

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Frances Building and Echo Theater

other names/site number _____

2. Location

street & number 3628-3646 SE Hawthorne Boulevard N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Hamrick December 15, 1993
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register. See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:)

for Signature of the Keeper Gregory M. Lapsley Entered in the 1/28/94 Date of Action
National Register

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private, public-local, public-State, public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Portland Eastside Historic and Architectural Resources MPS

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: specialty store, offices
Domestic: multiple dwelling
Recreation and Culture: movie theater

Current Functions

(Enter categories from instructions)

Commerce/Trade: specialty store, offices
Domestic: multiple dwelling
Recreation and Culture: theater

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century
American Movements: Commercial style

Materials

(Enter categories from instructions)

foundation concrete
walls brick
roof asphalt, built-up
other

Narrative Description

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

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The Frances Building and the Echo Theater are situated at the S.W. corner of S.E. Hawthorne Boulevard and S.E. 37th Avenue in Portland, Oregon. The property has 95-foot frontage on Hawthorne and 100-foot frontage on 37th Avenue. The Frances Building is a two-story building, fronting on Hawthorne, and measures 95 x 57 feet. The adjoining Echo Theater structure is one story, and has 43-foot frontage on 37th, with a 95-foot depth. There is a party wall between the commercial building and theater.

Both sections have concrete foundations, with brick exterior bearing walls. The Frances has a full basement with concrete walls. Floors, partitions and roof are of wood frame construction. The theater section has a small basement at the east of the building. A wood truss roof spans the full width of the building.

These structures were constructed together in 1911. Originally the theater had its entrance near the center of the Frances Building on Hawthorne Boulevard, with a passage through the building to the theater, which then showed moving pictures. This entrance now opens to the Tu-Be Tavern; the arched opening with the sockets of the multiple light bulbs ornamenting the arch are still evident. The theater is now used for live theater, dance classes and performing arts. It consists of one large open space with an arched plaster ceiling and carpeted risers at the east end for seating of a small audience. There is a small lobby and an office at the street front, and storage under the risers. The basement is reached by stairs under a trap door in the storage space. The floor of the theater area is hard maple. Walls are plastered and exposed brick, painted. It is not known what the interior of the original movie theater was like.

The first floor of the Frances Building was originally occupied by four stores, much like the present arrangement. Upstairs, there are now seven apartments. Originally, there were small offices and living quarters. The city directory also advertised the Frances Building as a public hall, a use further indicated by the irregular window pattern on the second floor. There are two considerable stairways to the street, which appear to be in original condition. One exits on Hawthorne, and the other on 37th, next to the theater.

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The street fronts of the Frances Building and the theater are both faced with a cream colored face brick, which was much used in Portland between 1900 and World War I. The walls and piers are rusticated up to the head of the first floor openings. Above the rustication, the brick is plain, laid in common bond, with header courses every seventh course. There is a belt course at the sills of the second floor windows, which projects slightly. This belt course runs across the face of the one-story theater portion of the building also. There is a dentil ^{COURSE} under the wood and sheet metal cornice at the two-story portion of the building. The workmanship of the face brick is excellent, and the mortar is mostly in excellent condition. The property line walls are common brick, laid in common bond, with header courses every seventh course. Two small windows with arched lintels in the south wall of the theater have been bricked up. A section of the common brick at the street end of the south property line wall has evidently been rebuilt.

The roof of the two-story building is built-up roofing. The hipped roof over the theater is covered with composition shingles. There are two small dormers with louvers at the 37th Avenue slope of the theater roof.

The store fronts on Hawthorne appear to be somewhat altered, although the essential design remains. Windows at the second floor are double hung. Original glass has been replaced with double glazing. There are remnants of an old painted sign at the top of the west property line brick wall, but the sign is not decipherable. Brick piers at the first floor on Hawthorne have been painted.

The building was originally heated by a boiler in the basement and cast iron radiators, but has now been converted to electric heating, except in the theater, which has a gas space heater.

The building is mostly in a fair state of repair. There is evidence of separation between the front brick wall and the property line wall at the southeast corner of the theater.

This building is very usual for its type in the period between the turn of the century and World War I. Its most interesting feature is the moving picture theater, which is one of the earliest survivors of early Portland neighborhood movie theaters.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development
Entertainment/Recreation

Period of Significance

1911-1927

Significant Dates

1911

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

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 the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Frances Building and Echo Theater
Name of Property

Multnomah County OR
County and State

10. Geographical Data

Acreage of Property 0.22 acres Mount Tabor, Oregon - Washington 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 10 | 529310 | 5039700 |
Zone Easting Northing
2 | | | | | | | | | | | | | |

3 | | | | | | | | | | | | | |
Zone Easting Northing
4 | | | | | | | | | | | | | |

See continuation sheet

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 John M. Tess, President, and Richard E. Ritz, FAIA
organization Heritage Investment Corporation date July 10, 1993
street & number 123 NW Second Avenue #200 telephone 503/228-0272
city or town Portland state OR zip code 97209

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

(Complete this item at the request of SHPO or FPO.)

name Richard Schneider
street & number 520 Broadway #260 telephone 310/394-7011
city or town Santa Monica state CA zip code 90401

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. 470 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, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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SHPO SUMMARY

The Frances Building is a small-scale Commercial-style building of two stories which stands at the southwest corner of Hawthorne Boulevard and SE 37th Avenue in the Sunnyside neighborhood on Portland's East Side. The building, including its theater component, was built for the investor Rudolph Christman in 1911 and named in honor of his wife. As a good, intact representative of its period and functional type, the property meets registration requirements for early 20th century commercial buildings under the Portland Eastside Historic and Architectural Resources Multiple Property Submission.

Of wood frame construction with exterior walls of cream colored face brick, the building encompasses the single-story Echo Theater, adjoining on the south. The combined footprint is 95 x 100 feet. The historic entrance to upstairs offices and the theater is centered on the Hawthorne Boulevard elevation, where the soffit of the archway is wired for electric lights. The original marquee or overdoor decoration is missing today. The present theater entrance is located within a structural bay on 37th Avenue.

Consistent with an early-established pattern for motion picture exhibition, the theater was associated with four retail spaces in the ground story of the commercial section and offices and apartment units on the second story. The building exterior consolidates the functionally distinct sections of the building by continuous surface treatment consisting of rusticated walls and piers to ground story window heads, and a corbelled belt course. On the commercial section, the upper facade is finished by a corbeled dentil course and sheet metal cornice at the top of a high parapet. Frameless second story windows are fitted with double-hung sash in which original glazing has been replaced with one-over-one thermal panes. The storefronts are generally intact, although some reversible non-historic coverings have been applied. The street-corner store has a beveled entrance and freestanding pier. Bulkheads are faced with glazed ceramic tile. The roof trusses of the theater section are enclosed by a truncated hip ventilated by two gabled dormers.

No documentation of the original theater interior has been found to date. Today, the space is used as an intimate showcase for the performing arts. Its walls are partly plaster-covered and partly exposed brick. In the commercial section, two staircases to the upper story and the general circulation pattern for former offices

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and apartments remain along with window and door trim. There are seven apartments in the upstairs in the present arrangement.

The Frances Building and Echo Theater are significant at the local level under National Register Criterion A in the area of community development because they represent the historic nucleus of commercial upbuilding along SE Hawthorne Boulevard in the Sunnyside neighborhood. The Frances Building is shown to be the first commercial building erected in the section of Hawthorne Boulevard between the north-south arterials of 20th and 39th and, with the growth of east Portland suburbs which followed the construction of bridges across the Willamette River and the extension of street car lines to the east, Christman's project attracted other business development at the 37th Avenue intersection.

In the category of recreation, the Frances Building theater operation originally owned by Joseph Bradt is significant as one of the oldest well-preserved movie houses in the city. Together with the Bagdad Theater on the opposite side of 37th Avenue, the Echo is a good illustration of the synergism that contributed to the evolution of early 20th Century nickelodeons as atmospheric motion picture houses of the 1920s. It is brought out in the accompanying documentation that Rudolph Christman and Arthur E. Otis formed a development company and built the Bagdad across the street from Christman's Echo Theater in 1927, after which time the Echo was closed for a time.

The Portland Historic Resource Inventory of 1984 includes 25 historic movie houses in Portland's neighborhoods and downtown. Of these, only six were specifically designed as neighborhood exhibition houses as early as 1911 and 1912. Two theaters within this narrow comparative field are substantially altered. Of the remaining four, the nearest equivalent is the Avalon Theater of 1912 on SE Belmont at 34th Avenue, on the north side of the Sunnyside neighborhood.

The application identifies benchmarks in the historic trends giving rise to the Frances Building, beginning in 1890 with completion the street railway on Hawthorne Avenue by the Mount Tabor Railway Company, which was the second company of its kind to acquire a franchise to operate on Portland's east side. Hawthorne Avenue was the historic route to the Oregon Hospital for the Insane before the institution's relocation to the state capital. Another force at work was the accessibility of affordable movies to the working classes. By 1910, motion pictures had become a fixture of popular entertainment in the street car suburbs.

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THE HAWTHORNE DISTRICT

The development of the Hawthorne District and specifically, the area at Hawthorne and 37th, dates to the rise of the streetcar in the first decade of the 1900s.

Prior to 1887, the land on the east side of the Willamette River was largely undeveloped and largely unconnected with the city of Portland on the west bank. Generally, the area was limited to farms, berry fields and orchards. Hawthorne Avenue was a simple country dirt road.

In 1887, the Willamette Bridge Railway Company completed the Morrison Bridge. The bridge was privately owned. The owners collected tolls from the public and reserved the right to operate streetcars across it. In the case of the Willamette Bridge Railway Company, they received a franchise to operate a streetcar from the west bank out to Sunnyside.

Following the completion of the bridge, in 1888, the Mount Tabor Railway Company received a franchise for a railway south of the Sunnyside line along Hawthorne Avenue. (Until 1888, Hawthorne Avenue had been called Asylum Road, reflecting its origins as the main thoroughfare to the Oregon Hospital for the Insane. In 1888, it was renamed for Dr. J. C. Hawthorne who was responsible for the Asylum.) The railway ran from East Fifth Street to Mt. Tabor. Work began almost immediately. As part of the franchise agreement, Mt. Tabor Railway also agreed to widen Hawthorne to 40 feet. By 1890, the streetcar line was open for business, albeit on one track. Initially, the line was serviced by a steam-powered streetcar.

At the same time, the Mt. Tabor Railway received a franchise from the Portland City Council to build a bridge connecting Hawthorne (and the railway) with Madison Street (up to Seventh Street) on the west bank. The bridge opened on January 11, 1891.

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With the two streetcar lines, the Sunnyside neighborhood developed quickly as one of Portland's first streetcar suburbs. The area was located on a portion of 1851 Seldon Murray Donation Land Claim, which covered the area presently bounded by Stark and Division from 30th to 38th. After farming portions of the land for six years, Murray began to sell off portions. The first sale was at \$10 an acre. Subsequent real estate speculation resulted in the eventual purchase of the land by the Sunnyside Land and Improvement Company for \$625 an acre in 1887 from James and Jane Abraham. The subdivision bordered Hawthorne on the south between 30th and 38th.

Over the next twenty years, the Sunnyside neighborhood developed relatively quickly. Homes sold for up to \$1,750 and the neighborhood was largely working class.

In 1910-11, the city spent \$500,000 to replace the old wooden Madison Street bridge with a new steel structure. With the completion of the new bridge, business surged along Hawthorne, as did residential developments such as Ladd's Addition. According to a 1911 article in the Oregonian, "general travel on Hawthorne Avenue has more than doubled in the past year . . . Everything now points to its becoming one of the great streets of the city."

Along this portion of Hawthorne, the Frances Building was the first building constructed. In addition to the movie house, the stores focused on the neighborhood's needs: barber shop, dry goods, candy store and drug store. Clearly, Christman intended the Frances to be the focus of a growing neighborhood commercial center. Shortly after the Frances Building, the T. H. Powell estate built a two story brick building catercorner, featuring first floor retail stores and second floor apartments. Together, these buildings created an anchor along Hawthorne for commercial development. Subsequently over the next decade, a one story brick building opened at the other end of the block at the southeast corner of 36th Avenue and housed six stores including a grocery. Across the street was another one story commercial building, housing a tavern and four stores.

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For the rest of its history, Hawthorne at 37th Avenue has been an important commercial district to serve the working class neighborhood that surrounded it. Even into the 1940s, the area remained largely single family dwellings with intermittent neighborhood-based retail stores. With the recently restored Bagdad Theater, interest in renovation in the commercial structures has been growing and the neighborhood continues to be a vital community-based streetscape.

Located at the corner of Hawthorne and 37th, the Frances Building holds a prominent place in that streetscape. Being the area's first commercial building and being one of the city's first neighborhood movie houses, it holds considerable historical importance. Given the added impact of the Bagdad Theater, and that the Bagdad is the direct progeny of the Echo, that historical importance is doubled.

HISTORY OF THE BUILDING

In 1911, Rudolph Christman developed this parcel of land at the southwest corner of Hawthorne and 37th Street. He built a two story brick building that housed a movie theater, public hall, neighborhood stores, medical offices and apartments. It was named for his wife, Frances, and it was the first commercial structure built in that area of Hawthorne.

The movie house was called the Echo Theater. It was the enterprise of Joseph A. Bradt, who leased the space from Christman. At the time, Bradt also owned the Liberty Theater at 89 N. 6th Avenue and previously had owned the Rose City Theater at 44 N. 6th Avenue. Bradt remained at the Echo until 1921 when he became manager of the People Theater. At that time, Edward Fautz became theater manager.

The movie house was quite a novelty for the time. "The Great Train Robbery" produced in 1903 became the movie industry's first spectacular box-office success. The film's popularity is generally credited with encouraging investors to establish moving picture theaters across the country. In that same year, Harry and Herbert Miles opened a film exchange in San Francisco, which functioned as a broker between producers and exhibitors. This led to a boom in nickelodeons, 5 cent movie houses, which increased from a handful in 1904 to 10,000 by 1910. In Portland, the number of movie houses grew from nothing at the turn of the century to 38 in 1911 and then to 62 in 1912.

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By 1910, it is estimated that 26 million people went to the movies weekly. Initially, the entertainment appealed largely to the working class, the type of people living in the Sunnyside neighborhood. As movies grew into the 1920s, however, the audience would gradually expand to the middle classes.

By 1916, there were 21,000 movie houses in America. Initially, the nickelodeons opened in converted stores. Their rapid popularity however prompted a new wave of theater construction. To allow better viewing, the new theater layout had a single deep balcony in which all seats faced forward, rather than the old horseshoe galleries used in vaudeville and stage theater: The Echo was one of Portland's first. As the motion picture industry roared into the 1920s, it became ever increasingly focused on the exotic and the fantastic, presenting motion pictures in elaborately designed fantasy-lands such as the Bagdad or Hollywood Theaters.

In addition to the theater, Christman included retail stores, a public hall and apartments in the Frances Building. Clearly, the building was designed to serve as a neighborhood anchor establishment. Of the storefronts, the two to the east were larger. They housed a drug store for six decades and a dry goods store for fifty years. On the west side of the building were two smaller stores. Directly adjacent to the movie entrance was a candy store. To the far west for most of the building's history was a barber shop. On the second floor, the building had apartments and was listed in the city directory as a public hall for meetings and social gatherings.

In 1927, following the success of the Echo Theater, Christman joined with Arthur E. Otis to form the Christman and Otis Development Company. Together, they built the Bagdad Theater across the street, capitalizing on the rush to exotica. The Echo had outlived its day. The manager of the Echo, Edward Fautz, became manager of the Bagdad. With the opening of the Bagdad, the Echo closed and was used by East Side Van and Storage for warehouse space.

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Continuation SheetSection number 8 Page 7**BUILDING OCCUPANTS**

Along Hawthorne, the building contained four storefronts. The store on the corner of Hawthorne and 37th at 1094 (3646) Hawthorne was Wallace Drug, a new enterprise that remained in that location until 1933. Kell Drug then occupied it until 1937. From 1937 to 1969, it was the location of the Bagdad Pharmacy (and for many years a postal substation). In 1971, it became the Hula Hut Costume Jewelry Store and then in 1975 an antique store. It currently houses the Blue Butterfly.

1092 1/2 Hawthorne is the entrance to the Frances Building, or more properly to the second floor of the building. The exact use of the second floor is somewhat blurred. It contained at least one apartment, that of the theater manager or film operator. It also contained a dentist's office as early as 1920. It was also listed in the city directory as a public hall and features a dual staircase which suggests a large meeting hall floor arrangement. The arrangement of second floor windows also suggests the multiple use as well. Regardless, in 1930, the Frances Building became the Frances Apartments; over the rest of its history, the floor housed between 4 and 9 apartments or medical offices. Today, it houses seven apartments.

1092 (3638) Hawthorne historically was a dry goods store. Between 1911 and 1925, it changed hands several times. From 1925 until 1960, it was the Hawthorne Dry Goods Store. From 1961 to 1980, it was the Old and Rare Books and Records Store. From 1983-86, Frameworks Picture Frames was located there. Today, it houses Esencial Lotions.

1090 1/2 (3634) Hawthorne was the entrance to the Echo Theater. Essentially, the entry was a long hallway leading to the movie house which comprised the back half of the parcel. The theater remained in operation until Christman built the Bagdad. From 1929 to 1954, East Side Van and Storage occupied the space. Shortly thereafter, the beer parlor at 1090 annexed the hallway and entry to the space was gained via 37th.

There is no listed occupant for the theater space until Plumbing and Electric Supply in 1969. They remained there until 1973 when another plumbing supply company, Republic Enterprises, took it over. In 1984, the present occupant, Echo Theater, moved in.

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The original occupant of 1090 (3632) Hawthorne is unknown. However, beginning in 1920, it became a confectioner (i.e., candy) store. It changed hands several times over the next twenty five years; the primary occupant was Thomas Colyer who operated there between 1921 and 1930. In 1937, the space became a restaurant and then in 1940 became the Let's Go Inn beer parlor. They remained there until 1961, when the current occupant, Tu Be Tavern moved in.

The space at 1088 (3628) Hawthorne initially served as an office for Rudolph Christman--largely because it contained a doorway to the theater. During the time of East Side's occupancy, it also served occasionally as their office. However, throughout most of its history the space was either a beauty or barber shop, with it changing hands regularly. The current occupant, Len's Barber Shop, has been there since the mid-1970s.

COMPARISON OF MOVIE HOUSES IN PORTLAND

The Echo is a rare building form in the city today. It bridged the transition of movie houses from the converted stores of the 1900s to the fantasy settings of the 1920s. Although the building has suffered considerable changes over the years, the essential form remains. It is one of the earliest known movie houses in Portland still standing.

The National Register currently lists three movie houses in the city. The first is the 1923 Hollywood Theater at 4122 NE Sandy Blvd. The second is the 1927 Bagdad Theater across the street from the Frances Building. The third is the 1927 Paramount Theater at 1037 SW Broadway. All three are comparable in time and genre. All three belong to the mid-1920s "fantasy" movie palace.

Portland's Historic Resource Inventory identifies only 22 additional movie houses. These generally fall into three categories: 3 are commercial buildings which had storefronts turned into theaters, 12 are neighborhood movie houses comparable to the Frances, and 6 are theaters of the "fantasy" house genre dating 1924-26.

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The 12 comparable to the Frances include:

Union Avenue Theater (1911) at 2619-2627 NE Union (*)
Nickel Star Theater (1911) at 9-13 Sixth Avenue
Ideal Theater (1912) at 2403 NW Thurman Street
Peoples' Theater (1912) at 910-917 SW Alder Street (*)
Avalon Theater (1912) at 3433 SE Belmont Street
Elite Theater (1912) at 4630 NE Sandy Boulevard

Sellwood Theater (1922) at 8050 SE 13th Avenue
Multnomah Theater (1925) at 7843-7853 SW Capitol Highway
Alameda Theater (1926) at 3000 NE Alberta Street
Oregon Theater (1926) at 3530 SE Division Street
Moreland Theater (1926) at 6674-6712 SE Milwaukie Avenue
Aladdin Theater (1928) at 3017 SE Milwaukie Avenue

Of these, only the first six are comparable in time. A decade separates the first and second group.

Of these six, the Union Avenue Theater and the Peoples Theater, (* above) have been substantially altered and may be considered to have no integrity.

Of the remaining, three (Nickel Star, Ideal, and Elite) were built as individual theaters without a retail function comparable to the Frances. They are all one story and have been adapted for other uses. The Nickel Star is currently in dilapidated condition and vacant. The Ideal, which suffered a substantial fire in 1921, was converted to warehouse use in 1960 and then retail use. The Elite was converted into a tavern.

The only structure truly comparable to the Frances is the slightly younger 1912 Avalon Theater and Sunnymont Apartments. Like the Frances, it features retail stores on the first floor, apartments on the second and the movie house in the rear. It is also comparable in that it was developed in response to the streetcar and to the development of the Sunnyside neighborhood. Whereas the Frances is located on the southside of Sunnyside, the Avalon is located on the north side. And while the Frances was the first building built in the immediate vicinity, Belmont Avenue near the Avalon was somewhat developed already.

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Nonetheless, the Avalon was a more substantial building, both larger and more sophisticated in its design. The East facade maintained the roof line and housed apartments, whereas the Frances' East facade roofline is truncated and the space unused. Today, the Avalon features apartments on the second floor, a used book store and coffee shop on the first floor and a family video arcade. The storefronts for these operations along Belmont have been substantially changed.

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The Oregonian

The Oregon Journal

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 2

VERBAL BOUNDARY DESCRIPTION

The Frances Building on Tax Lot 137, in Section 1, Township 1 South, Range 1 East of the Willamette Meridian in the city of Portland, County of Multnomah and State of Oregon.

BOUNDARY JUSTIFICATION

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

N N Y S I D E

S.E. 35 1/2

S.E. 36 1/2

S.E. 37 1/2

3134

Stone

1	35	60	70
2	36	100	
3	34		
4	35		
5	32		
6	31		
7	30		
8	29		
9	28		
10	27		
11	26		
12	25		
13	24		
14	23		
15	22		
16	21		
17	20		
18	19		
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20	17		
21	16		
22	15		
23	14		
24	13		
25	12		
26	11		
27	10		
28	9		
29	8		
30	7		
31	6		
32	5		
33	4		
34	3		
35	2		
36	1		

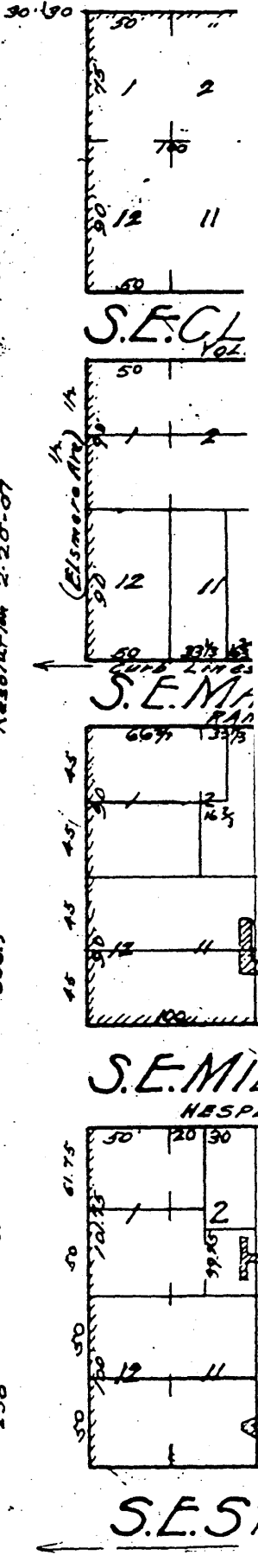
PLACE

1	142	253	33	25	40	36	10
2	143	254					
3	144	255					
4	145	256					
5	146	257					
6	147	258					
7	148	259					
8	149	260					
9	150	261					
10	151	262					
11	152	263					
12	153	264					
13	154	265					
14	155	266					
15	156	267					
16	157	268					
17	158	269					
18	159	270					
19	160	271					
20	161	272					
21	162	273					
22	163	274					
23	164	275					
24	165	276					
25	166	277					
26	167	278					
27	168	279					
28	169	280					
29	170	281					
30	171	282					
31	172	283					
32	173	284					
33	174	285					
34	175	286					
35	176	287					
36	177	288					
37	178	289					
38	179	290					
39	180	291					
40	181	292					

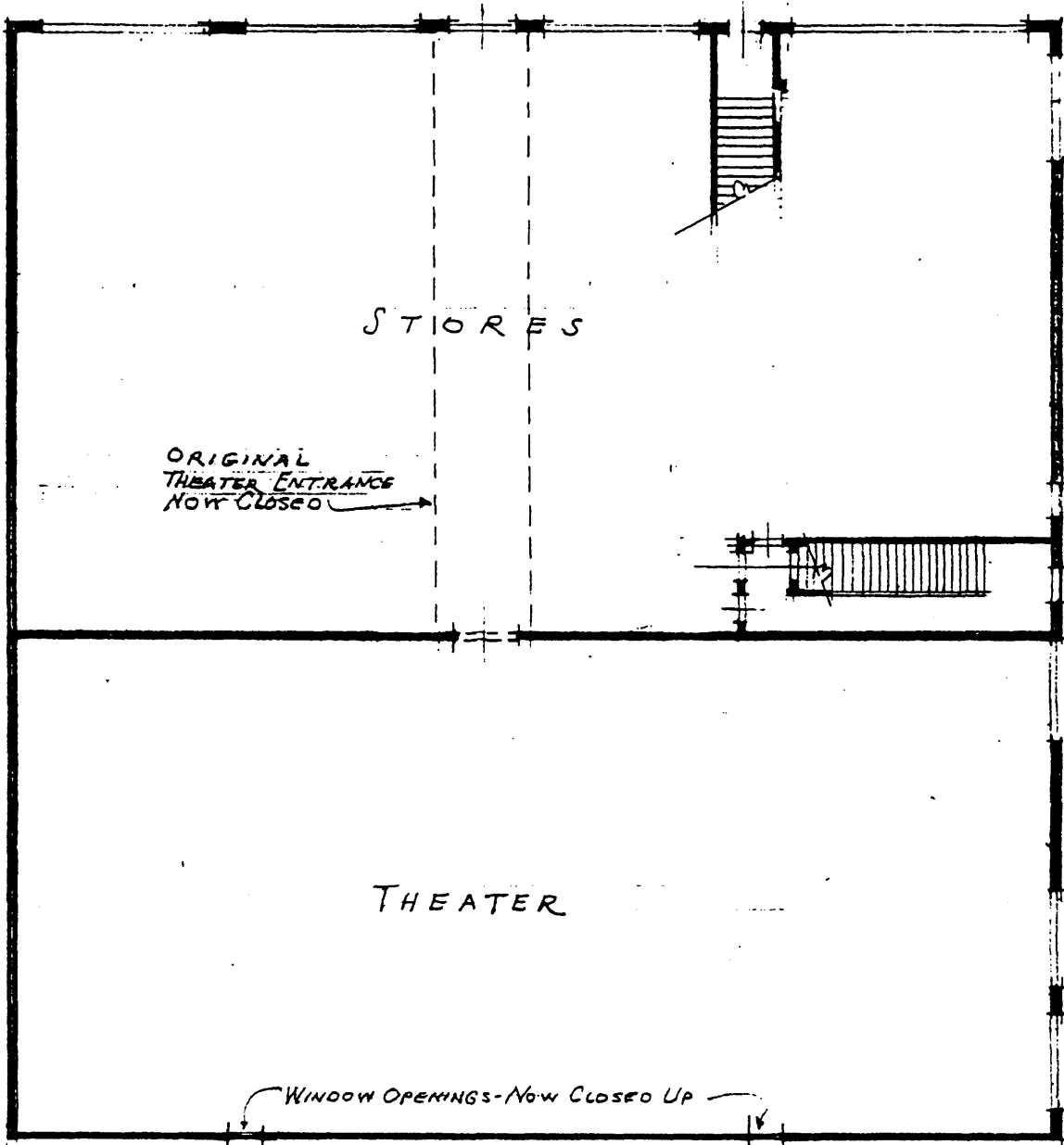
Ded. B. 456-788

AVE.

138	137	89	45
20 Ac.	0.22 Ac.		
212	213		
0.08 Ac.	0.08 Ac.		
190	189		
0.08 Ac.	0.09 Ac.		
214	215		
0.08 Ac.	0.09 Ac.		
213	188		
0.08 Ac.	0.18 Ac.		
184	185		
0.08 Ac.	0.14 Ac.		
183	182		
0.08 Ac.	0.13 Ac.		
181	180		
0.08 Ac.	0.09 Ac.		
179	178		
0.09 Ac.	0.09 Ac.		
177	176		
0.11 Ac.	0.10 Ac.		
174	175		
0.09 Ac.	0.10 Ac.		
230	173		
1.1 Ac.	0.10 Ac.		
172	171		
0.10 Ac.	0.09 Ac.		
170	169		
0.08 Ac.	0.08 Ac.		
168	167		
0.08 Ac.	0.09 Ac.		
166	165		
0.08 Ac.	0.08 Ac.		
163	162		
0.08 Ac.	0.08 Ac.		
161	160		
0.08 Ac.	0.08 Ac.		
158	159		
0.08 Ac.	0.08 Ac.		



S. E. HAWTHORNE BOULEVARD

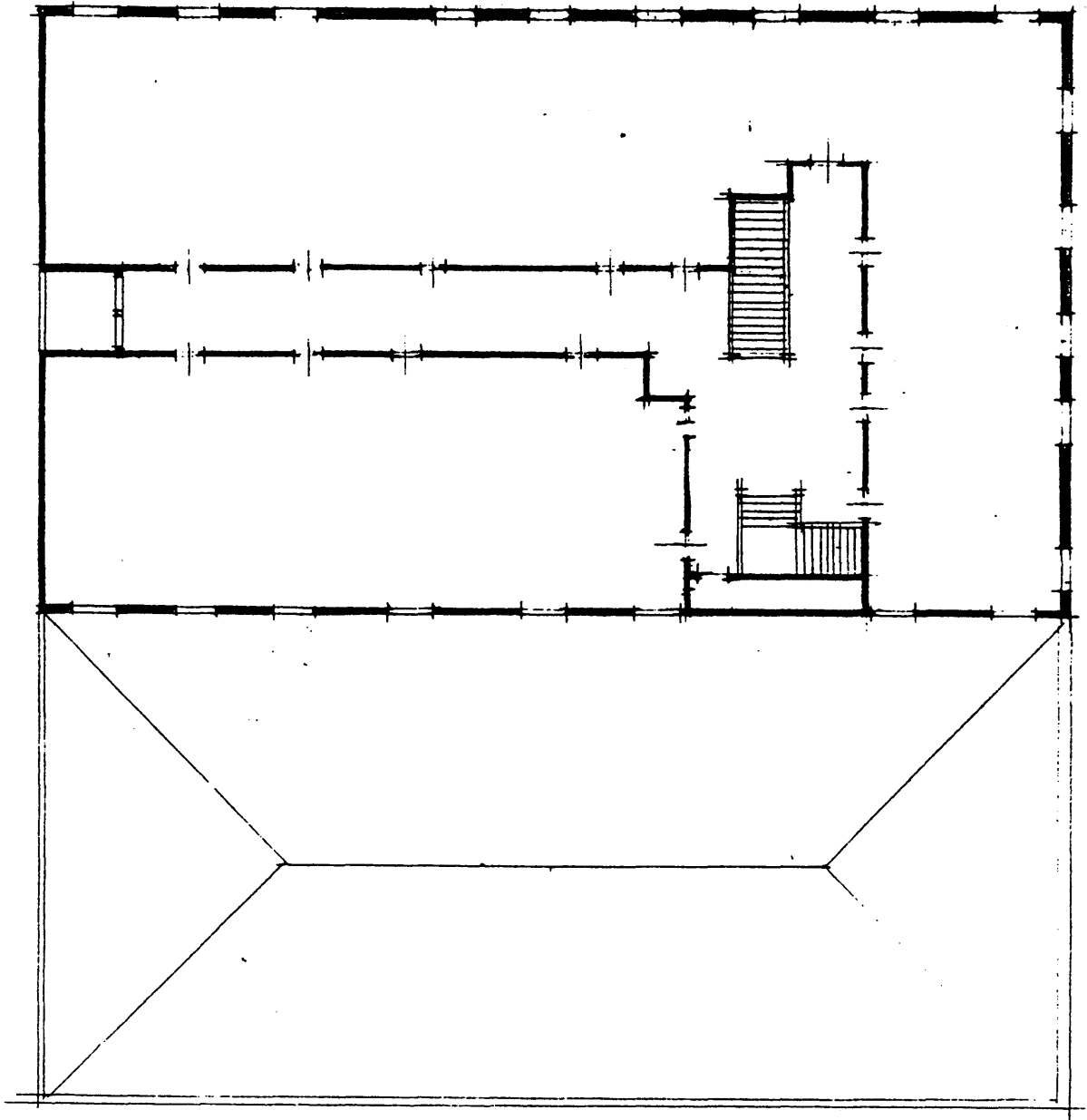


S. E. 37TH AVENUE

FIRST FLOOR PLAN SCALE: $\frac{1}{16}'' = 1'-0''$

FRANCES BUILDING & THEATER CONSTRUCTED 1911

S.E. HAWTHORNE BOULEVARD



S.E. 37TH AVENUE

SECOND FLOOR PLAN SCALE: $\frac{1}{16}'' = 1'-0''$

FRANCES BUILDING & THEATER CONSTRUCTED 1911.



The Frances Building
3628/46 SE Hawthorne Blvd.
Portland, Multnomah County, Oregon 97214

Location: Looking South at North Facade

John M. Tess, Photographer, 1993

HERITAGE INVESTMENT CORPORATION
123 NW Second Avenue, # 200
Portland, Oregon 97209



The Frances Building
3628/46 SE Hawthorne Blvd.
Portland, Multnomah County, Oregon 97214

Location: Looking West at East Facade

John M. Tess, Photographer, 1993

HERITAGE INVESTMENT CORPORATION
123 NW Second Avenue, # 200
Portland, Oregon 97209

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BLUE BUTTERFLY
&
MOONSTONE



OPEN



The Frances Building

3628/46 SE Hawthorne Blvd.

Portland, Multnomah County, Oregon 97214

Location: Exterior Detail, Stone Front at 3646 SE
Hawthorne, Looking South At North Facade

John M. Tess, Photographer, 1993

HERITAGE INVESTMENT CORPORATION

123 NW Second Avenue, # 200

Portland, Oregon 97209



The Frances Building

3628/46 SE Hawthorne Blvd.

Portland, Multnomah County, Oregon 97214

Location: Exterior Detail, Original Theater Entrance

John M. Tess, Photographer, 1993

HERITAGE INVESTMENT CORPORATION

123 NW Second Avenue, # 200

Portland, Oregon 97209

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The Frances Building
3628/46 SE Hawthorne Blvd.
Portland, Multnomah County, Oregon 97214

Location: Interior View, Second Floor Hall

John M. Tess, Photographer, 1993

HERITAGE INVESTMENT CORPORATION
123 NW Second Avenue, # 200
Portland, Oregon 97209

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The Frances Building
3628/46 SE Hawthorne Blvd.
Portland, Multnomah County, Oregon 97214

Location: Interior View, Second Floor Office/Apartment

John M. Tess, Photographer, 1993

HERITAGE INVESTMENT CORPORATION
123 NW Second Avenue, # 200
Portland, Oregon 97209



The Frances Building
3628/46 SE Hawthorne Blvd.
Portland, Multnomah County, Oregon 97214

Location: Interior View, Second Floor Office/Apartment

John M. Tess, Photographer, 1993

HERITAGE INVESTMENT CORPORATION
123 NW Second Avenue, # 200
Portland, Oregon 97209



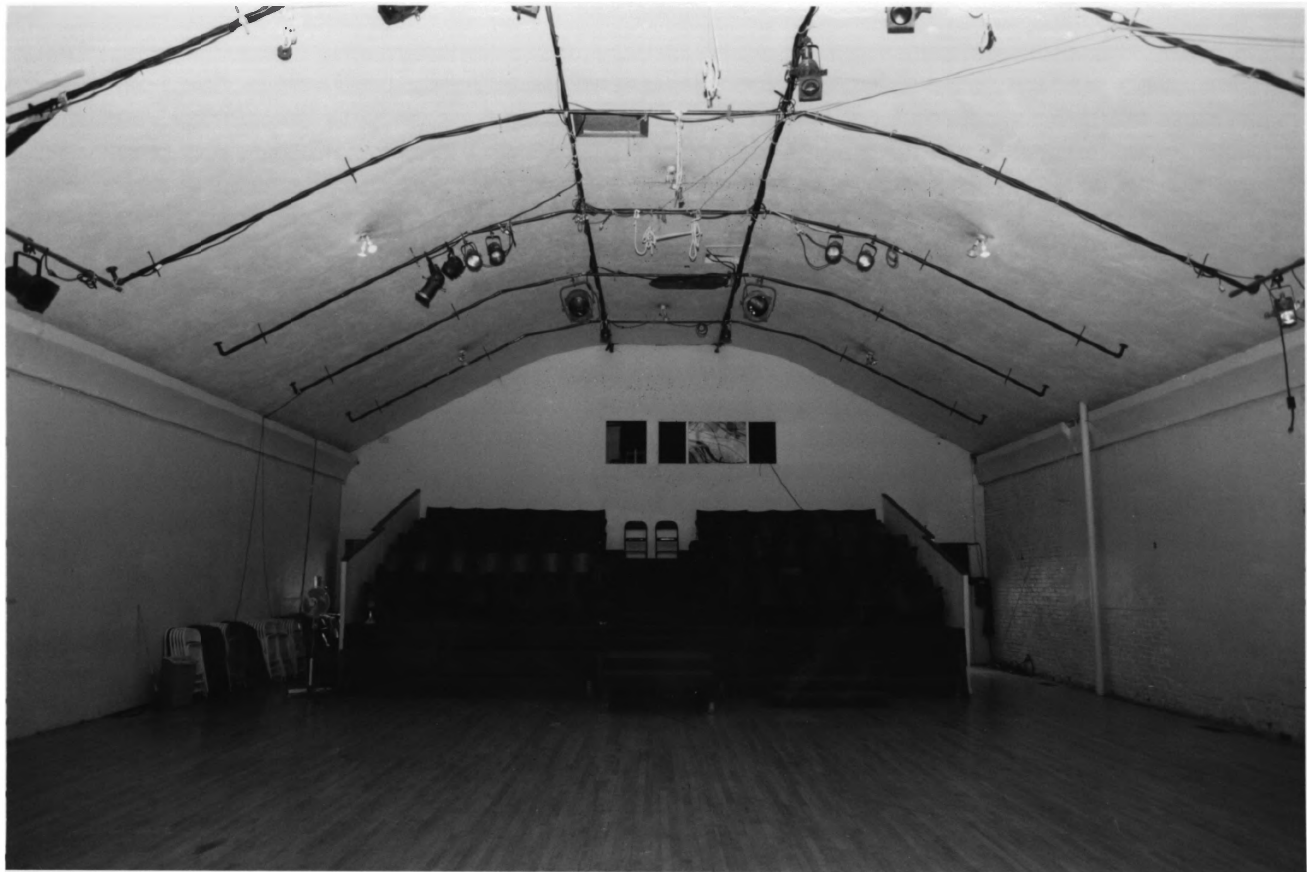
The Frances Building
3628/46 SE Hawthorne Blvd.
Portland, Multnomah County, Oregon 97214

Location: Looking West at East Facade, Theater Section

John M. Tess, Photographer, 1993

HERITAGE INVESTMENT CORPORATION
123 NW Second Avenue, # 200
Portland, Oregon 97209

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The Frances Building
3628/46 SE Hawthorne Blvd.
Portland, Multnomah County, Oregon 97214

Location: Interior View, Theater

John M. Tess, Photographer, 1993

HERITAGE INVESTMENT CORPORATION
123 NW Second Avenue, # 200
Portland, Oregon 97209

9 of 10



The Frances Building
3628/46 SE Hawthorne Blvd.
Portland, Multnomah County, Oregon 97214

Location: Looking West at South Facade

John M. Tess, Photographer, 1993

HERITAGE INVESTMENT CORPORATION
123 NW Second Avenue, # 200
Portland, Oregon 97209