

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

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received **SEP 30 1985**

date entered **Oct 31 1984**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Franklin Hotel

and/or common Taft Hotel Number of Contributing Resources 1

**2. Location**

street & number 1337 <sup>SW</sup> ~~NW~~ Washington Street  not for publication

city, town Portland N/A vicinity of

state Oregon code 41 county Multnomah code 051

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Housing

**4. Owner of Property**

name Dr. Juliet Burton

street & number c/o Marvin S. Nepon, 610 SW Alder

city, town Portland N/A vicinity of state Oregon 97205

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 319 SW Fourth

city, town Portland state Oregon 97204

**6. Representation in Existing Surveys**

title Historic Resources Inventory  
City of Portland has this property been determined eligible?  yes  no

date 1981-83  federal  state  county  local

depository for survey records Bureau of Planning, City of Portland

city, town Portland state Oregon 97204

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____ N/A _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Franklin (Taft) Hotel is a four-story brick building designed by noted Portland architect Edgar M. Lazarus in the Chicago Commercial style, and is embellished with stylized Classical ornamentation. The property appears to be the earlier of two hotel/apartment buildings that have been attributed to the architect to date. Currently occupied by retail and residential clients, the hotel has received minor alterations and retains a high degree of exterior integrity.

### SETTING

Located on Block J, Lots 5 and 6, Portland Addition to the City of Portland, the Franklin Hotel occupies the southwest quarter of the block between SW Washington and Burnside Streets, and 13th and 14th Avenues. Block J is irregularly shaped, as SW Washington and Burnside Streets do not run parallel to each other. The southeast quarter block is a surface parking lot; approximately one-eighth of the northeast quarter of the block is a two-story commercial building. Most of the north side of the block is occupied by Ringler's Cotillion Hall (1914), a National Register building.

The neighborhood, whose western edge is now defined by a freeway, is a mixture of small residential hotels, apartment houses, restaurants, taverns, and some retail businesses. Before construction of the freeway in the 1960s, the blocks between SW 10th and 23rd, and West Burnside and SW Salmon were zoned for rooming houses, residential hotels and service-oriented businesses, the latter mostly for downtown-core residents. In spite of a freeway barrier, this neighborhood still serves the purpose (although oftentimes the housing is subsidized by the government for low-income and elderly residents.)

Historically, development of the area did not begin until the late 1870s. Fire insurance maps of the time show a scattering of single-family dwellings and occasional empty blocks. By the mid-1890s, with the increase in streetcar lines, one of which ran east and west on Washington Street, the blocks were beginning to fill in with additional homes. As residential housing began to develop on the east side of the Willamette River near the turn of the century, the single-family houses in the Franklin Hotel area were being altered into rooming and boarding houses. Churches, lodges and other small hotels and apartment buildings occupied the surrounding neighborhood.

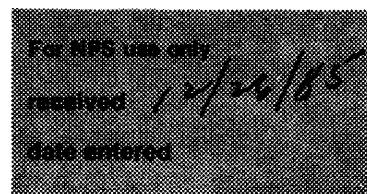
Other than some slight alterations to the exteriors of the retail spaces and the loss of a glass canopy over the lobby entrance on Washington Street, the exterior of the building has altered very little. The hotel stands as a landmark for persons entering the city from I-405 north and the building, with Cotillion Hall, maintains the historic streetscape along 14th Avenue.

### DESCRIPTION OF PHYSICAL APPEARANCE

The front of the hotel faces south onto Washington Street. The building is four stories tall on Washington Street, increasing to five stories at the rear, or north side. The entrance to the hotel is in the west corner of the building, facing Washington. The remainder of the building at street level on the south side is retail space and is currently occupied by a restaurant/bar and a small tavern.

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Item number 2

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This will correct references to the street address of the Franklin Hotel in Portland, Multnomah County, Oregon, which appear under Item 1 and the opening paragraph of Item 8. The correct address is as follows: 1337 SW Washington Street.

The Franklin Hotel was listed in the National Register on October 31, 1985.

Also, the opening paragraph of the statement of significance (Item 8) contains a further, typographical error. The phrase concerning the date of construction should read: "...erected between 1906 and 1907..."

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The wooden post and beam structural system is faced with dark red, rusticated brick, surmounted by a sheet metal cornice supported by brackets in pairs. The south and west elevations are divided into eight bays by brick piers rising from the second to fourth stories. On the south elevation, six center bays with elaborate window treatments are flanked on each side by more simple bays which mark the corners of the building. On the west side of the hotel, the arrangement is more asymmetrical. Moving from south to north, a simple corner bay is followed by four elaborate bays, then completed with three simple bays.

The east elevation of the building, which originally abutted another building, currently stands exposed. The first two southern bays are solid brick and on the upper two-thirds of the wall there is painted an advertisement. The third through the fifth bays contain one-over-one, double-hung windows on the second, third and fourth floors. These windows are located in a recessed section of the wall which was originally part of a light well. The north bay of this elevation is solid brick.

The simpler, double-hung sash windows are flat arched, and capped with voussoirs on the third and fourth stories. At the second story these windows have wide, molded concrete surrounds. The tops of the elaborate windows have elliptical arches with voussoirs centered with concrete keystones painted a cream color. These double-hung sash windows are six-over-one, flanked on each side with fixed, four-pane sidelights. The spandrel panels of these windows have decorative moldings of cream-colored concrete. Photos of the original hotel show striped awnings over every window as well as a handsome glass canopy over the lobby entrance. The Franklin Hotel has suffered few changes in its almost 80 years of existence.

#### INTERIOR DESCRIPTION

The first floor of the Franklin Hotel contains a lobby extending along the west wall. This room contains classical pilasters with bases and Ionic capitals. The pilasters divide the east and west walls into bays and terminate below a wall molding which marks a plain frieze. At the rear of the room along the north wall are several offices. Just before the offices the floor level changes and is approximately three feet higher. The change in floor level is reflected on the exterior west wall. The interior ceiling and wall finished consist of plaster over wood lath and all surfaces are painted.

To the east of the lobby, a restaurant and tavern are located along the south side of the building and have separate exterior entrances. The remainder of the first floor consists of a common room to the east of the offices. Guest rooms are located along the north and part of the east walls.

The building originally contained three light wells. The one located along the east wall is now exposed to the neighboring parking lot. Two light wells remain intact. One rectangular well is centrally located along the north wall. The third light well is located at approximately the center of the building.

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The second, third and fourth floors each contain approximately twenty-five guest rooms. The plans of these floors are identical and each has a hall system which encircles a central rectangular section. This area contains the staircase, elevator, common bath and shower rooms, the central light well and some guest rooms. Guest rooms line the exterior walls of each floor. Few guest rooms have private baths.

The interior casings on the door frames and windows consist of a plain one by four with chamfered edges. The doors contain a horizontal recessed panel above two vertical panels. The baseboards are approximately eight inches high and consist of a plain board topped by a molded cap. All wood is painted.

The building is heated by a central steam system.

The interior is in fair condition. Rehabilitation plans for continued use as housing are planned to commence in late 1985.

# 8. Significance

<b>Period</b>	<b>Areas of Significance—Check and justify below</b>			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) development

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<b>Specific dates</b>	1906	<b>Builder/Architect</b>	Edgar W. Lazarus (architect)
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**Statement of Significance (in one paragraph)**

The Franklin (Taft) Hotel, erected between 1907 and 1907, is located at 1337 NW Washington Street, in Portland, Multnomah County, Oregon. Constructed of brick over a wooden post and beam structure, the Chicago Commercial style hotel was designed by prominent Portland architect Edgar W. Lazarus, and features stylized Classical detailing. Lazarus originally shared ownership of the building with a Mr. Van Fridagh.

One of the earliest examples of the large numbers of post-Lewis and Clark Exposition hotels constructed in Portland, the building meets Criterion "a" for its contribution to the development of transient and permanent housing that arose in the city after 1905. In an architectural sense, the building meets Criterion "c" as one of the more highly textured and finished examples of those hotel/apartment building erected during the post-1905 period of city expansion. Distinctive architectural features includes the rusticated brickwork, exaggerated lintels, freely-interpreted classical ornament in the Colonial Revival vein, sheet metal cornice and Chicago-style windows. Eligibility under Criterion "c" is strengthened by the building's associated with architect Edgar W. Lazarus.

Desinger of numerous significant architectural monuments in Oregon, Lazarus' practice extends from c. 1892 to the end of the first World War, and includes the construction of Vista House at Crown Point. The Franklin Hotel was the earlier of only two hotel/apartment buildings as yet attributed to the architect.

**HISTORY**

The construction of the Franklin Hotel was not an unusual occurrence in 1907. The City of Portland, after the close of the Lewis and Clark Centennial Exposition, was experiencing growth and prosperity unprecedented in its past or, the period before World War I. Long considered the premiere city in hte Pacific Northwest, Portland had benefited historically from its location on the Willamette River and proximity to the Pacific Ocean trade routes. Statistical evidence of the period is notable for the large percentages of growth which affected every area of the city's infrastructure.

By 1905, the city was the leading lumber-manufacturing city in the Untied States. As the receiving and distribution point for burgeoning agricultural and manufacturing industries, Portland functioned as a metropolis for the entire region rather than just the State of Oregon. The population, listed at 90,000-plus in 1900, had increased to nearly 200,000 by 1906. Construction activity was at a fever pitch, as the center of retail activity continued its movement ot the west from its historic location close to the river. As a result, in the ten years between 1900 and 1910, property assessments increased 500 percent and consumption of power and light doubled. Residential construction expanded to the east, and neighborhood businesses sprang up to service the expanding population.

# 9. Major Bibliographical References

(See Continuation Sheet)

# 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Portland, OR. - Wash.

Quadrangle scale 1:24000

UTM References

A 

1	0	5	2	4	6	9	0	5	0	4	0	8	4	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

**Verbal boundary description and justification** The Franklin Hotel occupies a 100' x 100' lot bounded by SW Washington Street and SW 14th Avenue. It is further described as Lots 5 and 6 of Block J, Portland Addition to the City of Portland, Multnomah County, Oregon.

List all states and counties for properties overlapping state or county boundaries

state None code county code

state None code county code

# 11. Form Prepared By

name/title John M. Tess

organization Heritage Investment Corporation date March, 1985

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

city or town Portland state Oregon 97209

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

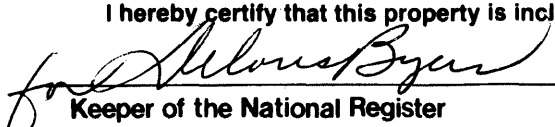
title Deputy State Historic Preservation Officer date August 23, 1985

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I hereby certify that this property is included in the National Register

Entered in the National Register

date 10-31-85

  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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Even so, the rise of Seattle had begun to threaten Portland's ascendancy as the leading seaport for the Northwest, and Portland's civic and business leaders responded to that challenge as early as 1900 with plans for the Lewis & Clark Exposition. This, it was hoped, would give a new luster to Portland's reputation. Indeed, reports of the Exposition did in fact draw numerous persons of wealth and influence to the city, and these returned to the East with words of praise for the richness of Portlanders' lives. Better yet, some of them stayed and settled here, and it was their investment dollars which greatly assisted the continuing growth of the city after the close of the Exposition.

On the west side of the river, provisions for visitors and new residents associated with the expanding population demanded that new structures be erected. The Franklin Hotel was one of these.

Headlines in the Oregonian, dated December 17, 1906, announced;

"BUILD ON UPPER WASHINGTON NOW"

-----

"One of the Busiest Sections of the City For New Construction"

-----

"No Holiday Lull Noticed"

-----

"Activity in Realty Continues with Prices  
Continually Advancing, which Shows the  
Healthy Condition of Portland"

The article went on to describe the amount of actual construction going on above Tenth Avenue of new brick structures which were replacing, " . . . only vacant cottages or wooden structures of cheap appearance."

In describing the Franklin Hotel in the newspaper stated:

At the corner of Fourteenth and Washington Street, excavation is under way for the Lazarus and Van Fridagh brick (building). The original intention was to build only three stories, but the owners have now decided upon a structure which will have a five-story front upon Washington Street and four stories upon Fourteenth. The cost will be about \$50,000. The upper four floors have been subleased for an apartment house by Mr. Lazarus, who has leased Mr. Van Fridagh's interest in the building. One of the features of this building will be a palm garden on the ground floor, near the Fourteenth Street entrance.



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A later newspaper went on, "When completed, the building. . . will be one of the most handsomely furnished apartment houses in the city."

Originally planned as a three-story structure, it was soon increased to four stories in height on Washington, expanding to five stories at the rear of the lot, where 14th Avenue sloped downhill toward Burnside Street. The top four floors were to house 86 apartments, will all the conveniences of the time, including telephone, speaking tubes, and a bath for each suite of rooms. Direct entrance to the apartments was provided by way of a door at the northwest corner of the building, or through the main lobby which opened onto Washington. Aside from the lobby, the remainder of the ground-floor space was designed for retail businesses.

The Lazarus-Van Fridgah partnership had some interesting aspects. Van Fridagh had owned the lot for many years prior to construction of the hotel. Lazarus leased Van Fridagh's share of the building, and in turn subleased it to a manager, Mrs. A. S. Norton. Lazarus not only designed the hotel, but had a substantial financial interest in the building, which he maintained for 22 years.

The year 1906 was one of major projects for the architect, including plans for PGE's office tower and for a large warehouse in northwest Portland. The apartment house was erected very rapidly: construction began in January, 1906, and by the end of February, three stories had been built. Because of his other projects, Lazarus may not have monitored his contractor's work as carefully as he should, as Oregonian headlines of March 9, 1906, reported:

"CONDEMNED BUILDING"

"Lazarus Block Does Not Conform With Law"

"Plans Must be Modified"

Construction of the building was suspended by the city fire commissioners after an inspection revealed that the building was not in conformance with all regulations. The east wall was not thick enough; the south walls were of frame construction rather than brick; and a hallway failed to connect with a fire escape. In a newspaper article of the following day headlined, "LAZARUS MAKES CHANGES," Lazarus contended that he had already ordered the changes to comply with city does.

In any event, the required changes were made and construction continued without further reported incidents.

The article once again stated that, "The Lazarus building is one of the most handsome apartment houses that have been erected in Portland."

A revised construction price of \$79,000.00 was also reported.

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Following the bad press in a March 1906 newspaper, references to the construction of the building ceased, and the exact opening date of operation is not known. It could be assumed, however, that with construction progressing as rapidly as it did, the hotel was opened in the fall of 1906. It is first listed in a city directory for 1907-08 as the "Hotel Franklin, Michael Foley, proprietor."

Although originally planned as an apartment house, it has been operated for almost 80 years as a hotel. Two years after it opened as the Franklin Hotel, the name was changed to the Hotel Ramapo, a name it retained until 1956, when it became the Taft Hotel. Ramapo is an unusual word, and may have been derived from the village of Ramapo in southeast New York State, which is located on the river, and flows through the mountains of the same name.

**THE ARCHITECT**

Edgar M. Lazarus was a highly respected architect who practiced actively in Portland until about 1920. Born in Baltimore, Maryland in 1868, he arrived in Portland in 1892 at the age of 24. His partner for five years was William M. Ellicott, who returned from Portland to Baltimore around 1900. Two of the most important projects in Lazarus' early career were the supervision of construction of the U.S. Custom House (1898-1900), designed by James Knox Taylor of the U.S Treasury Department, and the addition to the Pioneer Post Office (1903-04). He designed many residences in northwest Portland, some of which still stand. Between 1892 and 1904, he designed houses for I. Leeser Cohen, E. D. McKee, John Hartman, Sigmund Sichel and Frederick V. Holman. In this time period he also completed the first Multnomah Amateur Athletic Club, the Agricultural (States) Building at the Lewis & Clark Exposition, Synagogue Ahavai Shalom and the Clatsop County Courthouse.

Other projects at this time were the first Portland Art School Museum (1905), the office building for PGE mentioned above, the Portland Hunt Club House (1907), the University of Maryland Hospital, Baltimore, in collaboration with his former partner, Ellicott (1908); and several fine residences for clients such as Mrs. Solomon Hirsch (1909), and T. T. Strain (1905).

As a partner in the firm of Lazarus, Whitehouse and Fouilhoux, he was involved with such large projects as the Receiving Ward, State Insane Asylum, Salem (1909-1910), and the clubhouse for the 1911 Multnomah Athletic Club. His most significant and well known project, though, was his design for the Vista House at Crown Point, Oregon (1912), which is on the National Register of Historic Places.

Mr. Lazarus was a member of the Multnomah Athletic Club and Waverly Country Club. He admired and may have owned several thoroughbred horses, which he exhibited at Portland Hunt Club Shows. He was also president of the Oregon Chapter of AIA for several years, of which he was a Fellow.

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Daily <u>Oregonian</u>	3/3/1898 11/6/1898 12/9/1898 12/17/1905 1/28/1906 3/9/1906 3/10/1906 7/6/1928 6/26/1931 10/4/1939	Daily <u>Journal</u>	7/6/1928 10/4/1939 4/15/1961 5/7/1961		

Historic Resource Inventory, City of Portland, 1983

Vista House Historic Structure Report, Columbia River Highway Project, 1981

Program for the First Annual Horse Show, Portland Hunt Club, November, 1901

City Directories, 1891-1958

Oregon Historical Society, Vertical Files

Sanborn Fire Insurance Maps, 1879, 1895, 1908

Oregon Historical Society Scrapbooks #1221, #74, #85

Biographical Dictionary of American Architects (Deceased), Henry Withey,  
AIA & Elsie Rathburn Withey. Hennessey & Ingalls, Inc., Los Angeles, 1956.