

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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JUL 5 1979

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FEB 1 1980

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC The Hyland, Olive and Ellsworth Apartments (Bronaugh Apartment Buildings)

AND/OR COMMON

Bronaugh Apartment Buildings

LOCATION

STREET & NUMBER

1424, 1434 SW Morrison Street; 716 SW 15th Avenue ^{and} NOT FOR PUBLICATION

CITY, TOWN

Portland

VICINITY OF

First

CONGRESSIONAL DISTRICT

STATE

Oregon

CODE

41

COUNTY

Multnomah

CODE

051

CLASSIFICATION**CATEGORY**

DISTRICT
 BUILDING(S)
 STRUCTURE
 SITE
 OBJECT

OWNERSHIP

PUBLIC
 PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS
 BEING CONSIDERED

STATUS

OCCUPIED
 UNOCCUPIED
 WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED
 YES: UNRESTRICTED
 NO

PRESENT USE

AGRICULTURE
 COMMERCIAL
 EDUCATIONAL
 ENTERTAINMENT
 GOVERNMENT
 INDUSTRIAL
 MILITARY
 MUSEUM
 PARK
 PRIVATE RESIDENCE
 RELIGIOUS
 SCIENTIFIC
 TRANSPORTATION
 OTHER:

OWNER OF PROPERTY

NAME

Robert J. Watson, Jr. and Gary Mikesh

STREET & NUMBER

2089 South Glenmorrie Drive

CITY, TOWN

Lake Oswego

VICINITY OF

Oregon

STATE

97034

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Multnomah County Courthouse

STREET & NUMBER

1021 SW Fourth Avenue

CITY, TOWN

Portland

STATE

Oregon

97204

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Portland Historical Landmark

DATE

1979

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Portland Bureau of Planning, 424 SW Main Street

CITY, TOWN

Portland

STATE

Oregon

97204

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hyland, Olive and Ellsworth Apartments were constructed in 1905 for Araminta Payne Bronaugh, wife of Judge Earl Clapp Bronaugh. 1905 was the year of Portland's Lewis and Clark World's Fair which attracted visitors from all over the nation. Portland experienced a tremendous economic boom during the first decade of the twentieth century and hundreds came and settled permanently in the city. This tight unit of three apartment buildings replaced two Bronaugh family residences and was no doubt constructed for investment purposes. Each three story building contained six spacious apartments. According to a recent owner, the apartments, known as the Hyland, Olive and Ellsworth, were a "show case" in their day.

Distinctive features of the three-story street facades are the oriels, or projecting polygonal bay windows of the 2nd and 3rd stories and the frieze under broadly overhanging bracketed eaves in which cast plaster ornament in a swag motif complements plaster ornament in the spandrels of the bay windows.

The original architect is unknown. The builder was James Isaac Marshall, a neighbor and personal friend of the Bronaugh family who was a building contractor and later owned a large store showcase business. In 1928 when Portland and the country were reeling under the economic Depression, the Bronaugh Apartments were broken into smaller house keeping units. The plans for this alteration were drawn up by Carl H. Wallwork, one of Portland's leading architects during the 1920's and 30's.

The Bronaugh Apartment Buildings are located on a 100' x 100' corner lot in Section 33 1N 1E, Portland Addition, Block 310, lot 7 and 8. Two of the three buildings face north; the third faces west. A seven story brick commercial structure which houses a large entertainment hall abuts the Bronaugh Buildings on the east. A paved parking lot meets the property line on the south. The neighboring blocks contain structures of varied uses and ages: commercial, light industrial and multi-family residential buildings range from fifty to ninety years of age.

The three brick masonry Bronaugh Apartments are each three stories high and are rectangular in shape. Their bulk occupies the entire 100' x 100' lot. The two northern buildings are each 50' x 60' resting on a 100' x 60' foundation. A narrow 4' wide walkway separates the two northern buildings and the third structure to the south. The southern building has a long "railroad flat" plan that measures 36' x 100'.

The two northern buildings have a daylight basement constructed of brick and reinforced with concrete. The southern building has only crawl space beneath it. The front facade of all three structures is red brick with 2nd and 3rd story bay windows constructed of wood and plaster. The walls facing away from the street and toward the south side of the lot are surfaced with plaster. The internal wall construction is lath and plaster. The roof material is 3 ply hot tar and gravel and is flat except for three glass sky lights that are directly above the main stairways in each apartment building.

The exterior facade and detailing of all three Bronaugh Apartments is nearly identical in design and scale. All three have a rounded arch front entrance with a recessed front entry. The two northern structures have half a dozen cement steps leading up to the front door. On either side of the two front entrances facing S.W. Morrison there are two pairs of double hung sash windows: the outer sash windows have narrow, fixed glass windows that originally held stained glass windows that were made in Germany. The west facing apartment still has the original stained glass windows. Above the first floor windows is an egg and dart decorative trim. The same trim is repeated in the frieze.

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The Hyland, Olive and Ellsworth Apartments

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The 2nd and 3rd floor bay windows and the elaborate entablature are the most distinctive exterior features of the Bronaugh Apartments. The over-hanging bay windows are sustained by ornate scrolled brackets. On panels directly below each window there is a fleur-de-lis pattern in plaster, as well as other leaf and scroll ornamentation. Between each window in the bays are miniature pilaster-like fluted, Corinthian columns. The highly ornamented plaster frieze forms a continuous band under the bracketed over-hanging eaves. The elaborate iron railings on the 2nd and 3rd floor fire escapes project above the main entrance of each apartment building.

In each of the Bronaugh Apartment Buildings the original floor plan was for two long, narrow apartments on each floor that were entered from the central hallway and second and third floor landings. There is a single door bell beside each apartment front door. In addition, the basement below the two northern buildings has six storage compartments for each building, indicating that there were originally two apartments on each floor. In the two northern buildings the front entrance of each apartment originally had stained glass in the transoms (and possibly the side lights) and beveled glass in the door itself. Many of the original stained glass windows are still in place.

The central stairway in both northern apartments has a three run, open well configuration. The southern building is narrower and has only a two run open well stairway. The central stairway in all three buildings has heavy newel posts and hand-rails with plain, square balusters. The original fir wainscoting exists throughout the Bronaugh Apartments; in the hallways of the original 18 apartment units, in the main front halls, on the 2nd and 3rd floor landings and on the three stairways. In the two northern apartment buildings facing S.W. Morrison Street, the wood has been recently stripped of its aged and darkened stain. Above the stairwells in each building there are large glass sky lights that flood light on the stairwell below. In the rear of each apartment building there is a dumb waiter shaft that extends from the basement to the third floor.

In 1928 the internal plan of all three of the Bronaugh Apartments was substantially altered. Carl H. Wallwork, a prominent Portland architect, made the plans and permit application to break up the 16 large apartments into 83 units. Without changing the woodwork or configuration of the central hall and stairways, each individual apartment door now led down a narrow hall that provided access to four or five smaller apartments or house keeping rooms. The present layout has not changed significantly since then; however, the current owner is considering a plan to revert the buildings to their original floor plan. There have been no significant alterations to the exterior of the Bronaugh Apartment Buildings.

The Bronaugh Apartments are situated in a neighborhood composed of a wide variety of building uses, ages and architectural styles. At present, the area lacks sufficient greenery and a number of multi-family housing structures are in need of rehabilitation. Portland city officials are now giving serious consideration to a plan that would funnel Housing and Community Development Block Grant funding into the area encompassing

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the Bronaugh buildings. These potential monies would be aimed primarily at rehabilitation of single and multi-family structures and a funding of limited capital improvements such as tree planting and street and sidewalk repair. Such a scheme would greatly enhance the overall ambience and liveability of the neighborhood and draw attention to the unique architectural qualities that the Bronaugh and other buildings contribute to the area.

The present owner of the Bronaugh Apartment Buildings is seriously considering a plan to return all three buildings to the original pre-1928 floor plan. In response to present economic needs and demands, the eighteen original apartments would be retained for apartment use. In doing so, the owner intends to scrupulously maintain and restore the woodwork, stained glass windows and all other features existing in the public spaces. The owner has already demonstrated his commitment to retain the authenticity of these spaces by restoring and recreating the original stained glass side lights in the hallways by the entrance of each apartment door.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input checked="" type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1905 BUILDER/ARCHITECT James Isaac Marshall, Builder

STATEMENT OF SIGNIFICANCE

The Hyland, Olive and Ellsworth Apartments, built for Araminta Payne Bronaugh in 1905, are significant because of their historical association with three generations of the Bronaugh family who influenced the legal and political affairs of Portland and Oregon. They were among the first apartment complexes constructed in Portland.

For the first five years of the twentieth century Portland experienced a period of excited growth and anticipation as it readied itself for the Lewis and Clark Centennial Exposition of 1905. While rooming houses were a common occurrence prior to that time, it wasn't until 1904 that the city's first apartment building was constructed approximately six blocks from the site of the Bronaugh Apartments. One year later the Bronaugh building was raised and is presently one of the oldest surviving apartment structures in the city.

Except for a three-year period between 1926 and 1929, the Bronaugh family owned the apartment structures continuously from the date of their construction until 1953. The property which was later the site of the Bronaugh Apartments was first purchased by Earl Clapp Bronaugh (I) in 1873, five years after he and his family arrived in Portland. With experience as a circuit court judge in Arkansas, Bronaugh soon became associated with, and a partner in, one of Portland's most prominent law firms: Dolph, Bronaugh, Dolph and Simon. In a tribute paid to Earl Bronaugh shortly after his death, the Portland Telegram reported that "as a lawyer Judge Bronaugh had few if any superiors at the Oregon bar." (Telegram, March 13, 1899)

Following in the footsteps of Judge Bronaugh (I), both his son and grandson received high acclaim not only as accomplished and highly respected attorneys, but as prominent political figures. After practicing law for ten years in his father's firm, Earl C. Bronaugh Sr. (II) served on the Portland City Council for two years (1900-02) and was twice a member of the Portland "Charter Board" which drafted the present Portland city charter. From 1907-10 Bronaugh was circuit court judge from Multnomah County. On his retirement from the bench, the president of the Multnomah County Bar Association exalted the Judge's professional and personal qualities: "...the highest honor that can be paid to Judge Bronaugh is to recall that in the history of Oregon's judiciary . . . this is the second occasion when by unanimous and spontaneous consent a testimonial of his character has been paid to a retiring judge." (Gaston, Centennial History of Portland, p. 21)

Judge Bronaugh Sr. (II) was regarded as an authority on the law of real property in Oregon, and the possibility of real estate development. For several years he provided legal counsel to many local as well as foreign investment and loan companies. The Bronaugh Apartments were only one real estate investment. Bronaugh purchased and developed a parcel of land in northeast Portland which was platted and named Bronaugh's

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Oregon Journal: 17 Dec., 1907, p. 12; 12 May 1910 p. 8; 1 Feb. 1921 p. 1;
 11 April 1926 p. 14; 15 Aug. 1932 p. 6; 27 Nov. 1946 p. 9; 15 Sept. 1951 p. 2.
 Oregonian: 7 March 1899 p. 1; 2 Nov. 1929 p. 8; 21 Feb. 1932 Sec. I p. 10;
 19 May 1933 p. 7; 28 Nove. 1946 p. 13; 15 Sept. 1951 p. 8.
 Gaston, Joseph, The Centennial History of Oregon, S.J. Clarke Pub. Co. Chicago,
 1912, Vo. IV, p. 21, 22.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 100 x 100'

UTM REFERENCES

A | 1 | 0 | 5 | 2 | 4 | 5 | 3 | 5 | 5 | 0 | 4 | 0 | 7 | 0 | 0 |
 ZONE EASTING NORTHING
 C | | | | | | | | | | | | | | | | |

B | | | | | | | | | | | | | | | | |
 ZONE EASTING NORTHING
 D | | | | | | | | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION

Lots 7 and 8, Block 310, Portland Addition

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Gail E.H. Evans

ORGANIZATION

DATE

April 26, 1979

STREET & NUMBER

2125 N. W. Marshall

TELEPHONE

(503) 224-5103

CITY OR TOWN

Portland

STATE

Oregon 97210

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

David Steebel

TITLE State Historic Preservation Officer

DATE June 18, 1979

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Sally G. Oldham

DATE 2/1/80

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST *W. Ray Luce*

DATE 7-22-80

KEEPER OF THE NATIONAL REGISTER

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Bronaugh Apartment Buildings

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Addition in 1902.

Earl Clapp Bronaugh, Jr. (III) continued the family tradition of distinguished legal and political service in Portland and in the state. As a partner in his father's law firm, he specialized in real property law, estate administration and civil practice. He was elected as representative from Multnomah County in the 1927, 1929 and 1931 sessions of the legislature during which time he drafted and introduced the old age pension bill that became Oregon law in 1933. In 1932 Bronaugh ran and narrowly lost in the race for Oregon attorney general.

For nearly fifty years the Bronaugh Apartments were owned by one of Portland's most influential and highly respected families who played a significant role in judicial matters and real estate development in the city.

James Isaac Marshall, builder of the Bronaugh Apartments, was significant in his own right. Marshall, a native of Ontario, Canada, took part in building the first bridge across the Fraser River (British Columbia) before arriving in Portland in 1882. During his early years in Portland, Marshall became a well established building contractor, constructing many of the city's early commercial, industrial, religious, and residential structures. The greatest majority of known Marshall buildings have been destroyed in more recent years due to the subsequent growth and expansion of Portland's central business district. One year after James Marshall completed the Bronaugh Apartments he purchased a show case and store fixture business. His business, appropriately named the James I. Marshall Manufacturing Co., reportedly grew into the largest store show case business west of Chicago.

Carl Harding Wallwork, the architect for the 1928 alteration of the Bronaugh Apartment Buildings, was a prominent Portland architect. On his own, or as a partner in the firm of Johnson, Wallwork and Dukehart (later Johnson and Wallwork) he designed several architecturally noteworthy public buildings and private homes in the region including the Portland Town Club, Albertina Nursery, libraries in St. Johns, South Portland, Rose City, Pendleton, Hermiston and Gresham and the Nurses Home in Salem. Some of his buildings are presently designated as local historical landmarks.

The Bronaugh Apartments have been used continuously as a residential dwelling. They were first occupied in 1905-06, according to the Portland Polk City Directory. Prior to 1928, when the buildings were substantially altered, Herbert Altstadt, who delivered newspapers to occupants in the building, remembers that some of Portland's most "substantial" residents lived there.

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Hyland, Olive and Ellsworth Apartments (addendum)

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Portland's introduction to apartment living came in 1904 when the city's first "apartment house" was constructed only six blocks from the Hyland, Olive and Ellsworth apartments.¹ According to W. L. Morgan, one of the city's first apartment house builders and investors, Portland lagged far behind other cities in the Pacific Northwest in apartment house construction. Three years after the first apartment appeared, the city had only about twenty structures that could be "properly classified as apartment houses."² For many years Portland was a city where owning your own house was promoted as the ideal. The city's traditional pride in being a "city of homes" was reflected in a 1910 census which showed that in 1906 46 percent of houses in Portland were owned by those occupying them.³

Portland's flourishing economy following the turn of the century, spurred by the city's Lewis and Clark Centennial Exposition in 1905, caused a leap in population from 90,000 in 1900 to nearly 250,000 in 1910.⁴ Demand for sufficient, close-in residential housing could not be satisfied by either the traditional owner-occupied home or the impermanent, non-family orientation of rooming or boarding houses, or house keeping rooms. Gradually, the apartment house gained acceptance as a solution to Portland's exploding population and became a viable option for local capitalists.

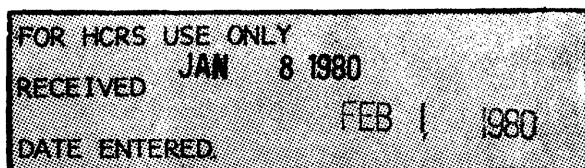
The shape and configuration of Portland's new apartment houses conformed to the long, narrow lots created by the subdivision of the city's 200-foot-square blocks. "Railroad Flats," which featured the alignment of one room behind the other in each apartment--and which extended the entire length of the building--became the standard configuration for the city's apartment dwellings.⁵ Since Portland's early apartment structures had no stylistic precedents, and since both commercial and residential buildings in the city were experiencing changes in style, Portland's pioneering apartment houses tended to be eclectic in style.

Surviving seventy-five years of urban change and development, the Hyland, Olive and Ellsworth make up one of the oldest apartment complexes remaining in the city. Architecturally, the complex is an excellent example of the eclecticism that typified the city's earliest apartment houses. Semi-circular arched portals, broad overhanging eaves on brackets, egg and dart moldings and ornamented frieze in plaster, plaster-decorated projecting window bays--all are unaltered and contribute to the buildings' eclectic spirit. Some features may have been derived from pattern books. The plasterwork may have been taken from catalog-ordered molds.

Although the 1928 interior alteration disrupted the "Railroad Flat" configuration that characterized the city's early apartment houses, the interior woodwork, stained glass windows, and much of the hardware in the central lobbies, stairwells and landings is original. The owner already has demonstrated his interest in returning the interior to its original condition by refinishing much of the woodwork, and he is at present considering a plan to recapture the original floor plan, which consisted of eighteen elongated apartments.

A main requirement in early apartment construction in Portland was that multi-family dwellings be accessible to the central business district of the city, either within walking distance or along streetcar lines.⁶ Located a quarter of a mile from the heart of Portland's

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commercial core at the turn of the century, the neighborhood occupied by the Hyland, Olive and Ellsworth was ideally suited for apartment house development. Between 1905 and 1925 numerous apartment buildings were constructed in the immediate vicinity of the nominated property, and those still standing represent a particular era of Portland's growth and development.⁷ Although several of the early apartment buildings in the neighborhood have been replaced by structures housing light manufacturing and commercial uses, six remain from the period.⁸ The oldest and most distinctive of these is the Hyland, Olive and Ellsworth complex.

¹ O'Donnell, Terence, Vaughan, Thomas, Portland: A Historical Sketch and Guide, Portland, Oregon, the Oregon Historical Society, 1976, p. 44.

² The Oregonian, June 30, 1907, Section II, p. 2.

³ _____, "The Architect and Engineer of California", Vol. LVI, Number 3, San Francisco, published at 626-627 Foxcroft Building, San Francisco, March, 1919, p. 82.

⁴ O'Donnell, Terence, Vaughan, Thomas, Portland: A Historical Sketch and Guide, Portland, Oregon, the Oregon Historical Society, 1976, p. 42.

⁵ Staehli, Alfred, AIA, Preservation Options for Portland Neighborhoods, prepared for the 1974 City Options program of the National Endowment for the Arts, December 15, 1975, p. 16.

⁶ O'Donnell, Terence, Vaughan, Thomas, Portland: A Historical Sketch and Guide, Portland, Oregon, The Oregon Historical Society, 1976, p. 44.

⁷ _____, Untitled map depicting construction dates of downtown Portland buildings, Portland Bureau of Planning, 425 SW Main Street, Portland, Oregon.

⁸ _____, Office of Assessment and Taxation, Multnomah County Courthouse, 1021 SW Fourth Avenue, Portland, Oregon.

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Hyland, Olive and Ellsworth Apartments (addendum)

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⁸ Vintage apartments in the immediate vicinity of the nominated property are:

Brown Apartments (1915), 807 SW 14th Avenue
May Apartments (1910), 1410 SW Taylor Street
Bonnevillle Apartments (1911), 924 SW 16th Avenue
Mardue Apartments (1926), 1631 SW Yamhill Street
Winston Apartments (1924), 1709 SW Morrison Street

Two others post-dating 1925 are:

Hamilton Arms (1928), 709 SW 16th Avenue
LaFayette Apartments (1930), 730 SW 16th Avenue

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(CONTINUED)

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History of Oregon, The Pioneer Pub. Co., Chicago, Portland, 1922, Vol. II, p. 731-32.

Oregon Voter, 1 Jan. 1927 p. 84; 19 May 1928 p. 306; 3 May 1930 p. 18; 7 May 1932 p. 202-04.

Portrait and Biographical Record of Western Oregon, Chapman Publishing Co. Chicago, 1904, p. 286.

Who's Who in Oregon, Capitol Publishing Co., Portland, 1948-49, p. 67.