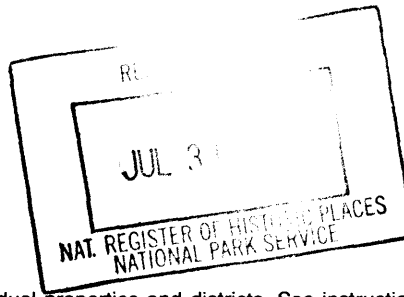


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



968

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 IRVINGTON BOWMAN APARTMENTS

other names/site number NORTON APARTMENTS (PREFERRED)

2. Location

street & number 1825 & 1835 N.E. 16th Avenue not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97212

3. State/Federal Agency Certification

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

Jane Hamrick July 29, 2002
Signature of certifying official/Title /Deputy SHPO Date

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 of 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:) _____

Signature of the Keeper

Date of Action

Edson H. Ball

9/14/02

NORTON APARTMENTS
Name of Property

MULTNOMAH OREGON
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic - Multiple Dwelling

Current Functions
(Enter categories from instructions)

Domestic - Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Arts and Crafts style
apartment building with some
Craftsman detailing

Materials
(Enter categories from instructions)

foundation Concrete
walls Brick/Stucco
roof Composition Shingles
other Windows: Glass

Narrative Description

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

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 of 7

The Norton Apartment house, constructed in 1912, was the first multi-family dwelling structure built by locally prominent builder, Frederic E. Bowman. The building is significant under criterion C for its architectural integrity as an Arts and Crafts style apartment building with some Craftsman detailing. This apartment building was the first multi-unit dwelling built by F.E. Bowman & Company in the City of Portland and was one of the first buildings constructed in Holladay's Addition of the Irvington neighborhood. The building is situated on the E ½ of Lot 7 & 8 Block 260 of Holladay's Addition. A two story building, it has eight apartment units built in a U shape with a central courtyard and a small "manager's apartment" located in the basement. Second story porches adorned with built in flower boxes accent the attractive clinker brick and stucco facade.

SETTING

The Norton Apartments face east on NE 16th Avenue on the southwest corner of NE 16th Avenue and Hancock Street. Directly across 16th Avenue is beautiful Westminster Presbyterian Church which was also built in 1912. The church encompasses the entire block between NE 16th Avenue and 17th Avenue and Hancock Street and Schuyler Street. The Irvington neighborhood, a designated Local Conservation District, extends from NE 7th Avenue on the west to NE 24th Avenue on the east and from NE Halsey Street on the south to NE Fremont Street to the north.

The Irvington neighborhood is primarily composed of single family residences ranging from stately mansions to simple bungalow cottages. However, Holladay's Addition, located in the southern portion of the Irvington neighborhood, is unique as it contains multi-unit dwellings. Holladay's Addition is the only portion of Irvington that did not have deed covenants restricting structures to single family residences. This building was Bowman's first demonstration of his ability to use compatible designs and smaller scale structures to integrate multi-unit housing into neighborhoods of first class single family homes.

Irvington is a well preserved residential neighborhood with mature trees gracing a majority of the streets. At the current time, many of the homes and apartment buildings are being rehabilitated as young professionals move back into this popular Portland neighborhood.

National Register of Historic Places Continuation Sheet

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EXTERIOR

The exterior of this building is in excellent condition and displays the excellence of F.E. Bowman's workmanship and materials. No alterations have been made to the design.

This Arts and Crafts style apartment building with some Craftsman detailing is a wood frame building with a poured concrete foundation. Because the building is built in a U-shape, a courtyard is created between the two projecting wings of the building. This courtyard is enhanced with a circular clinker brick planter, rhododendrons and evergreen plantings. The building is two stories high with a raised basement. The exterior walls of the first floor are veneered with clinker brick placed in an irregular pattern with many of the bricks projecting out in a three dimensional fashion. The second floor of the building is white stucco. Accenting the brick and stucco are vertical and horizontal mock half-timbering. All exterior elevations of the building have the clinker brick, stucco and mock half timbering features. The building has a hip roof with wide eaves and exposed rafters. On the roof, composite shingles, red in color, compliment the brick and white stucco of the exterior.

On each side of the courtyard are the two primary entrances to the building. Each entrance serves the four apartment units on its respective side and the sides are identical in construction. Rustic purlins and braces support large gabled porches. A flight of wooden steps leads to a landing where large single doors of mahogany with beveled glass are flanked with multi-paned sidelights of beveled glass framed in mahogany.

On the second story, above the gabled porches, small polygonal window bays are located. The center window is beveled glass, and in repeat of the entrance door design, is flanked with multi-paned side windows of beveled glass. The windows in the entries and on the second story above the entries are original.

The four apartments on the second floor have porch bays with simple vertical and horizontal patterning of half-timbering and stucco. These four porches each have three built-in window boxes that in the spring and summer abound with colorful plantings.

National Register of Historic Places Continuation Sheet

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In 1998, it was necessary to replace the original apartment windows to ensure energy efficiency and comfort for the tenants. The original wooden frames in many of the windows were deteriorated and their integrity had been compromised by aluminum framed storm windows which had been installed in the 1970's. The glass in the original windows was single thickness and not offering protection against the severe east winds that travel down the Columbia Gorge and chill this city in the winter. In the back of the building, some of the original windows had been replaced with windows which were not compatible with the character of the building.

It was not economically feasible to replace the window frames with wood, thus Milgard vinyl replacement windows were custom built to match the original apartment windows in design. The frames that were custom made are brown on the exterior to match the brick and brown trim on the exterior of the building. The interior frames are white to match the interior woodwork. The original woodwork surrounding the window frames both inside and out was maintained intact. The new windows are very energy efficient, offer a great measure of comfort for the tenants, and without close inspection, it is difficult to tell they are not the original windows. Great care was taken to ensure the original character of the building was maintained or restored.

The east elevation has fixed sash ten-over-one windows on the downstairs apartments. Eight over one fixed sash windows are found on the windows in the east elevation of the courtyard. These windows are for the sunrooms.

The north and south elevations are identical. Each apartment has six-over-one double-hung sash windows, some of which are arranged in pairs. One pair illuminates the living room and one pair illuminates the dining room. A single six over one double hung window lights the kitchen. This pattern is repeated on the second story and in the interior of the courtyard.

The west elevation, the back of the building, has half vent windows with eight grids on the top. There are six windows on the first floor across the west elevation and a matching six windows on the second floor across the west elevation. Also on the west elevation are two exterior doors. In repeat of the design of the front of the building, one door serves each half of the building and leads to enclosed back staircases. The enclosed back staircase is opened on the second story but does have the original mesh screening.

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INTERIOR

The building has two main entrances, one for each wing of the building. The entrances are identical. The front doors open to an entrance foyer. On each side of the foyer are single paneled dark walnut entry doors to the first floor apartments. The original doorbells, brass mailboxes and brass electrical outlets in the foyers have been maintained. The stairs to the second floor have varnished walnut handrails. The three large newel posts on each staircase have molded caps adorned with the original finials. Painted square balusters culminating in a spiral at the base support the handrails. The varnished handrails and painted balusters are characteristic of F.E. Bowman's work. The foyer is opened to the second story. The landing at the top of the staircase is illuminated by the light from the polygonal window bays and contains a window seat the entire width of the landing. On each side of the landing are single paneled dark walnut entry doors for the second story apartments.

All eight apartments share the same basic floor plan. The living room is located in the front of the building and opens into the dining room. A swinging door on the back wall of the dining room opens to a hallway. One side of the hallway opens to a kitchen and the other side opens to the bathroom and a back door. The door at the end of the hallway opens onto the master bedroom.

The four apartments facing the courtyard have sunrooms, which can be accessed by walking through the master bedroom and turning towards the courtyard. The sunrooms have large windows on both the east and west elevations and overlook the courtyard on the east exposure. The four apartments on the exterior of the building have a single master bedroom.

The four upstairs apartments have balconies that open from the living room on the east side of the building. The balconies are stucco and half-timbered and each has three built in flower boxes.

All apartments have the original hardwood floors in the living rooms, dining rooms, hallways and bedrooms. The bathrooms have the original small white hexagonal shaped tiles on the floors. All the kitchens have linoleum or vinyl floors.

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The interior walls of the apartments and front hallway are lath and plaster. In the restoration done in 1998, the walls throughout the interior of the building were repaired, and when necessary, restored using plaster. All the walls now are in beautiful condition. During the restoration, the ceilings in the apartments and front hallways were brocaded.

The original light fixtures in the living rooms, dining rooms and bedrooms are present in the majority of the apartments. They have been professionally restored to their original finish. The original hardware in seven of the apartments remains intact throughout the apartments. All old paint has been removed from the hardware and it has been polished and restored to its original function. This includes cabinet latches, hinges, doorknobs, faceplates and drawer pulls. New locks and faceplates have been installed on the front and back entry doors as the original locking mechanisms were no longer safe and reliable.

The cabinetry and woodwork throughout the building is constructed in the Craftsman style. Crown moldings, about six inches wide, border the nine-foot ceilings in both the living and dining rooms. Six-inch baseboards are also present throughout the living rooms, dining rooms, hallways and bedrooms. Wide molding surrounds the front doors both inside and outside. This style of molding also encases all the interior windows. Wide windowsills enhance the living room and dining room windows. Smaller picture rail moldings adorn the master bedrooms. During the restoration of the building, all the painted woodwork was sanded down as far as possible and repainted. In using an overall plan, four neutral colors, similar to the original colors found under the layers of paint, were used. In this way, the high ceilings were emphasized, beautiful moldings were enhanced, and the fine finish on the plaster walls was made soft and relaxing. The kitchen and bath were painted in a different restful neutral.

Bowman well utilized the space in his apartments by the use of much built in cabinetry. The living rooms have built in bookcases and some still have the original zinc stained glass doors. The dining rooms have built-in hutches. Several apartments have the original zinc stained glass doors on the hutches. In the dining room, on each side of the hutches are closets and above the closets and hutches are storage cabinets which go to the nine-foot ceilings.

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The bedrooms have built in triple closets with cabinets on each side, below and above the closet. Every apartment still has the original mirrors on front of the three closet doors.

The kitchens have been remodeled, probably in the 1970's. They have plain stained birch cabinets. One side of the kitchen has cabinetry the entire length of the kitchen both above and below the counter and sink. The other side of the kitchen has cabinetry above the stove and refrigerator the entire length of the kitchen. In the center of the exterior wall between the banks of cabinets is a full size window that still retains the original wide molding and windowsill. The kitchen floors are linoleum or vinyl.

The back door leading from each apartment enters an enclosed stairwell. The building can be exited on the ground floor or entry to the basement can be made by proceeding down another set of stairs. Only on the basement level does the building allow access from one wing to the other. The south wing of the basement contains large storage units, one for each apartment. The north wing of the building contains the "managers apartment" and a maintenance workroom and what was a "furnace room". Clotheslines, which lined this room, are still present and in use. The original fire doors are present on the furnace room.

ALTERATIONS

In 1998, seven of the eight apartments and the basement apartment were all renovated. Plaster walls, which had been damaged, were repaired. The original painted woodwork was sanded as far as possible and again painted. Original hardware was cleaned of years of paint and polished. The zinc stained glass doors were repaired as necessary. The original light fixtures were rewired and professionally restored. Apartment windows and frames were replaced to ensure energy efficiency and comfort for the tenants. In apartment 1, a fire in the 1960's destroyed the crown molding and bookcase in the living room. The bookcase and crown molding were replicated using other apartments as an example. Apartment 4 was not refurbished as the tenant in that apartment has been there for fifteen years and chose to have his apartment remain as is.

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The original laundry room was located in the south wing of the basement but the wringer washer and wash tubs have been replaced with modern equipment. The furnace room in the north wing of the basement still has clotheslines, however, two modern clothes dryers have also been added to the space.

It was with great pleasure and pride that we have restored the interior of the building to its original beauty. The exterior of the building remains unaltered and intact. In the spring and summer of 2002, the exterior will be painted with the original color combination, white stucco, brown foundation. The clinker brick will remain untouched. It is our intention that the property be maintained in an unaltered yet excellent condition to show the wonderful craftsmanship and quality of the building.

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.

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1912

Significant Dates

1912

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bowman, Frederic E., Builder

Bowman, Frederic E., Architect

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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An attractive and highly visible apartment complex, the Norton Apartments are located on the SW corner of NE 16th Avenue and Hancock Street in the Irvington neighborhood, a Local Conservation District. Built in 1912, this was the first multi-unit dwelling designed and constructed in Oregon by Frederic E. Bowman, a locally prominent builder. According to the historic inventory of Portland's Irvington Neighborhood, F.E. Bowman was the architect, builder and owner of the building. He and his wife, Harriet Virginia Bowman, resided in apartment 1 of the building.

The Norton Apartments meet the National Register Criterion C as an outstanding and well preserved example of Bowman's ability to use compatible designs and smaller scale structures to integrate multi-unit housing into upper middle class neighborhoods. Built in the Arts and Crafts style, this two-story wood frame building with clinker brick and stucco exterior is an excellent example of the high quality and distinctive multi-unit properties built by F.E. Bowman. The exterior of the building remains unaltered and in excellent condition. The interior is beautifully maintained.

The Historic Irvington Neighborhood

The City of Portland is a beautiful city with diverse terrain. In the center of the city runs the Willamette River. The west side of the river is known for its hills while much of the east side is quite flat. In the early 1840's, the city began its development on the west side of the river. As the city began to grow and the population increased, the difficult terrain of the west hills caused people to migrate across the river to the east side where much of the terrain was flat and building and transportation were much easier.

Prior to the construction of the Morrison Street Bridge in 1887 and later the development of streetcar lines, the east side consisted primarily of farmland, orchards and scattered residential dwellings. A small commercial center near Washington and Oak streets, adjacent to the Willamette River, was the only commercial development on the east side.

Irvington was one of the first "streetcar era" neighborhoods to develop. Irvington was planned as a self-contained middle to upper class residential district. Of the one hundred and twenty blocks designated, eleven were set aside for parks. Commercial activity was prohibited.

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The Irvington neighborhood derived its name from Captain William Irving. Born in Scotland in 1816, Irving went to sea as a young man. When the California Gold Rush was in progress, he was drawn to Sacramento California in 1849. There he operated steam-powered sternwheelers. By 1851, Irving migrated to Portland Oregon where he married Elizabeth Dixon. In Portland, Irving was also involved in shipping. Together, William and Elizabeth established a Donation Land Claim on the east side of the Willamette River. Each of them claimed 320 acres for a total of 640 acres. They also owned a strip of land running to the Willamette River. Their home was built in 1852 just northeast of the present Broadway Bridge. By 1860, the Irvings moved on to British Columbia following the Frazer River Gold Rush of 1857.

On December 17, 1870 and on February 1, 1871, Holladay's Addition to East Portland was platted by G.W. Weidler. This land became the southern portion of the Irvington neighborhood.

Following the death of William Irving in 1872, his wife, Elizabeth, returned to Portland. Together with her son, John, they retained ownership of the land in Portland. In 1882, the portions of the Irving land were subdivided. In October of 1887 a plat was filed in Multnomah County for "Irvington". The area was laid out in long rectangular blocks and was designated to be an upper/middle class residential neighborhood. Deed covenants restricted building to residential use.

By April 1893, Portland was hit hard by a nationwide "bank panic". The bank panic was a direct result of the International Silver Panic, the nation's first industrial panic. This created a depression that severely hurt the timber and shipping economy of Portland. Instead of selling the lots in Irvington at drastically reduced prices during these economic hard times, sales of lots in the neighborhood were curtailed.

Early in 1900, sales of the lots in the northern portion of Irvington resumed. This was due to an improved economic climate and followed the development of the Irvington streetcar line that ran east up Broadway, turned north on E 22nd Avenue and turned around on Tillamook Street.

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By 1908 streetcar lines were expanded to travel north on E 15th Avenue, E 22nd Avenue and E 24th Avenue. Modern paved streets were established with concrete curbs, gutters and sidewalks. Underground water, gas, and sewer systems were also developed. Irvington was reputed to be the first east side subdivision with these modern amenities.

Between 1907 and 1916, a large percentage of the structures in Irvington were built. It is reported that between 1909 and 1911, F.E. Bowman & Company built approximately fifty homes in Irvington.

By 1912, Irvington had become established as an upper middle class neighborhood with some of Portland's most elegant homes. There were large upper class homes and small-scale mansions. Between 1909 and 1917, homes were built for prominent residents such as bankers, lumbermen, doctors, lawyers and business executives. F.E. Bowman and his wife resided in Irvington for many years.

With the development of the trolley system and a large influx of newcomers to Portland, there was a great demand for housing in the southern portion of Irvington. When Holladay's Addition was platted, there were no covenants restricting structures to single family residences. Consequently, F.E. Bowman & Company took the opportunity to design and construct apartment buildings that were compatible in design and scale to integrate into a neighborhood of first class single family homes.

Naming the Norton Apartments

My grandmother was Margaret Seiple, a retired schoolteacher who was very proud of her pioneer heritage. Active in the Sons and Daughters of the Oregon Pioneers and local politics, she was very interested in the development of the city and preservation of beautiful buildings and parks. During her lifetime she acquired numerous real estate holdings including apartment complexes and rental homes on the east side of Portland.

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Born in Elkton Oregon in 1876, Margaret Stark, was the descendent of Oregon Pioneers. She grew up in Elkton and was educated at Drain Normal School where she became an elementary school teacher. After her marriage to O. H. Seiple, she moved to Portland where her only child, Marjorie Seiple, was born. Following Mr. Seiple's early demise, Margaret was left to raise her young child by herself.

She taught school for many years at Creston Elementary School in southeast Portland. Being prudent with her money, she was able to purchase numerous pieces of real estate in northeast Portland.

On February 27, 1946, Margaret Seiple purchased the property at 1825 – 1835 NE 16th Avenue. At that time, the building was listed in the Polk City Directory as the Irvington Bowman Apartment. A short time after purchasing this apartment building, Margaret married Henry Ernest Norton, a California rancher. Margaret and Ernest retired and lived in Apartment 6 of the Norton Apartments until their deaths. According to the 1952 Polk City Directory, the name of the apartment building was changed to the Norton Apartments sometime between 1950 and 1952.

Ernest Norton died in 1956 at the age of 80. Following Margaret Norton's death in 1959, at the age of 83, the property passed on to her only daughter, Marjorie Seiple Stevens, my mother. Marjorie was born and raised in northeast Portland and lived in Irvington for over seventy years. My parents, Wayne and Marjorie Stevens, lived in Irvington where they raised their family. After my father retired and my brother and I were married, my parents lived in Apartment 4 of the Norton Apartments from 1967 to 1987 at which time they moved to Lake Oswego.

During the 1950's and 1960's, many young families fled to the suburban neighborhoods surrounding Portland and portions of the inner city disintegrated. Some of the homes fell into disrepair. In 1960, The Lloyd Center, the first large shopping center in the City of Portland, was constructed several blocks south of Irvington. At that time, many of the beautiful and historic older homes of Irvington were sold and demolished to make way for new apartment complexes.

In the 1980's, young professionals attracted by the beauty and quality of the homes in Irvington began revitalizing the area. By 1992 the Irvington Neighborhood was designated as a "Local Conservation District".

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Following the death of Marjorie Stevens in December 1999 at the age of 93 years, my husband and I, Charles and Janet Helzer, purchased the property from her estate. Both Charles and I were raised in Irvington. My family lived on NE 15th Avenue between Hancock Street and Tillamook Street and Charles and his family lived on the corner of NE 19th Avenue and Hancock Street.

Throughout this time, the Norton Apartments have stood unchanged and are an outstanding example of the beauty and quality of work by Frederic E. Bowman. At the present time professionals, due to its charm and excellent condition, doctors, lawyers, designers and others who truly appreciate the beauty and character of the building occupy the Norton Apartments. This was the purpose for which Fredric E. Bowman designed and built this building.

As of this date, this property has been in the family of Margaret Norton for fifty-six years, thus it has become known as the Norton Apartments.

Biography of Frederic E. Bowman

A builder who had strong impact on the historic Irvington neighborhood was Frederic E. Bowman. Born in 1862 in Illinois, he married Harriet Virginia (maiden name unknown) in 1881. They had one child who died at a very young age. Very little is known about Bowman's education or experience prior to his work in Oregon.

Frederic and Virginia Bowman moved to Oregon, and in 1909, F.E. Bowman & Company was first listed in Portland's Polk City Directory. In 1912, his Building Contractors & Real Estate office was located on E 22d N northwest corner of Brazee. In 1913, he was listed in the directory as president of the F.E. Bowman & Co., Inc.

The first home he built in 1908 was a simple Arts & Crafts bungalow at 2326 NE 23rd (then 482 E 23rd N). The next year he built for his family a larger Arts & Crafts bungalow at 2416 NE 20th. His homes were quite different from those of other architects and builders and became very popular. Between 1908 and 1911, during the peak period of the great Portland housing boom, F.E. Bowman & Company built approximately fifty homes in the Irvington neighborhood.

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By 1912, he began diversifying into construction of flats (4-plexes) and apartment buildings. He often built in the Arts and Crafts style. Many structures had the distinctive rustic appearance he was known for, and often had river rock or clinker brick features. Some of his structures featured elements of the "Swiss chalet". Several of his later structures were built in the Mission style. Between 1908 and 1929, F.E. Bowman & Company built over four hundred structures in the Portland area. Many of the early buildings were concentrated in the elite Irvington and Laurelhurst neighborhoods.

The first apartment building constructed by F.E. Bowman was the Norton Apartment, 1825-1835 NE 16th Avenue. It was built in 1912 and he and his wife, Virginia, resided in apartment 1 of the building. This may account for the unusual numbering still used on the apartments in this building. Apartment 1 is located in the north wing overlooking the courtyard in the center of the building.

Following completion of this building, Bowman went on to build several other outstanding apartment complexes in Holladay's Addition. Holladay's Addition is located in the southwest portion of Irvington and did not have deed covenants restricting structures to single family residences. This location was also favored due to the close proximity to the streetcar line, which was two blocks away on NE Broadway.

At the present time, there are four buildings designed and constructed by the F.E. Bowman & Company on the National Register of Historic Places. They are the Barnhart-Wright House, 1828 NE Knott Street, an upper class single family residence, located in the Irvington neighborhood and built in 1913-1914. The F.E. Bowman Apartment Building, 1624-1636 NE Tillamook Street, also in the Irvington neighborhood. This building was constructed in 1913, and is a larger building with the same exterior features and similar interior features as the Norton Apartment. On the west side of the river the Elm Street Apartments, 1825-1837 SW Elm Street, built in 1916, and the Irving Street Bowman Apartments, also known as the Alhambra Condominiums, 2004-2018 NW Irving Street, built in 1926, have been placed on the National Register of Historic Places.

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Due to the Depression, F.E. Bowman & Company ceased operation in 1931. In their retirement, Frederic and Virginia Bowman moved into their Elm Street apartment complex where they lived the rest of their lives. Virginia Bowman, an invalid in her later years, preceded Frederic in death. Frederic Bowman died in May 1948 at the age of 86 years. Ironically, the newspapers did not print an obituary story on him despite the rich legacy of beautiful homes and multi-family dwellings he gave to the city of Portland.

During his career, Fredric Bowman built over four hundred (400) high quality and distinctive single family residences and multi-unit apartments to the city of Portland. Many of these buildings are located in the elegant neighborhoods of Irvington, Laurelhurst and in the West Hills.

In summary, Frederic E. Bowman is significant for the major contributions he made to housing in the City of Portland. He should be particularly noted for his ability to build multi-unit apartments in scale and quality to blend into and be an asset to higher middle class neighborhoods. The Norton Apartment is significant, as it was his first multi-unit dwelling and to this day remains unchanged in design, structure and purpose. Built in the Arts and Crafts style, it is in exceptional condition and is a beautiful building which is highly visible in the Historic Irvington District.

COMPARATIVE ANALYSIS

In order to analyze multi-unit dwellings, three categories have been considered:

1. Duplexes and fourplexes
2. Medium scale apartments (five to ten units)
3. Large scale apartments (twelve units or more)

The first type of multi-unit dwellings built were duplexes and fourplexes. Many of these were built between 1905 and 1912. Many were designed in the Craftsman style and resembled single family dwellings. They were distinctive because of their multiple entrances. These buildings were often rectangular in plan, capped by a low-pitched hip or gable roof with deep overhanging eaves. Several of these buildings are located in the Irvington neighborhood but are more prevalent in Buckman and Sunnyside neighborhoods which traditionally were middle class working neighborhoods.

National Register of Historic Places Continuation Sheet

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The Norton Apartment house is a medium scale apartment building. It is the first medium scale apartment building built by F.E. Bowman in the Irvington Neighborhood and in the City of Portland. This class of building became popular starting in 1912 and differs from earlier duplexes and fourplexes in three major ways; construction materials, plan and massing. These buildings often have masonry exterior surfaces, usually brick and stucco instead of the wooden siding of the duplexes and fourplexes. U shaped and H shaped configurations were introduced during this period and these buildings commonly had single entrances leading to multiple apartments. These buildings were generally two to three stories high with a raised basement that often also contained living spaces. Many were designed by the contractors who built them. The earliest medium scale apartment buildings were Arts and Crafts style. Later, medium scale apartment buildings were often built in Mediterranean, Spanish Colonial, Revival or Tudor styles.

The larger scale apartments with ten or more units became popular shortly after World War I. By the late 1920's, these larger buildings were being constructed in large numbers throughout the City of Portland. These buildings were often two to four stories in height and designed in a U or Ell-shaped plan. They were symmetrical and had one central entrance. The majority of these buildings were designed in some variation of the period revival styles, Mediterranean, Spanish Colonial, Revival or Tudor. Architects designed many of these buildings.

The City of Portland building permit records show only four apartment houses built in Irvington prior to 1920. All together, only twenty-seven apartment houses were built in Irvington prior to 1939. Built in 1912, the Norton Apartment was the first apartment built by F.E. Bowman in Irvington. The F.E. Bowman Apartments located at 1624 – 1636 N.E. Tillamook Street were the second apartments built in Irvington. Built in 1913, they are currently on the National Historic Register. A third building at 1022 N.E. Hancock Street was designed in the Craftsman style. A three-story building, it lacks distinctive design features and the exterior appears to have been altered. The fourth early apartment complex, designed in the Prairie style, lacks physical integrity.

National Register of Historic Places Continuation Sheet

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The Norton Apartments incorporate the distinguishing features of the medium scale apartment houses. The attractive brick and stucco exterior sets it apart from the wooden duplexes and fourplexes. Built in a U shape, it is a two-story building with a raised basement containing living quarters. Being the earliest medium scale apartment house built by F.E. Bowman, it is built in the Arts and Crafts style. This type of building was designed to align itself and blend with the upper middle class single family dwellings built in upper middle class neighborhoods such as Irvington. The Norton apartment is an excellent representative of the medium scale apartment building. The building is remarkably well preserved and is distinctive due to the beautifully crafted exterior and well maintained interior. It is situated in a highly visible location in this Local Conservation District and is admired by many neighborhood residents and visitors.

National Register of Historic Places Continuation Sheet

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History of the Norton Apartments

The land upon which the Norton Apartment stands was, in 1911, farmland owned by Gustav and Augusta Friewald. On April 23, 1912, the following deed was recorded in Book 460 page 218 in Multnomah County Oregon. The land was sold by Gustav and Augusta Friewald to Mark Hawes. Mark Hawes was Secretary and Treasurer for the F.E. Bowman and Company.

FREIWALD ET UX TO HAWES

KNOW ALL MEN BY THESE PRESENTS, That Gustav Friewald and Augusta Friewald, his wife, of Portland County of Multnomah, State of Oregon in consideration of Three Thousand (\$3000.00) Sellers to be paid by M.D. Hawes of Multnomah County State of Oregon, the receipt whereof is hereby acknowledged have bargained and sold and by these presents do grant, bargain sell and convey unto said M.D. Hawes heirs and assigns all the following bounded and described real property situated in Portland County of Multnomah and State of Oregon.

*The East (½) half of Lots Seven (7) and Eight (8), in Block Two Hundred and Sixty (260) in Hollidays (sic) Addition to East Portland in said County and State.
.....together with all and singular the tenements hereditaments and appurtenances the (unable to read) to belonging or in anywise appertaining and also all our estate right title and interests in and to the same, including dower and claim of dower.*

TO HAVE AND TO HOLD the above described and granted premises unto the said M.D. Hawes Heirs and assigns forever.

And Gustav Friewald and Augusta Friewald grantors above names does covenant to and (unable to read) the above name grantee his heirs and assigns that they are lawfully seized in fee simple of the above granted premises; that the above granted premises are free from all incumbrances and that they will and their heirs executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF We, THE GRANTORS ABOVE NAMED HAVE HEREUNTO SET our hands and seals this 23rd day of April 1912.

Signed sealed and delivered in the Presence of us as witnesses:

A R Mendenhall

Gustav Friewald Seal

E J Mendenhall

Augusta Friewald Seal

STATE OF OREGON)
 SS.
COUNTY OF MULTNOMAH)

BE IT REMEMBERED THAT on this 23rd day of April AD 1912, before me the undersigned Notary Public and in and for said County and State, personally appeared the within names Gustav Friewald and _____ Friewald, his wife who are known to me to be the identical individuals described in and who executed the within instrument and acknowledge to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal the day and year last above written.

(Notarial Seal)

E J Mendenhall

RecD for record April 23, 1912, at 11:40 A M

Notary Public for the State of Oregon

**National Register of Historic Places
Continuation Sheet**

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The Norton Apartment, built in 1912, was the first multi-unit housing F. E. Bowman & Company built in the elegant upper middle class neighborhoods of Portland. It originally was named the Irvington Bowman Apartment and the original address was 395 and 399 E 16th Street N. This later became 1825 and 1835 NE 16th Avenue.

F. E. Bowman retained ownership of the building until March 17, 1919 at which time he sold the property to Clara R. Rosenberg and Jacob J. Rosenberg. This deed recorded on March 17, 1919 in Book 772 Page 111 in Multnomah County.

CB # 167420

F.E. BOWMAN & CO. TO ROSENBERG ET VIR

KNOW ALL MEN BY THESE PRESENTS, That F.E. Bowman and Company a corporation duly organized and incorporated under the laws of the State of Oregon in consideration of (\$10.00), to it paid by Clara R. Rosenberg and Jacob J. Rosenberg, as husband and wife does hereby grant bargain sell and convey to said Clara R. Rosenberg and Jacob J. Rosenberg, as husband and wife, heirs and assigns forever, the following described parcel of real estate situate lying and being in the County of Multnomah and State of Oregon, to-wit:

The East one-half (½) of Lots seven and eight (7 and 8), Block two hundred and sixty (260) Holliday's (sic) Addition to the City of Portland, according to the plat thereof duly recorded and on file in the office of the County Clerk of Multnomah County, Oregon.

Together with the tenements, hereditaments and appurtenances threerunto belonging or in anywise appertaining; and also all its estate right title and interest at law and equity therein and thereto.

TO HAVE AND TO HOLD the same to said Clara R. Rosenberg and Jacob J. Rosenberg as husband and wife heirs and assigns forever. And the said F.E. Bowman & Co. does covenant with the said Clara R. Rosenberg and Jacob J. Rosenberg, and their legal representatives forever that the said real estate is free from all incumbrances, and that it will and its successors shall warrant and defend the same to the said Clara R. Rosenberg and Jacob J. Rosenberg, their heirs and assigns forever against the lawful claims and demands of all persons whomsoever except a mortgage now of record in the sum of \$13500.00 which the grantee agrees to assume and pay.

IN WITNESS WHEREOF, F.E. BOWMAN & Co. pursuant to the resolution of its Board of Directors, duly and legally adopted has caused there presents to be signed by its president and its Secretary and its corporate seal to be hereunto affixed this 17th day of March A D 1919.

Signed, sealed and delivered

In the presence of us as witnesses:

Julius Cohn \$16.50 U S I R S Cancelled

S L Goldschmidt (Corporate Seal)

F E Bowman & Co.
by F. E. Bowman President
F. E. Bowman & Co
By M D Hawes Secretary

STATE OF OREGON)
) ss
County of Multnomah)

National Register of Historic Places Continuation Sheet

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On this 17th day of March 1919 before me appeared F E Bowman and M D Hawes both to me personally known who being duly sworn did say that he the said F E Bowman is the President and he the said M D Hawes is the Secretary of F E Bowman & Co. the within names Corporation and the seal affixed to said instrument is the corporate seal of said Corporation and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said F. E. Bowman and M. D. Hawes acknowledged said instrument to be free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this the day and year first in this my certificate written.

(Notarial Seal)

*My Commission expires Nov. 21, 1919
Rec. for record Mar 17, 1919 at 4:28 P M*

*Julius Cohn
Notary Public in and for said
County and State*

The development of Irvington continued up into the late 1920's and was severely curtailed in 1930's due to the depression. F.E. Bowman & Company ceased operation in 1931.

Dr. Jacob J. Rosenberg and his wife, Clara Fleshman Rosenberg, owned the Irvington Bowman Apartments from March 1919 until February 26, 1946. Dr. Rosenberg was a Portland physician and surgeon for 36 years.

Dr. Rosenberg practiced medicine in Portland from 1907 until 1944 when he retired. He practiced in the Morgan Building in downtown Portland. He and his wife, Clara, resided for many years at 830 Brazee in the Irvington neighborhood and later moved to 1729 SW Montgomery Drive in Portland's west hills. During the time the Rosenbergs owned the building, it was listed in the Portland City Polk Directory as the Irvington Bowman Apartments. This name was used until 1950.

Born in Denver January 5, 1885, Dr. Rosenberg received his B.A. degree at University of Denver in 1906. He received a doctor of philosophy degree as well as his medical degree at the University of Denver. From the University of Oregon, he earned a bachelor of laws degree. Dr. Rosenberg was a member of the Academy of Medicine, College of Industrial Surgeons, American Medico-Legal society and was a fellow-elect of the American Medical Association. He was a 32nd degree Scottish Rite Mason. He was also staff president at Good Samaritan Hospital and a board member at Temple Beth Israel.

National Register of Historic Places Continuation Sheet

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Dr. Rosenberg died in June of 1950. His widow, Clara, continued to reside at 1729 SW Montgomery Drive.

Shortly after his retirement, Dr. Jacob Rosenberg and his wife, Clara, sold the Irvington Bowman Apartment to Margaret Seiple. This deed was recorded on February 27, 1946 in Book 1020 Page 586 in Multnomah County.

KNOW ALL MEN BY THESE PRESENTS. That Clara R. Rosenberg and Jacob J. Rosenberg, her husband. In consideration of Ten and no/100 (\$10.00) Dollars and other value to them paid by Margaret Seiple do hereby grant, bargain, sell and convey unto said Margaret Seiple, her heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the City of Portland County of Multnomah and State of Oregon, bounded and described as follows, to-wit:

All of the East one-half (E ½) of Lots Seven (7) and Eight (8) Block Two Hundred Sixty (260), HOLLADAY'S ADDITION, within the corporate limits of the City of Portland.

To Have and to Hold, the above described and granted premises unto the said Margaret Seiple, her heirs and assigns forever

And Clara R. Rosenberg and Jacob J. Rosenberg, her husband, the grantors above named do covenant to and with the above names grantee her heirs and assigns that they are lawfully seized in fee simple of the above granted premises are free from all encumbrances, except one mortgage held by Equitable Savings and Loan Association, a corporation, and that they will and their heirs, executors and administrators, shall warrant forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above noted.

Witness their hands and seals this 26th day of February, 1946.

*Executed in the Presence of Clara R. Rosenberg (seal)
Jacob J. Rosenberg (seal)*

STATE OF OREGON
County of Multnomah) ss

BE IT REMEMBERED, that on this 26th day of February A.D. 1946 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Clara R. Rosenberg and Jacob J. Rosenberg, her husband, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

*IN TESTIMONY WHEREOF, I have hereunto set my hand and Official seal the day and year last above written
Frank H Hilton, Notary Public for Oregon
My Commission expires 9-19-1947*

National Register of Historic Places Continuation Sheet

Section number 9 Page 1 of 1

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Multnomah County Deed Recordings, *Deed from Clara R. and Jacob Rosenberg
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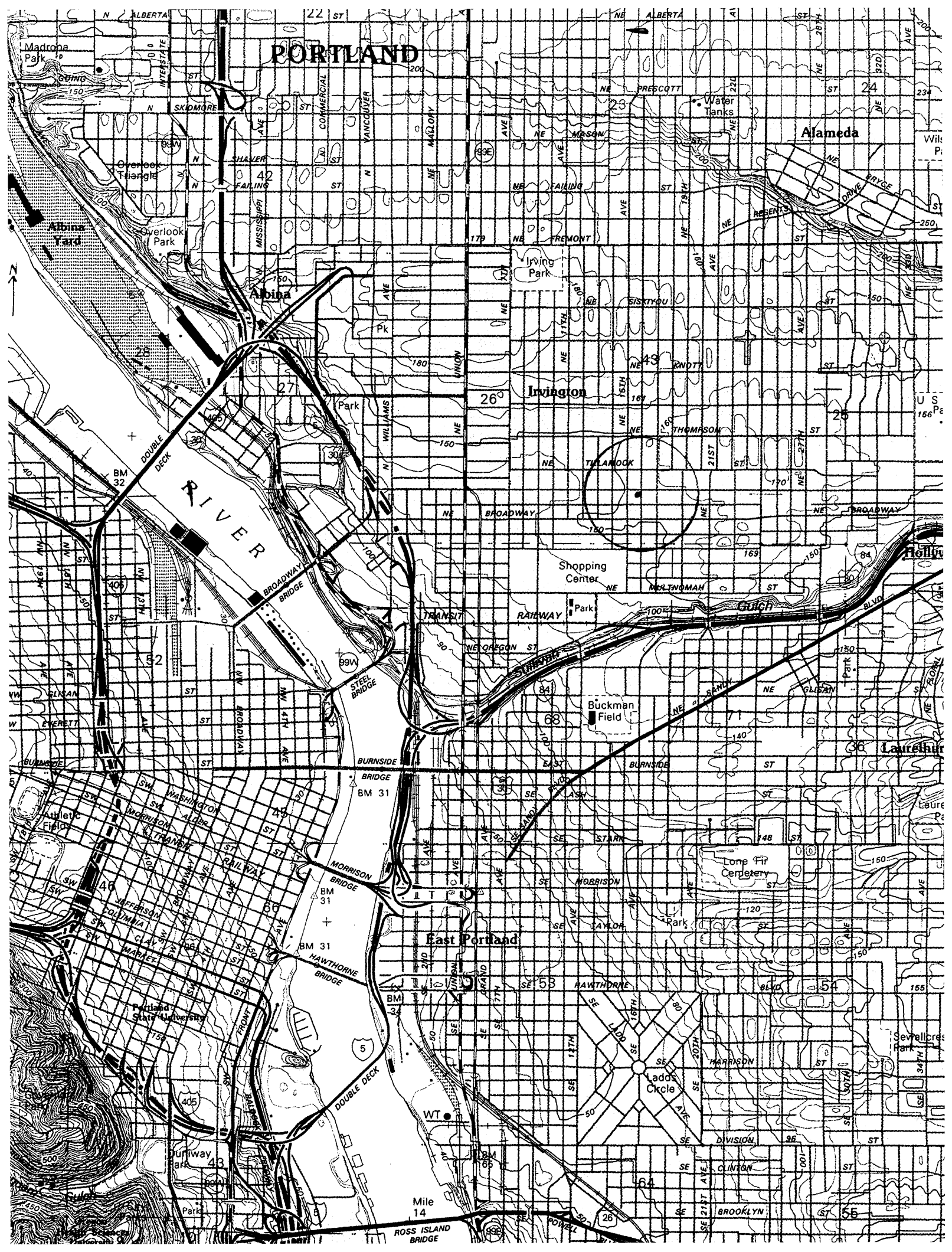
Verbal Boundary Description

The nominated area is located in Section 26, Township 1N, Range 1E, Willamette Meridian in Multnomah County Oregon. It is comprised of E ½ of Lots 7 and 8, Block 260 of Holladay's Addition to East Portland.

Boundary Justification

The nominated area encompasses the entire urban tax lot occupied by the apartment building constructed in 1912 by F.E. Bowman.

PORTLAND

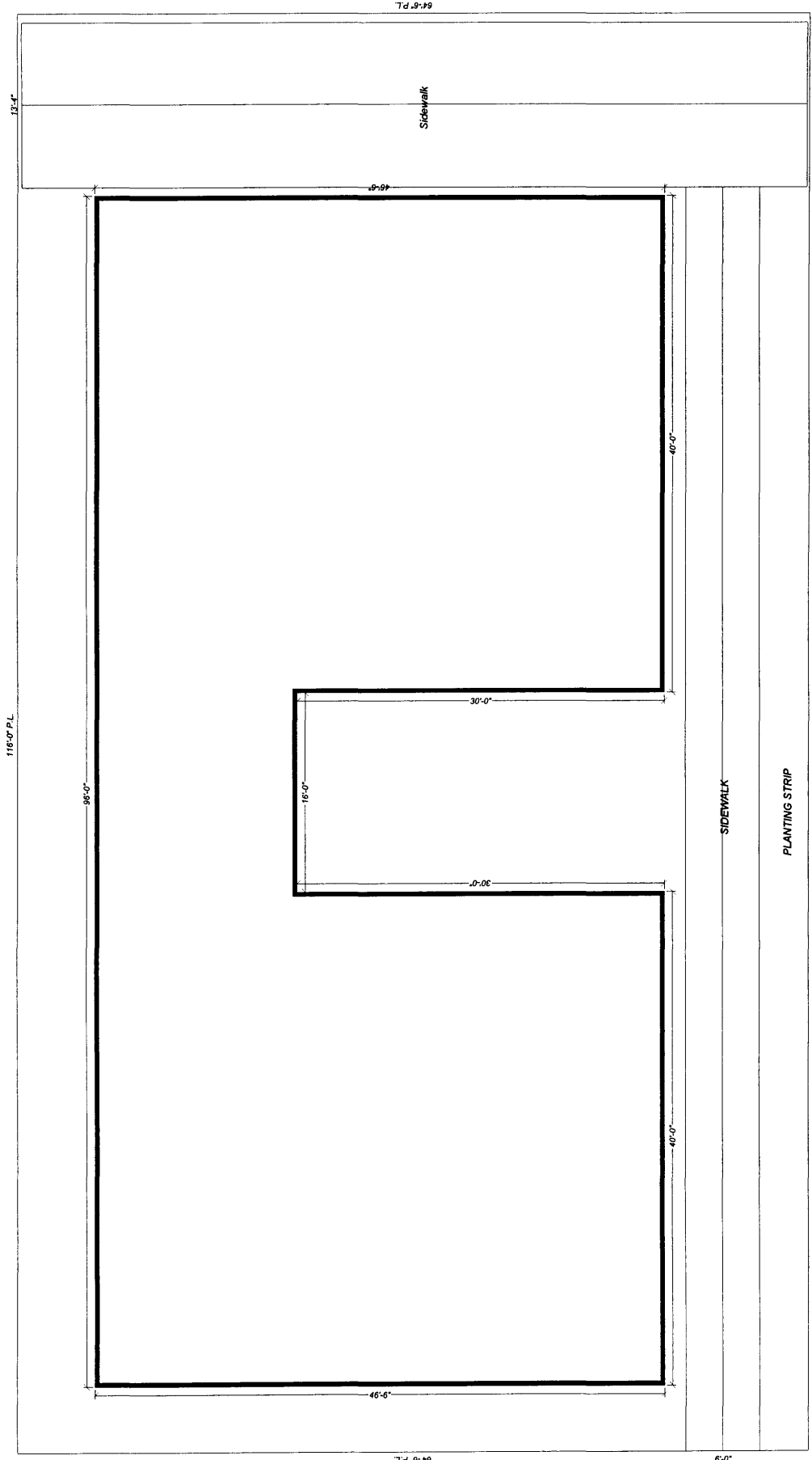


NORTON APARTMENTS



Floor Plan of the South Wing.
The North Wing is a mirror image of this plan.

THE NORTON APARTMENT BUILDING



1825 N.E. 16th Avenue, Portland, Oregon 1835 N.E. 16th Avenue, Portland, Oregon



2 12'02

#1

NORTON APARTMENTS

PORTLAND, MULTNOMAH, OREGON

JANET HELZER 2-12-02

19915 NE 153rd CIRCLE

BRUSH PRAIRIE WA 98606

TARGET ONE HOUR PHOTO 2063364

EAST ELEVATION - FRONT

NORTH ELEVATION - SIDE



21202

#2

NORTON APARTMENTS

PORTLAND, MULTNOMAH, OREGON

JANET HELZER 2-12-02

19915 NE 153RD CIRCLE

BRUSH PRAIRIE, WA 98606

NORTH WING

● FRONT - EAST ELEVATION
SIDE - NORTH ELEVATION



#3

NORTON APARTMENTS

PORTLAND, MULTNOMAH, OREGON

JANET HELZER 2-12-02

19915 NE 153rd CIRCLE

BRUSH PRAIRIE WA 98606

SOUTH WING

FRONT - EAST ELEVATION

& COURTYARD



212'02

212'02

#4

NORTON APARTMENTS

PORTLAND, MULTNOMAH, OREGON

JANET HELZER 2-12-02

19915 NE 153rd CIRCLE

BRUSH PRAIRIE WA 98606

SOUTH ELEVATION (SIDE)
& FRONT ELEVATION (EAST)



2 12/02

2 12/02

5

NORTON APARTMENTS
PORTLAND, MULTNOMAH, OR
JANET HELZER 2-12-02
19915 NE 153RD CIRCLE
BRUSH PRAIRIE WA 98606

COURTYARD BETWEEN
NORTH AND SOUTH WINGS



2 12'02

2 12'02

#6

NORTON APARTMENTS
PORTLAND, MULTNOMAH, OR
JANET HELZER 2-12-02
19915 NE 153rd CIRCLE
BRUSH PRAIRIE WA
98606

WEST ELEVATION
(BACK)



2 12 '02

2 12 '02

#7

NORTON APARTMENTS
PORTLAND, MULTNOMAH, OREGON
JANET HELZER 2-12-02
19915 NE 153rd CIRCLE
BRUSH PRAIRIE WA 98606

SECOND STORY-EAST ELEV.
NORTH WIND



8

NORTON APARTMENTS
PORTLAND, MULTNOMAH, OR
JANET HELZER 2-12-02
19915 NE 153rd CIRCLE
BRUSH PRAIRIE WA
98606

ENTRY/NORTH WING
EAST ELEVATION

2 12/02

A black and white photograph of a staircase. The stairs are carpeted and lead upwards. A white balustrade, consisting of a simple, fluted column, runs alongside the stairs. A dark, polished handrail is mounted on top of the balustrade, ending in a decorative finial. In the background, a door is visible, partially open, with a silver handle. The lighting is dramatic, with the white balustrade being brightly lit against a dark background.

9

NORTON APARTMENTS

PORTLAND, MULTNOMAH, OREGON

JANET HELZER 2-12-02

19915 NE 153rd CIRCLE

BRUSH PRAIRIE WA 98606

FRONT ENTRY

STAIRS



2 12'02

#10

NORTON APARTMENTS
PORTLAND, MULTNOMAH, OREGON
JANET HELZER 2-12-02
19915 NE 153rd CIRCLE
BRUSH PRAIRIE WA 98606

FRONT FOYER
UPSTAIRS

2021 2



11

NORTON APARTMENTS
PORTLAND, MULTNOMAH, OREGON

JANET HELZER 2-12-02

19915 NE 153rd CIRCLE

BRUSH PRAIRIE WA 98606

FRONT FOYER
UPSTAIRS



204

204

Irvington Bowman
Apartments
Portland, Multnomah, Oregon
Janet Helzer 3-4-02
19915 NE 153rd Circle
BRUSH PRAIRIE WA 98606

#12

ENTRY DOOR TO APT
BUILT IN BOOKCASE w/
ZINC/GLASS



3 402

IRVINGTON Bowman
Apartment

PORTLAND, MULTNOMAH, OR

Janet Helzer 3-4-02

19915 NE 153rd Circle

BRUSH PARKER WA

98606

#13

Living Room
walls
Molding
Ceiling



3 4 02

IRVINGTON BOWMAN
APARTMENTS #14

PORTLAND, MULTNOMAH, OR
Janet Helzer 3-4-02
19915 NE 153rd Circle
BRUSH PRAIRIE WA
98606

View from Living Room
to Dining Room



3 4'02

IRVINGTON BOWMAN
Apartment #15

PORTLAND, MULTNOMAH, OR

Janet Helzer 3-4-02

19915 NE 153rd Circle

BRUSH PRAIRIE WA
98606

View from dining
room to living room

2014 3 4 02



IRVINGTON Bowman
Apartment #16

PORTLAND, Multnomah
Oregon

Janet Helzer 3-4-02
19915 NE 153rd Circle
BRUSH PRAIRIE WA 98606

View from living
room to dining
room, hallway,
bathroom door,
back door



3 4'02

IRVINGTON Bowman
Apartment #17

PORTLAND, MULTNOMAH,
OREGON

Janet Helzer 3-4-02
19915 NE 153rd Circle
BROOK PRAIRIE WA
98606

Dining Room BUILT-INS
Zinc/Glass doors
on hutch



3 4702

IRVINGTON BOWMAN
APARTMENT #18
PORTLAND, MULTNOMAH,
OREGON

JANET HEGER 3-4-02
19915 NE 153rd Circle
BRUSH PRAIRIE WA
98606

Swinging Door from
Dining Room to
hallway -

Bathroom → Back door
to left.

Kitchen to right
Master Bedroom ahead



3 4:02

IRVINGTON Bowman
APARTMENT #19

PORTLAND, MULTNOMAH,
OREGON

Janet Helzer 3-4-02
19915 NE 153rd Circle
BRUSH PRAIRIE WA
98606

Kitchen
EAST SIDE



IRVINGTON Bowman
Apartment #20

PORTLAND, Multnomah
Oregon

Janet Helzer 3-4-02
19915 NE 153rd Circle
BRUSH PRAIRIE WA 98606

Kitchen
west side



3 4 02

IRVINGTON Bowman
Apartment #21

PORTLAND, MULTNOMAH,
OREGON

Janet Helzer 3-4-02
19915 NE 153rd Circle
BRUSH Prairie WA
98606

Bathroom

NOTE: THIS IS THE ONLY
APARTMENT w/ TILES
on the walls. Other
apartments have
plaster walls



Irvington Bowman
Apartments #22
Portland, Multnomah,
Oregon

Janet Helzer 3-4-02
19915 NE 153rd Circle
Brush Prairie WA
98606

BATHROOM FLOOR
with original
hexagonal tile



IRVINGTON Bowman

Apartment #23

PORTLAND, MULTNOMAH, OR

Janet Helzer 3-4-02

19915 NE 153rd Circle

BRUSH PRAIRIE WA 98606

Master Bedroom

BUILT-INS

Original mirrors
in triple closet doors



3 402

IRVINGTON Bowman
APARTMENTS #24

PORTLAND, MULTNOMAH,
Oregon

Janet Helzer 3-4-02
19915 NE 153rd Circle
BRUSH PRAIRIE WA 98606

Master Bedroom
Walls, Ceiling
Picture Rail molding



IRVINGTON Bowman
Apartment #26

PORTLAND, Multnomah
Oregon

Janet Helzer 3-4-02
19915 NE 153rd Circle
BRUSH PRAIRIE WA
98606

Master Bedroom
w/ door to
Sunroom



IRVINGTON Bowman
Apartment #27

PORTLAND, MULTNOMAH
Oregon

Janet Helzer 3-4-02
19915 NE 153rd Circle
Brush Prairie WA
98606

Sun room