albina Shipyard and the Willamette Iron and Steel Company. The U.S. Maritime Commission also approved the development of the Oregon Shipbuilding Company, to be operated by a consortium of Todd Shipyards and Henry Kaiser's construction empire. Kaiser's shipbuilding would eventually produce 330 Liberty Ships and 120 Victory Ships. In total, Portland area shipyards received contracts worth \$2.4 billion and turned out more than 1,000 ocean-going vessels. The city also became a major center for merchant shipping and for aluminum production.³¹

³¹ Carl Abbott, Portland (Lincoln, NE: University of Nebraska Press), pp. 125-145; E. Kimbark MacColl, The Growth of a City (Portland, OR: The Georgian Press, 1988), pp. 571-584.

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This war work created unprecedented demand for workers at a time when most men were in uniform. Kaiser actively recruited workers from around the country with advertisements and recruiting drives. In 1941, 30,000 new people arrived in Portland, immediately increasing the city's population 10 percent. By 1944, the population had grown by 54 percent.³²

Housing was a serious problem. A total of 150,000 war workers were expected; the total ended up being over 200,000. The problem was compounded by the city's stagnant growth in the 1930s and a vacancy rate of 2 percent at the end of the decade. By war-time, this vacancy rate had shrunk to 0.5 percent. To add to the problem, Portland was the only major west coast city without a housing agency. In response, the City Council created the Housing Authority of Portland (HAP) on December 11, 1941.³³

In 1942-44, HAP planned and completed 25 housing projects, creating 18,504 units. Another 17,000 units were built privately by employers. While some were intended to be temporary, all were new construction and professionally designed. Unit types included houses, apartments, dormitories – even “demountables” and trailers. Demountables were wood prefabricated houses with flooring, walls, and roofs designed to allow repeated assembly and reassembly. The largest of the housing projects was Vanport, which had 9900+ units. Other major developments included McLoughlin Heights (4,000+ units), Guilds Lake Courts (2,600+ units), and Bagley Downs (2,100+ units). Most other developments were considerable smaller: Dekum Court (85 houses), Hudson Street Homes (118 units) and Fir Court (72 units) are examples.³⁴

In contrast to these housing projects was the Powers Dormitory. The converted industrial building provided little more than a bed and shower for 498 single-men, including married men awaiting families. It provided no food service and no social space. The industrial shell was also likely uncomfortable for most of the year. Lacking privacy and comfort, it was arguably housing at the last resort – a warehouse for workers. The Powers Dormitory also served as a reception center for incoming war workers getting oriented to the city and housing options.

Built quickly and generally of poor construction, most World War II housing resources are now gone. The 2003 War-time housing context statement offers, “defense worker housing projects within the study area are considered to be important elements of a significant industrial effort that transformed the region into a major focus of the WWII Homefront, produced hundreds of ships, and played a key role in the Allied victory. Defense-worker housing in Portland, as part of the war-time industrial development, helped the United States become the “Arsenal of Democracy” envisions by both Winston Churchill and Franklin Delano Roosevelt during the late 1930s and early 1940s. . . . Based on this preliminary context, identified WWII homefront/Defense Worker Housing-associated sites within the study area should be considered eligible for listing on the National Register of Historic Places, subject to individual evaluation of sufficient integrity to relate that association effectively.”

As described more fully below, the building has sufficient integrity to convey its values associated with the war-time housing crisis in Portland. The National Register identifies seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Since its time as a dormitory, the building's interior has been adapted as an office; exterior changes include modifications to the entry and replacement of the windows. That said, the building's design essentially reflects its era as a warehouse/factory that evokes the building's stature as emergency barracks housing. The office remodeling is largely additive, covering over the existing open structure. The area, surrounded by buildings of contemporary vintage, maintains its general setting and feeling. While certainly the aura of shipbuilding and the massing of defense-workers has dissipated in the metropolitan region, the building continues to convey its direct association with that heritage.

Comparative Analysis of Defense-worker Housing-related Resources: Contemporary news articles identify 17 war-time housing projects in Portland sponsored by the Housing Authority of Portland. These are detailed in Figure 10, Housing Authority of Portland Wartime Housing Projects – Status as of 2011. The projects ran the

³² Ibid.

³³ Ibid.

³⁴ Ibid.

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gamut from permanent to temporary, houses to dormitories. In addition, the Housing Authority used trailers, tents and "demountables." The last were wood prefabricated houses with flooring, walls, and roofs designed to allow repeated assembly and reassembly; of this last group, none are known to exist. As the chart in Figure 10 summarizes, few of the war-time housing assets remain. Of resources relating to Portland's war-time defense housing, the Powers Dormitory is the most intact asset. The second-best assets is the building at 9009 N. Foss Street, which was the University Homes community center. That building is extant and in its original location. The third-best asset is the St. Johns Woods community center. That building is extant but has been relocated. In addition, the Gartrell and Fulton Homes projects both involved unknown scattered sites; at this time, no resources are known to exist, but as the specific sites are unknown, it is possible that some resources may exist.

INTEGRITY

As discussed, the Powers building is locally notable for its association with the city's once-prominent furniture industry. It is also locally notable for its association with the official city efforts to house war workers in Portland during World War II. In both instances, the Powers building is one of, if not the only, notable extant resource associated with the specific event.

Over the years, the building has had moderate changes to both its interior and exterior. The most significant changes occurred in the 1980s. At that time, the multi-light windows were replaced with a single plate of glass, a new entry was built at the rear to provide access from the parking lot and the entry at south was expanded to accommodate ADA access with an accompanying ramp. Also, a shallow canopy was added over the center east entry. While the interior was subdivided into office space, this conversion was accomplished by installing new materials over the existing: a dropped-tile ceiling system hid the open rafters, wall-to-wall carpet covered the concrete and wood floors, and gypsum-board partitions framed offices off the structural column. The conversion did not involve any significant interior demolition.

In terms of the National Register integrity analysis, the building retains sufficient integrity to convey its historic values. The building is important as a warehouse, whether in its era associated with the Powers Furniture Company or as World War II defense-housing dormitory. Specific to the National Register's seven aspects of integrity:

Location is intact. The building is in its original location.

Design is fundamentally intact. The overall design concept of the building is present. The distinctive massing is intact as are the proportion, scale, concrete skin, and concrete ornamentation. The organization of windows and doorways is essentially intact, though the windows and doors themselves have been replaced and elements have been added at the entrances. On the interior, although hidden by modern partitions, the interior organization of space, defined on the south by the open structural grid and on the north by clear span floors, is also intact.

Setting is intact. The dominate setting feature is the steeply sloped bank that defines the building; that feature remains. Relating to the architectural and functional setting, the Powers warehouse was built for industrial purposes with industrial properties along the west and abutting housing and commercial activities to the east. This setting largely remains, through the rail siding that ran along the south has been removed.

Original materials are preponderant. At no point in the building's history has there been any significant demolition. The primary pieces removed are the steel windows and original doors. During the World War II era, the loading doors at the east were infilled. Other changes fundamentally have been added over the existing fabric.

Similarly, workmanship is fundamentally intact. In addition to the absence of major demolition, there is an absence of major alteration where original fabric has been changed. As with materials, the most notable element here is the replacement of the windows which were replacement within the original opening.

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Feeling is intact, although 1980s-era windows, canopies and current paint scheme give a more modern look at first glance. Planned renovations, which include reintroducing multi-light industrial-style windows and a more historically sympathetic paint scheme, should strengthen the building's historic feeling. Similarly, on the interior, the modern office finishes give the space an anachronistic feel but these finishes are superficial. The interior partitions overlay the historic open floor plan; the planned removal of these elements and exposure of the structural system will reaffirm the building's warehouse feel.

Finally, association is intact, though perhaps obscured. The building has a direct link to the events for which it is important, namely as a warehouse for the Powers furniture company and as a World War II-era dormitory. However, as the Powers enterprise no longer exists, its place in Portland's history is underappreciated. Much more significant, as relates to World War II, the building's association to the World War II Home-Front is obscured by a relative failure by the general public to appreciate the magnitude of the event in transforming Portland.

The Powers warehouse retains its ability to convey its historic significance. Character-defining features include the sloping landscape, massing, scale, painted concrete skin, and concrete decoration. The loss of the original windows and doors is unfortunate, but so too was the loss of the electric rooftop sign. On the interior, character-defining features date back to the original 1925 floor plan with dual structural system, open grid and exposed industrial finishes. Complementing these aspects are the general site and overall setting. Of the National Register tests for integrity, the building fulfills aspects of location, setting, materials, workmanship, feeling and association. The changes to the windows and the entries certainly affect the building's original design, but not irreversibly, with planned work to be completed within the Secretary's Standards.

Ultimately, given the associative nature of the significance, given the importance of the industrial and war-time heritage, given the paucity of related resources, and given the easy reversibility of most of the design changes, the property has sufficient integrity to convey its significance.

CONCLUSION

The Ira F. Powers Warehouse and Factory is eligible for listing on the National Register under Criterion "A" in association with the city's once-prominent furniture industry. It is one of perhaps two resources that reflect the magnitude of the industry when Portland aspired to be "the Grand Rapids of the Pacific." It is also eligible for listing under Criterion "A" within the 2003 Historic Context statement "The WWII Homefront in Portland-Vancouver: Defense Workers Housing Projects: A Historic Context Overview" as the only extant dormitory-style World War II defense housing in the metropolitan region and one of three resources related to the context statement still existing. While the building's integrity is somewhat compromised, particularly with the replacement of the windows, its importance is elevated by the significance of the events and the rarity of the resources relating to those events. Regardless, as detailed in the analysis above, the property retains sufficient integrity to convey its historic values.

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9. Major Bibliographical References

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

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MacColl, E. Kimbark. The Shaping of the City. Portland: Georgian Press, 1976.

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Oregonian

Portland Tribune

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Sanders, Richard, Glimpses from the Past: The Housing Authority of Portland: Fifty Years of Building a Better Community. Portland, OR: Housing Authority of Portland, 1991.

Sanborn Fire Insurance Maps for Portland, Oregon

Powers, Ira F., Warehouse and Factory
Name of Property

Multnomah, Co., OR
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Oregon Historical Society, Portland, OR

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.18 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>10</u>	<u>526312</u>	<u>5041216</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

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

The Ira F. Powers Warehouse and Factory is located on all of Block 68, including parts of the vacated street to the south, in East Portland, Multnomah County, Oregon. The property includes tax lot 2600, 2700 and 2800, which correspond to property tax accounts R15003, R150005 and R150006

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the original and legally recorded boundary lines for the property for which National Register status is being requested and includes the entirety of the property historically associated with the building.

11. Form Prepared By

name/title John M. Tess, President
organization Heritage Consulting Group date July 1, 2011
street & number 1120 NW Northrup Street telephone (503) 228-0272
city or town Portland state OR zip code 97209
e-mail jmtess@heritage-consulting.com

Additional Documentation

Powers, Ira F., Warehouse and Factory
Name of Property

Multnomah, Co., OR
County and State

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Ira F. Powers Warehouse and Factory

City or Vicinity: Portland

County: Multnomah **State:** OR

Photographer: Heritage Consulting Group, 1120 NW Northrup Street, Portland, OR 97209

Date Photographed: November, 2010

Description of Photograph(s) and number:

- 1 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0001
Exterior View, southeast looking northwest at south and east elevations
- 2 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0002
Exterior View, east looking west at east elevation, center pavilion
- 3 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0003
Exterior View, northeast looking southwest at east and north elevations
- 4 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0004
Exterior View, north looking south at north elevation
- 5 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0005
Exterior View, west looking east at west elevation
- 6 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0006
Exterior View, southwest looking northeast at west and south elevations
- 7 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0007
Exterior Detail, east looking west at east elevation, cast-stone window mullion and hood, 5th
floor

Powers, Ira F., Warehouse and Factory
Name of Property

Multnomah, Co., OR
County and State

Photos Continued

- 8 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0008
Exterior Detail, east looking west at east elevation, cast-stone spandrel between 4th and 5th floor
- 9 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0009
Interior View, First Floor, East Center looking northwest at typical office space
- 10 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0010
Interior View, Second Floor, Southwest Corner looking northeast at typical office space
- 11 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0011
Interior View, Second Floor, East Center looking southwest at typical office space
- 12 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0012
Interior View, Third Floor, Northwest Corner looking northwest at typical office space
- 13 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0013
Interior View, Third Floor, East Center looking northwest at typical office space
- 14 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0014
Interior View, Fourth Floor, Northwest looking east at typical office space
- 15 of 15: OR_MultnomahCounty_IraFPowersWarehouseAndFactory_0015
Interior View, Original Stairs at West Center, Fourth Floor, looking west

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

name City of Portland

street & number 222 NW 5th Avenue telephone (503) 823-3200

city or town Portland state OR zip code 97209

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

Ira F. Powers Warehouse and Factory

Name of Property

Multnomah, OR

County and State

N/A

Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

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Documents

- Figure 1: General Location Map, Location of nominated property marked with black arrow.
- Figure 2: Tax Lot and Boundary Map
- Figure 3: Floor Plans, As Built, Basement (1st Floor) through Floor 4 (5th Floor)
- Figure 4: Sample Architectural Drawings, Claussen & Claussen Warehouse for Ira F. Powers Furniture Company, 1925
- Figure 5: Ira F. Powers Furniture Company Advertisement, *Oregonian*, October 4, 1925
- Figure 6: Ira F. Powers Furniture Company Warehouse and Factory Looking NW at S and E Facades, *Oregon Journal*, 1925
- Figure 7: Ira F. Powers Furniture Company Warehouse and Factory Interior 5th Floor Looking E, *Oregon Journal*, c. 1930
- Figure 8: Ira F. Powers Furniture Company Warehouse and Factory Looking NW from SE 1938, Oregon Historical Society
- Figure 9: Ira F. Powers Furniture Company Warehouse and Factory Looking E at W Façade, *Oregon Journal*, 1940
- Figure 10: Housing Authority of Portland War-time Housing Projects – Status as of 2011 (Table)
- Figure 11: Powers Dormitory, Sample Architectural Drawings, Glenn Stanton and Hollis Johnson Conversion for War Housing, c. 1943
- Figure 12: Powers Dormitory Looking NW at S and E Façade, November 11, 1943 (Portland City Archives, A2001-0.25.380)
- Figure 13: Powers Dormitory Main Lobby, Looking SE, November 11, 1943 (Portland City Archives, A2001-0.25.379)
- Figure 14: Powers Dormitory Recreation Room, Looking NW, November 11, 1943 (Portland City Archives, A2001-0.25.378)
- Figure 15: Powers Dormitory Corridor Looking S, November 11, 1943 (Portland City Archives, A2001-0.25.382)
- Figure 16: Ira F. Powers Furniture Company Warehouse and Factory (Sears) Aerial looking east from west c. 1950, Oregon Historical Society

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Ira F. Powers Warehouse and Factory
Name of Property
Multnomah, OR
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N/A
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Section number Documents Page 25

Figure 1: General Location Map, Location of nominated property marked with black arrow.



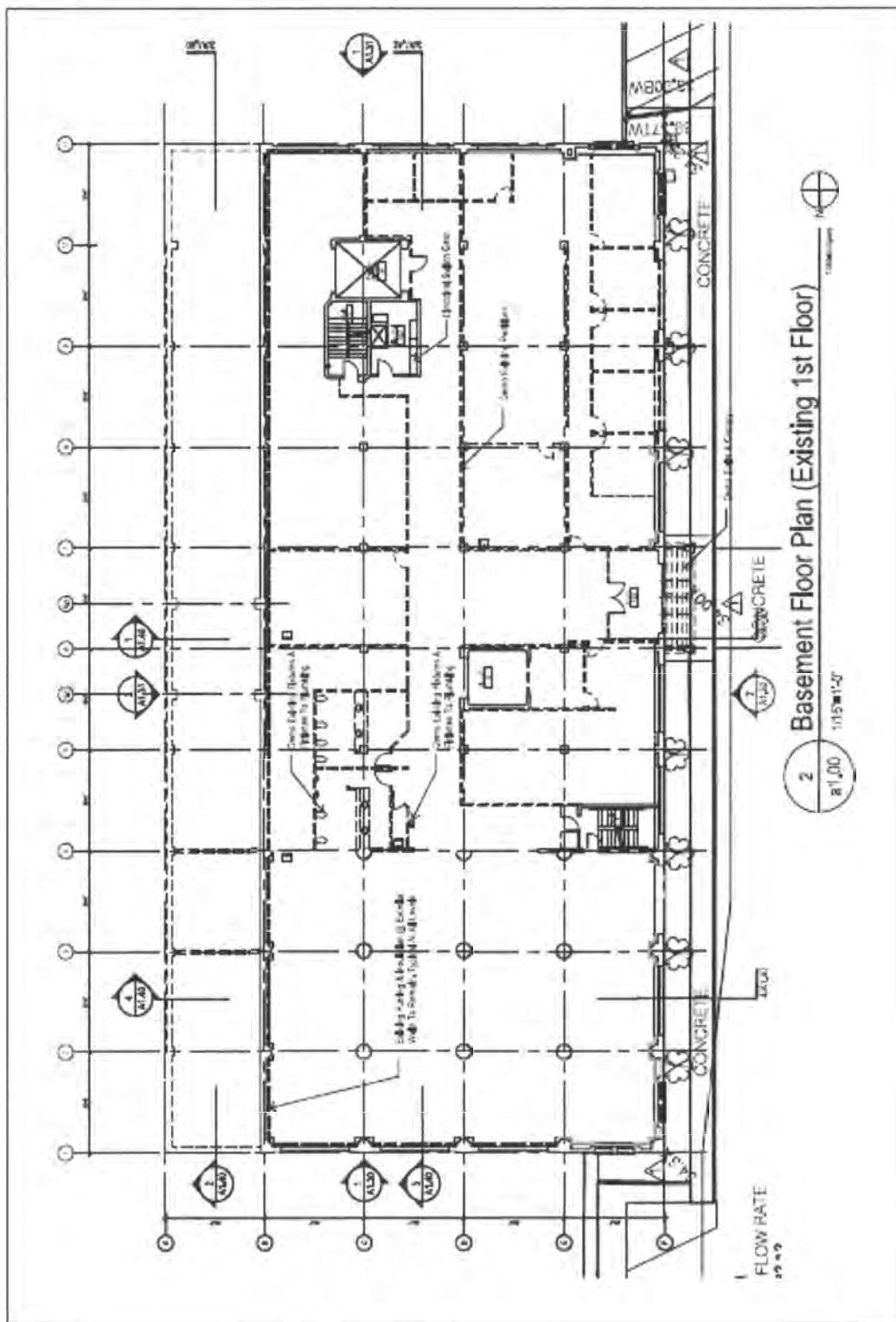
United States Department of the Interior
National Park Service

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Ira F. Powers Warehouse and Factory
Name of Property
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N/A
Name of multiple listing (if applicable)

Section number Documents Page 27

Figure 3: Floor Plans, As Built, Basement (1st Floor) through Floor 4 (5th Floor)



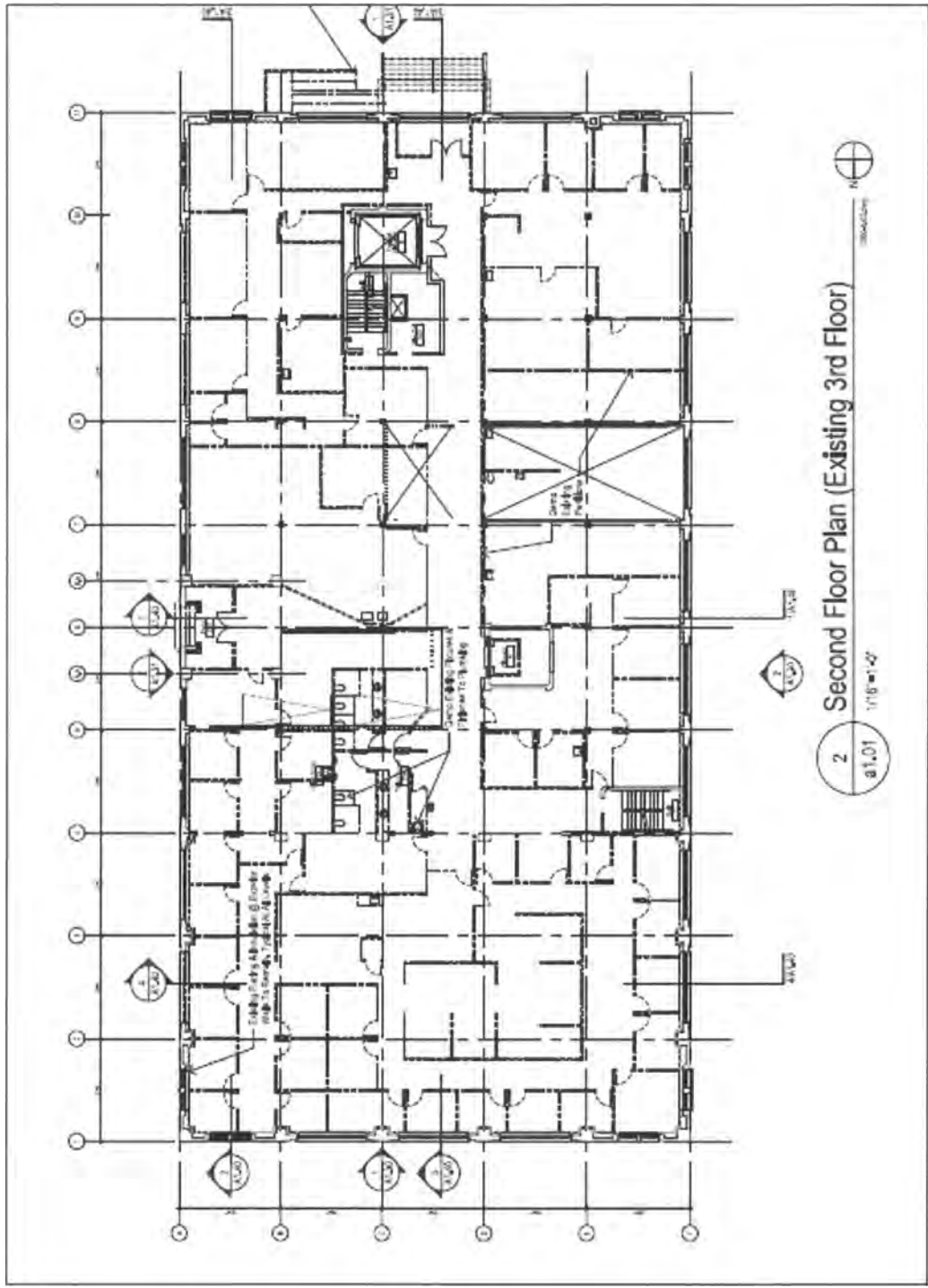
United States Department of the Interior
National Park Service

Ira F. Powers Warehouse and Factory
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Multnomah, OR
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Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

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Figure 3: Floor Plans, As Built, Basement (Sub-basement) through Floor 4 (Floor 5)



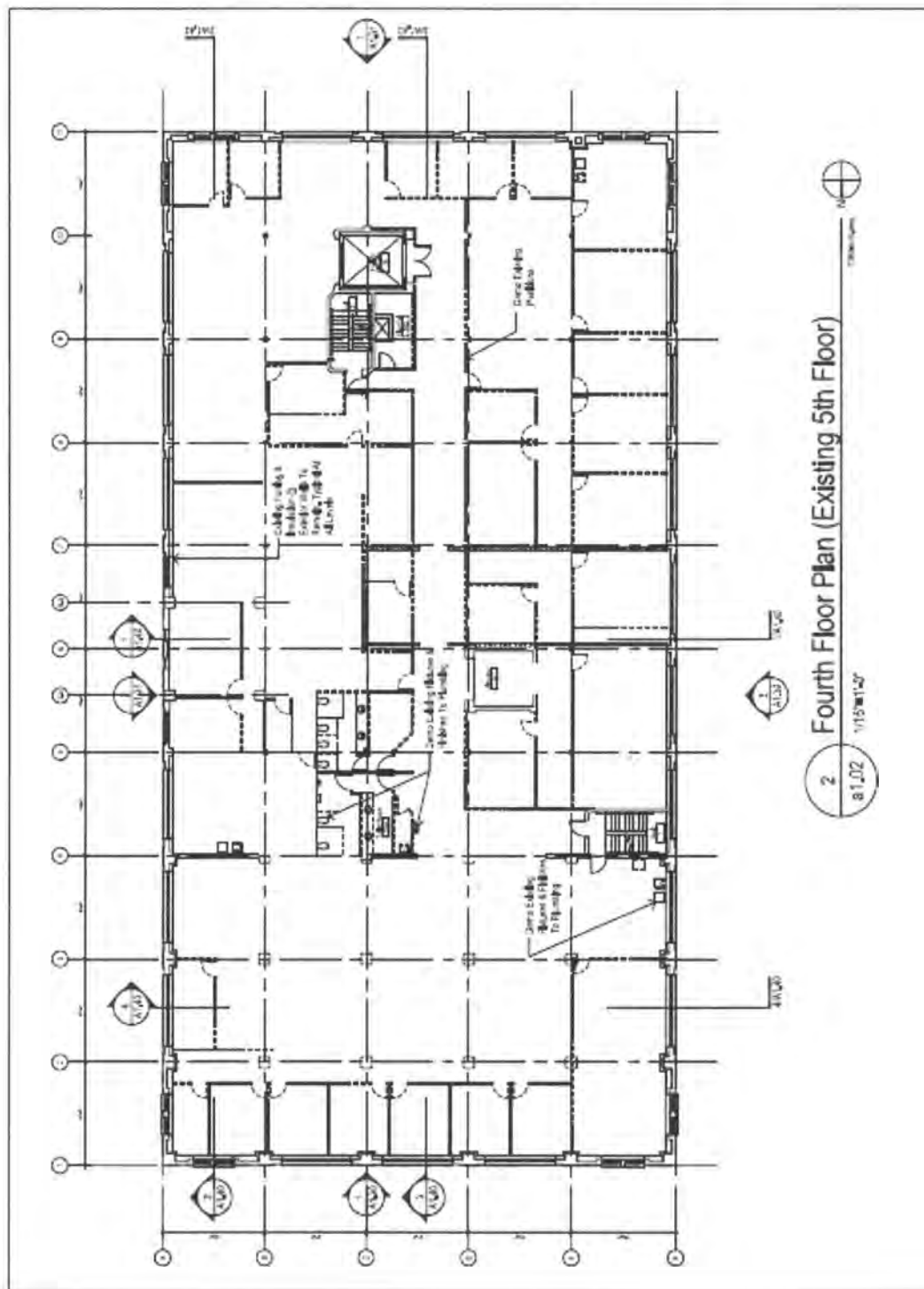
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Multnomah, OR
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N/A
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Figure 3: Floor Plans, As Built, Basement (Sub-basement) through Floor 4 (Floor 5)



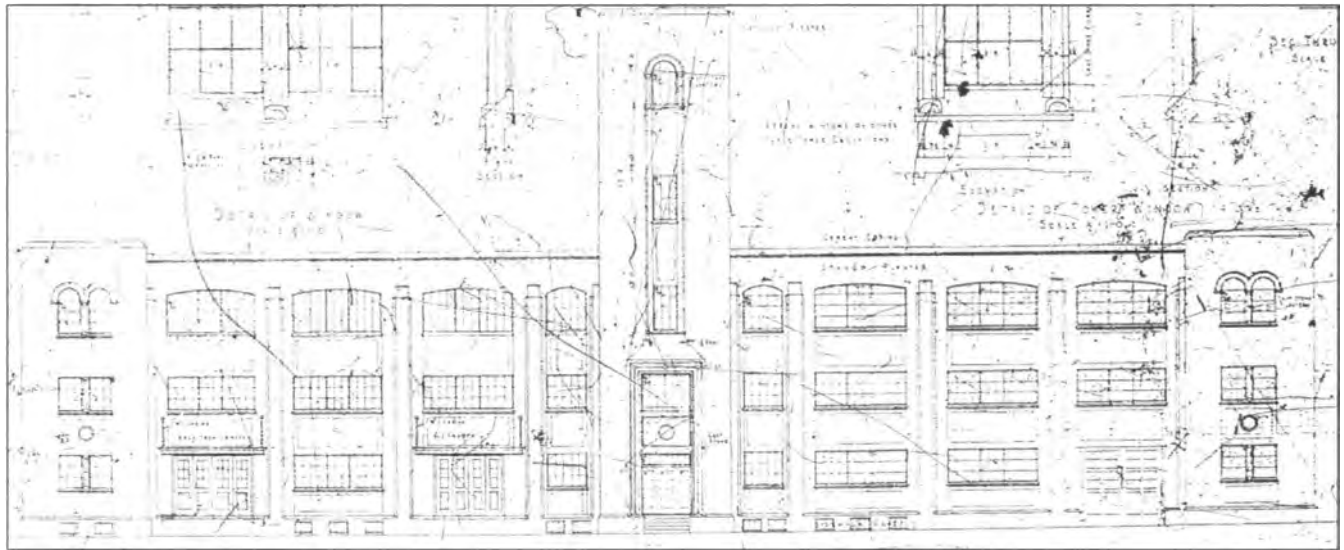
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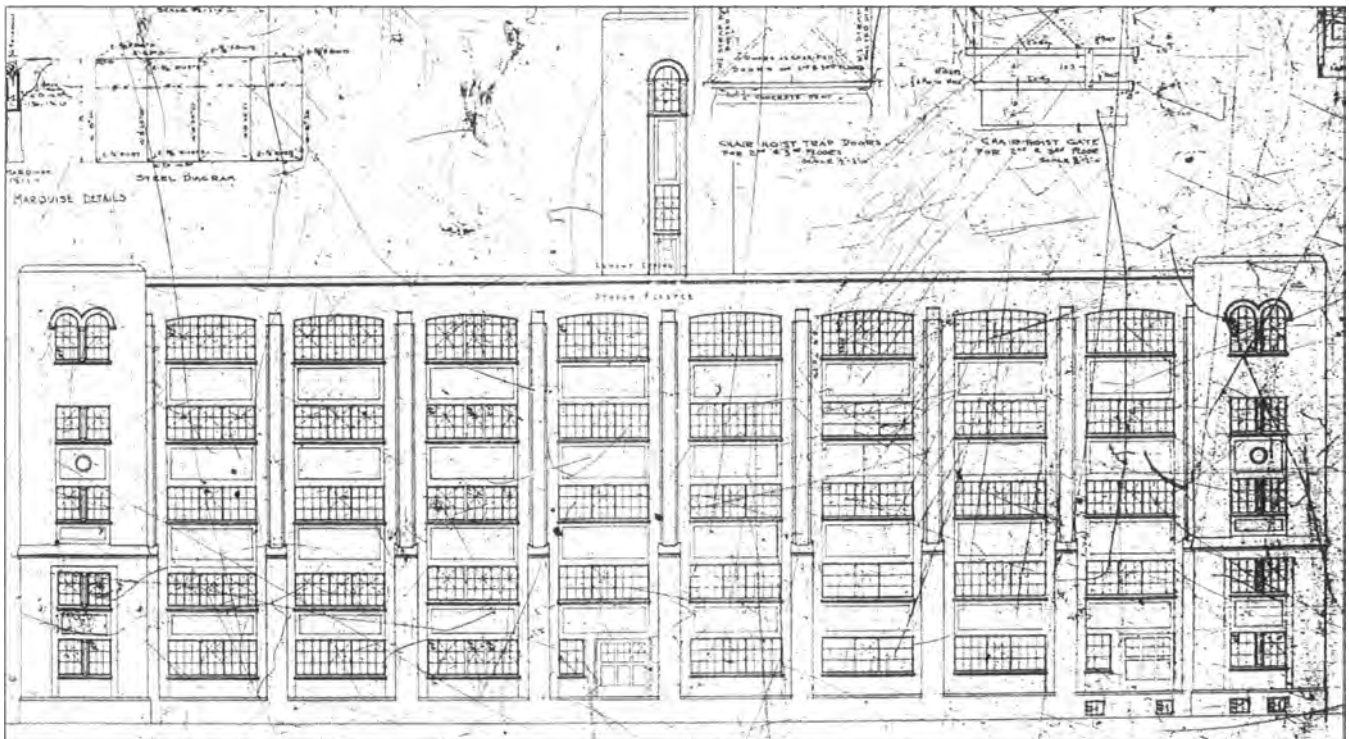
Ira F. Powers Warehouse and Factory
Name of Property
Multnomah, OR
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N/A
Name of multiple listing (if applicable)

Section number Documents Page 32

Figure 4: Sample Architectural Drawings, Claussen & Claussen Warehouse for Ira F. Powers Furniture Company, 1925



East Elevation



West elevation

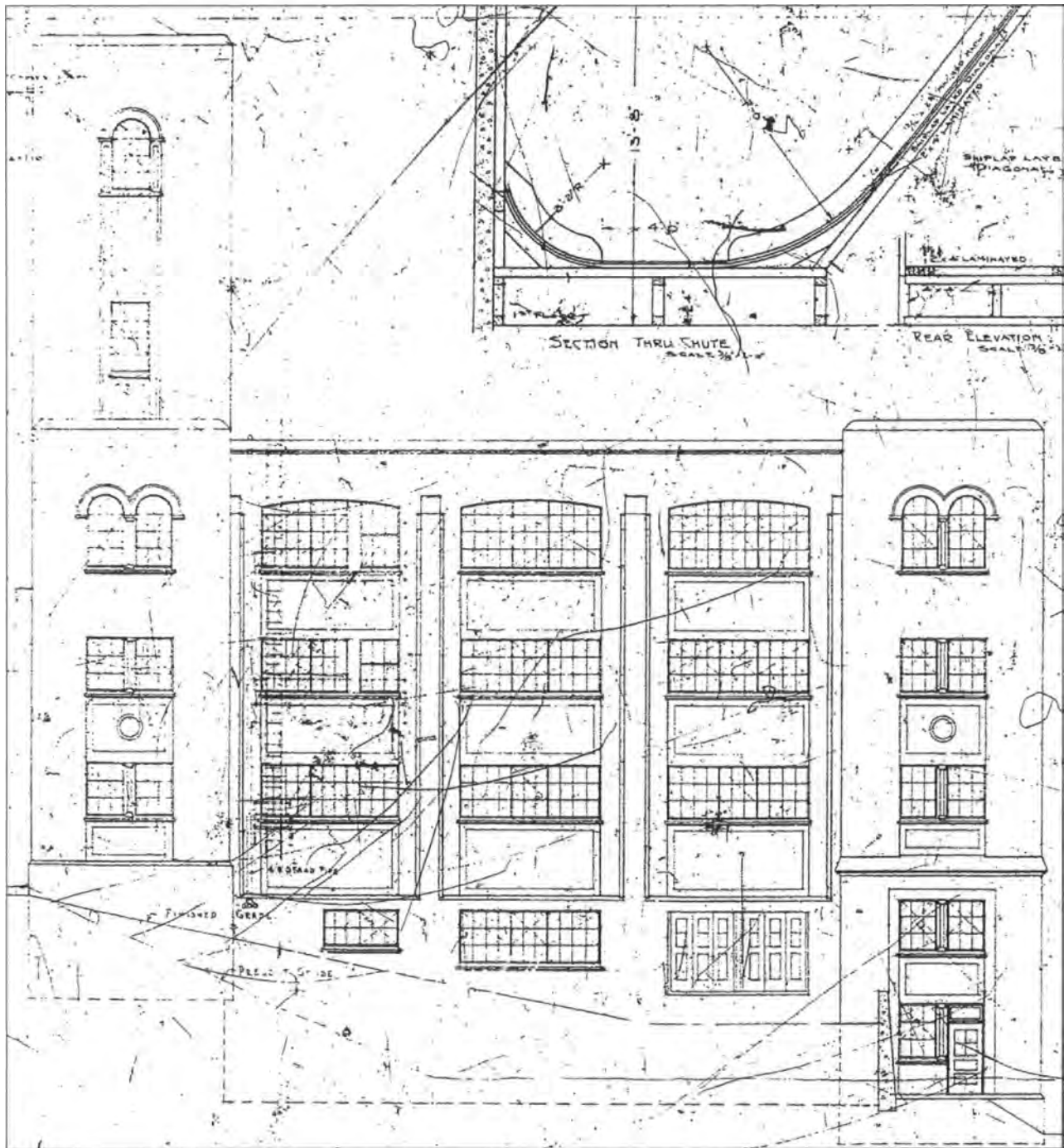
United States Department of the Interior
National Park Service

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Multnomah, OR
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N/A
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

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Figure 4: Sample Architectural Drawings, Claussen & Claussen Warehouse for Ira F. Powers Furniture Company, 1925



North Elevation

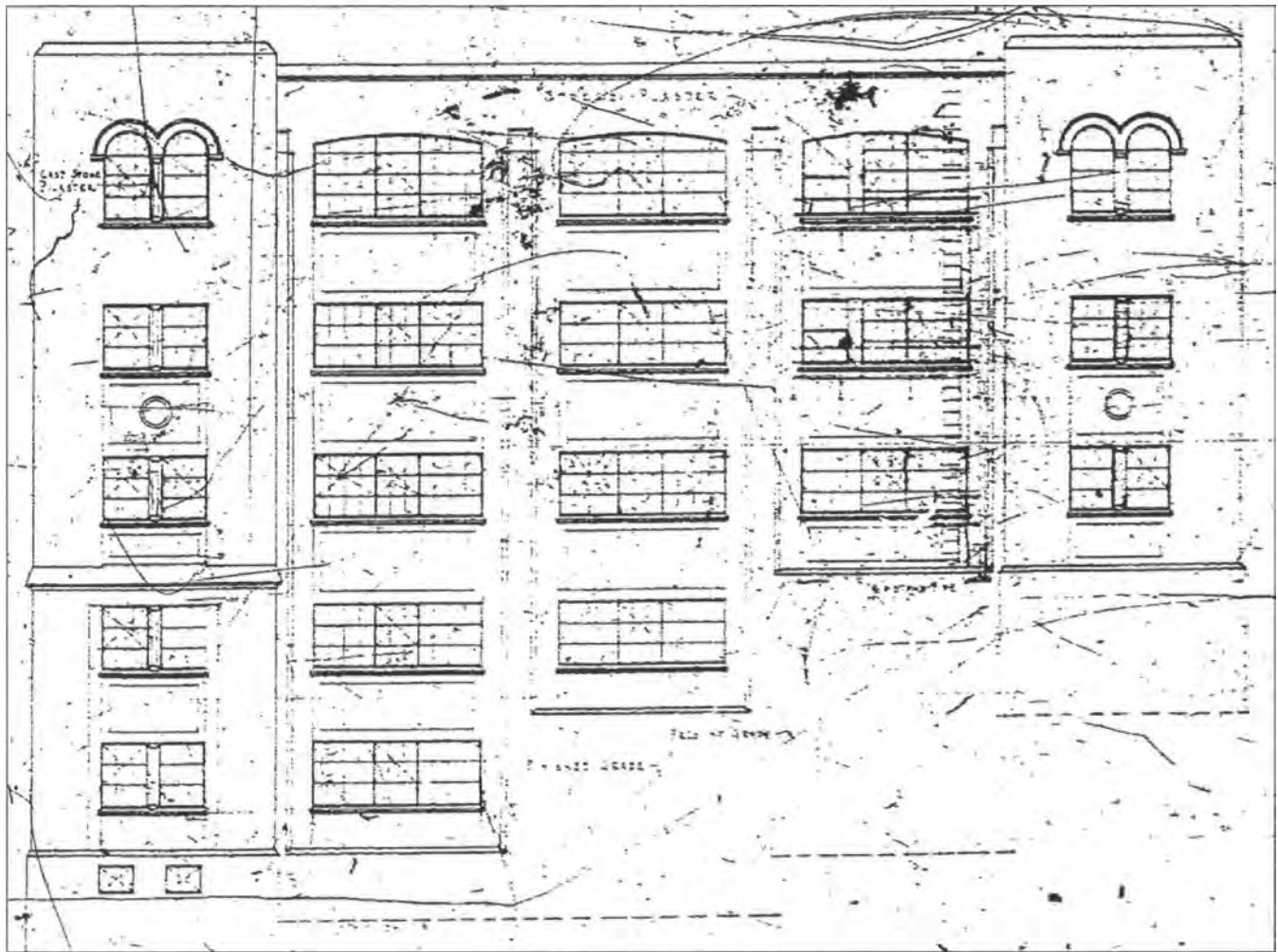
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Ira F. Powers Warehouse and Factory
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Figure 4: Sample Architectural Drawings, Claussen & Claussen Warehouse for Ira F. Powers Furniture Company, 1925



South Elevation

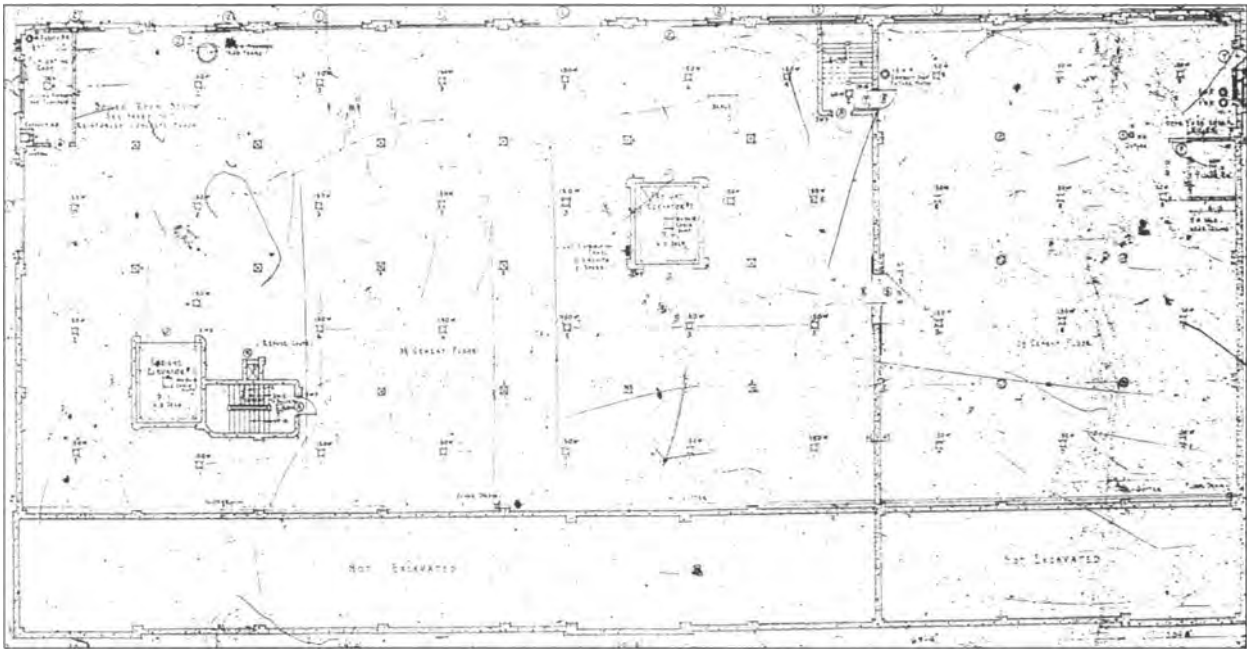
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National Register of Historic Places Continuation Sheet

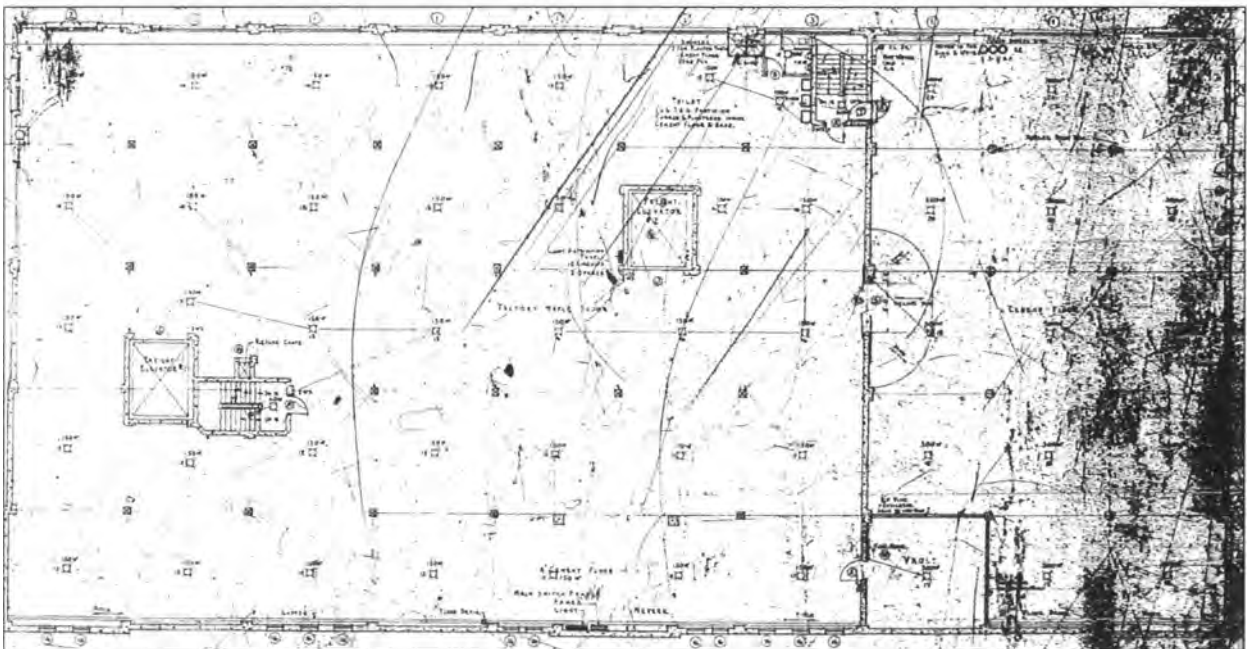
Ira F. Powers Warehouse and Factory
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Multnomah, OR
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Figure 4: Sample Architectural Drawings, Claussen & Claussen Warehouse for Ira F. Powers Furniture Company, 1925



Sub-Basement Plan



Basement

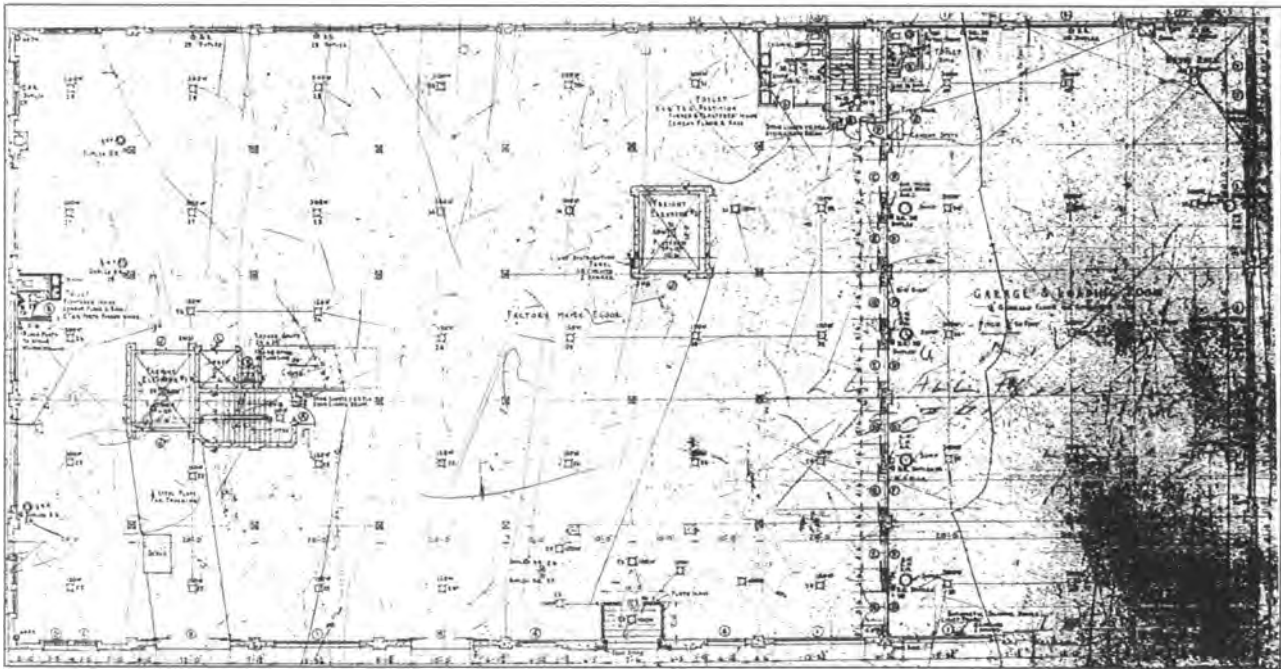
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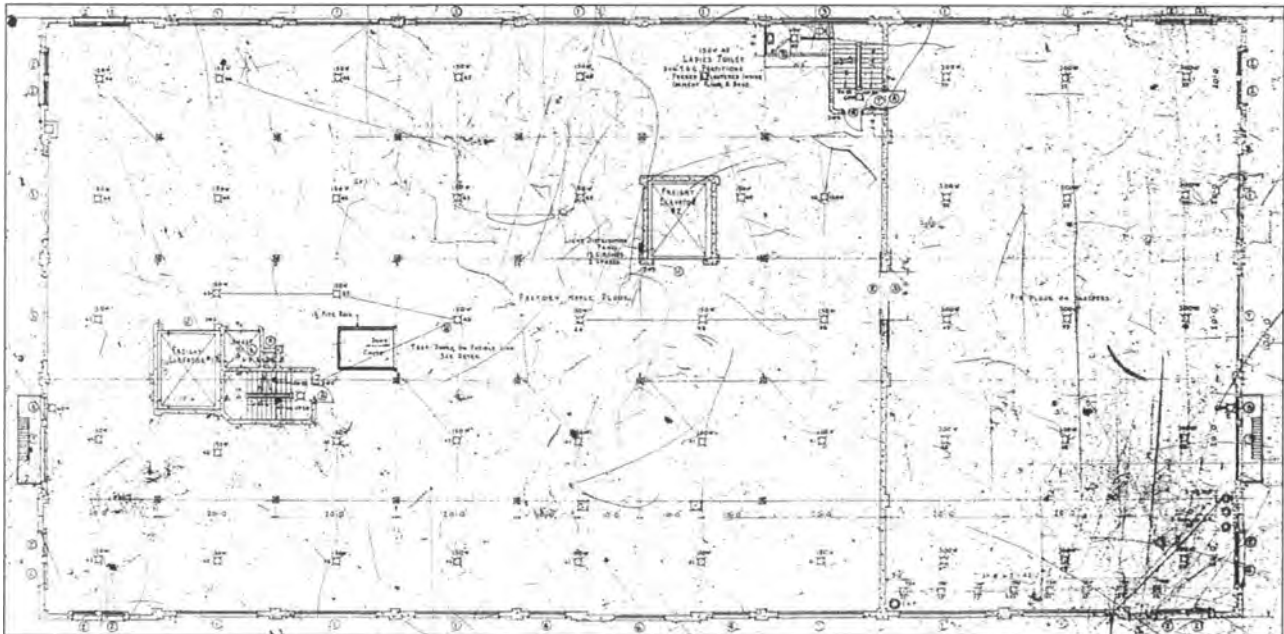
Ira F. Powers Warehouse and Factory
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N/A
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Section number Documents Page 36

Figure 4: Sample Architectural Drawings, Claussen & Claussen Warehouse for Ira F. Powers Furniture Company, 1925



First Floor



Second Floor

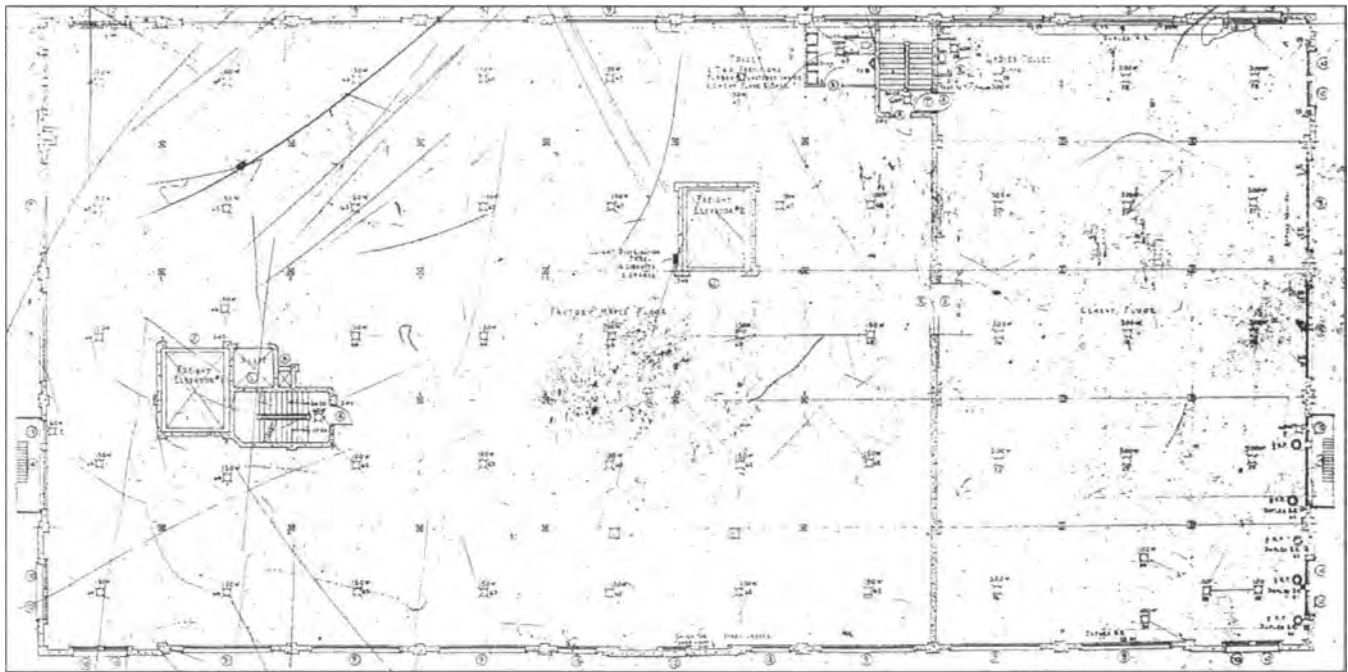
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Figure 4: Sample Architectural Drawings, Claussen & Claussen Warehouse for Ira F. Powers Furniture Company, 1925



Third Floor

United States Department of the Interior
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Ira F. Powers Warehouse and Factory
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Figure 5: Ira F. Powers Furniture Company Advertisement, Oregonian, October 4, 1925

THE SUNDAY OREGONIAN, PORTLAND, OCTOBER 4, 1925

Warehouse Removal Sale

The Furniture Event of the Year Swings into the
FINAL WEEK

Now in Progress at Our
Big Retail Store
Third and Yamhill Streets

Take advantage of the phenomenal values offered and save during the last days of this sale.

Powers Credit Terms Apply on Any Purchase
Liberal Credit is a further aid to extreme saving at this time, for you can take advantage of the splendid Warehouse Removal offerings at once, enjoy your new possessions all the while, yet pay for them over an extended period and keep within your budget scheme, too.

We Charge No Interest

WAREHOUSE IRA F. POWERS FURNITURE CO FACTORY

EAST COUCH and EAST THIRD STREETS

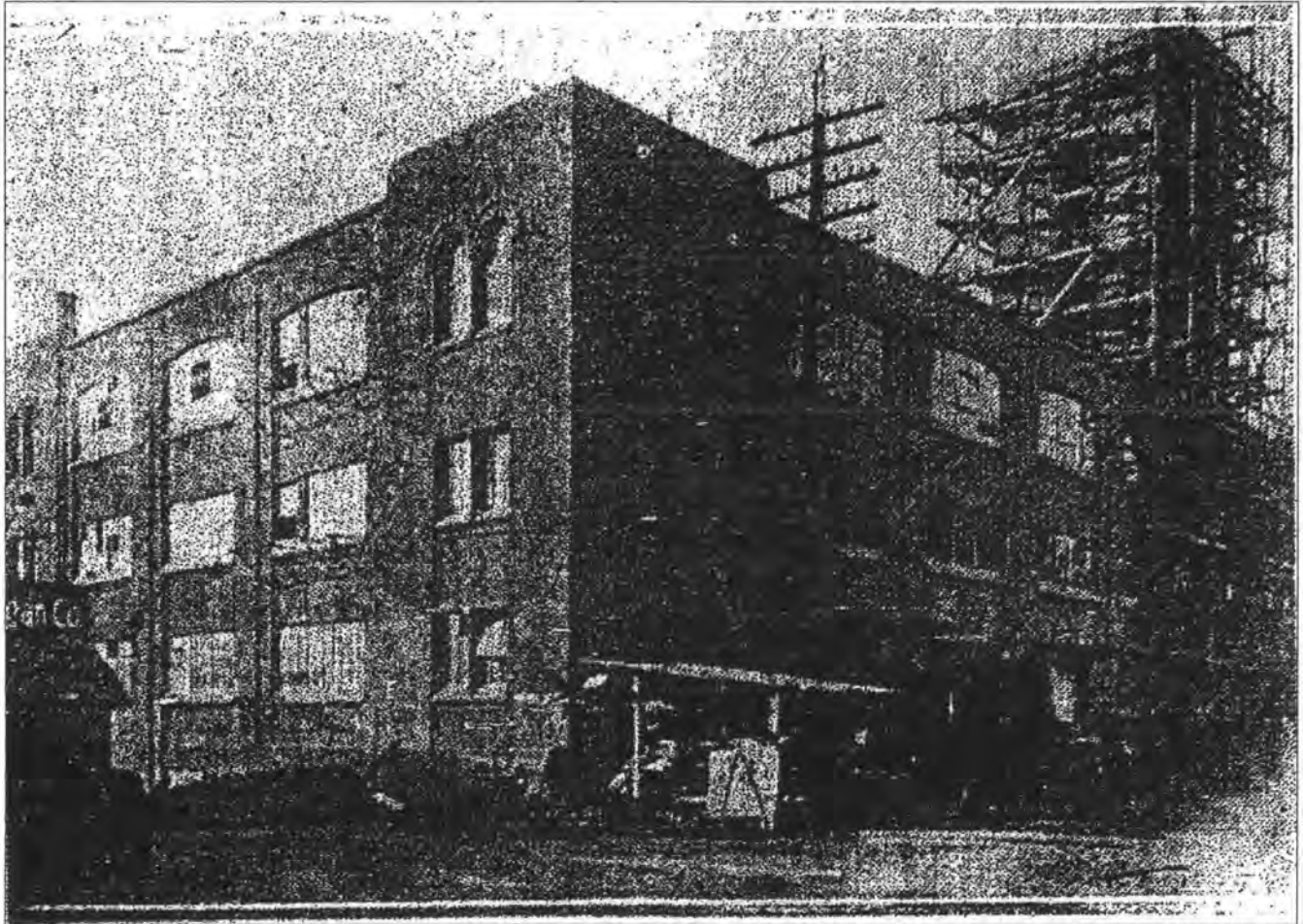
United States Department of the Interior
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Ira F. Powers Warehouse and Factory
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Multnomah, OR
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Figure 6: Ira F. Powers Furniture Company Warehouse and Factory Looking NW at S and E
Facades, *Oregon Journal*, 1925



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Figure 7: Ira F. Powers Furniture Company Warehouse and Factory Interior 5th Floor Looking E,
Oregon Journal, c. 1930



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N/A

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Figure 8: Ira F. Powers Furniture Company Warehouse and Factory Looking NW from SE 1938, Oregon Historical Society



United States Department of the Interior
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Ira F. Powers Warehouse and Factory

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Multnomah, OR

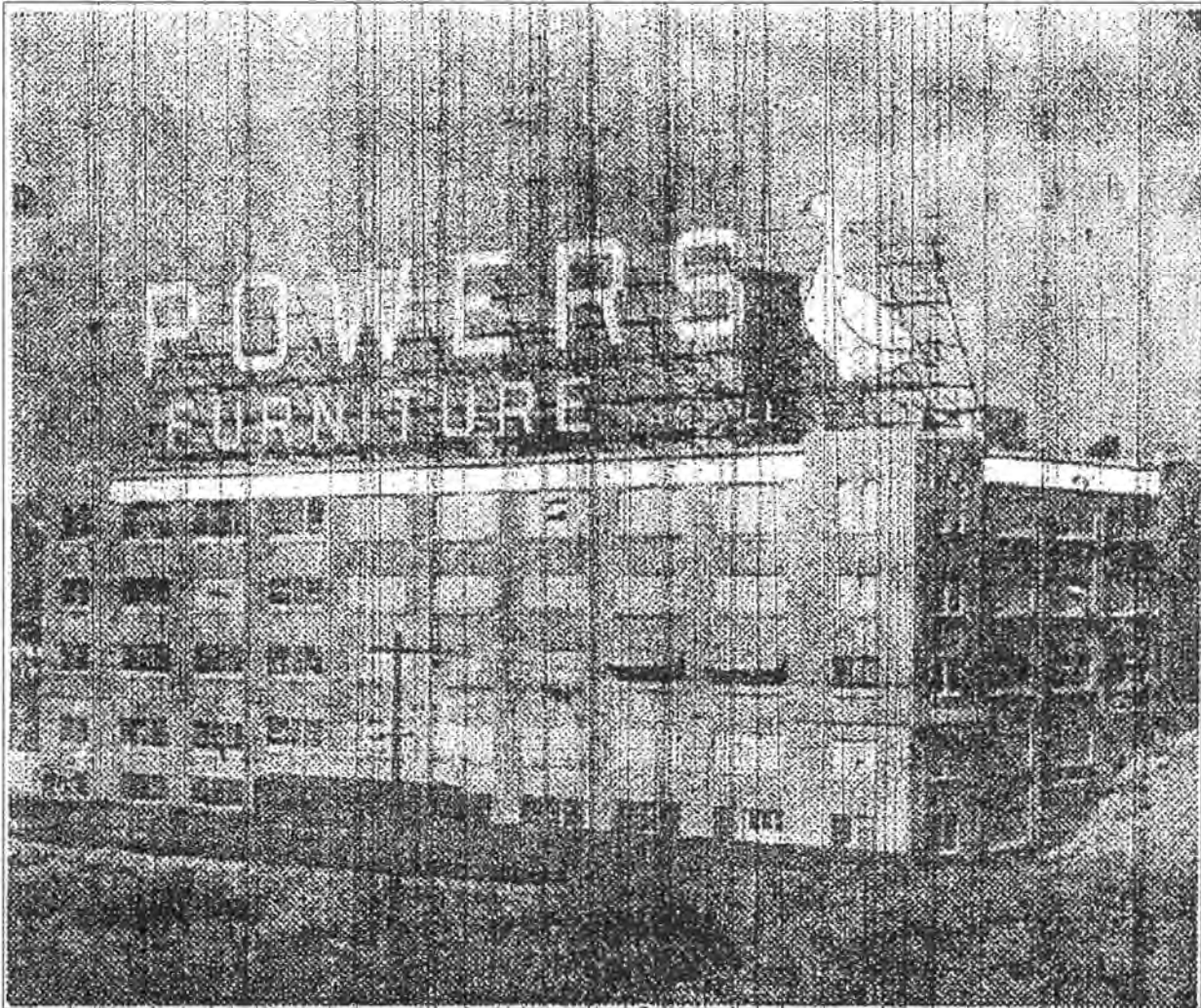
County and State

N/A

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Figure 9: Ira F. Powers Furniture Company Warehouse and Factory Looking E at W Façade,
Oregon Journal, 1940



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Figure 10: Table: Housing Authority of Portland War-time Housing Projects – Status as of 2011

Project	Type	Units	Status
Vanport	Temporary Apartments	9,942	Demolished
East Vanport	Temporary Row Houses	848	Demolished
Columbia Villa	Permanent Houses	400	Demolished
Dekum Court	Permanent Houses	85	Demolished
St. Johns Woods	Temporary Houses	967	See Note 1
Parkside Homes	Temporary Houses	260	Demolished
Hudson Street Homes	Temporary Houses	118	Demolished
Fir Court	Temporary Houses	72	Demolished
Gartrell Project	Temporary Houses	725	See Note 2
University Homes	Temporary Apartments	2,005	See Note 3
Fairview Homes	Temporary Row Houses	264	Demolished
Slavin Court	Temporary Row Houses	75	Demolished
Fulton Homes	Temporary Row Houses	324	See Note 2
Bellaira Court	Dormitory	110	Demolished
Powers Dormitory	Dormitory	498	Extant
Fessenden Court	Temporary Row Houses	152	Demolished
Guild Lake Courts	Temporary Row Houses	2,606	Demolished

Note 1: The houses were demolished however the neighborhood's community center was saved and moved to 8427 N. Central.

Note 2: Both the Gartrell Project and the Fulton Homes project involved building on scattered sites in a select neighborhood. In both instances, the Housing Authority disposed of the properties after the war. As the specific individual sites are unknown, it is possible some of these may be extant.

Note 3: The houses were demolished but the neighborhood's community center survives at 9009 N. Foss Street.

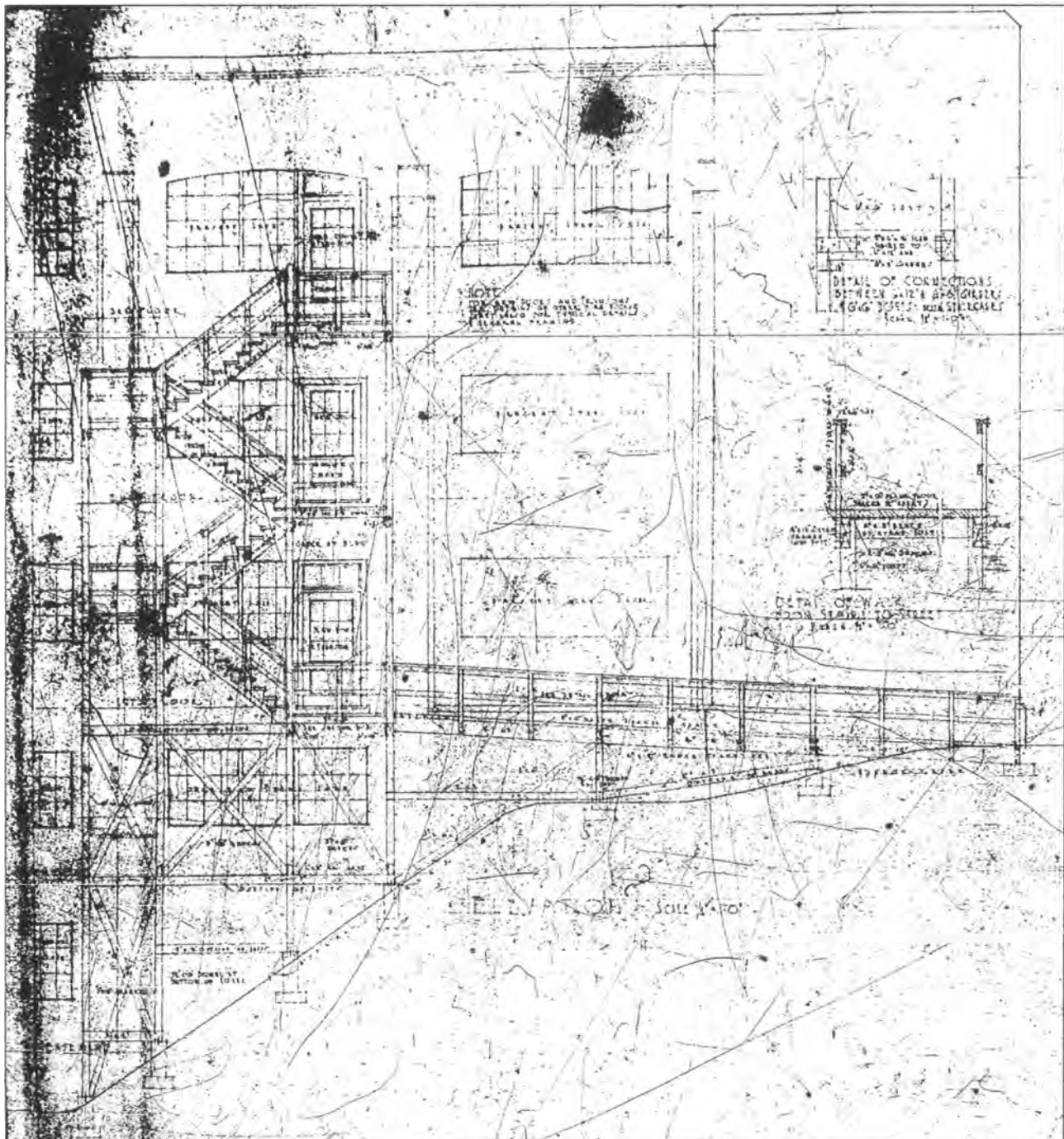
United States Department of the Interior
National Park Service

Ira F. Powers Warehouse and Factory
Name of Property
Multnomah, OR
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N/A
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Figure 11: Powers Dormitory, Sample Architectural Drawings, Glenn Stanton and Hollis Johnson
Conversion for War Housing, c. 1943



South Façade Fire Stairs

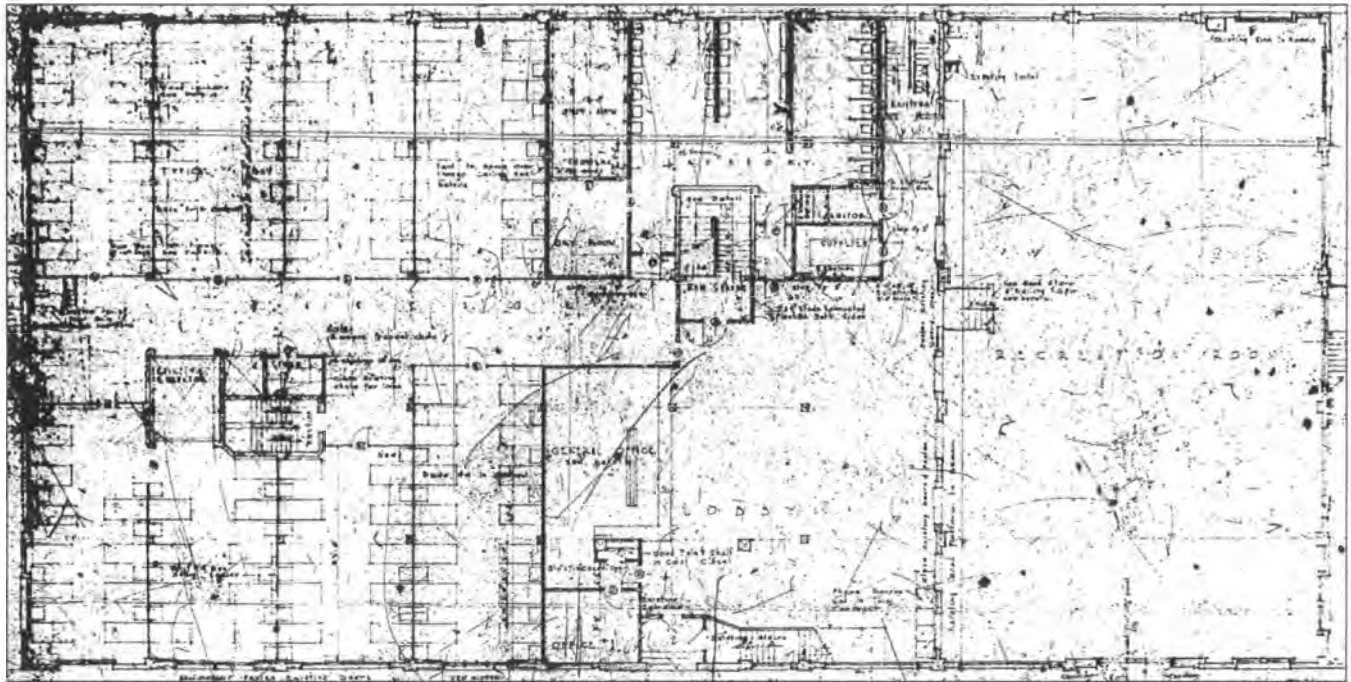
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

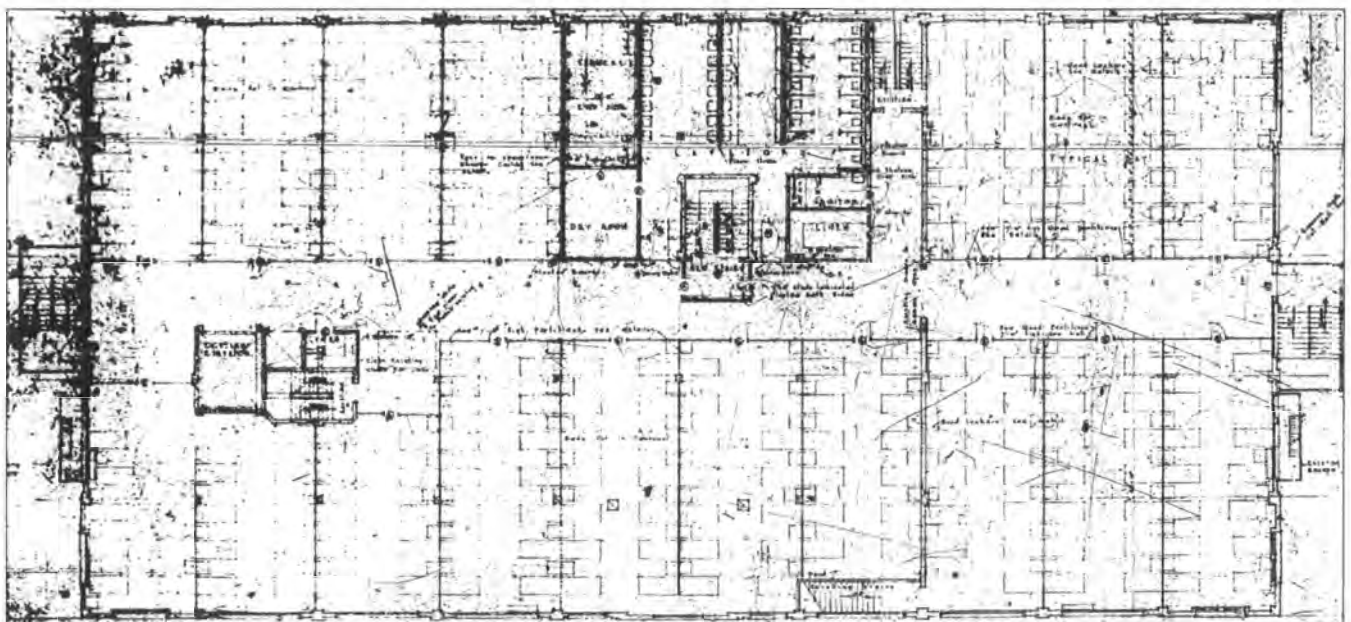
Ira F. Powers Warehouse and Factory
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N/A
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Figure 11: Powers Dormitory, Sample Architectural Drawings, Glenn Stanton and Hollis Johnson
Conversion for War Housing, c. 1943



First Floor Plan



Second Floor Plan

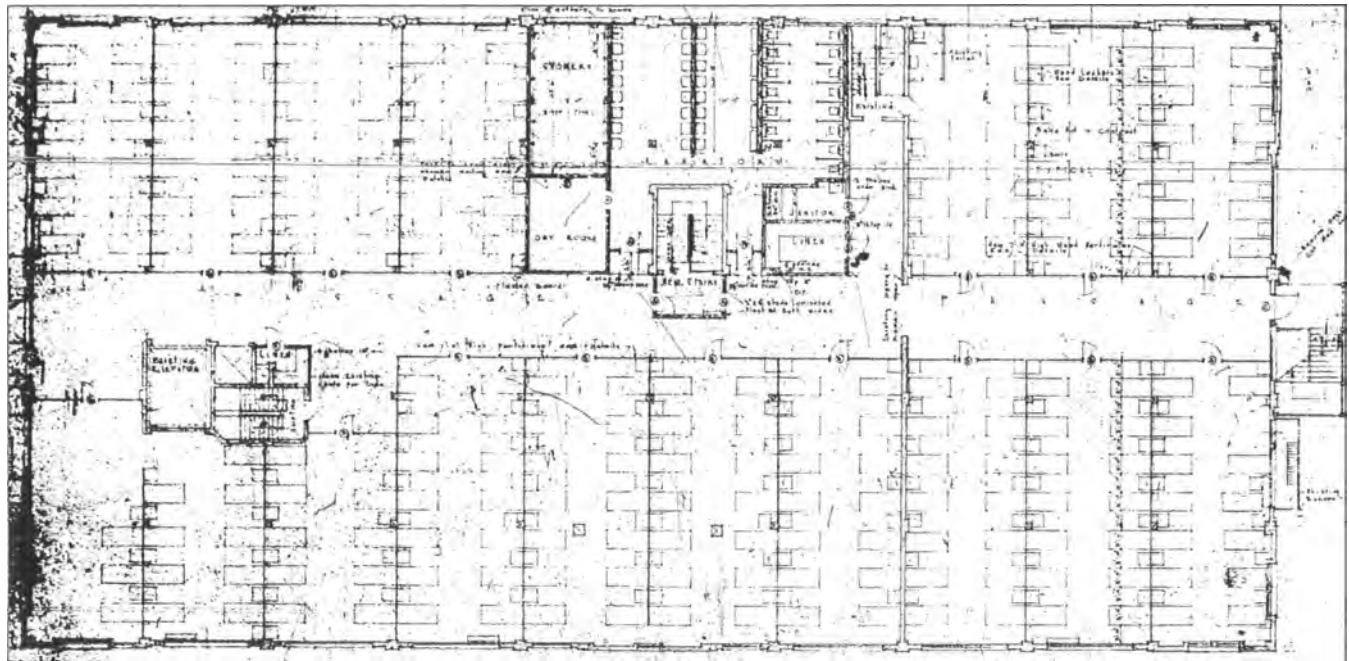
United States Department of the Interior
National Park Service

Ira F. Powers Warehouse and Factory
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Figure 11: Powers Dormitory, Sample Architectural Drawings, Glenn Stanton and Hollis Johnson
Conversion for War Housing, c. 1943



Third Floor Plan

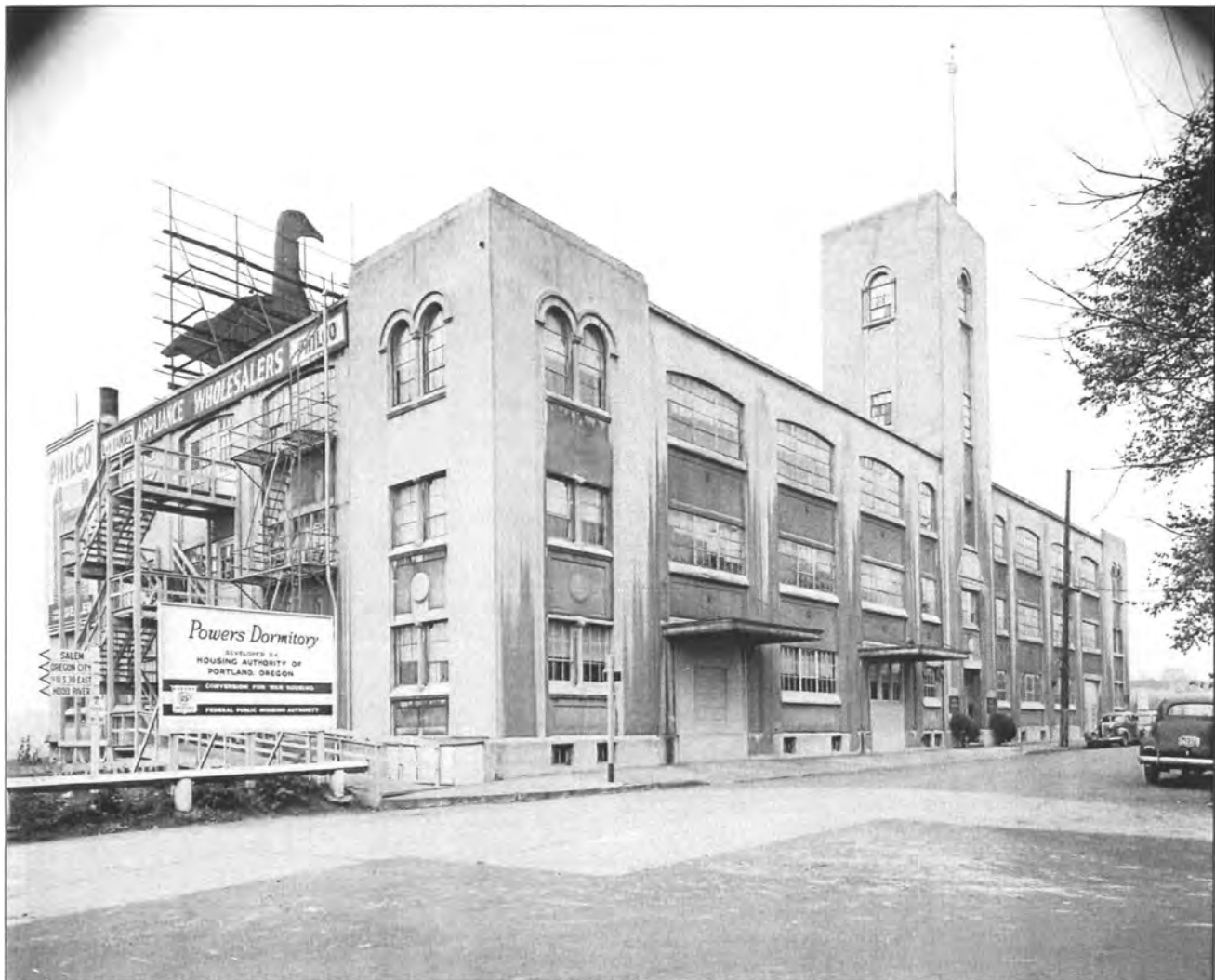
United States Department of the Interior
National Park Service

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N/A
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Figure 12: Powers Dormitory Looking NW at S and E Façade, November 11, 1943 (Portland City Archives, A2001-0.25.380)



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Figure 13: Powers Dormitory Main Lobby, Looking SE, November 11, 1943
(Portland City Archives, A2001-0.25.379)



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N/A

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Figure 14: Powers Dormitory Recreation Room, Looking NW, November 11, 1943
(Portland City Archives, A2001-0.25.378)



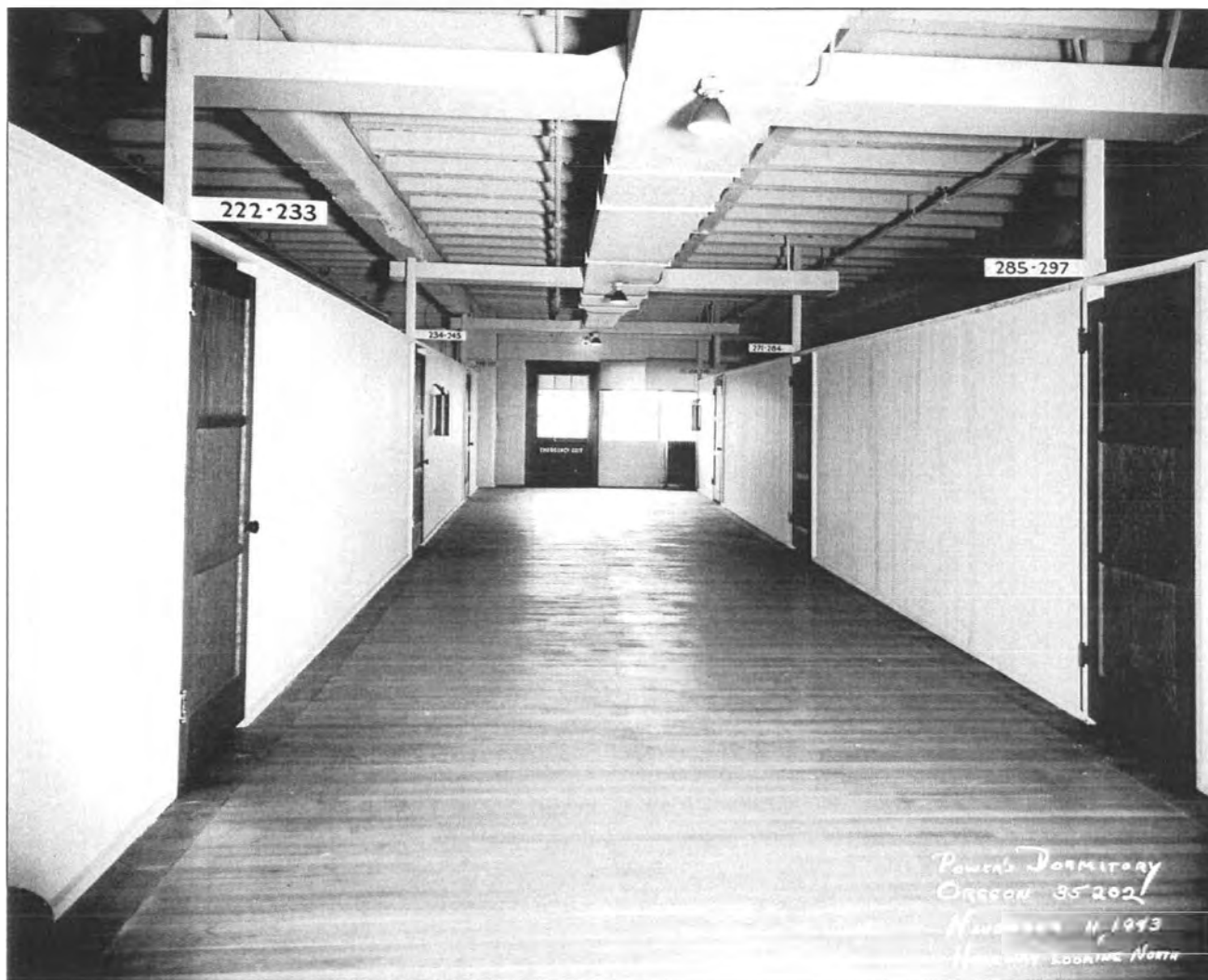
United States Department of the Interior
National Park Service

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N/A
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Figure 15: Powers Dormitory Corridor Looking S, November 11, 1943
(Portland City Archives, A2001-0.25.382)



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National Park Service

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N/A
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Figure 16: Ira F. Powers Furniture Company Warehouse and Factory (Sears) Aerial looking east from west c. 1950, Oregon Historical Society



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Powers, Ira F., Warehouse and Factory

MULTIPLE NAME:

STATE & COUNTY: OREGON, Multnomah

DATE RECEIVED: 7/22/11 DATE OF PENDING LIST: 8/15/11
DATE OF 16TH DAY: 8/30/11 DATE OF 45TH DAY: 9/06/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000625

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8.31.11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



CONVENTION
PLAZA

CONVENTION PLAZA



Ira F. Powers Factory and Warehouse
Multnomah County, OR
Photo 6052



ROAD
CLOSED

Ira F. Powers Factory and Warehouse
Multnomah County, OR
Photo 0003



Ira F. Powers Factory and Warehouse
Multnomah County, OR
Photo 6604



Ira F. Powers Factory and Warehouse
Multnomah County, OR
Photo 0005







Ira F. Powers Factory and Warehouse
Multnomah County, OR
Photo 0008



Ira F. Powers Factory and Warehouse
Multnomah County, OR
Photo 0009.



EPSON

EPSON
Professional Paper

EPSON
Professional Paper

Ira F. Powers Factory and Warehouse
Multnomah County, OR
Photo 6010



Ara F. Powers Factory and Warehouse
Multnomah County, OR
Photo 0011



Ira F. Powers Factory and Warehouse
Multnomah County, OR
Photo 0012

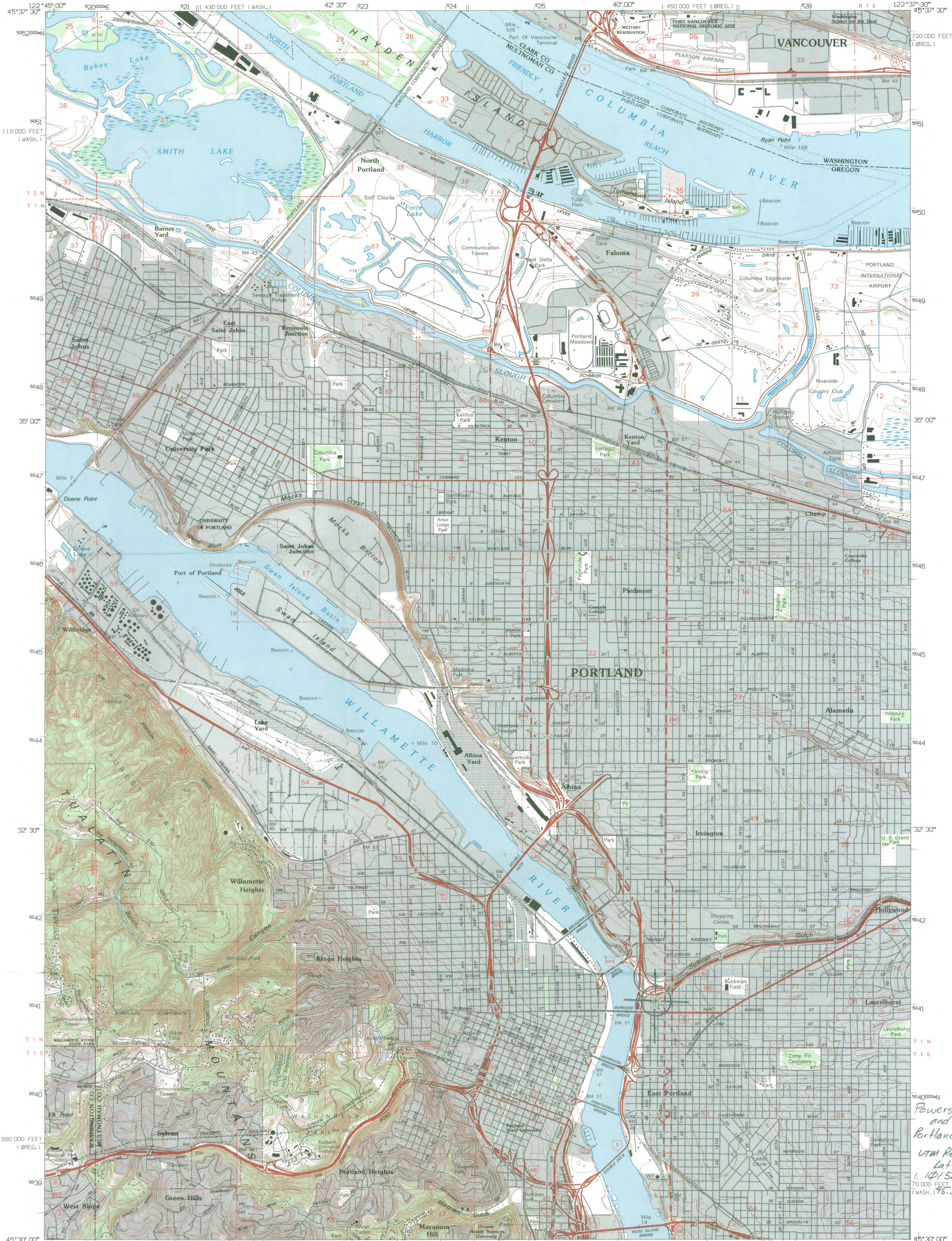




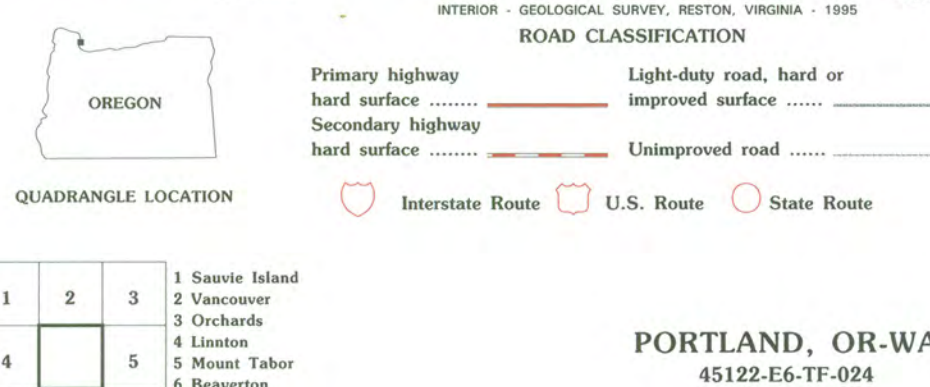
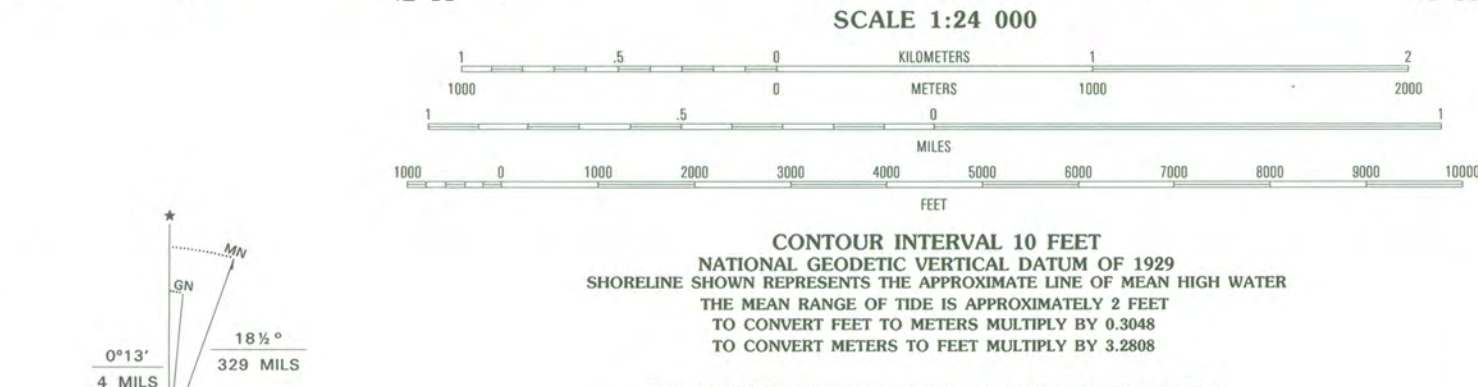
Ira F. Powers Factory and Warehouse
Multnomah County, OR
Photo 0014



Ira F. Powers Factory and Warehouse
Multnomah County, OR
Photo 0015



Produced by the United States Geological Survey
Control by USGS, NOS/NOAA and State of Oregon
Compiled from imagery dated 1951. Revised from imagery dated 1990. PLS and survey control current as of 1991
Map edited 1995. Contours and land elevations have not been revised and may conflict with other content
North American Datum of 1927 (NAD 27). Projection and blue 1000-meter ticks: Universal Transverse Mercator, zone 10
10 000-foot ticks: Oregon Coordinate System, north zone and Washington Coordinate System, south zone
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geographic Survey NADCON software
There may be private inholdings within the boundaries of the National or State reservations shown on this map



QUADRANGLE LOCATION		
1	2	3
4	5	6
7	8	

PORTLAND, OR-WA
45122-E6-TF-024
1990
DMA 1475 II SW-SERIES V892

*Powers, Ira F., Warehouse and Factory, Portland, Multnomah Co., OR
UTM Reference & Lat/Long Coordinate
114P/526312/5441216
70 000 FEET (WASH.) 45.52398/-122.66367*





Oregon

John A. Kitzhaber, MD, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE, Ste C

Salem, OR 97301-1266

(503) 986-0671

Fax (503) 986-0793

www.oregonheritage.org



Ms. Carol Shull
National Register of Historic Places
USDOJ National Park Service - Cultural Resources
1201 "Eye" Street NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Shull:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation (SACHP), I hereby request that the boundary of the following listed historic district be reduced:

**MILL-PINE NEIGHBORHOOD HISTORIC DISTRICT (BOUNDARY DECREASE)
ROSEBURG, DOUGLAS COUNTY**

The new boundary excludes previously identified non-contributing properties and buildings that were demolished since the district was established, thereby establishing easily discernible and justifiable boundaries.

Also at the advice of the SACHP, I propose that the following property be listed in the National Register of Historic Places:

**POWERS, IRA F., WAREHOUSE AND FACTORY
PORTLAND, MULTNOMAH COUNTY**

We appreciate your consideration of these documents. If questions arise, please contact Ian Johnson, National Register & Survey Coordinator, at (503) 986-0678.

Sincerely,

for Roger Roper
Deputy State Historic Preservation Officer

Encl.