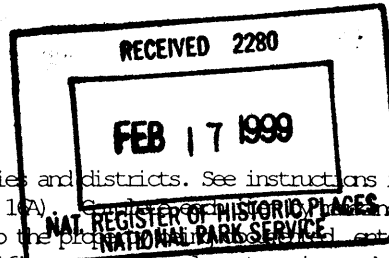


United States Department of the Interior
National Park Service

257



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). Enter "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being nominated, 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 Frederick Torgler Building
other names/site number Simmons & Heppner Drugstore

2. Location

street & number 816-820 N. Russell Street not for publication n/a
city or town Portland vicinity n/a
state Oregon code OR county Multnomah code 051
zip code 97227

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 M. Hamrick /Deputy SHPO February 10, 1999
Signature of certifying official/Title Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: Signature of Keeper Date of Action

entered in the National Register Edson H. Beall 3/18/99
 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):

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

Contributing	Noncontributing
1	buildings
	sites
	structures
	objects
1	Total

Name of related multiple property listing

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

Historic and Architectural Resources in the Eliot neighborhood

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE/TRADE: Speciality Stores
- HEALTH CARE: Medical Business
- DOMESTIC: Multiple Dwellings

Current Functions

(Enter categories from instructions)

- COMMERCE/TRADE: Restaurant
- DOMESTIC: Multiple Dwellings

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE 19TH & EARLY 20TH CENTURY
- AMERICAN MOVEMENTS: Commercial Style

Materials

(Enter categories from instructions)

- foundation Concrete
- walls Brick
- roof Asphalt
- other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- x 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.
x 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.)

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a 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
COMMERCE

Period of Significance

1894-1944

Significant Dates

1894

Significant Person

(Complete if Criterion B is marked above)

Torgler, Frederick W.
Buehner, Philip M.

Cultural Affiliation

n/a

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(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
x Local government
University
Other
Name of repository:

10. Geographical Data

Acreage of property .17 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A	<u>1/0</u>	<u>5/2/5/4/8/0</u>	<u>5/0/4/2/8/8/0</u>	B	<u>/</u>	<u>//////</u>	<u>//////</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>/</u>	<u>//////</u>	<u>//////</u>	D	<u>/</u>	<u>//////</u>	<u>//////</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Cathy Galbraith & Jane Morrison

organization Bosco-Milligan Foundation date July 30, 1998

street & number PO BOX 14157 telephone (503) 231-7264

city or town Portland state OR zip code 97293

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 the SHPO or FPO.)

name William Wright

street & number 809 N. Russell Street telephone (503) 335-3300

city or town Portland state OR zip code 97227

=====
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 the 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 Project (1024-0018), Washington, DC 20503.

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

National Register of Historic Places Continuation Sheet

Section No. 3 Page 1

Torgler Building, Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE:

This two-story commercial block brick building was constructed in 1894 and is located in the Lower Albina Industrial District of Northeast Portland a few blocks east of the Willamette River and the railroad. It is being submitted as a part of the Multiple Property Submission entitled Historic and Architectural Properties in the Eliot Neighborhood of Portland (the boundaries of which are comparable to the original city of Albina). The Eliot Neighborhood is significant as a distinct section of Portland and is described in the Multiple Property Submission as one of the major contributors in defining Portland's present-day boundaries. The union of Albina and Portland in 1891 added to the socio-cultural history as it fostered a diverse working class, immigrant, and minority community.

When Albina was completely platted by 1882, the north end was designated as residential, with the area around Williams and Russell Avenues becoming the commercial core. The area by the docks on the river was mostly industrial. The area grew quickly and during 1880-87 Albina's population climbed from 143 to over 3000. With the progress of the streetcar system, other subdivisions to the east of Albina, many considered to be high-class communities which employed building and ethnic deed restrictions, were developed. Thus, many immigrants settled in the Albina community where housing was more affordable and located closer to the commercial center, railroad yard, grain mills, and waterfront. The ethnic migration to this area during the 1880s-1920s, primarily from eastern Europe, was concentrated in Albina which would come to serve as the gateway for immigrants newly arriving to Portland. There was an early Scandinavian community on lower Russell Street, and the presence of Japanese and Chinese business owners in Lower Albina on Russell Street and Albina Avenue.

Frederick Torgler and his wife, Ida, were the son and daughter of Westside Portland families who arrived here in the 1870s. However, upon their marriage in 1890 they located on the east side of the river at 21st and Taylor, where they remained until 1930. They had this building constructed in 1894, just three years after Albina had been consolidated with Portland.

Phillip Buehner purchased the property in 1899 as an investment property, already operating an engineering and lumber business. He sold the building to shingle mill owner Oliver Brown in 1907, who owned the building until his death in 1947.

For the early Scandinavian community, lower Russell Street functioned as their primary commercial area. In 1892, H.H. Heide, a Danish engraver and goldsmith, started the first jewelry store in Albina in the Torgler building. Also housed in this building was Frederick's brother, John's, paints and oils business,

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

National Register of Historic Places Continuation Sheet

Section No. 3 Page 2

Torgler Building, Portland, Multnomah County, Oregon

the Nichols & Thompson Drug Store, and the M.A. McEachern Grocery Store.

The two-part block, rectangular, simply detailed Torgler Building incorporate strong horizontal banding between two-story pilasters that divide the building into a stairway entrance bay flanked by two primary bays. The north-facing facade contains the original display windows, bulkheads and transoms. The two storefronts contain recessed entrance doors centrally placed between the display windows. Access is gained through paired wood panel and glass doors. The second floor contains symmetrically placed double-hung wood windows along the facade. The east and south elevations also contain double hung wood windows. The west elevation has two fixed sash windows, one with an aluminum sash.

The interior of the building has fir floors. The walls are exposed brick. The storefront on the east side is used as a restaurant, and the west half is used as an artist studio and housing unit, with temporary walls separating the living areas. There is a small foyer inside the entry doors to the stairway. There are lath and plaster walls and wood wainscoting with a simple chair rail. Two apartments exist on the second floor, accessed by the central hallway. Exposed brick and drywall finish the upstairs. The alterations to this building are minimal. These include the door and sidelights of the central entrance, and the kitchens and built-in cabinets.

This building is one of the best of the few commercial structures remaining from the many that once lined Russell Street. The Torgler Building is significant under Criterion A as a building which describes commerce and ethnic heritage in the Eliot Neighborhood. As a commercial and residential building, it is a physical record of economic activity along what was considered a main street. This building has undergone few changes, retains its historic integrity, and is eligible under Criterion C as an excellent example of a Commercial and Chicago School style building in the Eliot Neighborhood. The Chicago School style evolved with the development of American industry and commerce, combining the need for retail, office, and sometimes residential spaces, with a utilitarian approach to building design. Because a large number of innovative tall buildings were built in Chicago and inspired other architects around the county, the style that evolved out of this experimentation has become known as the Chicago School style. Although usually taller than the Torgler Building, the influence is seen in the design which includes a flat roof, marked vertical emphasis, a large expanse of windows, and round-arched corbelled brickwork at the upper cornice level.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Torgler Building
name of property

Multnomah, OR
County and State

Historic and Architectural Resources in the Eliot Neighborhood
Name of Multiple Property Listing

PHYSICAL DESCRIPTION

FREDERICK TORGLER BUILDING

The Frederick Torgler Building is a two-story brick commercial building with a rectangular plan and no basement. It was constructed in 1894 in the late 19th century Commercial Style, in the Streetcar era in the period immediately following Albina's annexation to the City of Portland (in 1891). Of the remaining one and two-story masonry commercial buildings that once lined Russell Street, all have been altered and some have little remaining historic materials. Some development has occurred since World War II. Most notable are the concrete and sheet metal industrial buildings that dot Russell Street. The Torgler Building has few alterations and clearly retains a high level of integrity.

SETTING

The Torgler Building is located in the Lower Albina Industrial District of Northeast Portland, a few blocks east of the Willamette River and the railroad. Located on the southwest corner of North Russell Street and Albina Avenue, the Torgler Building is situated in an area characterized by commercial and industrial uses. The subject building is two blocks from Interstate Avenue, a heavily-trafficked thoroughfare that is the spine of North Portland's close-in industrial district. Russell Street extends approximately six blocks east from Interstate before rising up a gentle grade to the Williams/Vancouver Avenue commercial district. Interstate Freeway 5 also separates upper and lower Russell Street, which once served as the main street and central commercial corridor for the city of Albina.

SITE

The building has been constructed to the lot lines on two sides on a 7,500 square foot corner lot. Immediately to the west is a vacant lot, and then the historic Hrysyko Brothers Building.

EXTERIOR

The unreinforced brick building is a simple, but very good example of the Commercial style. The facade is enhanced by a decorative drip cornice and a modest storefront cornice with full-height pilasters at the central entrance and each corner. The pilasters have been painted from the storefront cornice to the ground.

The fenestration is regular. On the ground floor the primary elevation is composed of two storefronts, flanking a central entrance which leads to the second floor apartments. The main entrance is composed of a modern panel door flanked by later glass blocks and surmounted by a multi-light transom window.

The storefronts are composed of display windows, bulk heads and transoms lights, and wraps around the northeast corner of the building. The entries to the stores are recessed. Access is gained through paired molded paneled and glazed doors.

On the facade the upper floor is illuminated by symmetrically placed double-hung wood windows. The east and south elevations of the upper floor are also illuminated by double-hung-sash windows. The west elevation has two fixed sash window. One has an aluminum sash.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Torgler Building
name of property

Multnomah, OR
County and State

Historic and Architectural Resources in the Eliot Neighborhood
Name of Multiple Property Listing

The rear elevation is unadorned. Double-hung sash windows illuminate the second story rooms. There is also a doorway at the second floor, however, there is no staircase.

INTERIOR

The interior of all storefronts are unadorned. Finishes include four-inch fir floors. The exterior walls are exposed brick. The storefront to the east is currently used as a restaurant, with an installed counter. The storefront to the west is used as an artists studio and housing unit with temporary walls separating the living areas.

Inside the entry doors to the second floor, there is a small foyer. The staircase rises to a landing before continuing to the second floor. The lath and plaster walls are enhanced with wood wainscoting, simple chair rail and mopboard. The treads of the stairs are wide stained planks.

There are two apartments on the second floor rooms, which are accessed by a central hallway at the top of the stairs. The walls are a combination of dry wall and exposed brick. The woodwork is simple mopboards, door and window surrounds.

ALTERATIONS

The alterations of the Torgler Building are minimal. The door and sidelights of the central entrance appears to date to the post-historic period. Similarly the kitchens and built-ins in the second-floor appear to date from the post-historic period as well. The aluminum fixed sash window on the west elevation is believed to have been added after an adjacent building was demolished.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Torgler Building
name of property

Multnomah, OR
County and State

Historic and Architectural Resources in the Eliot Neighborhood
Name of Multiple Property Listing

STATEMENT OF SIGNIFICANCE

The Torgler Building is eligible for listing as it relates to the multiple property listing *Historic & Architectural Properties in the Eliot Neighborhood of Portland, Oregon*. It is locally significant under Criterion A in the context of Commerce. As a commercial and residential building, the Torgler Building provides a substantial physical record of professional and commercial activities over time on Russell Street, once the center of the early city of Albina. It is significant for its associations with its original owner Frederick W. Torgler, a real estate developer, and subsequent owner and lumberman Philip Buehner. It is also significant for its early associations with Russell Street business owner Hans Heide, a Danish jeweler (who first established his business in the Torgler Building) and long time association with the Simmons and Heppner Drugstore. It is locally significant under Criterion C, as one of the best remaining commercial block structures in the Eliot Neighborhood. The period of significance dates from 1894, the date of construction, to the 1940s, at which time the Simmons and Heppner Drug Store ceased operation.

HISTORY OF PROPERTY

THE TORGLER BUILDING AND EARLY ALBINA

With Albina's incorporation as a city in 1887, substantial brick buildings, both "permanent" in appearance and "fireproof" in their construction began to rise on Russell Street during the Progressive Era. In 1887 Frederick W. Torgler purchased the subject property, erecting the building in 1894, three years after Albina's annexation to the city of Portland.

Torgler came to Portland in 1879 with his family from Jamestown, Missouri where he was born in 1860. The family settled on the property where the Multnomah County Downtown Central Library now stands. In 1890, he married Ida Klippel, who was also born to a Portland family of the era. Initially a downtown confectionery operator, in 1890 Torgler co-established Torgler & Woodcock Real Estate (with Charles Woodcock), one of the first tenants of the Sherlock Building (built in 1896 at 309 SW 3rd Avenue in downtown Portland, and listed in the National Register). He kept his office there until his death in 1941.

In its early years, the Torgler Building's storefronts housed his brother John's paints and oils business, the Nichols & Thompson Drug Store, and the M.A. McEachern Grocery Store. It was also the early location of the Hans Heide Jewelry Store, that later moved to the building next door (now gone) and continues to operate today in another location. Housing units were located upstairs and the address is listed in City Directories of the era as a Boarding House, and later as Furnished Rooms.

In 1899, Torgler sold the building to Philip Buehner, engineer and lumberman who built many Pacific Northwest water works. Buehner was a mechanical engineer when he came to Portland in 1887, having graduated from Washington University in St. Louis in 1879. In 1890, he joined in the partnership of Wolff, Zwicker and Buehner Iron Works; under Buehner's direction, the firm built the first water pipeline from Bull Run to Portland. In 1902, Buehner merged his Western Lumber Company to form the Eastern and Western Company. In 1912 he built a plant in Carlton, Oregon. He built the Buehner Lumber Company at North Bend, Oregon in 1916. He built his family

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Torgler Building
name of property

Multnomah, OR
County and State

Historic and Architectural Resources in the Eliot Neighborhood
Name of Multiple Property Listing

home in the Colonial Revival style in 1905-6 at 5514 SE Hawthorne (designed by Whidden & Lewis and listed in the National Register) where he lived until his death in 1940. Buehner was one of Oregon's leading lumbermen from 1898 to 1927, and was a member of the Portland Chamber of Commerce, Waverly Country Club, and the Arlington Club. In 1907 Buehner sold the Torgler Building to Oliver J. Brown, proprietor of a shingle mill who later worked as a creditman at Meier & Frank. The building remained in his ownership until his death in the mid-1940s.

In 1915, Brown leased the former Nichols & Thompson Drugstore storefront of the Torgler Building to the Simmons & Heppner Drugstore, initially established in 1890 at 849-855 N. Russell Street (now gone), where druggist Robert Simmons also lived. Simmons maintained the drugstore in the Torgler Building until his death in 1939 at the age of 74. The drugstore also operated a US Post Office Station and was recognized as a well-established Albina area business throughout the city. A soft drinks business occupied the adjacent storefront in the 1930s. After Simmons death, the drugstore continued to be operated as Simmons & Heppner (evidence of the strength of the business name) by pharmacist Millard Buchanan, into the 1940s.

THE POST WAR YEARS

At the close of World War II, the Torgler Building was occupied by the Northwestern Piano Supply Company operated by C.H. Gade, who had closed his furniture store across the street in the Davis Block. Mr. & Mrs. Gade also moved their residence from the Davis Block's upper floor to the upper floor of the Torgler Building. With the death of long-time building owner Oliver Brown, the property passed to the ownership of his wife Anna (until 1960).

In the mid 1950s, Buddy Ikata established his office for the Abco Janitor Supply Company, remaining in one of the Torgler Building's storefronts through the late 1960s. In the late 1950s, City Galvanizers moved into the adjacent storefront, where it remained through the 1970s. In 1960, upon Anna Brown's death, the building was donated to Shriners Hospital who sold it in 1963. In 1984, it was purchased by William Wright, the present property owner.

HISTORIC CONTEXT

The Eliot neighborhood, located in northeast Portland, Oregon, is locally significant as the original townsite of the City of Albina. Settled in three separate parts, the City of Albina is generally categorized in terms of Lower, Central, or Upper Albina. Lower Albina refers to the area from the Willamette River to Mississippi Avenue (Central Albina follows Mississippi Avenue, Russell Street, and Williams Avenue; and Upper Albina consists of the area north of the intersection of Russell and Williams Avenue, up to Union Avenue / Martin Luther King, Jr.). The subject property stands in the heart of Lower Albina, and is among the few extant properties of the area's earliest era on North Russell Street.

SETTLEMENT: 1872-1880

Platted in 1872, the original townsite of Albina developed along the eastern banks of the Willamette River. It was located on a donation land claim originally owned by J.L. Loring and Joseph Delay, pioneers who took advantage of the economic opportunity afforded by the Donation

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Torgler Building
name of property

Multnomah, OR
County and State

Historic and Architectural Resources in the Eliot Neighborhood
Name of Multiple Property Listing

Land Act of 1850. Loring and Delay eventually sold their shares to William W. Page who, in turn, sold it to Edwin Russell and George H. Williams, former senator, U.S. Attorney General, and NPS future mayor of Portland. The town was named after Page's wife and daughter, both of whom were named Albina. NE Russell Street and N. Williams Avenue still bear the names of the community's early pioneers.

Edwin Russell, for whom the Russell Street Conservation District in the Eliot neighborhood is named (and where the subject property is located) was an aristocratic Englishman who emigrated to America to run the Portland branch of the Bank of British Columbia. Occasionally called Lord Russell, he was described as "a man of hustle" who was also one of the best-dressed men in Portland."¹ Russell managed the downtown bank, located on Front Avenue, but foresaw greater personal success in financing a town on the other side of the Willamette.

While Williams platted the community's general dimensions, Russell, who had controlling interest in the venture, oversaw Albina's development. He built a sawmill and shipyard along the river's edge and organized machine and engine shops. In 1873, he negotiated a contract with the U.S. Government to build a \$92,000 revenue cutter in his shipbuilding yards. Russell envisioned overtaking the nearby City of Portland where a fire that same year had destroyed a large portion of its business district, predicting Albina's future as the "premier city of the Pacific Northwest."² Unfortunately, Russell had invested all of his savings and borrowed heavily for his new enterprises and the bank panic of 1873 was disastrous for him. By 1874, unable to pay the interest on his mortgaged properties, Russell left town and moved his family to San Francisco.

In 1874, James Montgomery and William Reid took over the donation land claim, which, despite Russell's business risks, was still essentially a pastoral wilderness. They began developing residential sites, a move that met with success. Montgomery and Reid were also able to complete Russell's revenue cutter. It was the first U.S. Government vessel built in Oregon. The fire in Portland influenced the real estate market, and caused sales in Albina to rise dramatically. It grew from a town of 143 persons in 1880 to one with a population of nearly 3,000 by the time of its incorporation in 1887.

CONSOLIDATION: 1880-1891

The primary reason for Albina's rapid growth in the 1880s was the advent of the railways to the area. It was chosen to become the western terminus of a line operated by the Oregon Railway and Navigation Company (ORNC) in 1882. The arrival of the railroads caused a flurry of industrial, commercial, and residential growth in Albina. In 1883, William S. Ladd capitalized on the increased foreign trade in wheat and expanded his small Albina Flour Mills into the seven storied Portland Flouring Mills. It was soon the largest milling operation in the Northwest. Between the ORNC and Ladd's mill, two miles of Albina's waterfront were devoted to large corporate businesses. Until the time of its incorporation in 1887, Albina's growth as a community would be largely controlled by private business interests with headquarters on the NPS

¹ William Swing, "Edwin Russell's Albina Dream Cost Fortune, Never Came True" (*Oregonian*, 9 Jan. 1961) Sec. 2, p. 6, c.1.

² Paul Pintarich, "Albina Residents Celebrate New Life" (*Oregonian*, 20 Feb. 19972) 2M.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Torgler Building
name of property

Multnomah, OR
County and State

Historic and Architectural Resources in the Eliot Neighborhood
Name of Multiple Property Listing

west side of the river. Few cities in America were as dominated by corporate interests as was Albina.³

The City of Albina was already busily creating a social infrastructure to support its potential. Developers' attention had been further focused on the east side with the opening of the Morrison Bridge in 1887 and then the Steel Bridge in 1889, which connected the east and west sides of the river. In 1889, the first electric streetcar in the City of Portland began operation in Albina and soon became the dominant mode of transportation for the entire east side. The street railways produced an accelerated pace of growth for the east side, especially in Albina. Social institutions such as schools and churches appeared in the growing town, as did residences.

The City of Albina also expanded physically. West side interests and local realtors pressured the state legislature to allow Albina to annex territory that was nine times greater than its original size at incorporation. Upon annexation, Albina covered more land than incorporated East and West Portland combined. The City of Albina consisted of 13.5 square miles with a population density of 450 per square mile.

With so much land at stake, Albina's consolidation with the City of Portland became a focal topic for policy makers of both cities. Consolidation made sense for the City of Albina, since it would relieve its city council of the burden of providing municipal services with funds it did not have. As the City of Portland developed, industrial and residential areas began to dot the landscape of the east side. Soon, Portland's business district was the financial downtown of the three cities.⁴ Consolidation with the City of East Portland and the City of Albina seemed a wise move for the City of Portland, as it would make Portland a city of some 25 square miles in area.⁵ Nine years after consolidation passed, Portland's population had increased by 50 percent and its geographic area by 40 percent.⁶ Consolidation, promoted by Portland businessmen, was also supported by Albina's citizens who, lacking funds for municipal services, had their own economic interests at heart. In 1891, consolidation was approved, and citizens of Portland were faced with the formidable task of taking on former obligations of the City of Albina.

COMMERCIAL DEVELOPMENT: 1880-1923

Russell Street and its surroundings developed in step with the City of Albina. Since the town's beginnings, Russell Street had been a crucial part of Albina's growth. The avenue's proximity to the river had naturally brought it to prominence as Albina's main street. With the river ferry operating at the base of Albina Avenue—about three blocks from Russell Street—shopkeepers favored sites along the town's emerging transportation gateway. In 1884, the only way to get from Albina to Portland was via the Albina Ferry. That changed during the Streetcar Era, when residential development skyrocketed and the community's economic base expanded.

³ E. Kimbark MacColl, *The Shaping of a City: Business and Politics in Portland, OR, 1885 to 1915* (Portland, OR: The Georgian Press, 1976) 126.

⁴ *Op. cit.*, p. 117.

⁵ Richard H. Engeman, "and so made town and country one": *The Streetcar and the Building of Portland 1872-1920*. (B.A. thesis, Reed College, 1969) 13.

⁶ *Op. cit.*, pp. 111-112.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

Torgler Building
name of property

Multnomah, OR
County and State

Historic and Architectural Resources in the Eliot Neighborhood
Name of Multiple Property Listing

For the commercial district of Albina, the street railways were undeniably transformative. Commercial centers tended to flourish near or on such transit nodes, as was the case for Russell Street. The first rail line, which traveled north on Interstate Avenue and south on Williams

Avenue, caused Russell Street to become the arterial east-west thoroughfare since it ran between the two avenues. Russell Street was now able to connect the river and railroad yards to the west with the residential sector to the east.

Russell Street's identity as the town's main boulevard was definitively secured. Many machine maintenance and repair shops were constructed in the vicinity, and, in 1892, the first bank built in Lower Albina opted for a location at the intersection of Kerby and Russell. Founded by George W. Bates, the Bank of Albina also housed the town's post office and accommodated a few medical offices. Lower Albina was also rich in retail, with stores located along N. Russell Street. The Torgler Building is one of the few surviving primary commercial buildings on Russell Street from the 1890s.

With the consolidation of Albina and Portland in 1891, Frederick Torgler acted on his investment in Albina property and erected his building in 1894. His brother John immediately opened a paints and oils business in one of the storefronts. Torgler also leased spaces to Hans Heide, who started his jewelry store in the building, before constructing his own building on the adjacent property.

Frederick Torgler and his wife Ida were the son and daughter of Westside Portland families who arrived here in the 1870s. However, upon their marriage in 1890 they located on the east side of the river at 21st and Taylor, where they remained until 1930.

Philip Buehner's purchase of the property in 1899 attested to the strong investment value of solid commercial buildings in Streetcar era Albina. Already an established engineer and lumberman, Buehner erected his landmark home on the east side at 55th and Hawthorne of lumber from his own mills.

With the sale of the Torgler Building to shingle mill owner Oliver Brown in 1907, the building entered its longest period of one ownership. Brown owned the building until his death in 1947, and under his ownership Robert Simmons relocated Simmons & Heppner Drugstore there in 1915 remaining until 1939.

ETHNIC MIGRATION: 1880-1920s

Beginning in the 1880s and into the teens, Albina would continue to absorb an increasing number of immigrants relative to the rest of the city. Predominantly from eastern Europe, immigrants from Italy, Greece, Hungary, Poland, and Russia would join established immigrants from Germany and Ireland, as well as a Scandinavian community that had settled along the corridor of NE Seventh Avenue. This concentration of immigrants would remain, even as Portland experienced a phenomenal growth rate from 1900 to 1910 that diluted its foreign-born population. The Albina area would come to serve as a gateway for immigrants newly arriving to Portland.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 8

Torgler Building
name of property

Multnomah, OR
County and State

Historic and Architectural Resources in the Eliot Neighborhood
Name of Multiple Property Listing

For the early Scandinavian community, lower Russell Street functioned as their primary commercial area. In 1892, H. H. Heide, A Danish engraver and goldsmith, started the first jewelry store in Albina in the Torgler Building. Hans Hansen was another successful Dane in Albina, who operated a landmark furniture store on Russell Street in between Mississippi and Delay (now Interstate) Streets. By the turn of the century and certainly by its early decades, Albina was solidly identified as an ethnic, working class, industrial community.

CHANGES IN COMMERCIAL DEVELOPMENT: 1920s-1960s

Future changes in land use drastically altered the environment of the Albina district. For the business sector, the changes in land use patterns were tied to the growing popularity of cars as America's favorite means of transportation. As more and more clients and customers arrived by car to do their business, building orientation and land use patterns were adjusted to suit their needs. Commercial districts that had flourished in the time of streetcars now struggled to compete with the retail opportunities offered by the automobile. Regional shopping malls further drained commercial traffic from businesses located along the old streetcar lines.

Union Avenue's commercial economy went into decline in the 1940s when the auto dealerships decided to relocate to the up and coming Interstate Avenue, a street primed for the automobile. Interstate Avenue remained an arterial thoroughfare well into the 1950s but took a downturn with the opening of the Minnesota Freeway (I-5) in 1964. The construction of I-5 did for Interstate Avenue what it had for Union Avenue. Russell Street and other nearby streets were likewise substantially impacted. Many of the earlier brick buildings of Russell Street's historic period have incrementally disappeared over time, replaced with semi-industrial developments and surface parking lots.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 9

Torgler Building
name of property

Multnomah, OR
County and State

Historic and Architectural Resources in the Eliot Neighborhood
Name of Multiple Property Listing

BIBLIOGRAPHY

- Engeman, Richard H. *"and so made town and country one": The Streetcar and the Building of Portland 1872-1920*. B.A. thesis, Reed College, 1969.
- Hartnett, Susan: "From Urban Albina to Eliot." Urban Studies Seminar, 1991 (unpublished).
- MacColl, E. Kimbark. *The Shaping of a City: Business and Politics in Portland, OR 1885-1915*. Portland, OR: The Georgian Press, 1976.
- Multnomah County Assessment and Taxation Office. Property records, microform, automated data files and card files.
- Oregonian*, 5 December, 1934; 16 October, 1940; 20 October, 1940; 15 December, 1940; 5 November, 1941.
- Oregon Journal*, 19 July, 1940.
- Polk's Portland City Directory*. Portland, OR: R.L. Polk & Co., Inc. 1895-1976.
- Portland Buildings Bureau. Building permit records.
- Portland Bureau of Planning. *Albina Community Plan: Background Report, Vol. 1: The Albina Community*. Portland, OR: Bureau of Planning, Feb. 1991.
- . *Eliot Multiple Property Submission, Historic and Architectural Properties in the Eliot Neighborhood*. Portland, OR: Bureau of Planning, October, 1997.
- . *History of the Albina Plan Area*. Portland, OR: Bureau of Planning, 1990.
- . *Portland Historical Context Statement*. Portland, OR: Bureau of Planning, Sept. 1992.
- . *Proposed Local Historic Districts*. Portland, OR: Bureau of Planning, May 1992.
- Sanborn Fire Insurance Maps. Vols. 1-6. 1897-1955.
- Snyder, Eugene. *Portland Names and Neighborhoods: Their Historic Origins*. Portland, OR: Binford & Mort, 1979.
- Staehli, Alfred. *Preservation Options for Portland Neighborhoods*. 15 Dec. 1975.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 10

Torgler Building
name of property

Multnomah, OR
County and State

Historic and Architectural Resources in the Eliot Neighborhood
Name of Multiple Property Listing

VERBAL PROPERTY DESCRIPTION

East ½ of Lots 17 and 18 and the east 15 feet of West ½ of Lots 17 and 18, Block 52, Albina

BOUNDARY JUSTIFICATION

Portland City lot, original lot lines.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 13

Torgler Building, Portland, Multnomah County, Oregon

Common Label Information:

1. Torgler Building
2. Portland, Multnomah County, Oregon
3. Photographer: Jane Morrison
4. Date: July 1998
5. Negative on file at Bosco-Milligan Foundation

Photo No. 1:

6. North elevation of building. Camera facing south.

Photo No. 2:

6. Northeast elevation of building. Camera facing southwest.

Photo No. 3:

6. Northwest elevation of building. Camera facing southeast.

Photo No. 4:

6. Interior, west storefront. Camera facing northeast.

Photo No. 5:

6. Interior, west storefront detail. Camera facing north.

Photo No. 6:

6. Interior, main staircase. Camera facing north.

Photo No. 7:

6. Second floor apartment, interior. Camera facing east.

N KNOTT

N. ALBINA

N RUSSELL

N MISSISSIPPI

N. ALBINA

N. BORTHWICK

N

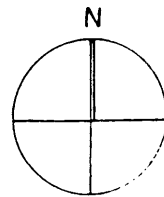
INTERSTATE

FREDERICK
TORGLER BUILDING

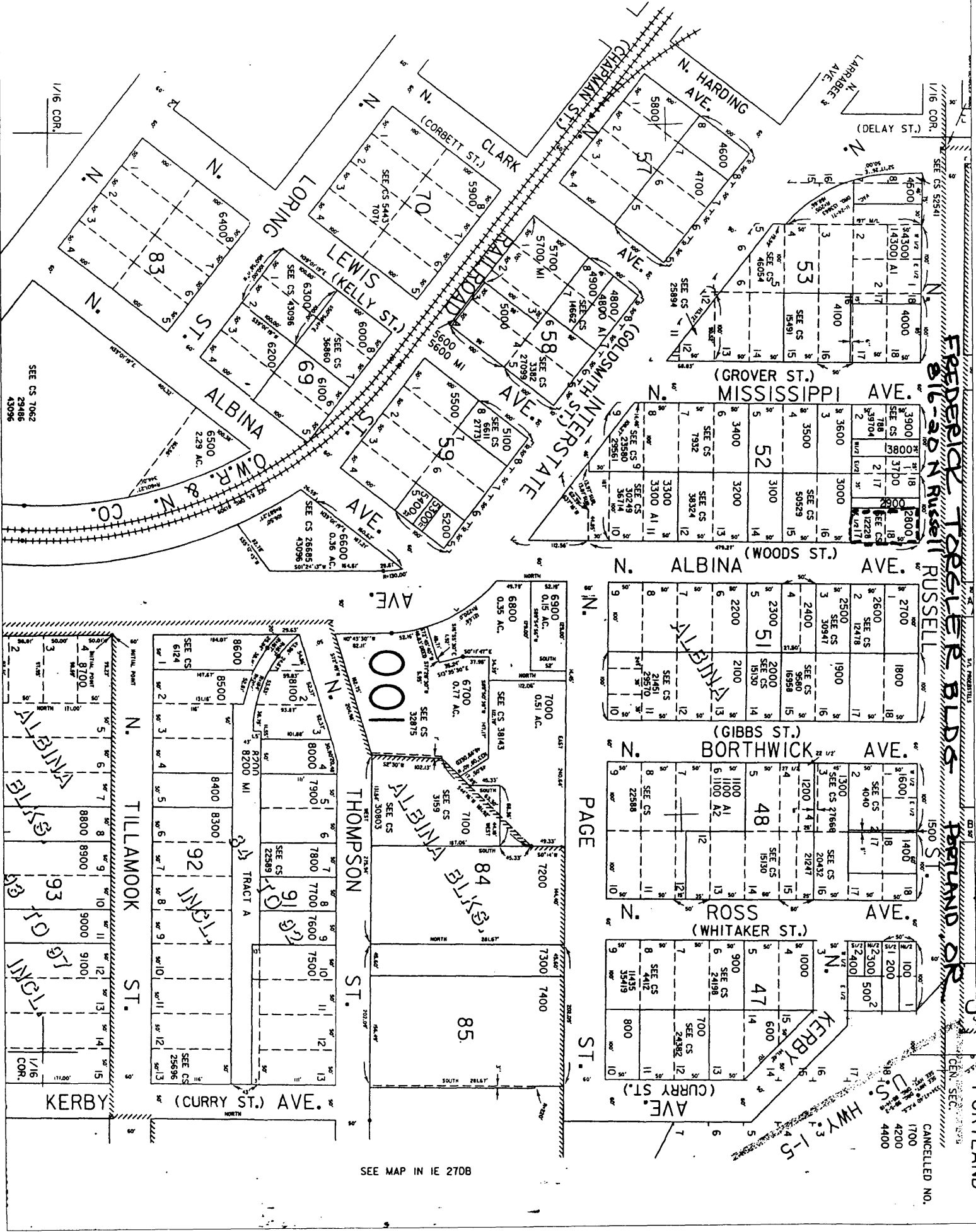
816-20
N RUSSELL
PORTLAND, OR
Eliot Neighborhood
MPS

①
②
③

PHOTOGRAPHS - Key



SEE MAP IN IE 27CB



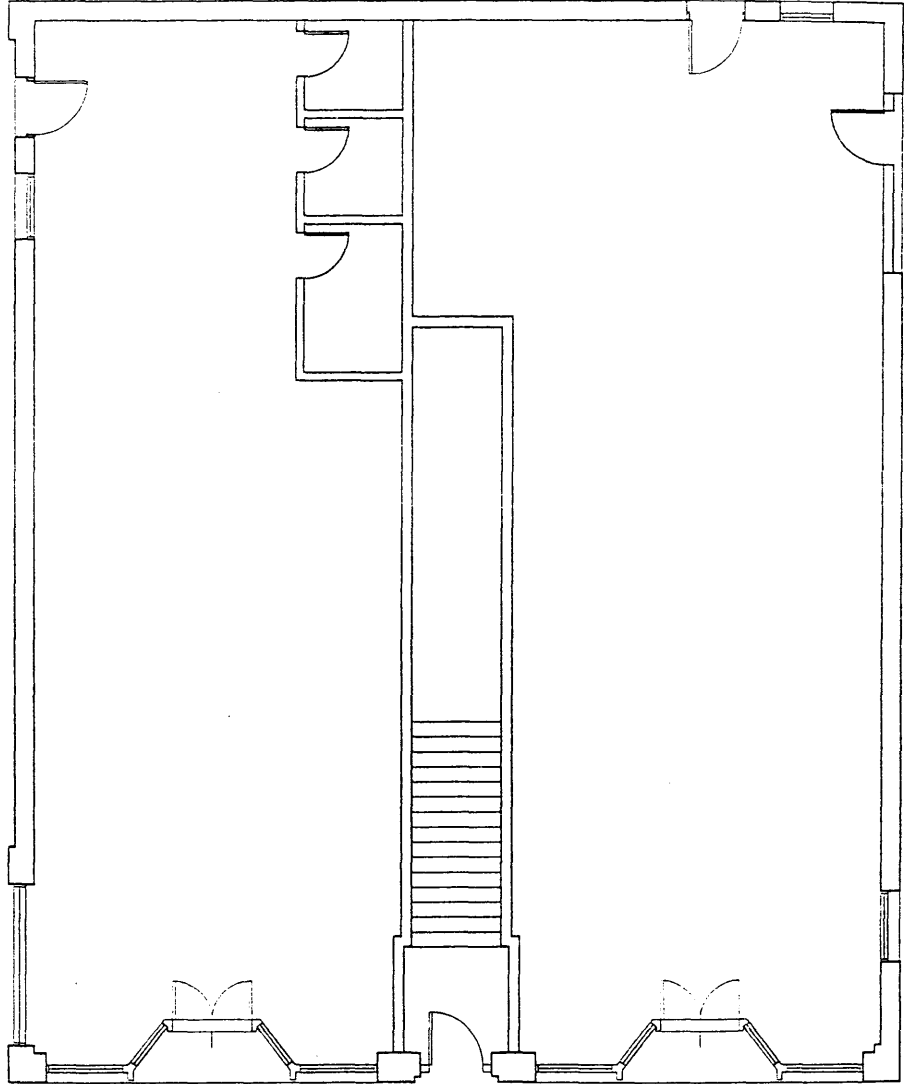
FRIDERIC JASLER BLDG
 516-30 N Russell

PORTLAND OR

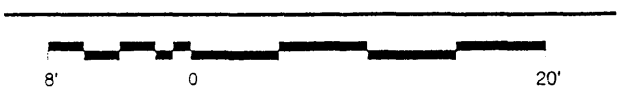
CANCELLED NO.
 1700
 4200
 4400

51ST NEIGHBORHOOD PLNS

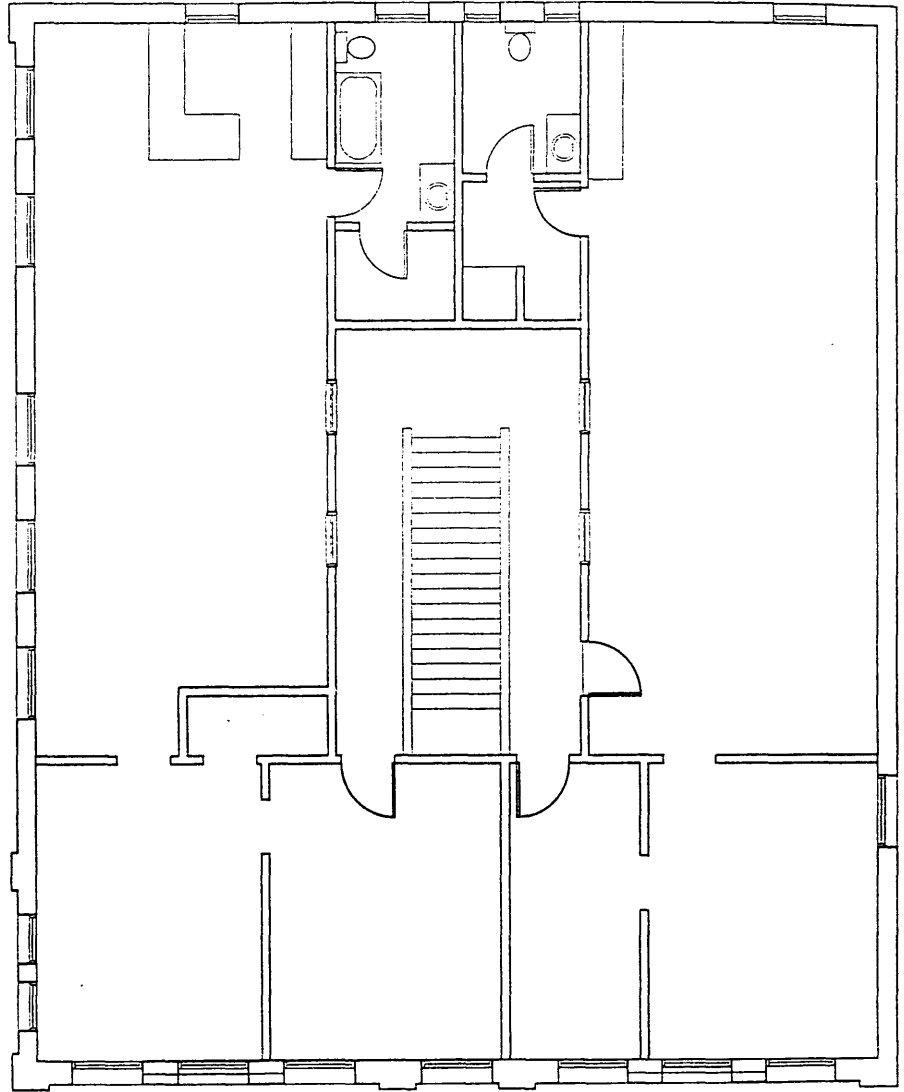
SEE MAP IN IE 27DB



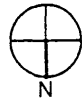
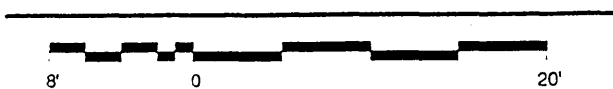
GROUND FLOOR PLAN



FREDERICK TORSLER
BUILDING
816-820 N RUSSELL
PORTLAND, OR
Eliot Neighborhood MPS



SECOND FLOOR PLAN



FREDERICK TORGLER
BUILDING
816-820 N RUSSELL
PORTLAND, OR

Elst Neighborhood MPS