

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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 Thompson Court Apartments

other names/site number _____

2. Location

street & number 2304-2314 NE 11th Avenue N/A not for publication

city or town Portland N/A 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 Hannah January 15, 1997
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): _____

Signature of the Keeper Edson H. Beall Date of Action 2/21/97

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 1

**THOMPSON COURT APARTMENTS (1929)
MIDDLE CLASS APARTMENTS IN EAST PORTLAND MPS**
2304-2314 NE Eleventh Avenue
Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The Thompson Court Apartment building was opened in 1929 by William K. Johnson, with whom Pape had produced the single-story Villa Marconi in the Sunnyside district of southeast Portland the previous year. The Thompson Court building occupies a 100-foot square lot at the northeast corner of NE Eleventh and Thompson in the Irvington neighborhood in northeast Portland. The building is composed as a two-story L-shaped volume containing ten living units. The Thompson Court represents a slight variation of the stylistic formula represented by the San Farlando on Hawthorne Boulevard and the Burrell Heights building on SE Clay. In addition to the dark face brick, tile hip roof, and two-story projecting window bay has been added a semi-elliptical arched portal, within the recess of which is a double entrance. Here, too, the hoods for the front stoops also are tile clad. Central pavilions on either street facade have parapet gables, within the tympanae of which are blind lunettes of corbelled brick with keystone accents. In this essentially Modernistic scheme, like that of the San Farlando Apartments, the stylistic flourishes are vaguely Jacobethan as well as Mediterranean.

The apartment interiors in this project are standard, displaying the same add-ons as the others, including tile kitchen counters, built-in kitchen cabinetry and ironing boards, and wrought iron stair case railings. Unlike the San Farlando Apartments in the southeast, the Thompson Court has no twin or complementary neighbor. It is compatible but *sui generis*, or of its own kind, within the surrounding neighborhood of single-family houses.

This development meets the registration requirements set forth in the Middle Class Apartment Buildings in East Portland context statement in terms of siting, scale, configuration, and a middle class tenancy, as well as characteristic finish work.

This component of the multiple property submission has the endorsement of the City of Portland, a certified local government, by and through the Portland Historic Landmarks Commission.

Thompson Court Apartment Building
Name of Property

Multnomah, OR
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		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Middle Class Apartment Buildings in
East Portland

Number of contributing resources previously listed
in the National Register
-0-

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)

MODERN MOVEMENT--Modernistic Style

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

roof Terra Cotta/Asphalt

other

Narrative Description

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

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SETTING

The Thompson Court Apartment Building is located on the northeast corner of NE 11th Avenue and Thompson Street. Located at the west end of the Irvington, the neighborhood is a residential mixture of single family houses and multifamily apartments. Most construction dates to the first two decades of the 20th century. Apartment complexes are predominately garden-style and one-story. Given its corner location, the apartment is one of the largest in the immediate vicinity.

SITE

Thompson Court is located on the northeast corner of NE 11th Avenue and Thompson Street on a 100 foot square flat parcel. The building occupies approximately two thirds of the parcel, and is sited along the streets to leave parking and open space in the rear. At the time of construction, any indigenous or existing plants on the parcel were removed. Present day plantings are of recent vintage and while compatible, are not especially noteworthy. Along both 11th and Thompson, the parcel has mature street trees which date from the construction era.

A 10-foot wide driveway is located along the north facade off 11th Avenue which provides access to a rear courtyard. A concrete walkway provides pedestrian access to the courtyard from the east. The courtyard is comprised of three rectangles of diminishing size. The largest, located at the northeast of the parcel measures approximately 50 feet (north-south) and 55 feet (east-west). This portion is paved except for the southern 14 feet which is lawn. When the building was constructed, it opened to an automobile garage located in the far northeast corner. The garage was 36 feet by 18 feet and had four stalls separated by hollow clay brick which opened to the west. At some point, the garage was demolished and the area has been paved over. At the south are two smaller rectangles (40 x 10, 14 x 8) which are lawn with concrete walkways providing access to the basement and to the rear entries of each apartment.

Excepting the garage and current planting scheme, the courtyard today is largely as originally constructed.

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EXTERIOR

The Thompson Court Apartment Building is a two-story irregular "L"-shaped wood frame structure built on a concrete foundation with full basement. The exterior is clad in dark red brick in stretcher bond pattern, varying in color from red to burnt red with a pronounced natural color mortar. The two legs of the "L" facing the street form the primary facades. On the whole, the exterior is modest in design but complex in form. The designer, E. T. Pape, used the building's massing to create distinctive individual apartment units and to provide for maximum light and ventilation.

The street facades are divided into three elements. The prominent feature on each is the central mass which measures 26 feet across. These are two stories tall with the roofline marked by a mission-flavored stepped curvilinear parapet with a central filled semicircular decorative brick arch. On the ground level, each element has a flanking doorway, one on each side, with red tile shed hoods perpendicular to the street offering protection from the elements. The two masses which flank this central feature are of comparable height, but are distinct in width, form and plane. The building is tied together, however, by flanking the central parapet with a mission-flavored red-tiled shed roof.

Fenestration is irregular, with a variety of window widths, heights and groupings. These reflect a greater concern for the interior design and occupant comfort than exterior design considerations. Each apartment has a tripartite window in the living room. These are fixed-pane glass flanked by two one-over one double hung sash windows. Most bedrooms, which are located on the second floor, have either paired windows or two single windows. All windows are wood with a brick sill. Excepting the one fixed pane in the tripartite window, all windows are one-over-one double hung sash.

The building has ten apartments. Entries are grouped by sidewalks into twos and threes, though each apartment has an individual stoop and entry. Except as noted above, the pattern and treatment for these entries is irregular, reflecting interior design strategy. Of the ten, seven are perpendicular to the street while three parallel the street. Those perpendicular to the street have a red tile pent hood with decorative brackets. The doors are mahogany with either a single or double glass panel with brass hardware and tile street numbers.

The courtyard facades are rectilinear in form, but do not reflect the massing of the street facades. Rather, they are recessed to provide each apartment with courtyard access. They also provide ventilation and natural light to all apartments, including those where the legs of the "L" meet. The

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courtyard is clearly serviced. The doorways are simple and functional, with a paneled half-glass fir wood door on a low unadorned concrete stoop. Fenestration is one-over-one double hung wood sash with brick sill. It is again irregular in pattern, with windows of varying sizes and groupings reflecting interior design concerns. Bedrooms mostly have paired windows. Bathroom windows are smaller. Kitchen windows are wider and shorter. No window looks directly into another.

INTERIOR

The Thompson Court Apartment Building has ten two-bedroom, two-level apartments.

The floor plans for each apartment are unique. The apartments are compact, though on average offer residents between 800 and 900 sf. of living space--about the size of a small bungalow. Interior doorways and windows have mahogany trim, though it has generally been painted over. Similarly, each room has mahogany baseboards and crown molding which are simple in design but also have been painted over.

Entry is directly from the street into the living room. This room is the largest, approximately 14 x 24 feet. The walls and ceilings are painted plaster; the floor is 3/4" fir. The floor was originally intended to be exposed, but is generally covered with wall-to-wall carpet. Facing the street, the living room does not have a central light fixture but with southern and western exposure does receive considerable natural light from the tripartite window.

The dining room is directly behind the living room, defined by an open doorway. Smaller than the living room, the dining room measures 12 x 8 feet. This room also has painted plaster walls and ceiling, and wall-to-wall carpet covering fir flooring. Many units featured a built-in bookcase or server. The dining room had a central light fixture, although this has been replaced with a modern one in each apartment.

Behind the dining room is the kitchen, which at 10 x 7 feet is compact and efficient. The space has painted plaster walls and ceilings. Originally, the floor was linoleum, although this has been replaced with modern in all apartments. Cabinets are painted wood and sometimes feature decorative shapes. Another typical built-in is a fold-up ironing board. The counters are tile with tile splash backs. The sink is enamel and original, though most faucets have been replaced with modern ones. There was a central light fixture which has been replaced with a modern one. The rear entry is located off the kitchen.

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Access to the second floor is via a stairway in the living room. Originally, the stairway was 3/4" fir, but has since been covered with wall-to-wall carpeting. The railing is decorative wrought iron. The second floor hallway has a central single bulb light fixture.

The second floor has two bedrooms. The larger is at the front, generally 11 x 15 feet. The second bedroom is located at the rear and is generally 10 x 12 feet. Both are accessed from a small hallway. Walls and ceilings are painted plaster, floors are fir-covered with wall-to-wall carpet. Doors are paneled wood, with brass hardware and lock. Each bedroom has a central double bulb light fixture.

The bathroom is compact. Floors are tile mostly with white accented in black. Walls and ceilings are painted plaster. Fixtures (toilet, sink, bathtub) are mostly original, though faucets generally have been modernized. Bathtubs have been adapted for showers with the addition of mostly fiberglass splash backs. A medicine cabinet with a mirror and light above completes the room.

The building has a partial basement with the southern leg of the "L" fully excavated. It has concrete walls and floor and contains a laundry room and storage lockers for each apartment. The lockers are made of wood plank and are original. Also visible in the basement is the original electrical panel.

Today, the building has a central hot water heating system and individual natural gas heaters. Both of these are modern updates. As built, the complex had both central hot water and central heat. The heating plant was an oil-burning boiler which provided heat via a hot water radiator system. The boiler is still located in the basement, though the radiators have mostly been removed from the apartments.

MAJOR ALTERATIONS

The Thompson Court Apartment Building has a high degree of integrity. It has had only three systematic alterations: Individual natural gas-fired heating units replaced the hot water radiator heating system (and the radiators were removed). Aluminum screen windows were installed, and worn out linoleum kitchen floors were replaced.

The exterior is essentially intact. Decorative railings, windows and doors are original, though some of the glass in the doors has been replaced. The gutter system, too, has been modernized, although sympathetically. As built, the building has wood screen windows and doors. Few of the screen doors remain, though some metal screen doors have been installed--mostly the screen door has simply been

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left off. The window screens have been replaced with modern aluminum systems.

Interior spaces are essentially intact. Floors that are fir were covered with wall-to-wall carpet; the floors underneath are in generally good condition. The kitchen floor originally was linoleum, which has been replaced with modern. The bathroom floor is tile and original.

Walls and ceilings are painted plaster and have had few repairs. The wood trim is in generally good condition, though the mahogany likely had a natural finish originally and has been painted over. The ground floor light fixtures have been replaced with modern ones, though those on the upper floors mostly remain. Window and door hardware, mostly brass, is also original.

Built-in cabinets in the dining room and kitchen remain, except where individually damaged kitchen units required replacement (1103 and 1117 NE Thompson, 2313 NE 11th). Bathroom and kitchen fixtures are also original, though faucets have been modernized and the baths adapted for showers with new splash backs. Kitchen appliances (stove and refrigerator) have been replaced.

Of particular note, the apartment at 2306 NE 11th Avenue still has the original refrigerator unit. This was a counter top ice box with a refrigerator cooling unit added. And as mentioned earlier, the original heating plant, electrical panels, storage lockers and hot water tanks are still located in the basement.

Thompson Court Apartment Building
Name of Property

Multnomah, OR
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

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)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1929

Significant Dates

1929

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ewald T. Pape

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: Oregon Historical Society

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The Thompson Court Apartment Building is located at 2304-14 NE 11th Avenue at the northeast corner of 11th Avenue and Thompson Street. Specifically, it is located on Lots 11 and 12 of Block 90 of the Irvington Addition to the City of Portland, Multnomah County, Oregon. The two-story brick apartment building was designed by Portland designer Ewald T. Pape for developer William K. Johnson. Completed in 1929, the building is designed in the MODERN MOVEMENT--Modernistic Style.

The building is eligible for listing as it relates to the Multiple Property Listing "Middle Class Apartment Buildings in East Portland" under the Associated Property Type, "Townhouse Apartments Designed by E. T. Pape in East Portland between 1920 and 1945." In that context, the Thompson Court Apartment Building is eligible for listing in the National Register of Historic Places under Criterion "A" for Community Planning and Development and Criterion "C" for Architecture.

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IRVINGTON

The Thompson Court Apartment Building is located in the northeast Portland neighborhood of Irvington. Irvington was originally part of Captain William Irving's Donation Land Claim of 640 acres. Captain Irving was a sea captain and shipbuilder from Ohio who came to Portland in 1849. In 1852 he settled his claim to the land that is now bounded by Fremont, 7th, Halsey, and 24th in Northeast Portland. When Irving died in 1872, the majority of the land claim was sold to Portland businessmen Ellis B. Hughes, John W. Brazee, and David B. Thompson.

Irvington was first platted in 1874, but due to limited accessibility to the area and the availability of residential developments not far from Albina and East Portland, the land was not fully developed. As the City of Albina began to expand outward with industrial development, residential land was needed to house Albina's upper and middle class citizens. The land in Irvington began to sell during the late 1890s/early 1900s. In 1891, Irvington was annexed by Albina and shortly thereafter Albina, East Portland, and Portland were consolidated into one city. Once again an attempt was made to develop the original Irvington plat, but the Merchants Savings and Trust Company (which purchased the land in the early 1890s) fell into financial troubles and had to sell the land in 1907.

In 1908, the Prospect Park Company purchased the original Irvington plot and the company distributed a brochure to encourage wealthy potential home builders to settle in Irvington. Improvements were made land: asphalt streets, gas, water and sewer mains, hitching rings, and the most thorough network of concrete sidewalks in the city at the time. The terrain of the area included natural slopes which offered mountain and city views; however, when the land was developed these natural slopes were removed and the land was graded to flat parcels.

At the time, Portland was beginning a two-decade surge in population growth. It nearly tripled in two waves that stretched from 1905 to 1913 and 1917 into the mid-1920s. The first wave was absorbed by infilling existing neighborhoods with single family dwellings, by building housing developments on the near east side and by constructing apartment buildings in the Nob Hill area. The second wave was absorbed by new development on the east side, permanently shifting the balance of population to the east side of the Willamette. Much of this growth was absorbed in new housing developments such as Laurelhurst, Alameda and Rose City Park. But much of it was also absorbed in apartment houses and buildings. Access to East Portland was much improved. The Broadway Bridge opened in 1913 and Sandy Boulevard was turned into a major automobile artery.

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The result was the arrival of the upper class residential community of Irvington. Deed restrictions provided that residences would be one per 50 foot lot, would cost at least \$2,500, and would have a 25-foot setback. Except for Knott street, all streets were 28 feet wide. In the second and third decades of the 20th century, Irvington filled out. New residences ranged in architectural style from simple pioneer Victorian to Arts and Crafts styles.

HISTORY OF THE BUILDING

On February 9, 1929, William K. Johnson purchased Lots 11 and 12 of Block 90 in the Irvington Addition from William and Catherine McEntee, and from the Hibernia Commercial and Savings Bank. The McEntee's father, Jonathan, had recently died and willed each a 1/3 interest in the parcel which was vacant. Johnson hired building designer Ewald T. Pape to design an apartment complex. Johnson had already worked with Pape in constructing Villa Marconi, a one-story garden court apartment at 36th Avenue and Stark Street the year prior.

By this time, Pape had been doing work for Robert S. McFarland in the Hawthorne District. Most recently, he had designed the Burrell Heights Apartments for McFarland. In that design, Pape used an "L" shaped configuration to create an apartment building which featured two story units, independent entrances and unique floor patterns. Apparently, Johnson liked the design for he used the concept for the Thompson Court Apartments. Work began in the spring and the building was occupied by the end of the year. Since being occupied in 1929, the building's structure and clientele has changed little.

ARCHITECT - Ewald T. Pape

(Information on Pape is contained in the Multiple Property Submission discussing Pape's works)

WILLIAM K. JOHNSON

Little is known about William K. Johnson. There are no newspaper articles, professional listings or obituaries. What very little information there is comes from the City Directory. Johnson first appears in 1923 as a woodworker who lived in an apartment in Albina. By 1925, he moved to the Hawthorne area, lived on 39th Avenue and worked as a contractor. By 1927, he married and was living in the Sunnyside neighborhood on Taylor Street. In 1928, he hired Pape to design the Villa Marconi Apartments, one story English Cottage court apartment at 36th and Stark Street on the north side

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of Sunnyside. The following year, he hired Pape to design the Thompson Court Apartments in Irvington. In 1930, Johnson moved to 22nd and Fremont. Within two years, he died. His widow, Ella, thereupon sold the house on 22nd Avenue and moved into 1103 Thompson Street in the Thompson Court Apartments. She remained there for two years and then disappears from the City Directory.

REGISTRATION REQUIREMENTS

As discussed in the Multiple Property Documentation Form for "Development of Middle Class Apartment Buildings in East Portland: Townhouse Apartments designed by E. T. Pape in East Portland between 1920 and 1945," there are eight elements which distinguish Pape's designs from those of his peers:

- * Two-story units
- * Unique floor plans
- * Emphasis on interior function over exterior design
- * Separate entrances with individual addresses
- * Individual rear entrances
- * Distinctive, cost-effective designer Add-Ons
- * Creative Groupings of adjacent projects to create greenspace, and provide natural light and ventilation
- * Middle Class Tenants

Those works by Pape that warrant inclusion in the National Register are those which reflect those elements today.

The Thompson Court Apartment Building is a superior example of Pape's work. Completed in 1929, it came at a time when Pape's expression for middle class apartments had reached full expression and maturity.

Two Story Units: Thompson Court has ten units. Every apartment is a two-story unit.

Unique Floor Plans: Each of the ten units has a different floor plan.

Emphasis on Interior over Exterior Design: Every major room in each apartment has a substantial

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window. Living room windows are tripartite with a large fixed sash window flanked by two double hung wood sash windows. Bedrooms, front and back, have paired double hung wood sash windows. This allowed for maximum ventilation and natural light. To accomplish these qualities of life, Pape massed the primary facade with varying projecting blocks to provide entries perpendicular to the street.

Separate Entrances with Individual Addresses: Thompson Court has ten units. Each unit has a separate and distinct front entry with a separate address.

Individual Rear Entrances: Every apartment has its own rear entry that opens directly into the courtyard.

Distinctive, Cost-effective Designer Add-Ons: Thompson Court has mahogany doors and interior trim. Front windows are leaded. Hardware is brass with locks on the bedrooms. Interior stair rails are decorative wrought iron. Several apartments have built-ins in the dining room. Bathrooms have tile floors and wainscoting. Kitchens have tile counters, electric refrigerators and distinctive built-in cabinets and ironing boards.

Creative Groupings of Adjacent Projects to Create Greenspace, and Provide Natural Light and Ventilation: Thompson Court was developed as an individual project. Still, Pape located the building along the streets, creating a large open space in the rear, nearly one-quarter of the entire parcel. This open space allow for maximum green space, natural light and ventilation on the parcel.

Middle Class Tenants: In the Thompson Court's first year, at the time the City Directory was prepared, all ten of its units were occupied. Of these, nine contained married couples and one was occupied by a widow. Eight listed their occupations; of these, all would be considered of the salesman, managerial or professional class. Professions included a salesman, buyer, traffic manager, freight agent, engineer and electrical inspector.

Comparative Analysis of the Thompson Court Apartment Building and other Apartments by E. T. Pape

The Historic Resources Inventory of Portland identifies thirteen buildings by E. T. Pape. Of these, four are apartment buildings. Present research has uncovered three additional apartment buildings. An extensive windshield survey has been conducted in the Irvington and Hawthorne neighborhoods,

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as well as along major East Portland traffic arteries such as Stark, Sandy, Belmont and Burnside. There are at least six buildings which can be strongly attributed to him stylistically. There are numerous others which may be by Pape but equally reflect the design palette of B. F. Allyn or others. In each of these instances, however, the buildings did not feature two story units.

The properties designed by Pape or which may be attributed to him and feature two story units are listed below. Those attributed to him are italicized.

- Burrell Heights at 1510-42 SE Clay Street (1928)
- San Farlando at 2903-25 SE Hawthorne Avenue (1929)
- Thompson Court at 2304-2314 NE 11th Avenue (1929)
- Beat Apartment House at 2904-14 SE Washington Street (1930)
- *Del Mar Apartments at 2931-53 SE Hawthorne Avenue (c. 1930)*
- *Beacon Arms at 4341-53 NE Halsey (c. 1933)*

Of these six buildings, the Thompson Court stands out as a superior example of Pape's expression of middle class apartment living.

The Beat Apartment Building is comprised of six two-story units featuring only two different floor plans. Consequently, entries parallel the street, are similar in appearance and the facade is a cohesive English Cottage design reflecting a greater concern for exterior rather than interior design. The building is centered in the parcel and does not relate to surrounding buildings in a fashion to optimize green space.

Although there is no direct evidence that the Del Mar was designed by Pape, it is a mirror image of the San Farlando and certainly was designed by him. It reflects many of the same qualities as found in the San Farlando. According to oral histories, however, the building fell into disrepair and was substantially modernized in the 1970s. There is serious question as to how much integrity remains on the interior.

The Beacon Arms similarly lacks any direct evidence that it was designed by Pape. However, the building demonstrates many of his design elements: A thoughtful arrangement of the building and two-story units stand out. The building, however, has a regularity in form which suggests that the interior units are not unique. There is also a greater concern for exterior design, with an effort for regularity in the fenestration certainly reducing opportunities for light and ventilation. The greatest

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problem of the Beacon Arms, however, is that in the late 1940s, a two-story building was constructed in the midst of the courtyard, seriously damaging the integrity of the site.

The three remaining properties--San Farlando, Burrell Heights, and Thompson Court--are all consistent in reflecting the values which distinguish Pape's best middle class apartment designs from his peers. For being middle class rental units for over 60 years, they also reflect a stunning degree of integrity with virtually no major alterations and only relatively minor repairs.

Of those three, it is enormously difficult to declare one superior over another. Each reflects certain aspects of Pape's work with varying levels of expression and integrity. Thompson Court stands out in part for its location in Irvington; the San Farlando and Burrell Heights are within a block of each other in Hawthorne. Equally noteworthy is that the Thompson Court was designed for a different developer, William Johnson; the San Farlando and Burrell Heights were designed for Robert McFarland. As such, Thompson Court demonstrates both the source of the design (Pape, not McFarland) and the popularity of the concept.

Thompson Court Apartment Building
Name of Property

Multnomah, OR
County and State

10. Geographical Data

Acreeage of Property less than 1 acre (10,000 sf.) 0.22 acres Portland, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	0
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5	2	7	0	8	0
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5	0	4	2	7	0	0
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Zone Easting Northing
2

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3

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Zone Easting Northing
4

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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
organization Heritage Investment Corp. date July 15, 1996
street & number 123 NW 2nd Ave., Suite 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 Weston Holding Company, LLC
street & number 2154 NE Broadway telephone (503) 284-2147
city or town Portland state OR zip code 97212

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

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VERBAL BOUNDARY DESCRIPTION

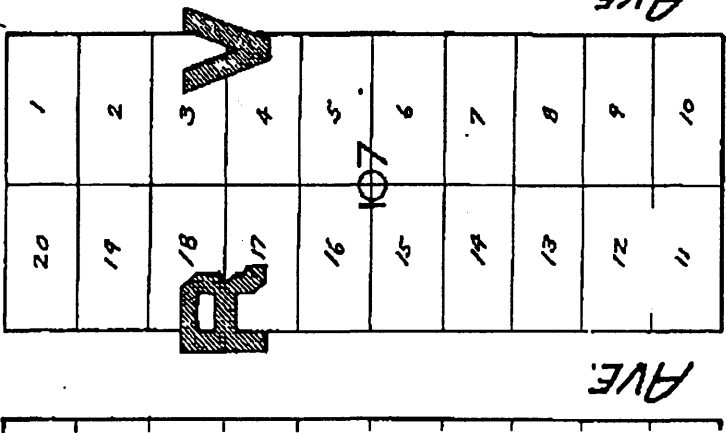
The Thompson Court Apartment Building is located on Lots 11-12 of Block 90 of the Irvington Addition in the City of Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

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

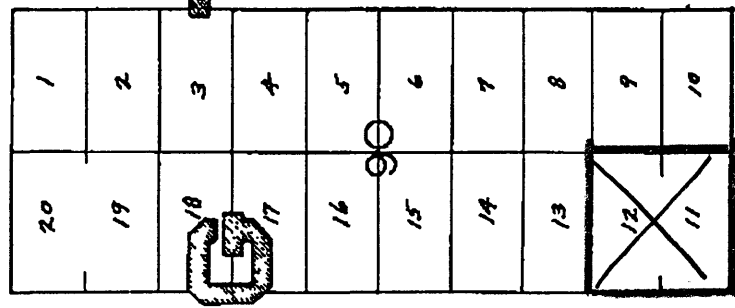
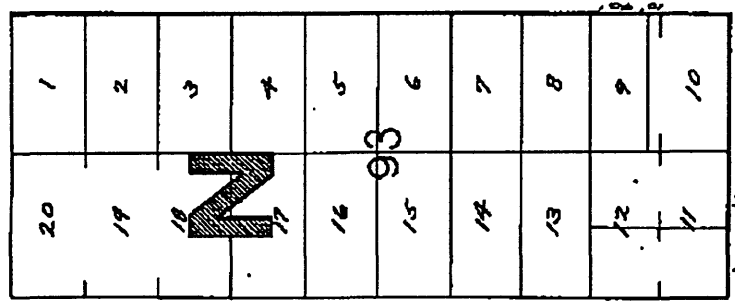
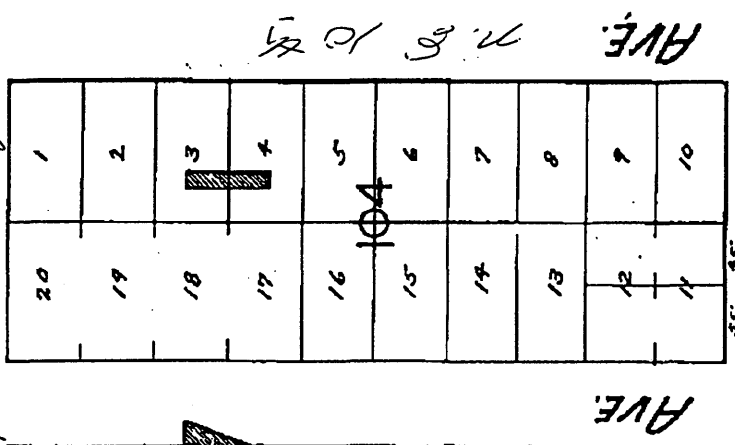
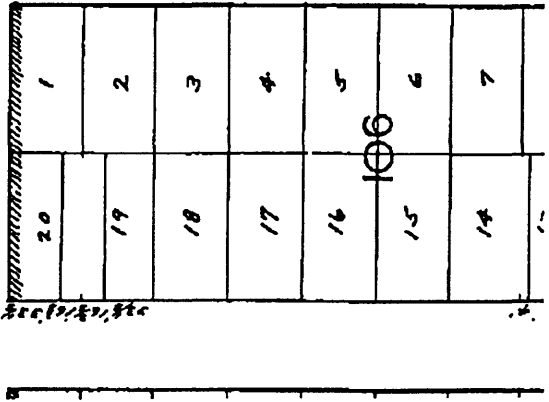
SEE

W. S. Brayer



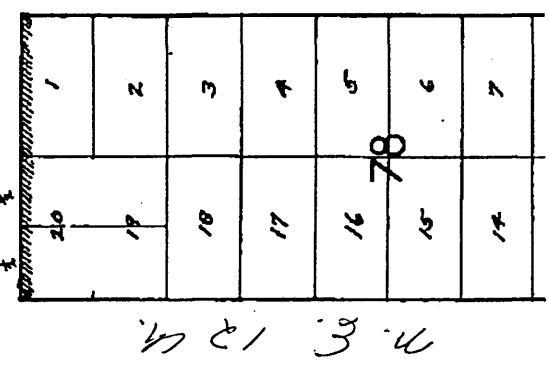
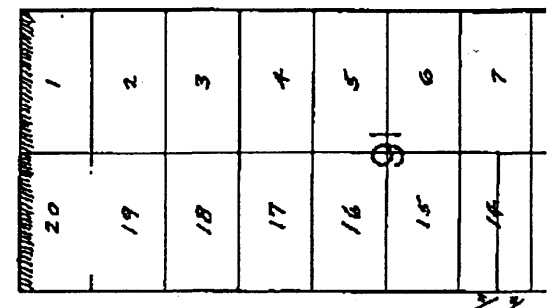
OSON

W. S. Thompson



ST.

ST.

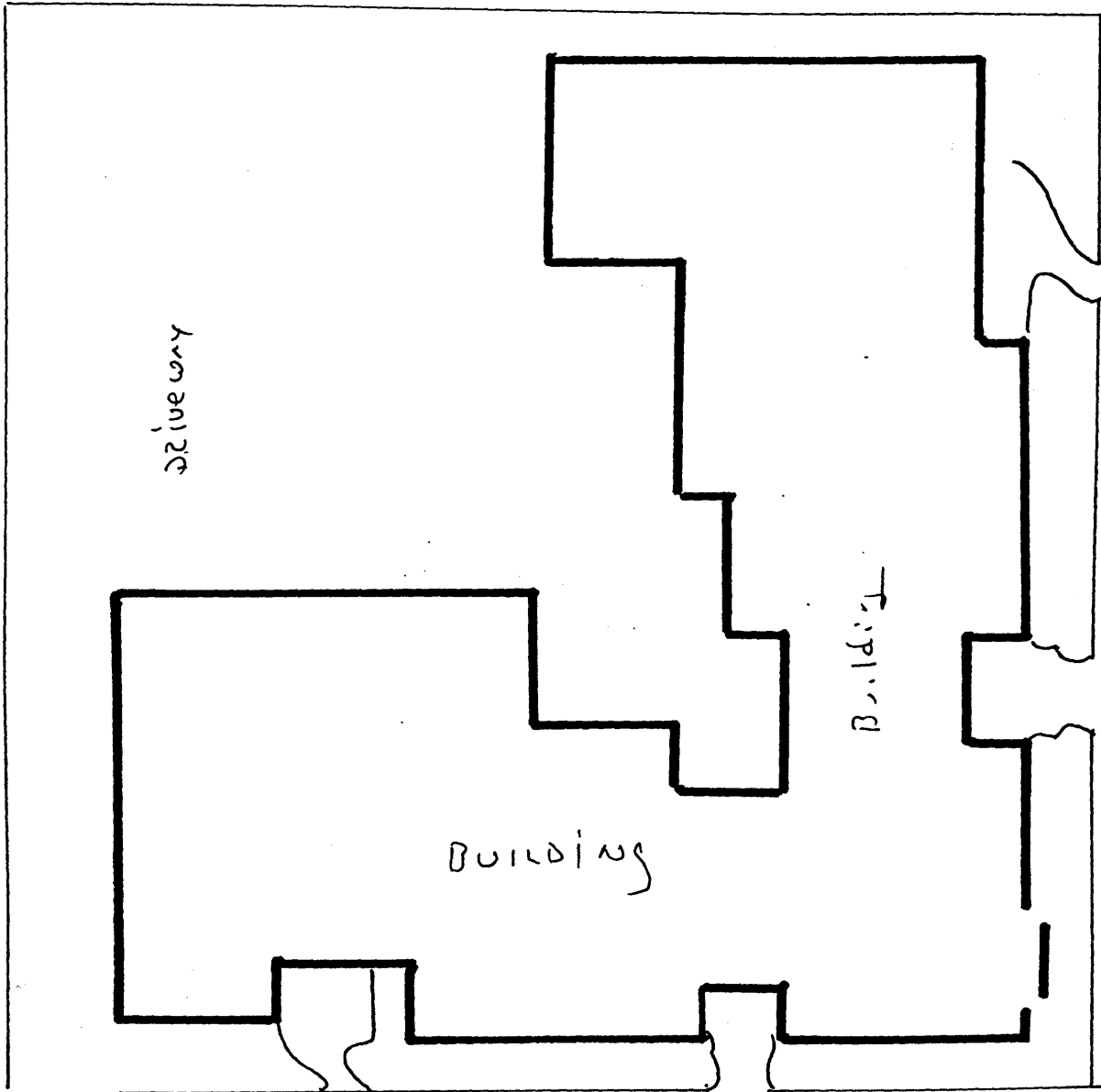


N. E. 12th

N. E. 11th

16





SIDE WALK

Building

Building

drive way

SIDEWALK

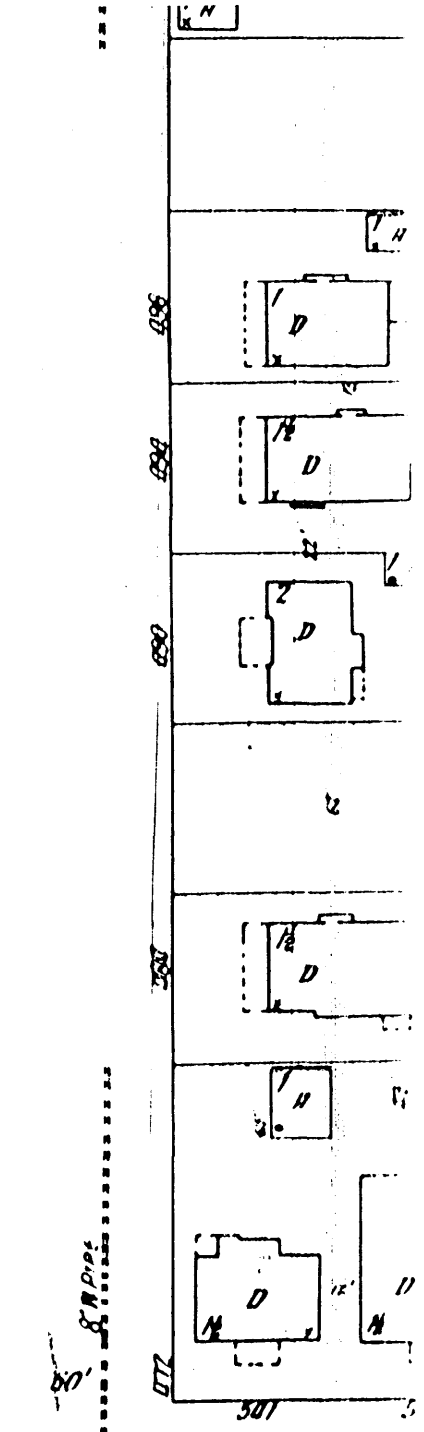
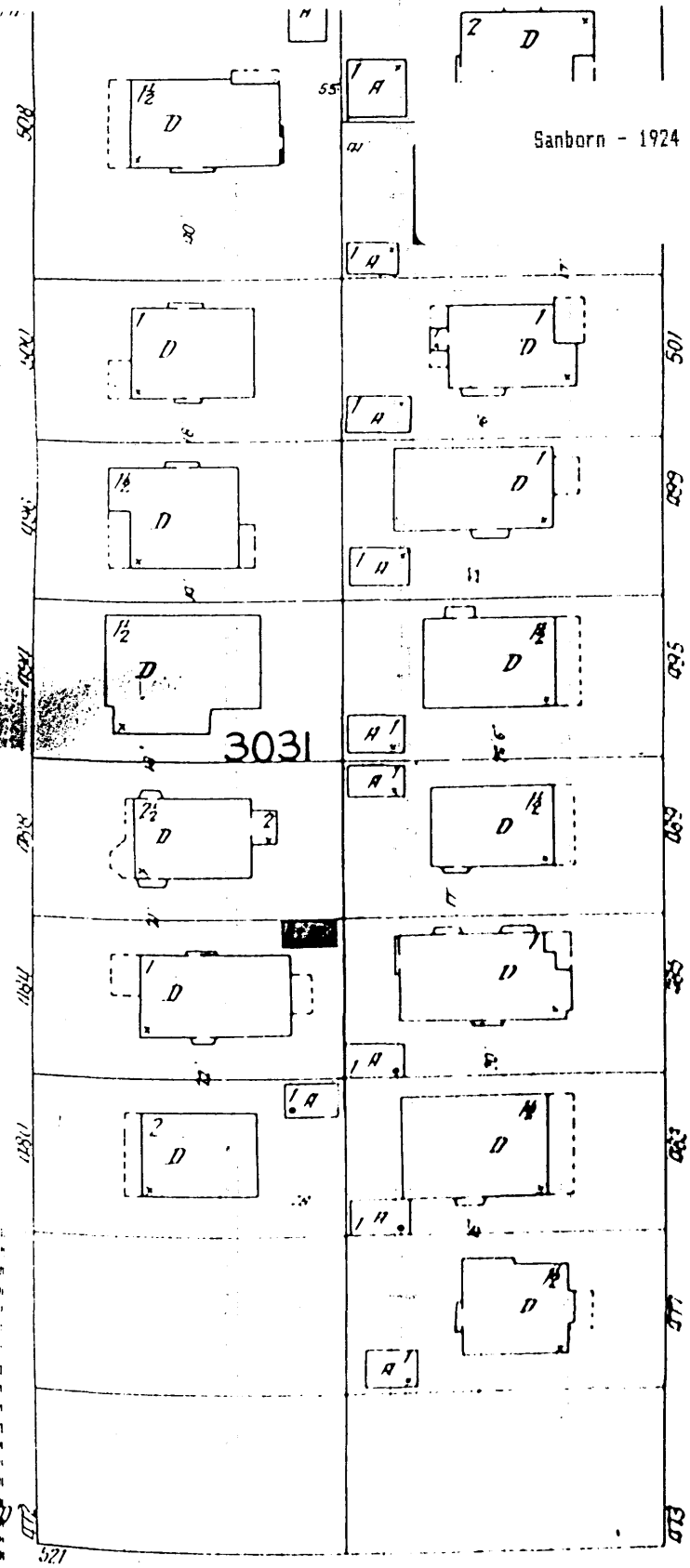
THORNS

NE 11TH

EAST 11TH STREET

Sanborn - 1924

121



West of 11th

615

8" PIPE

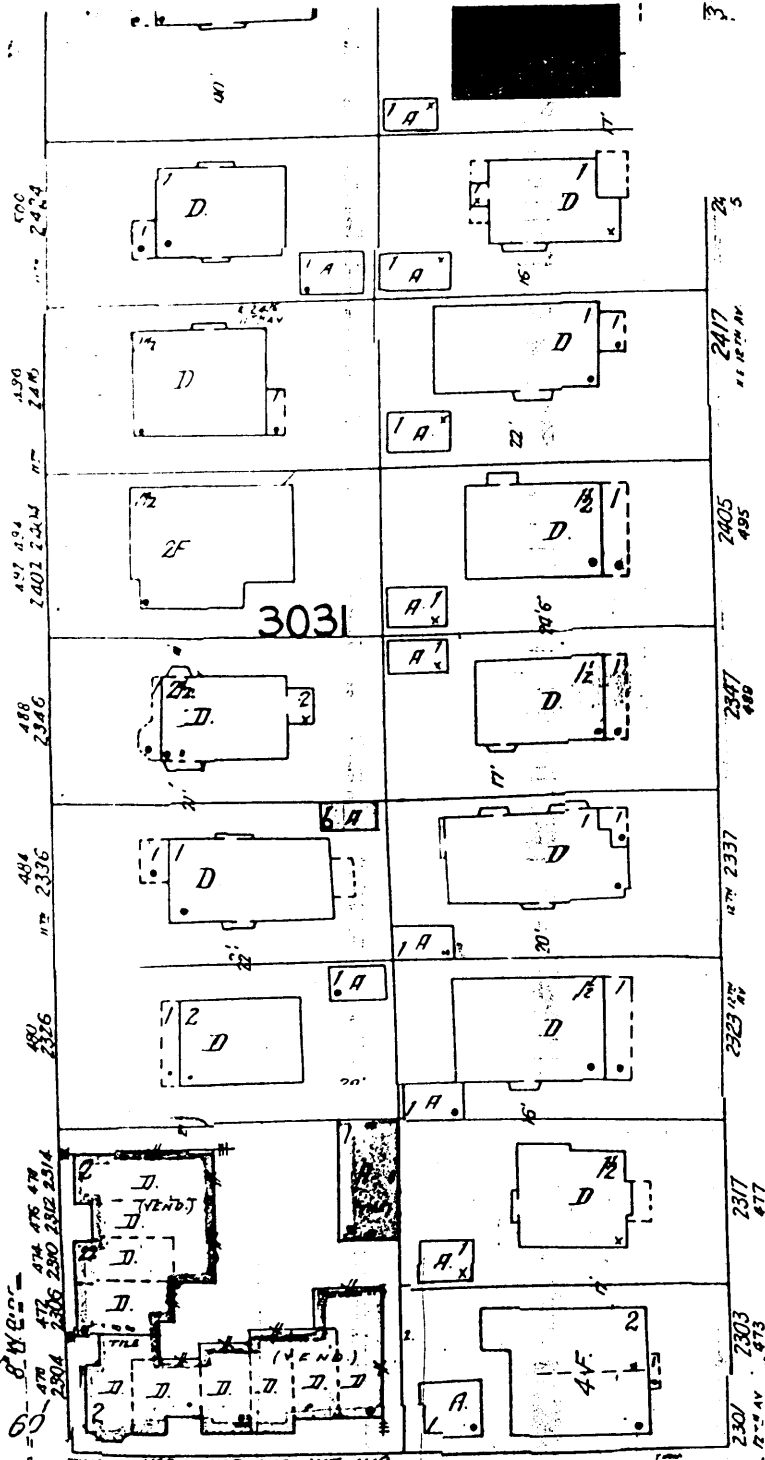
8" PIPE

615

11th

N. E. 111

N. E. 111

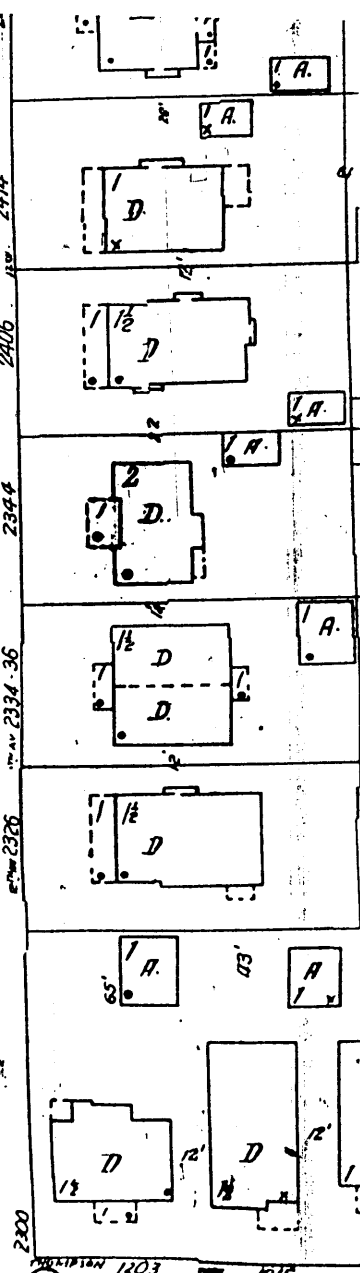


3031

103 107 115 117 119
521 523 625 525 629

Thompson

8" W. PIPE



N. E. 1

1203 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300

8" W. PIPE

TH



Thompson Court Apartments
2304-2314 NE 11th Avenue
Portland, Multnomah County, OR

Description: Exterior View, Looking
NE at S and W facades

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO 1 OF 9



Thompson Court Apartments
2304-2314 NE 11th Avenue
Portland, Multnomah County, OR

Description: Exterior View, Looking
W at S and W facades

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO 2 OF 9



Thompson Court Apartments
2304-2314 NE 11th Avenue
Portland, Multnomah County, OR

Description: Exterior View, Looking
N at E facades

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO 3 OF 9



Thompson Court Apartments
2304-2314 NE 11th Avenue
Portland, Multnomah County, OR

Description: Exterior View, Looking
S at N facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO 4 OF 9



Thompson Court Apartments
2304-2314 NE 11th Avenue
Portland, Multnomah County, OR

Description: Exterior View, Looking
W at E facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO 5 OF 9



Thompson Court Apartments
2304-2314 NE 11th Avenue
Portland, Multnomah County, OR

Description: Exterior View, Looking
E at N facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO 6 OF 9



Thompson Court Apartments
2304-2314 NE 11th Avenue
Portland, Multnomah County, OR

Description: Exterior View, Looking
E at W facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO 7 OF 9



Thompson Court Apartments
2304-2314 NE 11th Avenue
Portland, Multnomah County, OR

Description: Interior View,
Living Room

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO 8 OF 9



Thompson Court Apartments
2304-2314 NE 11th Avenue
Portland, Multnomah County, OR

Description: Interior View,
BedRoom

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO 9 OF 9