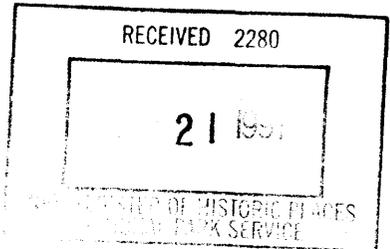


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration 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 San Farlando Apartments

other names/site number _____

2. Location

street & number 2903-25 SE Hawthorne Boulevard N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97214

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.)
Jane Smith January 15, 1997
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of 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 the 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 2/21/97

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

**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 1

**SAN FARLANDO APARTMENTS (1929)
MIDDLE CLASS APARTMENTS IN EAST PORTLAND MPS**
2903-2925 SE Hawthorne
Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The San Farlando Apartment building was opened by Robert S. McFarland at the northeast corner of SE Hawthorne and 29th Avenue in 1929. The building site, roughly 140 feet square, is on the block immediately north of the Burrell Heights development. It is another L-shaped mass of two stories having an interior court for a driveway to off-street automobile storage. Based on Sanborn fire insurance rating maps, this 14-unit building was combined with a mirror-image neighbor on the east to make an discontinuous U-shaped complex. The companion building to the east is not included in the nominated area. Stylistically, and in terms of layout, there is little difference between the Burrell Heights and San Farlando projects except that in the San Farlando building a low tile-clad hip roof and some minor relief elements on the brick exterior have been added. The decorative elements include corbelled brick diamond spandrel motifs, a corbel course at the cornice line, and an "I" motif in sunk relief in gable pediments.

The San Farlando is one of several similar tile-roofed apartment buildings by E. T. Pape which combined Chicago School windows, wrought iron railings, and decorative brick work in schemes Jacobethan/Mediterranean in flavor. Pape's buildings, however, were Modernistic in their simplicity and materials and only lightly embellished with eclectic flourishes.

This development meets the registration requirements set forth in the Middle Class Apartment Buildings in East Portland context statement in terms of siting, scale, configuration, and a middle class tenancy. Among the distinctive features typically found in Pape apartments are woodwork of quality, brass hardware, and wrought iron stair railings.

This component of the multiple property submission has the endorsement of the City of Portland, a certified local government, by and through the Portland Historic Landmarks Commission.

San Farlando Apartments
Name of Property

Multnomah, OR
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	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Middle Class Apartment Buildings in
East Portland

**Number of contributing resources previously listed
in the National Register**
-0-

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)

MODERN MOVEMENT--Modernistic Style

Materials
(Enter categories from instructions)

foundation Concrete
walls Brick
roof Terra Cotta/Asphalt
other

Narrative Description

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

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

SETTING

The San Farlando Apartment Building is located on the northeast corner of 29th and Hawthorne. The entire block is comprised of Pape-designed buildings developed by Robert McFarland all in the 1929-30 years. To the east are the Del Mar Apartments at 30th and Hawthorne, which mirror the south facade of the San Farlando to recreate a wonderful street scape. To the north are the Williston Court Apartments and to the northeast are the Sheffield Manor Apartments.

Hawthorne is largely commercial. To the east several blocks is the neighborhood commercial center. One block to the west is a Safeway store. The neighborhood to the north is mixed between single-family residences and apartment complexes. Most of the houses are small Queen Annes dating to the 1890s. Apartment buildings are mostly court-style, ranging in dates between the 1910s to the modern period. To the northeast is the Sunnyside neighborhood, and to the west is Ladd's Addition.

SITE

The San Farlando Apartment Building is located on a rectangular parcel 142 feet east to west and 115 feet north to south. The parcel slopes down south to north approximately 20 degrees. The building occupies slightly more than 40% of the parcel and is sited along the streets to leave parking and open space in the rear. At the time of construction, any indigenous or existing plants were removed. Present day plants are of recent vintage and while compatible, are not especially noteworthy.

Along the primary facades at Hawthorne Boulevard and 29th Avenue, the building has a landscaped ten foot setback comprised of lawn and evergreen shrubbery. Off the north facade is a ten-foot wide driveway which provides vehicle access to a rear courtyard. A ten-foot wide lawn is located along the east facade off Hawthorne, providing pedestrian access to the courtyard.

The courtyard is rectangular in shape. It measures approximately 70 feet (north to south) by 100 feet (east to west), and is located at the northeast corner of the parcel. Most of the courtyard is paved and when constructed, included a six car parking garage (since demolished) which faced south. There is a grass-covered curbed buffer, approximately 20 feet wide, along the north and east interior facades. A concrete walkway runs the north and east perimeter, providing access to the rear doorways of each apartment.

The courtyard is open to that of the Del Mar Apartments to the east. The Willister and Sheffield

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Court Apartments also have a similar "L" shape with a courtyard that opens toward the San Farlando. At some point, however, developers built an additional building filling those open spaces.

EXTERIOR

The San Farlando Apartment building is a two-story irregular "L"-shaped wood frame structure built on a concrete foundation with a partial basement. The exterior is clad in dark red brick in a stretcher bond. The roof is flat and covered with asphalt.

The two legs of the "L" facing the street form the primary facades. The building is simple in appearance with strong horizontal lines created by the fenestration and roof line. Fenestration is both consistent and irregular. The window patterns on each floor are generally consistent. The first floor features tripartite windows with a central fixed leaded pane flanked by double hung wood sash four over one windows with lead muntins. The second floor features double hung wood sash four over one windows with lead muntins, generally paired with wood mullion. Yet, the window placement does not have a vertical pattern but reflects interior functional goals over exterior design. This irregularity creates a sense of horizontal banding. The use of a low concrete water table with brick soldier course cap, balanced by a low parapet with flat metal coping and denticulated brick cornice, further accents the horizontal.

To provide visual diversity and interest, and to create interior spaces which allowed for unique floor patterns, Pape broke the main facades into numerous rectilinear massings, varying both their width and plane. He further defined these projections with red mission tile pent roofs over the projecting masses and over the entries which run perpendicular to the street. He added decorative projecting diamonds of matching brick between the first and second floor, and distinctive concrete "T" decorations.

To create a sense of definition at the east end of the south facade, Pape placed a two-story bay with an end gabled roof to create a vertical line. This bay has a large arched single fixed pane window on the ground floor and a grouping of three elongated double hung wood sash windows on the second floor. This bay has a mirror image in the adjacent Del Mar apartments.

Similarly, though less definitively, Pape placed a projecting bay at the west end of the south facade. This bay, set off the corner, has a grouping of three elongated double hung wood sash windows on both the first and second floor.

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

On the primary facade, the entries are varied. Most often, Pape placed the main entrance perpendicular to the street, using the projecting mass. Typically, the building had concrete steps with a walkway providing access to a group of two or three entries. Each entry then had a low 2-3 step concrete stoop, many with decorative wrought iron railings. Exterior doors on the front are of wood with varying glazing patterns, all original. In addition, many units still have the original wood screen door.

Secondary facades are located on the interior of the courtyard. These are rectilinear in form but do not reflect the massing of the street facade. Rather, they are flat in plane, excepting the area where the legs of the "L" meet. Here, the plane is recessed to provide access to rear entries, natural light and ventilation. Fenestration on these facades reflects the interior uses, with windows of varying sizes and groupings. Windows are one over one, double hung wood sash with brick sill. Doors are simple and functional with paneled half-glass wood with original wood screen door.

INTERIOR

The San Farlando Apartment Building has fourteen two-bedroom, two-level apartments.

The floor plan for each apartment is unique. The spaces are compact, though on average offer the occupant between 800 and 900 sf. of living space, about the size of a small bungalow. Interior doorways and windows have mahogany trim, though it has generally been painted over. Similarly, each room has mahogany baseboards and crown molding which are simple in design but also have been painted over.

The entry is directly from the street into the living room. This room is the largest, approximately 18 by 13 feet. The walls and ceilings are painted plaster; the floor is fir. The floor was originally intended to be exposed, and covered with area rugs, but has since been covered with wall-to-wall carpet. The living room has a central, five bulb light fixture.

The dining room, or alcove, is directly behind the living room, defined by an open archway. Compact, it measures approximately 8 x 11 feet. This room also has painted plaster walls and ceilings, and wall-to-wall carpeting covering fir flooring. Many units feature a built-in bookcase or server. The dining room has a central light fixture, although this has been replaced with a modern one in each apartment.

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Behind or adjacent to the dining room is the kitchen. At 10 x 7 feet or smaller, the arrangement is compact and efficient. This space has painted plaster walls and ceiling. Originally, the floor was linoleum, but this has been replaced with modern floor covering in all apartments. Cabinets are painted wood and sometimes feature decorative shapes. Another typical built-in is a fold-up ironing board. The counters are tile with tile splash backs. The sink is enamel and original, although most faucets have been replaced. There is a central light fixture, which also has been replaced with modern. Appliances are also modern. The rear entry is located off the kitchen.

Access to the second floor is via a staircase in the living room. Originally, the stairway was 3/4" fir, but has since been covered with wall-to-wall carpeting. The railing is decorative wrought iron. The second floor hallway has an original central single bulb light fixture.

The second floor has two bedrooms, usually at the front and rear. The larger is generally 11 x 15 feet. The smaller is 10 x 12. Both are accessed from a small hallway. Walls and ceilings are painted plaster, floors are fir covered with wall-to-wall carpet. Doors are paneled wood, with brass hardware and lock. Each bedroom has an original central double bulb light fixture.

The bathroom is compact. Floors are tile. Walls and ceilings are painted plaster. Fixtures (toilet, sink, bathtub) are original, though faucets have been changed and most bathtubs have been adapted for showers with an added fiberglass splash. A medicine cabinet with a mirror and light above completes the room.

The building has a partial basement in the southern leg of the "L" where approximately 50 feet has been excavated. It has concrete walls and floors, and contains a laundry room and storage lockers for each apartment. The lockers are made of wood plank and are original. Also visible in the basement is the original electric panel.

Today, the building has a central hot water heating system and individual natural gas heaters. Both of these are modern updates. As built, the complex had both central hot water and central heat. The heating plant was an oil burning boiler which provided heat via a hot water radiator system. The boiler is still located in the basement, though the radiators have been removed from the building.

MAJOR ALTERATIONS

The San Farlando Apartment Building has a high degree of integrity. It has had only five systematic

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

alterations:

- * Individual natural gas-fired heating units replaced the hot water radiator heating system (and the radiators were removed);
- * Kitchen appliances were replaced;
- * Worn out linoleum kitchen floors were replaced;
- * Dining Room light fixtures were replaced with modern; and
- * Aluminum screens replaced the wood screens.

The exterior is essentially intact. Decorative railings, windows and doors are original. The gutter system, too, has been modernized, although sympathetically. As built, the building had wood screen windows and doors. Few of the screen doors remain, though a few metal screen doors have been installed. The window screens have been replaced with a modern aluminum system.

Interior spaces are essentially intact. Floors that are fir were covered with wall-to-wall carpet; the floors underneath are in generally good condition. The kitchen floor originally was linoleum, which has been replaced with modern. The bathroom floor is tile and original.

Walls and ceilings are painted plaster and have had few repairs. The wood trim is in generally good condition, though the mahogany had a natural finish originally and has been painted over. The ground floor light fixtures have been replaced with modern ones, though those on the upper floors mostly remain. Window and door hardware, mostly brass, is also original.

Built-ins in the dining room and kitchen remain, except where individually damaged kitchen units required replacement (2905, 2915, and 2921 SE Hawthorne). Bathroom and kitchen fixtures are also original, though faucets have been modernized and the baths adapted for showers with new splash backs. As noted, kitchen appliances (stove and refrigerator) have been replaced, as have kitchen light fixtures.

As mentioned earlier, the original heating plant, electrical panels, storage lockers and hot water tanks are still located in the basement.

San Farlando Apartments
Name of Property

Multnomah, OR
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1929

Significant Dates

1929

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ewald T. Pape

Narrative Statement of Significance

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

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Oregon Historical Societ

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

The San Farlando Apartment Building is located at 2903-25 SE Hawthorne Street at the northeast corner of Hawthorne Street and 29th Avenue. Specifically, it is located on Lot 2 of Block 9 of Dolan's Addition to the City of Portland, Multnomah County, Oregon. The two-story brick apartment building was designed by Portland designer Ewald T. Pape for developer Robert S. McFarland. Completed in 1929, the buildings are designed in the MODERN MOVEMENT--Modernistic style.

The building is eligible for listing as it relates to the Multiple Property Listing "Middle Class Apartment Buildings in East Portland" under the Associated Property Type, "Townhouse Apartments Designed by E. T. Pape in East Portland between 1920 and 1945." In that context, the San Farlando Apartment Building is eligible for listing in the National Register of Historic Places under Criterion "A" for Community Planning and Development and Criterion "C" for Architecture.

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

THE HAWTHORNE DISTRICT

The San Farlando Apartment Building is located on Dolan's Addition in the heart of the Hawthorne District, near the southeast border of the Sunnyside neighborhood. Prior to 1887, the land on the east side of the Willamette River was largely undeveloped and largely unconnected with the city of Portland on the west bank. Generally, the area was limited to farms, berry fields and orchards. Hawthorne Street, then known as Asylum Road, was a simple country dirt road which led to the Oregon Hospital for the Insane.

The parcel is located on a portion of 1851 Seldon Murray Donation Land Claim, which covered the area presently bounded by Stark and Division from 20th to 38th. After farming portions of the land for six years, Murray began to sell off portions. The first sale in the late 1850s was at \$10 an acre. By 1887, the price rose to \$625 an acre.

It was in that year that the Willamette Bridge Railway Company completed the Morrison Bridge as part of a franchise to operate a streetcar line from the west bank out to Sunnyside. In the next year, the Mount Tabor Railway Company received a franchise for a railway south of the Sunnyside line along Asylum Road. The road was renamed Hawthorne Street for Dr. J. C. Hawthorne who was responsible for the Asylum. By 1890, the streetcar line was open for business. Upon opening, the Portland City Council gave the Mt. Tabor Railway a franchise to build a bridge connecting Hawthorne (and the railway) with Madison Street (up to Seventh Street) on the west bank. The bridge opened on January 11, 1891.

With the two streetcar lines, it would not be necessary for workers to live within walking distance of where they worked. The land was ripe for development. On September 5, 1887, Henry Pittock and F. C. Goodwin formed the Sunnyside Land and Improvement Company. Within four days, they had purchased all the land in the proposed subdivision and began advertising the land for sale. The subdivision plat was filed on June 7, 1888. Using free streetcar rides as an inducement for people to view the subdivision, lots sold quickly.

On a substantially smaller scale, John Dolan platted Dolan's Addition the following year. Located immediately southeast of Sunnyside, this addition contains eight full blocks and four half blocks. It is bordered by 26th and 30th west to east, Main and Hawthorne north to south and includes the southern half of the blocks on north side of Main. Unlike the systematic development of Sunnyside, Dolan's addition contained varying sized lots sold over several years. Over the next twenty years,

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

the surrounding area grew relatively quickly, with homes selling for up to \$1,750. The neighborhood was largely working class.

In 1910-11, the city spent \$500,000 to replace the old wooden Madison Street bridge with a new steel structure. With the completion of the new bridge, business surged on the near east side. Ladd's Addition was built and Hawthorne Street became a primary thoroughfare. According to a 1911 article in the Oregonian, "general travel on Hawthorne Avenue [sic] has more than doubled in the past year . . . Everything now points to its becoming one of the great streets of the city."

In the winter of 1927-28, the Broadmoor Investment Company purchased the parcel bounded by Clay, Market, 27th and 33rd with the intent of developing "a first class residential district." The developers envisioned construction of about 50 houses, modeled after the "Norman-French" and "Norman-English" styles. They would be built at an anticipated cost of \$7500-\$9000 per house. At the time, the figure was nearly double the median price for a single-family dwelling.

HISTORY OF THE BUILDING

On December 24, 1928, Alonzo and Maggie Calder sold Lot 2 of Block 9 of Dolan's Addition to builder Robert S. McFarland. Maggie Calder was the widow of John Dolan, the person who filed the original plat in 1889. Alonzo Calder was a chiropractor. Together they lived in Gladstone. McFarland bought the land, which was vacant, for \$2,600, on which Maggie Calder took back a mortgage.

McFarland was exceptionally busy in this neighborhood in the late 1920s. He purchased two lots at 24th and Madison and built two small apartment complexes. He had also just completed the Burrell Court and Burrell Heights Apartments across the street at 29th and Hawthorne. In 1928 alone, McFarland bought eight other parcels. By the end of the decade, he would own and develop all of Block 9.

McFarland immediately filed plans with the city to construct an apartment complex on the parcel. The designer was Ewald T. Pape, with whom McFarland had worked before. Pape's design was a notable departure for apartment buildings. Working loosely in a Spanish Colonial motif, Pape designed what would today be called a townhouse complex. Each unit was two-stories tall, with its own front and rear entries and distinct addresses. Units were two-bedroom, but each floor plan was unique and sizes varied. Typically, each unit had a ground floor living room, kitchen, and dining

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

room or alcove. The second floor had two bedrooms and a bath. The buildings, "L" shape in form, were placed as close to the streets as possible with a courtyard with garages on the interior away from the dust and noise of the streets.

The land McFarland purchased was vacant. Construction started with the spring. The building was completed and occupied by the end of 1929. Since then, the building's structure and clientele has changed little.

EWALD T. PAPE - ARCHITECT

(Information on Pape is contained in the Multiple Property Submission discussing Pape's works)

ROBERT S. McFARLAND

Robert S. McFarland was the developer of the San Farlando Apartment Building. McFarland was born in Bulger, Pennsylvania on January 7, 1879. He arrived in Portland in 1910 amidst the population spurt that followed the Lewis & Clark Exposition.

McFarland was one of many smaller real estate developers active on the east side. On the lower end, they were building contractors who would buy up a single lot and build a house on speculation. Those who could afford to would purchase either a large single lot or double lot and build an apartment building, either to own and manage, or to sell.

McFarland's first known effort at development was in 1924 when he built the two-story eight unit building at 1806 NE 13th. Following the success of that venture, he married Maude and moved to a new home at 325 E 39th Street. He also started buying up property along Hawthorne Avenue and forming an association with Pape that would last nearly a decade.

In 1925, McFarland developed two parcels at 24th and Madison. Within two years, he sold the complexes and began purchasing land on Block 9 of Dolan's Addition and Block 1 of the Burrell Heights Addition located across the street. By the end of 1930, McFarland had developed the parcels entirely. He was also busy throughout the rest of the city, purchasing nearly a dozen parcels over a three year period, mostly on the east side around Hawthorne.

In 1934, McFarland built Cactus Court Apartments at 2362 SW Cactus Court in King's Heights,

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

where he lived until his death on July 1, 1952. He was a member of the Masonic Lodge and Al Kadir Shrine.

REGISTRATION REQUIREMENTS

As discussed in the Multiple Property Documentation Form for "Development of Middle Class Apartment Buildings in East Portland: Townhouse Apartments designed by E. T. Pape in East Portland between 1920 and 1945," there are eight elements which distinguish Pape's designs from those of his peers:

- * Two-story units
- * Unique floor plans
- * Emphasis on Interior Function over Exterior Design
- * Separate Entrances with Individual Addresses
- * Individual Rear Entrances
- * Distinctive, Cost-effective Designer Add-Ons
- * Creative Groupings of Adjacent Projects to Create Greenspace and Provide Natural Light and Ventilation.
- * Middle Class Tenants

Those works by Pape that warrant inclusion in the National Register are those which reflect those elements today.

The San Farlando Apartment Building is a superior example of Pape's work. Completed in 1929, it came at a time when Pape's expression for middle class apartments had reached its full height and maturity.

Two Story Units: Every apartment in the San Farlando is a two-story unit.

Unique Floor Plans: The San Farlando has fourteen apartments, each with different floor plans.

Emphasis on Interior over Exterior Design: As noted, every apartment had a unique floor plan. Yet, every major room in each apartment has a substantial window. Living room windows are tripartite with a large fixed sash window flanked by two double hung wood sash windows. Bedrooms, front and back, have paired double hung wood sash windows. This allowed for maximum ventilation and

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

natural light. To accomplish these qualities of life, Pape massed the primary facade with varying projecting blocks to provide entries perpendicular to the street. He also used the fenestration to articulate the San Farlando horizontally without strong regard to vertical symmetry or pattern.

Separate Entrances with Individual Addresses: The San Farlando has fourteen units. Each unit has a separate and distinct front entry with a separate address.

Individual Rear Entrances: Every apartment has its own rear entry that opens directly into the courtyard.

Distinctive, Cost-effective Designer Add-Ons: The San Farlando has mahogany doors and interior trim. Front windows are leaded. Hardware is brass with locks on the bedrooms. Interior stair rails are decorative wrought iron. Several apartments have built-ins in the dining room. Bathrooms have tile floors and wainscoting. Kitchens have tile counters and distinctive built-in cabinets and ironing boards.

Creative Groupings of Adjacent Projects to Create Greenspace, and Provide Natural Light and Ventilation: The San Farlando is an "L" shaped building. The Del Mar, which is located directly to the east, was also designed by Pape and is a mirror image. To the south are Willister Court and Sheffield Manor. Both were designed by Pape and are "L" shape in form. Although both the Willister and Sheffield have had new buildings constructed in the original courtyard, the original configuration gave residents a third of an acre of open space in the center.

Middle Class Tenants: In the San Farlando's first year, at the time the City Directory was prepared, twelve of its fourteen units were occupied. Of these twelve, ten contained married couples and two were occupied by a single individual (one male and one female). Eleven listed their occupations; of these, all would be considered of the salesman, managerial or professional class. Employment included salesman, buyer, assistant manager, nurse and "neuropsychiatrist."

Comparison of the San Farlando Apartment Building and Other Apartments By E. T. Pape

The Historic Resources Inventory of Portland identifies thirteen buildings by E. T. Pape. Of these, four are apartment buildings. Present research has uncovered three additional apartment buildings. An extensive windshield survey has been conducted in the Irvington and Hawthorne neighborhoods, as well as along major East Portland traffic arteries such as Stark, Sandy, Belmont and Burnside.

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

There are at least six which can be strongly attributed to him stylistically. There are numerous others which may be by Pape but equally reflect the design palette of B. F. Allyn or others. In each of these instances, however, the buildings did not feature two-story units.

The properties designed by Pape or which may be attributed to him and feature two-story units are listed below. Those attributed are italicized.

- Burrell Heights at 1510-42 SE Clay Street (1928)
- San Farlando at 2903-25 SE Hawthorne Avenue (1929)
- Thompson Court at 2304-2314 NE 11th Avenue (1929)
- Beat Apartment House at 2904-14 SE Washington Street (1930)
- *Del Mar Apartments at 2931-53 SE Hawthorne Avenue (c. 1930)*
- *Beacon Arms at 4341-53 NE Halsey (c. 1933)*

Of these six buildings, the San Farlando stands out as a superior example of Pape's expression of middle class apartment living.

The Beat Apartment Building is comprised of six two-story units featuring only two different floor plans. Consequently, entries parallel the street, are similar in appearance and the facade is a cohesive English Cottage design reflecting a greater concern for exterior rather than interior design. The building is centered in the parcel and does not relate to surrounding buildings in a fashion to optimize green space.

Although there is no direct evidence that the Del Mar was designed by Pape, it is a mirror image of the San Farlando and certainly was designed by him. It reflects many of the same qualities as found in the San Farlando. According to oral histories, however, the building fell into disrepair and was substantially modernized in the 1970s. There is serious question as to how much integrity remains on the interior.

The Beacon Arms similarly lacks any direct evidence that it was designed by Pape. However, the building demonstrates many of his design elements: A thoughtful arrangement of the building and two-story units stand out. The building, however, has a regularity in form which suggests that the interior units are not unique. There is also a greater concern for exterior design, with an effort for regularity in the fenestration certainly reducing opportunities for light and ventilation. The greatest problem of the Beacon Arms, however, is that in the late 1940s, a two-story building was constructed

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

in the midst of the courtyard, seriously damaging the integrity of the site.

The three remaining properties--San Farlando, Burrell Heights, and Thompson Court--are all consistent in reflecting the values which distinguish Pape's best middle class apartment designs from his peers. For being middle class rental units for over 60 years, they also reflect a stunning degree of integrity with virtually no major alterations and only relatively minor repairs.

Of those three, it is enormously difficult to declare one superior over another. Each reflects certain aspects of Pape's work with varying levels of expression and integrity. Unquestionably, the San Farlando is one of his best.

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

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National Register of Historic Places Continuation Sheet

Section number 9 Page 3

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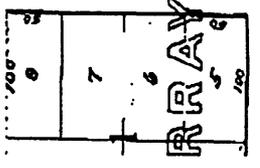
Section number 10 Page 2

VERBAL BOUNDARY DESCRIPTION

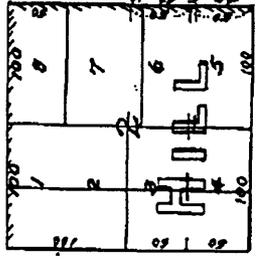
The San Farlando Apartments are located on Lot 2 of Block 9 of Dolan's Addition to the City of Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

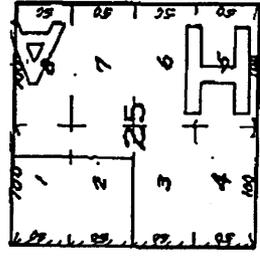
The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.



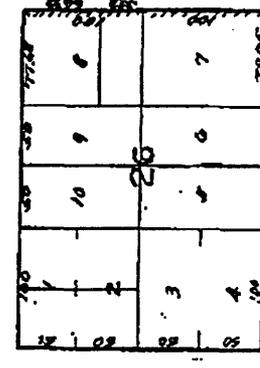
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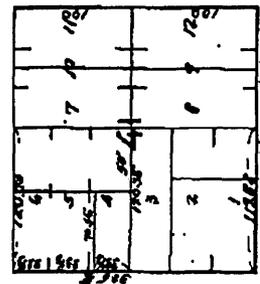
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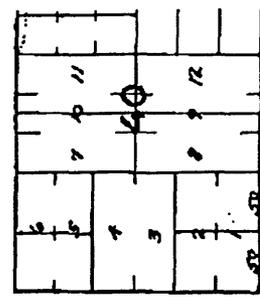
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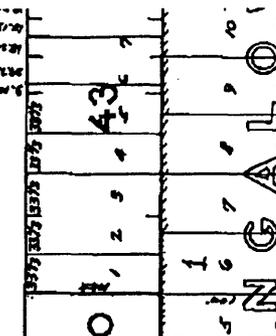
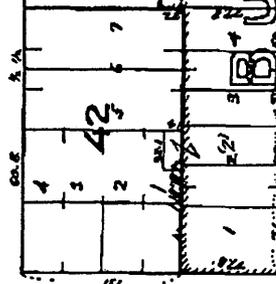
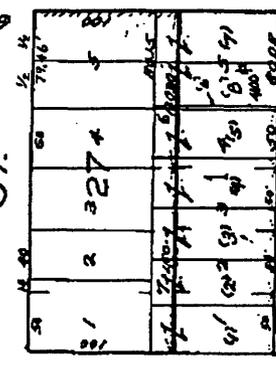
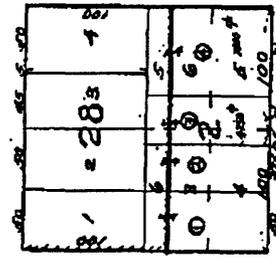
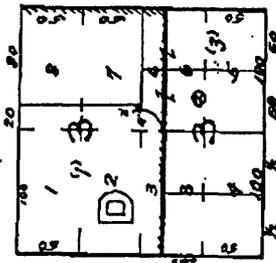
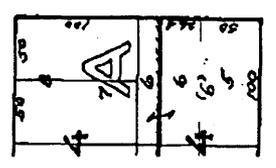
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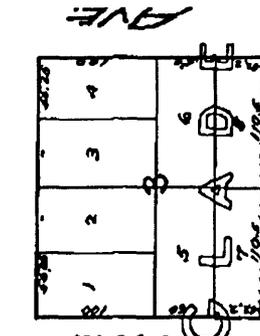
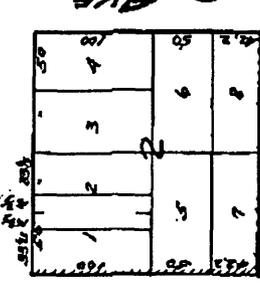
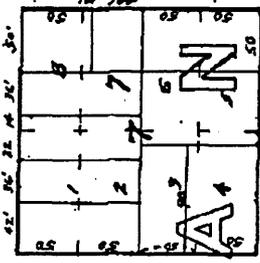
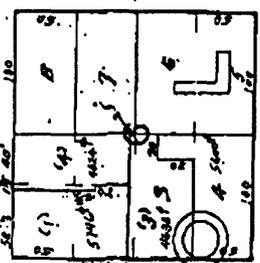
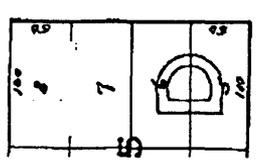
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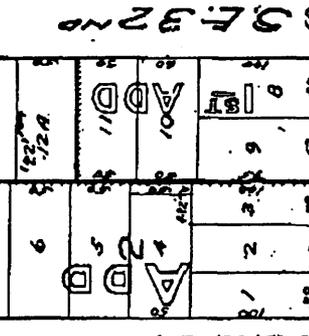
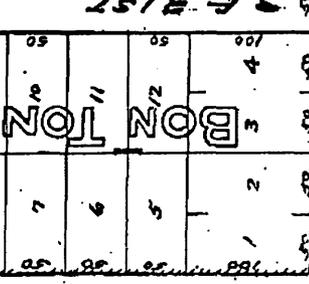
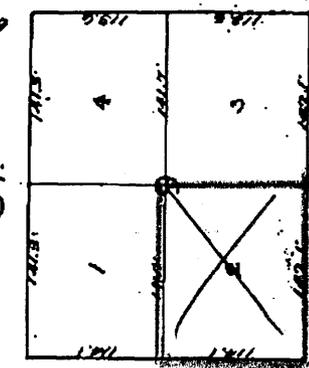
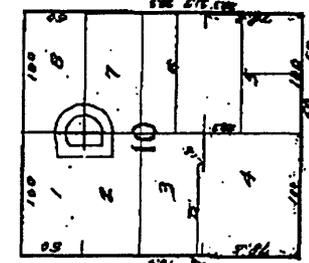
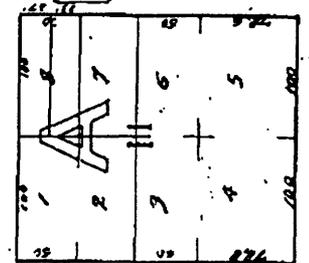
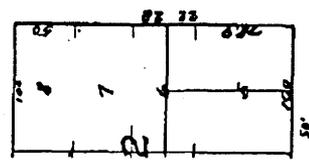
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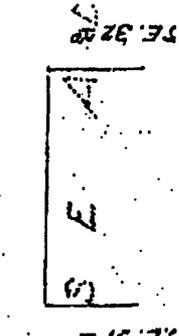
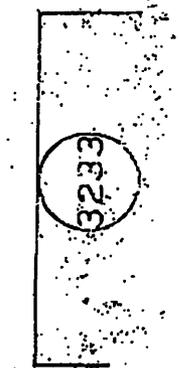
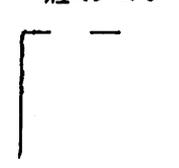
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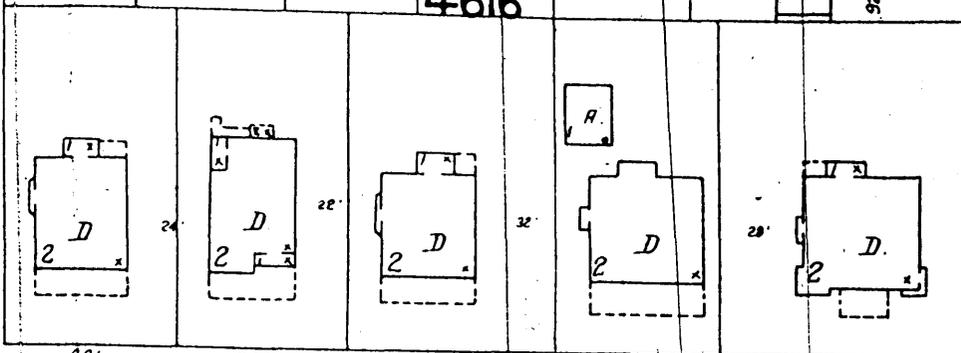
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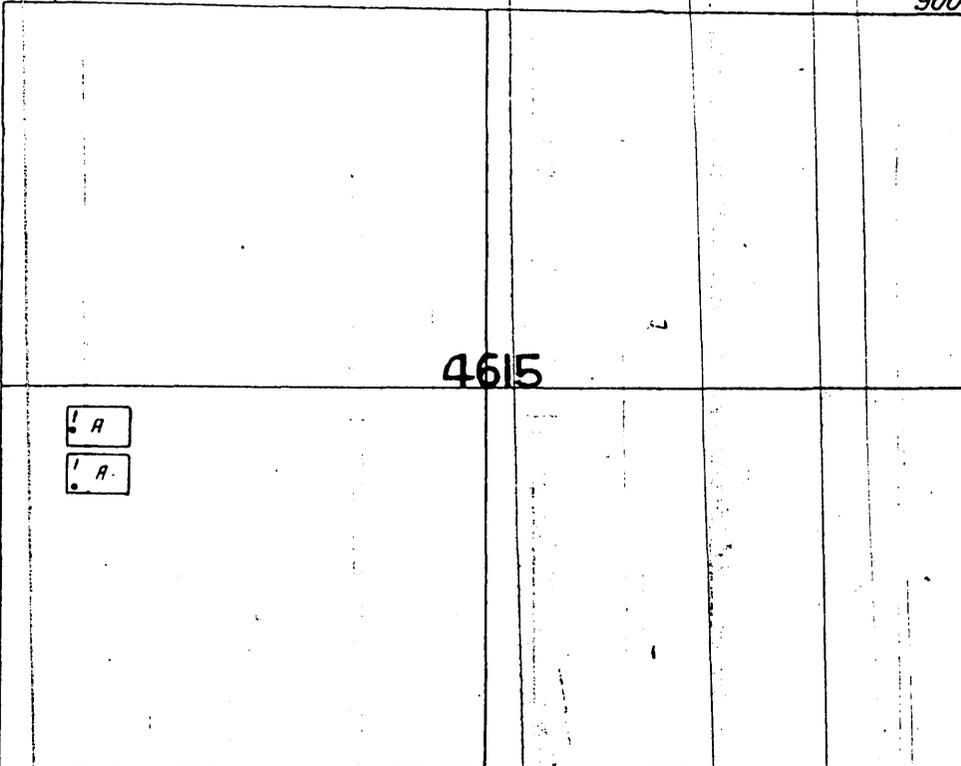
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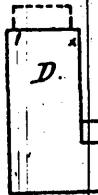
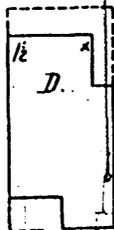
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266 561 68 688

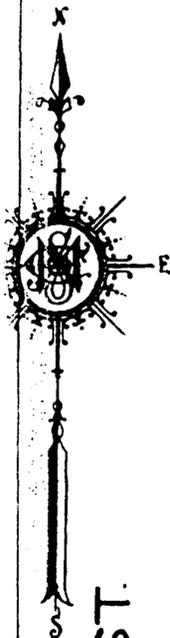
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6" W.P. 8" W.P.

E. 30TH

E. 29TH



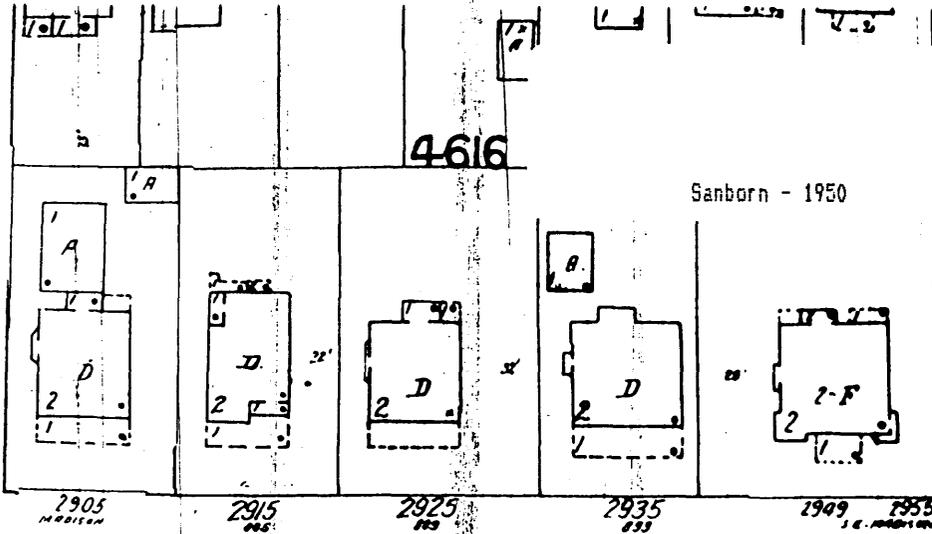
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Sanborn - 1950



S. E. MADISON

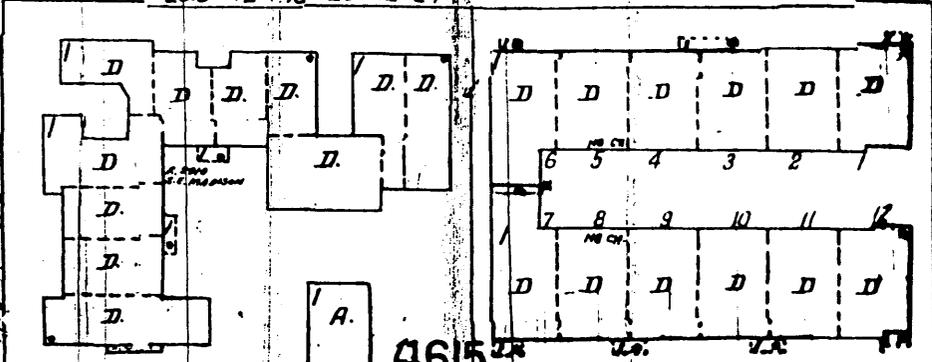
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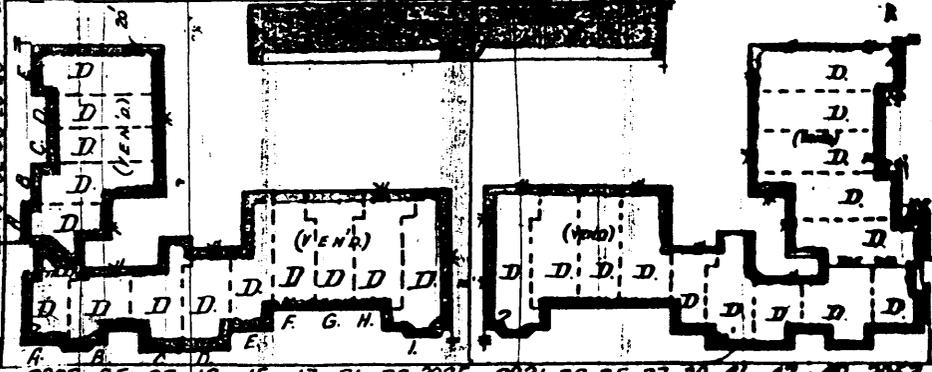
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4615



AV. (ST.)



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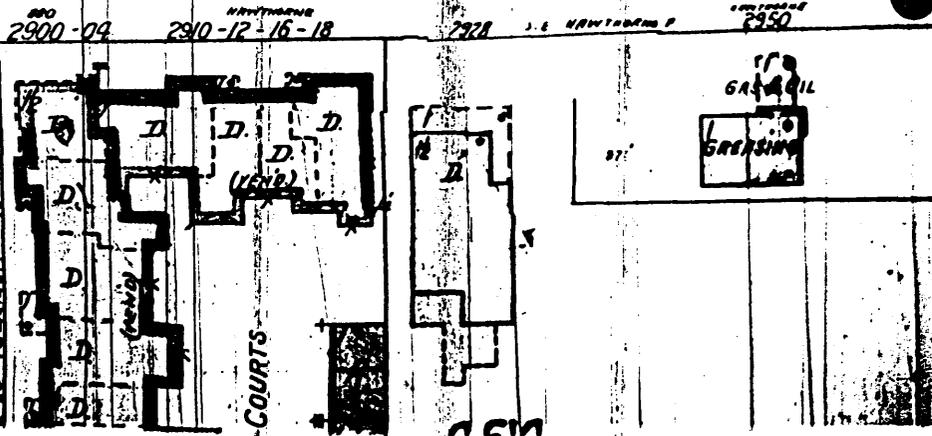
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(58)

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70'

S. E. 29TH



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COURTS

STREET 30TH

FIRST FLOOR

