

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 Graham, Thomas, Building
other names/site number

2. Location

street & number 6031 SE Stark Street
city, town Portland
state Oregon code OR county Multnomah code 051 zip code 97215

3. Classification

Ownership of Property: private (checked), public-local, public-State, public-Federal
Category of Property: building(s) (checked), district, site, structure, object
Number of Resources within Property: Contributing (1), Noncontributing (0), Total (1)

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.
Signature of certifying official: [Signature]
Date: January 10, 1992
State or Federal agency and bureau: Oregon State Historic Preservation Office

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. (checked)
determined eligible for the National Register.
determined not eligible for the National Register.
removed from the National Register.
other, (explain:)
Signature of the Keeper: [Signature]
Date of Action: 3/5/92

Entered in the National Register

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade: Specialty storeDomestic: single dwelling

Current Functions (enter categories from instructions)

Commerce/Trade: Specialty storeDomestic: single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and Early 20th Century American
Movements: Commercial Style (Vernacular)

Materials (enter categories from instructions)

foundation concretewalls wood: weatherboardsroof asphalt: composition shinglesother

Describe present and historic physical appearance.

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**National Register of Historic Places
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The Thomas Graham Building is a two-story, wood frame commercial building. It was constructed in 1910 by George Foreman for Thomas Graham, a local druggist and civic activist. The building is located in the Mt. Tabor neighborhood of southeast Portland (Ramona Addition, Block 2, west 10.7 feet of south 100 feet of Lot 1 and East 21.3 feet of Lot 2), in Multnomah County, Oregon.

It is in excellent condition, retaining integrity of design, materials, and workmanship. It retains its original use as a commercial establishment on the first floor with second story apartment.

SETTING

The building is prominently sited on the north side of Stark Street between S.E. 60th and 61st streets in the Mt. Tabor neighborhood of southeast Portland. Stark Street (originally called Baseline Road) is a moderately trafficked collector street which has historically connected this east side neighborhood with Portland's commercial core. The building is oriented to the south toward the street. It is bounded to the west by a Portland General Electric substation which is screened from view by a thicket of plants; and to the east by an historic fire station which has been radically altered and no longer retains its historic character. Across the street to the south is mixed residential use.

EXTERIOR

The Graham Building is rectangular in plan. It rests on a concrete foundation and has a full basement. The flat roof with prominent, bracketed cornice is sheathed in composition materials. The original horizontal shiplap siding has been covered over with asphalt shingles; however, the current owners plan to uncover and restore the original siding.

The storefront is recessed under the second story which is supported by four fluted columns. The original paneled and glazed double doors remain intact as do the large storefront windows which flank the doors and the transom lights. The brick bulkhead was constructed from the original exterior sidewall chimney sometime after the historic period. The current owners plan on removing the brick and restoring the original wooden bulkhead. A minor entrance, providing entry to the second story, is located on the right side of the primary facade. It consists of a simple five-panel door with transom.

Windows are predominantly one-over-one double-hung sash, some in pairs. The only major alteration to the exterior of the building is the addition of asphalt shingles covering over the original horizontal shiplap siding.

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INTERIOR

The spatial arrangement of the Graham Building remains intact as built. The first floor of the building consists of four rooms: a large open retail space; cafe seating area; and a small bath and kitchen at the rear. There are three bedrooms, one bath, and a kitchen on the second floor.

Window and door surrounds throughout most of the building have simple, molded architrave trim; mop boards consist of plain boards with simple cap. Doors are primarily the five-panel type common to the period. Walls are lathe and plaster and painted. Floors throughout most of the first and second floors of the building are fir, bathrooms and kitchen floors have been replaced with vinyl covering.

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)
Architecture

Period of Significance
1910

Significant Dates
1910

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Foreman, George (builder)

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:

City of Portland Bureau of Planning

10. Geographical Data

Acres of property 0.07 acres Portland, Washington-Oregon 1:62500

UTM References

A

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5	3	1	2	2	5
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5	0	4	0	4	7	5
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 Zone Easting Northing

C

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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 property is located in SE¼ Section 31, Township 1N, Range 2E, Willamette Meridian, in Portland, Multnomah County, Oregon and is legally described as the west 10.7 feet of south 100 feet of Lot 1 and East 21.3 feet of Lot 2, Block 2, Ramona Addition to Portland.

See continuation sheet

Boundary Justification

The boundary of the nominated area corresponds to the legally recorded lot lines historically associated with the store built by George Foreman in 1910.

See continuation sheet

11. Form Prepared By

name/title Jame Morrison
 organization Koler/Morrison Planning Consultants date August 15, 1991
 street & number 4053 SE Jennings Avenue telephone (503) 654-2786
 city or town Milwaukie state Oregon zip code 97267

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SUMMARY

The two-story, wood frame commercial building standing on SE Stark Street near 60th Avenue in the Mt. Tabor neighborhood on Portland's East Side was built for druggist Thomas Graham in 1910. It has a street frontage of 25 feet on the north side of the thoroughfare and is distinguished by its storefront recessed behind a colonnade of four fluted wood columns supporting an overhanging second story. The building's footprint is 25 x 52 feet. Its exterior has been covered comprehensively with composition shingles having curvilinear butts. This covering is currently being removed to reveal the original lapped weatherboard siding. The roof is a flat, built-up roof and the foundation is concrete.

The facade is formally organized, composed of a central, double-leaf front door between plate glass display windows, all of which have divided top lights. On the east side of the facade is an entrance to the upstairs apartment. The upper facade is divided into two wide bays with paired double-hung windows having one-over-one lights. A boldly projecting cornice with returns on side elevations is supported by outsized console brackets springing from a wide frieze. The upper facade and second floor street level entrance are trimmed with pilaster corner boards that are channeled to match the fluted columns.

The building is a well-preserved and locally distinctive example of vernacular Commercial style architecture once typical of the city's neighborhood business districts at the turn of the century. It is significant to the Mt. Tabor community under Criterion C as a rare, intact example of its type in the Central Eastside Survey Area. The building was designated a Portland Historic Landmark in 1981.

While the white-washed, non-historic shingle covering that is being removed has for some years presented a different face pattern to the weather, it did not obscure the character-defining features of the facade, with the exception of second story window trim, where the to architrave molding cap was lost. In any case, the later covering is being disposed of. The only other obvious alteration to the exterior is the screening of paneled display window bulkheads with Roman brick planter boxes, which also may be removed in the current refurbishment. The simply-finished interior is largely intact on both stories.

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This application places the Graham drugstore building in the context of the neighborhood's transition from a rural farming community on the Willamette River Flood plain to a residential development connected to the city center by street car lines. In a pattern that was widely experienced, small commercial hubs grew up at strategic points along the trolley lines. Where growth was steady, the early wooden commercial buildings were gradually displaced by larger buildings of brick and concrete. Of the four comparable wood frame stores remaining in Portland's Central Eastside Survey Area, two, built in 1909, have been listed in the National Register as part of the Historic and Architectural Resources of Eastside Portland Multiple Property Submission. They are the Gottsacker Grocery Building and Sensel Building. The fourth comparable property, the Knight Building, also was built in 1909.

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The Thomas Graham Building is locally significant under criterion "c" as a well-preserved and rare example of a wood commercial building in central southeast Portland (boundaries consistent with the those defined in the Eastside Portland multiple property submission to the National Register, 1988, but including the Mt. Tabor neighborhood). A number of buildings of this type once lined the early streetcar routes bisecting the neighborhoods of southeast Portland. Today only a handful remain, almost all of which have had some alterations. The subject building is one of only four in central southeast Portland and the only one in the Mt. Tabor neighborhood, which remains virtually intact as built.

The building was constructed for Thomas Graham, a local druggist and civic activist, in 1910. The builder was George Foreman. Mr. Graham operated his drugstore in the first floor retail space of the building for many years and the second story was rented out as living space. The date of construction is based on tax assessor records and confirmed by city directories and Sanborn Fire Insurance maps. The Graham Building was designated as a Portland Historic Landmark in 1981.

HISTORIC BACKGROUND

Thomas Graham was born in Ontario, Canada, and moved to Portland in 1891. He married Ida May Botkin, the daughter of Oscar F. Botkin, the first physician in the Mt. Tabor area. Both the Graham and Botkin families were active in the development of the area. Thomas Graham's uncle, Willis Graham, served as principal of the original Mt. Tabor School, which later burned, and with W.W. Sibroy, Louis Normanden and Oscar F. Botkin, Thomas Graham erected the Mt. Tabor Masonic Hall in 1893.

At the time Thomas Graham arrived in the Mt. Tabor neighborhood, the area was just beginning what would become a rapid transformation from a rural farming community to the quiet, tree-lined residential neighborhood that it is today. The neighborhood takes its name from Mt. Tabor, a 600 foot hill containing the remnants of an extinct volcano. In the 19th century the boundaries of what was then called the Mt. Tabor area extended from Sullivan's Gulch (Banfield Freeway) on the north to Division Street (Section Line Road) on the south and from 20th Avenue on the west to 102nd on the east. In 1974 the boundaries were reduced from Sullivan's Gulch on the north to East Burnside Street, from 20th Avenue on the west to 50th Avenue, and from 102nd on the east to 76th Avenue.

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Originally settled in the 1850s, the area received its name from Plympton Kelly, who reportedly had been reading a book about Napoleon's battle with the Moslem's at the base of Mt. Tabor in Palestine, at the time the local settlers were looking for a name for their church. In 1853 they founded the Mt. Tabor Methodist-Episcopal Church with Kelly's father serving as pastor. By 1855 all of the Mt. Tabor area had been settled by donation land claimants and numerous orchards were planted which accounted for much of the fruit which was shipped out of Portland. In 1870 there were approximately 36 households in the area and farming occupied 28 of the 36.

Farming remained the primary occupation in Mt. Tabor until the last decade of the century when, spurred by completion of the transcontinental railroad in 1883, the opening of bridges spanning the Willamette River, and subsequent introduction of the streetcar, development of the area rapidly accelerated.

The Sunnyside neighborhood, located just to the southwest of the subject building, was the first "streetcar era" neighborhood on Portland's east side and its development included the establishment of the first neighborhood shopping center on the east side in 1888. The Mt. Tabor area followed suit as farms and orchards were subdivided for residential development often by real estate companies and streetcar line builders working hand in hand.

As growth proliferated so did the number of small commercial hubs which were almost always located along the streetcar lines. The earliest buildings in these neighborhood centers were generally small wooden structures, often with a gabled roof and falsefront with cornice. The facades usually consisted of one or more storefronts with recessed entrances. Shop entries were flanked by large plate glass display windows, with transoms and sidelights as common features. Entry to the second floor, which commonly contained one or more living compartments, was usually through a minor entrance placed centrally or at the side of the primary facade.

The high attrition of these early wood buildings was due primarily to the rapid growth of the area during the early decades of the 20th century and the corresponding replacement of older buildings with more substantial brick and concrete structures. The development of the Hawthorne Boulevard commercial strip, located to the south and west of the subject building, during the teens and twenties, represents this second phase of commercial development. Here a number of substantial brick commercial buildings remain intact and several are listed on the National Register of Historic Places.

The Graham Building is one of four intact wooden commercial buildings in central southeast Portland which represents the development of commerce in Portland's east side neighborhoods. The other buildings include the Gottsacker Grocery Building (1909); the Sensel Building (1909); and, the Knight Building (1909). The Gottsacker and Sensel buildings were listed in the National Register of Historic Places as part of the Multiple Property listing entitled *Historic and Architectural Resources of Eastside Portland*, and the Knight Building appears eligible for listing on the National Register. As a group the resources are the last intact buildings representing central southeast Portland's early commercial growth. The Graham Building is additionally significant because it is the last intact early wooden commercial building in the Mt. Tabor neighborhood.

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City of Portland Bureau of Planning

1981 Portland Historic Landmark Nomination Application for the Thomas Graham Building.

Polk, R.L. and Company

1910-1920 Portland City Directory.

Sanborn Insurance Company

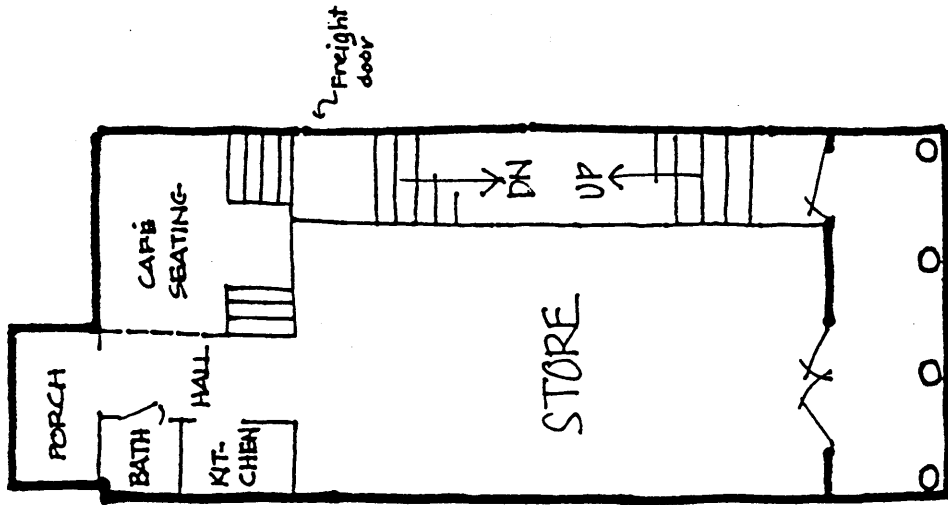
1924 Fire Map of East Portland.

Ticor Title Company

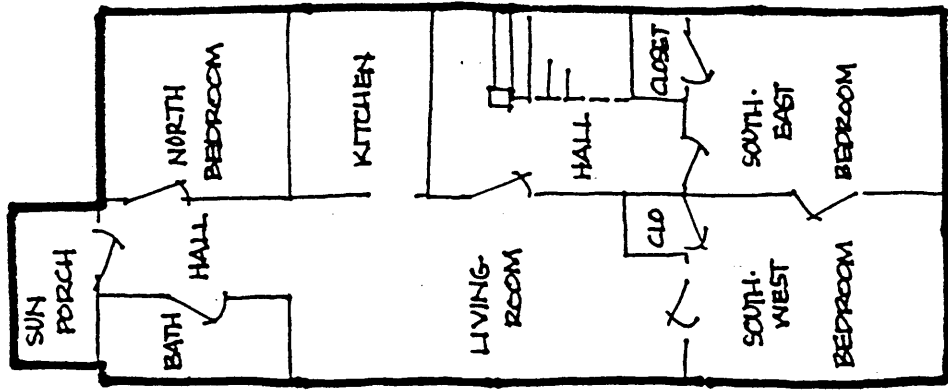
1991 Deeds and Other Miscellaneous Records, Thomas Graham Building, Portland.

Zisman, Karen, et al.

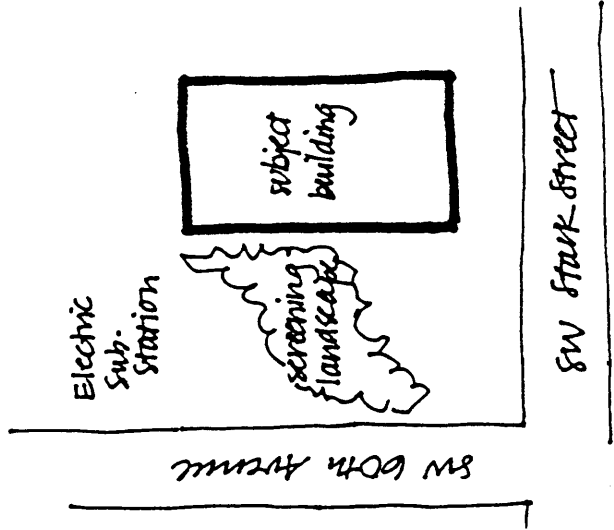
1988 *Architectural and Historic Resources of Eastside Portland*. Multiple Property
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FIRST FLOOR



SECOND FLOOR



THOMAS GRAHAM BUILDING
 PORTLAND, OREGON
 NO SCALE

8-15-91