

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Lauer Apartment Building
other names/site number _____

2. Location

street & number 323-337 NW Seventeenth Avenue N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97209

3. Classification

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

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
James Hamrick January 3, 1992
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. entered in the National Register
 See continuation sheet. 3/5/92
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: multiple dwelling

Current Functions (enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:

Colonial Revival

Materials (enter categories from instructions)

foundation concrete

walls wood: weatherboard

roof rolled asphalt

other wood ornament

Describe present and historic physical appearance.

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Continuation Sheet**

Section number 7 Page 1

Introduction

The Sarah F. Lauer Building, dated circa 1905, was originally constructed as a six-unit apartment complex in the Colonial Revival style by an unknown architect/builder. The well-maintained building retains a high level of integrity on both the interior and exterior. It continues to be used for multi-family housing.

Site

The Lauer Apartments are located on Lots 5 and 8 of Block 165 of the East Half of Couchs Addition in the City of Portland, Multnomah County, Oregon. The building is sited on a level lot at the southwest corner of 17th Avenue and Flanders Street; it faces 17th Avenue and is orientated to the east. This location is on the eastern edge of a former affluent residential area known as Nob Hill.

The nominated building sits close to the street and has no yard per se, as it occupies the entire tax lot. Landscape features (all non-historic) include sycamore and flowering cherry trees along the street edges and foundation plantings of camellia, rhododendron, azalea, Japanese maple, juniper, cedar and western hemlock along three elevations. Across the rear (west) of the building is a private walkway that is enclosed by fencing on both ends; to the south is a parking lot.

The immediate neighborhood is a mixed use area of residential and commercial buildings. Two churches are nearby--St. Mary's Cathedral of the Immaculate Conception and the 1927 Temple Beth-Isreal, which is on the National Register. The 1912 Swedish Tabernacle Building, which is also on the National Register, is located one block away on Glisan Street. Multi-family housing predominates in the neighborhood, with most of the residential use extending westward towards King's Hill. Northwest of the Lauer Building, on the corner of 18th Avenue and Flanders Street, is the Wickersham Apartments, another National Register property. To the southeast across 17th Avenue is an early 20th century, multi-story, brick apartment complex called Carlotta Court.

Contemporary commercial buildings border the nominated property on the north, east and west. Those of the north and east are across Flanders Street and 17th Avenue. Sixteenth Avenue to the east is lined with commercial development and Interstate 405 is just beyond 16th Avenue.

Exterior

The two-story Lauer Building is asymmetrical in plan and measures 100 feet in length

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and 46 feet in width. The original floorplan is intact, being divided into six identical apartments, three on each floor built side-by-side. There is an attic and partially finished basement as well.

The wood-frame building is constructed over a stuccoed concrete foundation that is deeply excavated into the ground. The lapped siding, trim and decorative ornament are of wood. The walls are painted grey while the watertable, cornerboards and window and door trim are finished in black. The original color scheme is unknown. The low-pitched hipped roof, with wide overhanging eaves, is covered with rolled asphalt roofing material and pierced by four brick chimneys.

The balanced facade elevation (east) is organized into six bays, each containing a recessed entrance and polygonal bay window on the second level (Photos 1-4). The elevation is intact except for the addition of storm windows on the one-over-one, double-hung sashes and the closing of the basement windows with plywood.

Ornament of the facade is limited to stylized corner quoins, the crown molding and belt course of the bays and Classically embellished portals. The six entrances are framed with twin pilasters and engaged piers of the Tuscan Order that carry a full entablature, as well as an abbreviated flat porch roof (Photo 3). The subtlety of the facade, with its chaste Classical ornament and projecting bay windows, is characteristic of the more sedate Federal style buildings of the Colonial Revival.

Each recessed entrance is paneled throughout and has the original glass and panel door, with transom (Photos 4, 8). The doors are intact except one glass panel has been replaced; all of the doors retain their brass mail slots. Each doorway is approached by a short wooden staircase and protected by iron gates installed by the current owner for security purposes. The decorative gates are compatible with the style of the entries.

The north elevation is intact and composed of three levels of fenestration--one plywood-sealed basement window, four windows on the first floor and three windows and a polygonal bay on the second story (Photo 5). All of the windows are original, being one-over-one, double-hung sashes; storm windows have been installed. Ornament for this elevation is confined to a mid-level belt course, cornice on the bay window and stylized quoins at each corner.

The south elevation features four one-over-one, double-hung sashes, two on the first level and two on the second; three are protected by storm windows (Photo 6). Two of the original windows were replaced in 1979, and a large section of the siding was replaced with T-111. Deterioration of south-facing exterior cladding is common to Willamette Valley buildings due to adverse weather conditions from that direction. The current owner intends to retain the replacement windows, however. The lap siding will not be restored soon, even though the T-111 is in poor condition. This elevation has no ornament nor an overhanging eave.

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The rear elevation (west) is intact and contains the largest number of windows, which are all of the same type as the other elevations (Photo 7). There are 15 plywood-sealed basement windows and 19 sashes on each of the first and second levels; none of these openings are covered with storm windows. There are three widely separated entry doors, which lead to service stairways that connect the two main floors with the basement. The paneled doors are original. This elevation has a stylized quoin on the northwest corner; the quoin on the southwest corner is missing.

Interior

The interior of the building is organized into six apartments, three on the first floor and three on the upper level (see floorplan). The floorplans of the apartments are nearly identical. Each unit has a central hallway that gives access to a livingroom, diningroom, kitchen, two bedrooms and bath. Each kitchen has a walk-in pantry, and four of the units have small breakfast rooms off the kitchen. Two of the breakfast rooms are used today for laundry facilities. There are three service stairways in the rear of the apartments leading to the basement, which has a laundry room and storage spaces for the tenants. The original division of space on the interior is intact except that one wall of the breakfast room in Apartment 337 was removed in 1980. There are presently no plans to restore the wall.

The interior walls were originally of lath and plaster, trimmed with picture rails, wide baseboards and corner molding in the hallway. The kitchen, pantry, bath and stairways had tongue and groove wainscoting. The bulk of the original wall surfaces are intact; although deteriorated lath and plaster on some of the walls was replaced with sheetrock in 1980 (Apartments 323, 325, 329, 335, 337). During the course of this repair, the picture rails and corner molding were removed and the walls left unadorned (Apartments 325, 329, 335, 337). The current owner recently restored the picture rails in all of these apartments except Apartment 337. The historic rails were used as a pattern. The wainscoting of the utilitarian areas and entrance stairways is intact though much of it has been painted, as has a majority of the interior woodwork.

Ceilings were originally 9' 6" high and clad in lath and plaster. Most are intact except the hall ceilings of three second floor apartments, which were lowered for HVAC to between 8' and 8' 2" in 1980. Some ceilings and walls were outfitted for gas lighting, the remnants of which remain alongside the new electric fixtures in bathrooms and front stairwells. The gas lighting was replaced by electric lighting in 1922.

Flooring throughout the complex is of fir and intact. Most of the apartments have exposed wooden floors, but there is some carpeting and tile or vinyl applied at an unknown date to kitchen and bath floors in some apartments (Apartments 325, 329, 335, 337).

The original door and window openings of the interior are intact except for two window replacements on the south wall of Apartment 325; the current owner intends

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to retain these. The doorways and windows in the main rooms are enframed with bead molding, while the windows of the utilitarian rooms are kept plain. The molding is intact except for sporadic replacements on some windows (Apartments 323, 325, 335, 337). A majority of the original paneled doors are present, and the current owner has restored some that are missing (Apartments 323, 325, 329), using paneled doors found stored in the basement. Of particular note are the pocket doors which divide the living and dining rooms in each apartment; the doors are intact and functional (Photo 9). Also intact is the hardware of the windows and doors throughout the complex.

Additional original elements that remain in each apartment include built-in china cupboards, closet-sized pantries, built-in ironing board storage, claw-footed bathtubs, iron-bracketed corner basins and dumb waiters that were used to transport wood from the basement (Photos 10-12). The dumb waiter serves today as a conduit for gas, electrical and water lines. Although they retain many of the original features, the kitchens and baths have been modernized.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Community Planning and Development
Architecture

Period of Significance

circa 1905

Significant Dates

~~circa 1905~~

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository:

Planning Bureau, Portland, Oregon

10. Geographical Data

Acreeage of property 0.22 acres Portland, Oregon-Washington 1:24000

UTM References

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 Zone Easting Northing

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B

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 Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The nominated area is located in SE¼ Section 33, Township 1N, Range 1E, Willamette Meridian and is legally described as Lots 5 and 8, Block 165 in Couch's Addition to Portland, Multnomah County, Oregon.

See continuation sheet

Boundary Justification

The boundaries delineated are those that define the urban tax lot on which the nominated building rests. The lot measures 100 by 100 feet.

See continuation sheet

11. Form Prepared By

name/title Lynda Sekora, Historic Preservation Consultant
 organization N/A date July 21, 1991
 street & number 2640 E. Wilshire Drive telephone (503) 344-3680
 city or town Eugene state Oregon zip code 97405

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The two-story, six unit apartment building of wood frame construction that was built for investor Sarah F. Lauer about 1905 in northwest Portland, Oregon occupies a 100-foot square lot at the southwest corner of Seventeenth Avenue and Flanders Street. Measuring 40 x 100 feet in ground plan, it is a conventional, economically organized block of flats on a raised basement that is clad entirely with lapped weatherboards and has regularly-spaced facade features detailed in the Colonial Revival style. The major frontage is presented to Seventeenth Avenue. The corners of the building are trimmed with stylized rusticated "quoins." Second story windows are contained in oriels, or polygonal bays, and at the ground story, wide double-hung windows flank each of six hooded porticos sheltering recessed walk-up entrances. The porticos, scarcely more than framements with cantilevered hoods, show particular finesse of detail with Classical pilasters and slender Tuscan columns in antis. The hoods consist of a full Classical entablature of built-up moldings. The soffits of the hoods are detailed with molded inset panels.

The floor plan is divided equally into six identical apartments, three on either floor. The interior is intact with original finishes. Storm windows have been applied to window openings.

The Lauer Apartment Building meets National Register Criterion A in the context of the build-up of multi-unit housing that was synchronous with development of the street-car network and the influx of population following the boosterism attendant to the Lewis and Clark Centennial Exposition of 1905. Though the source of the plans is as yet unknown, it is a particularly pleasing example of apartment house design for small scale buildings that were sympathetically integrated into the Nob Hill neighborhood, a residential area of single family housing traditionally. What the preparer has aptly described as the "chaste elegance" of the Federal period vein of Colonial Revival architecture was adapted to this simple, block-like form with success.

A comparative analysis of apartment buildings in the Northwest neighborhood, based on the City of Portland Historic Resource Inventory, shows that of 16 apartment buildings dating from the period 1900-1909 all but one are versions of the Colonial Revival style. Within the field of comparable types, half are multi-level buildings constructed to provide additional housing for the Exposition. The subject property is the best preserved of these. The Lauer Apartment Building is significant as the only fully intact example of one of the earliest apartment house types represented in northwest Portland. As such, it also meets National Register Criterion C for local significance.

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The circa 1905 Sarah F. Lauer Building is locally significant under Criterion A as being representative of the development of middle class multi-unit housing in Northwest Portland at the beginning of the 20th century. The movement resulted from the establishment of an extensive streetcar system in the mid-1880s, which opened up new subdivisions for residential development, and the 1905 Lewis and Clark Exposition, which initiated a surge of citywide growth (Abbott 1991).

When the streetcar network was extended into the Northwest Neighborhood in 1883, a portion of the area around 19th Avenue was known as Nob Hill, a settlement of exclusive residential estates owned by the elite business families of Portland. The fringe areas east of Nob Hill, from the North Park Blocks to 17th Avenue, contained a dense development of modest dwellings for the working class. Although the wealthy land owners subdivided their Nob Hill properties between 1869 and 1872, it was not until the 1880s and 1890s that they began to build middle class, Queen Anne style townhouses for use as rentals on their holdings. By that time the streetcar companies had merged into two systems and converted the trolleys to electrical power (Abbott 1991).

The period from about 1903 through 1910 saw the introduction of three types of multi-family residential buildings in the Northwest Neighborhood, brought on in part by the success of the earlier rental townhouses that showed there was a market for smaller but socially acceptable housing in the area. Multi-family dwellings offered the attraction and convenience of a Northwest Portland address to those who could not afford a private residence. The neighborhood was now serviced by the extensive streetcar network of the Portland Railway Light and Power Company, which had consolidated in 1906 with the City and Suburban Railway Company (Abbott 1991)

Beginning in about 1904, a number of smaller apartment buildings representing modest investments were erected on the fringes of Nob Hill. These included duplexes and fourplexes that had the exterior appearance of a single-family home, as well as simple apartment blocks of five to ten units. The Lewis and Clark Exposition is credited with introducing new residential housing types, i.e. multi-story apartment buildings and hotels, that were constructed by land developers to accommodate the influx of people visting the exposition. The large buildings were located adjacent to the fairgrounds and along the streetcar lines servicing the fair. Luxury apartments, several stories in height, appeared around 1907 in the Nob Hill area, built by "apartment

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house king," William Morgan (Abbott 1991).

Rapid change continued for the Northwest Neighborhood after 1906 with the expansion of railroad lines and industrial buildings into the district east of 16th Avenue. The construction destroyed the working class residences and shops that had buffered the Nob Hill area from industrial activities. Apartment building accelerated in Northwest Portland, and many of the former mansions of the Nob Hill elite were either replaced or converted into boarding houses and apartment (Abbott 1991). It is clear that the character of the neighborhood had changed during this first decade of the 20th century from being an exclusive residential enclave to a district dominated by multi-family residences.

Comparative Analysis

An updating of a 1980 cultural resource inventory conducted in the City of Portland is currently in progress for the Northwest Neighborhood, the boundaries of which are as follows: Vaughan Street to the north; 16th Avenue north to Marshall Street; Marshall west to 21st; 21st north to Vaughn on the east; base of the West Hills to Macleay Park, with a westward jog to include Willamette Heights; and Burnside Street on the south. Among those properties recently inventoried, 16 apartment buildings dating between 1900 and 1909 were identified, which included the nominated property. All of the buildings had been previously recorded and ranked (I-III) in the 1980 inventory; the Lauer Apartments were assigned a Rank III.

The following comparative analysis focuses on the 16 apartment buildings noted above. All but one of the properties were constructed in the Colonial Revival style, and each is representative of one of the four types of apartments that appeared in Northwest Portland between 1900 and 1910. The analysis is based upon a field-check of each property, during which photographs were taken, the level of integrity assessed and the apartment classified according to type.

Four apartment buildings have the appearance of single-family dwellings on the exterior; although the interior space is divided into two to four apartments--831-839 16th Avenue, 1903; 1701-19 Glisan Street, 1905; 821-829 16th Avenue, circa 1907 and 2265 Kearney Street, circa 1907. The buildings on 16th Avenue have sustained facade alterations, and the property on Kearney is a Craftsman style dwelling.

Six apartment buildings are of the multi-level type that was introduced to provide additional housing for the Lewis and Clark Exposition--2255 Burnside Street, 1904; 1714 Couch Street, circa 1906; 2127-31 Irving Street, 1907; 209 23rd Avenue, circa 1907 and 118 King Avenue, 1908. The buildings are consistently large rectangular apartment blocks, with four or more stories. The deteriorated apartment complex on Irving is presently being sided with vinyl, and the apartment on Burnside has been converted to retail use on the lower level.

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Five Nob Hill luxury apartments, some of which were built by William Morgan, are located at 1810 Everett Street, circa 1906; 2046-48 Flanders Street, 1907; 2068 Flanders Street, 1907; 2056-58 Flanders Street, circa 1907 and 2076 Kearney Street, 1908. The buildings all feature the elaborate facade and porch detailing typical of the Georgian style of the Colonial Revival. The level of exterior integrity for these buildings is excellent.

The Lauer Building represents the only remaining intact example of one of the earliest types of apartments that were constructed in the Northwest Neighborhood between 1900 and 1905. The two-story six-plex is typical of the small five to ten unit apartment block built for a modest investment on the fringes of the Nob Hill area. It is a classic example of the first multi-family dwellings built for the middle class along the expanding streetcar system. The smaller apartment buildings set the stage for the development of larger multi-unit complexes, which followed the Lewis and Clark Exposition.

The building's distinction under Criterion C owes partly to the restrained Federal style detailing of the Colonial Revival facade. The chaste elegance of the entrance portals and graceful curve of the bay windows is unmatched in a collection of Colonial Revival style apartment buildings that exhibit elaborate Georgian motifs. The crisp simplicity of the Lauer Apartments is in keeping with the notion of middle class housing design in Northwest Portland at the beginning of the century.

Building History

The land on which the Lauer Building rests was originally part of the Captain John Couch Donation Land Claim, which was subdivided by the Couch family in 1869. The property was purchased in 1901 from D. E. (or H. E.) Wagner by Sarah Friendly Lauer, a widow who resided at 674 Everett Street in Portland with her three daughters--Barbara, Henrietta and Carrie. Carrie's husband, Sol Baum, also lived at that address. The family was listed in the social register of the Portland Blue Book; therefore prominence in the neighborhood is assumed. Mrs. Lauer had moved to Portland from Eugene after the death of her husband, Charles, in 1898 (Northwest District Association Inventory 1991; Polk 1905).

German born Charles Lauer emigrated to New York City, where he lived until crossing the Plains to Oregon in the 1850s. He established himself as an insurance agent and money lender in Eugene before becoming president of the Eugene National Bank in 1890. Lauer was an active member of the Board of Regents for the University of Oregon (Edmunds 1960; Levinson 1968).

Sarah, born in Brooklyn, New York, was the sister of Samson H. Friendly. Friendly was a successful Eugene merchant, who for a time was in the mercantile business with Charles Lauer. The relationship between the Friendly and Lauer families extended back to Germany and New York. The Lauers were married in 1872 and besides three daughters, had one son named Emmanuel. The couple were notable members of the Jewish community of Eugene City (Edmunds 1960; Levinson 1968).

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Tax records reveal that the Lauer Apartments were constructed in 1905, and the Sanborn Fire Insurance map of 1908 denotes the modest building as "flats." Sarah Lauer retained the property until 1929, when she deeded it to her daughters, Carrie L. Baum (Mrs. Sol) and Henrietta. In 1932 the apartment building was turned over to the United States Bank due to unpaid taxes, and in 1936 it was sold at a sheriff's sale to Clara Engen, who owned the property until 1944 (Northwest District Association Inventory 1991).

The apartment building was originally built as a six-plex and continued in that capacity under the Lauer Family ownership. Reportedly during World War II, when additional housing for the growing workforce of the shipyards was needed, the City of Portland allowed existing apartments to be subdivided into smaller units. At that time the Lauer Apartments were partitioned into 15 makeshift living spaces, sharing kitchens and bathrooms. In 1977, a new owner, Roger Hoff, reduced the six-plex to nine units. Between 1978 and 1980, a subsequent owner, Richard White, returned the six-plex to its original configuration.

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Abbott, Carl.

1991 Northwest District Association Inventory Historical Overview. Unpublished MS
on file Neighbors Northwest Office, 1819 NW Everett, Portland, Oregon.

Edmunds, Harold L.

1960 Banks of Lane County. Lane County Historian 5(2):22.

Hoff, Roger.

1991 Written communication dated 11 May 1991, Portland, Oregon.

Levinson, Robert.

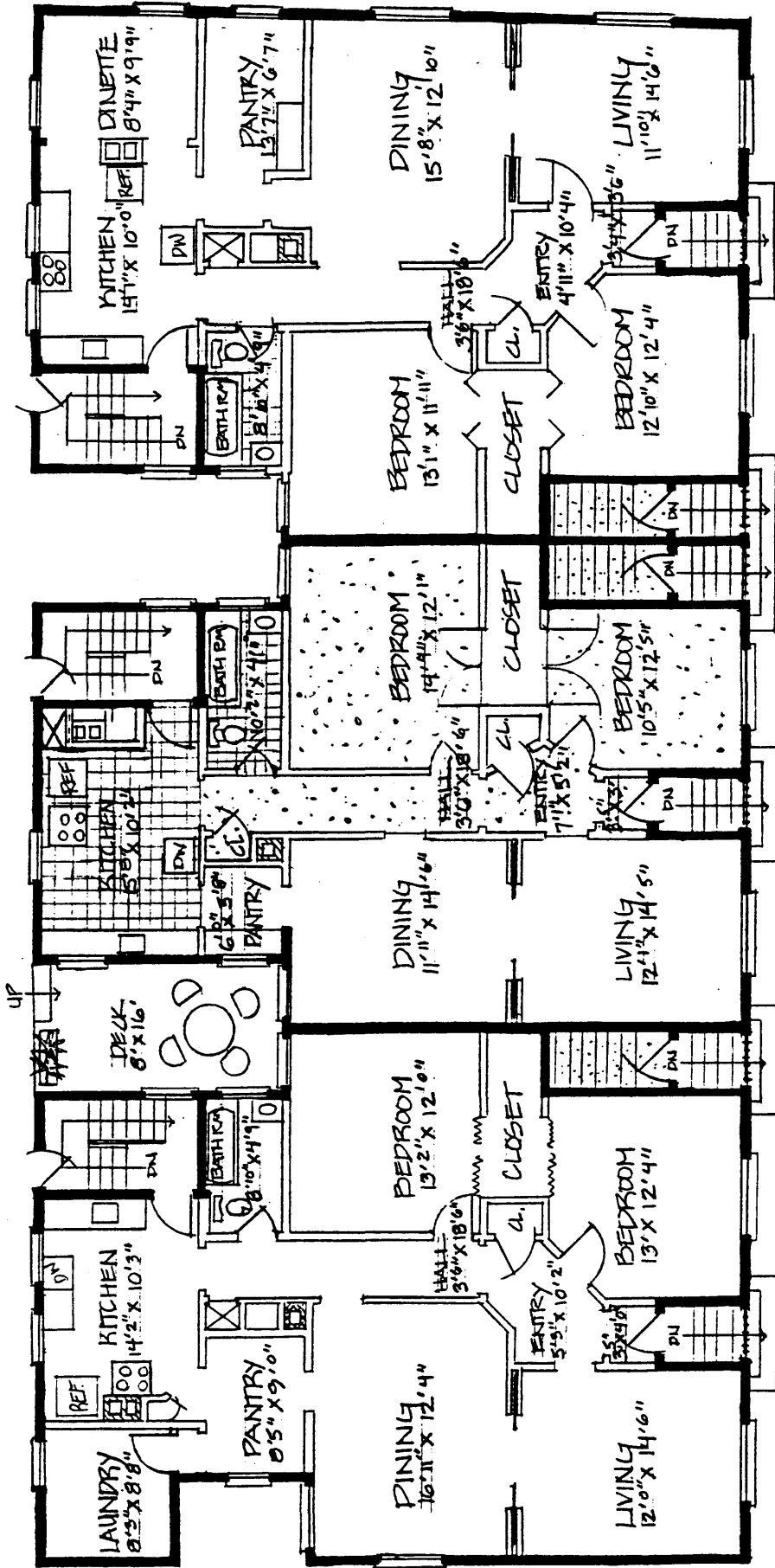
1968 The Jews of Eugene. Lane County Historian 8(1):7, 11-12.

Northwest District Association Inventory.

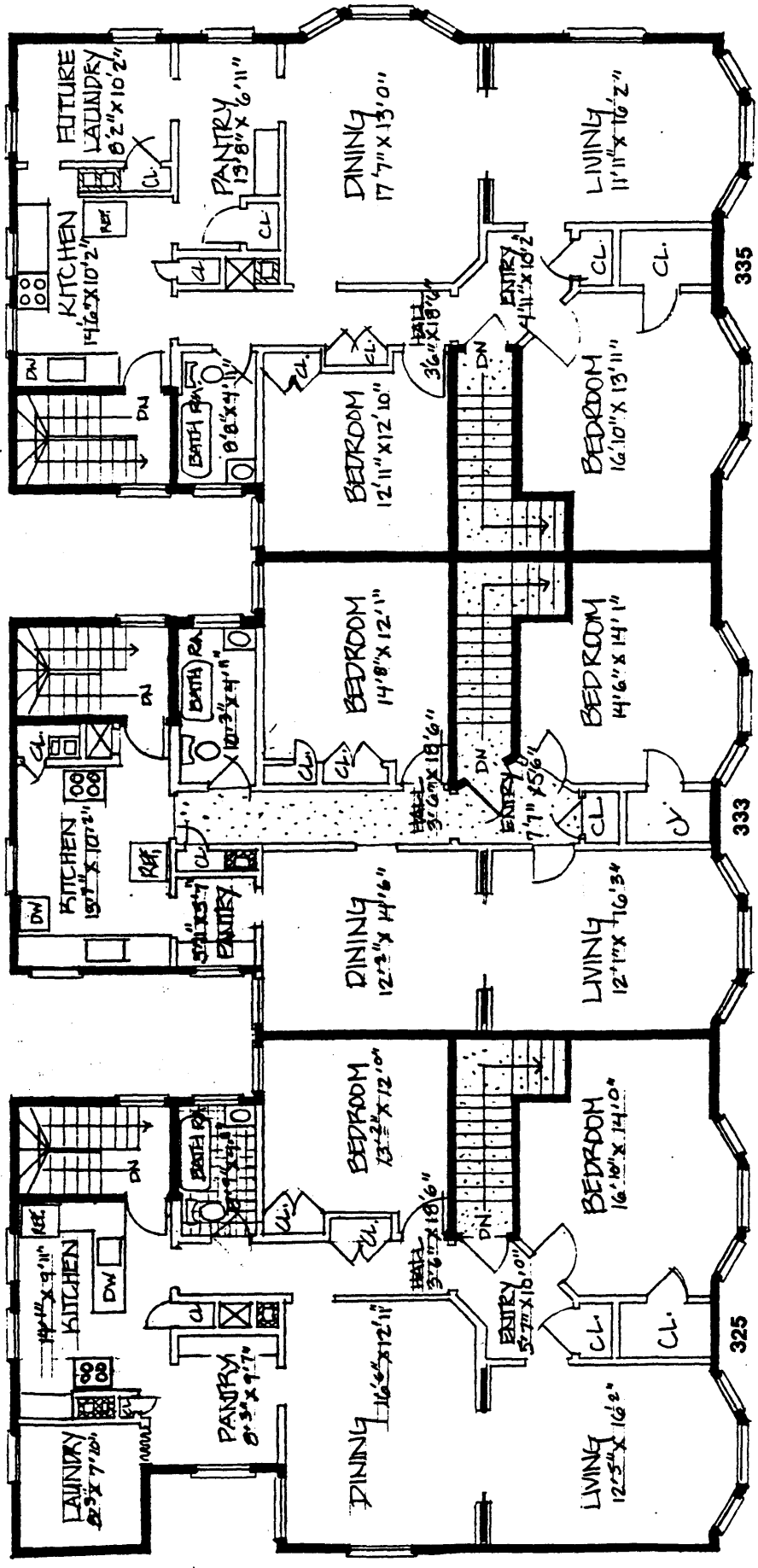
1991 Inventory forms and deed searches for cultural resource inventory, 1980 & 1991.
On file Neighbors Northwest Office, 1819 NW Everett, Portland, Oregon.

Polk, R. L.

1905 Polk's Portland Blue Book. R. L. Polk & Company, Portland, Oregon.

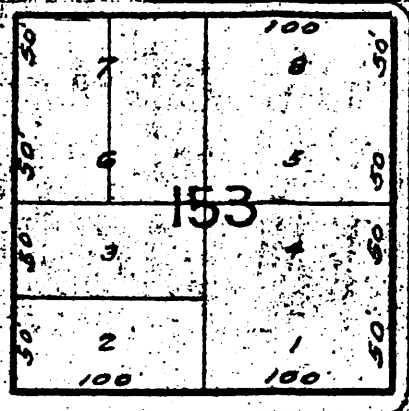
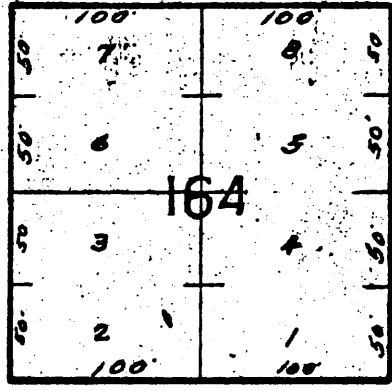
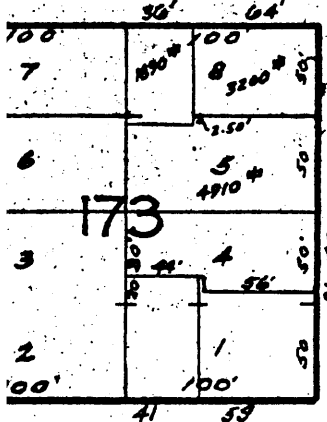


322 329 337
 SCALE: 1/8" = 1'0" SHEET 12 PLAN 6 PLEX 17TH & FLANDERS 1st FLOOR PORTLAND, OR. 97209

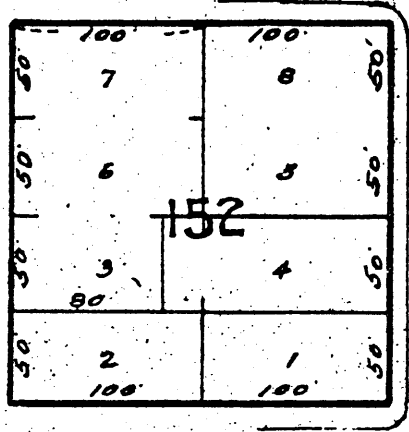
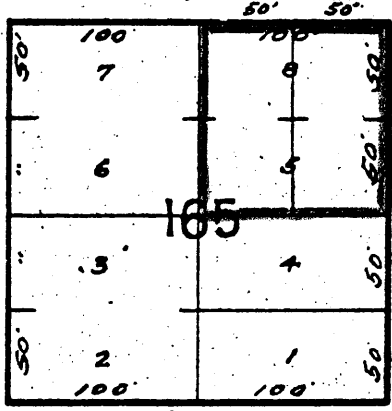
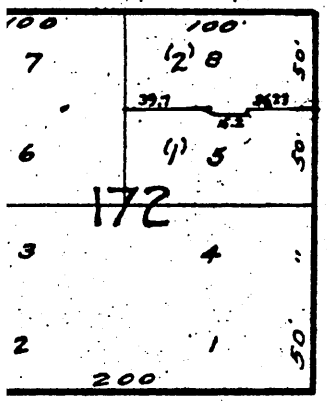


SCALE: 1/8" = 1'-0" SHEET 2
 PLAN 2nd FLOOR
 OFFICE N.O. 17th PORTLAND, OR. 97209

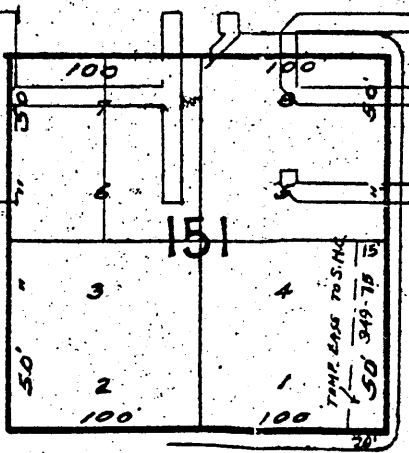
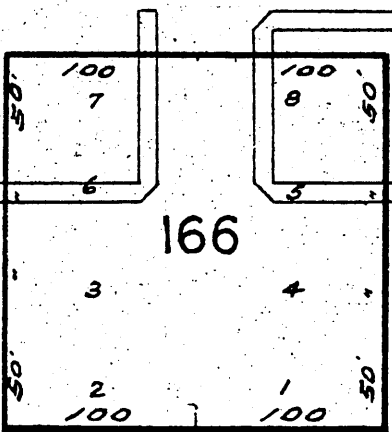
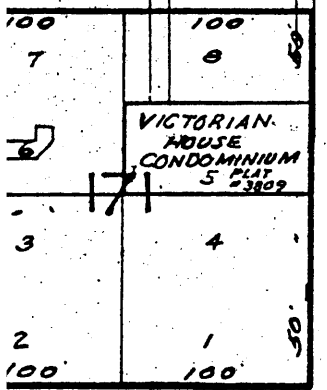
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LANDERS



VERETT



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