

United States Department of the Interior  
National Park Service

**National Register of Historic Places**  
Date listed 12/31/2008  
NRIS No. 08001263  
**Oregon SHPO**

# 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 any 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 Pacific Hardware & Steel Company Warehouse

Other names/site number \_\_\_\_\_

### 2. Location

street & number 2181 NW Nicolai Street  not for publication

city of town Portland  vicinity

State Oregon code OR county Multnomah code 051 zip code 97210

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide X locally. ( \_\_\_ See continuation sheet for additional comments.)

  
\_\_\_\_\_  
Signature of certifying official/Deputy SHPO

11.17.08  
\_\_\_\_\_  
Date

Oregon State Historic Preservation Office  
\_\_\_\_\_  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby, certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register ___ See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register ___ See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain:)	_____	_____

**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	Non-Contributing	
1		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**

None

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

INDUSTRY: Industrial Storage

COMMERCE/TRADE: Business

**Current Functions**

(Enter categories from instructions)

COMMERCE/TRADE: Business / Warehouse

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

AMERICAN MOVEMENTS:

Commercial Style

**Materials**

(Enter categories from instructions)

foundation: CONCRETE

walls: BRICK

roof: OTHER: Built-up Roof

other:

**Narrative Description**

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

**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 old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

ENGINEERING

**Period of Significance**

1910

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Bennes & Hendricks

**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: Owner (original plans)

**10. Geographical Data**

**Acreage of Property** 1.08 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>10</u> Zone	<u>523753</u> Easting	<u>5042954</u> Northing	3	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing
2	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing	4	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing

**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 Jessica Engeman  
organization Venerable Group, Inc. date 31 June 2008  
street & number 70 NW Couch Street, Suite 207 telephone (503) 224-2446  
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**

name Nicolai Bldg., LLC c/o Doug Bean & Associates, Attn: Dann Wonser  
street & number 1211 SW 5<sup>th</sup> Avenue., Suite 1440 telephone (503) 478-4898  
city or town Portland state OR zip code 97204

**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.460 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, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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# National Register of Historic Places Continuation Sheet

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## SUMMARY

The Pacific Hardware & Steel Company (PHSC) Warehouse is located at 2181 NW Nicolai Street in Portland, Oregon. Built in 1910, the south-facing building is a four-story (plus full basement) masonry structure with heavy-timber posts and beams. It features cement ornamentation, a belt course between the third and fourth stories, and a three-story frame around the main entry. The building is rectangular in shape with a chamfered corner and is 103,172 square feet.

The firm of Bennes & Hendricks executed the design, as noted on a partial set of original plans retained by the owner.<sup>1</sup> A sketch of the building was published in a 1910 promotional booklet on the works of Bennes & Hendricks and helps confirm the high level of historical integrity this building maintains today (see Exhibit A).<sup>2</sup>

A concrete warehouse building located at 2211 NW Nicolai Street and built at the same time as the subject property, shares a party wall on the north side. Historically this warehouse served as a stock shed for the Pacific Hardware & Steel Company—one of several ancillary structures on the site in 1910. This warehouse is not part of the property being nominated, primarily due to multiple additions made by subsequent owners that have greatly diminished its historical integrity. Furthermore, it was determined not critical to conveying the historical significance of the nominated warehouse, which was the flagship building for Pacific Hardware & Steel's Portland offices in 1910.

## LOCATION

The Pacific Hardware & Steel Company Warehouse sits on a one-acre urban lot at 2181 NW Nicolai Street in Portland, Oregon. The building occupies approximately the southeast corner of the block bounded by NW Sherlock and the railroad right-of-way to the east, NW Yeon to the west, and NW Suffolk to the north.

The subject property is located in a long-established industrial area in northwest Portland. Immediately surrounding the warehouse are several buildings dating to the W. P. Fuller & Company's ownership of the site beginning in 1918. Fuller constructed a three-story paint factory at 2526 NW Yeon in 1923. A one-story concrete garage was constructed at 2245 NW Nicolai in the late 1940s or early 1950s (the permit record is not clear). The warehouse adjacent to the subject property has three large additions that were made beginning in 1929.

In the blocks immediately surrounding the building are newer one- and two-story warehouses, vacant land, and two power plants directly to the south on NW Nicolai. The subject property appears to be the oldest of the industrial buildings in this immediate area. During the weekdays, the area is dominated with the sights and sounds of truck and train traffic, as this is still a working industrial district.

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<sup>1</sup> Only floor plans for floors two through four are retained by the owner. These plans are stored in the building.

<sup>2</sup> *Work of Bennes & Hendricks, Architects*, (Portland, OR. 1910.)

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The lot has no trees or landscaping. There is a sidewalk on NW Nicolai. It is concrete until just west of the building's main entrance. For almost the remaining length of the lot, Belgian pavers are used at the same grade as the street and this has become a parking area.

## THE BUILDING EXTERIOR IN GENERAL

Overall, the Pacific Hardware & Steel Company Warehouse does not clearly fall into any particular style. It does, however, feature some cement ornamentation that is Art Nouveau in flavor. This is seen particularly in the ornamental pendants, cement frame surrounding the main entry, and the absence of a strong cornice.

This building has a concrete foundation. The grade generally slopes down to the northeast and the foundation becomes increasingly more prominent with this slope.

The facades of this warehouse share many common elements and there is great continuity from façade to façade. The primary building material for this warehouse is a deep red brick laid in an American bond pattern. Decorative brick accents are used sparingly; however, brick pilasters mark the corner bays in a manner that is evocative of masonry quoins. The building's parapet also features some decorative patterning in the brick. A cement belt course wraps around the three main building façades at the fourth-floor sill line. The fourth (top) floor is slightly recessed from the rest of the structure and the parapet is capped with cement coping. The only regularly applied ornamentation consists of geometric pendants at the cement belt course line and at the parapet.

The metal-sash fire windows are primarily grouped in pairs and are centered in each bay, establishing a strong rhythmic order to the facades. There are wide brick spandrels between the bays of windows and the third floor window pairs are within brick segmental arches (except for those windows on the main entry facade, which are not within arches). Single windows are typically located at the building's corners or in the bays where elevator shafts are located. The windows are painted hollow-metal fire windows with brick sills coated in cement. The windows are single-hung two-over-two and most have wire glass. The majority of the windows are intact. Any alterations or modifications to the windows will be discussed below.

The roof is flat and features three original elevator overruns, visible as tower-like projections. Two are on the southwest façade and one on the east facade. The 1910 sketch of the building shows that these overruns were intended to be fully enclosed in brick with cement coping at the tops of the walls and rectangular brick belt courses. Today the overruns appear as a brick false front. From inspecting them on the roof, it appears they were not built as the sketch indicates. The sidewalls are made of brick (now covered in galvanized sheet metal), but are pulled in and do not adjoin the "false front" wall at its edges as shown on the sketch.

An original brick chimney protrudes from the roof in the west corner. Like the brick elevator overrun walls, the chimney also has two brick belt courses and is capped with cement coping. The chimney is slightly shorter than the elevator penthouses and therefore is only visible when standing at the west end of the building.