

United States Department of the Interior
National Park Service

JAN 27 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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 Knight, F.M., Building
other names/site number N/A

2. Location

street & number 3300 S.E. Belmont not for publication
city, town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

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

Name of related multiple property listing: Historic and Architectural Resources of Eastside Portland
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] January 23, 1989
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. [Signature] Entered in the National Register 3/8/89
 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 Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE; Specialty StoreGOVERNMENT; Post Office

Current Functions (enter categories from instructions)

COMMERCE/TRADE; Specialty Store**7. Description**

Architectural Classification

(enter categories from instructions)

Italianate

Materials (enter categories from instructions)

foundation Brickwalls WoodWeatherboardroof Asphaltother ShingleGlass

Describe present and historic physical appearance.

EXTERIOR DESCRIPTION

Situated on the western end of a row of one and two-story commercial buildings, this structure is one of the many small businesses established along Belmont to serve the needs of the people in the Sunnyside neighborhood. Like the other wood-frame buildings on the 3300 block of Belmont, this building typifies construction along the Belmont commercial core during the early 20th century.

This two-story building rests on a red brick foundation, which is partially above grade. It is rectangular in plan and approximately 50 feet by 60 feet. A three-foot tall, three-quarter parapet surrounds the flat roof, providing ample space for the decorative detail found on the front, or north, elevation. Bevel-channelled shiplap covers the exterior surface framed by four-inch cornerboards. Like most parapet structures, only one elevation, in this case the north, has ornamentation. The east elevation abuts the adjoining commercial buildings. The west and north elevations feature window and door openings.

The front elevation is symmetrical. The first floor level has three doorways along its face, one directly in the center leading to the second floor stairway, flanked on either side by recessed entrances. Surrounding these recessed doorways are large display-type windows. A molding band separates the first floor from the second. The second-story's face has a pair of one-over-one double-hung sash windows centered directly above the main entrance, bordered on both sides by polygonal, projecting bays with three one-over-one double-hung windows in each bay.

The cornice and overhanging parapet eave are the most noteworthy features on this structure. Alternating along the cornice line are single and paired scrolled brackets that support the overhanging eave. Between the brackets further embellishment appears in the form of small dentils, and below these a band of sawtooth detailing provides further texture on the cornice surface. The overhanging eave is ornamented with fishscale shingles.

 See continuation sheet

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Presently, the front elevation is undergoing renovation with the installation of new windows and doors, in keeping with the original design elements. However, the windows are being replaced with anodized aluminum due to the vandalism problems in the area. The foundation has been replaced, insuring the prolonged life of this building. Off of the back (south), a small shed was added. Once these plans are completed, the original flavor of the building will once again be evident.

INTERIOR DESCRIPTION

The interior of the building is divided longitudinally into two storefronts. The front third of the western half contains a partially reconstructed rectangular entrance; narrow, bevelled tongue-and-groove wainscoting capped with handsome architrave molding; and other finishwork that has replaced original, deteriorated materials. The rear third has been covered with sheetrock. Interior window trim, including decorative cornerpieces, were retained and re-applied when window sashes were replaced in 1987.

The eastern portion of the building is currently being rehabilitated. Floor joists have been replaced, as were the joists in the western storefront. Brick exterior walls and crawl space are, therefore, exposed. High, small rectangular window openings and a wide center door opening are now visible on the east wall. These openings are unusable because a building, constructed during the historic period, is on the property line. Evidence of a recessed entrance, including the original tongue-and-groove ceiling, are intact. One of the original display windows is intact.

A wide staircase, accessed through a pair of panelled doors on the facade, runs through the center of the building. The staircase, with chamfered newel posts and turned balustrade, is completely intact. Upstairs, the remnants of apartment rooms include exposed studs, flooring material, stove chimneys, and one-over-one double-hung sash windows without surrounds. A hall extends across the rear of the building. A toilet room at the east end of the hall has bevelled tongue-and-groove interior walls and bevelled-channel shiplap on the outside walls.

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One of the upstairs rooms has been enclosed with sheetrock to provide storage and work space for the owner/occupants of the lower floor. A pierced flatboard balustrade remains on the rear staircase, which is at the west end of the rear hall.

A small half-bathroom has been created under the main staircase. This room replaces an outdoor commode that was located in a shed roof attachment. The shed was of poor quality construction and in deteriorated condition. It was removed in 1987.

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
c.1890

Significant Dates
c.1890

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

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

The F.M. Knight Building was constructed in approximately 1890. The builder is unknown. It is locally significant under criterion C as a rare, intact example of an early wood commercial building. A number of buildings of this type once lined the early streetcar routes, bisecting the neighborhoods of central southeast Portland. Today only a handful remain, almost all of which have had extensive alterations. The subject building is one of three within the study area which remains relatively intact as built. The date of construction is based on deed records.

The greatest period of growth for the study area occurred between the years 1883 and 1910. Spurred by the completion of the transcontinental railroad to Portland, the opening of the bridges spanning the Willamette River, and the introduction of the streetcar, residential development accelerated and the open spaces of the east side were quickly subdivided. Real estate companies and streetcar line builders frequently worked hand in hand as developers. The Sunnyside Land and Improvement Company, which platted the Sunnyside neighborhood in 1888, was such an enterprise. Sunnyside was the first of the "streetcar-era" neighborhoods and its development included the establishment of the first neighborhood shopping center, of which the subject building is a part, on the east side.

The development of these small shopping districts followed the same pattern as others throughout the city. The earliest buildings 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. The

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entries were flanked by large plate glass display windows. Transoms and sidelights were common features. Entry to the second story was usually through a centrally placed door between the storefronts. There are three buildings of this particular type remaining in the study area, all of which are considered potentially eligible for the National Register.

The high attrition of these buildings was due primarily to the rapid growth of the area during the boom years of the early 20th century and the corresponding replacement of the older buildings with larger and more substantial structures. The Knight Building and the Henry Sensel building, which is included in this submission, are distinguished from the other building of this type in the amount and type of decorative features. The subject building has a shingled cornice supported by brackets and the Sensel building has similar treatment. In contrast, the third building has a simple unadorned falsefront. The Knight and Sensel buildings are further set apart from the other by the second-story, polygonal window bays.

The exact date of construction has not been determined; however, deed records indicate that a major improvement had been made to the property by 1889 when Mrs. Deborah Kent purchased it from J.S. Winslow. Winslow was probably the builder as he purchased the property from the Sunnyside Land and Improvement Company only a few months before selling it to Mrs. Kent. The building remained in her ownership through 1895 when it was sold to J.S. McDaniel. McDaniel held the title until 1915.

The area first appears on a Sanborn Insurance map in 1901. At that time a portion of the ground floor was occupied by Post Office Station C which, according to city directories, had been there since 1898. The Post Office remained in that location until 1911. Numerous small retail shops occupied the first floor retail spaces over the years while the second floor was in use as apartments.

9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform, and card files, Portland, 1980.
- . Polk, R. L. and Co., Portland City Directories, 1895, 1905, 1910.
- . Sanborn Insurance Maps, 1909, 1924.
- . Ticor Title Company records, Portland, Oregon.

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre Portland, Washington-Oregon 1:62500

UTM References

A

1	0	5	2	8	9	6	0	5	0	4	0	1	5	0
Zone		Easting						Northing						

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone		Easting						Northing						

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

Sunnyside addition & Plat 2 & 3, W. 46.4' of Lot 5 & 6, Block 22

See continuation sheet

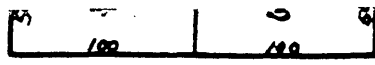
Boundary Justification

Taxlot lines

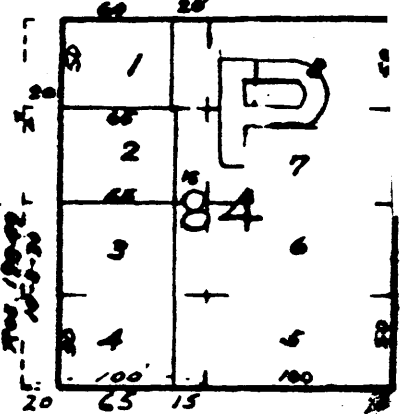
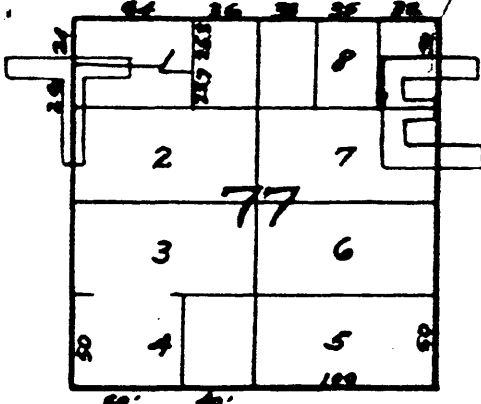
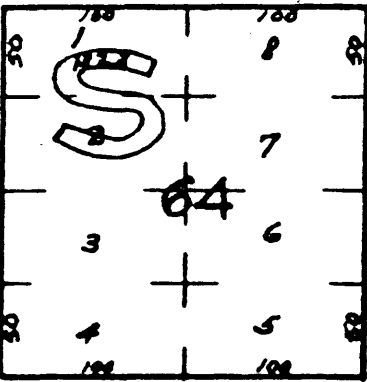
See continuation sheet

11. Form Prepared By

name/title K. Zisman, J. Koler, J. Morrison, A. Yost, B. Grimala
organization Hawthorne Blvd. Business Association date August 15, 1988
street & number 615 S.E. Alder telephone (503) 234-4801
city or town Portland state Oregon zip code 97214

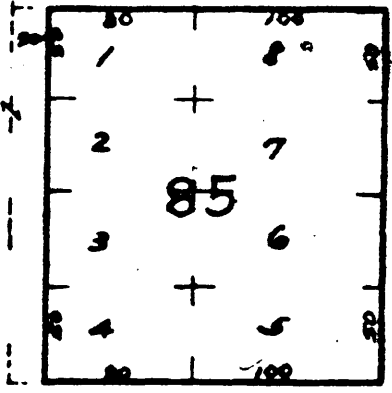
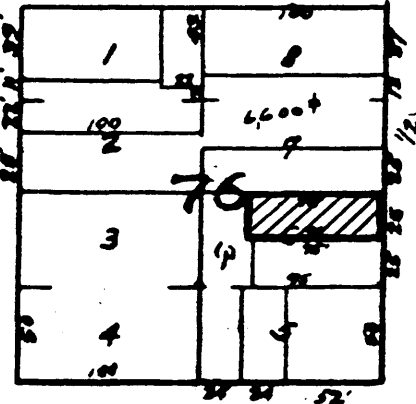
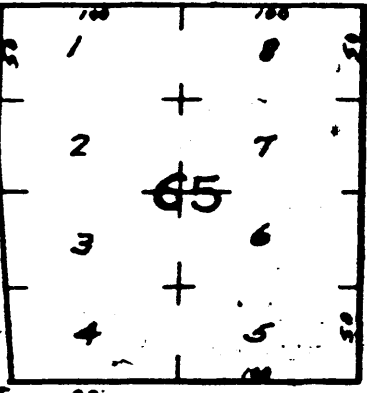


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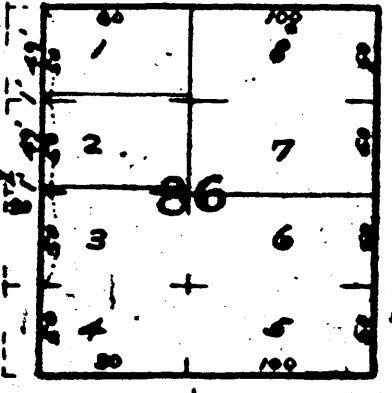
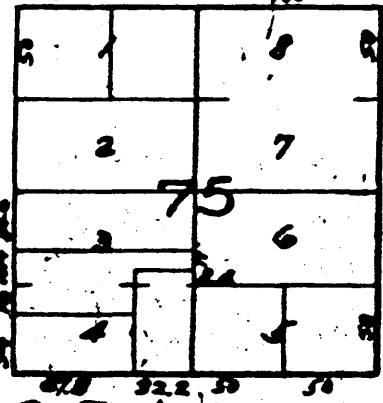
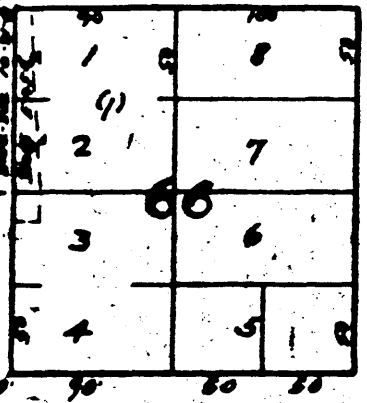


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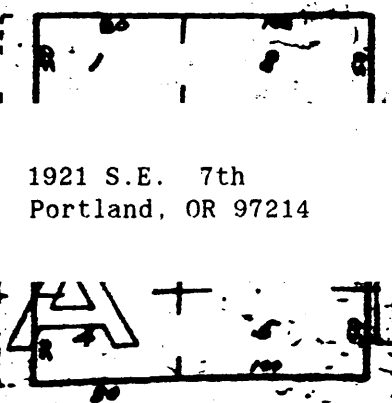
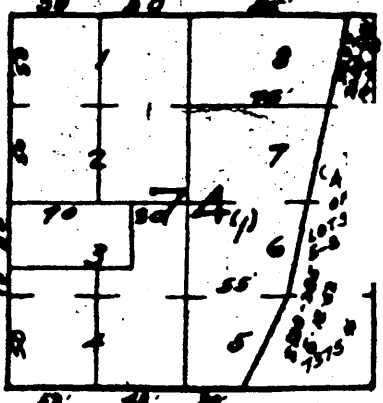
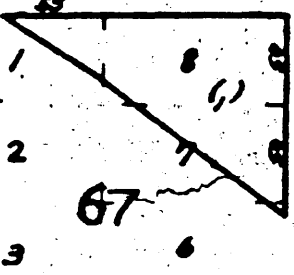
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S.E. HARRISON



S.E. LINCOLN



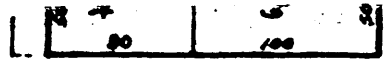
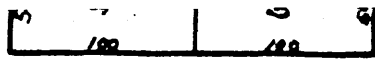
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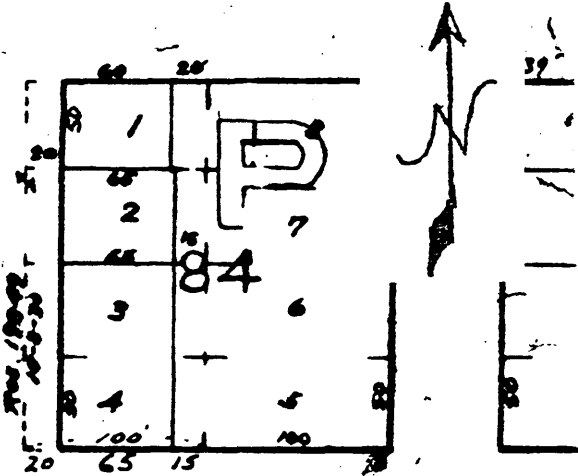
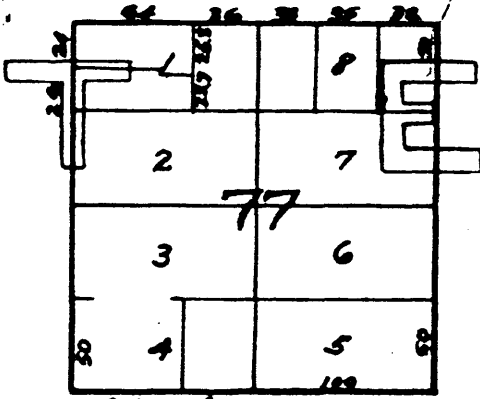
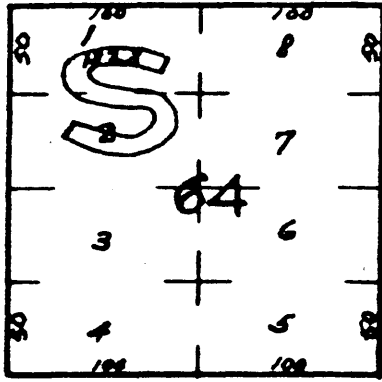
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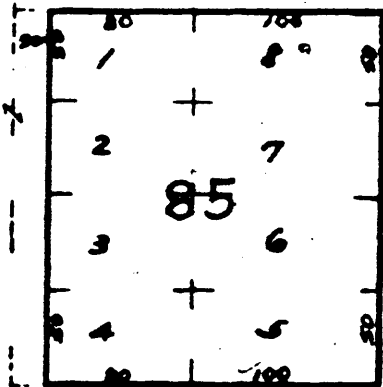
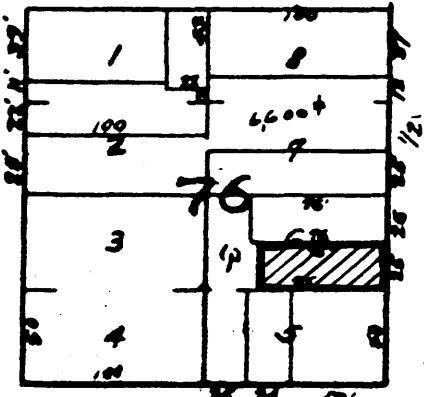
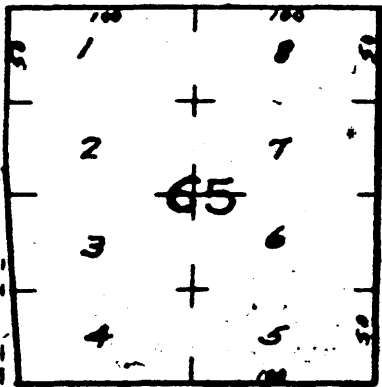


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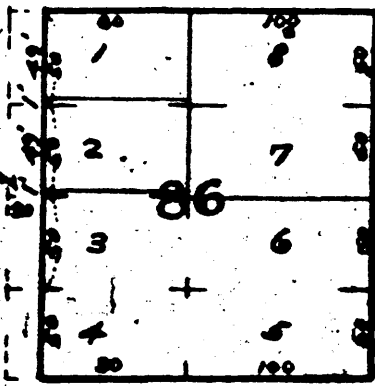
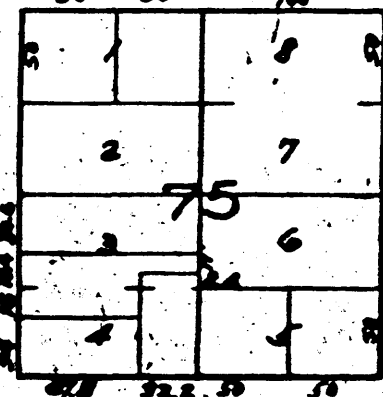
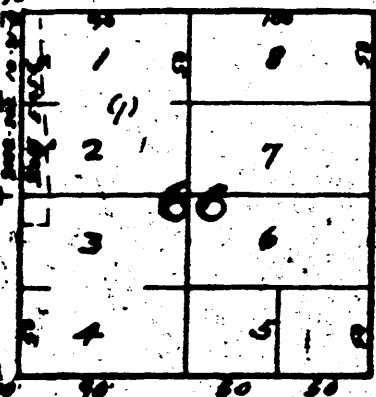


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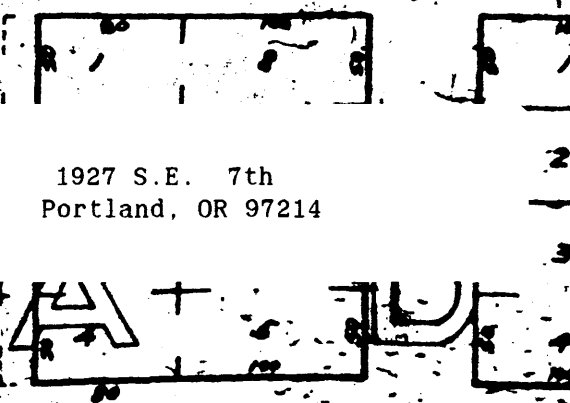
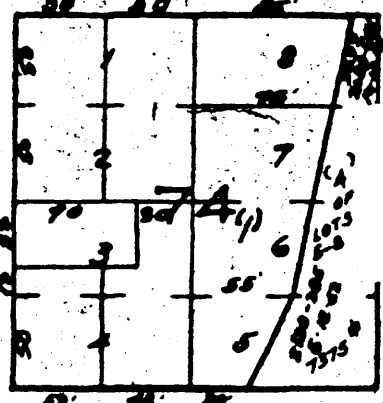
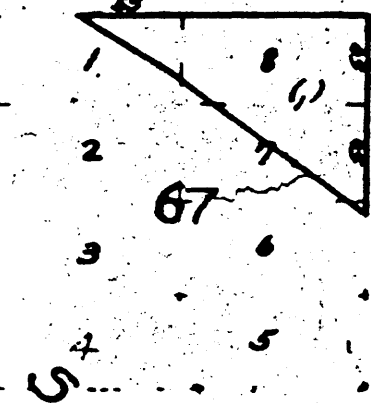
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S.E. HARRISON



S.E. LINCOLN

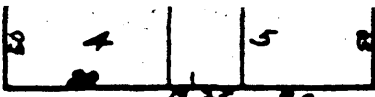


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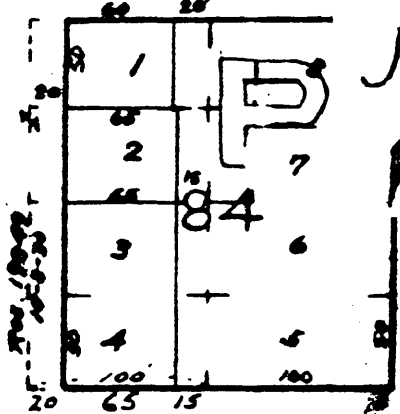
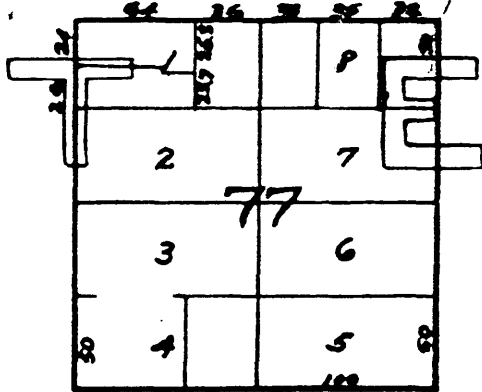
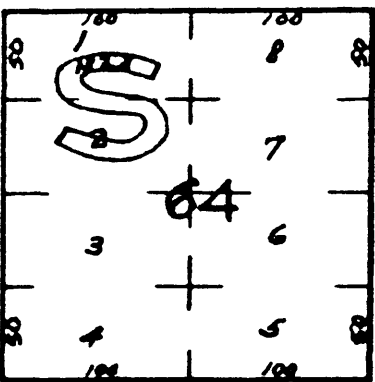
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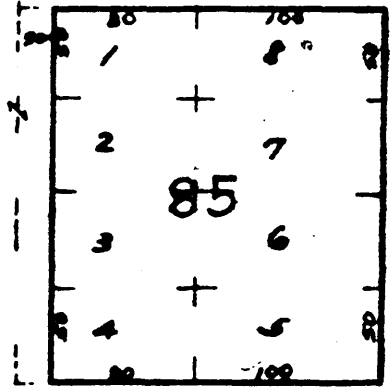
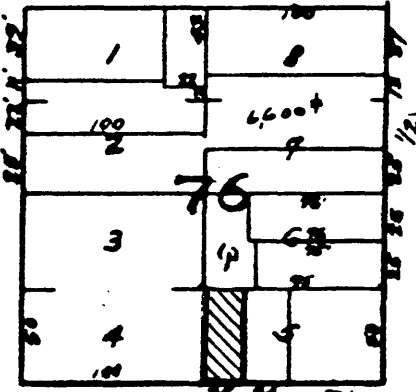
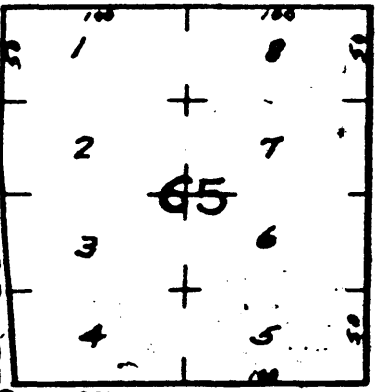


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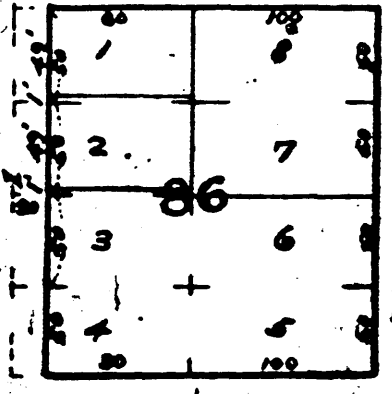
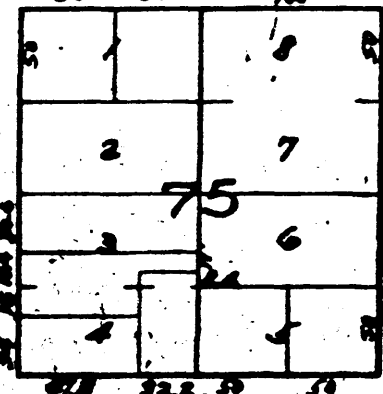
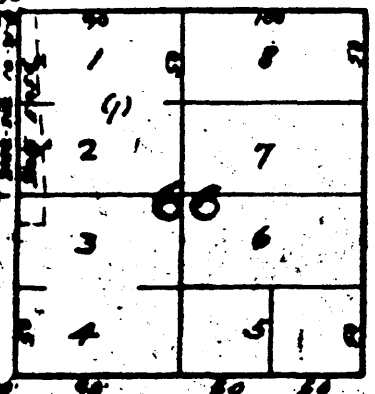


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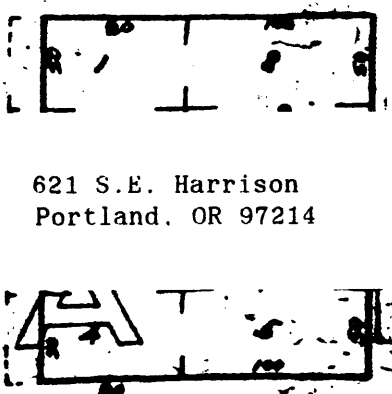
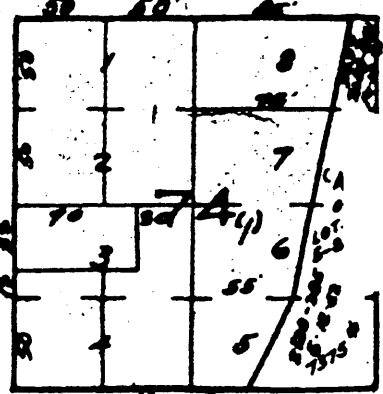
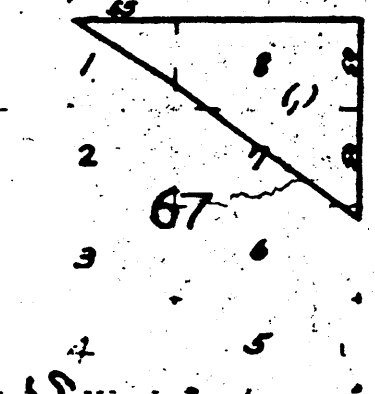
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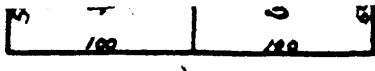
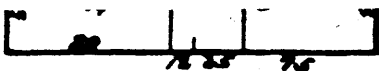


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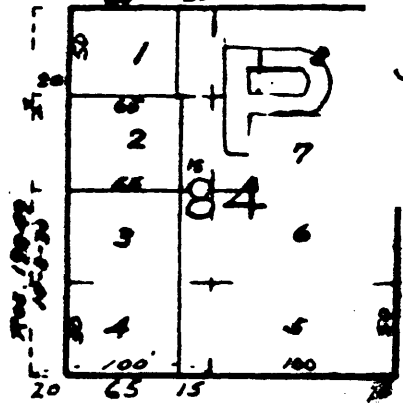
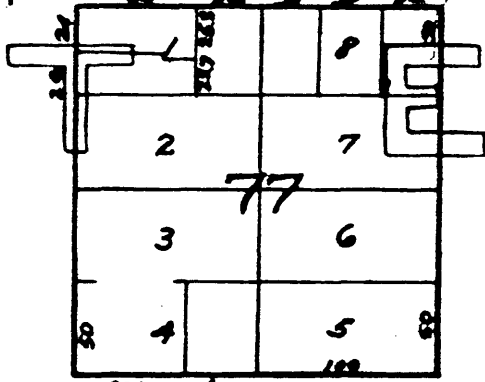
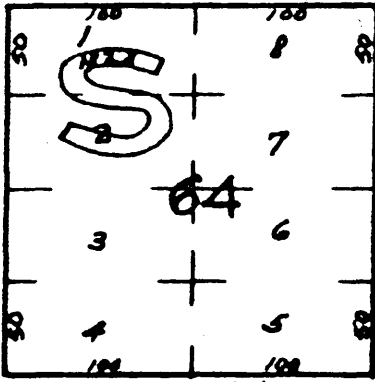


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Portland, OR 97214

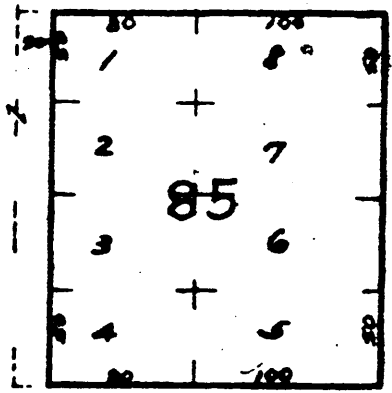
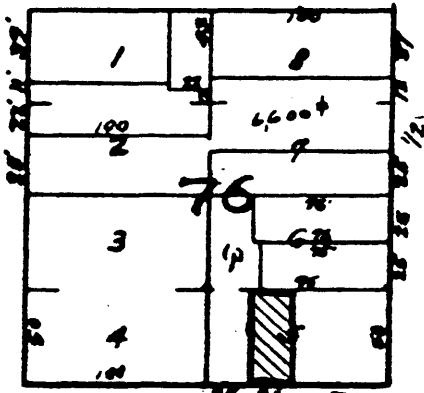
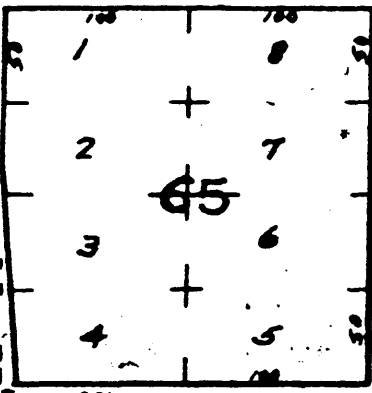


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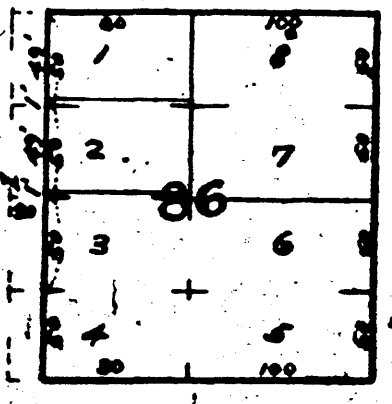
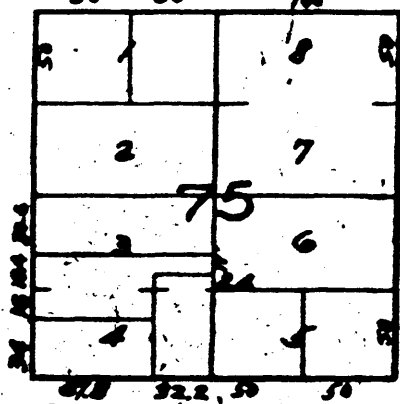
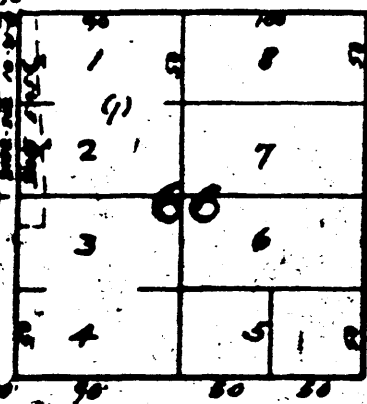


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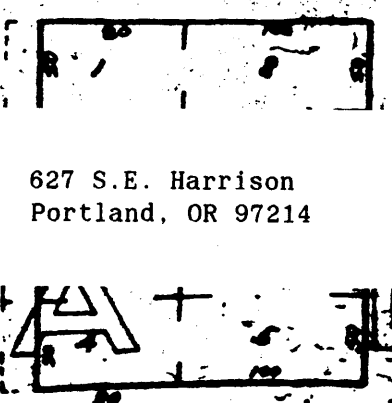
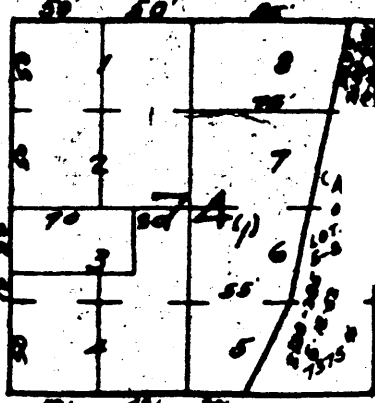
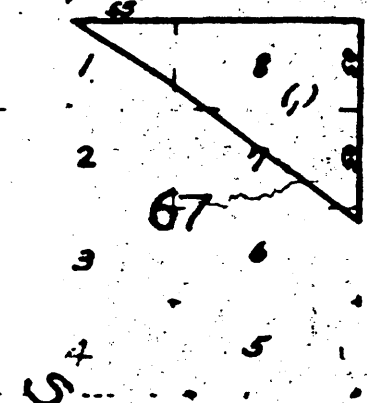
STEPHENS



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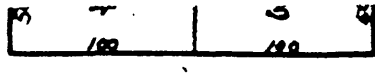


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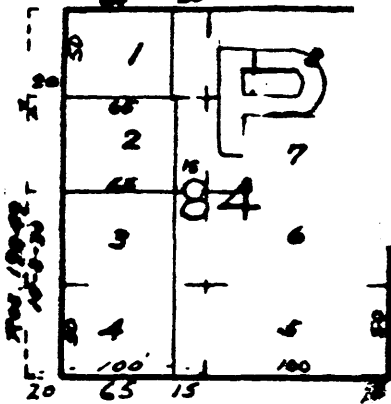
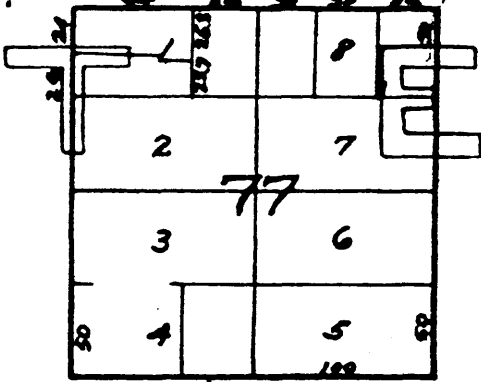
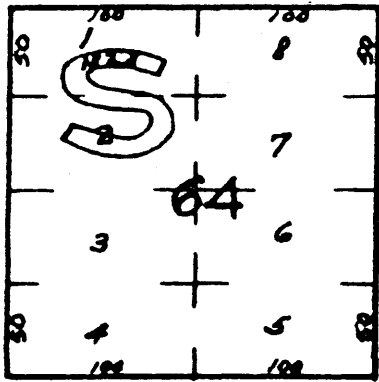
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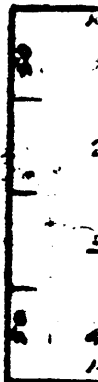
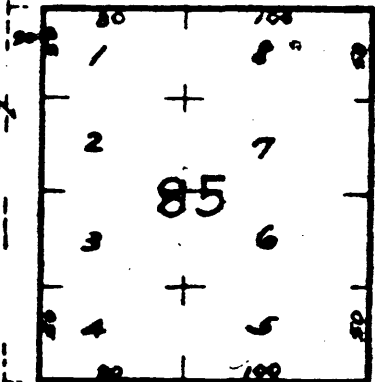
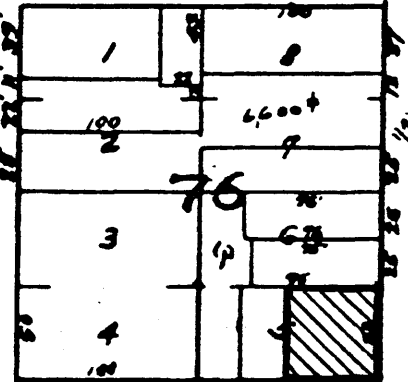
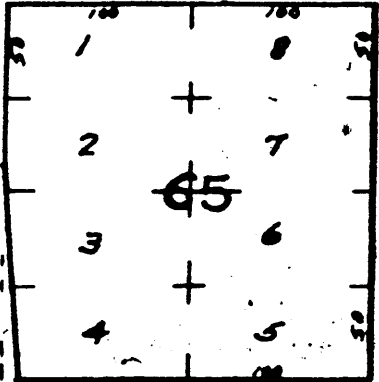


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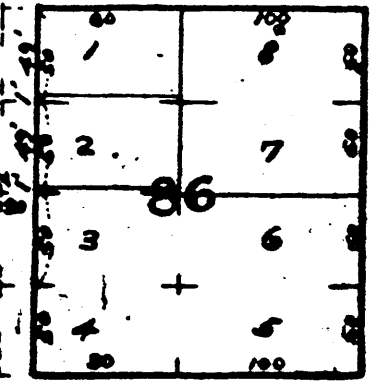
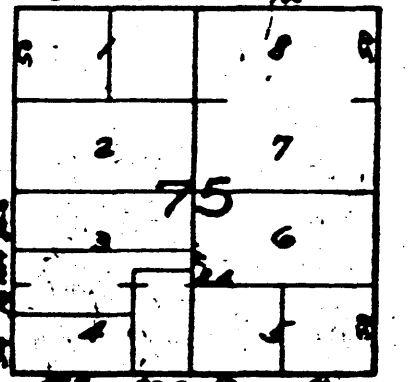
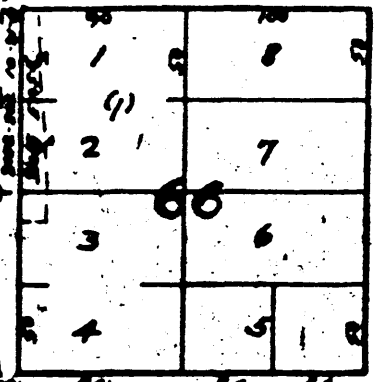


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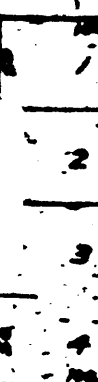
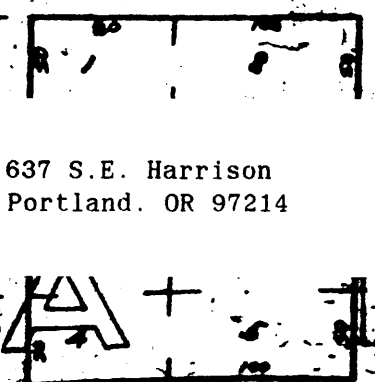
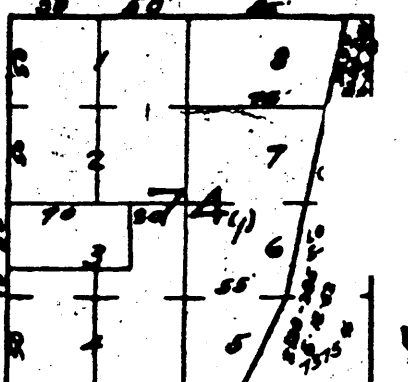
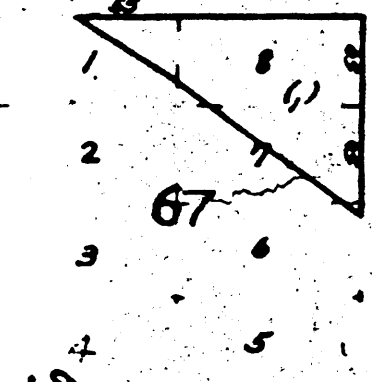
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- 1 Knight, F.M. Bldg. / 3300 S.E. Belmont
- 2 Portland, Oregon, Multnomah County
- 3 Smith, Patrick
- 4 August 1988
- 5 Roll S-24 # 14
- 6 Looking southeast at west and north elevations
- 7 # 1 of 1

Portland Eastside MPS



- 1 Kroguse, Nettie - Fourplex / 2106-12 S.E. Main
- 2 Portland, Oregon, Multnomah County
- 3 Karen Zisman
- 4 July 1988
- 5 K-2 # 7
- 6 Interior: First floor living room with fireplace
- 7 # 3 OF 3

Portland Eastside MPS