

United States Department of the Interior  
National Park Service

293

National Register of Historic Places  
Registration Form

JAN 26 1990

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

1. Name of Property

historic name Weist Apartments  
other names/site number Benwood Apartments

2. Location

street & number 209 NW 23rd Avenue N/A not for publication  
city, town Portland N/A vicinity  
state Oregon code OR county Multnomah code 051 zip code 97210

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>    </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>    </u>	<u>    </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>    </u>	<u>    </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			<u>    </u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of certifying official [Signature] January 19, 1990  
Date  
Oregon State Historic Preservation Office  
State or Federal agency and bureau

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

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:) \_\_\_\_\_  
[Signature] Entered in the National Register 2/23/80  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: multiple dwelling

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Current Functions (enter categories from instructions)

Domestic: multiple dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Colonial Revival

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Materials (enter categories from instructions)

foundation concretewalls brickstuccoroof asphalt: built-upother cast stone trim

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**Describe present and historic physical appearance.**

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### The Weist-Benwood Apartment

This site is within the original Amos N. King donation land claim of the 1850's now known as Meads Addition. The Weist-Benwood Apartment is located on 23rd Avenue near a main intersection where five streets converge. Burnside Street divides Southwest Portland from Northwest Portland. This intersection has always been a main traffic arterial and street car destination point as well as a gateway to various sections of the city of Portland.

address: 209 N. W. 23rd Ave.

#### Weist Apartments

33 1N 1E Meads Addition, South 28.4' of Lots 1 & 2, North 46.6' of Lot 3, Block 5, Multnomah County, Portland, Oregon 97210.

The front facade of the Weist Building faces east along Northwest 23rd Avenue. The building is U-shaped with porches in a H-plan and is located on a 75' x 100' lot with 15' setbacks at the front facade, 10' at the rear and side. Zoning today is C-3, commercial.

The Weist-Benwood Apartment was the first permanent building on this part of the King land claim. Within the surrounding area there are a number of apartments dating from the Lewis and Clark Fair and the Street-Car Era.

The Weist-Benwood Apartment is a Colonial Revival landmark in the true sense of the word. Just mention the apartment building with the black columns near Rose's Delicatessen on Northwest 23rd Avenue in Portland, and familiar smiles flicker over people's faces. Even where the colors less extreme, the form of the building is indeed striking. Of the numerous apartment buildings of this type in Portland, i.e., ... double loaded railroad flats with tall classical columns typically supporting three stories of portico, this one stands out for its grandeur and flamboyance. Two stacks of porches flank the entry symmetrically. Each porch features two-story triple corner column clusters rising from a base at rail height from the first porch and soaring upward to support the second story balcony just above mid-point of the shaft, and the third story balcony, atop the Ionic capitals. A flat pilaster at the face of the building with only slight relief (2" to 3") carries the Ionic detailing, and receives the returning porch rails at the facade. The plinth or base of the column groups, which extends back and across the face to the entry, is of brick in rusticated course work, with every fourth course recessed creating deep shadow lines. This rustication is continued vertically to create a partial frame for the entry door.

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The rusticated plinth forms the side rails of the first story porch, and a row of true pear-shaped balusters forms the front rail. These same balusters form the entire rail for the second pair of balconies.

The third story balcony floor structure provides the architrave, frieze and cornice, complete with dentil, over the two story Ionic columns, and above this sits yet another complete, covered balcony, featuring detailing more contemporary to the age of the building. The columns at this upper level are square, clustered once again in corner groups of three with heavy stick pre-bungalow articulated crossed headers with ends carved in large cyma recta form. This emphasizes the open framing which indeed is characteristic of the ceilings at all levels, and exaggerated at this top level. Exposed purlins cross the external beams for a third layer of exposed structure, creating an enclosed trellis look. This third level of porch may have been added later in the building's life, and creates a whimsical note. The corner "plinths" are closed rails, with moldings creating a recessed panel look. The rails themselves are composed of flat panels with spaces punched out in the form of vertically attenuated arches with a strap motif linking the arches and raised curved triangles defining the solid spaces between. There is a somewhat rough hand-hewn quality to this topmost balcony, providing comic relief for the mannered seriousness of the classical order below.

Returning to grade level once again, the street entry to the building presents a mannered entry right from the sidewalk, with raised brick faced planter bed rails flanking the flared stairway leading up four risers to the sidewalk. From there one stands facing the mock grandeur of the entry. Two flights of three risers each, with a landing for a dramatic pause between, are flanked by rusticated brick side rails with a diamond emblem in brick relief centered on each. Atop each rail is a light standard in the form of a tapered angular sectioned Doric column crowned with a globe light fixture. The aforementioned vertical rustication panels framing the pairs of bevel-glazed entry doors are topped with ornate garlanded scroll brackets, which in turn carry an arched pediment in strong relief. At center or eye of this arched pediment is an egg-shaped cartouche ensconced in scrolls above and below and surrounded with a symmetrical profusion of acanthus leaves and rosettes in dramatic relief. Nine rectangular modillions line the underside of the arch.

Flanking this ornate entry are two porthole stained glass windows framed with brick in a flared cross motif. These glass panels, which show a symmetrical stylized tulip bud or plant motif in aqua blue glass with shades of clear to grey panels surrounding the large central bud over a stalk between two smaller stalks, light two closets on the first level landings.

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The street facade of this building is a study in transitions, both in form and in materials: from rusticated brick to flat brick, to brick with rough stucco in-fill, to rough stucco with brick in-fill; and from mannered classical through a mock second story order, to a more contemporary third story. Always symmetrical, features occur in matched pairs and centered over the flamboyant entry. Brick always forms the window surrounds, with keys tying it into adjacent stucco fields. The stucco field at second story level suggests columns over the first story rusticated piers. The "capitals" of these "columns" are sparsely ornamented brackets contemporary to the period which support or appear to support a third story central mini-balcony. Between the columns are a pair of rectangular stained glass windows which, once again, serve to the light hall closets for the apartments on that floor. Larger one over one double hung windows on either side of the columns complete the second story composition. The little balconet is accessed from the third floor hallway by paired glass doors with full height side lights. The opening is framed with a bricked segmented arch, with an architrave, frieze and cornice running behind it over the doors. The brick arch penetrates the brick frieze above. A row of closely spaced modillions courses across the top of the facade, with the exposed rafter cornice over. From across the street a shed dormer for yet another story is perceived in the row of four windows over the cornice.

**Interior Finish:**

The entry is processional. Four steps lead from the public sidewalk to the entry walk; two sets of three steps with an intermediate landing lead up to the pairs of glazed entry doors. From the entry vestibule, where the name WEIST is spelled out in black hex tiles on a white field, more steps lead up to the lobby, where an open staircase ascends to grant access to the upper apartments. The lobby is finished in marble and beveled plate glass mirrors, with a suspended shallow bowl light fixture with brass gargoyles, and gives access to first floor apartments at either side (north and south). Over the first landing and facing the entry door is a six panel stained glass group, consisting of upper and lower groups of one central square opening flanked by two narrow rectangular openings. The upper group features a central panel grouping of three blue-green stylized stemmed Tulip buds reminiscent of those in the circular port windows. The complex ovals are grouped at center top over three columns of alternating aurene' shaded white glass squares and textured blown bubble clear glass rectangles. The upper side panels contain one bunch of "stemmed oval Tulips" in a stylized motif. The lower group of windows consist of a pair of casements at center with a square and rectangular motif in white and textured clear glass, flanked by fixed simple pane units of textured clear glass. The open stair features a spindle rail with handsomely crafted newel posts.

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**Plan:** Each of the principal three dwelling floors originally consisted of two mirror image 3 bedroom apartments of 1700 square feet with a private 160 square foot covered balcony and a rear porch and exit.

The original apartments are entered through a vestibule into the large (17' x 18') living room. The porch is entered from double doors at the east end of the living room. From the living room one proceeds west to the dining room which faces south into the interior courtyard. Also to the west of the living room in the north side is a door to a bedroom. Ceilings in the front rooms are coved, and a column and pier on a 2'-0" base provides a transitional element between the living room and dining room areas. The dining room has wainscoting with panels defined by relief moldings. A wide bay with one foot of depth projects southward along the entire length of the dining room. From the dining room one proceeds back through the butlers pantry and the kitchen to the back porch. Beyond the back porch are two bedrooms at the southwest and northwest corners of the wings.

The bathroom, between bedrooms on the north side, features tile floor and wainscoting, and the original fixtures. A twenty foot hallway connects the sleeping areas to one dining room and living spaces. There is an original corner handsink at the west end of the hallway, back-to-back with the porch. Access to the fourth story penthouse apartment is by a stairway close to the entry of the 3rd floor north apartment. The penthouse, a 32' x 18' space with attached bathroom, has maple floors and is thought to have been originally a small ballroom. The penthouse commands views from its high windows of the Cascade peaks. The ceiling has closed box-beams in original dark stain. The attic space continues around a corner to unfinished space running the entire length of the wing below. Below the first floor are two apartments plus the boiler room and utility rooms, and a tunnel leading under the street to the east.

The apartment at the north east corner contains a massive brick fireplace, with brick wainscoting to the height of the mantel (approximately 5'-5"). The brick is laid in Flemish Bond with basket weave at the base and soldier course at the top. Heavy, dark stained encased beams form a ceiling grid, and wide fir moldings with brackets frame the glazed entry door and glass paneled sidelights, as well as the massive strap-hinged door to the rear quarters and kitchen. This space is believed to have been a bar or speak-easy in the early days of the building. The fireplace which is the key point of interest in the room is battened, with dark bricks forming quoined corners, Flemish Bond on the face and segmented arch with bricks radiused over the top two soldier courses end to end. A center mantel occurs at about 4'-0", and the ends proceed to form corner mantels above. The chimney, continues the battered line in a diagonal chevron motif at center with a soldier course and beam above. The space is now carpeted and rents as an apartment.

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**The Neighborhood Setting:** The Weist-Benwood is situated in the north west section of Portland in the adjacent 75' from the area of the intersection of Burnside, Westover, Vista and 23rd Avenue. Designed and built by William L. Morgan in 1904-5 for Lena Weist. The initial use was for those delegates attending the Lewis and Clark Exposition and Oriental Fair of 1905. The Weist Apartments area among the earliest truly "designed" apartments in the "box-car flat" floor plan in Portland. This deftly-designed and constructed residential apartment is illustrative of the marked growth and capital expansion of Portland in the early 20th Century - Lewis and Clark Fair Era. The Weist-Benwood is listed as a Rank-II on the Historic Resource Inventory of 1982.

The Lewis and Clark Exposition of 1905 is credited for over \$64 Million dollars worth of new housing and neighborhood commercial development between 1903 and 1912. In 1900 the population of Portland was 90,000; by 1910 the population had swelled to 250,000 almost a 300% increase. Demand for sufficient, close-in residential housing could not be satisfied by either the traditional owner-occupied home or the impermanent, non-family orientation of rooming or boarding houses. During the 1903-1917 period, the apartment house gained acceptance as a solution to Portland's exploding population. The apartment became a viable option for local investors such as the Weists and W. L. Morgan. A main requirement in early apartment house construction in Portland was that the apartment dwellings be accessible to a central business district of the city, either within walking distance or along street car lines. As many as eight different Portland Railway and Street Car Company lines ran within a block of The Weist-Benwood Apartment. Within a 3 block radius there are many National Register buildings. These residential buildings include the Charles F. Adams House, The Bates-Seller House, The George F. Heusner House, and The Trevett-Nunn House. Some of the apartment buildings include Belle Court, The Campbell, The Day Building, The Dayton, The Envoy, The Ormonde, and The 705 Davis Apartments. Some of these apartments were owned and built by William L. Morgan, the builder of the Weist-Benwood.

The shape and configuration of Portland's new apartment houses conformed to the long, narrow lots created by the subdivision of Portland's 200 square foot blocks. These long apartment unit spaces were known as "Railroad Flats", which featured the alignment of one room behind the other in each apartment. Typically two apartments extended the entire length of the building.

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The site for the Weist building was carved from an unusual block, such that the developer obtained the size of land he wanted, rather than building within a confined space. This large lot allowed construction of a central inner-court. Interestingly, there is also a rear (west) main portal that was used for many years as another tenant entrance. This entrance allowed direct access to the first floor and interior court area from the N. W. Westover and 23rd Place intersection on the west side of the wedge shaped block.

Portland's early apartment house design had no local stylistic precedents, while at the same time both commercial and residential building were experiencing expansion, adaption and growth in styles in the new 20th Century. Quickly apartment design motif followed popular residential stylization. The Weist-Benwood Apartment is but an example, in the most bold terms, of this local aesthetic preference for Revival stylization with grand ornamentation and stylized popular elegance. By way of the Portland's booming development and architecture statement, Portland announced to all that this city had "arrived" and was as modern, majestic and grand as any major American city. The internationally famous Olmsted Brothers landscape architects had announced this fact to the American public in 1903 when they first were hired by Portland to establish a public park system within the city. The Olmsted Brothers later confirmed this fact once again publicly during and after their work on the Lewis and Clark Exposition of 1905.



**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1904-1905  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1905  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

William Morgan  
\_\_\_\_\_

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

**9. Major Bibliographical References**

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property 0.17 acres Portland, Oregon-Washington 1:24000

UTM References

A 

1	0	5	2	3	6	2	0
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5	0	4	1	0	5	0
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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

The nominated aera is legally described as south 28.4' of Lots 1 and 2 and north 46.6' of Lot 3,Block 5, Mead's Addition to Portland, Multnomah County, Oregon. Multnomah County Assessor's Map Ref. No. 2927.

See continuation sheet

Boundary Justification

The nominated area, measuring 75 x 100-feet, is the entire urban tax lot developed for the Weist Apartments by William Morgan in 1905.

See continuation sheet

**11. Form Prepared By**

name/title Scot W. McLean and Elizabeth S. Atly  
 organization Heritage of King's Hill Company date August 10, 1989  
 street & number 2030 SW Main Street telephone (503) 227-4790  
 city or town Portland state Oregon zip code 97205-1531

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SUMMARY

William Morgan, a prominent figure in the annals of Portland, Oregon real estate development, was popularly known as "Apartment House King" when he was principal of the firm Morgan, Fliedner and Royce. Morgan's first apartment house project was carried out in 1903. By 1912 he had built more than 35 apartment houses and six buildings. The project completed for investor Lena Weist in 1905 was among the numerous apartment developments spurred by the growth of the city in the early years of the 20th Century. Typically, Morgan's apartment buildings, several of which have been entered in the National Register, were strongly Colonial Revival in spirit, and while it has never been known who was the firm's designer, it is thought that Morgan himself had a leading hand in designing this eclectic three-story, brick-faced apartment building. It displays the hipped roof, wide central dormer, symmetrical facade organization and multi-storied, double-bay front porches with colossal Ionic columns, vasiform balustrades and fully-detailed entablatures that are the hallmarks of Morgan's apartment houses. The Weist Apartments are further distinguished by a rusticated ground course, an elaborate segmental-arched pediment on consoles crowning the central entrance, and pergola detailing of the third story porches.

The Weist Apartment Building was highly ranked in the City of Portland Historic Resource Inventory. It meets National Register Criterion C as one of the best-designed of Morgan's middle-scale apartment buildings in the Nob Hill neighborhood of northwest Portland. Its interior layout shows the builder's experimentation with formulas for subdividing space efficiently while at the same time responding to rudimentary building ordinances and progressive notions concerning sunlight, air and healthful urban living. The interior is organized as a bilateral duplex on each of three floors and has an array of interesting finish details in the Arts and Crafts tradition.

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### Significance:

John and Francis Weist were brothers who owned a large tract of virgin timberlands within Tillamook County around the Nehalem River. This logging operation functioned from the 1890's to 1927 near the; now extinct town of Reliance, Oregon. A full sized railroad, log flume and saw mill were in operation for this cutting. The extended Weist family owned and operated the Weist Logging operation. Weist family members included several sons and uncles in addition to John and Francis Weist.

The Weist Logging Company supplied timbers and beams over a three year period for the foundation work for Portland's Lewis and Clark Exposition of 1905. In 1903-4 John H. Weist had an injury which took him several months to recuperate at St. Vincent's Hospital on N. W. Westover Street in Portland. After about a period John Weist relocated his family and moved to Portland. Lena and John purchased the apartment lot in 1904 and had the apartment house built. Lena and John Weist lived in the apartment house with several of their grown children occupying various apartments from 1905 to 1923.

Frederick R. Strong sold the lot in 1904 to the Weist s for \$2,175.00, Henry L. Pittock's Portland Trust and Savings Bank loaned them \$15,000.00 to build the apartment, Morris Marks loaned \$5,000.00 for "fine interior appointments and furnishings", and William L. Morgan and Company built it. During the Lewis and Clark Exposition from June 1st to October 15th 1905, John H. Weist attended the fair as a salesman representative for Case and Mitchel, Lewis and Stavier Companies. His offices were located at the New Market Theater building. From 1908 and for many years later John Weist continued as a salesman for logging equipment, and his wife Lena Weist managed the Weist Apartments.

During the 1905 Lewis and Clark Fair, the Weist Apartments provided sumptuous accommodations for visitors including the National American Medical Association convention of that year. Others visitors included a convention of American and foreign Brewmasters, as the large Gambrinus Brewery was just a 100 feet away, across Westover at 23rd Place(then Gambrinus Avenue).

**William L. Morgan :** The Colonial Revival apartment house built for Mrs. Lena Weist as an investment and residence in 1905 is significant under criterion C within Portland as one of the best examples of apartment house construction, detail and design constructed by William L. Morgan. He was the principal of the firm of Morgan, Fliedner & Boyce Architects and Builders, 813 Morgan Building. Morgan was a leading real estate developer of Portland during the period preceding the First World War.

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William L. Morgan was a native of Tennessee. He entered into the insurance field in Memphis and moved into positions of responsibility with the Metropolitan Life Insurance Company in Nashville, Tennessee and Brooklyn, New York. In 1896, he accepted a position with the Pacific Mutual Life Insurance Company and moved to Portland, Oregon. In 1903-4 he went into business independently and for a short time was joined in his general insurance, real estate, development and construction enterprises by W. F. Fliedner. Morgan also made time during this transition period during his early days in Portland to study Law. He graduated from the University of Oregon Law School in Portland and was admitted to the bar in 1904. By 1907, Morgan employed law school classmate Joseph A. Boyce to take charge of the fire insurance department of his business. Subsequently, Fliedner returned to the company, and the three now formed an informal partnership. This partnership tested the construction and development business, and in 1910 the advertised firm of Morgan, Fliedner and Boyce was formed. Between 1904 and 1910 this loosely affiliated group, headed by Morgan, built many buildings and apartments. Shortly thereafter 1910, the Morgan-Bushong Investment Company; The Morgan-Atchley Furniture Company; Morgan, The Sweet and Chapman Real Estate Company as well as the 1913 Morgan Building were formed and constructed. He was also the President of the Portland Commercial Club for most of the years that he was active as a developer in Portland.

Morgan's built and operated many of the finest apartment houses in Portland. At the time only the newly emerging urban middle class or the wealthy rented these residential dwellings. By 1913 Morgan's group had been responsible for the construction some 38 apartment house buildings. Some of these buildings include; The Fordham, The Hanover, The St. Francis, The Hawthorne, The Claypool, The Knickerbocker, The Columbia, The St. Clair, The Cecelia, The Wellington and The Grandesta Apartments. As an apartment house developer, William L. Morgan played a significant role in the urbanization of inner Northwest and Southwest Portland. From the Gilded-Age period (1875-1895), large single residential estates were standard. In 1907, Morgan claimed there only could be about "20 apartment house structures in Portland" that could be properly classified as truly apartment-houses.

For many years Portland was a city where owning your own house with a lot of roses was promoted as the ideal. The city's traditional pride in being a city of homes was reflected in the 1910 Census. The Census showed that in 1906, 46 percent of houses in Portland were owned by those occupying them.

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The first apartment house credited to Morgan was the Jeffersonian at 16th and Jefferson Streets, built in 1903 and regarded then as the first real apartment house in Portland. A 12 unit building, the Jeffersonian was considered a model structure of its kind.

For well over a decade, no one equaled William L. Morgan's record of development activity in the growing market for apartment housing. Morgan's architectural firm had a staff architect(s); there are no records of who worked for Morgan.

Morgan was also responsible for a half dozen important commercial buildings, and he was one of the first developers to recognize the potential of Grand Avenue. Grand Ave. is a major thorough-fare paralleling the Willamette River on Portland's east-side. Morgan and his wife made their home in the fashionable new east-side residential neighborhood of Irvington.

The Morgan Building, an eight story skyscraper completed in 1913, occupies a half block on upper S. W. Washington Street in the downtown commercial center of Portland. In 1913 upon the Morgan Building's opening, the Oregon Journal in a 20-page supplement, called it "this modern building and Morgan's contribution to Portland expansion and development." The newspaper went on to call William Morgan's various enterprises "Saga-City in Investments". He was also well known as the "Apartment House King". All of the projects he was connected with have excellent design, commodious apartments, and the highest quality craftsmanship. Morgan's apartment houses are recognizable, as many of them are three and four stories tall with the fine distinguishing feature of the multi-story balconies on columns.

The Weist-Benwood Apartment House possesses integrity of unique location, setting, materials, design, workmanship and aesthetic feeling that are associated with developments of William L. Morgan.

Throughout the past eighty-five years the Weist-Benwood Apartments have consistently proven to be viable as a residential apartment despite local neighborhood "gentrification" and encroachment from the more recent surrounding commercial district.

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**Upper Southwest Portland, William L. Morgan Apartment Buildings :**

<b>Apartment Name</b>	<b>old address</b>	<b>modern address</b>	<b>standing</b>	<b>Material</b>
1. The Fordham	170 Vista	742 S.W. Vista Drive	Y:1911	Brick
2. The Hanover	167 King	715 S.W. King Avenue	Y:1910	Brick
3. The St. Clair	170 St. Clair	782 S.W. St Clair Avenue	N:1911	Brick
4. The Claypoole & Annex	325 11th	1110 S.W. Clay Street	Y:1911	Brick
5. The Knickerbocker	410 Clay	1024 S.W. Harrison Street	N:1912	Brick
6. The Columbia	424 Columbia	1112 S.W. Columbia Street	Y:1910	Stucco/Brick

**Northwest Portland William L. Morgan Apartment Buildings :**

7. The Cecilia	714 Glisan	2186 N.W. Glisan Street	Y:1909	Brick
8. The Wellington & Annex	521 Everett	1505 N.W. Everett Street	N:1909	Brick/Stucco
9. The Dayton	660 Flanders	2056 N.W. Flanders Street	Y:1908	Wood
10. The St. Francis	132 21st N.	526 N.W. 21st Avenue	Y:1909	White Brick
11.*Weist-Benwood	29 23rd N.	213 N.W. 23rd Avenue	Y:1904	Brick/Stucco

These apartment buildings along with many others were constructed between the years of 1904 to 1912. Surviving examples and evidence available on demolished apartments of William Morgan's apartment building, development and design firm, indicate that the Weist Apartment building was the first "modern" apartment built in Northwest Portland and the most opulent in detail and construction within the city for nearly ten years. Only the Dayton Apartment on N.W. Flanders Street has columns similar to the style of the Benwood. The Weist-Benwood apartment is constructed of brick with stucco details, this is the first brick apartment building built by Morgan. The next brick apartment building by Morgan was built five years later.

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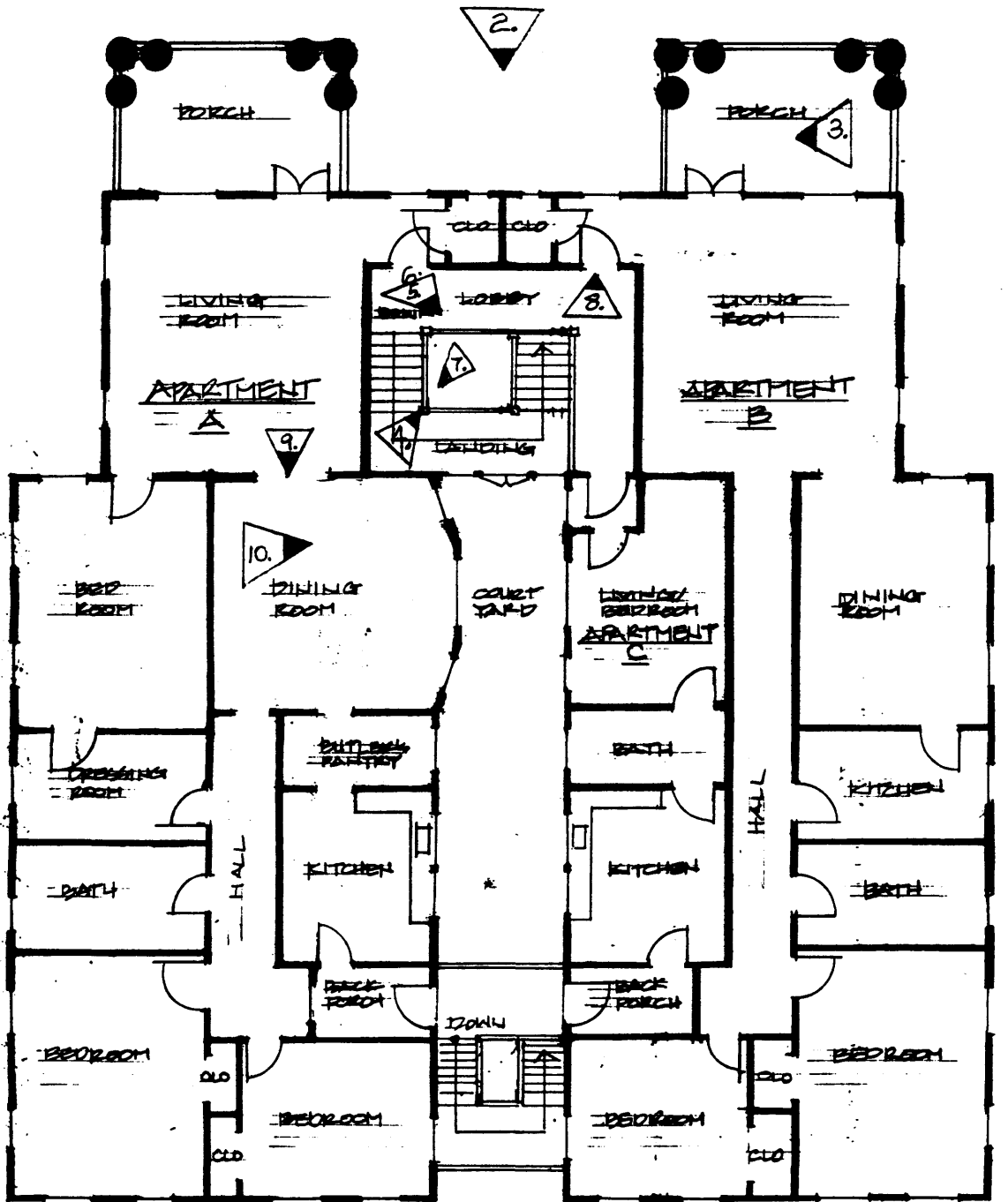
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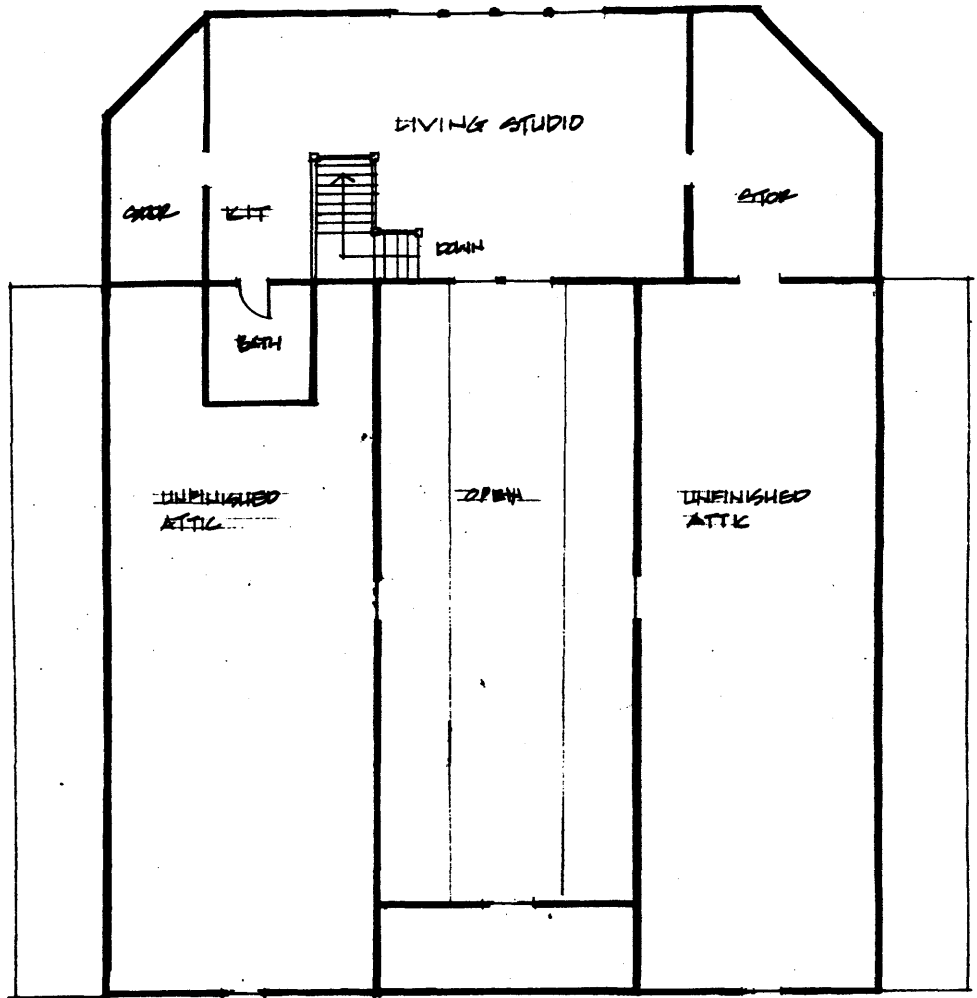






WEIST-BENWOOD APARTMENT - SECOND FLOOR PLAN  
 FIRST & THIRD FLOOR SIMILAR

KINGS HILL HISTORIC  
 DEVELOPMENT & CONSULTING  
 2030 S.W. MAIN STREET  
 PORTLAND, OREGON 97205  
 (503) 227-4790  
 SCOT W. XELEAN



WEST-BENWOOD - PENTHOUSE & ATTIC STORY



KINGS-HILL HISTORIC  
 DEVELOPMENT & CONSULTING  
 2030 S.W. MAIN STREET  
 PORTLAND, OREGON 97205  
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SCOT W. MCLEAN

Historic  
Resource  
Inventory  
CITY OF PORTLAND, OREGON



3-023-00209

209 N.W. Twenty-third Avenue

Mead's, Block 5, South 28.4' of Lots 1 and 2, North 46.6' of Lot 3  
QUARTER SECTION MAP #: 3027  
Northwest District Association

ORIGINAL NAME: Weist Apartments

OTHER NAMES: Weist Residential Hotel, Benwood Apartments

ORIGINAL FUNCTION: Apartment House

DATE BUILT: ca. 1907

STYLE: Colonial Revival

ORIGINAL OWNER: Weist, John and Lena

TAX ASSESSOR'S ACCOUNT #: R-55650-0410

ZONING: C3

Rank II

SPECIAL FEATURES AND MATERIALS:

Two colossal porticos flanking central bay. Segmental pediment above entrance, with block modillions and foliate relief ornament in tympanum. Porticos have Doric columns on rusticated brick bases, and enclose ground-floor porches and second-story balconies, with third-story balconies formed by the roofs.

3-023-00209

Central bay has decorative rough stucco panels, a segmental-headed window with balconet, and two stained glass windows in second story. Main entrance is flanked by rusticated brick engaged piers. Stained glass porthole windows flanking entrance stairway. Exterior finish of brick. Balustrades and relief work appear to be terra cotta.

AREAS OF SIGNIFICANCE: Architecture

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Wiest Apartments, early photograph, OHS Collection.

OLD ADDRESS: 69 Twenty-third Street North

Present owners, as of May 1980: Walter D. Pelett  
MAILING ADDRESS: 806 World Trade Bldg, Portland 97204

No Preservation Funding

Negative: 568-13

Score - Design/Construction: 9  
Score - Historical: 0  
Score - Rarity: 0  
Score - Environment: 6  
Score - Integrity: 10  
Score - Intrinsic: 9  
Score - Contextual: 16  
Score - Total: 47.5