

United States Department of the Interior
National Park Service

JAN 27 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Page and Son Apartments
other names/site number Alice Court Apartments

2. Location

street & number 723-37 E. Burnside not for publication
city, town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

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

Name of related multiple property listing:
Historic and Architectural Resources of Eastside Portland
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official [Signature] Date January 23, 1989
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register.
 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] Entered in the National Register 3/8/89
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC; Multiple Dwelling

COMMERCE/TRADE; Specialty Store

Current Functions (enter categories from instructions)

DOMESTIC; Multiple Dwelling

COMMERCE/TRADE; Specialty Store

7. Description

Architectural Classification

(enter categories from instructions)

OTHER; Commercial

Materials (enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other Wood

Glass

Describe present and historic physical appearance.

EXTERIOR DESCRIPTION

This combination commercial/apartment building occupies the southeast corner of the block at the intersection of Burnside Street and 8th Avenue. There are several similarly arcaded buildings along this section of Burnside, including a virtual "twin" directly across the street. Burnside is a major route through eastern Portland, which accounts for the high noise level accompanying this site.

The building, rectangular in plan, is built on a concrete foundation with a full basement. Three stories in height, it is covered by a flat roof with a full parapet including a stepped pediment toward the two street facades. Below the parapet, large widely spaced brackets support an overhanging cornice with small dentils. The exterior surface of the building consists of a yellow Willamina brick facade on the south and east street elevations and unfinished red brick with segmental arches over the windows on the north and west elevations. At the three corners of the facade, relief quoins of brick extend the full height of the building.

In 1926, the first floor of the south elevation was set back from the street creating an arcade. The arcade is supported by six Willamina brick columns with its ceiling embellished by six exposed mock timbers. The main entry lies in the center of the symmetrical elevation, with two storefronts to each side. The store fronts have recessed entries flanked by large display windows. Some transoms above the display windows have been filled in or altered. Separating each store is a pilaster with a modest capital. The main entry is slightly recessed and has a single glass-paned wooden door with sidelights below a six-paned transom. Yellow and black ceramic tile decorates the walls surrounding the main entrance. A continuous molded frieze separates the first floor from the second, and is more apparent on the eastern elevation where there is a rusticated brick base in place of the arcade. Along the first floor on the east side are several doors and one-over-one double-hung sash windows.

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Continuation Sheet

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On the upper levels, the street walls are broken by two, two-story polygonal bays made of metal-clad wood. Molded spandrels ornament these bays below the one-over-one windows. The bays break both elevations into three equal walls with symmetrical sets of one-over-one double-hung sash windows. Over each window is a brick hood mold. The south facade has a delicate metal fire escape bolted to the center section, and another fire escape is found on the north corner of the east elevation.

INTERIOR DESCRIPTION

The first floor of the building has four storefronts. The upper two floors now hold 50 units: one-bedroom studio apartments and sleeping rooms. The original 30 one-bedroom apartments and one studio apartment were converted into the buildings current configuration in 1926.

A central entrance leads into a broad straight staircase that rises to the second floor. This hallway has coved ceilings, original light fixture and what appears to be a painted terrazzo floor. A smaller, turning staircase with panelled and capped newel posts, and turned balusters continues to the third floor. Narrow hallways lead from the landing to the second floor units. The plan for the third floor is identical. Finishwork throughout is simple, consisting of baseboards, chair rails and deep architrave molding above doors and windows.

As originally designed, each unit had a front and side door, the former glazed and with transom. The side door opened to the bedroom. Kitchens had a window which looked out to the hall as well. These windows presented a fire hazard and have been therefore covered over with wood. Closing off the door with beaded tongue-and-groove board between the bedroom and kitchen in some units has created sleeping rooms and studio apartments from one-bedroom units.

As designed, each unit had a bay window or a fireplace. Presently, only the sleeping rooms do not share these amenities. They do, however, have built-in armoires. A Murphy bed (or the cabinet for such) is found in each living room. Kitchens and bathrooms have original cabinetry, woodwork and some fixtures.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1909

Significant Dates
1909

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Bennes, Hendricks & Thompson

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

The Page and Sons Apartment Building is locally significant under criterion C as a well-preserved example of a commercial-residential property type associated with the advent of the streetcar and the automobile. It was constructed in 1909 and designed by the local architectural firm of Bennes, Hendricky and Thompson. The date of construction is based on building permits.

The need for better access to Portland's east side in the late 19th century led to the construction of the first bridge spanning the Willamette in 1887. In rapid succession other bridges were built. The Burnside bridge, which opened in 1894, and the subsequent construction of a streetcar line, led to rapid development of the Burnside streetscape. The subject building is one of the oldest existing buildings on Burnside and is significant for having retained a high degree of physical integrity.

There are 17 examples of this particular property type in the study area. It consists of a first floor dedicated to retail activity with apartments at the second floor. The early examples are predominantly of wood construction. After approximately 1905 wood was replaced by masonry materials, primarily brick and stucco.

The subject building is an excellent representative of the type incorporating many of the standard features including first floor storefronts with recessed entrances flanked by plate glass; centrally placed entry for access to the second and third floor apartments; and decorative detail common to the period. This includes prominent cornice supported by massive brackets; two-story bay windows with paneled spandrels; and quoins.

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The ground floor of the building was originally flush with the second story; however, it was pushed back 12 feet in 1927 when Burnside Street was widened to accommodate increasing automobile traffic. The resulting arcade is a distinctive feature found on a number of the early buildings which line Burnside Street. This alteration illustrates the profound impact which the automobile had on the physical appearance of urban streetscapes.

9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform, and card files, Portland, 1980.
- . Sanborn Insurance Maps, 1915, 1920.
- . Ticor Title Company records, Portland, Oregon.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

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

UTM References

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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

East Portland addition, Exc. S. 12' in E. Burnside St. Lot 5, Block 156
Lot 6, Block 156
E. 65' of Lot 7, Block 156

See continuation sheet

Boundary Justification

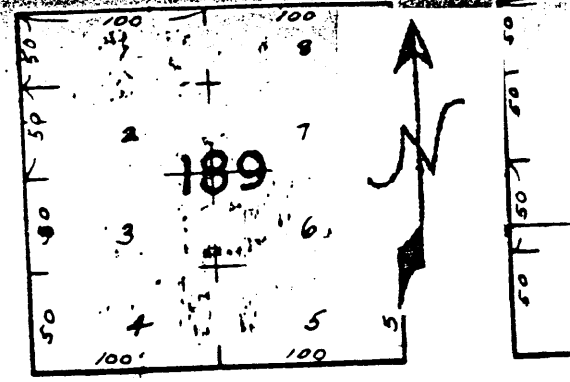
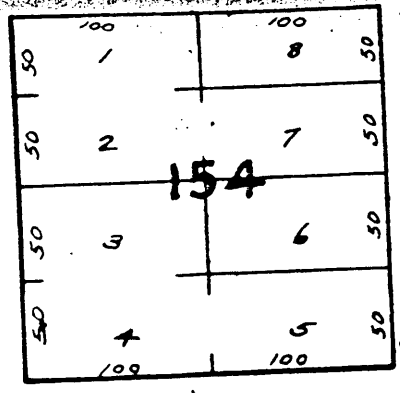
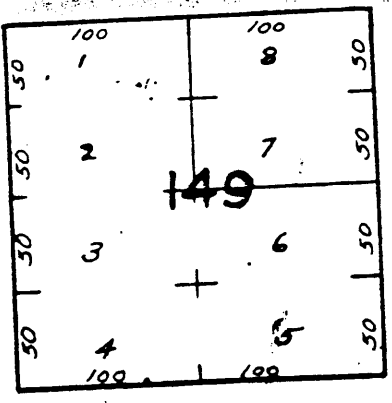
Taxlot lines

See continuation sheet

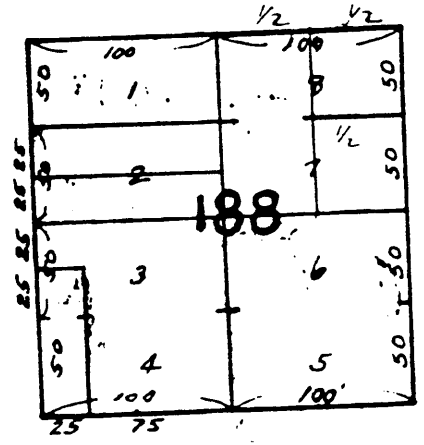
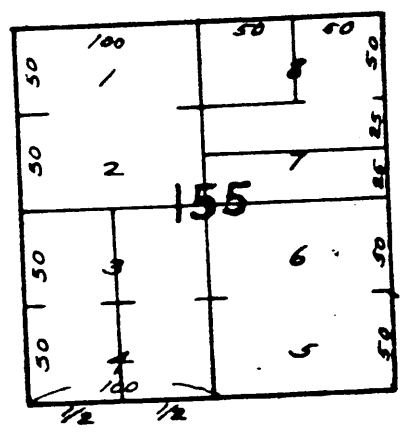
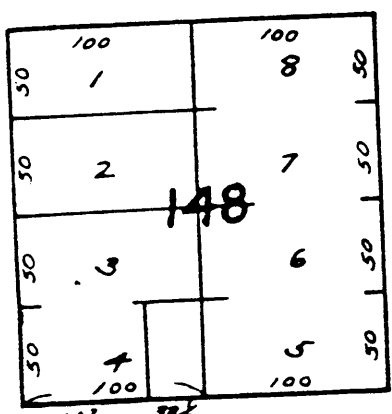
11. Form Prepared By

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

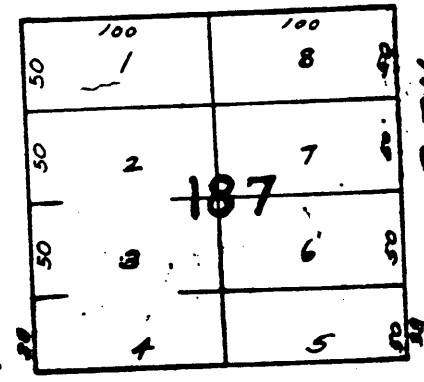
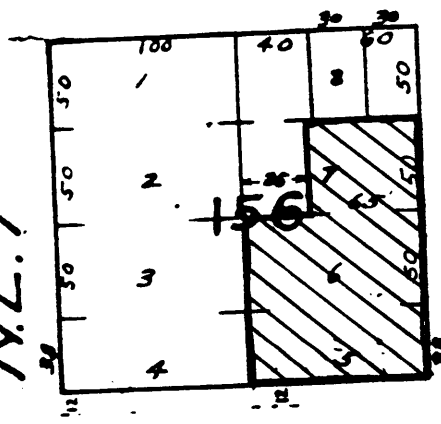
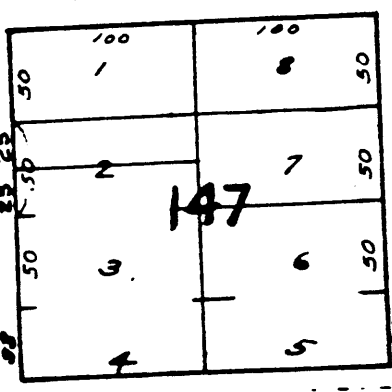
N.E. EVERETT



N.E. Davis



N.E. Couch



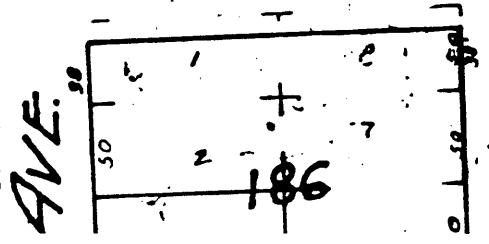
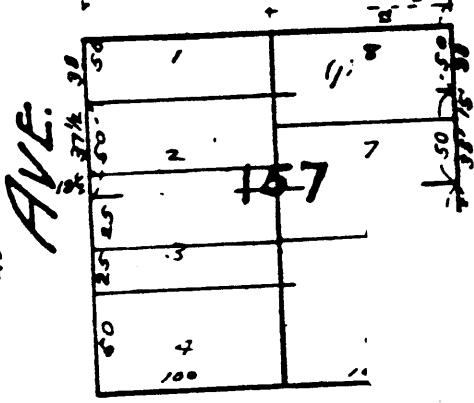
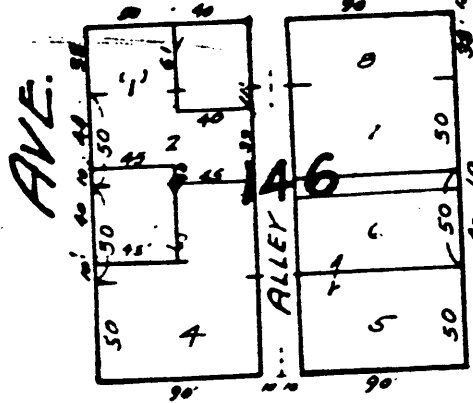
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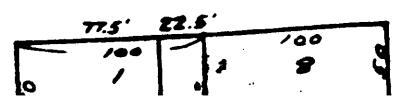
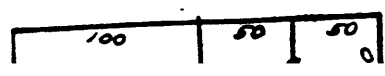
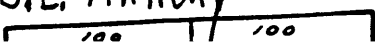
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E. Burnside



723-37 E. Burnside
Portland, OR 97214

S.E. Ankeny





- 1 Page and Son Apts. / 723-37 E Burnside
- 2 Portland, Oregon, Multnomah County
- 3 Smith, Patrick
- 4 August 1988
- 5 Roll S-21 #28
- 6 Looking northwest at south and east elevation
- 7 #1 of 6

Portland Eastside
MPS



EAST AVE
TAVERN

DARTS

AL-CHO

ERS

1 Page and Son Apts. / 723-37 E Burnside

2 Portland, Oregon, Multnomah County

3 Smith, Patrick

4 August 1988

5 Roll S-21 # 29

6 Looking northeast at south elevation

7 # 2 of 6

Portland Eastside
MPS



- 1 723-37 E. Burnside Page and Son Apartments
- 2 Portland, Oregon, Multnomah County,
- 3 Jane Morrison
- 4 August 1988
- 5 Roll J-5 #28
- 6 Interior of central stairway
- 7 # 3 OF 6

Portland Eastside MPS



- 1 723-737 E. Burnside Page and Sons Apartments
- 2 Portland, Oregon Multnomah County
- 3 Jane Morrison
- 4 August 1988
- 5 Roll J-5 # 29
- 6 Interior: Apartment's Kitchen
- 7 # 4 of 6

Portland Eastside MPS



- 1 723-37 E. Burnside Page and Sons Apartments
- 2 Portland, Oregon Multnomah County
- 3 Jane Morrison
- 4 August 1988.
- 5 Roll J-5 # 26
- 6 Interior: Fireplace and hearth
- 7 # 5 of 6

Portland Eastside MPS



- 1 723-37 E. Burnside Page and Sons Apartments
- 2 Portland, Oregon, Multnomah County
- 3 Jane Morrison
- 4 July 1988
- 5 Roll J-5 # 27
- 6 Interior view of alcove for missing Murphy bed.
- 7 # 6 OF 6

Portland Eastside MPS