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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

SEP - 7 2005

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction 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 classifications, 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 Harrison Court Apartments

other names/site number _____

2. Location

street & number 1834 SW 5th Avenue not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally.

James Hamrick

29 August 2005

Signature of certifying official/Title - Deputy SHPO

Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
Action

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):

Signature of the Keeper

Date of

Edson H. Beall 10-19-05

Harrison Court Apartments
Name of Property

Multnomah, Oregon
County and State

5. Classification

Ownership of Property
(check as many as apply)

Category of Property
(check only one box)

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

- private
- public - local
- public - state
- public - Federal

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

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival

foundation: CONCRETE
walls: WOOD: weatherboard
roof: _____
Other: _____

Narrative Description

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

See continuation sheets.

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NARRATIVE DESCRIPTION

Harrison Court is a wood-frame apartment building with Colonial Revival detailing dating to 1905. It is three stories over a concrete foundation, and is sheathed in wood weatherboard siding. The flat roof has wide bracketed eaves. The interior of the building is divided into 20 apartments on three floors. There are two entrances, each of which leads to a completely separate and isolated part of the building. This unusual feature divided the earliest tenants by gender. The finishes of the building are simple and utilitarian. Three ventilation shafts pierce the roof and provide the only light and air to some of the interior rooms.

Although architecturally modest, the form and materials of this very early apartment building make it a unique building in Portland.

Setting

Harrison Court is located in a mixed-use area of the southern end of downtown Portland, near Portland State University. It occupies nearly its entire lot on the southwest corner of its block, with narrow walkways on the north and east sides. It has two street facing elevations, on SW 5th Avenue and Harrison Street, with no setback from the sidewalk. The primary entrance faces west toward 5th Avenue, with a secondary entrance facing south toward Harrison. Fifth Avenue is a major one-way southbound thoroughfare, while Harrison is a lesser-used side street. There are mature street trees and metered street parking along both streets.

The lot on which Harrison Court sits is relatively flat. To the north of the building is a large surface parking lot used by Portland State University. To the east of the building is a restaurant and bar. The surrounding neighborhood contains a wide mix of uses, including multiple-family residential, office buildings, hotels and motels, restaurants and other commercial enterprises. Many of the buildings in the area are either associated with the university or serve the university community. The neighborhood is currently undergoing many development changes, as the university grows and expands its campus, and as a new light rail line is planned nearby.

Exterior

The Harrison Court Apartment Building is a three story, wood frame boarding house set on a concrete foundation. The building is simply detailed in the Colonial Revival style. It has a rectangular plan of approximately 65 feet by 200 feet, with the shorter end facing SW 5th Avenue and the longer side facing SW Harrison Street. The main elevation faces west toward SW 5th Avenue, with a secondary entrance located on the south toward Harrison Street. The exterior is clad on both stories with wood weatherboard siding. The two primary elevations (west and south), have a wood belt course between the first and second stories. A wide overhanging cornice tops the building.

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The main elevation is symmetrical, with a recessed center entrance. The entrance is flanked by two windows on each side. Those closest to the door were originally casement windows topped by a transom. The casements have been replaced with aluminum sliding windows. Some of the transoms are still extant while others have been boarded over. The windows farthest from the door are one-over-one wood sash. All of the windows have simple wood surrounds which originally had molded caps, now removed. The current owner is in the process of restoring the surrounds and the replacing the aluminum windows with wood casement windows.

The entryway has original fluted pilasters topped with plain frieze and a modillioned cornice. The recessed entry has weatherboards and an original tile floor. The door is not original, and may have been originally flanked by sidelights, which are no longer extant.

The fenestration pattern is repeated on each story, with a recessed center window leading to a fire escape. The fire escape is original, constructed of wrought iron balconies and ladders. The balconies, with a decorative fan motif, are supported by wrought iron brackets. The ladder extends to the roof but does not reach the ground.

The south, east and north elevations have irregular fenestration consisting of sliding windows with transoms, double-hung wood sash set in singles and pairs, and casement windows. The secondary entrance on Harrison Street appears to originally have had sidelights, which are now boarded over.

Interior

The interior of the Harrison Court building is unique. The westernmost apartments are accessed from the main entrance on 5th Avenue, while the easternmost apartments are accessed from the secondary entrance on Harrison Street. There is no interior connection between these two parts of the building, except through the basement. It is thought that one entrance was for male tenants, the other for female tenants. Both entrances lead to unadorned hallways. Each story is laid out similarly. A staircase in each half of the building leads to the second and third stories.

The apartments range in size from 120 square feet to 576 square feet, and are irregularly shaped. They range from small studios to modest two-bedroom units. Most of the apartments represent the combination of several single room rentals. Approximately half of the units share full bathrooms or share toilets but have their own bathing facilities. The other units have private baths. Six are studios, six are one-bedroom units, and three are two bedroom units. It appears that originally the rooms were divided into suites, which shared a kitchen and bath, with private sleeping rooms.

There are four light/ventilation shafts that cut through the building from the roof, with windows that open from the apartments into them. For some rooms, this is the only source of natural light and ventilation.

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The interior finishes of the building are simple. The hallways are narrow and unadorned. The doors are standard five panel doors with plain surrounds. The two main staircases have turned balusters and square, paneled newel posts.

The private areas of the building, the apartments, are similarly finished with simple trim. Some have original built in cabinetry in the closets or pantries. All of the kitchen and bath fixtures have been replaced over the years. The apartments themselves have been reconfigured over the years, and the original number of units is difficult to discern. An early article about the building indicates that the building had "sixty rooms divided into twenty suites" (*Harrison Court Apartments Sold*). This suggests that rooms on each floor rented individually, and shared a number of kitchen and bathing facilities.

The basement is the only part of the building accessible to both sides of the building, from two separate staircases. It contains the boiler room and many rooms used for storage, although at one time there were at least two apartments in the western part of this space. There are ground level windows on the west, south and east sides, and an exit on the north side.

Alterations

Harrison Court has its original weatherboard siding, which was recently uncovered during restoration. It had been covered with brick patterned asphalt siding, applied in the 1960s. Many of the original wood-frame double-hung and casement windows had been replaced with aluminum sliding windows. Approximately 75% of the windows were replaced with new wood reproductions of the original windows. The remaining 25% of windows were original and in good condition. They were repaired and restored. A metal awning covered the front door; it has been removed.

The interior of Harrison Court has simple finishes. The building contains the same number of units as it did when it was built, however, the exact original layout of the apartments has probably changed. There is no documentation of these changes, and the extent of these changes is not clear.

Harrison Court Apartments
Name of Property

Multnomah, Oregon
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.

Areas of Significance
(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT
SOCIAL HISTORY

Period of Significance

1905-1915

Significant Dates

1905

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

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

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

- Previous documentation on file (NPS):**
- preliminary determination of individual listing (36CFR67) 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: _____

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NARRATIVE STATEMENT OF SIGNIFICANCE

The Harrison Court Apartments qualify for the National Register of Historic Places under Criterion A as a rare example of an early-twentieth-century, wood-frame apartment building representing the transition from single-room-occupancy hotels and boarding and rooming houses, to multi-family apartment buildings in Portland. The construction of the building coincided with the Lewis and Clark Centennial Exposition of 1905, which marked the beginning of an economic boom for Portland. The exhibition and subsequent boom put Portland on the map and drew many new residents to the city. Harrison Court was built as an apartment building, with two separate entrances leading to completely separate sections of the building, one for men and the other for women. It originally had sixty rooms divided into twenty suites. Very few apartment buildings were built before Harrison Court in Portland. The common multiple dwelling of the time was a rooming house, boarding house or single-room-occupancy hotel. Of those that were built during the first decade of the twentieth century, the vast majority was of masonry construction.

South Portland

The South Portland neighborhood, where Harrison Court Apartments is located, sometimes referred to as Little Russia, Little Jerusalem or Little Italy, was roughly bound by SW Clay Street on the north, the Willamette River on the east, encompassing Duniway Park to the Ross Island Bridge to the south, and Broadway Avenue to the west.

The neighborhood developed from the area where Duniway Park is now, just to the north and east of what was then the city dump. It was the first colony of Italian immigrants in Portland, developing in the late 1800s. Jewish immigrants, also arriving from Eastern Europe around the same time, shared the neighborhood. The two groups settled in this area because it was inexpensive and close to the city center. The housing stock was old, and noisy, dirty streetcar lines traversed the neighborhood. The proximity to the city was essential for the immigrants who became peddlers using a horse and cart. The city shipyards were located along the river, and supported a decrepit slum along its periphery where the shipworkers and their families lived during World War I (MacColl).

The primary business district of the neighborhood was along Front Street and First Avenue between Arthur and Sherman Streets. This was where the kosher markets, groceries, bakeries and delis were centered. At one time there were six synagogues within walking distance of this neighborhood. The Rose City Lodge, a mutual benefit society, provided sick benefits and burials for immigrants, and the Hebrew Benevolent Society provided small business loans and charity for the needy (Toll). Along with these establishments, Friendly House, which provided classes with the purpose of Americanizing the immigrants, provided a center for socializing and community. The Jews of South Portland were very community focused, to the exclusion of regional or national issues. They had their own newspaper and even elected their own neighborhood "mayor" (MacColl).

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The Italians, although neighborly with their Jewish comrades, had their own social networks, focused around the St. Michael the Archangel Catholic Church (1901) and Italian clubs and benevolent societies, such as the Columbia Lodge, (1889-1965), the Bersaglieri Columbia Society, (1906-1963), and the Mazzini Society, (1908-1957.) The Italian-American Republican Club served a similar purpose to Friendly House— Americanizing immigrants and making them eligible for citizenship (and voting Republican). The Italians, like the Jews, had their own newspapers, including La Stella and L'Asino (Gould).

New Jewish immigrants in the early 20th century were merchants, grocers, bakers, tailors and furniture makers. There were about 5,000 Jews in Portland in 1905, a number that doubled by 1930 (Toll). Some moved to more affluent neighborhoods as they prospered, such as Northwest Portland and Ladd's Addition, but others stayed in South Portland even when they were financially able to leave (Toll).

The Italian immigration reached its peak between 1904 and 1914. In 1900, there were 1,014 foreign-born Italians living in Oregon. In 1910, there were 5,538 (Gould). The Italians were drawn to Oregon for the same reason as so many other immigrant groups—work. Italians worked on railroads, in mills and lumber camps, and on roads like the Columbia Highway. In Portland, they worked laying rails for steam and electric cars, laid sewer and gas pipes, built buildings and paved streets. Once here, they stayed on because of the good farmland and mild climate. The community in southwest Portland was at first comprised primarily of northern Italians. When they prospered and moved further from the city center, usually to Ladd's Addition, Parkrose or Milwaukie, they were replaced by new immigrants from southern Italy (Gould).

As the Italian community grew, they began to enter into more permanent occupations. Many were farmers, and set up ten to fifteen acre truck farms on the eastern outskirts of the city. They opened produce stalls on SW Yamhill Street between 3rd and 5th streets. Growers formed the Italian Ranchers and Gardeners Association and built their own market on the east side. Soon, Italians had captured the fruit and vegetable market. Those who did not have the capital to enter into farming went into trades such as building and construction, retail merchandising, and importing (Gould).

There was little conflict between the Jewish and Italian immigrants in South Portland. Both shared the same values and were focused on family, community and succeeding in their adopted country. Although the neighborhood was labeled a slum before it was eradicated by urban renewal, those who were raised there remembered the area warmly for its friendliness and the sense of community they found there (Pement).

South Portland began to experience physical transformation when the automobile became popular. In 1926, the Ross Island Bridge connected the east side of the city to South Portland, a change that increased traffic in the neighborhood but did not significantly impact the street system. In 1935, however, the west approach of the bridge was modified to accommodate increased traffic. At the same time, the rail line to the west of the neighborhood was abandoned and replaced with Barbur Boulevard, a major thoroughfare. Increased traffic

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made the neighborhood more dangerous, noisy and dirty. At the same time, residents could travel to other parts of the city more easily, and therefore spend their time and money outside the neighborhood.

As the decades of the twentieth century passed, many of the Jewish and Italian immigrants improved their financial position enough to move out of South Portland. But even though the neighborhood was left to the elderly and those who were financially trapped there, the neighborhood continued to provide cultural infrastructure to the communities, especially the Jews. The area still contained a kosher shopping district, a number of synagogues, and the Jewish Community Center (Wollner et. al.)

In 1943, Harbor Drive was constructed along the downtown waterfront. When this occurred, Front Avenue had to be widened to connect to Highway 99 West (Barbur Boulevard). This change essentially split South Portland in two. Homes and businesses were displaced, and the streetcar line was removed. The social and functional core of the neighborhood was irreparably damaged. The different areas which were previously deemed South Portland became distinct and differentiated neighborhoods.

The area of South Portland continued to flounder. Continued accommodation of automobiles further isolated the area from both the waterfront and downtown Portland, and pushed those who could leave to do so. The area was deemed blighted, and in 1963 it became Portland's first urban renewal project, called the "South Auditorium Urban Renewal Area" (Wollner et. al.). The area from Southwest Market on the north to Arthur Street on the south, and from Harbor Drive on the east to Fourth Avenue on the west, was cleared, and 1,573 residents and 289 businesses were relocated (Wollner et. al.) In all, 445 buildings were demolished and new offices, commercial and retail buildings, a hotel, parks and high-rise apartments were built in its place. This development, along with the continuous expansion of Portland State University, created an area with few permanent residents and a large population of students.

The Development of the Apartment House

An apartment can be defined as a suite of rented rooms with a private kitchen. The key element of the definition is the kitchen, which, no matter how modest, separated apartments from boarding houses, rooming houses, residential hotels and other living situations that did not provide for cooking. All multiple-family dwellings were of questionable respectability in the late 1800s and early 1900s (Groth).

As a general rule for this discussion, apartments are completely individual units including kitchens and usually bathrooms. Lodging houses had large dormitory rooms shared by many individuals. Boarding houses are houses, commonly converted single family homes, with individual rooms to rent, shared bathrooms, and food provided by the proprietor in a communal dining room. Rooming houses are again, commonly converted single-family homes, which rent individual rooms but do not provide food. Furnished rooms also fall into this category. Hotels are typically built as hotels, and provide temporary and permanent residency rooms, a restaurant, semi-private spaces such as lobbies, and services.

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Tenants of lodging, rooming and boarding houses were most commonly single men, who were recently arrived in the city and seeking work as laborers. They had several low cost options available to them, including rooming houses, single-room-occupancy hotels, and boarding houses. Single women had a more difficult time finding suitable housing. Lodging houses were not an option, and many rooming and boarding houses accepted only men.

From about the 1850s on, living in a hotel or a boarding house on a permanent basis was a viable option for residents from the lowest social and economic class to the highest. The acceptability of such living conditions was questionable, as critics claimed that the close and crowded conditions of multi-family residences, along with the anonymity and relatively transient nature of the residents, resulted in prostitution, drinking, dancing, gambling, an other improper and immoral behavior, especially among the lower classes (Groth). The single-family, open-lot home was considered the most upstanding residential situation, but was not available to, or desired by, all people.

Despite social concerns, density in cities continued to increase. Hotels, boarding houses and rooming houses proliferated. In the mid to late 19th century, however, there were several factors that inhibited the popular acceptance of apartment living. One was the poor reputation multiple-family housing acquired from apartments created through the division of single-family homes. These units, sometimes consisting of a single room, had a stove for cooking, which defined them as an apartment. There was no requirement that each room have a window, and no expectation that an apartment would have plumbing for cooking or bathing. These ad-hoc apartments were frequently called tenements, and had a negative reputation (Groth).

When apartment buildings did finally begin to gain acceptance, they were still labeled hotels, and they were designed to maintain class-specific divisions. The earliest apartment buildings were relatively small, palatial buildings for the very wealthy, or somewhat larger luxury buildings for the affluent. By the 1890s, apartment houses for middle-class families were being built. By 1900, apartments were 13% of the nation's new housing starts (Groth). They continued to grow in popularity through the early 20th century.

After World War I, a burst of apartment construction occurred in response to the massive migrations and housing shortages which accompanied the war. By the 1920s, a typical middle-class apartment building was a three-story walk-up, with 12-36 units. There was no elevator or doorman. The units ranged from one to five compact rooms, with well-outfitted kitchens and safe central heating systems. Lower-class tenements also had apartments of four rooms and a bath, but no kitchen facilities (Groth).

Despite their proliferation, apartments, tenements and hotels were still criticized by reformers as symbols of undesirable density, crowding, and "streetside" building. Apartments were blamed for personal immorality, social irresponsibility, and cultural apostasy (Groth). The boxy look of a multi-story building with a flat roof, and its construction close to the street with no yard, distinguished them from their idealized single-family, open-

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lot neighbors and invited criticism. Yet, apartments continued to be constructed, and their social acceptability as a home for every social group from the single person to the extended family, continued to increase.

Apartments in Portland

Before 1904, multi-family dwellings such as duplexes, fourplexes, and apartment buildings were virtually non-existent in Portland. Single family, open-lot houses and row houses were the socially acceptable norm. Inexpensive housing options for working-class singles were limited to single-room-occupancy hotels, boarding houses, and rooming houses.

There were quite a number of small single-room-occupancy (SRO) hotels dating to the end of the 19th century and the early 20th century. These hotels were concentrated in Old Town/Chinatown, along Front Avenue, and at Stark and Burnside Streets around Twelfth Avenue. While most of these hotels served short-term visitors, they almost all reserved at least a portion of their rooms for long-term residents. These buildings were primarily constructed of unreinforced masonry and were two or more stories, with commercial bays on the street level and upper stories consisting of single rooms, some with private baths but many without. SROs did not have kitchen facilities and did not provide meals. The ground floor retail areas were usually rented by businesses that catered to the working-class tenants of the buildings, such as cafes, barber shops, groceries, and taverns. An example of this type of hotel is the Arminius Hotel, located at 1022-1038 SW Morrison Street, which was built in 1904.

Other inexpensive housing options for working class residents included boarding houses and rooming houses. Boarding houses were typically single-family houses where rooms were rented out and meals provided to tenants. They were often operated by widows who had few other income options. Rooming houses also rented rooms, but provided no meals. Often boarding and rooming houses accepted only male tenants, leaving women with even fewer options for low cost housing. An example of a rooming house was the Marquam Rooming House, at SW 6th and Morrison. Built ca. 1895 and no longer extant, it was a two-story wood frame building with a storefront on the ground floor.

In 1900, only three apartment houses were listed in the city directories. In 1906, the first year Harrison Court Apartments appeared, there were ten listings. By 1915, there were over 100. The housing situation in Portland changed with the anticipation of the Lewis and Clark Centennial Exposition in 1905. Numerous luxury hotels and apartment buildings were built to accommodate the influx of visitors to the city, mostly in Northwest Portland close to the fairgrounds (Harrison et al.) The economic boom that followed the Lewis and Clark Exposition exceeded all hopes, and proved to be a catalyst for development that lasted until about 1913. The population of Portland more than doubled in that time, from 90,000 to 212,000.

In the wake of the Lewis and Clark Exposition, demand for housing caused \$64 million to be spent on new housing and neighborhood development before 1913. The greatest demand was for close-in housing. The existing single-family houses, and the transient boarding and rooming houses, could not satisfy the need.

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Portland followed the national trend, although perhaps a little later, of developing the first apartment buildings for the wealthy elite. Luxury apartments proliferated in the West End of the city, where the fashionable address countered the still prevalent moral stigma attached to apartment living.

Middle- and working-class apartments buildings in Portland were constructed as entirely residential or with commercial space on the ground floor. They had private bath and kitchen facilities, just as contemporary apartments do. Some were furnished. Generally, the landlady or caretaker leased the entire building from the owner, and lived in the building.

In addition to renting and maintaining the building, the landlady or caretaker was expected to monitor the goings-on in the building. A 1912 report by the Portland Vice Commission rated the "morality" of hotels, apartments, rooming houses and lodging houses, finding many in each category to be seriously lacking. This report illustrates that even in 1912, apartment, boarding house, rooming house and hotel living was still considered suspect by the "respectable" residents of the city. Immorality, according to the vice report, was related to the presence of "sporting women," or prostitutes, and the unlicensed sale of liquor. "Respectable" places always required references from single women to ensure that they were not prostitutes. In the category of Apartments, eighty buildings were investigated, and only 22 were found to be moral. Of the rest, 19 showed preference to immoral tenants, and 30 ignored immoral behavior while not explicitly condoning it (Portland Vice Commission).

Harrison Court Apartments

In 1901, the South Portland area was almost entirely single family homes, many of them no doubt being used as boarding houses. The housing stock was already considered old and unfashionable. By 1909, the area around Harrison Court Apartments was still dominated by single-family dwellings, but there were four apartment buildings located in the blocks around Harrison Court. Three were located on 3rd Avenue, on the corners of Harrison, Mill and Montgomery Streets. Another was located at Second and Hall. None of these other apartments are still extant, having been eradicated by the South Auditorium Urban Renewal District.

In Portland, as in most cities, terms such as lodgings, boarding houses, rooming houses, hotels and apartments were somewhat interchangeable. Listings in directories could be confusing and unreliable, with the same building listed under different headings. The Harrison Court Apartments, however, were built as apartments, and were called by that name from their construction. They were consistently listed in the Portland City Directories under the heading "Apartments." Most early tenants appear to have been unmarried men and women, primarily widows. When constructed, women and men could not rent apartments in the same section of the building, a feature that undoubtedly helped its "moral" character.

The Harrison Court Apartments had sixty rooms divided into twenty "suites", or apartments. The hallways are narrow and unadorned, and there is no common area for mingling. Although it is difficult to discern exactly

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how the apartments were divided, because their current configuration seems to include some combined units, it appears that there were six apartments on each floor, plus two in the basement. The apartments ranged from two to four rooms. Some rooms only have windows to a ventilation shaft. The kitchens, although highly altered, appear to have originally been located along one wall of the living area or in a small room off of the living area. Each unit appears to have had its own bathing facilities, but some apartments shared a hall toilet. Almost all of the units retain some original built in cabinetry, most often in the form of a pantry with built in shelves and cabinets.

By the 1930s, the building was no longer divided according to gender; there were both men and women living in both halves of the building, although the majority of tenants seem to have been widows. Six of the apartments were vacant in 1931. Only four apartments were rented to men, while eight were rented by women. One couple resided in the building, the landlady and her husband. Turnover was high. None of the tenants from 1931 were still residents in 1934.

A comparative analysis of Harrison Court Apartments confirms the unique nature of the building. Other than fourplexes or other small multi-family buildings, there are few wood frame apartment buildings dating to the early twentieth century still extant in Portland. Of those that do exist, few appear to have been built originally as apartments, but were instead converted from other uses. None appear to have the unique layout of Harrison Court, with separate entrances leading to separate portions of the building.

The Fairmount Hotel, located at 1920 NW 26th Avenue and listed in the National Register, is a two-story, wood frame building constructed in 1905 as a hotel for the Lewis and Clark Centennial Exhibition. Originally it contained 150 rooms, arranged in suites on the first floor and single rooms on the second floor. First floor suites had doors to the interior hallway as well as a door to the recessed exterior porch or a courtyard. Second floor rooms had shared baths. The floor plan is "E" shaped, with small courtyards to the rear of the building. Stylistically, it has Colonial Revival and Arts and Crafts detailing on the outside, and simple, utilitarian interior finishes, similar to those at Harrison Court. The Fairmount Hotel fell out of favor quickly after the close of the Exposition, because it was considered far from the city center. By the 1920s, it was a rooming house. Today, it is called the Fairmount Apartments, but some of the units on the second floor still share bath facilities.

Another extant wood-frame building is the Walls Building, located at 2241 NW Hoyt Street, in the Alphabet National Register Historic District. This building, a true boarding house, appears to have originated as a late 19th century Queen-Anne-style, single-family house, which is still partially visible to the rear of the building. In 1908, two separate two-and-one-half-story wings were added to the front of the building, which now make up its street facing elevation. The two gabled additions are sheathed in stucco and false-half timbering on their street elevations, and wood weatherboard siding on all other elevations. Inside, the building is laid out in individual sleeping rooms, with communal bathrooms on each floor. The kitchen and dining room are located to the rear of the first floor, and are a part of the original house. The building has managed to remain a boarding

Harrison Court Apartments
Name of Property

Multnomah, Oregon
County and State

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house for decades longer than most of its era, but it is currently vacant and most likely slated for rehabilitation into a more profitable configuration.

The importance of Harrison Court Apartments lies in its uniqueness as an apartment house, at a time when apartments were rare. It marks the transition from SROs, boarding houses and rooming houses of the late nineteenth century to multi-family apartment buildings that proliferated during the first decades of the 20th century. Harrison Court served a working class population in a neighborhood that has been all but eradicated by urban renewal. As such, it is an important piece of Portland history.

United States Department of the Interior
National Park Service

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Harrison Court Apartments
Name of Property

Multnomah, Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

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Harrison Court Apartments
Name of Property

Multnomah, Oregon
County and State

10. Geographical Data

Acreeage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 524961 5039557
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Amy McFeeters-Krone, architectural historian

organization Building History, Inc. date February 2005

street & number 1831 NE Thompson St. telephone 503-493-0477

city or town Portland state Oregon zip code 97212

Additional Documentation

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

Property Owner

name Bradley Malsin

street & number 1001 SE Water Avenue telephone 503-595-0140

city or town Portland state OR zip code 97214

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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

Harrison Court Apartments
Name of Property

Multnomah, Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

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Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

Harrison Court Apartments is located on block 153, lots 5, and the southern 15 feet of lot 6, Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

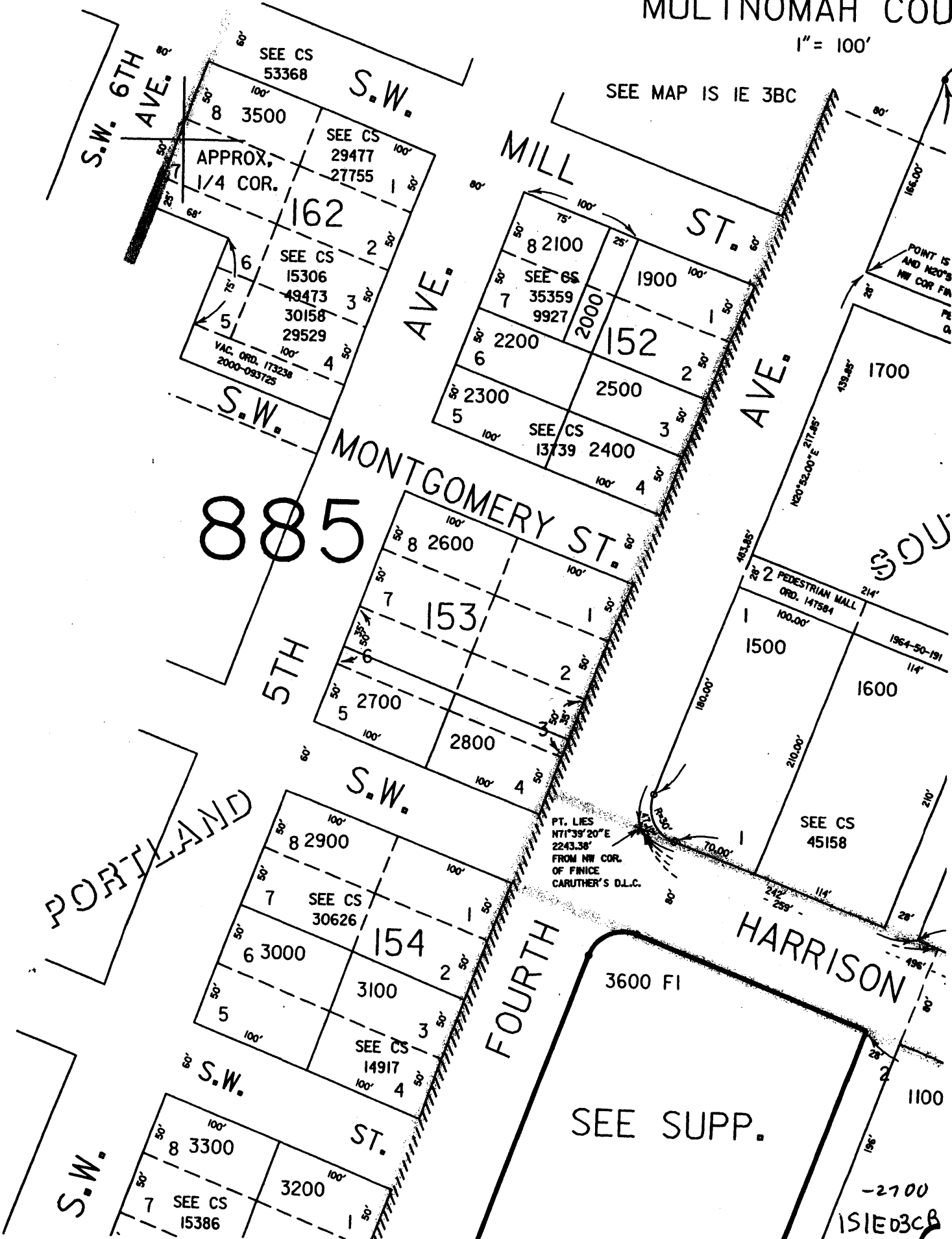
The boundary encompasses the urban tax lots historically associated with Harrison Court Apartments.

WAS PREPARED FOR
ENT PURPOSE ONLY

NW1/4 SW1/4 SEC. 3 T.1S MULTNOMAH COU

1" = 100'

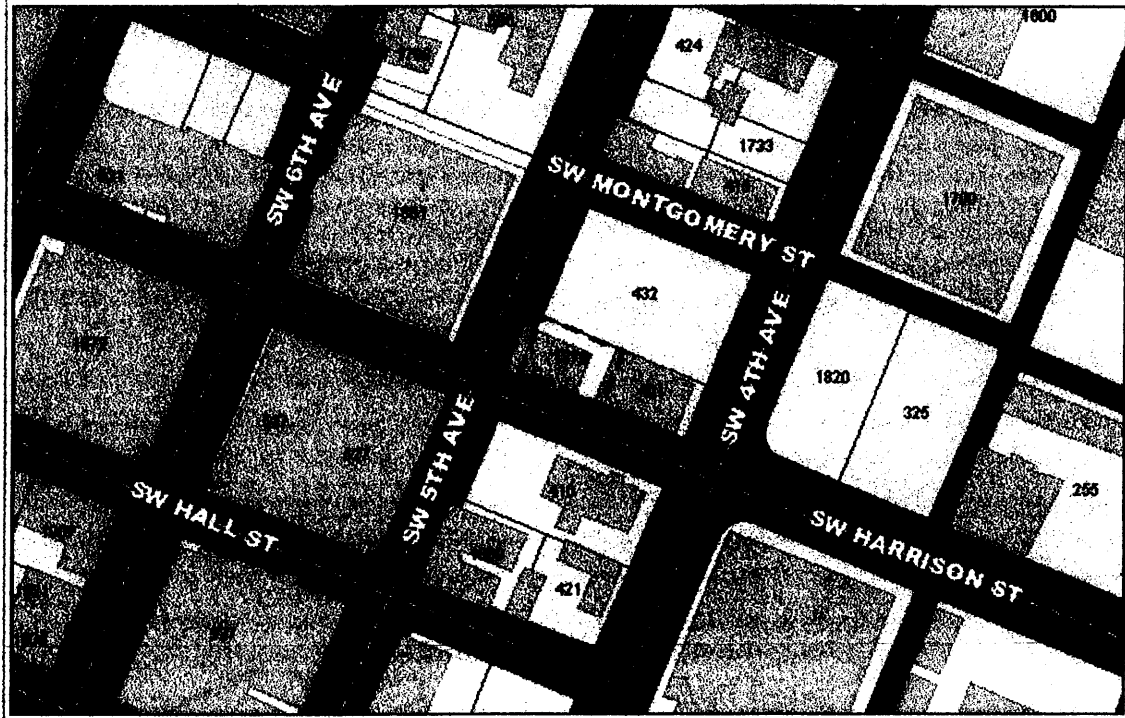
SEE MAP IS IE 4DA



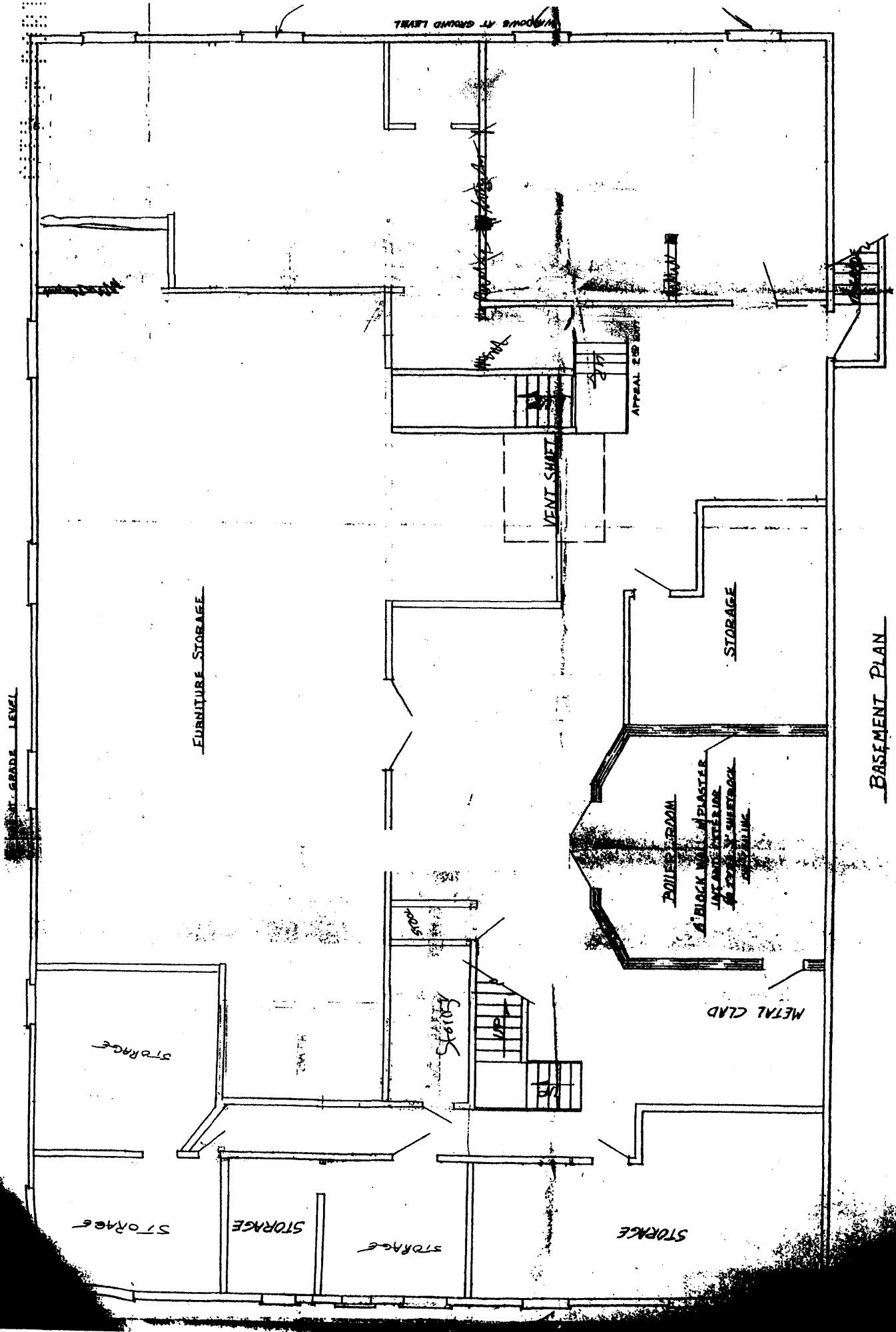
Property & Location



NA



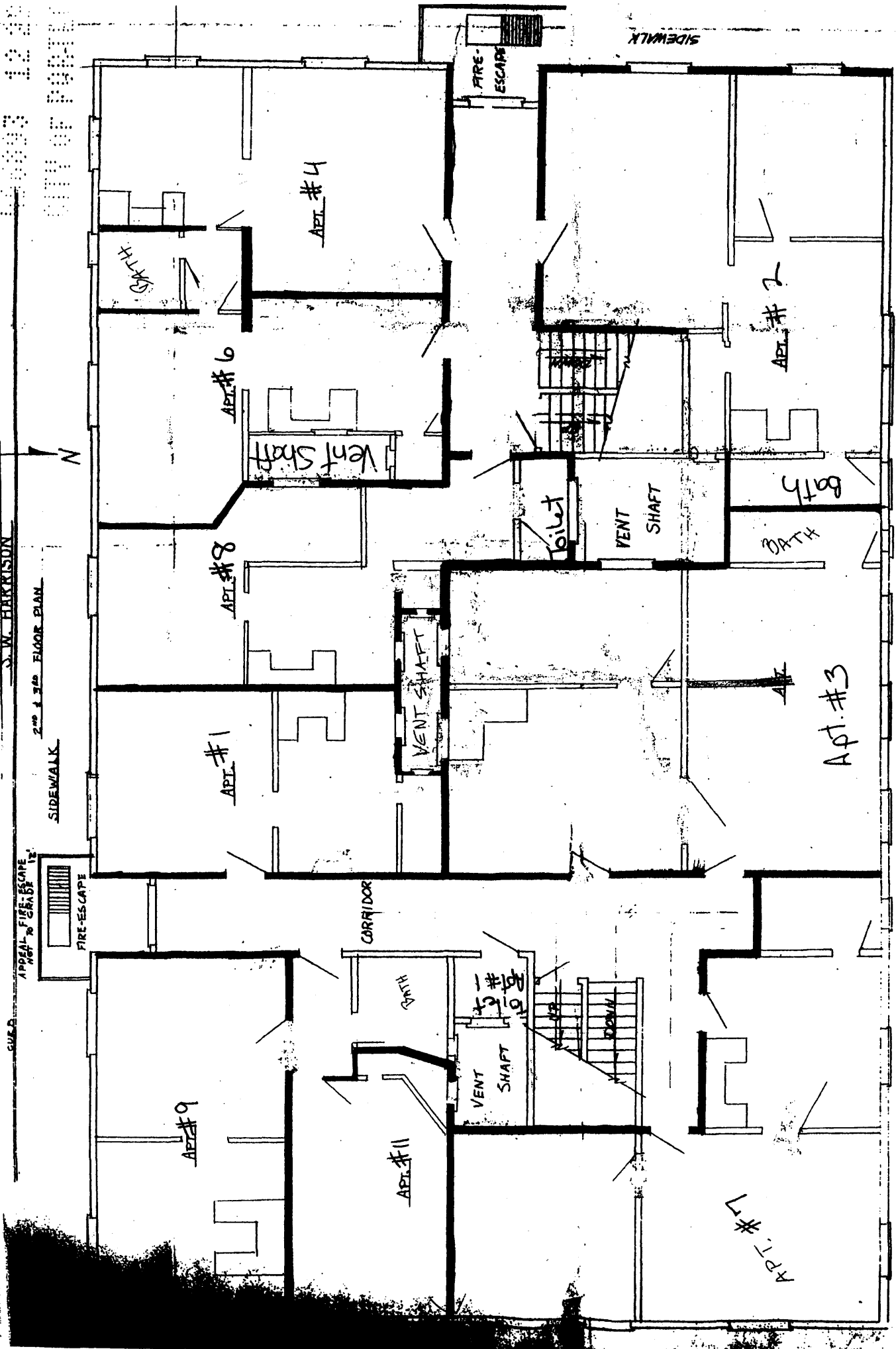
Harrison Court Apartments
Site Plan
Not to Scale



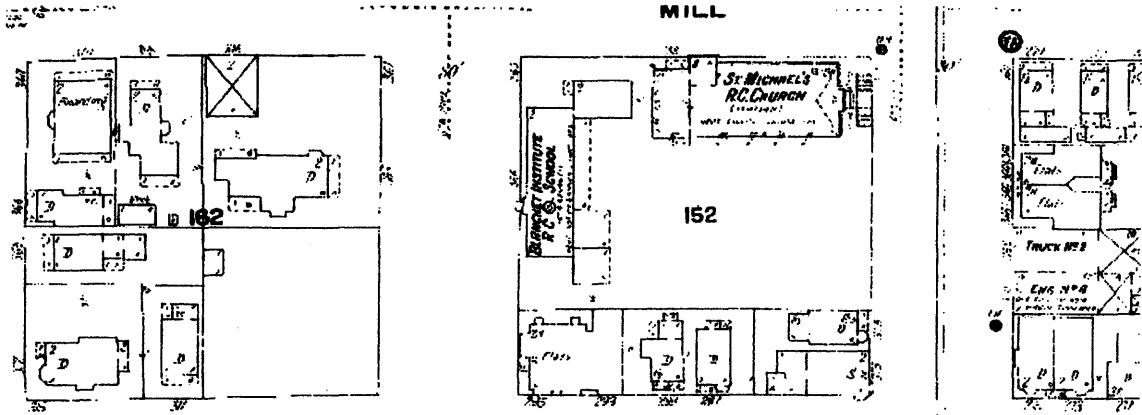
Harrison Court Apartments
 Floorplan, Basement
 Not to scale

S.W. HARRISON

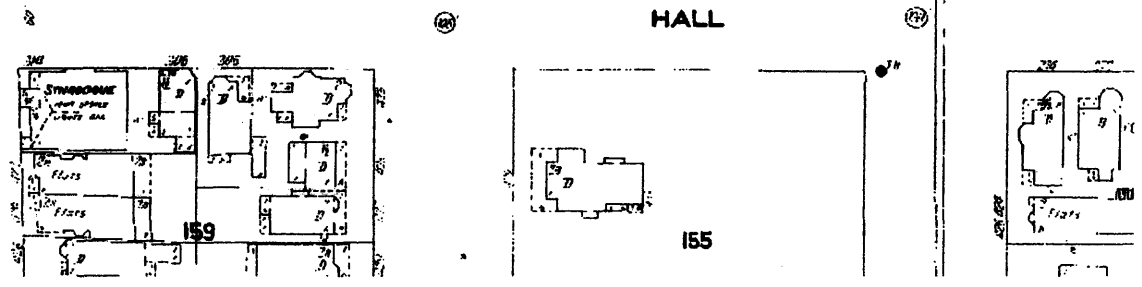
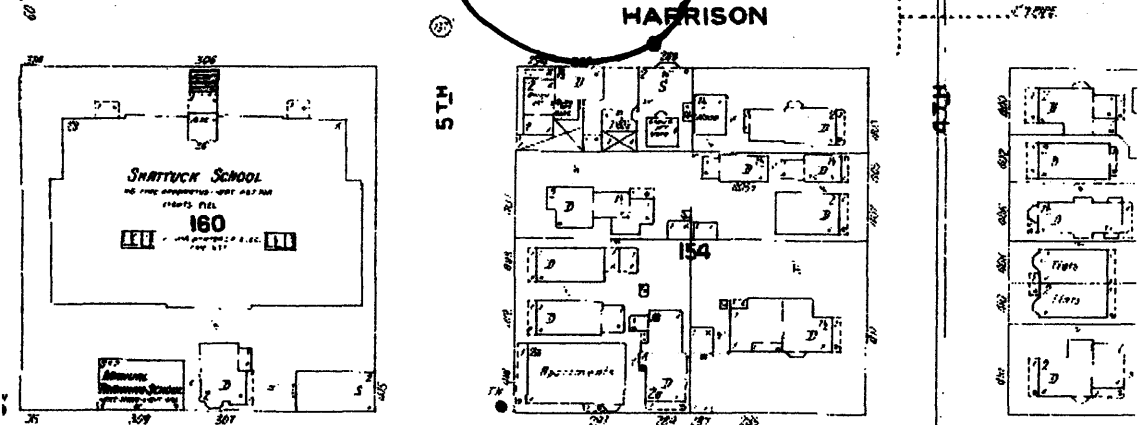
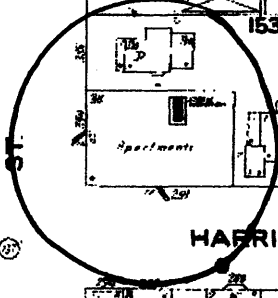
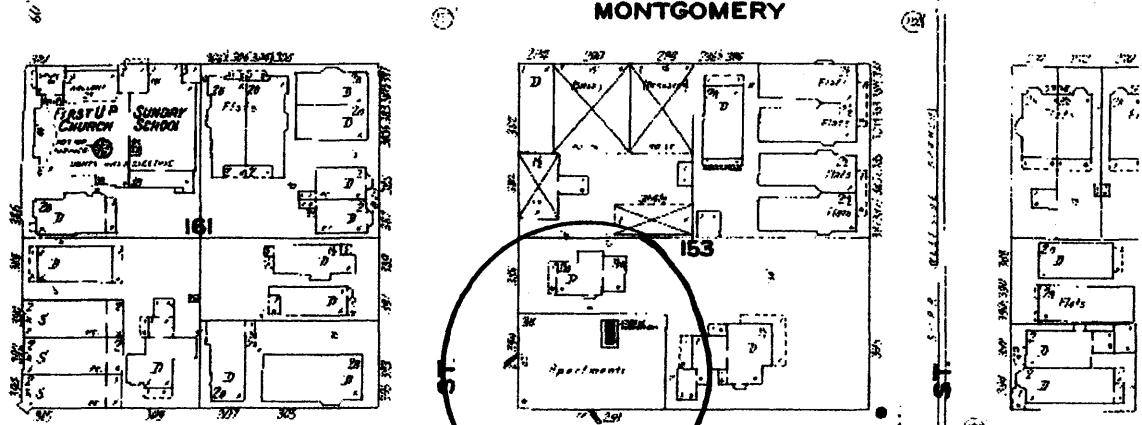
2ND & 3RD FLOOR PLAN

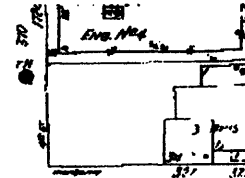
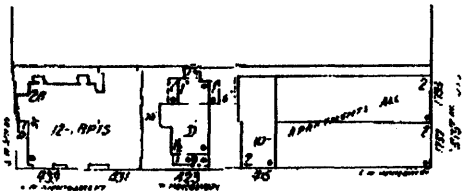
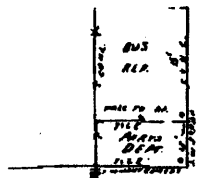


Harrison Court Apartments
Floorplan, 1st, 2nd and 3rd Stories
Not to scale



N

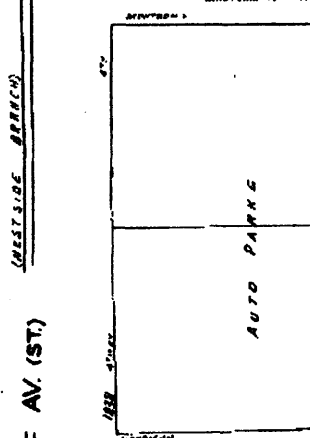
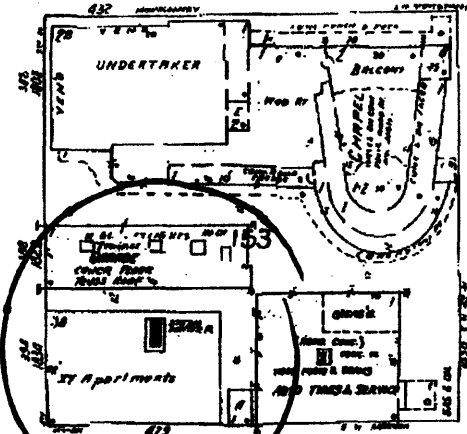
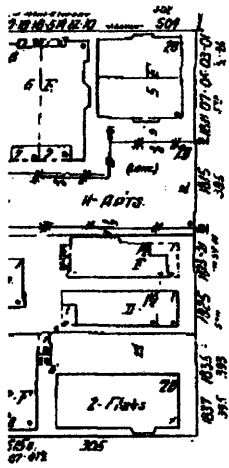




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S.W. MONTGOMERY Y

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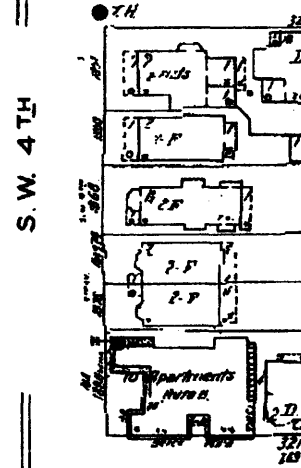
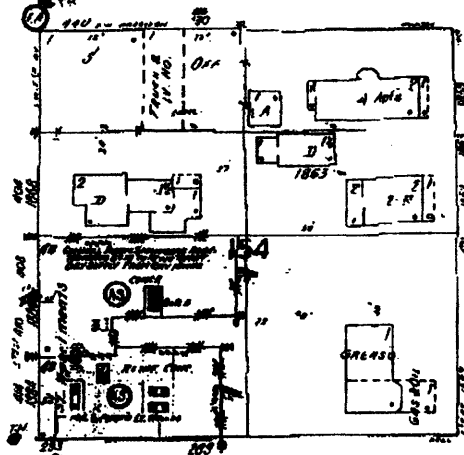
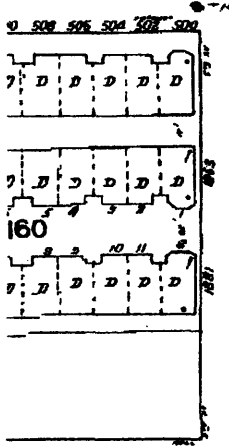
AV. (ST.)

AV. (ST.)

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S.W. HARRISON

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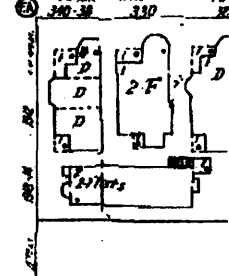
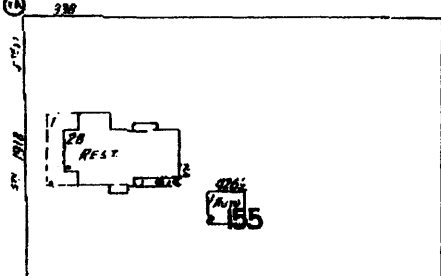
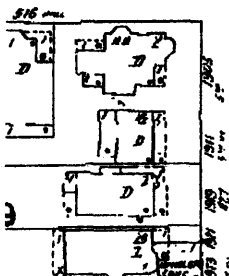
S.W. 5TH

S.W. 4TH

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S.W. HALL

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**HARRISON COURT APARTMENTS, MULTNOMAH CO., OREGON
PHOTO RECORD**

PHOTOGRAPHER: Amy McFeeters-Krone

NEGATIVES HELD BY: Building History, Inc.
1831 NE Thompson St.
Portland, OR 97212

DATE TAKEN: 11/04

1. west (main) and south elevations, facing NE
2. north and east elevations, facing SW
3. east elevation facing SW
4. Fifth Avenue (main) entrance, facing E
5. Fifth Avenue fire escape, facing NE
6. detail of window, west elevation
7. detail of north elevation
8. second floor hallway, facing W
9. interior staircase, west part of building
10. interior hall and door
11. example of built-in cupboard, private apartment
12. example of bathtub in kitchen, private apartment