

United States Department of the Interior
National Park Service

National Register of Historic Places

Date Listed 3-4-2020

NRIS No. SG100005015

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Wheeldon Annex

other names/site number Herman Hotel Apartments; Winter Apts; Fountain Place Apartments

Name of Multiple Property Listing N/A

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

2. Location

street & number 929-935 SW Salmon Street not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97205

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 ✓ meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide X local

Applicable National Register Criteria: A B X C D

Christine Cunan 1-16-2020
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:) _____

Signature of the Keeper Date of Action

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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
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC: hotel
 DOMESTIC: multiple dwelling

Current Functions
 (Enter categories from instructions.)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS:
 Italian Renaissance

Materials
 (Enter categories from instructions.)

foundation: CONCRETE
 walls: BRICK
 roof: ASPHALT
 other:

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

Constructed in two distinct phases in 1911, the Fountain Place Apartments were originally named the Wheeldon Annex.¹ The building occupies a quarter-block lot in downtown Portland, Oregon, at the corner of SW Salmon Street and SW 10th Avenue. The Wheeldon Annex is one of the earliest surviving examples of a U-shaped residential apartment/hotel in downtown Portland. It is a 5-story, 45,580-square foot brick structure with intact Italian Renaissance Revival features, such as a decorative bracketed cornice, a buff brick body with corbeled details and rusticated base, and an upper level treated as a paneled frieze. Character-defining wood double-hung multi-pane windows have been retained throughout and appear to be well maintained. Alterations to the exterior have been quite minimal, and include the abandonment and alteration of the door on the Salmon Street façade of the west wing; the alteration of the main door, steps and railing; the removal of some decorative brick elements in the courtyard; and the alteration of some windows. The interior of the Wheeldon Annex has good integrity; although many of the eighty units have been altered or divided, the general layout with U-shaped double-loaded corridors at every floor remains, and many units still contain at least some original features, materials, and layouts. These include primary rooms with original oak flooring and in some cases, the original built-in furniture with pull-out beds and fold-down desks; kitchens with wood cabinetry and trim; and bathrooms with claw-foot tubs and built-in ventilation and cabinetry. While many units have been divided, the alterations (primarily in the mid-1930s but continuing into the 1990s) have generally left original features in place. The building therefore overall retains a high level of integrity.

Narrative Description

EXTERIOR DESCRIPTION

The Wheeldon Annex is a 5-story-plus-basement brick apartment block with U-shaped plan, with an open central entry court facing south toward SW Salmon Street. The building occupies a 100'x100' quarter-block in downtown Portland, Oregon, with street frontage on SW 10th Avenue and SW Salmon Street. It is a block south of the Central Library and a block west of the South Park Blocks. The site slopes down about four feet toward the north from the front to the rear corner. There are two non-contributing street trees on both street frontages.

The arrangement of rooms is double-loaded around a central corridor. There are two internal stairs, one between the internal east side corridor and an inset light court on the east, and the other at the west corridor where it turns the corner. The building was constructed in two phases, with the western wing constructed first. This wing has its own entry (no longer used) at the center of the wing's south façade with a decorative carved solid panel door. The primary building entry is at the back of the red brick-paved courtyard, with a couple of steps between two low planters at the courtyard entry and a flight of steps leading up to the ground floor lobby at the back of the courtyard.

The buff brick building façades are divided vertically into base level, middle, and a decorative top with projecting sheet-metal cornice. The base level consists of a daylit basement and ground floor. A projecting painted concrete foundation takes up the site variation in slope, and a "rusticated" ground-floor level with projecting and inset brick banding sits above the foundation. The next three levels are

¹ "Wheeldon Annex is Completed," *Oregonian* March 5, 1911, 58.

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unadorned brick in common bond pattern, and the top level is treated as a panelized frieze. The projecting sheet-metal cornice is supported by grouped brackets that sit within recessed panels and are echoed in a lower belt course with corbeled brick. The roof is flat, with a small parapet, and there is a single small elevator over-run volume near the northeast corner of the building. Overall, the building exterior illustrates the Italian Renaissance Revival style in the use of rustication at the base and a strong, projecting cornice with decorative brackets at the top; also the treatment of the top level as a frieze with inset panels.

South (primary) Elevation

The primary south façade consists of the fronts of the two wings along the sidewalk separated by the courtyard, which has a central south-facing wall at the back of the "U." The west wing is 44'-8" in width along Salmon street; the east wing is nine feet less at 35'-8" wide. Accordingly, the wings are not quite symmetrical. The fenestration at the south wall of the west wing has an A-B-A pattern with "A" windows being 8' wide tripartite wood double-hung windows with eight-over-one in center and four-over-one at sides. The "B" windows are single eight-over-one double-hung windows. To keep similar proportions, the windows at the east wing front façade are "C-D-C" where pairs of six-over-one windows form the "C" type and a single six-over-one at the "D" type. Windows are all inset, with projecting painted concrete sills and projecting soldier-coursed brick headers. The pattern in the deeply inset entry wall is E-B-E; the "B" windows there are full-height eight-over-one but both flanking "E" windows are smaller six-over-one windows with a higher sill level to allow (typically) for kitchen counters or cabinets. The entry has a one-story projecting volume with flat roof and stucco concrete walls with an arched opening toward the south with half-dome fabric awning. Several steps lead up to the covered entry, with a pair of wood doors with multi-pane glass lights leading into the lobby. At this south-facing wall at the back of the courtyard, there is also a subtle, but noticeable shift in the color of the brick, with the westernmost third having been built using a brick that is slightly more yellow in tone than the brick used in the construction of the second wing. Along the sidewalk, the basement-level windows have black steel security bars installed. A fire escape is attached to the easternmost bay of the front of the building. At the sidewalk level of the west wing, the central doorway (permanently closed) features eight carved panels, each with a four-petaled flower. Brickwork surrounding this door also has a subtle color shift and has more damage and less precise jointing than the brick at the surrounding façade.

The walls fronting the courtyard face east or west and have similar but not identical window patterns. The east elevation of the west wing has a pattern of "B-A-E-A-B." The west façade of the east wing, working from south to north, has "B-E-E-E-A-E." These windows are multi-pane wood double-hung windows as previously described above.

West Elevation

The west elevation is the secondary façade, facing SW 10th Avenue. Its fenestration pattern, reading from left to right, is B-A-F-A-A-F-A-B where "A" and "B" windows are just as described above at the south façade and "F" windows are smaller eight-over-one double-hung wood windows with higher sill, usually corresponding to kitchen or bathroom locations. A metal fire escape is located on the second bay from the right. At the ground level, a small recessed alcove with a step down allows for private entries into two of the apartments at the basement level. The alcove has a steel security gate with bars and metal mesh along the sidewalk.

North Elevation

The north side of the building is pulled back a little more than four feet from the northern property line. The wall surface is painted brick, except at the westernmost 5' where the unpainted buff brick turns the corner and intersects with the painted brick in a notched quoining pattern. The painted brick appears to

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be not as smooth or finished as the brick used at south and west façades, but it is not clear if a different brick was used or just a rougher construction method. The upper cornice also turns the corner and has a single support bracket. The windows that correspond to the construction of the first (western) wing are the large tripartite windows, with two smaller eight-over-one windows between them, so the pattern is A-F-F-A. The windows on the left side of this façade, corresponding to the second wing construction, are similarly G-H-H-G, where "G" is a pair of two-over-two wood double hung windows and "H" is a single smaller one-over-one. The single-story parking structure to the north is separated from the Wheeldon Annex by a walkway and railing. A fire escape is located just west of center on the façade.

East Elevation

The east side of the building is visible above the adjacent half-block four-story building. Approximately central on the façade is a 6' deep, 21'-9" long light court with windows on both sides and east face. Window openings at the east side and within the sides of the light well have arched brick headers and projecting sills, and windows are two-over-two double hung steel windows with wire glass. The brick is painted with silver asphaltic coating. Another much smaller notch in the building wall at the east allows for an additional window in at least some of the floors above the ground level.

Courtyard

The courtyard is 19' in width and paved in red brick set diagonally with an edge border. Horizontal black metal grates are set flush with the brick surface at every window-well opening, and potted plants sit informally along the edges of the courtyard. There is one stair extending down to a basement-level door on the east edge of the courtyard about halfway back towards the entry, with a black metal railing.

INTERIOR DESCRIPTION

The building interior has a U-shaped double-loaded corridor with apartments on both sides. Corridors remain their original width; some have their original plaster ceiling (with exposed piping and conduit in places) but most have a slightly dropped acoustic tile ceiling. Floors are carpeted. Walls have a lightly textured painted stucco finish, and have painted wood trim including a wainscot band, baseboard, and (where there is no dropped ceiling) picture rail trim. The original 5-panel wood apartment doors and trim are still in place in most locations, but some doors have been replaced (or new openings created) with modern flat metal doors. Corridors have original wood features such as framed niches and (abandoned) electrical panels behind framed panel doors.

The lobby is a generously sized rectangular space opening up to the right (east) of the entry doors. It features panelized painted wood wainscot and a pair of oversized square panelized columns delineating the "corridor" zone from the lobby seating zone. The ceiling treatments emphasize the zones, with separate plastered coved ceiling areas over the seating area and along the north and east edges of the open lobby. The lobby is carpeted and furnished with couches and chairs.

The elevator in the building is on the north side of the corridor. It has a swinging wood and wire-glass door and a metal expanding gate across the opening. The cab has a painted panel wainscot and a decorative brass open "cage" above, culminating in a curving riveted metal panel top with popped-up flat ceiling hatch panel. The brass threshold is stamped "Otis." Both of the stairs in the building retain their turned wood banisters and newel posts at the outside railings, but have had walls constructed along the "inner" sides of what were once open stairs, with separation walls and doors added at each half-level.

The units have a range of original to more contemporary layouts and finishes. At the ground and all upper floors, units at the south ends of each wing and fronting the courtyard have mostly retained layouts with original bathrooms, including claw foot bathtubs with vent shafts and decorative grilles, flush medicine

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cabinets with wood-trimmed mirrors, and other period details. Kitchens in these units tend to have their original upper built-in cabinetry with (mostly painted) glass fronts, wood trim at walls, and in some cases, lower wood cabinetry. Units along the west side of the building have generally been divided and have more contemporary efficiency kitchenettes and modern bathrooms with showers. Flooring in kitchens and bathrooms is quite varied as to type and material.

Flooring in the primary living areas and bedrooms (if present) of each unit is mostly carpeted; the original quarter-sawn oak flooring is still underneath the carpet in at least a few examples and likely exists in most of the units. Basement-level apartments, if original flooring is retained, have dark maple wood flooring. Some of the units at the west side of the building have painted wood built-in cabinetry concealing pull-out metal bedframes. The cabinetry also has an upper fold-down writing desk. The bedframes slide underneath a raised closet floor (typically, but not always, belonging to the next apartment) which has two very steep, shallow steps concealed behind the closet floor. General finishes within the units include plastered walls and ceilings, painted wood five-panel doors, and painted trim at base, ceiling, and (sometimes) at wainscot level. Many of the units at the west wing also have original built-in wall cabinetry including shelves, drawers, closets, and trimmed openings.

Basement-level areas include typically locked or inaccessible areas such as building storage, meter room, electric room, and boiler room. There are several common-use areas such as the laundry room, located directly below the building lobby. Aside from units and corridors, the finishes in the basement are strictly utilitarian, with concrete floors, exposed piping and conduit below painted plaster or concrete ceilings, and painted concrete or plaster walls.

ALTERATIONS: Exterior

The entry door facing SW Salmon Street at the center of the west wing originally had a much larger glass storefront surrounding it aligning with the tops of the ground-level windows; this was bricked up in 1967, with the projecting canopy removed.² However, on the interior of the building this storefront remains intact, along with the interior marble stair and vestibule at street level.

A pair of square brick columns topped with globes once marked the entry to the courtyard. The entry columns each had attached pilasters with top scrolls on two sides, and projecting sconce light fixtures. The columns were removed sometime after 1934. One of the pilasters with scroll was saved and attached to the building wall at each side of the courtyard. The projecting entry volume has been altered and entry doors, railings, and steps are not original. An indistinct 1916 photo shows a single door into the lobby, with a paneled surround which may have been glazed. Two brick pilasters hold up a projecting decorative roof. The encasement or replacement of this exterior vestibule occurred sometime after the 1916 photo.

At the north façade, windows were replaced by a door in 1994. A metal roll-up door replaced another window along the walkway at an unknown date, with the metal box containing the motor affixed to the exterior of the building.

At the roof, several elevator over-runs were removed at an unknown date (possibly in the mid-1930s).

ALTERATIONS: Interior

Some, but possibly not all, of the units in the first west wing of the building were designed with "disappearing" beds. The drawings by MacNaughton & Raymond appear to indicate that these were fold-down beds concealed in a wall, rather than the pull-out kind. These fold-down beds, if they were built, are

² Midtown blocks historic assessment study, 2004.

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no longer present. Units in the east side (only) of the building had dumbwaiters extending from the basement up to the 5th floor and opening into the kitchens in each unit. The shafts, in many cases, still exist but are closed off, and may be utilized for piping and other building infrastructure. There were originally three elevators in the building; the two that were constructed with the first wing have both been abandoned.

The number of units in the building has changed over time. The Sanborn map (date 1908 to 1950) notes that there are 63 units total (18 "singles"). It also notes a "clinic" in the basement at the front of the eastern wing. A 1935 plumbing permit notes that there were 5 new toilets and sinks installed at that time, plus replacing and moving ten toilets and sinks, with "baths new." It is likely that a number of changes to units and division of units occurred at this time, when the building became the "Herman Apartments" or "Herman Hotel Apartments." The building now has 80 units.

A newspaper article in 1915 noted that Clarence and Alice Horn, the building managers, were planning a dancing party for the Wheeldon Annex residents, with the new ballroom to be used for the first time. It is possible that the ballroom was located in the south end of the east wing, where a "clinic" was drawn on the plans. The east wing also had a separate entry from the courtyard. No other reference to the clinic has been found, so it is possible that it was replaced with the ballroom. The southern end of the east wing was redesigned as one large two-bedroom apartment, likely in the 1930s if not earlier. Various notices for parties and musical events in the Wheeldon Annex ballroom are sprinkled through the *Oregonian* through 1921; there is also a reference to "the beautifully appointed Egyptian studio at the Wheeldon Annex apartments."³ It appears the room was used for ballet lessons as well through about 1918.

A 1975 plumbing permit notes "fire sprinkler heads;" but it is not clear if that is when the sprinkler system was installed or whether that was for modifications to an existing fire sprinkler system.

INTEGRITY

Overall, the alterations to both the exterior and interior have been minimal and have not significantly affected the integrity of the building. The majority of the exterior windows are original, and the exterior brick work and decorative elements are largely unchanged. The configuration of some of the interior apartments has been altered, but the public layout of the building is unchanged. Within the units, some of the original built-in furniture and cabinetry still exists.

³ *Oregonian*, December 30 1917, 34.

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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

Period of Significance

1911

Significant Dates

1911: Date of construction

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

MacNaughton, Ernest Boyd, Architect
Raymond, Herbert E., Architect

Period of Significance (justification)

The period of significance is 1911, the date of construction. Both wings of the building were completed in 1911; first the east in March 1911 and then the west by the end of October 1911.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Wheeldon Annex is locally significant under National Register Criterion C in the area of Architecture because it is a highly intact work of the well-regarded Portland architectural partnership of MacNaughton and Raymond, and an early and intact example of the courtyard apartment building style in Portland. The period of significance is 1911, the date of construction. The building is one of the earliest downtown examples of a U-shaped residential apartment block form, which later proliferated across Portland, including in the downtown setting. It was completed in 1911, using a U-shaped layout first seen as early as 1907 in high-class apartments in the exclusive "Nob Hill" residential district to the west of downtown Portland. The Wheeldon Annex is associated with Portland's exponential growth during the ten-year period starting with the Lewis and Clark Exposition in 1905. During this time, apartment buildings were introduced in Portland as a new type of construction and use was targeted toward the middle and upper classes. The building displays distinctive characteristics of the Italian Renaissance Revival style in its division into three parts; the rusticated base, middle, and decorative cornice. The Wheeldon Annex was conceived as a high-end venture; and its use of modern built-in, fold-away furniture, single bathrooms for every apartment, dumbwaiters, and tenant services gave the building a highly respectable and up-to-date reputation as soon as it was completed in 1911. While not all of these interior features, especially in individual units, are still present, the building still has good integrity overall. The building is still in its original and primary residential use, although it no longer has "hotel" functions. The building maintains its original location, design, setting, materials, and workmanship, and still conveys its overall historic feeling and association.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Wheeldon Annex is associated with the period of explosive growth starting with Portland's Lewis and Clark Exposition in 1905. It is one of the earliest existing representations of a building typology that was to become all but ubiquitous in Portland and elsewhere—the U-form courtyard apartment building. The size, scale, and general footprint of the building predated a multitude of (but not all) similar buildings across Portland exhibiting a similar size, scale, and front-court entry well into the 1930s. The building was designed by MacNaughton & Raymond for Frank Manley Warren, a man who made his fortune in the salmon packing and canning industry and died on the Titanic in 1912, one of only two Oregon residents to perish in the disaster. The building design features highly intact Italian Renaissance Revival exterior features, such as a projecting decorative cornice with grouped brackets, a rusticated brick base, and multi-pane wood double-hung windows. It is therefore locally significant for its architecture, as a well-crafted example of the U-plan apartment building by a highly regarded Portland architectural firm.

The incredible boom in apartment and hotel construction in the first decade of the 20th century in Portland took place primarily in northwest Portland as a result of the Lewis and Clark Centennial Exposition in 1905, which was set in NW Portland at what was the edge of the city at the time. Nearby lodging was needed for the fair, which attracted enough new residents to the city to create an extended building boom. What is significant about the Wheeldon Annex is that it was one of the first to take the new apartment building block form, the largest and newest residential typology in the country, and put it in downtown Portland without any commercial or public uses. Rather, the building featured a residential-style front courtyard, a newer form which allowed more light into apartments and provided residents with a private outdoor space. Almost all earlier forecourt apartment block examples in Portland were located significantly west of downtown, closer to the site of the Lewis and Clark Centennial Exhibition. The Wheeldon Annex was constructed as an apartment-hotel, offering limited services to guests who might be permanent or temporary.

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The Apartment Building Type

Apartment buildings became popular in the 19th century in the cities of Europe, the result of expanding populations in a limited amount of space without good transportation options. People wanted to live in urban areas because living outside of the central cities was difficult without transportation. But expanding populations made land in the cities increasingly expensive, making traditional houses or even townhouses out of reach for most people. The need for residential density, combined with the desire to live within the city core, led to a cultural acceptance of the apartment building for all social classes.⁴

The idea of the apartment building was thought to have been transported to New York by two architects, Calvert Vaux and Richard Morris Hunt, who aimed to create middle- to upper-class apartments in the city, where the same pressures of density and cost existed.⁵ Prior to this time, "apartments" in the US were the ubiquitous tenements that existed in many large cities, especially those with a fast-growing immigrant population, like New York. These rooms were occupied by the urban lower class, and were often larger houses that were converted to accommodate the large numbers of poor immigrants who were arriving in the city. They typically had shared cooking areas, privies and water sources, and were commonly squalid, dangerous and overcrowded.

"Respectable" urban residences of the time were single-family houses or townhouses, which by the 1860s had become four or five stories in height due to the increase in land values. There was an obvious need for the "in between," a residence acceptable for widows, single professional men or couples without children, who did not need, and could not afford, a big house. The term "apartment" is distinguished from other forms of multiple-unit housing by being a complete household within a multiple-unit building, as opposed to a tenement, which often had shared privies or cooking areas, or a boarding house, where meals were provided communally.⁶

In 1870, Vaux and Hunt succeeded by creating what was initially dubbed the French flat, spacious, expensive units with servant quarters, in their building, The Stuyvesant, and attracting socially acceptable tenants, which eventually included Vaux himself.⁷

From New York, the apartment-style residence spread across the US, as populations increased and urban density intensified. Although land was available outside the city centers, the same issues of a need to be near the city center and the lack of convenient transportation made urban land expensive across the country.

Prior to the 20th century, Portland was still small and land was available and abundant. Most people lived in single-family houses close to the city center or on rural properties outside the core city. There was little demand for multiple-family housing beyond the occasional duplex or fourplex. In Portland, the first purpose-built apartment building is believed to be the Jeffersonian (demolished), which was built in 1904 at the corner of SW Jefferson Street and 16th Avenue. It was built by William L. Morgan, a real estate speculator. The building was of wood-frame construction and contained 13 two- and three-room apartments. In what was typical at the time, the building was leased to a "landlady" who managed the building and rented out the apartments. The apartments were quickly rented, gaining the attention of other developers, who subsequently began to build other apartment buildings.

The Apartment Building Type in Portland

In the period from 1900 to 1910, Portland's population grew by an extraordinary 129 percent, which was the third-highest rate in the nation after only Los Angeles and Seattle.⁸ This growth was precipitated by the 1905 Lewis and Clark Centennial Exposition, which drew 1.5 million visitors and spurred both a population and a

⁴ Gray, Christopher. "Apartment Houses: The Early Story." *The New York Times*, December 30, 2010.

⁵ Laskow, Sarah. "American Apartments Came From Paris." *The Atlantic*, October 22, 2014.

⁶ Goldfield, David, *Encyclopedia of American Urban History*. Sage Publications, Thousand Oaks, CA 2007 pp 34-35.

⁷ Ibid.

⁸ MacColl, E. Kimbark. *Merchants*, 443.

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building boom for the city as it was discovered by outsiders. Residential development in Portland followed new streetcar lines extending both to the east and the west of downtown. Public expenditures on infrastructure to support all this new population growth and development included improvements to water systems, streets, and sewers.⁹

Housing was in extremely high demand, especially during and just after the 1905 Lewis and Clark Exposition, and apartment houses were seen as a new way to rapidly increase density and profits for real estate developers. The "apartment house," as defined by Edward H. Teague, has individual apartment units with a common entry, each designed "to provide a complete home experience" including individual kitchens, bedrooms, and either private or shared bathrooms.¹⁰ This is different from earlier forms of multiple-family housing (duplexes, flats, rooming or lodging houses), where dwellers shared many facilities within the building or may have had separate doors from their units to the exterior.

At the same time apartment buildings were appearing in Portland, apartments were becoming a socially acceptable type of residence for the upper echelon of society across the country, largely influenced by the upscale apartment blocks being constructed in older eastern cities such as New York City. In 1910, Portland did belong to a select group of "big" cities that looked competitively at each other, as there were only 27 larger cities in the U.S.¹¹ Portland's first apartment buildings, listed in the Portland Directory as such, were constructed in 1904.¹² These were generally small (less than 20 apartments) buildings, many of wood frame construction, and typically designed to fit into the neighborhood of single-family homes around them. As such, they often looked like large houses with gabled roofs and porches.

A January 1911 newspaper article proclaimed that "Portland is becoming a city of apartments." From the previous year, the article listed 119 permits that had been granted for new apartment buildings costing \$30,000 or more. The first wing of the Wheeldon Annex was included in this list at a cost of \$60,000 (later revised upwards); both wings together had a total cost of \$135,000 to \$140,000.¹³ Apartments as a category and type were still quite new in Portland, and the trend among the affluent city-dwellers of Portland was to embrace these newest models of increased urban density and the architectural innovations in apartment dwelling. The most important of these innovations was probably the electric "automatic" elevator, doing away with the need for an elevator attendant. Less affluent residents were still relegated to rooming and boarding houses.

Many early large buildings in Portland were designed with rear or side light courts or light wells to ensure that the rear rooms would have some access to sunlight. Larger apartment buildings began to use a front court, organizing the rooms in a U-shape around a shared residential outdoor space. These early apartment buildings with U-shaped plan were first constructed in Portland to the west, in "Nob Hill," what is now the Alphabet Historic District and the Kings Hill Historic District. These areas first developed as outlying residential areas of the city before being subsumed into the urban core. Examples of early three- to seven-story apartment buildings with a front entry court include the 1907 Irving Apartments at 2127-31 NW Irving Street, which is Craftsman in style with wood siding, but still a smaller scale at only three stories. An L-shaped plan was also used to the same effect on corner parcels such as the 1907 Alexandra Court at 125 NW 20th Place, designed by MacNaughton Raymond & Lawrence in a Beaux-Arts style. This building is possibly the earliest example of a true "forecourt" apartment/hotel block anywhere in Portland. The Alexandra Court Hotel also "preceded by several years the development of the Nob Hill area's first-class apartment buildings constructed for the affluent city dwellers."¹⁴ These buildings differentiated from the Wheeldon Annex in style, form, building materials, and the fact that they were built in the more "suburban" neighborhoods to the west of the downtown core.

⁹ *City of Portland Civic Planning, Development, & Public Works, 1851-1965*, March 2009, 27.

¹⁰ *Ibid.*

¹¹ MacColl, *The Shaping of a City*, 389.

¹² Edward Teague, "Building Type," *The Apartment House in Portland, Oregon: An Introductory History*, 2016.

¹³ "Apartments Will Rise Ten Stories," *The Oregonian*, December 25, 1910, 36; and "Many Built Here," *The Oregonian*, January 22, 1911, 60.

¹⁴ P. Sackett, K. Lakin, and S. Donovan. Oregon Inventory of Historic Property: Ellis Lawrence Building Survey, "Alexandra Court Hotel," 1988.

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The following forecourt apartment block examples are contemporary to or pre-date the Wheeldon Annex by a little bit, but are all located further to the west, well outside of the downtown core.

- Trinity Place Apartments, 1910 or 1911 at 117 NW Trinity Place
- American Apartment Building, 1911, at 2083 NW Johnson
- Barker Apartments, 1910, at 2109 NW Irving
- St Francis Apartments, 1910, at 526 NW 21st Avenue
- The Fordham Apartments, 1911, at 742 SW Vista
- Highland Court Apartments, 1911, at 2181 NW Glisan Street ("H" shaped in plan).

The significance of the front entry court was that it established two things about the building: (1) the building was large enough to need to break the massing into wings to allow for light and air to get to all of the interior, and (2) that the resulting semi-public zone, controlled to limit access and offering an amenity for the residents of the building, was also a means to reflect the building residents' social standing by displaying a well-kept and attractive entry.

Design of the Wheeldon Annex and Significance of its Design

When Ernest MacNaughton was commissioned to design an apartment building for Frank Warren, he would have been quite familiar with the large apartment blocks built for well-off tenants on the east coast. He would also perhaps have been following publications such as the 1910 New York World's *Loose Leaf Album of Apartment Houses*.¹⁵ MacNaughton's design for the 1911 Wheeldon Annex illustrates a residential apartment block form with front courtyard protected on three sides. This form created an outdoor area but with restricted access, a pragmatic response to the more urban condition in downtown Portland.

The Wheeldon Annex, with its front entry court, appears to be among the first buildings in Portland to use a residential apartment typology in the downtown setting. There are only two earlier examples of a U-shaped apartment-style building constructed closer to downtown than those listed above; one of these is now demolished: the 1910 Beaux-Arts style Rose-Friend Apartments at 1307 SW Broadway.

The other comparable downtown example pre-dating the Wheeldon Annex is the 1908 Nortonia Hotel (now Mark Spencer Hotel) at 409 SW 11th Avenue. The 6.5-story building was designed by Josef Jacobberger and has, atypically for a hotel, individual rooms along the ground floor rather than storefront with more commercial or public uses. The building exhibits a U-shaped plan with a central front pedestrian entry court and has a restrained style, with some Tudor elements and some Italian Renaissance Revival decorative touches. When constructed, every other room had a bathroom and individual kitchens were not provided, having instead a large ground-floor dining hall.¹⁶ The building was converted from a hotel to apartments in 1966, and the main entry and lobby were remodeled in 1947.

It is worth mentioning that there was another much larger but well-known hotel that may have been inspirational in its massing and layout. The opulent full-block Portland Hotel, which opened in 1890 and was demolished in 1951, was a 6-story building with H-shaped plan including a large forecourt for carriage drop-off.

An article in the *Oregonian* from March 1909 discusses apartment buildings in Portland as having recently embraced brick over wood frame construction due to "the municipal ordinance which now prohibits the erection of frame apartment-houses for more than six families."¹⁷ Even before this ordinance, however, the use of brick

¹⁵ This compendium is available for online viewing at the New York Public Library: <https://digitalcollections.nyp.org/items/510d47da-d8a8-a3d9-e040-e00a18064a99/book?parent=8b22d010-c611-012f-8854-58d385a7bc34#page/49/mode/2up>

¹⁶ "Nortonia Eclipses All," *The Oregonian*, June 21 1908, 7.

¹⁷ "Apartments Found to Pay," *Oregonian* March 14, 1909, 6.

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generally enabled a larger, if more expensive, structure. The Wheeldon Annex was very typical in its use of brick construction for the 5.5-story, 100' by 100' volume of the building.

MacNaughton's design for the first phase of the building clearly anticipated the second, but was designed to function on its own in case the second phase did not get built. The footprint of the first wing was an "L" in plan, with a 6' projecting leg at the rear. If the second wing had not been constructed, this 6' would have provided a nice light well between the building and its neighbor. It is not clear why the Wheeldon Annex was developed in two phases, especially when the two phases were separated by less than a year. The west wing of the building was completed by March 1911 (plumbing permit finalized on February 9; a newspaper article on March 5, 1911, says the building will be occupied that week.)¹⁸ The east wing plumbing permit was finalized on September 30, and it was likely ready for move-in about a month later, at the end of October 1911. There are noticeable differences in the two halves of the building; including the exterior brick, which shows a slight color shift between the two phases, and the use of roll-away trundle beds as well as dumbwaiters in the second phase but not in the first.

In a 1916 article in the publication *Buildings and Building Management*, C. L. Horn (one of the managers of the Wheeldon Annex) compares the Wheeldon Annex with apartment buildings in Los Angeles, as well as with two in Portland: the Trinity Place Apartments and 705 Davis, "Portland's most expensive apartments," as he notes. Both of his examples in NW Portland are large apartment blocks with a front courtyard entry.¹⁹ Mr. Horn goes on to praise the Wheeldon Annex's front court aesthetic. "A court of this character, paved and provided with appropriate chairs and made attractive with potted shrubs, provides a welcome resting place for the tenants and enables them to 'get fresh air,' at the same time adding an air of life and activity to the premises." The article states that west coast apartment developments had seen some recent innovations that were not typically used on the east coast. Mr. Horn's examples of such innovations included automatic passenger elevators, built-in "disappearing" furniture to allow for greater flexibility of use, dumbwaiters for deliveries to each apartment from a basement sorting area, and the west coast model of apartment building management in which a lessee assumed the entire responsibility for rentals, services, and operations within the building for a set number of years. All of these features are (or were) part of the Wheeldon Annex.

The use of these "rolling beds," as illustrated and discussed in a 1915 article by Portland architect Walter Claussen, was thought to have been initiated on the west coast. Claussen offered that it was "probably in Los Angeles, where the tourist population was the heaviest."²⁰ It seems that MacNaughton and Raymond came across the idea sometime between the construction of the first and second wings of the Wheeldon Annex. Architects Claussen & Claussen used operable built-ins in their Brown Apartments (1915) and possibly in their earlier Bretnor Apartments (1912). Several other Portland architects had used fold-away furniture prior to the design of the Wheeldon Annex. Emil Schacht's design for the Wheeldon Apartments (1909) had disappearing beds, and his Lucretia Court apartment building at 31 NW 22nd Place (1910) used "the latest version of concealed beds, a model in which the beds could be moved from their installation site to different parts of a room."²¹ Also in 1909, a 55-unit apartment building at 14th and Market designed by William L. Morgan reportedly used fold-away beds in the design.²² Morgan, who had built at least thirty-five apartment houses in Portland, was described as the "Apartment House King."²³ The building at 14th and Market was demolished when I-205 was built.

¹⁸ City of Portland online resource "PortlandMaps" with historic plumbing permits; also "Wheeldon Annex is Completed," *Oregonian* March 5, 1911, 58.

¹⁹ As noted in the article, a "duplicate wing" was to be added at 705 Davis, "forming a court in the center." This addition did not get built. C. L. Horn, "Managing Pacific Coast Apartments," *Buildings and Building Management*, Vol. XVI, No. 6, June 1916, 30-34; 56.

²⁰ Claussen, Walter. "Two and Three-Room Apartments of the Pacific Coast," *American Architect* vol. CVII, No.2062, June 30, 1915, 410-412; 417.

²¹ Teague, Edward H. "From the Exposition to World War I, Part I," *The Apartment House in Portland, Oregon: An Introductory History*.

²² "Apartments Found to Pay," *Oregonian* March 14, 1909, 6.

²³ Teague, "From the Exposition to World War I, Part 2."

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MacNaughton & Raymond, Architects

Ernest Boyd MacNaughton was an architect in Portland who practiced successfully for several decades. However, he also succeeded in becoming, through his own efforts, one of Portland's powerful and influential banking and civic leaders. MacNaughton was born in Cambridge, Massachusetts, in 1880. After attending public schools in Cambridge, he entered Massachusetts Institute of Technology, graduating with a Bachelor of Science in 1902.²⁴ MacNaughton arrived in Portland and was employed by Edgar M. Lazarus for three years until he formed his own office in 1906 with his brother-in-law, Herbert Raymond, an engineer, and a year later, also including his MIT classmate Ellis Lawrence as the third partner.²⁵ At the end of 1910, Lawrence left the firm to start his own office. MacNaughton & Raymond continued in practice together until 1920.²⁶

In 1907, only a few years after he had arrived in Portland without appreciable money or family connections, MacNaughton began to make speculative real estate transactions, riding the incredible growth in land values at that time in Portland. He borrowed \$5,000 and used it as a down payment on a \$20,000 lot, only to sell it two weeks later for \$25,000. This he did again a month later.²⁷ MacNaughton may have been the push behind the construction of the Wheeldon Annex as a vehicle for investment, because Frank M. Warren appears to have ventured into real estate and construction only this one time, other than facilities needed for his extensive cannery and salmon packing establishments. In early 1910, the *Oregonian* reported the formation of a syndicate to purchase a property at 7th (now Broadway) and Oak Street from the Ladd Estate Company. The syndicate included not only MacNaughton, but also George Warren, Frank's younger son.²⁸ It is likely that MacNaughton knew George's father Frank Warren and convinced him to invest in real estate.

In 1913, E. B. MacNaughton's reputation took a hit when he was fired by Henry Pittock, publisher of the *Oregonian*. MacNaughton had been hired to renovate the Marquam building at Sixth and Morrison, but the east wall of the building collapsed when renovations were attempted and the building ultimately had to be demolished. By some accounts, the building was poorly constructed with defective materials.

In about 1920, Herbert Raymond returned to New England to manage his family's hotel business, and E. B. MacNaughton opened another business enterprise, the Strong MacNaughton Trust Co., with partner Robert Strong. The business was primarily realty and financial, but also produced a number of highly regarded downtown buildings, mostly brick trade and warehouse structures during the early 1920s.

By 1928, MacNaughton became involved with the First National Bank of Portland. He became president of the bank in 1932, and by 1947 chairman of the board. MacNaughton also sat in a position of leadership with many Portland institutions. He was at various times the president of Reed College, president and chairman of the Oregonian Publishing Company, director of Portland General Electric, and president of Oregon Blue Cross, Portland Library Association, and the Oregon Historical Society.²⁹ MacNaughton died on August 23, 1960, at the age of 79.

Apartment Buildings Designed by MacNaughton & Raymond

Five other apartment buildings (or hotels) by MacNaughton & Raymond (or, in two cases, as noted, by MacNaughton, Raymond, and Lawrence) remain in Portland. These are described and compared with the Wheeldon Annex. All of these examples are smaller in size than the Wheeldon Annex, and none has the U-shape entry forecourt plan. Only two (The Cambrian and Serene Court) are in the Italian Renaissance Style.

²⁴ Ritz, 265.

²⁵ Broadway Building nom 8:1-8:2.

²⁶ Ritz, 265.

²⁷ MacColl, Merchants, 386.

²⁸ "Portland Realty in Great Demand," *The Oregonian*, January 23 1910, 46.

²⁹ Ritz, 266 and Clyde Hotel Nom, 8:11

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The Cambrian Apartments at 1129 SW Columbia were constructed in 1911 like the Wheeldon Annex, but the Cambrian is smaller and has a simpler, four-story rectangular volume. Stylistically, the Cambrian exhibits a few more decorative flourishes than the Wheeldon Annex, but both have a similar architectural style and similar exterior features, including brick rusticated base and bracketed cornice. Both are termed "Second Renaissance Revival" and are "Rank III" properties in Portland's 1984 Historic Resource Inventory (HRI); this style might more commonly be called the Italian Renaissance Revival. The Cambrian was reported to be in poor condition on the interior in 2000.³⁰ It is differentiated from the Wheeldon Annex by its smaller size and rectangular plan.

The Serene Court Apartment building at 1130 NE 1st Avenue was constructed in 1912-1913. This building is on the east side of the Willamette River in a less urban location than the Wheeldon Annex, but the buildings share a similar Italian Renaissance Revival style. Serene Court has a rectangular footprint. The 3.5-story red brick building was built with 26 units, in a location that has become a small dead end next to the I-5 freeway. The building featured a roof garden with "rooftop garden reception room" pavilion, and a highly ornate lobby.³¹ The building was removed from the HRI at the owners' request in 2017. It is differentiated from the Wheeldon Annex by its smaller size, rectangular plan, and location on the east side of the river outside the downtown core.

The Cumberland Apartment building at 1405 SW Park was designed by MacNaughton, Raymond, and Lawrence and constructed in 1910. The building is four stories in height and occupies a 50 X 100 lot fronting the South Park Blocks, with rectangular footprint (with lot-line light courts). In style the building is Jacobethan. The building was added to the National Register in 1990. The Cumberland is differentiated from the Wheeldon Annex by its smaller size, rectangular footprint, and Jacobethan style.

Alexandra Court, by MacNaughton, Raymond & Lawrence, is located at 125 NW 20th Place. It was constructed in 1907 in a Beaux-Arts style as a residence hotel. The building is L-shaped in plan, with a landscaped front entry at the corner. It has six stories and is listed on the HRI as a "Rank III" resource. It is also Contributing within the National Register-listed Alphabet Historic District. Originally, this building could have been categorized as a hotel rather than apartments, as rooms did not have their own kitchens and there was a restaurant. In the 1940s the building was converted to apartments and kitchens were added. It is located west of downtown in what is now the Historic Alphabet District, well outside of the commercial downtown core. Because of its residential front court, this apartment building is probably the most comparable to the form and typology of the Wheeldon Annex because it has an entry court, although it is L-shaped with a corner entry courtyard. It is also differentiated from the Wheeldon Annex by its style and location outside the downtown core.

The Clyde Hotel (now Ace Hotel) at 1000-1038 SW Stark Street was listed on the National Register in 1994. The nomination stated that the building was the only extant hotel in Portland designed by MacNaughton and Raymond (true only if comparing current uses; the Wheeldon Annex was an "apartment hotel.") The Commercial Style building was constructed in 1912 and has three levels of hotel/apartments above a ground floor storefront level. It is differentiated from the Wheeldon Annex by its style, plan, and the fact that it had an entire level of commercial storefronts on the first floor.

In conclusion, only the Cambrian and the Cumberland are similar residential apartment building models, with no commercial uses, located in the downtown area. While these are both of the same era as the Wheeldon Annex, both are smaller, on 50' x 100' lots, and lack the exterior forecourt feature that distinguishes the larger Wheeldon Annex.

³⁰ John M. Tess, *Villa St Clara Apartments*. National Register of Historic Places Registration Form, United States Department of the Interior, 2000. 8:6.

³¹ "East Side Apartment House is Modern in All Appointments," *The Oregonian*, March 23, 1913, p.21.

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Aside from apartments and the many single residences that MacNaughton & Raymond or MacNaughton Raymond & Lawrence designed, MacNaughton & Raymond produced a number of other building designs in Portland. These include the Breske Building at 311-333 SW Park (1907); Sellwood Branch YMCA (1910), listed on the National Register; a commercial building for Joseph Healy at 731 SW Morrison (1911); Northwest National Bank (1912); Broadway Building (1913); a bank and office building for Title and Trust Co at 321 SW 4th Ave (1913); and (with Lawrence) the Interstate Firehouse (1910).

Strong and MacNaughton designed a number of well-regarded Portland buildings, including the Blake McFall Company warehouse (Emmett Building) at 215 SE Ankeny, listed on the National Register (1915), the Wadham & Kerr Buildings (1912 and 1921), the Howard Auto Co. at 1313 W Burnside (1923), and the Pacific Coast Biscuit Co. at 1140 NW Everett (1925). Outside of Portland, MacNaughton, either with Raymond or Strong, also were responsible for Astoria's YMCA (1914), the Franklin Apartments in Astoria (1915), and several commercial buildings in downtown Astoria.

Across his design career, MacNaughton's work shows an excellent sensitivity to scale and composition and a propensity toward a muted, 20th Century Commercial aesthetic perhaps most evident in his later warehouses. He did not have his classmate and early partner Ellis Lawrence's facility with asymmetrical compositions or charming English styles, but MacNaughton showed a more-than-competent talent for the design of urban, commercial structures. Many of his buildings use tripartite "Chicago" windows, and almost all are brick.

First Owner

Frank Manley Warren was the industry leader in salmon fishing and canning on the Columbia River and made his fortune over at least 30 years. He was born in 1848 in Maine, and died on the Titanic in 1912, after helping his wife Anna Warren into a lifeboat which carried her to safety. Frank Warren was one of only two Oregon residents to have passed away in the disaster. The unincorporated community of Warrendale, Oregon, the site of one of his canneries, was named for him.

Frank came to Oregon territory at the age of 3 with his pioneering parents, Francis and Elizabeth Warren, and lived initially on a donation land claim in Rainier, Oregon. The family moved to Portland in about 1858.³² By 1869, Frank Warren had established a salmon cannery at Cathlamet, Washington. He opened other canneries on the Columbia River, including one near Astoria, in the community of Warrendale, but also established operations in the Alaska territory. One of his Alaska enterprises, the Portland-Alaska Packers Association cannery on Bristol Bay, was destroyed by fire in 1910.³³ Warren dabbled in other ventures as well. By 1885, he and several well-known men in the banking industry had initiated the Northwest Fire & Marine Insurance Company, putting him firmly within Portland's political and banking establishment.³⁴

An 1895 newspaper article mentioning Frank M. Warren provides an illuminating story as to his sense of humor. The article reports Warren declaring that "the salmon-canning business has received another setback on account of the canning of alligators in Louisiana for the southern market. Whether this is a fact or only one of Mr. Warren's jokes will be found out when Mr. Trescott, his partner, returns home."³⁵

Up until 1900 or so, Frank's parents lived at the northwest corner of SW Salmon and 9th Avenue, with Frank Warren's house next door to the north.³⁶ Both houses were demolished in the 1920s. By 1910, in the later period of his life, Frank M. Warren and his wife Anna S. Warren resided at 215 St Clair Street, along with three of their four grown children (two daughters and a son) and two servants.

³² City of Portland Bureau of Planning, *Midtown Blocks Historic Assessment* (Appendix C), (Portland: September 2004), 131.

³³ "Salmon Partly Insured," *Oregonian* August 20, 1910 p.5.

³⁴ MacColl, E. Kimbark. Merchants, 243.

³⁵ *The Oregonian*, September 26, 1895, 5.

³⁶ *Ibid*, also 1880 Census listings for Warren, Frank M. and Warren, Francis E.

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His older son Frank M. Warren Jr., secretary of the Warren Packing Co., was an employee of the Ladd & Tilton Bank until the late 1870s, when he became involved with the Warren Packing Company.

Anna Sophia Bates Atkinson was the daughter of Massachusetts native George Henry Atkinson and his wife, Nancy Bates of Vermont. The Atkinsons arrived in Oregon as Congregationalist missionaries in 1847, settling in Oregon City. Anna was born October 24, 1851. The Atkinson family moved to Portland in 1865, where George Atkinson became the superintendent of all Oregon Congregational missions and became deeply enmeshed in public education. He also was a founder of both Pacific University and Whitman College.³⁷

After the family moved to Portland, Anna Atkinson graduated from Mills College and taught for a time at St. Helen's Hall (now Oregon Episcopal School). She married Frank Warren in 1872, and the couple had four children.

The Warrens celebrated their 40th wedding anniversary by making a three-month tour of Europe in 1912. They boarded the *Titanic* in Cherbourg as two of only three Oregonians aboard, and the only in first class. When the ship began to sink, Mr. Warren helped his wife into lifeboat 5, but stayed behind to assist other women into the boat rather than follow her. Frank Manley Warren died in the sinking, and his body was never recovered.³⁸ Mrs. Warren was rescued by the *Carpathia*, and returned to Portland, where she gave a gripping account of her experience to the *Oregonian*.³⁹ She lived the remainder of her life a widow in Portland, before dying at the age of 73 in 1925.

Wheeldon Annex Managers and Later Owners

Upon completion, the building that became the Wheeldon Annex was leased to a long-term manager. This was a common form of apartment-building management at the time, in which total control of the building was given to a lessee. The Portland Directory from 1911 until at least 1920 listed the names of C. L. Horn and A. B. Wheeldon Horn as managers, or later during this period, "president" and "secretary-treasurer," respectively, of the Wheeldon Annex Hotel.

The Horns were well-known in hotel management and operated both the Wheeldon (SW Park and Taylor) as well as the Wheeldon Annex for many years. Clarence Lester Horn was born in Nebraska and was living in Portland by the time of the 1910 census, which listed him at about 22 years old and residing on 10th Street as a boarder, with occupation of "architect." Clarence married Alice, a previously married woman twenty years his senior, in that same year.⁴⁰ Alice Wheeldon, or "Mrs. Wheeldon," had managed the Hobart-Curtis Hotel herself starting from about 1899. Alice Wheeldon Horn was born Alice McConaughy in 1868 in California. She appears to have married William Wheeldon in approximately 1895 and then been almost immediately widowed.⁴¹ She is listed in the 1900 census as Alice McConaughy (seemingly inaccurately; she had taken Wheeldon as her name by then), residing in Portland with her mother and two younger siblings Henry and Zaidee. Will Wheeldon himself is listed in the Portland City directory from 1891 to 1894 as a "traveling agent."

Both the Wheeldon and the Wheeldon Annex were named by Alice, who had obtained the lease to operate and manage both buildings as they were being completed. In 1909 immediately after construction of the apartment building at SW Park and Taylor, referred to initially as the "Pittlekau Apartments," Alice Wheeldon secured a 5-year lease on the building and promptly named it the Wheeldon Apartments.⁴² Likewise, in 1911 when the "F.

³⁷ Svetson, Donald J. "George Atkinson, 1819-1889." The Oregon Encyclopedia

https://oregonencyclopedia.org/articles/atkinson_george_1819_1889/#.XRVZmZnKjOR

³⁸ "Anna Sophia Warren" *Encyclopedia Titanica* URL: <https://www.encyclopedia-titanica.org/titanic-survivor/anna-sophia-warren.html>

³⁹ "Mrs. Frank M. Warren Tells in Detail, 'the Story of the Titanic.'" *Oregonian* April 27, 1912.

⁴⁰ "Portland Couple Wed," *Oregonian* June 14, 1910 p20.

⁴¹ Listing for "Wheeldon, Alice B (wd Wm)," Portland, Oregon City Directory, 1897, p638. Also see "Died," *Oregonian* Dec 14 1895 p.6, notice that "Will Wheeldon, late of Seattle" had died at the residence of his mother-in-law Mrs. McConaughy.

⁴² "Hobart-Curtis Leased," *Oregonian* Nov 28 1909 p23.

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M. Warren apartments" were completed and the Horns leased the building, Alice Wheeldon Horn renamed that building the "Wheeldon Annex."⁴³

Clarence Horn seems to have been an ambitious, well-spoken person. He threw himself into apartment management with a vengeance, and by at least 1916, had authored several articles in national publications where he is listed as "manager of what may be considered the largest and best house of its type in the Northwest," President of "The Apartment and Hotel Association" of Portland Oregon, and "the President of the Pacific Coast Apartment Association." By at least 1914, Mr. Horn had become an unofficial Portland ambassador of sorts, taking visitors and guests on excursions outside of Portland, especially to the new Columbia River Highway through the gorge.⁴⁴ A 1918 article notes that Mr. Horn is a "well-known" architect who "designed numbers of the fine homes of Irvington."⁴⁵ One example is the Cyrus Woodworth house at 2427 NE Hancock (1909). C. L. Horn, said the article, had been spending "most of his time" in New York for the last several years "for his profession."⁴⁶

In 1922, the Wheeldon Annex was sold from the estate of its original owner, F. M. Warren, to Dr. E. Ausplund and Mr. H. O. Triplett for about \$200,000. Alice joined her husband Clarence Horn in New York in approximately 1920. Although the Horns were still listed in the 1920 Portland City directory as operating the Wheeldon Annex, the 1920 census shows them residing in New York.

The building seems to have had a succession of owners and lease holders in the 1920s into the mid-1930s. By 1924, the Portland directory lists the manager of the Wheeldon Annex as Mrs. M. P. Rosentstihl. In 1927, the lease and furnishings were sold from Mrs. M. P. Rosenthal (sic) to a group newly arrived from Vancouver B.C., "B. Gosse, Katie Goss, and H. Brown."⁴⁷ By at least 1925, Mr. Herman Winters had acquired ownership of the building itself.⁴⁸ Herman Winters was a wealthy timberman previously from Hoquiam, Washington, who began purchasing apartment buildings in Portland by about 1920.

The building was sold again from Herman Winters in 1934 to Byron Wolverton, and the name changed to the Herman Hotel apartments. The 1934 Oregonian article notes that "Mr. Wolverton... formerly owned the Wheeldon Annex. He sold the Wheeldon Annex to Harry Mittleman in 1930."⁴⁹ This is confusing at best but there may have been a rapid exchange of owners during this period of time between 1925 and 1934. 1941 newspaper advertisements for the Herman Hotel Apartments still claim "hotel service," but it seems likely that the building soon became strictly apartments.

By 1971, City of Portland permits and newspaper advertisements for the building refer to it as the Winters Apartments, or, by the mid-1980s, "The Winters." By the mid-1990s, it had acquired its current name, the Fountain Place Apartments. The building was purchased by the Portland Development Corporation in 2000 and is operated as low-income residences.

⁴³ "Wheeldon Annex is Completed," *Oregonian* March 5 1911 p58.

⁴⁴ "River Highway Viewed," *Oregonian* November 17, 1914, 6.

⁴⁵ "Artillery Gets C.L. Horn," *Oregonian*, August 16, 1918, 6.

⁴⁶ Ibid.

⁴⁷ "Wheeldon Annex Sold," *Oregonian* June 5, 1927 p26.

⁴⁸ "Roseland Hotel Sold," *Oregonian* October 4, 1925, 32.

⁴⁹ "Apartment House Sold" *Oregonian*, July 15, 1934, 16.

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- MacColl, E. Kimbark. *The Shaping of a City: Business and Politics in Portland, Oregon 1885 to 1915*. Portland, Oregon: The Georgian Press, 1976.
- The Oregonian* [also the *Sunday Oregonian*, the *Morning Oregonian*], various dates.
- Ritz, Richard E. *Architects of Oregon: A Biographical Dictionary of Architects Deceased—19th and 20th Centuries*. Portland, Oregon: Lair Hill Publishing, 2002.
- Teague, Edward H. *The Apartment House in Portland, Oregon: An Introductory History*, 2016. Accessed online at <https://sites.google.com/site/portlandapartmenthistory/home>

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Wheeldon Annex
Name of Property

Multnomah Co., OR
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Wheeldon Annex
City or Vicinity: Portland
County: Multnomah State: Oregon
Photographer: Kristen Minor
Date Photographed: August 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 19: South (Primary) Elevation, camera facing North
- Photo 2 of 19: South and west elevations, camera facing NE
- Photo 3 of 19: North elevation, camera facing south
- Photo 4 of 19: East elevation, camera facing west from roof of adjoining building
- Photo 5 of 19: Looking into the courtyard from roof level, camera facing NE
- Photo 6 of 19: Main entrance, camera facing N
- Photo 7 of 19: Abandoned entrance on S end of west wing, camera facing N
- Photo 8 of 19: Entrance courtyard, camera facing N
- Photo 9 of 19: Lobby, camera facing E
- Photo 10 of 19: Staircase with typical detail, first floor. camera facing E
- Photo 11 of 19: Interior of abandoned entrance on south end of west wing, camera facing south
- Photo 12 of 19: Elevator door and gate, camera facing north
- Photo 13 of 19: Elevator interior, camera facing south
- Photo 14 of 19: Typical corridor, level 2, camera facing N
- Photo 15 of 19: Unit interior closets and built-ins, basement level, camera facing E
- Photo 16 of 19: Example of built-in furniture with slide-out bed, First floor, camera facing SW
- Photo 17 of 19: Built-in furniture with bed closed, Third floor, camera facing E
- Photo 18 of 19: Typical kitchen with some original cabinetry, basement level, camera facing S
- Photo 19 of 19: Typical bathroom ground floor, camera facing N

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 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

Figure 1: Regional Location Map, Latitude/Longitude Coordinates: 45.518127°, -122.682775°

Figure 2: Local Location Map, Latitude/Longitude Coordinates: 45.518127°, -122.682775°

Figure 3: Tax Lot Map. Multnomah County, OR NE1/4 NE1/4 Sec.4 T.1S. R.1E. W.M. IS IE 4AA PORTLAND

Figure 4 Site Plan. Sanborn Fire Insurance Map 1908-Dec. 1950 Vol.2 1909-May 1950 Sheet 122

Figure 5: Historic Photograph: Wheeldon Annex ca. 1912, Oregon Digital Archives, OHS

Figure 6: Historic Photograph: Wheeldon Annex ca. 1920, Oregon Digital Archives, OHS

Figure 7: Basement Level Floor Plan

Figure 8: Level 1 (Ground level) Floor Plan

Figure 9: Levels 2-5 Floor Plan

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Figure 1: Regional Location Map, Latitude/Longitude Coordinates: 45.518127°, -122.682775°



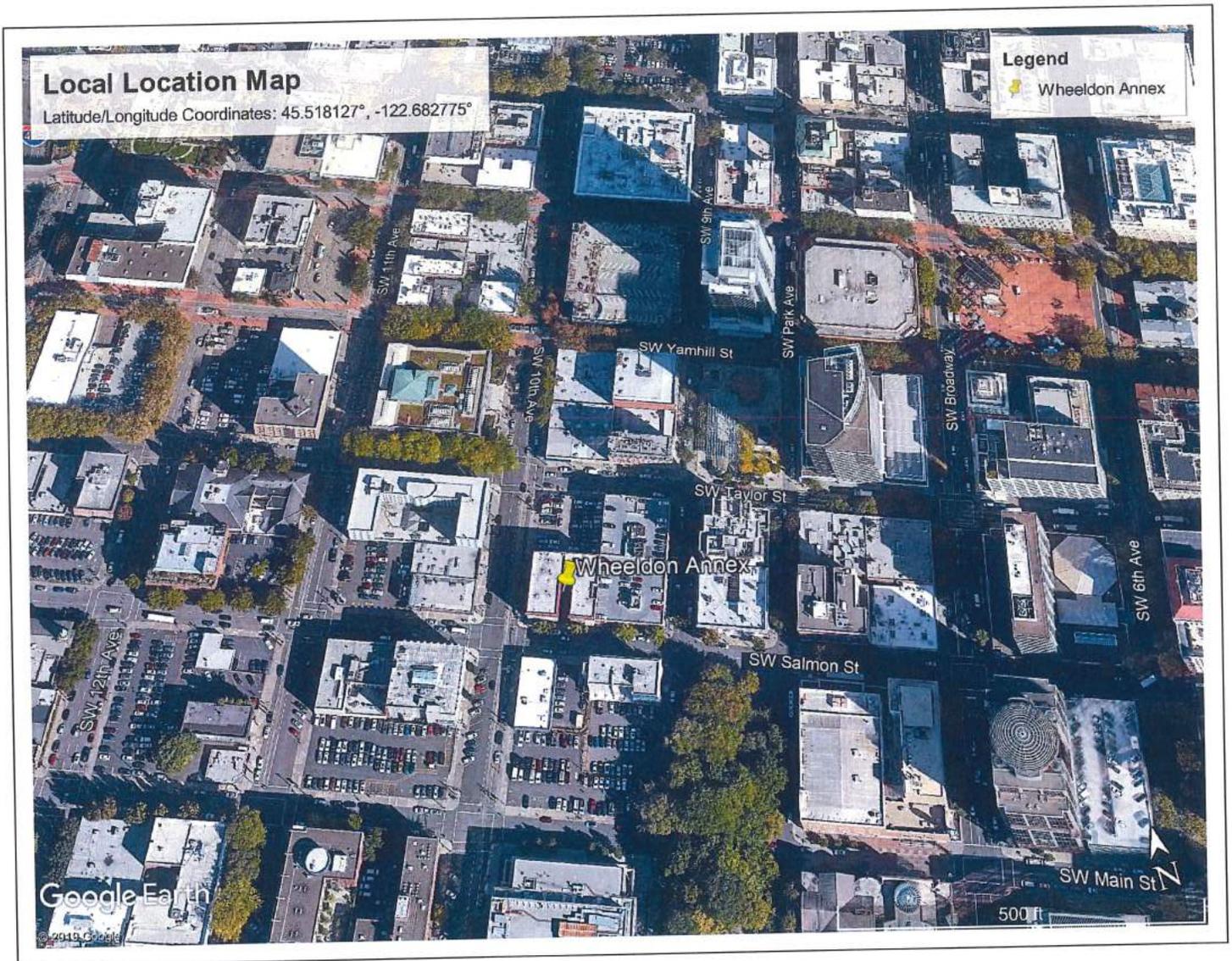
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Figure 2: Local Location Map, Latitude/Longitude Coordinates: 45.518127°, -122.682775°



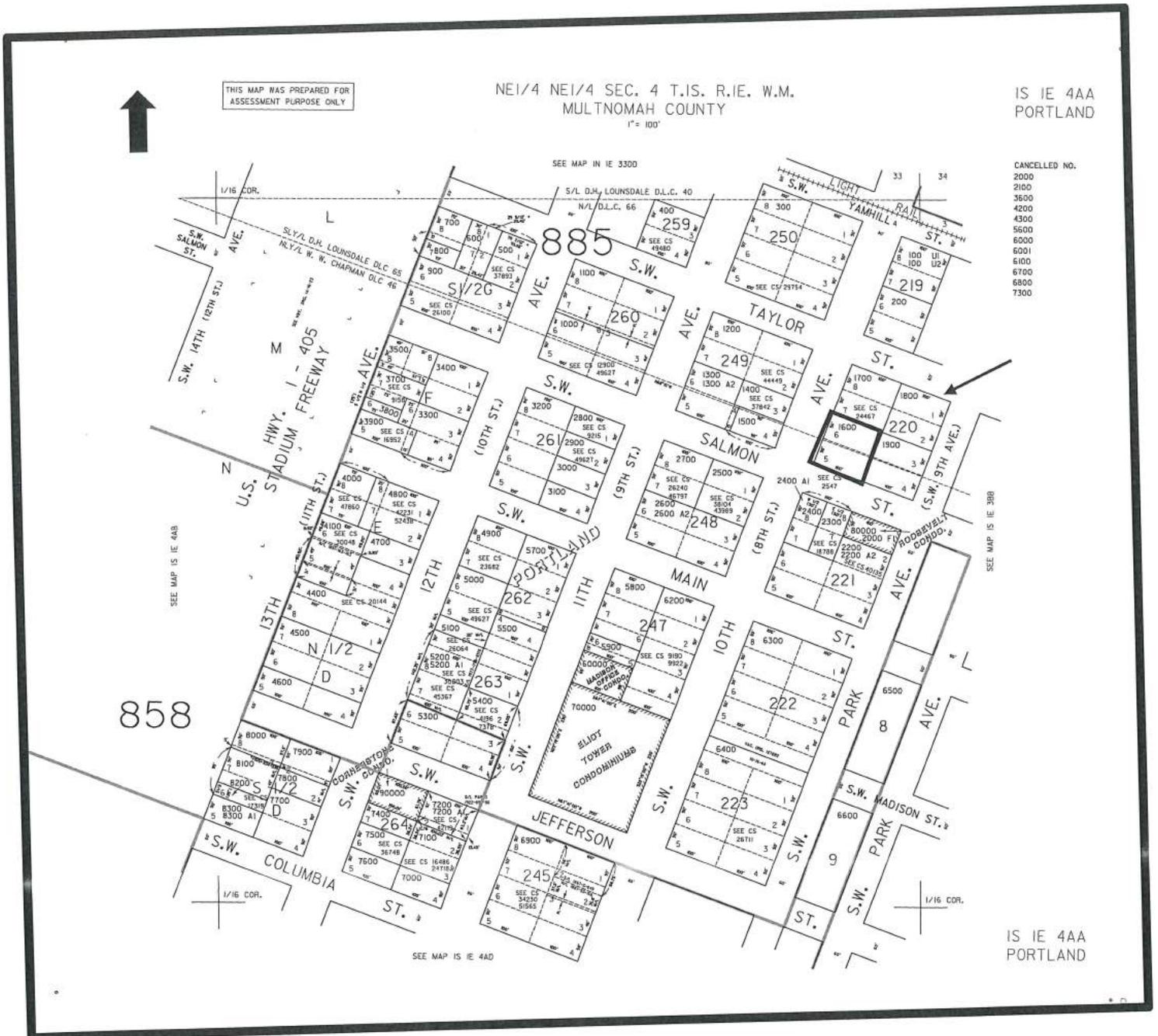
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Figure 3: Tax Lot Map. Multnomah County, OR NE1/4 NE1/4 Sec.4 T.IS. R.I.E. W.M. IS IE 4AA PORTLAND



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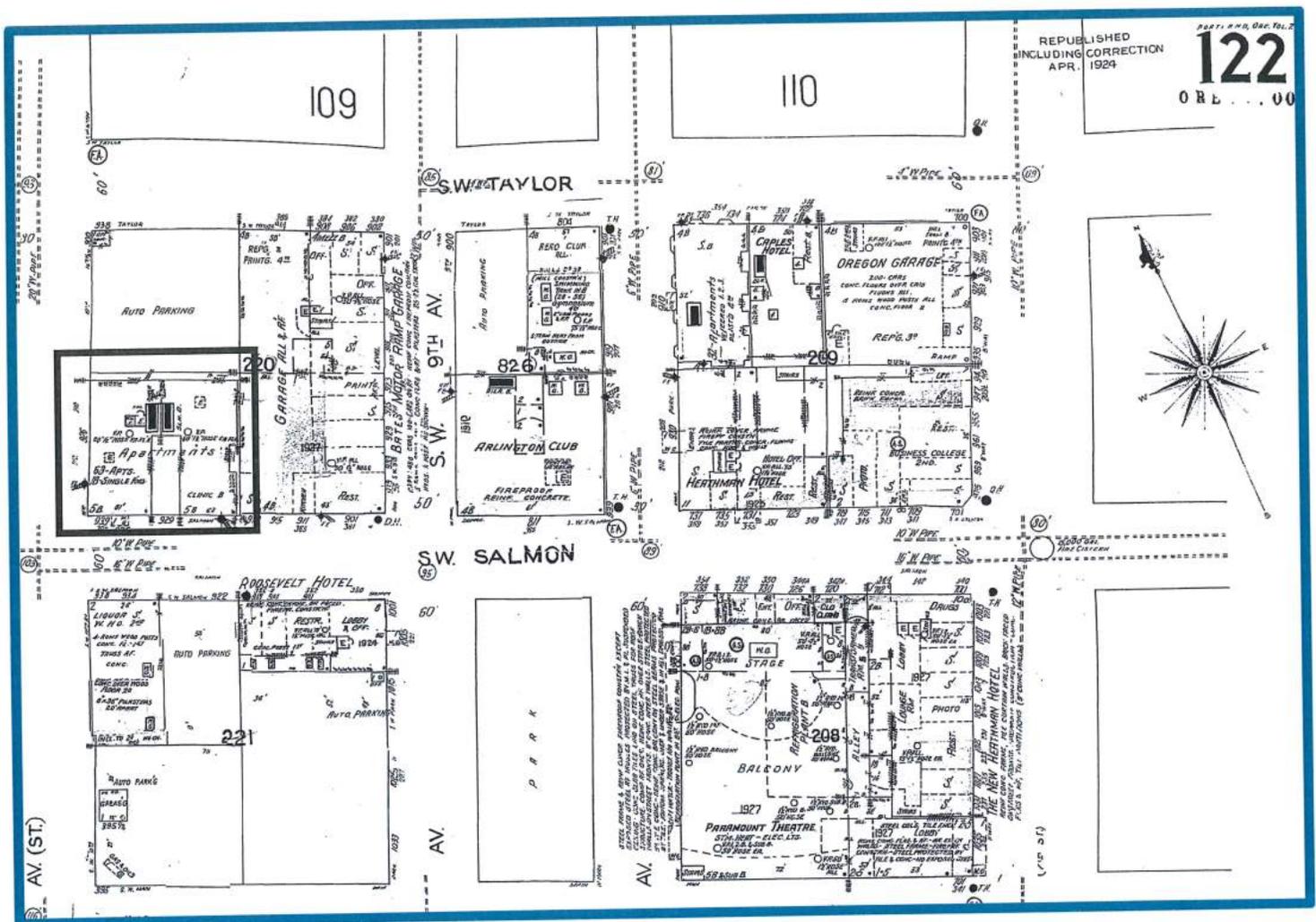
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Figure 4: Site Plan.

Sanborn Fire Insurance Map
1908-Dec. 1950 Vol.2 1909-May 1950 Sheet 122



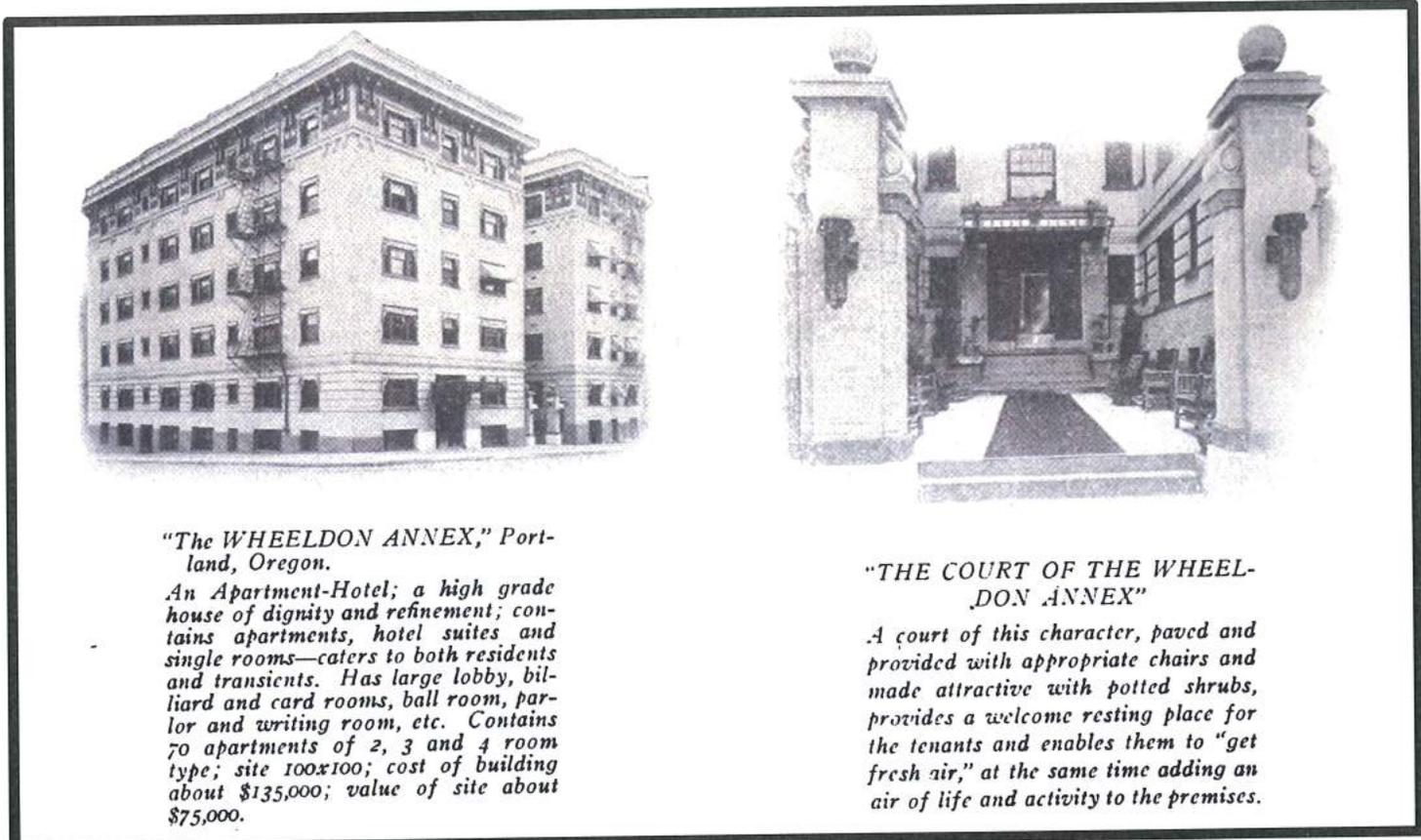
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Figure 5: Historic Photograph: Wheeldon Annex ca. 1912, Oregon Digital Archives, OHS



*"The WHEELDON ANNEX," Portland, Oregon.
An Apartment-Hotel; a high grade house of dignity and refinement; contains apartments, hotel suites and single rooms—caters to both residents and transients. Has large lobby, billiard and card rooms, ball room, parlor and writing room, etc. Contains 70 apartments of 2, 3 and 4 room type; site 100x100; cost of building about \$135,000; value of site about \$75,000.*

*"THE COURT OF THE WHEELDON ANNEX"
A court of this character, paved and provided with appropriate chairs and made attractive with potted shrubs, provides a welcome resting place for the tenants and enables them to "get fresh air," at the same time adding an air of life and activity to the premises.*

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Figure 6: Historic Photograph: Wheeldon Annex ca. 1920
Oregon Digital Archives, OHS



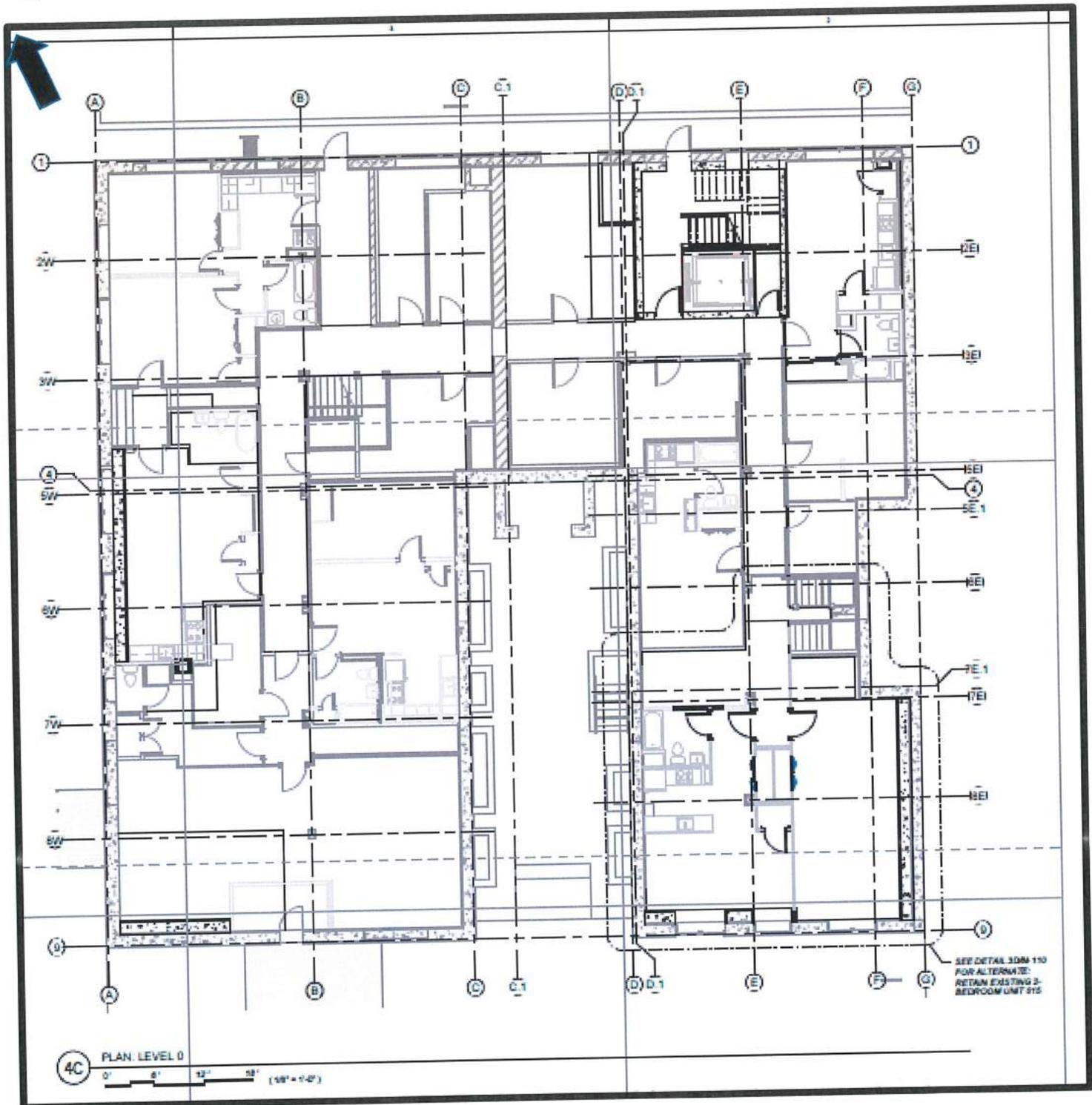
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Figure 7: Basement Level Floor Plan



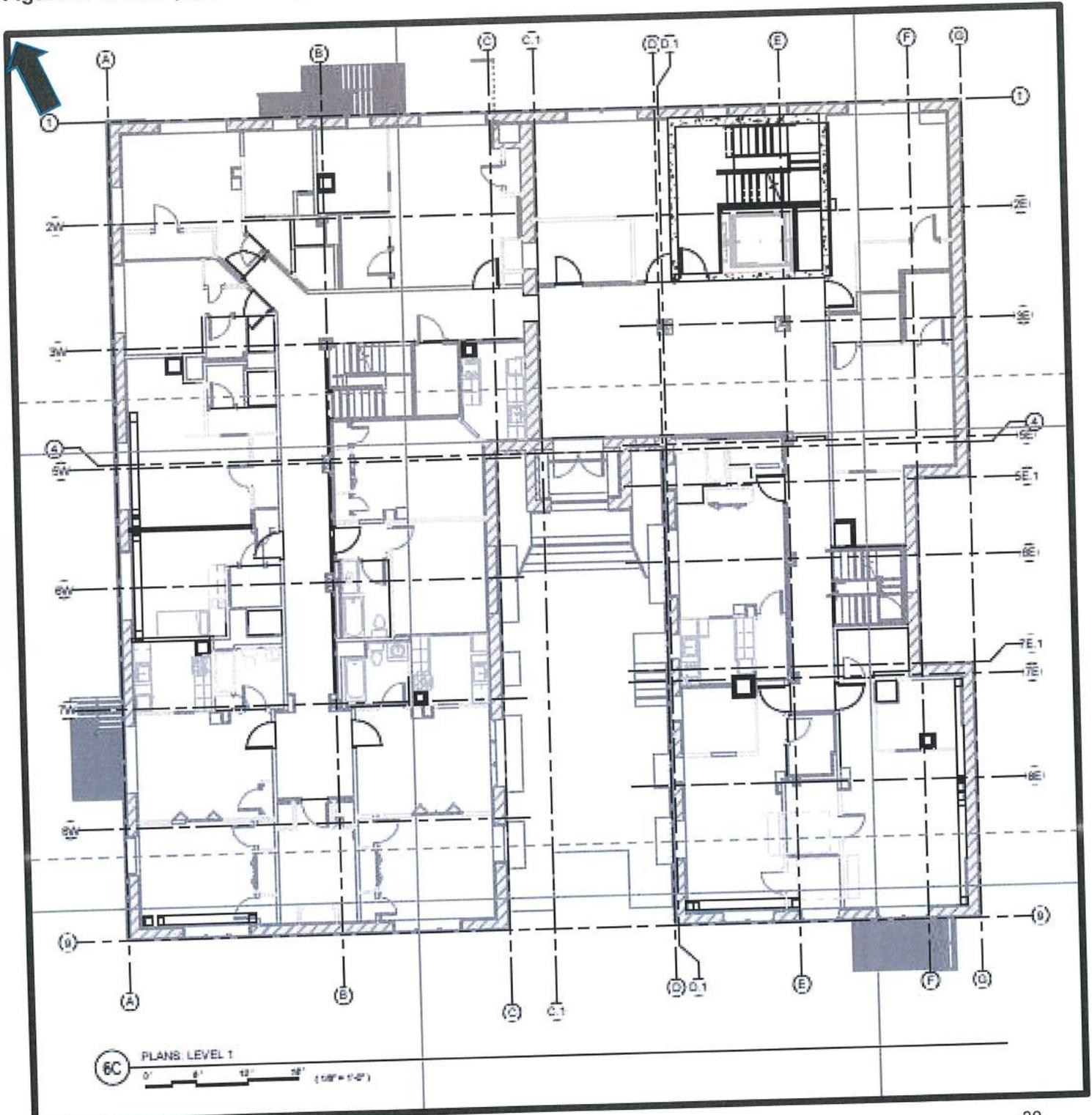
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Figure 8: Level 1 (Ground level) Floor Plan



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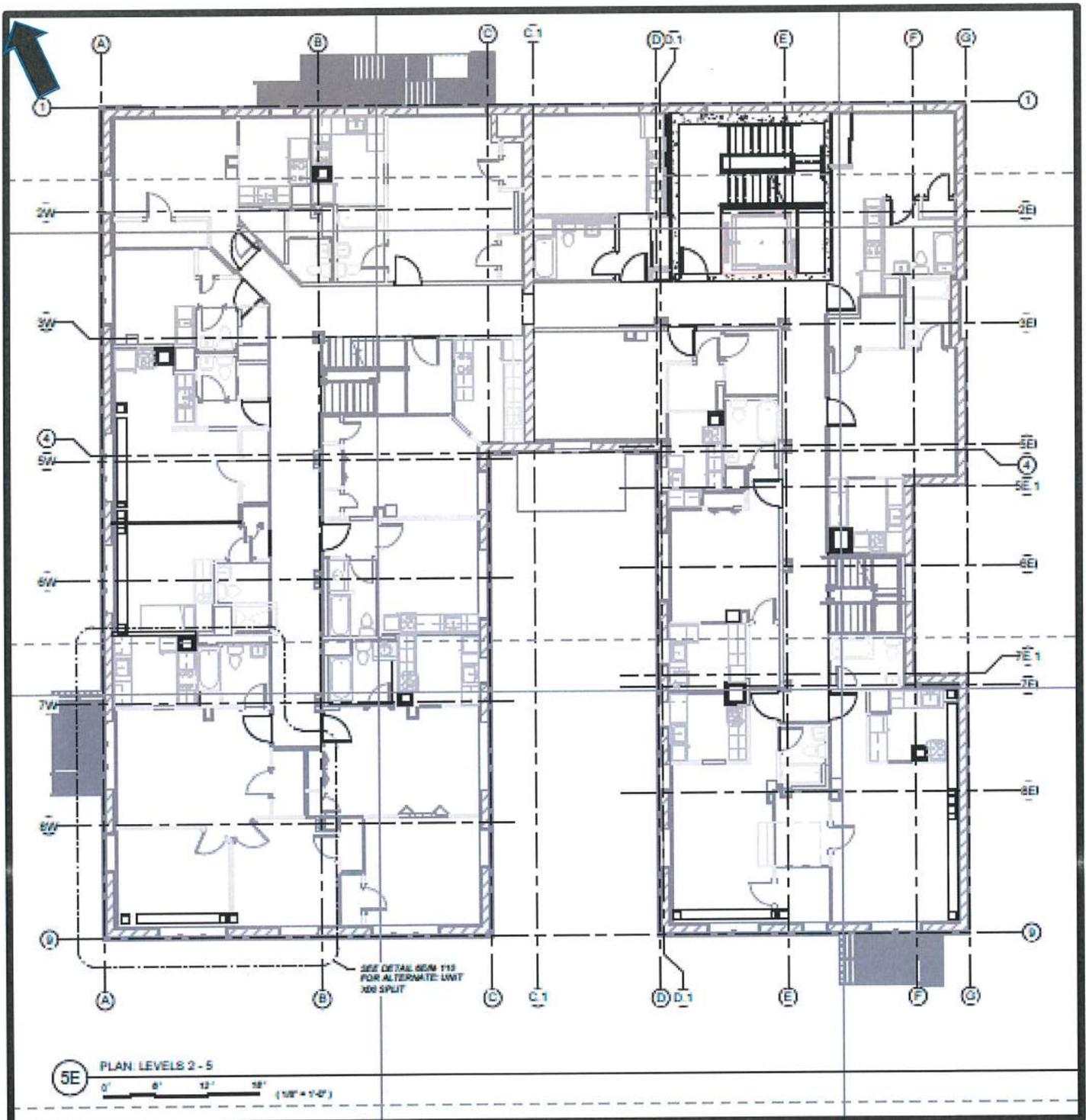
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Figure 9: Levels 2-5 Floor Plan



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Photo 1 of 19: South (Primary) Elevation, camera facing North



Photo 2 of 19: South and west elevations, camera facing NE

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Photo 3 of 19: North elevation, camera facing south



Photo 4 of 19: East elevation, camera facing west from roof of adjoining building

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Photo 5 of 19: Looking into the courtyard from roof level, camera facing NE



Photo 6 of 19: Main entrance, camera facing N

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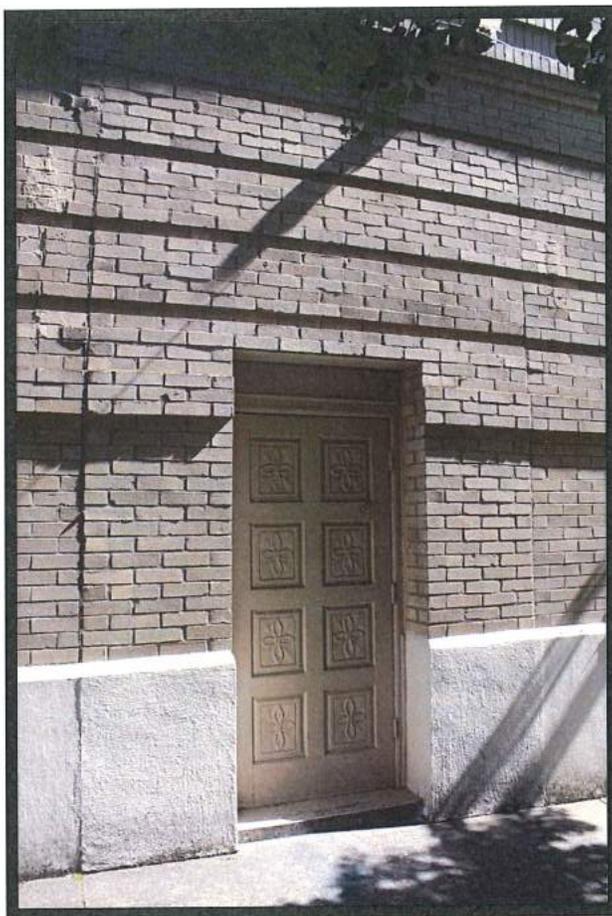


Photo 7 of 19: Abandoned entrance on S end of west wing, camera facing N



Photo 8 of 19: Entrance courtyard, camera facing N

**Wheeldon Annex
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Photo 9 of 19: Lobby, camera facing E

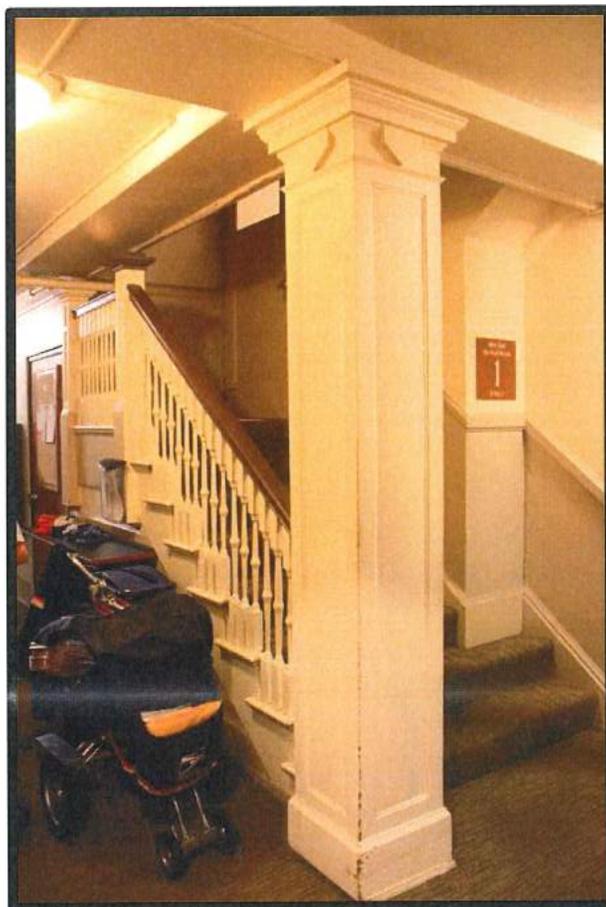


Photo 10 of 19: Staircase with typical detail, first floor, camera facing E

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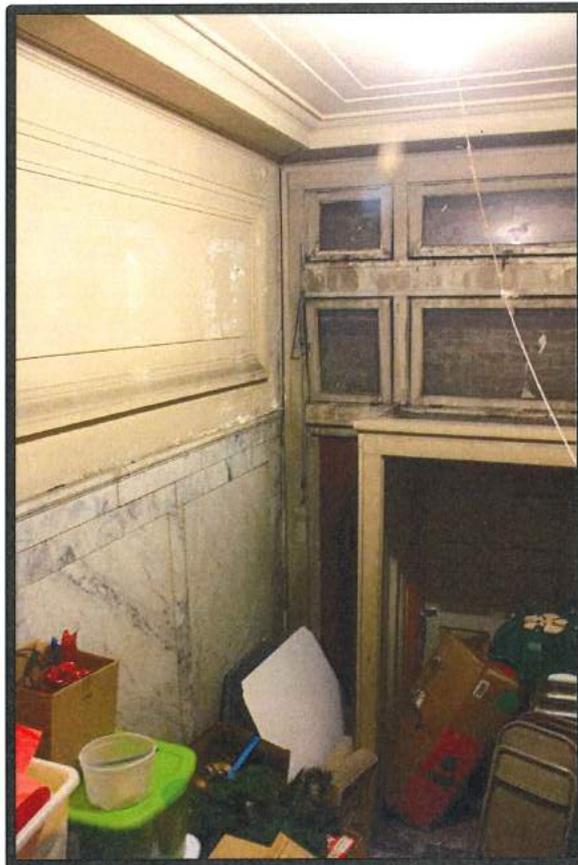


Photo 11 of 19: Interior of abandoned entrance on south end of west wing, camera facing south



Photo 12 of 19: Elevator door and gate, camera facing north

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Photo 13 of 19: Elevator interior, camera facing south



Photo 14 of 19: Typical corridor, level 2, camera facing N

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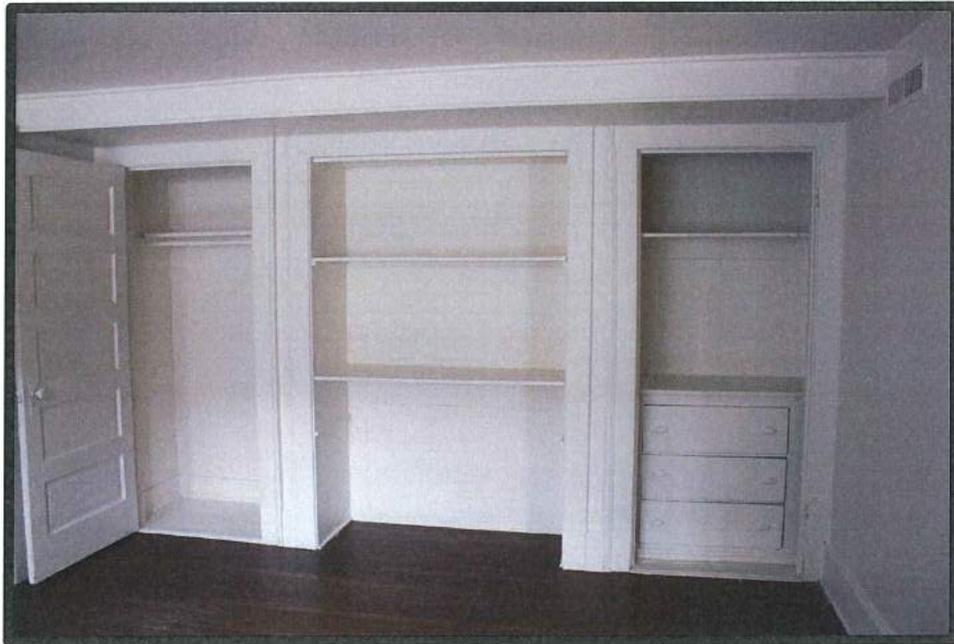


Photo 15 of 19: Unit interior closets and built-ins, basement level, camera facing E



Photo 16 of 19: Example of built-in furniture with slide-out bed, First floor, camera facing SW

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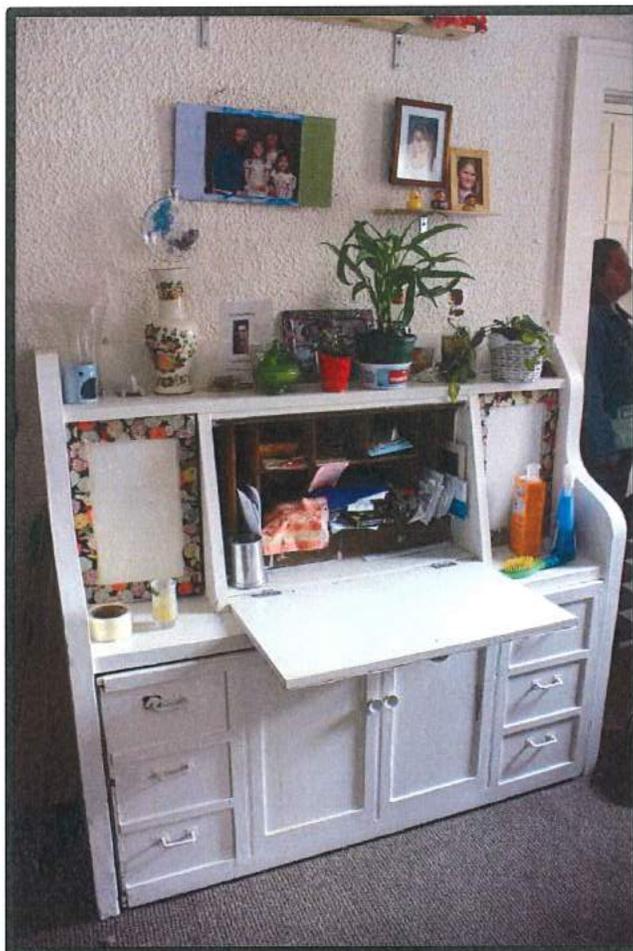


Photo 17 of 19: Built-in furniture with bed closed, Third floor, camera facing E



Photo 18 of 19: Typical kitchen with some original cabinetry, basement level, camera facing S

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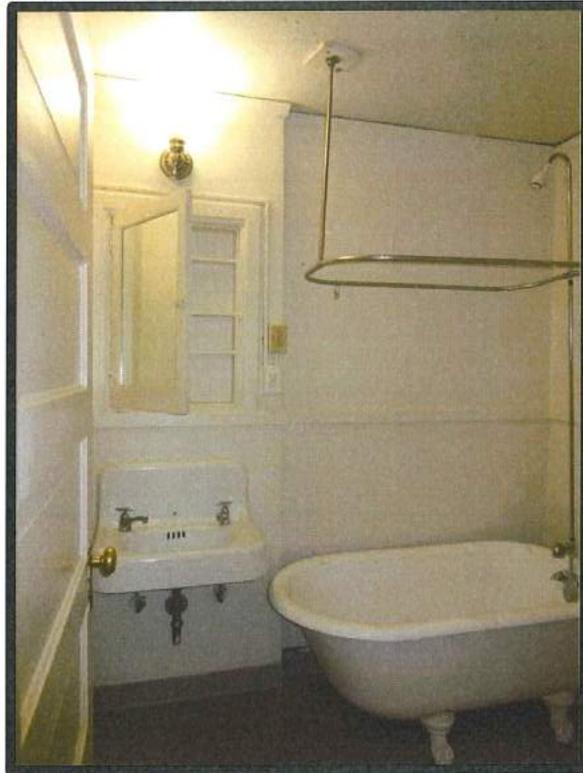


Photo 19 of 19: Typical bathroom ground floor, camera facing N