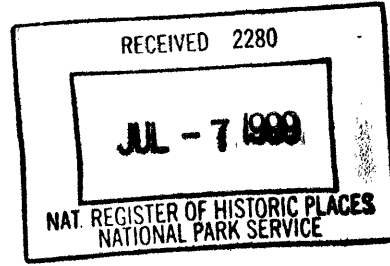


United States Department of the Interior
National Park Service



949

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name JOHNSON, CHARLES E., BUILDING

other names/site number _____

2. Location

street & number 442 NE RUSSELL N/A not for publication

city or town PORTLAND N/A vicinity

state Oregon code OR county MULTNOMAH code 051 zip code 97212

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Hamrick Deputy SHPO June 25, 1999
Signature of certifying official/Title Date

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Edson H. Beall Signature of the Keeper Date of Action _____

JOHNSON, CHARLES E., BUILDING
Name of Property

PORTLAND, MULTNOMAH County, Oregon
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Non-contributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

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

ELIOT NEIGHBORHOOD MPS

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling
COMMERCE: specialty store

Current Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Commercial Style

Materials
(Enter categories from instructions)

foundation CONCRETE
walls WOOD: weatherboard
roof ASPHALT
other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

JOHNSON, CHARLES E., BUILDING
Name of Property

PORTLAND, MULTNOMAH County, Oregon
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all that apply.)

Property is:

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

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

ETHNIC HERITAGE: EUROPEAN

Period of Significance

1912-48

Significant Dates

1912

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Edward J. Grahs - building contractor

Name of repository:

See continuation sheet(s) for Section No. 9

JOHNSON, CHARLES E., BUILDING

Name of Property

PORTLAND, MULTNOMAH County, Oregon

City, County, and State

10. Geographical Data

Acreage of property .14 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/0 5/2/6/6/2/0 5/0/4/2/9/1/0
Zone Easting Northing

B / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / /

D / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

Lot 26, Block 6, Albina

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

This building was moved in 1998 in order to prevent its demolition. The house was moved from 422 NE Knott to 422 NE Russell. It was relocated to another lot within the boundaries of the Eliot Neighborhood MPS. It was relocated to a similar lot and retains its historic association.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Roy E Roos

organization Old House Histories

date November 1998

street & number 2146 NE 12th

telephone 503-282-9436

city or town Portland

state OR zip code 97212

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name Michael Warwick and Susan Bailey

street & number 535 NE Thompson

telephone 503-284-7010

city or town Portland

state OR zip code 97212

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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

National Register of Historic Places Continuation Sheet

Section No. 3 Page 1

Johnson, Charles E., Building, Portland, Multnomah County, Oregon

CHARLES E. JOHNSON BUILDING (1912)
442 NE Russell, Portland, OR

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE:

The Charles E. Johnson Building was constructed in 1912 for residential and commercial use. To save it from demolition, this building was moved one block south of its original location--from the south side of NE Knott, east of Martin Luther King Blvd, to the south side of NE Russell. It is on a similar lot in the same neighborhood and its historic association remains. This building is being nominated as part of the Eliot Neighborhood Multiple Property Submission that was completed in 1998. The Eliot Neighborhood is significant as a distinct section of Portland and is described in the Multiple Property Submission as one of the major contributors in defining Portland's present-day boundaries. The union of Albina and Portland in 1891 added to the socio-cultural history as it fostered a diverse working class, immigrant, and minority community.

Albina was completely platted by 1882 with the north end designated as residential, and the dock area along the river as mostly industrial. The area grew quickly and during 1880-87 Albina's population climbed from 143 to over 3000. With the progress of the streetcar system, other subdivisions to the east of Albina, many considered to be high-class communities which employed building and ethnic deed restrictions, were developed. Thus, many immigrants settled in the Albina community where housing was more affordable and located closer to the commercial center, railroad yard, grain mills, and waterfront. The ethnic migration to this area during the 1880s-1920s, primarily from eastern Europe, was concentrated in Albina which would come to serve as the gateway for immigrants newly arriving to Portland. The main portion of the Eliot Neighborhood contains many commercial and residential buildings along the major arterial streets of N Williams avenue and NE Martin Luther King Jr Blvd.

Mr. Charles E. Johnson applied for a building permit in April 1912 for construction of a two-story frame structure for use as apartments, or "flats", and a store. Edward J. Grahs was the building contractor and the cost of the building was approximately \$7,000. Grahs was a German born carpenter. He also built several other structures in the Eliot Neighborhood and lived in the area. Another structure used as baking ovens was constructed on the lot, but was demolished in 1997.

Charles Johnson was born in 1864 in Sweden and immigrated to the US in 1880, becoming a naturalized citizen in 1903. His wife, Matilda, also came from Sweden. According to oral histories, they catered to passing travelers and lodged them overnight upstairs. Charles, owner of the property, was listed as the manager for the Swedish Importing Co. and the bakery. He and his wife, Matilda, lived in this building as well. It is believed that they lived here until 1923, retaining ownership until 1926. In 1923, the directory lists Gustaf & Carl Bergman as proprietors of the Bergman & Bergman Delicatessen. The property was purchased by Arthur W. Dahl in 1926 was listed in the directories as a laborer. He filed for a permit to do

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 3 Page 2

Johnson, Charles E., Building, Portland, Multnomah County, Oregon

minor remodeling and finishing work in the basement. His son, Arthur R., listed in the directories as a plasterer, actually did the construction work. They both lived in the building. The business operating at that time was called Parisian bakery and operated by David, Harry & Rose Miller who lived at 920 E Broadway. Arthur R. retained ownership of the building until 1972 at which time he occupied Unit #5. There were many tenant vacancies in the 1960s and 70s. In 1996 the Alameda Development Company acquired the property on the block and made plans for a large townhouse development. Several buildings were razed and one other building was moved four blocks southwest. In October 1998 the current owners, who owned the building but not the property, moved the structure to its current site.

The Charles E. Johnson building is significant for its association with the commercial and residential development and ethnic influence of residents in the Eliot Neighborhood. This building is an excellent example of a small commercial enterprise that serviced the growing population in this and adjacent neighborhoods. It is significant because of the ethnic contribution of a business owned and operated by Swedish born residents. Charles and Matilda Johnson operated a successful enterprise for more than 10 years and also housed other foreign born residents.

It is also architecturally significant as one of the few surviving mixed use buildings in the area. This is a good example of the wood frame construction popular in the Pacific Northwest near the turn of the century. This two-story wood frame building with shiplap siding (the non-historic secondary siding was recently removed) and cornerboards contains four dwelling units upstairs and two downstairs, one of which was converted from the original store (bakery) space located on the west side, as evident from the storefront appearance of this corner of the building. It combines the rectangular form with projecting cornice of a commercial building, with the wide front porch and window configuration of a residential building. East of the original retail space is a wide front porch. The recessed entrance contains a set of double doors. The tongue-and-groove flooring of the porch is being restored and replaced as needed. The columns are of simple box design and compliment the simple detailing of the building. The windows on the second level are primarily double hung six-over-one, with a tripartite window in the center consisting of a six-over-one window flanked by narrower four-over-one windows. The flat roof of the building is surrounded by a parapet wall and a wrap-around boxed cornice supported by brackets. The building now sits on a concrete foundation and is bolted down through new sills of pressure treated lumber.

The interior has had some water damage resulting in the replacement of many of the lath and plaster walls with gypboard. The coved ceilings which are original, or more likely added after 1926 by Arthur R. Dahl, a plasterer, remain mostly intact, with some being restored and replaced. The door and window moldings remain and are being restored. There are picture rails in most of the larger rooms, with fir tongue and groove flooring. The former bakery that is now Unit #5 is a studio apartment, converted about 30-40 years ago. The original stairway is being restored. Two studio apartments upstairs are planned to be combined to create a two-bedroom apartment.

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

National Register of Historic Places Continuation Sheet

Section No. 3 Page 3

Johnson, Charles E., Building, Portland, Multnomah County, Oregon

This building retains its historic integrity and contributes to the qualities of the Eliot Neighborhood. The Johnson building has architectural and historical significance as it helps to describe an important area of Portland where working and middle class residents and business people which included various immigrant groups built a community.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1 C. E. Johnson Bldg (1912) Multnomah Co., OR

7. GENERAL DESCRIPTION & SETTING

The Charles E. Johnson Building of 1912 is a two storey structure built for both commercial and residential uses. It is of the "Streetcar Commercial" design that was very popular in wooden and masonry buildings before and after the turn-of-the-century. Even though it has been in deteriorated condition in recent years, it remains architecturally intact with many of the exterior features surviving. Due to years of neglect, much of the interior has suffered extensive water damage and much has been gutted recently. In October 1998, the entire structure was saved from destruction and relocated one block south from its original location. It originally stood on the south side of NE Knott east of Martin Luther King Jr. Blvd. and was moved to the south side of NE Russell Street almost due south, still inside the Eliot Multiple Property Submission Historic District.(Appendix A) This mixed use neighborhood in the close-in area of N & NE Portland became a registered National Historic Multiple Property Submission in early 1998.

The Eliot neighborhood encompasses most of the area formerly known as the town of Albina on the close-in east side of Portland adjacent to the Willamette River. Today, the City of Portland recognizes the boundaries as the Willamette River on the west, N & NE Fremont on the north, NE 7th on the east, and N & NE Broadway at the south. The district has a diverse variety of structures. The western portion (west of N Vancouver Avenue) is predominantly industrial with many industrial buildings and is bisected by the I-5 freeway. It also includes Emanuel Hospital near the Fremont Bridge ramp at the north end. The main portion of the district contains many commercial buildings and multi-family dwellings of both old and modern vintage along the major arterial streets of N Williams Avenue and NE Martin Luther King Jr. Blvd. The side streets contain predominantly single family dwellings of old vintage. Many are a unique collection of surviving Victorian cottages in several styles. In many portions where there were vacant lots from previous clearing, many new dwellings, predominantly duplexes and higher density, have been built in designs that either contribute or not to the historic character of the district.

The subject building is rectangular in form measuring 41' wide and 54' deep. It has two full stories that contained 4 dwelling units upstairs and two downstairs, one of which was converted from an original store space. The total interior space is about 4200 square feet. The structure has a flat roof surrounded by parapet walls with a wrap-around boxed cornice on the outside supported by period commercial styled brackets. It sits on a new perimeter concrete foundation poured after the building was relocated and bolted down through new sills of pressure treated lumber about 4' higher than the Russell Street elevation. Underneath, load bearing spans are supported by posts anchored on new concrete footings anchored by Simpson strong ties. The building covers the northern half of lot 26 of block 6 in Albina with its front elevation facing north. The front of the building is about 2.5' from the south right-of-way of NE Russell Street. The east side is about 7' from the east lot line and owner's property. In the rear, the south lot line extends 125' deep from the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2 C. E. Johnson Bldg (1912) Multnomah Co., OR

front right-of-way. On the west side, the building is approximately about 2' from the west line of lot 26.(Appendix C) The owners also own lot 27 to the west, which is also 50' wide where a future tenant parking pad is proposed with landscaping.(4)

EXTERIOR DESCRIPTION

The two storey Charles E. Johnson Building is a wood framed multi-family dwelling of quality construction with an asymmetrical front layout that previously contained a store on the west side downstairs and apartments in the remaining spaces. It is of the simple Streetcar Commercial design in Vernacular commercial buildings popular before and after the turn-of-the-century. As typical in this design, the building has a nearly flat roof surrounded by a perimeter parapet. Near the top exterior of the wall is a surrounding boxed cornice at the eaves supported by brackets that cover the spans of the north and east elevations. The first and second levels are visually separated by a simple sill belt course that runs around the front and sides of the structure. After many years of neglect, the tar surfaced roof rotted and deteriorated allowing major water leakage inside the structure. The structure is clad in simple tongue and groove beveled shiplap siding about 4" wide on the exposed surface on all elevations. Over the years, the second level exterior was resided with rat tail shakes. Recently, most of the exterior residing has been removed because of unattractive appearance and deterioration to expose the original cedar shiplap, which most of has been discovered in good condition. During the previous residing, some of the trim at the corners was removed and is planned to be replaced during the restoration process.

At the north (front) elevation, there is a recessed porch on the first level 6' deep.(Photo 1) At the west end, there is a false wall blocking access from the front entrance area. The recessed front entrance with a double set of doors is west of the private sitting porch, offset from the center giving an asymmetrical appearance. Three square posts in vogue with the Arts & Crafts style evenly spaced apart used to support the upper living space above the porch. The two easterly ones are missing but planned to be rebuilt. One section of original simple wood railing survives running between the middle and westerly post. The remaining spans are planned to be rebuilt. Much of the tongue and groove flooring at the east end of the porch has dry rot. Some of the concrete blocks under the westerly porch post are intact with only the bottom ones damaged. The west side of the 1st level building frontage contained a large picture type of window (previously commercial) now covered in plywood and a transom pane above it still is present. Near the northwest corner of the building in the front is a single door accessing the former store space that was converted into a studio apartment about 30 years ago. Double-hung windows upstairs on this elevation are a 6 over 1 sash and original. These windows are arranged in symmetry with single ones on each side and a set of 3 in center of this upper elevation. They are planned for restoration due to more protection from the weather elements being on the north side.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 3 C. E. Johnson Bldg (1912) Multnomah Co., OR

As on the north elevation, the west elevation is dressed with the similar commercial boxed cornice supported by brackets.(Photo 2) On the first level, it has two 6 over 1 sash windows with well weathered frames. About 15' north from the rear corner is a set of double doors formerly used to bring in bakery or related goods. On the original site, ramps on the west elevation serviced the side entrance. At the upper level are 4 more of the same type of windows with deteriorated sash frames. At the south (rear) elevation is a single door at the southwest corner and another one under a portico at about mid span.(Photo 3) Upstairs, there is another single door leading to nowhere where there used to be a narrow open porch with exit stairs. There are two windows downstairs on the south side and 3 above, all in very poor condition due to direct weathering for many years. On the east elevation, the simple sill belt separating the floors is present but the commercial cornice near the top is absent. As on the west side, there are 4 of the same type of single windows on the upper level. One of these windows is missing while others are heavily damaged. On the lower level of this elevation are 4 single windows of the same type and one additional pair set in the middle.

INTERIOR DESCRIPTION

The C. E. Johnson Building has an asymmetrical interior floor plan on both levels. Most of the lath and plaster inside was in very poor condition due to water damage and was removed before the structure was moved to lighten the weight. This was also done to facilitate insulation and new wiring. Coved ceilings are intact in many of the rooms in all the living units and are either original to the building's construction or added after 1926, due to the 2nd owner's son who was a plasterer. Some of the water damaged ceilings upstairs reveal metal mesh backing on the ceilings and into the coves which held the plaster well intact even under moist conditions. Much of the mouldings around doors and windows has survived and are planned for restoration and refinishing. Most of it is typical of the Arts & Crafts style with flat casing and crown moulding at the top and cut from old growth Douglas-fir. In most of the main rooms, picture rail moulding is still intact but all has been painted over. The floors are of 3" wide old growth Douglas-fir tongue & groove planks.

Presently, all 6 apartments are accessible by double front doors at the front porch.(Appendix D) Downstairs are two living units separated by a long wall on the west side of the common hall.(Photo 4) Inside the common hall is a doorway to the immediate left (east) for Unit #1, the largest of the apartments. After passing through a small foyer, one enters the living room. The plastering and coved ceiling has survived in this room. To the left (north) is a double set of doors boarded over on the outside with multi-light panes in the upper sections that used to open out to the private front porch. To the right (south) is a built-in opening to a dining room with fir trim and crown moulding at the top just as is the casing around the doors and windows.(Photo 5) Two 6" x 6" square columns on each side survive with linear grooves with mini wainscoting below them. Peeling paint on

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 4 U. E. Johnson Bldg (1912) Multnomah Co., OR

these surfaces reveals natural stained Douglas-fir with a good layer of varnish. The coved ceilings in the dining room are intact as well. Continuing south is a presently gutted bathroom to the left and straight ahead through a small hall is a bedroom lit by 2 windows on the two exterior walls and it has coved ceilings as well. On the west wall of the bedroom is an opening being closed off that led to another room formerly part of a large kitchen being turned into a second bedroom lit by one southerly window. On the north side of it is an opening leading to a gutted kitchen surrounded by all interior walls. On the north end of the kitchen area used to be a doorway to a staircase leading to the basement that now does not exist because of the relocation. Also near the southwest corner of that bedroom is a former doorway that used to lead outside at the rear of the building. On the east end of the kitchen is an opening that returns to the small hall.

Returning to the main foyer is a door on the west wall that leads to Unit #5. This is a studio apartment that was the former bakery store and converted about 40 years ago. The floor elevation throughout this unit is about 3' lower than the master apartment and the common hall foyer giving the ceilings more vertical height. There is no surviving building permit inspection card for the conversion at the building permit record center of the city of Portland. It is possible it was done during World War II but an elderly nearby resident stated that the bakery was still in use through the 1950s but directories did not list a bakery at the address later than the 1940s.(3) This space also has an access door from the outside on the north wall in front of the structure near the northwest corner that was the original shop entrance. All interior lath, plaster, and trim has been gutted. The large front area used to be the retail area of the former store.(Photo 6) At the rear or south end of the former retail area is a gutted kitchen and bathroom. South of that area is a larger bedroom or storage area with a double door leading to the outside on the west wall that was previously serviced by a ramp.

Returning again to the common hall is a staircase leading to the 4 upstairs units. The newel post at the bottom is a square pattern common in Arts & Crafts homes in natural stained Douglas-fir as well as the top railing. Some of the staircase bannisters survived that are the turned variety. The staircase has a short run to the east before a landing and then runs south up a longer span. The stairwell is lit by a large old skylight glazed in glass with chicken wire mesh inside. On the east wall of the stairwell is a single multi-paned sash casement window that lights the hallway inside one of the apartments.(Photo 7) This unique window is surrounded by natural stained fir moulding. Immediately to the left at the top of the stairs on the second level is the door for Unit #2.(Appendix E) This small studio covers the southeast portion of the upstairs and planned to be combined with a second small studio at the northwest corner to create a 2 bedroom apartment. On the north side is a gutted bathroom area. The remaining studio area is lit by windows on the east and south walls with most of the coved ceiling surviving. To the west is an opening leading to a gutted kitchen area with a diagonal wall on the northwest side where there used to be a doorway to the common hallway now

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5 U. E. Johnson Bldg (1912) Multnomah Co., OR

studded in. At the northwest corner of this unit was a partition wall recently removed to combine the two studios.

Back in the upstairs common area, there is a narrow hallway that leads to an exterior door on the south side of the building. Back in the common area are surviving bannisters on the stairwell side. Another doorway on the west wall leads to a studio apartment, Unit #4. (Photo 8) This area at the southwestern portion of the building suffered the most water damage from ceiling to floor. Entering the small foyer, one is met with a gutted kitchen space first and a bathroom to the immediate right. To the south of the kitchen area is the studio with much of the coved ceiling intact despite water saturation. Windows light this room from the south and west.

Back in the common hallway at the north end, a doorway leads to Unit #3 which covers the northwestern portion of the upstairs. Inside, one door opens to a bedroom to the north and the other to a gutted kitchen area to the west. One of the entrances will be eliminated in remodeling. The southern portion has gutted kitchen and bathroom spaces. To the north is the living-dining area with surviving coved ceilings and on the east side of this room is the bedroom, also containing coved ceilings. The second entrance from the common hall is on the south side of this room. In the ceiling above in this location is attic and roof access with a more modern sky light. To the right in this area is the entrance to the 4th studio apartment at the northeast corner that is planned to be consolidated with Unit #2. To the left inside is the studio space with intact coved ceiling. Straight ahead is a gutted kitchen area. To the right (south) is a hallway where the wall at the south end is planned to removal for the consolidation.(4) There is a gutted bathroom south of the kitchen area.

HISTORY OF THE ELIOT NEIGHBORHOOD

The Charles E. Johnson Building of 1912 sits on the plat of the Townsite of Albina. On 28 May 1873, the plat of Albina was filed with the county by Edwin Russell and George H. Williams on a donation land claim originally settled by J. L. Loring and Joseph Delay.(2) Russell was an ambitious businessman who saw a vision of a thriving city on the other side of the Willamette and managed a bank in Portland. He got a contract with the U. S. government to establish shipbuilding yards but borrowed heavily. He went broke in 1874 after a depression affected the banking industry and commerce and moved to San Francisco. George H. Williams was previously a senator and U. S. Attorney General and forced to sell his shares of the property as well. He later became mayor of Portland.(1) The plat, mostly undeveloped, was sold to James Montgomery and William Reid. By 1882, they along with several trustees developed the remainder of the plat after two more maps were filed with the county with lot configurations in the block plans.(2) They laid out the upper portion primarily for residential building. The area around Williams and Russell Avenues became the commercial core. The lower portion by the docks on the

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 6 U. E. Johnson Bldg (1912) Multnomah Co., OR

river became rough and more industrial when the railroad terminal was built connecting Portland with the transcontinental system in 1883.(5)

Albina grew from a population of 143 in 1880 to over 3000 in 1887 when it was incorporated as a city. It was a major bustling community in 1891 when it was annexed to the City of Portland along with East Portland. This stimulated more population growth and increased density. By the turn-of-the-century, many other subdivisions to the east were developed and opened up as streetcar lines were expanded. Some of these developments were touted as high-class communities with building and ethnic restrictions placed on deeds. This practice funnelled immigrants with less income to settle in the Albina community. Housing was more affordable and located closer to the commercial center, railroad yard, grain mills, and waterfront. By 1910, higher density housing was being built at a faster pace along all the major streets. Many were buildings with store fronts below and apartments above and some were strictly apartment and flat buildings. During World War II, Portland gained a large influx of African-Americans to work in the shipyards and many were allowed to live in Albina but segregated from other surrounding neighborhoods. After the Vanport Flood of May 1948, a greater influx of African-Americans settled in the community due to cheaper housing and imaginary lines drawn by the real estate interests. During the 1950s, Albina was in major decline as businesses left for outlying communities as the popularity of suburbs increased. Today during the 1990s, the community is being revitalized as businesses are returning to surviving and new buildings along some of the original commercial corridors.(5)

HISTORY OF THE PROPERTY

On 25 October 1911, Ausber D. & Esther Wick sold lot 28 of block 7 in Albina to Charles E. Johnson for \$3000.(2) At this time, the property was improved with a small dwelling and 2 out-structures at the rear of the lot according to the 1908 Sanborn fire insurance map. On 16 April 1912, a building permit was filed with the city for construction of a 2 story frame structure for apartments and a store by Mr. Johnson.(Appendix B) Edward J. Grahs was selected as the building contractor and the cost was estimated at \$7000. Grahs was a German born carpenter responsible for several other buildings in the Albina community. A second structure was also built at this time that was smaller but of similar architecture for the actual bakery with ovens near the rear of the lot. Due to some external fire damage and development pressure, it was demolished about December 1997. No building permit survived on this other structure built about this time. Three original plumbing permits did survive in city archives dating to 1912. One inspection card was made for the main building (new) and a 2nd was for a new bakery building behind it. The 3rd card was for the inspection of a ground sewer line connecting a barn in the rear as well. This may have existed before or a replacement of the dwelling that stood there.(Appendix F) The 1923 Sanborn map delineates 3 structures on the property and in the rear, wood storage was at the SE corner but other was not

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7 C. E. Johnson Bldg (1912) Multnomah Co., OR

indicated with a use.(8) The last building inspection was made on June 28, after the main building was completed.

Edward Grahs, the building contractor, lived at 1718 NE Victoria (now gone, the site of Coliseum Ford showroom) at the time and was an active builder of homes in the area as well. He built many of the fine homes around the area near where he lived on Elizabeth Irvings Addition in the proximity of E Broadway between N Williams to the west and NE 3rd. Some of these homes were of an interesting exterior design built between 1890 and 1910 with patterns of cornice brackets and dentils in the Colonial Revival, Queen Anne Vernacular, and American Foursquare styles. Nearly all of these homes were demolished between the 1960s and 1990s due to commercial expansion. In June 1995, a pair of fine homes at the corner of NE 1st & Broadway were destroyed on a weekend for Coliseum Ford soon after they acquired the property and replaced with parking areas for their new cars. Apparently, requests from interested parties that wanted to move them were ignored. Only 2 or 3 of the homes built by Grahs survive in the area. It has not been determined whether Grahs drew the plans but it is likely and the building was constructed only in a two month period.

Charles E. Johnson was listed in the 1913 directory (compiled in 1912) at 390-1 Knott, the old building address living in unit #1. He was listed as the manager for Swedish Importing Co., the bakery and operated the business as well as being the property owner. His wife Matilda lived there as well but there were no children living with them in the household. Charles Johnson was born in 1864 in Sweden and immigrated to the United States in 1880. In 1903, he became a naturalized citizen according to 1920 Census Information. His wife also came from Sweden.(9) It is believed that he catered to passing travelers and lodged them overnight upstairs according to stories passed on to an elderly neighbor whose parents grew up on the block. Not much is known about Charles Johnson, but it is very likely he was of Swedish descent due to the firm's name. He lived there until about 1923 but retained ownership until almost 1926. In 1923, the directory lists Gustaf A. & Carl H. Bergman as proprietors of the business called Bergman & Bergman Delicatessen and Charles Johnson soon disappeared from directory listings.(3) Mr. Johnson may have moved from the area since there were no newspaper indexes of his obituary.

By early 1926, the property was purchased by Arthur W. Dahl. In May 1926, Mr. Dahl filed a permit for minor remodeling or finishing in the basement, and his son Arthur R. Dahl did the work.(Appendix G) He was listed as the owner at this time but no deed was indexed between 1924-27, so it was probably an initial contract. Both father and son lived in the building. The father was listed as a laborer and son as a plasterer in the 1926 directory. The business then was called Parisian Bakery which was operated by David, Harry, & Rose Miller who resided at 920 E Broadway (old address, now near 30th). After the death of the father, son Arthur R. Dahl retained ownership of the building until at least 1972 and lived there that whole time as well in unit #5. During the 1960s & 70s, there were many tenant vacancies. He may have owned it later, but it was not listed with owner

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

**National Register of Historic Places
Continuation Sheet**

Section number 7, 8 Page 8, 1 C. E. Johnson Bldg (1912) Multnomah Co., OR

occupants.(3) Permit activity ceased during these years as well. There were no newspaper obituary indexes for Arthur W. or Arthur R. Dahl, but it is very likely both died in the Portland area.

In 1996, Alameda Development Company acquired almost all the property on the block bounded by NE Knott, NE 7th, NE Russell, and NE MLK and made plans for a large townhouse development. Several homes and buildings were razed and one Victorian cottage was moved 4 blocks southwest. Their first phase was completed in June 1998. On 1 October 1998, the current owners who owned the building but not the property at 422 NE Knott, had Emmert Company move the structure to a vacant lot to be 442 NE Russell about 200' east of Martin Luther King Jr. Blvd. They had a perimeter foundation poured under it and secured. The building in the new location still has its historic orientation and set back from the street. Over the past several weeks, they had remodeling work commence but want the renovation sensitive to the building's historic character.

8. SIGNIFICANCE

The C. E. Johnson Building of the Streetcar Commercial design built in 1912, has significance under Criterion A & C. Under Criterion A, it is associated with the commercial development and ethnic influence of residents in the district. Under Criterion C, it is one of the few surviving and architecturally intact wooden commercial buildings.

The C. E. Johnson Building qualifies under Criterion A due to its location inside the Eliot Neighborhood Multiple Property Submission and association with early commercial development and the ethnic contribution from its original owners. NE Knott street was made a thoroughfare from Union Avenue (now MLK) connecting Irvington by 1910 when the racetrack between NE 7th and 14th was graded out. The entire Irvington subdivision between NE 7th & NE 24th prohibited commercial development of any kind in order to attract fine-class residential development. In various locations along the west side of NE 7th, small scale commercial enterprises built modest structures for their services of groceries, laundry, dry goods, and food in order to capitalize on the rapidly growing Irvington district to the immediate east.(7) During the 1910s and 1920s, many Irvington residents walked along Knott Street to Union Avenue to ride the Union Avenue streetcar to commute downtown, so many of these small businesses thrived. Most of these structures were lost from the 1960s to the 1980s due to deterioration, rising crime, and arson fires in the Albina district and the exodus of residents. Union Avenue was densely lined with many small businesses by the 1920s and was the main north/south thoroughfare from Portland to Vancouver. In 1930, it was widened 10' on each side to relieve traffic congestion. In that process, the buildings and homes facing the street were either moved back, had 10' cut off the front, or were simply demolished. Most of the wooden structures were torn down and replaced by larger concrete buildings to service growing business.(8) The C. E. Johnson Building is one of the few

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2 C. E. Johnson Bldg (1912) Multnomah Co., OR

surviving wooden frame structures to survive architecturally intact. It is also a great example of a small commercial enterprise that serviced the growing population in this and adjacent neighborhoods. It is also significant due to the ethnic contribution of a business owned and operated by Swedish born residents being called the "Swedish Importing Company". Both Charles and Matilda Johnson operated the successful enterprise for over 10 years and were Swedish immigrants. They also housed and lodged other foreign born residents. In 1920, one resident named Edward Bennett rented an apartment and was of Dutch ancestry. Another tenant named William Dawson also lived there who immigrated from England.(9)

The C. E. Johnson Building qualifies under Criterion C as an intact architecturally significant structure conforming to the styles, forms, and methods of construction in the Pacific Northwest during the end of the 19th Century and the beginning of the 20th Century. It falls into the Streetcar Commercial design category of buildings in the Eliot Neighborhood MPS under the commercial building category. It is one of the few intact wooden structures in the district from the early 20th Century.

9. SOURCES

1. MacColl, E. Kimbark, *The Shaping of a City: Business and Politics in Portland, 1885-1915*, Portland, OR, The Georgian Press, 1976.
2. Multnomah County Deed Recordings, 1911.
3. Polk Company, Portland City Directories, 1910-1980.
4. Portland Community Design, remodeling plans, October 1998.
5. Portland Historic Landmarks Commission, Multiple Property Submission for the Eliot Neighborhood, 8 December 1997.
6. Portland Buildings Bureau, building and plumbing permits.
7. Roos, Roy E., *The History & Development of Portland's Irvington Neighborhood*, 1997.
8. Sanborn Fire Insurance Maps: 1908 & 1923.
9. United States Census of 1920.

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

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 1

Johnson, Charles E., Building, Portland, Multnomah County, Oregon

Common Label Information:

1. Johnson, Charles E., Building
2. Multnomah County, Oregon
3. Photographer: Roy Roos
4. Date: November 1998
5. Negative on file with owner, Susan Bailey

Photo No. 1:

6. North elevation of building. Camera facing south.

Photo No. 2:

6. West elevation of building. Camera facing east.

Photo No. 3:

6. Southeast elevation of building. Camera facing northwest.

Photo No. 4:

6. Interior-downstairs foyer. Camera facing south.

Photo No. 5:

6. Interior-dining room of Unit 1. Camera facing north.

Photo No. 6:

6. Interior-Front of Unit 5. Camera facing north.

Photo No. 7:

6. Interior-Upstairs foyer. Camera facing north.

Photo No. 8:

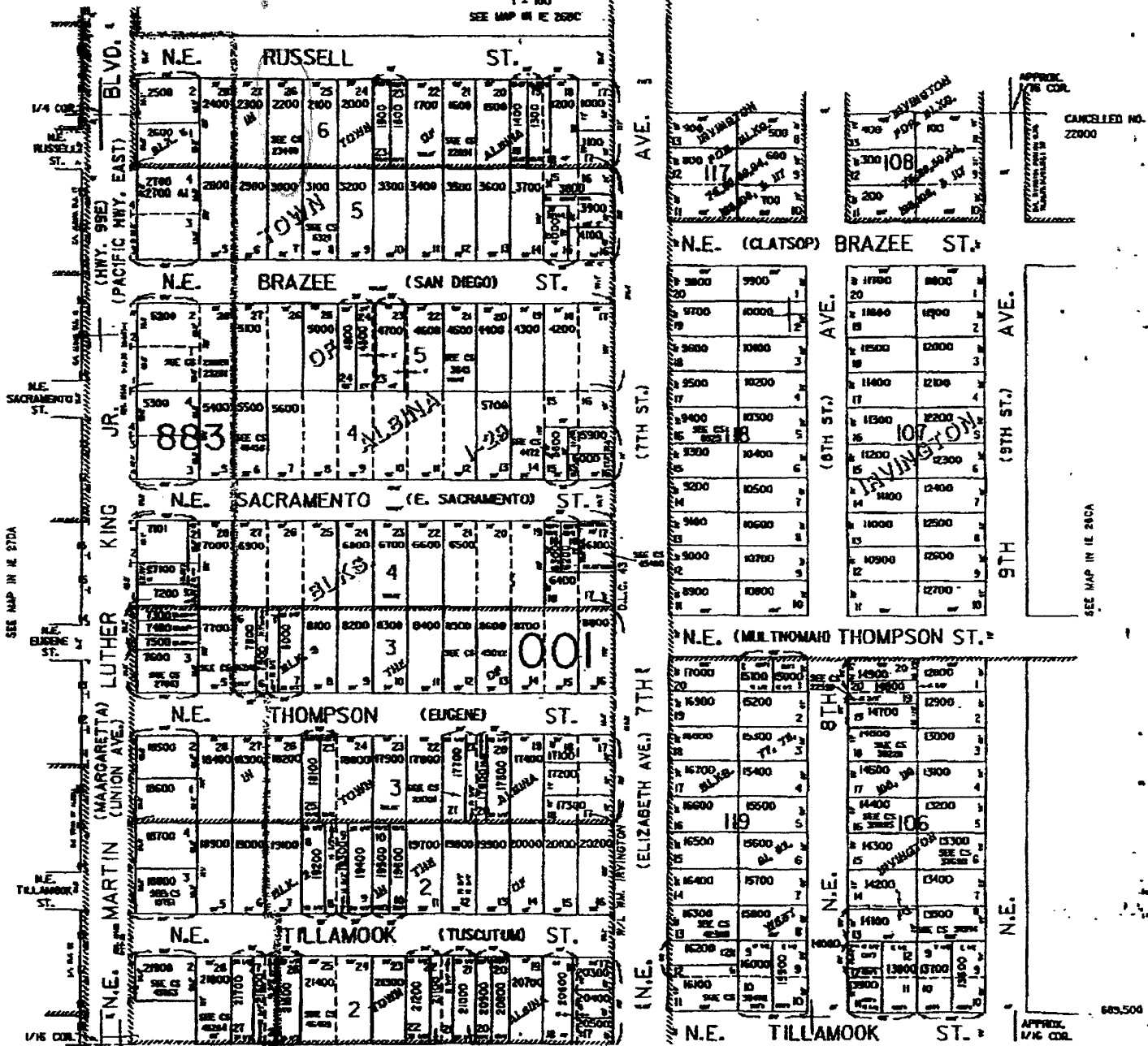
6. Interior-Upstairs foyer. Camera facing south.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NW1/4 SW1/4 SEC. 26 T.1N. R.1E. W.M.
MULTNOMAH COUNTY

IN 1E 26CB
PORTLAND

1" = 100'
SEE MAP IN IE 269C



Appendix A

NE RUSSELL ST.

Sewer

Gas

Remove exist. apron

New street tree per city forester

PP&C

Elect. Service

Porch

el = 4' - 3" above grade

Moved Building from 422-432 NE Knott (1 block north) Construction type V-N Occupancy R-1

52'

41'-0"

7'

3'-0"

Grass

Up

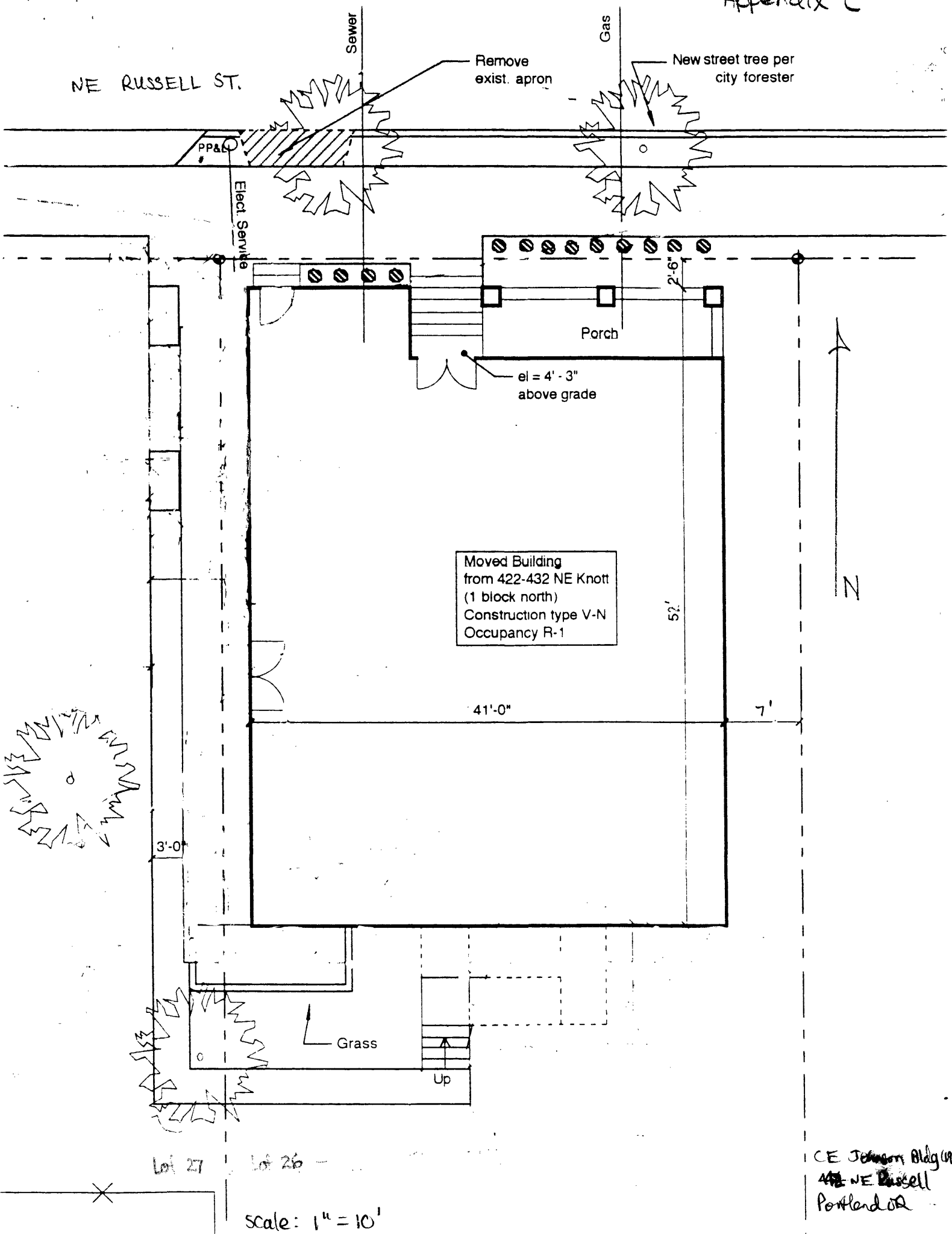
N

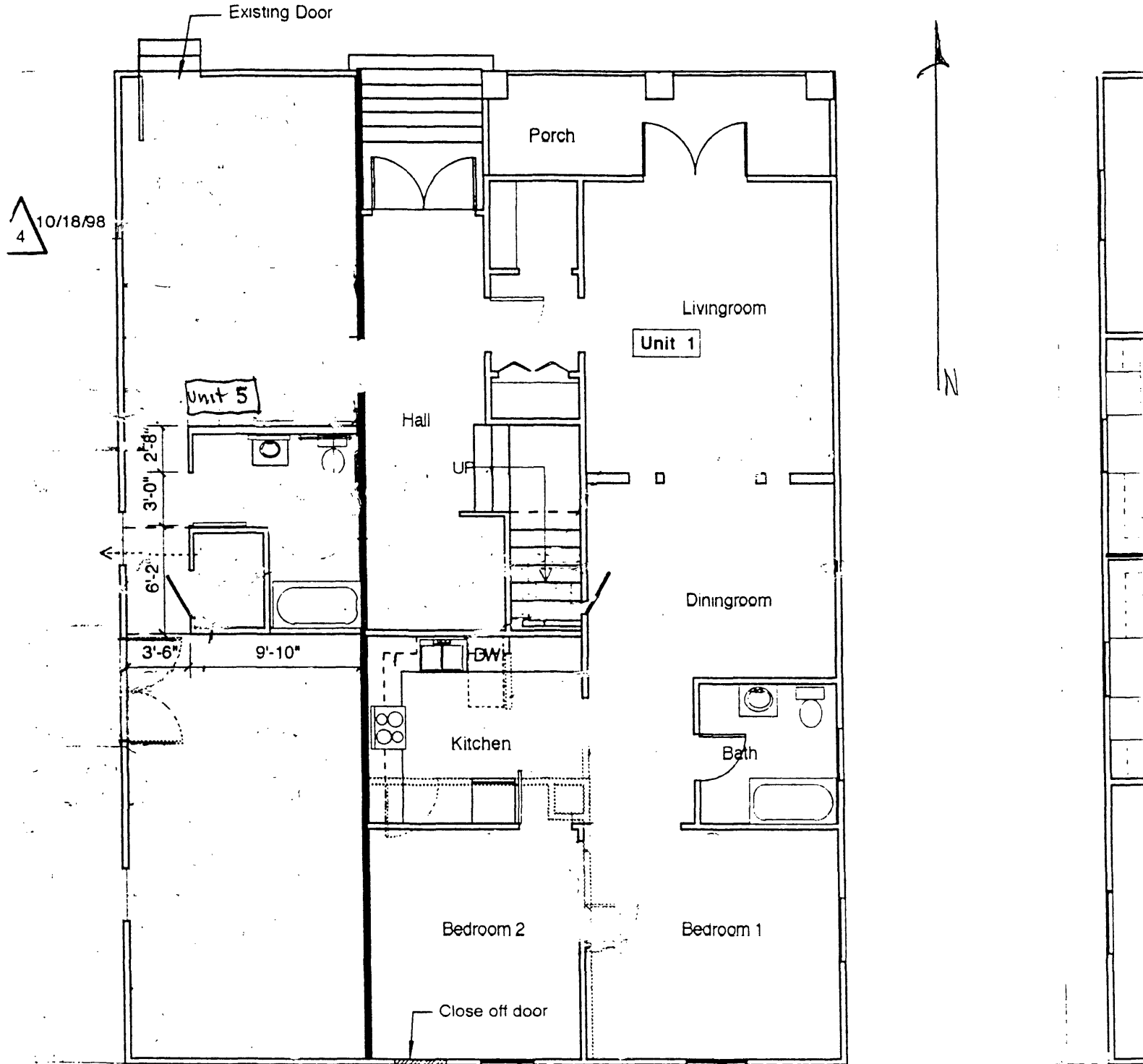
Lot 27

Lot 26

scale: 1" = 10'

CE Johnson Bldg (1/12)
442 NE Russell
Portland OR

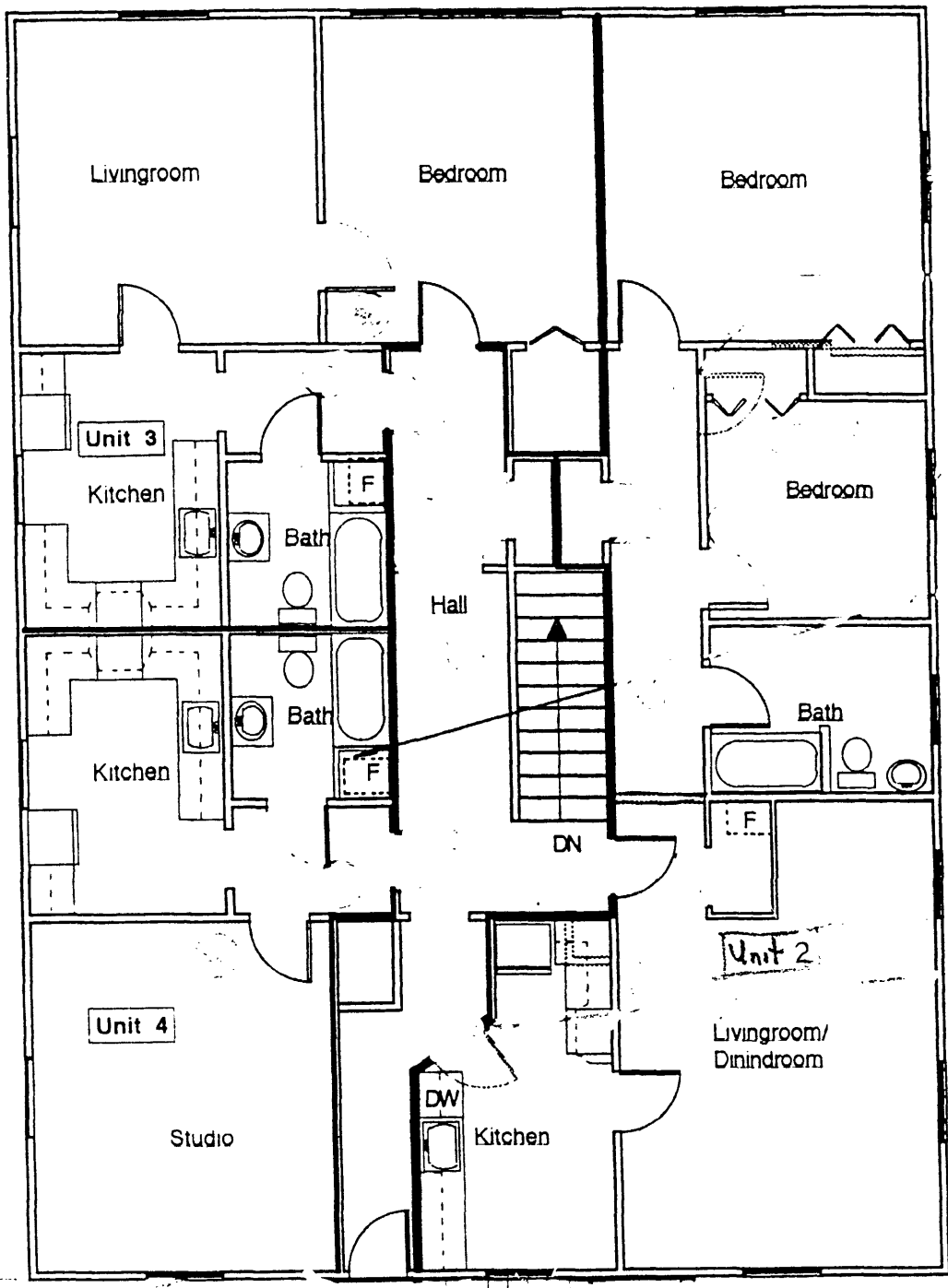




5

First Floor Plan (Existing for referenc
Not for construction)
1/8"=1'-0"

**JOHNSON, CHARLES E., BUILDING
442 NE RUSSELL
PORTLAND MULTNOMAH COUNTY**



42'-0" ±

4

Second Floor Plan

(Existing Not for c

1/8"=1'-0"

**JOHNSON, CHARLES E., BUILDING
442 NE RUSSELL
PORTLAND MULTNOMAH COUNTY**