

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

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Marquam Manor

other names/site number _____

2. Location

street & number 3211 SW 10th Avenue N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97201

3. State/Federal Agency Certification

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

James Hamrick April 15, 1993
 Signature of certifying official/Title DEPUTY SHPO Date
Oregon State Historic Preservation Office
 State of Federal agency and bureau

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

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper Delores Byers **Entered in the National Register** Date of Action 5/27/93

Marquam Manor
Name of Property

Multnomah, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1		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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: multiple dwelling

Current Functions
(Enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Modern Movement:
Moderne/Mediterranean

Materials
(Enter categories from instructions)

foundation concrete
walls brick, concrete

roof asphalt: built-up

other trim: cast stone

Narrative Description

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

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SETTING

The building is sited on a hill side fronting a drive on the north and SW 10th Avenue on the east. A parking lot is located to the south and a vacant parcel to the west. The ground level rises steeply at the back of the property, so that apartment units at the ground floor are confined to the street side and part of the north elevation and utility spaces to the south.

EXTERIOR DESCRIPTION

The Marquam Manor is a four story, reinforced concrete apartment house with brick veneer at the street elevation. Floors, roof and partitions are of wood frame construction. Constructed in 1930, the building was designed by Elmer E. Feig, who has been credited with the design of 81 apartment houses in Portland during the decade between the mid-1920s and the mid-1930s. Feig had a contractor's license, but there is no evidence that he was ever licensed as an architect.

Despite the lack of an architect's license, Elmer Feig's designs have considerable merit, and some are outstanding for the period. Feig and the architects, Bennes & Herzog (and later Harry Herzog alone), together dominated the design of apartment houses in Portland during this prolific period of apartment house construction. The number of apartment houses designed by Feig far exceeded the number by any other designer during this period.

The Marquam Manor is executed MODERN MOVEMENT/Moderne Style, but is fairly eclectic in its applied decoration. The street elevation is divided vertically into five bays; with the three inner bays approximately equal in width, and the two outer bays somewhat narrower. The vertical is emphasized by cast stone pilaster-like divisions between bays, and at the corners. These pilasters are capped by a cast-stone inverted cup, shaped like a shell, in which is housed a down light. The vertical is further emphasized with a variation in the height of the parapet, with the center bay highest, the end bays next highest, and the two intermediate bays lowest. The parapet of each bay is ornamented with a cast-stone ornament on which is a double swag. The center and end bays are further ornamented with cast-stone, pinnacle-like vertical elements, and the parapet of the two intervening has a serrated cast-stone coping. It appears that part of the parapet at the center bay has been removed at some time, along with its pinnacle projections.

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The brick veneer at the street elevation is a well graded blend of light tan to medium orange-brown bricks with a wire-cut face, and flush cut buff colored mortar. The bricks are laid in common bond. Window sills are constructed with bricks set on edge, and sloped to drain. At the center bay projecting bricks form a molding at the window jambs, and there is a cast-stone drip mold at the window heads.

The apartment entrance surround is of cast stone, which is now painted, having somewhat Classical, fluted pilasters surmounted by urns. The entrance opening is a round-headed arch with a Spanish Baroque look to it. The entrance door is recessed at the back of an exterior vestibule, whose floor is paved with 6x6 Spanish Tiles. A broad glazed wood door, now painted, has leaded glass sidelights with insets of colored glass. Over the door and sidelights is a fanlight, also in leaded glass. Inside the entrance door, the lobby is paved with the same 6x6 Spanish tile.

Windows at the street elevation are new double-hung aluminum sash, one-over-one, all the same size except for the bathroom windows, which are a smaller size. At the sides of the building and at the court elevations some of the windows are paired and slightly narrower. Here, the original wood double-hung sash are still in place, but are covered with aluminum framed storm windows. The typical windows and paired windows are six-over-six. The bathroom windows are four-over-four.

Exterior walls at the sides and the light court are cement plastered over poured concrete, and painted.

INTERIOR DESCRIPTION

As previously stated, the Marquam is sited on a hill side, and the ground level rises steeply at the back of the property, so that apartment units at the ground floor are confined the street side and part of the north elevation. The basement area behind is used for heating, laundry and storage. These facilities are small as the rear area is unexcavated. The building plan is in the shape of a "U", with a light court in the center at the rear. A "U" shaped corridor provides access to the 10 apartment units on each of the three upper floors. There are seven studio units, two one-bedroom units and one two-bedroom unit on each of the upper floors. On the ground floor, there are two one-bedroom units and one studio

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unit. Each apartment has a kitchen, nook, bath and dressing room. The living room in each apartment has a closet for storing a roll-away bed.

Inside the entrance door is a "T" shaped lobby. At one angle of the short "T" is an elevator. A short flight of steps at either side of the lobby leads to the corridor accessing the ground floor apartment units. At the north side, a stair provides access to the floors above. Above the ground floor, a second stairway at the southwest end of the "U" corridor provides exit to the outside, and at the northwest end of the corridor is a fire escape.

These are very livable apartments with adequate closets and lots of windows. Fire exiting is good.

The Marquam Manor is quite similar to three other apartment houses designed by Elmer Feig, all constructed in 1930. These are the Blackstone on S.W. Park Avenue, and the apartment houses at 2209 N.W. Everett Street and at 1983 N.W. Flanders Street. Some of the cast-stone ornament is the same, and the division of the front elevation into five vertical bays has been used on each. However, the entrance detail is different on each building. The brickwork on the Marquam is the best of the group, with a nicely selected range of brick colors, flush joints and well chosen mortar color, and its ornament is more restrained in design. It is, all in all, perhaps the best design in the group.

Feig's other apartment designs explored virtually all of the concepts and styles being employed by apartment designers in Portland during the late 1920s and early 1930s, including front courtyard, and "L" shaped plans, as well as many small apartments squeezed onto 50x100 foot lots, and having little light and air. Many of the apartments of this period were in the so-called Spanish or Mediterranean Style. The Modernistic cast of the Marquam seems better suited to Portland.

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SHPO SUMMARY

The Marquam Manor, designed by local contractor Elmer E. Feig, occupies a 100-foot square lot on the toe of Marquam Hill in southwest Portland. The four-story, brick-faced block of reinforced concrete was built in 1930 and rises in a U-shaped configuration typical of multiple-unit development of the day. The interior court provided light and ventilation to the rear units. The entrance, framed by a cast stone portico with round-arched portal, is centered in the east-facing facade fronting on SW Tenth Avenue.

The principal street elevation is formally organized into five major structural bays set off by strip pilasters fronted with cast stone. The building front is handled as Modernistic design. It is a flat plane with low relief employing frameless fenestration and an angular, crested parapet uncluttered except for a few pendant accents and swagged panels of cast stone. The entrance portal, with its spiral archivolt, and the interior paving of ceramic tile, the hallway salomonica arcades and handsome wrought iron railings indicate Feig's eclectic Mediterranean touches were taken from the Spanish Colonial style that was fashionable for apartment houses of the era. The project, however, was named not for its stylistic references as was, say, Feig's Barcelona Apartments, but takes its name from the tract of real estate platted by Philip A. Marquam in 1857.

Elmer Feig is noted in the annals of Portland development as a prolific builder of apartment houses. Over 20 such buildings ranging in date from 1928 to 1931 were identified in the Portland Historic Resource Inventory of 1984. Independently, Feig, the contractor, and the architectural firm of Bennes and Herzog dominated the apartment house field locally in the late 1920s and early 1930s. The Marquam Manor is considered one of the best designs Feig produced.

Feig was given to producing reiterations of various themes. His Lindquist Apartments and the Arenson Court Apartments were erected from the same L-shaped plan with corner towers; the embellishments of the former being Spanish Baroque in style, the latter Romanesque. Certain stock trim elements were used interchangeably in Feig's projects. The Spanish Colonial portico of the Marquam Manor, for example, can be seen in the entrances to the Barcelona (1928) and the kindred Irving Manor of 1929.

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There are four Feig apartment houses closely related in form and detail to the Marquam. Apartment buildings at 1983 NW Flanders, 1831 SW Park Avenue (The Blackstone) and 2209 NW Everett--all built in 1930, and apartments at 1530 NE Tenth constructed in 1931 have in common a U-shaped plan and five-part Modernistic facades with prominent side and central parapet sections. Of these four, the apartment building on NW Flanders is nearly identical to the Marquam, but lacks today the embellishments which originally decorated the parapet and does not have the same portal surround. Also, the Marquam is the only one of these having Moderne pinnacles.

The fact is that although Feig's apartments were somewhat hackneyed toward the end of his brief dominance of the field locally, most of them were consistently well constructed, well appointed and presented dignified facades to the street. The best of them make a cross section of good, conservative apartment house types and eclectic flavors representative of multi-unit housing construction before the low point of the Great Depression. Within the very narrow universe of five Feig apartment houses of a peculiar Moderne-eclectic stripe, the Marquam rises to the top as the best representative because of its more liberally embellished facade and the well preserved state of its interior. The property, therefore, meets National Register Criterion C for local significance.

The Marquam also meets Criterion A in the context of real property development in southwest Portland. It shows Feig's investment project was successful because of economic forces set up by expanding medical facilities on Marquam Hill. Today, the hillside is entirely dominated by the University of Oregon Medical School and the Veterans Administration Hospital. The Marquam is the only apartment building remaining in the sphere of this medical enclave that was not erected as expedient housing for medical students. From the time the building was opened in 1930, demand for units in the quality apartment house of the neighborhood has been high, and the Marquam continues its long-running role as an anchor of good design in the Homestead Addition.

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MARQUAM HILL AND THE DEVELOPMENT OF THE HEALTH SCIENCES CENTER

In the mid 1800s, Philip A. Marquam traveled across country from Baltimore to California in search of gold. He arrived in California in 1848 and worked in the gold mines for a year. Subsequently, he began practicing law in the Sacramento Valley. In 1851, Marquam moved his law practice from California to Oregon. Shortly thereafter, he began purchasing parcels of the most valuable tracts of land in Portland and the surrounding suburbs with Marquam's Hill being one of the largest. A successful law practice led to a judgeship in 1862, a position he held for eight years. In 1882, he was elected to the state legislature. While in office, Marquam became known as the "Father of Good Roads" since most of the public highways outside the city were secured during his administration. With remarkable foresight Marquam foresaw the future growth of Portland into a large and important city. Consequently, after retiring from office, he focused all of his attention on new real estate investments and the management of his acquired properties.

In 1857, Marquam bought 298.6 acres of land for \$2500.00. Later, the tract became known as Marquam's Hill. He hired Earl Marshall and his brother to survey the property. With no prior experience, Marshall and his brother began their survey with a relatively flat spot on top of a ridge. The land was divided into two hundred foot square blocks, each block divided again into eight lots with room for a home and tack house (or horse and buggy) and bound by dedicated streets sixty feet wide. The Marshalls intended to lay out the land following the same grid system as the street patterns of downtown Portland. The completed survey consisted of seventy blocks, equalling more than six miles of streets.

The Portland City Homestead Addition, also known as Marquam's Hill, was filed at City Hall by Judge Marquam on July 2, 1857. Shortly after filing the first plat, the Judge filed a second for an enlarged Homestead, and a few months later he filed a third to complete the Addition.

Because of the awkward terrain, only one of the platted blocks was developed as a two hundred square block on all four sides. The area remained sparsely populated until the second decade of the twentieth century. In 1913, Dr. Kenneth A. J. Mackenzie, a prominent Canadian-born surgeon, was completing his first year as the second dean of the University of Oregon Medical School. The school building was located in Northwest Portland within

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walking distance of Good Samaritan Hospital. Mackenzie had practiced in Portland since 1882 and for 20 years had acted a chief surgeon for the Union Pacific Railroad's Oregon Railway & Navigation division.

A man of high achievement and motivation, Dr. Mackenzie had strong will and tended to dominate those around him. He also had a long-cherished dream: To build a new medical school. In 1913, he personally secured a gift of 22 acres from the Union Pacific's extensive tract of Marquam Hill property. Although the property was not formally deeded until 1916, Mackenzie began preliminary planning immediately. He began by hiring the architectural firm of Whitehouse and Foulhoux.

As much of the money needed to be raised privately, MacKenzie had the architects draw up a projected plan, an acropolis-like setting dotted with Parthenon-like structures. The project picked up momentum and Mackenzie secured an appropriation of \$50,000 from the 1915 legislature. He wrangled another \$40,000 from the legislature in 1917 and raised \$25,000 privately. Construction began and although the final project looked little like the original acropolis-like plans, the medical school moved to the hill in 1919.

In 1924, four years after Mackenzie's death, Oregon Journal publisher Charles Samuel Jackson and his family donated 88 additional acres of Marquam Hill property for additional medical facilities. Jackson intended the site to have a hospital for the treatment of crippled children. He died shortly after the donation, but the Doernbecher furniture family donated sufficient funds to construct just such a facility adjacent to the medical school.

Additional acres of the Jackson land donation still remained for development in the medical complex. In 1925, The Veteran Administration worked out negotiations to build a major facility on 25 acres of the site, east and down the hill from the school. Ground was broken in 1928 and the facility finished in 1931. Seven years later, the west wing of the medical school was constructed as was the John E. Weeks Memorial Hall. Over the years, "pill hill" has expanded into the present University of Oregon Health Sciences Center, incorporating a dental school and expanded Veterans Administration facilities.

In the midst of the intense expansion of the medical facilities and while the Veterans Administration facility was being built, Elmer Feig built the Marquam Apartments a couple of blocks west of the campus. The Marquam Apartments are the only brick apartment

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building on the hill. Expansion of the medical complex and related development has swallowed up almost everything built earlier on the hill. Apart from the Medical School itself, it is the only structure identified by the Historic Resource Inventory for the Marquam Hill area.

ELMER E. FEIG

Elmer E. Feig is said to have designed 81 apartment houses in Portland in the late 1920s and early 1930s.

Feig was born May 9, 1897, in Atwater, Minnesota. He came to Portland in 1910. From 1914 to 1916, Feig was a draftsman at Fenner Redicut Homes. From there, until 1919, he worked in the engineering department of G.M. Standifer Construction Company. In 1921, he returned to Fenner Redicut, again working as a draftsman.

From 1924 to 1927 Feig was consecutively a clerk, deputy inspector and assistant examiner for the City of Portland Bureau of Buildings. In 1928, he started architectural practice, although there is no record that he was ever licensed as an architect. He did have a contractor's license, however, and in this connection was charged in 1929 by the Bureau of Buildings with lending his license to others for projects which he did not himself construct. His license was suspended.

During this time, Feig was prolific in construction. He completed four apartment buildings in the 1900 block of NW Irving and over twenty in the 1928-31 period. Feig continued to call himself an architect in the City Directory through 1934. After that he was listed as a residence designer. After 1937, there were no further listings for Feig in the directory.

MODERNE AND ART DECO IN PORTLAND

Moderne is a broad term which covers the period of between the World Wars and refers to a streamline style. At its softest, the style maintains a hard linear edge, often vertical, but also horizontal. At its hardest, it can be found in a stepped facade featuring strong angular decorative treatments and composition. Ornamental detailing is often

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executed in the same material or in various metals, colored terra cotta or mosaic tiles. Typically, windows are straight-headed, metal sash. Zig-zags, chevrons, stylized figure sculpture--these are all features common to the related Art Deco.

Art Deco in Portland is somewhat rare and tends toward the application of elements rather than full deco design. In part, the absence is due to the extensive building boom that preceded the deco era. In part too, the dominant architect in Portland was A. E. Doyle, who mostly adhered to the Classical Revival style in his commercial buildings. Two of the major Art Deco buildings of the period were Doyle's 1927 Terminal Sales Buildings and the 1933 Public Market Building. Other strong smaller examples include Belluschi-designed Commonwealth Building built in 1930, the 1930 Charles F. Berg Building, designed by Grand Rapids Design, and the Bohemian Restaurant built in 1936 by Lawrence, Holford & Allyn.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture _____

Community Development _____

Period of Significance

1930-1943 _____

Significant Dates

1930 _____

Significant Person

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Elmer E. Feig _____

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: _____

Marquam Manor
Name of Property

Multnomah, Oregon
County and State

10. Geographical Data

Acreege of Property 0.23 acres Lake Oswego, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	0
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5	2	4	2	7	0
---	---	---	---	---	---

5	0	3	8	2	8	0
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Zone Easting Northing

3

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Zone Easting Northing

4

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--	--	--	--	--	--

--	--	--	--	--	--	--	--

 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John M. Tess, President, and Richard Ritz, FAIA

organization Heritage Investment Corporation date November 28, 1992

street & number 123 NW Second Suite 200 telephone (503) 228-0272

city or town Portland state Oregon zip code 97209

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name John Krippaehne

street & number 3211 SW 10th avenue telephone _____

city or town Portland state Oregon zip code 97201

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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BIBLIOGRAPHY

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City of Portland Buildings Bureau microform and card files.

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Larsell, O. The Doctor in Oregon. (Portland, OR: Binfords & Mort, 1947).

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The Oregonian

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VERBAL BOUNDARY DESCRIPTION

The Marquam Manor Apartments occupy Lots 3 and 4 of block 81, Portland Homestead Addition, Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

The boundary is the legally recorded lot lines of the nominated property.

Historic Resource Inventory
CITY OF PORTLAND, OREGON



1-010-03211

3211 S.W. Tenth Avenue

Portland Homestead, Block 81, Lots 3, 4
QUARTER SECTION MAP #: 3328
Homestead

OTHER NAMES: Marquam Manor

ORIGINAL FUNCTION: Apartment House

DATE BUILT: 1930

STYLE: Streetcar Era Apartment

ARCHITECTURAL PLANS BY: Feig, Elmer E.

ORIGINAL OWNER: Laastock, H.W.

OTHER OWNERS: Parry, J., Wilson, Rowe and Chiotti, Hippachne, Dr. J.

TAX ASSESSOR'S ACCOUNT #: R-66800-4 50

ZONING: C2

SPECIAL FEATURES AND MATERIALS:

Brick exterior with cast-stone ornament at parapet. Cast-stone pilasters and entrance with compound round arch and finials.

AREAS OF SIGNIFICANCE: Architectural

1-010-03211

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Portland City Directory (Portland, Oregon).

ORIGINAL BUILDING PERMIT #: 204776

Present owner as of May 1982: United States National Bank, c/p Krippachne, John V.

MAILING ADDRESS: 511 S.W. Tenth, Portland 97201

No Preservation Funding

Negative: 644-6

Score - Design/Construction: 5

Score - Historical:

Score - Rarity:

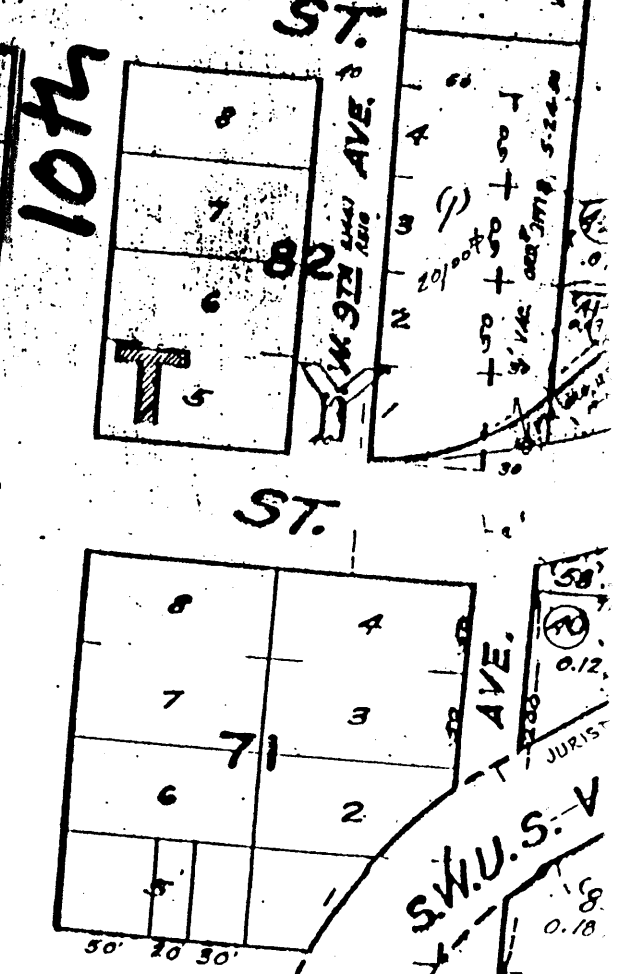
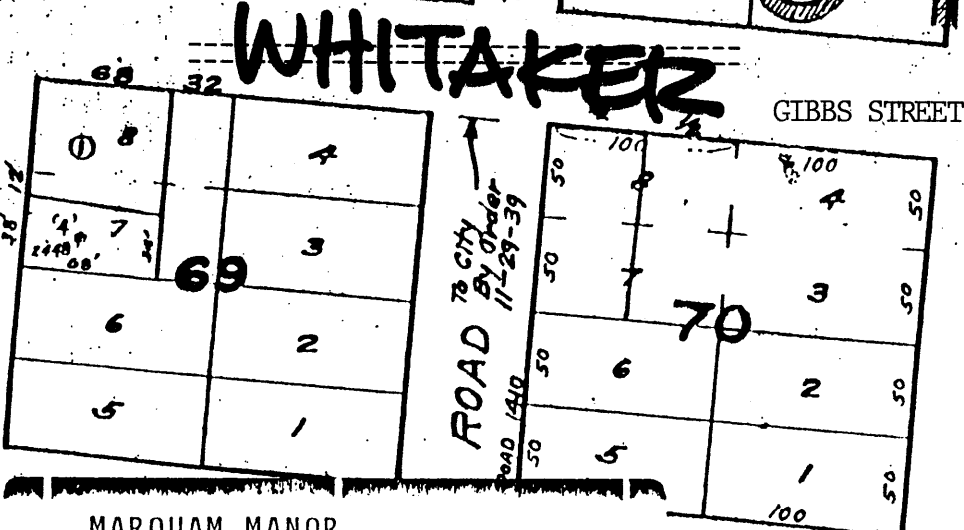
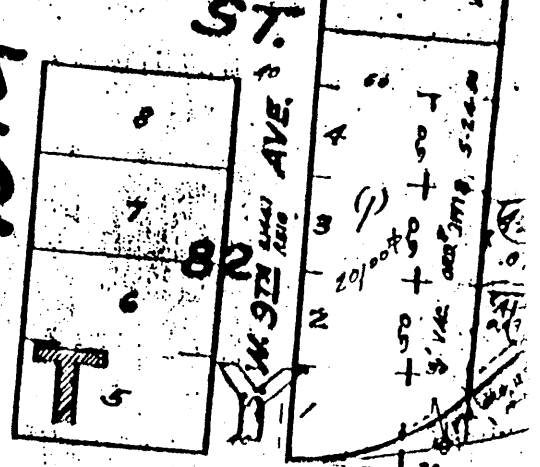
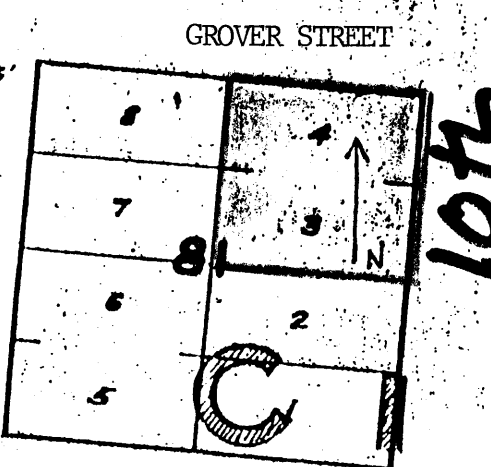
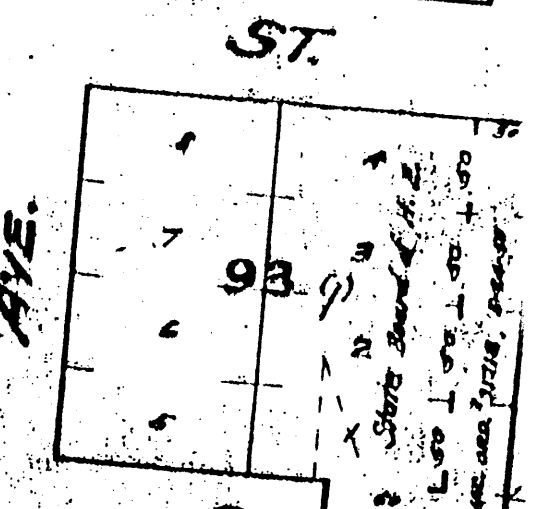
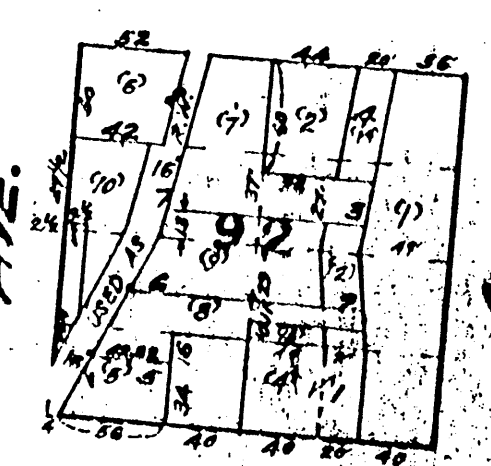
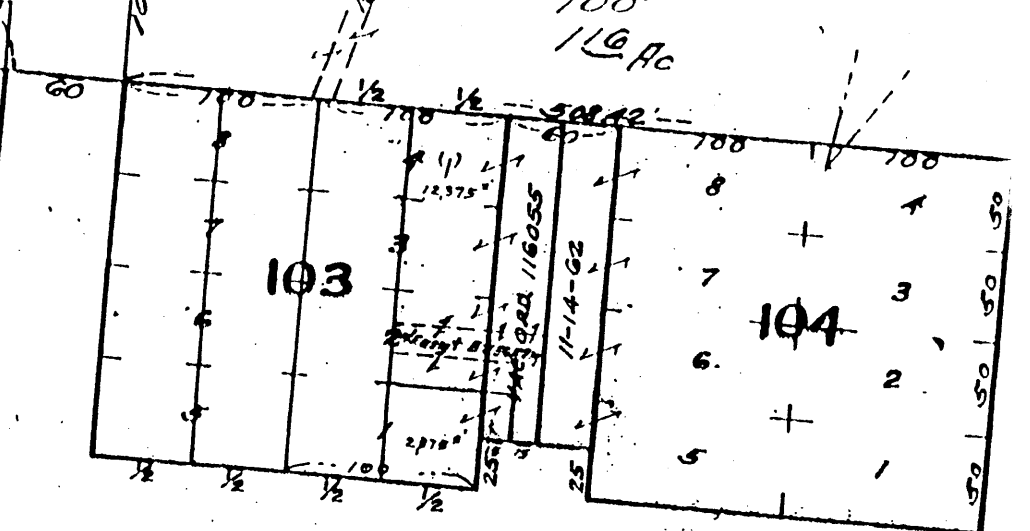
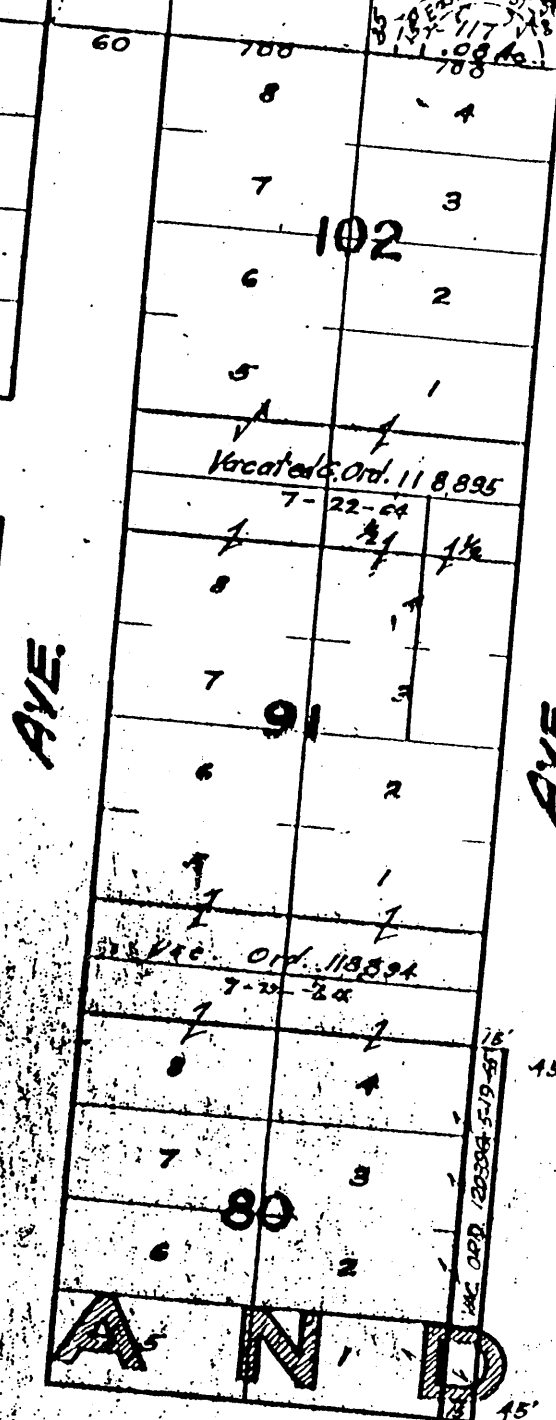
Score - Environment: 2

Score - Integrity: 10

Score - Intrinsic: 5

Score - Contextual: 12

Score - Total: 29.5



MARQUAM MANOR
3211 SW 10TH AV., MULT. CO., OR.

SW.U.S.-V
0.18