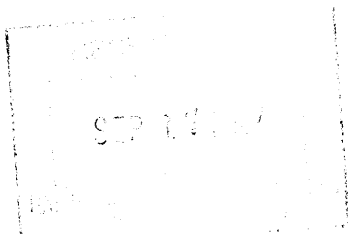


United States Department of the Interior
National Park Service



1129

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, 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 Failing Office Building
other names/site number Gevurtz Building/Gasco Building/620 SW 5th Building

2. Location

street & number 620 SW 5th Avenue not for publication
city or town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97204

3. State/Federal Agency Certification

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

[Signature] 9-14-07
Signature of certifying official/Title - Deputy SHPO Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature] 10-31-07
Signature of the Keeper Date of Action
Edson H. Beall 10-31-07

Failing Office Building
Name of Property

Multnomah Co., OR
County and State

5. Classification

Ownership of Property
(check as many as apply)

Category of Property
(check only one box)

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

- private
- public - local
- public - state
- public - Federal

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

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Name of related multiple property listing
(enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Historic Resources in Downtown Portland 1906-1914

None

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: Business

COMMERCE/TRADE: Business

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS:
Commercial Style

foundation: CONCRETE
walls: BRICK
roof: ASPHALT
Other: N/A

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

See continuation sheets.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

SUMMARY

The 1907/1913 Failing Office Building is located at 620 SW Fifth Avenue in downtown Portland's historic commercial core on Lots 7 & 8 of Block 62. Architects William Whidden and Ion Lewis designed the original six-story building in 1907 and the six-story addition in 1913. The building's initial construction and later dramatic expansion was a response to the Portland's economic boom and an extraordinary demand for additional office space in downtown after the Lewis and Clark Centennial Exposition in 1905. The twelve-story building itself is representative of commercial architecture of the late-nineteenth and early twentieth-centuries, and features a reinforced steel-frame structure with facades of yellow brick and glazed terra cotta.

SETTING

The Failing Office Building is located to the southeast of Portland's retail core on an essentially flat, quarter-block, 10,000 square-foot parcel on the southeast corner of SW Alder Street and SW Fifth Avenue. The building is built to the lot line with a perimeter sidewalk, and the site contains no significant landscape features. The immediate area is surrounded by commercial buildings of a similar age. To the north are the 1912 Lipman Wolfe Building, designed by A. E. Doyle & Patterson, the 1911 Yeon Building, and the 1911 Hotel Alder. Across the street to the west is the Meier & Frank complex, also designed by A. E. Doyle. All four buildings are listed in the National Register of Historic Places. Adjacent to the Meier & Frank complex to the south is the Kress Building.

EXTERIOR

The Failing Office Building is a twelve-story, plus full basement, quarter-block, reinforced-steel frame, brick-and-terracotta, U-shaped building with a deep east-facing light well. The main decorative facades are similar in design and treatment and face north and west toward SW Alder Street and SW Fifth Avenue, while the south and east facades have little decoration and face into the interior of the city block. The building's structural bays, defined by the window openings, are five-bays wide along its primary facades. These visible sides of the building were designed in the tripartite "classical column" idiom of base, shaft, and capital reflective of the traditional approach to multi-story city office buildings in the early-twentieth century. The building "base" consists of the first two stories, which are dedicated to retail. The street-level ground floor is one-and-a-half stories in height. The building "shaft," the third through tenth stories, is executed in earth tone yellow brick. White terra cotta panels on the top two floors and an elaborate terra cotta cornice create the building's "capital." Fire escapes are prominent on both the northeast and southwest corners of the building.

The original storefronts along the main facades consisted of two large plate-glass windows divided by terra cotta columns with a continuous granite base along the sidewalk. The terra cotta columns extended to the second floor, which also had four large paired plate-glass windows. In 1951, the original historic display windows and decorative cast iron ornamentation were entirely removed and replaced with flat-panel terra cotta units installed as a veneer directly to the structural framing system. Currently, the ground floor has been "modernized" with an unadorned, smooth-surface, panel skin evoking a solid surface with punched openings for the retail windows. At the height of the second floor, or retail mezzanine level, the solid skin hides the

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

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

transfer zone of the mechanical system. The only telltale signs of the system are the visible small horizontal grilles installed in the width of the original second-floor window openings.

The mass of the central portion of the building is reduced by horizontal striations created through the brick coursing. The coursing consists of six horizontal rows of running bond interrupted by two horizontal deeply recessed rows of brick. This pattern is especially apparent in the continuous spandrel panels at the floor heights. The treatment is not unusual for multi-story buildings, but many of the buildings of the same period accentuated the verticality of the structure and did not create strong horizontal visual elements.

The tripartite design is highlighted by decorative belt courses between the elements, on the top two floors, and the classically-designed decorative cornice. The lower belt course separating the second and third floors is made of marble. The top belt-course is made of terracotta and lies between the tenth and eleventh stories. The top belt course, eleventh and twelfth stories, and cornice are decorated with cream-colored terra cotta ornament in bands, diapers, and free ornaments. Decoration on the top floors includes keystones with fish-scale pattern and window surrounds with a laurel-leaf design. The cornice features egg-and-dart, modillion block, and dentil ornament. Rosettes are placed between each of the dentils under the entablature of the cornice.

Like many early twentieth-century multi-story buildings, the structural system allowed for the area between columns and beams to be used for window placement. Windows on the primary facades are one-over-one, double-hung wood sash, and are repetitive in every bay except the twelfth floor. Windows are arranged in five groups of three on each floor in a A:B:A pattern. The A and B type windows are similar; however, the B window is slightly larger. On the twelfth floor, each of the windows is angled slightly to fit within the arches. Windows on the top story are bordered by a terracotta surrounds with arched lintels, keystones, and other decorative elements. Sill courses of all window groups are of continuous Tenino sandstone.

The southern and eastern facades of the building are finished in a painted concrete, and unlike the primary facades have no ornament. The top six floors are visible above both the Kress building to the south and the 1951 addition to the Failing Office Building to the east. On the southern façade the elevator bank is contained in the southwestern end. One east-facing wood double-hung window provides light to a small closet containing fire suppression equipment on each floor. On the remainder of the southern façade windows are one-over-one double-hung with three-over-three rectangular lights. There are five windows on each floor in a A:A:B pattern with "A" representing a pair of double-hung wood windows with three-over-three lights, and "B" representing a single wood sash window with three-over-three lights. A metal exhaust pipe is affixed to the southeastern corner of the building extending from the basement level to above the roofline.

On the east façade and the southern end of the U-shaped light well there are four windows on each floor in a A:B pattern with "A" representing a pair of double-hung wood sash four-over-four windows and "B" representing a pair of wood double-hung three-over-three windows. On the northern end of the U-shaped light well of the east façade there are four windows on each floor. Each floor has three wood double-hung windows with three-over-three rectangular lights. The last window at the northern end is smaller on each floor and has two-over-two-lights. Windows in the light well are wood double-hung three-over-three with six of this type placed on both the inside of the south and north walls of each floor in the light well. Similar windows are

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

located at the western end of the light well. At the penthouse level there is a sign that reads: *Portland Tribune*, and below that it reads: *620 Building*. The same sign is also located on the southern façade above the elevators at the penthouse level.

INTERIOR

The interior to the Failing Office Building is divided into retail and office space. The first and second floors have consistently been the primary retail spaces of the building. Historically there were multiple retail entries from both SW 5th Avenue and SW Alder Street. Currently, access to the retail space is from the northwest corner of the building at the intersection. This corner entrance appears to have been added in 1927 when the Britts store was remodeled. Currently, the lower two stories of the Failing Office Building house an expansion retail space for the discount clothier Ross Dress For Less. Floors five through twelve are dedicated office space.

The upper office spaces are accessed through a formal building entry and lobby space from SW Fifth Avenue. The main lobby has the richest and most detailed finishes of the public spaces. There is mahogany paneling, trim, and moldings, and the three elevator doors retain their original brass finish and detailing. The remaining lobby space was remodeled over the years, resulting in modern finishes including wall-to-wall carpet and dropped acoustical tile ceilings. Additional period detailing includes a standard Cutler mail chute rising the height of the building and a corresponding brass collection letter box. By contrast, the public stairwell located in the southeast corner of the building and accessed through a door at the east end of the main elevator lobby has little decoration.

Office floors three through twelve follow the same general layout with the elevator lobby located at the southern portion of the floor. The Cutler mail chute is located on the northern wall in the elevator lobby on each floor. Offices are double-loaded on either side of a hallway running in a U-shape around a central east/west light well. The corridors have plaster walls with some original finishes including mahogany wood-crown moldings and baseboards, wainscot, and office doors. Restrooms are located opposite of the elevator bank on each floor.

The finished 10,000 square foot basement contains the building's mechanical equipment room and storage space for retail stock. It has also at times served as a retail space to supplement the first and second floors.

ALTERATIONS

Historic photographs show that the Failing Office Building was originally constructed with six stories and lacked an elaborate cornice. Original interior floor plans of floors three through six were not found, and it is not clear how the interior was organized prior to 1912. The structure was substantially altered during the 1912/1913 remodel when six stories were added to the building and the simple design was augmented by elaborate tile work, especially on the top floors. Historic photographs appear to indicate that the original brick skin of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

building was retained and that the existing window patterns and stylistic elements were copied in floors six through twelve.¹

The first and second floors have been remodeled over the years as various tenants have occupied the retail space. The following is a summary of the alterations to the first two floors:

c.1917	Installation of new elevator shaft	Gevurtz Furniture/Whidden & Lewis
c.1927	Retail tenant remodel	Brittan Brothers/Britts
c. 1929	Retail tenant remodel	J.J. Newberry Co.
c. 1951	Retail tenant remodel	J.J. Newberry Co.

The first major alteration after the building's expansion was in 1927 when the first floor tenant, Britz, modified the façade to include a entry on the northwest corner of the building in addition to other interior changes. In 1929 J.J. Newberry remodeled their retail space on the first two floors. In 1951 the company hired architect Glenn Stanton and again remodeled their space and constructed a new six-story building on the site of the Richmond Building, located just to the east. As part of the changes, a ceramic veneer was added to the Failing Office Building, which covered the original large window openings on the first and second floors.

In addition to these changes, the office areas have been remodeled over time to accommodate tenant's needs. Despite these improvements, the upper floors still retain the same general layout. Floors have been modernized with carpet and ceilings are dropped with acoustical tile. Walls and windows are intact on floors three and four, but the original corridors and internal walls creating office spaces have been removed. On floor five the tenant uses the public elevator lobby as their reception area. Floors six through twelve retain the most integrity with the location of the original corridors, restrooms, and doors to the internal stairwell remaining intact.

Current plans call for a remodel of the ground floor retail area, including plate glass windows and transoms filling each bay with recessed entrances located as needed. While the plans do not intend to duplicate the original designs of Whidden & Lewis, it is intended that the new design will be more compatible than previous remodels.

¹ It appears as if the original design for the 1912 addition was intended to be much more similar to the original design than what was finally constructed. On January 1, 1912 the *Oregonian* published a design for the building which showed that the architects intended to simply replicat the building's original design and decoration.

Failing Office Building
Name of Property

Multnomah Co., OR
County and State

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).

Areas of Significance

(Enter categories from instructions)

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

COMMERCE

Period of Significance

1907-1913

Significant Dates

1907, 1913

Criteria Considerations

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

Property is:

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

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

William Whidden & Ion Lewis,
Architects

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

Previous documentation on file (NPS):

- preliminary determination of individual listing (36CFR67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

SUMMARY:

In the context of the multiple property submission (MPS) cover document, "Historic Resources in Downtown Portland: 1906-1914," the Failing Office Building is individually eligible for listing in the National Register of Historic Places under Criterion "A" for its association with local commercial practices and community planning and development. The building is part of a larger collection of buildings defined by the MPS that physical demonstrate Portland's rapid growth after the 1905 Lewis and Clark Centennial Exposition, and meets the general registration requirements and those specific to office buildings as defined by the document.

THE FAILING OFFICE BUILDING AND THE DEVELOPMENT OF DOWNTOWN PORTLAND¹

As described in the historic context for the multiple-property submission, one of Portland's most dynamic construction periods occurred between the 1905 Lewis and Clark Centennial exposition and the First World War. The exposition initially attracted 1,588,00 people and added \$8 million, 135 million adjusted for inflation, to the local economy. The initial investment propelled the city's businesses, and the fair's success attracted the interest of investors, businessmen, developers, and workers who believed that Portland was destined to be one of the nation's major cities.

The success of the exposition drew thousands of new residents to the city, many of whom were new to the country as well. The city's population grew from 110,839 to 207,214 in 1910. In 1910, only Seattle had a larger increase in population during that same time. By 1915 the number of residents had increased to 259,510. A total of one-sixth of the population was foreign born, including 22.4 percent German, 11.2 percent Canadian and 9.5 percent English. Portland also had one of the largest Asian populations on the West Coast, second only to San Francisco. Although this group only accounted for 3 percent of the total state population, more than one half of Oregon's Asians lived in the Portland. The majority of the city's residents were employed in the booming manufacturing, trade, and transportation industries, while a smaller minority were employed in professional fields.²

The population increase was driven by the city's rapidly expanding businesses. Joseph Gaston reports that in 1901 Portland was the fifth city in the nation for wheat exports, but by 1910 Portland was the second largest exporter of the crop, second only to New York.³ Other exports included barley, flour, oats, and hay harvested from the State's fertile agricultural lands. Portland's access to the Pacific Ocean and large stands of trees made lumber production, manufacturing, and shipping the most important industries at the time. Over 700 million board feet were cut, producing ten million dollars in revenue annually. Overall the city's manufacturing grew from an output of \$28,651,00 in goods in 1905 to \$46,861,000 by 1910. Most of this increase was related to the production of wood products, including furniture. Portland also produced woolens, leather goods, machinery, food stuffs, and built ships. Portland was also the livestock and meatpacking center for the Pacific Northwest during this period, and the city boasted the largest packing plant in the West.⁴ The import and

¹ The MPS context information from this section is drawn from the historic context statement for the MPS *Historic Resources in Downtown Portland: 1906-1914*, developed by John Tess as well as their draft nomination for the Swetland Building.

² Oregon Blue Book, 1915.

³ Gaston, Joseph. *Portland, Oregon: Its History and Builders*. (S.J. Clarke Publishing Co., Chicago IL, 1911).

⁴ Oregon Blue Book, 1915.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

export of goods and services was handled entirely by ship or railroad. On the average day in Portland about eight to ten freighters or steamships would bring cargo in and take cargo out of the city. Freight trains also brought cargo in on a regular basis. During 1910, Union Depot alone handled 220,000 freight cars.

As Portland's population and industry grew, so did its transportation network. By 1915 there were 109 steam passenger trains leaving and arriving in Portland, and there were seven interurban lines that reached out to the neighboring cities. The steam passenger trains arrived or departed every twenty minutes, and the electric train every nine minutes. Streetcars became an important mode of transportation within Portland, and their use influenced the development and layout of the city. The laying of an efficient urban track system caused the center of the business district to be moved from Front, to Third and then finally out to Seventh (Broadway Ave.). It also allowed for working-class residents to access all parts of the city efficiently for a reasonable cost. To accommodate the growing volume of rail and foot traffic, six steel bridges were constructed to span the Willamette by 1914. During the years of 1911-13 the city covered more than 175 miles of streets with hard surfaced pavement to facilitate easier travel. By 1914 the traffic was a mixture of streetcars, motorcars, trains, horse-drawn vehicles, bicycles, and pedestrians, but the majority of people used the streetcars for transportation around the city. However, in 1914, in anticipation of increased automobile use, the Portland City Council enacted its first code for automobile and pedestrian traffic.

No official planning or zoning existed to constrain Portland's fantastic expansion. Instead, growth was guided by private investors who developed land as they saw fit, giving private companies and individuals control over the physical shape of the city and ensuring windfall profits. Building permits by the city showed that new building construction valued \$4,183,368 in 1905, and by 1910 that number amounted to \$19,152,370. By 1913, the president of the National Association of Real Estate Exchanges had declared, "Portland has the greatest future of any city of the Pacific Coast."⁵ Many people were making huge amounts of money on real estate. A quarter block bought in 1898 for \$13,000 sold eight years later for \$125,000. The twenty-one banking institutions of the city showed clearings of \$578,884,018.99 in 1914 as compared to \$122,575,461.99 in 1901.⁶ The plating of new suburban tracts along the rail lines, many owned by the railroads themselves, encouraged decentralization by promoting the development of neighborhood shopping centers. The influence of big business was wide-reaching, and by 1910, over 50 percent of the city's waterfront on both sides of the river was owned by the railroads and the Northern Pacific Terminal Company.

Shortly after the conclusion of the exposition, the negative effects of rapid and undirected development were noticed by the city's leadership. In 1909 Mayor Simon, a Republican with a great deal of support in the business world, established the "City Beautiful Fund." The money was to be used to hire Edward Bennett from Chicago to prepare a plan for the future development of the city based on the City Beautiful Movement. The City Beautiful Movement was taking hold around the country, with planners and architects working together to try to create beautiful and livable cities for everyone, especially the working class, to enjoy. Another noted need was a public dock, which the mayor addressed by creating the Portland Commission of Public Docks in 1910.

⁵ MacColl, 467.

⁶ Oregon Blue Book 1915, 78.

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

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Edward Bennett completed "The Greater Portland Plan" in October 1912, and it was presented to the public. In November of that year the public voted to accept the plan.⁷

The need for planning and public services was heightened as the city's population boomed. Between 1900 and 1916, the old Westside neighborhoods grew from 58,000 to 96,000 residents. Over the same period, the east side grew from 32,000 to 178,000 residents. As the population grew, so did the disparity between the classes, in spite of Mayor Bennett's ambitious civic and social improvement plan. The population explosion resulted in a geographical social segregation, with the wealthier families escaping from in town to secluded fringes of the city. The movement was induced primarily by the spread of the electric streetcar lines that encouraged the city's growth and enabled its residents to travel within the urban area. Residential property along the tracks became less desirable because the streetcars were noisy. Those who could afford to move away did, and as property values fell the property became attractive for commercial development. Many houses were converted to stores, shops, or simply torn down and redeveloped. During this period of transition over 60 percent of the population lived on the east side of the river, although the west side remained the heart of the city. The west side still had the highest land value, most intense land use, and the most pedestrian traffic.

Perhaps nowhere in Portland was the effects of the city's changing demographics and burgeoning industry more evident than in the growth of its financial and commercial center. In downtown, the first indirect impact of the economic boom after the fair was a shortage of office space. Demand pushed real estate values upwards by 30 percent between 1905 to 1906 and by 100 percent by 1910. Surprisingly, this increase in value was not tempered by a building boom. Total rentable space grew from 900,000 square feet in 1900 to 2,000,000 in 1910. In this period, nearly six dozen buildings were constructed in a sixty block area, bounded by Third Avenue on the east, Eleventh Avenue on the west, Salmon Street on the south and Burnside on the north. The construction frenzied resulted in the addition of about five million new square feet to the city's core business district, primarily in order to satisfy the high demand for increased office and retail space. The three and four story nineteenth century business blocks of mostly wood and non-reinforced masonry buildings were being supplanted by steel frame and reinforced concrete structures of twelve and fourteen stories on Fifth and Sixth Avenue and six story buildings were located between Third Avenue and Broadway.

The building boom included a wide variety of building types, each physically expressing the community's new-found wealth. Office buildings built on speculation were built in large numbers in this period. These buildings often included ground-floor retail space to maximize rents in addition to the interconnected office suites on the upper floors. Other building types were also constructed during this period. Department stores, such as Meier & Frank, located across the street from the Failing Office Building, reflected an exceptional growth in retail sales during and after the exposition. Hotels also prospered during this period. Several first-class hotels, including the Multnomah, the Oregon (Benson), and the Imperial featured grand lobbies, meeting rooms, and restaurants. Grand civic buildings, such as the new central library, the county courthouse, and police headquarters were constructed during this period as well.

⁷ Unfortunately nothing was ever built or officially adopted from the plan. In November 1913 voters rejected a two million dollar bond that would have gone toward the implementation of the Olmsted and Bennett plans.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

By 1915 Portland's boom was waning due to falling wheat and lumber prices and an economic downturn on the eve of World War I. Revenues from building permits fell from twenty million dollars to seven million the following year and then down to three million by 1917. From 1915 to 1920 there was only an average of one to two buildings constructed per year.

THE HISTORY OF THE FAILING OFFICE BUILDING

The buildings constructed during Portland's boom after the Lewis and Clark Centennial Exposition define much of the character of downtown Portland today and link the city to a time in its history when economic conditions caused a transformation of the City of Portland from "Stump Town" to a great city, worthy of significant economic investment.

The Failing Office Building is a physical representation of the legacy of Portland's influential Failing family and a product of Portland's economic success in the early twentieth century. Henry Failing was a Portland Mayor who left an outstanding record of accomplishments. He served as both the city's fifteenth executive, and he held the same position nearly ten years later as the city's twenty-first mayor. Josiah Failing, Henry's father, also served as Portland's Mayor. They were Portland's only father and son mayors. The Failing family's influence stemmed from their business acumen and fortuitous alliances. The family begun their fortune with a general store, but in 1868 they began to restrict their business exclusively to hardware, which quickly grew into a successful enterprise. Henry's marriage ten years earlier to Emily Corbett in 1858 led to a financial venture in 1869 when the Failing and Corbett families bought a controlling interest in the First National Bank, the first bank established in Oregon under the National Banking Act. Henry Failing became the bank's president.⁸ In 1871 the Failings went into the hardware business with the Corbett family, establishing Corbett, Failing and Co.

The site of the Failing Office Building at the corner of SW Sixth and SW Alder was the location of the original Henry Failing residence. Failing purchased the building site, along with two bordering lots, from the First Baptist Church of Portland in 1892. He passed away in 1898 but left the real estate to his three daughters. Taking advantage of the booming economy, the family's good economic position, and the rapid commercialization of the area surrounding the family home, the Failing estate began plans for a new office building. The Failing Office Building was designed by noted regional architectural firm Whidden and Lewis and built in 1907 on speculation. The firm had previously worked with the Failing family on the construction of the Postal Building in 1900. Completed just two years after the 1905 Lewis and Clark Centennial Exposition, the Failing Office Building was one of the many buildings constructed in downtown Portland during this period to address the increased demand for office and ground floor retail space.

The Failings were no doubt aware of the coming opportunities because of their interest in the First National Bank. As one of the many wealthy business-families investing in and shaping Portland at this time, the Failings were in a position to take advantage of rising economic fortunes.

Initially the Failings were only cautiously optimistic at the beginning of the economic boom, and although well-executed, the building's ornamentation was relatively simple and rose to a height of only six stories. Yet, there

⁸ Lansing, Jewel. *Portland: People, Politics, and Power 1851-2001*. (Oregon State University Press, Corvallis OR, 2003), 114.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

was room for expansion. As the building neared completion, the January 7, 1907 *Oregonian* said that the building was designed to carry additional stories.⁹ Upon its completion, the building was named the Gevurtz Building, after its first-floor tenant the Gevurtz Furniture Company.

Despite its restrained stature and ornamentation, the building exemplified many of the aesthetic trends of the period. As noted by Ferriday, the transition in brick color and texture which occurred between 1905 and 1930 in Portland is reflected in the Failing Office Building. The popularity of yellow brick during the late 1890's and early 1900s was apparently a nationwide phenomenon, relating to the desire to replicate the white and off-white buildings popularized by Chicago's World Fair. Architects utilizing a smooth-faced brick also began using a variously textured brick. The 1907 Failing Office Building is a good example of the early use of pressed yellow brick in Portland, yet its brick coursing consisting of six horizontal rows of running bond interrupted by two horizontal deeply recessed rows make it distinctive. This pattern is especially apparent in the continuous spandrel panels at the floor heights.¹⁰ Many of the buildings of the same period had a tendency to accentuate the verticality of their structures and not create strong horizontal visual elements like the Failing Office Building.

Five years later in 1912, Portland's economic boom continued, as did the demand for retail and office space in downtown. The Failing family again turned to Whidden and Lewis to design a six-story addition to the building. It appears that initially the remodel was intended to be similar to the original plan and much more modest than what was finally constructed. On January 1, 1912 the *Oregonian* published a design for the building that showed how the architects intended to simply replicate the building's original appearance and decoration. Perhaps the Failing family was feeling more optimistic about their economic future or sought to lure tenants, but the final design they selected was much more ornate, including the extensive use of terra-cotta tile to adorn the building. Ferriday explains that the ornament of the glazed terra-cotta era can be classified into five types: supports (columns & pilasters); bands (friezes, cornices), panels; diapers (overall patterns) and free ornaments (rosettes, finials, cartouches etc.). The economy of production of glazed terra cotta was achieved through repetition of ornamental motifs, thus making it a relatively affordable material.¹¹ This more elaborate building decoration conveyed the financial success the Failings achieved and reflected the financial success of the development within the immediate area. Although it is unclear what influence the architects had, no doubt Whidden & Lewis wished to keep up with the buildings in the immediate vicinity, such as the Meier & Frank Building to the west and the Yeon Building to the north.

Following the building remodel, the Failing Office Building had a number of tenants and its use continued to evolve. The Gevurtz Furniture Company continued their tenancy after the remodel, but left in 1918. Shortly thereafter the Portland Gas & Coke Company signed a lease with the Failing Estate. At this time the building was renamed the Gasco Building. The tenancy again changed when representatives from the Failing Estate announced in late 1927 that the Portland Gas & Coke Company would be moving to the Public Service Building on Dec. 17, 1927. Further, representatives announced that starting on January 1, 1928 the name of the Gasco Building would change to the Failing Building. At this time a ten-year lease was signed with the

⁹ *Millions Invested, Skyscrapers Under Construction and Planned for 1907, Oregonian*. 7, Jan. 1907, 2.

¹⁰ Ferriday, Virginia Guest. *Last of the Handmade Buildings: Glazed Terra cotta in Downtown Portland*. (Mark Publishing Co: Portland, OR, 1984)p.45.

¹¹ *Ibid*, page 27.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Britts Five Cents to a Dollar store, whose operations would cover the basement, first and second floors of the Failing Building.¹² At this time the building became the Failing Building. The *Oregon Journal* explained the use of the name: "The name Failing building was first applied to the four-story structure at third and Washington streets," built in 1902. This building was recently sold by the Failing estate to W. C. Becketell and renamed the Postal building, the estate retaining the name for the Gasco Building.¹³ In 1929 J.J. Newberry Co. converted the Brittan Brothers Britts store. J.J. Newberry completed additional exterior and interior modifications to the retail floors in 1951. At this time the building directly to the east was demolished, and a new six-story structure built which connected to the Failing Building on the first two floors, doubling the retail space for J.J. Newberry. The Failing Estate sold the Failing Building to Melvin Mark in 1963. An article in the *Oregonian* describes the purchase:

Melvin Mark Properties, largest single holder of downtown Portland properties, has purchased the Failing Building and the Park Building from the Failing Estate for a price in excess of \$2 million. The sale involves one of the largest downtown, core-area blocks of property put together in a single real estate transaction and adds to the Mark downtown holdings a total of eighteen stories of office space...Henry Failing Cabell, who handled the sale for the estate, is the grandson of the late Henry Failing, who was president of the First National Bank of Oregon from 1869 to 1898. The grandson is an attorney."¹⁴

As the MPS context specifically states: "To some degree, the Failing Building at Fifth Avenue and Alder is symbolic: Designed by Whidden and Lewis, it was constructed as a six story building in 1907 and in 1913, six additional floors were added."¹⁵ Despite change in various retail and office tenants over the years, the Failing building has retained its original use since its construction in 1907 and renovation in 1913 and remains a physical example of Portland's economic boom after the Lewis and Clark Centennial Exposition.

WHIDDEN AND LEWIS ARCHITECTS

The Failing Building is representative of Whidden and Lewis' work in Portland during the city's economic boom period and remains a good example of early-twentieth century commercial architecture. For more than thirty-five years Whidden and Lewis designed residential, commercial, and public buildings that shaped the city at the turn century, and the Failing Building is included within their accomplishments.

Whidden and Lewis met while studying architecture at the Massachusetts Institute of Technology in the late 1870s. Both natives of Massachusetts, Whidden was born in Boston on February 10, 1857, and Lewis was born in Lynn on March 26, 1858. After graduation in 1877, Lewis stayed in Boston working for architects Peabody & Stearns, and Cabot & Chandler. Whidden went to Paris to attend the Ecole des Beaux Arts, then

¹² *Gasco building To take Old Name of Failing Jan. 1. Oregon Journal. 30, Nov. 1927, 14.* The name "Failing Office Building" was selected for this resource because a warehouse in the Portland Skidmore/Old Town Historic District, listed as a National Historic Landmark, at 235 SW 1st Avenue is already known as the "Failing Building."

¹³ *Ibid.*

¹⁴ *Big Downtown Property Owners Purchase Park, Failing Buildings. Oregonian. 10 January 1963, p1 c4.*

¹⁵ Tess, John. *Historic Resources in Downtown Portland: 1906-1914, National Register Multiple Property Submission.* Section E, 9.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

returned to the U.S. to work for the firm McKim, Mead & White in New York City. Whidden & McKim came to Portland in 1882 to supervise work on the Portland Hotel. The hotel was only partially completed because owner Henry Villard's finances collapsed, and Whidden temporarily returned to the east. In 1888, Whidden was invited back to Portland by Ladd & Corbett to finish work on the hotel. A year later Ion Lewis moved to Portland and joined Whidden.

In 1889 Whidden and Lewis formed a partnership, establishing a firm that came to dominate Portland's architectural community for over three decades. In addition to numerous outstanding residential properties, they received many important public and commercial commissions. These included: the Portland City Hall in 1895, the Concord Building in 1900, and the Multnomah County Courthouse in 1914. All three are listed on the National Register of Historic Places. In addition to their professional work, each became involved in their community. William Lewis became the first President of the University Club of Portland, which held its first meeting May 2, 1898 at the Whidden and Lewis offices. Lewis was the Director of Architecture for the Lewis and Clark Exposition of 1905. After several decades of work, Whidden and Lewis were reaching the end of their careers. Whidden retired in 1920 and later died on July 27, 1929. Lewis continued practicing under the firm name, and in 1930 established the Ion Lewis Traveling Fellowship at the University of Oregon School of Architecture and Allied Arts. He died on August 29, 1933.

Whidden and Lewis' contribution to Portland architecture not only included the grand buildings they designed, but also the architects they trained. Albert E. Doyle started with the firm when he was only fourteen years old, and the Forestry Building at the Lewis and Clark Exposition was designed by him while he worked for the firm. The building, a gigantic log structure, was the only structure kept after the fair. It unfortunately burned in 1965.¹⁶ Doyle went on to open his own office in 1907, eventually becoming one of Portland's leading architects. Doyle was noted for his classic designs that used terra cotta to create wonderfully decorated commercial buildings. At the end of his life, Doyle produced two buildings, the Pacific Building and the Public Service Building, that were heavily influenced by the Italian Renaissance style. Other notable architects who trained under Whidden and Lewis include Joseph Jacobberger, David Chambers Lewis, Harrison A. Whitney, and Frederick A. Fritsch.

Comparative Analysis, Works by Whidden and Lewis

Whidden and Lewis designed works for residential, commercial, and public use throughout their careers in Portland. The majority of their residential work was in the Colonial Revival style, displaying their New England heritage. Their commercial buildings were primarily in the twentieth-century Classical style. They regularly used brick and terra cotta in their designs, and favored classical detailing.

The Portland Hotel (1888-90) was their first large commission, and it was a Portland landmark for many years until it was demolished. Other commissions quickly followed. In 1891 the Concord Building was completed, followed by the Hamilton and Gilbert Buildings in 1893, all of which are listed in the National Register. Their first public commission was the Portland City Hall in 1895, constructed in the same year as their Meier & Frank Building, which was later replaced by the current building designed by their protégé, A. E. Doyle.

¹⁶ Ross, Marion. "125 Years of Building" AIA Journal, June 1968. 72, 178.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

The first office building designed and constructed by Whidden and Lewis after they came to Portland was the Concord Building. The building is a unique Oregon example of the emerging Commercial Style, but it includes elements of the Richardsonian Romanesque in the rock-faced ground floor piers. Whidden and Lewis were hired by William Ladd to construct the Concord Building for use as an office, with space for retail on the ground floor. The building is six stories in height and occupies a 50' x 95' corner site at SW Second Avenue and Stark Street. The basic structure of the building was conventional for the period, masonry piers and bearing walls with wood frame construction. The appearance of the Concord Building contrasted with designs that were popular in Portland in the late nineteenth century such as the Victorian Italianate style with cast-iron fronts, such as the Glisan's Building (Chown Electric Bldg) on Second and Ash, and the popular Richardsonian Romanesque Style, which can be seen in the Dekum Building (1892).¹⁷

Whidden and Lewis were hired by H.W. Corbett to construct the Hamilton Building (1892-93), located at 529 SW Third. Designed as a six-story office building with retail space on the ground floor, the building was located on SW Third Avenue, which was in the center of commercial development between 1890 and 1900. The Hamilton Building is another excellent example of the Commercial Style as demonstrated in its classical form and detail. It is interesting to note that the brick facing on this building is rust-brown pressed brick made in Japan. This rust-brown brick and the off-white terra cotta trim was characteristic of other Whidden and Lewis buildings of the period, such as the Postal Building (1900), the first Meier & Frank Store (1897-98) and the Failing Office Building (1907/1913).¹⁸

Portland City Hall (1895) was designed by Whidden and Lewis in the Renaissance Revival Style. Noteworthy for its time, it was a fireproof structure which was centrally heated, wired for electricity, gas and telephone. Whidden and Lewis utilized the most modern engineering techniques of the time and designed the building to carry roof and floor loads on the steel frame, not on the exterior walls. Located at 1220 SW Fifth Ave, the building is four stories, with a granite façade. Decorative elements include an ionic entablature with a bracketed cornice and balustrade, medallions and pedimented shields.

The Postal Building was designed by Whidden and Lewis in 1900. The Postal Building is most distinguished for its elegant terra cotta work. The four story building occupies a 100 x 100 foot corner site at SW 3rd Avenue and Washington Streets. The building was initially known as the "Failing" Building and later became known as the "Postal" Building. The lot was purchased by Henry Failing in the 1880's and Whidden and Lewis were contracted to design and construct an office building with space for retail on the ground floor. The building is Italian Renaissance in style, and it employs the forms and ornaments of classical Roman art. This building consists of exterior masonry walls with interior wood columns and heavy wood-floor construction.¹⁹

Whidden and Lewis continued to design many buildings in the early 1900s, including the demolished Portland Art Museum in 1905, the 1909 Arlington Club, the 1910 Imperial Hotel, and the 1911 Wilcox Building. Their

¹⁷ McMath, George A. *Concord Building National Register Nomination*. Portland, OR. May 10, 1977. Sections 7 & 8.

¹⁸ McMath, George A. *Hamilton Building National Register Nomination*. Portland OR. Sept. 8, 1976. Sections 7 & 8.

¹⁹ Tess, John M. *Failing Building (Postal Building) National Register Nomination*. Portland, OR. Dec. 1977. Sections 7&8.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

dominance in Portland faded as Doyle's firm began to flourish, but they continued to create fine designs late in their career, including the 1913 Failing Office Building and the Multnomah County Courthouse in 1914.

The Multnomah County Courthouse (1911/1914) is an outstanding example of Neo-Classical Revival architecture. The east wing was constructed first in 1911 and the remaining west wing was completed in 1914. Construction was completed this way primarily not to disrupt the daily proceedings in the old courthouse. The courthouse is steel frame covered with concrete to prevent fire damage. An unusual practice for the time, plaster ceilings were applied directly to the masonry instead of wooden lath. Mechanically, the building was progressively designed, with a built-in vacuuming system and forced- air heat. Located at 1021 SW Fourth Ave, the eight story Multnomah County Courthouse occupies an entire 200' x 200' block. The building is faced with terra cotta decorative elements, granite and limestone columns and entablatures with a four story colonnade of six Ionic columns.²⁰

The Failing Office Building features many design elements that Whidden and Lewis favored. These included the use of the Commercial Style, light-colored brick, arched windows and/or window lintels in the top story, and double-hung windows throughout. The building also features molded belt-courses between the lowermost and uppermost stories and projected cornices with classical detailing executed in terra cotta, another technique Whidden and Lewis frequently used.

MPS- HISTORIC RESOURCES IN DOWNTOWN, 1906-1914:

The Failing Office Building is nominated under the Multiple Property Submission cover document "*Historic Resources in Downtown Portland, 1906-1914*," Criterion A, under the area of significance Commerce and Community Development.

Registration Requirements:

The MPS details the criteria and registration requirements inclusion. Below is a synopsis of the relevant sections, describing registration guidelines for Criterion A, the seven aspects of integrity, general registration requirements and additional registration requirements for the relevant associated building type, listed as Office Buildings in Downtown Portland, 1906-1914 in the document. The Failing Office Building meets both the general and office-specific registration requirements.

Criterion A: All buildings that meet the registration requirements and have sufficient integrity are significant under Criterion A under the categories of commerce and community development. Commerce relates to the collection of properties that convey the synergism and dynamics of commercial growth that emanated from the boosterism associated with the Lewis & Clark Exposition. Community Development relates to the resource's ability, as part of a collection, to reflect the shift in the downtown's epicenter, the vertical growth in the downtown, and the emphasis on building commercial and ground floor retail space over residential building in the downtown.

²⁰ Moseley, Carl P. *Multnomah County Courthouse National Register Nomination*. January 7, 1978. Sections 7&8.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Assessment of Integrity: The National Park Service details seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

Exterior alterations are limited to the first two floors, the Failing Office Building possesses a reasonably high degree of integrity.

Location is the place where the historic property was constructed or the place where the historic event occurred.

The Failing Office Building is in its original location.

Design is the combination of elements that create, form, plan, space, structure, and style of a property.

While the first two floors have been remodeled on several occasions, above the storefront the interior and exterior are largely intact. Notable features such as windows and interior and exterior decoration are original and in fair or better condition.

Setting is the physical environment of a historic property.

Located in the middle of the downtown core, the site and the surrounding area continue to reflect its commercial nature.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain the key exterior materials dating from the period of its historic significance.

To a great extent the interior and exterior materials are intact in the Failing Office Building.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The craftsmanship of Whidden and Lewis is apparent in the stylistic details on the primary northern and western facades, most specifically in the terra cotta detailing.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Limited slightly by the ground floor modernizations, the Failing Office Building nonetheless expresses the feel for its era of significance.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer.

As an essentially intact resource in its historical use, the Failing Office Building illustrates a direct link with the development boom in Downtown Portland between 1906 and 1914.

General Registration Requirements:

Integrity: To be eligible for listing in the National Register under this multiple property context, a building must convey its sense of historical character by retaining sufficient exterior and interior integrity. Generally a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

resource will possess most of the following seven aspects of integrity: Association, Location, Setting, Feeling, Design, Materials and Workmanship. Generally, these tests are not especially critical for ground floor retail or non-public upper floor interior spaces; modernization of these spaces should not be a basis for disqualification. In addition, modernization of ground floor exterior retail spaces should not be a basis for disqualification.

The Failing Office Building maintains substantial integrity in its exterior features and despite modernization of internal spaces and floorplans on floors four and five, floors six through twelve retain substantial integrity and still convey its sense of historical character. The Failing Office Building meets this registration requirement.

Date of Construction: The structure must have been built as an office building in the era of 1906 to 1914.

The Failing Office Building was built in 1907/1913. The Failing Office Building meets this registration requirement.

Geographic area: The structure must be located within the geographic area bounded by the east side of Third Avenue to the west side of Eleventh Avenue, and the north side of Burnside to the south side of Salmon Street.

The Failing Office Building is located within the geographic area. The Failing Office Building meets this registration requirement.

Use: In order to be listed, it is not critical that the building be retained in its original use.

The Failing Office Building currently maintains its original use; The Failing Office Building meets this registration requirement.

Specific Property Types: Office Buildings in Downtown Portland, 1906-14

Additional Registration Requirements for Office Buildings:

To be eligible, the office building should have:

Structure: It must be of steel frame or reinforced concrete construction.

The Failing Office Building is of steel frame construction and meets this registration requirement.

Height: It must be no smaller than five floors.

The Failing Office Building is 12 floors, and therefore meets this registration requirement.

Ground Floor: For a speculative office building, it should have been designed with street-fronting ground floor commercial space dominating the ground floor.

The Failing Office Building was designed as a speculative office building, and the ground floor is dominated by commercial space. The Failing Office Building meets this registration requirement.

Access to Upper Floors: Access to the upper floors should have been designed to be by elevator with a public

Failing Office Building
Name of Property

Multnomah Co., OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 12

elevator lobby.

The Failing Office Building was designed to have access to the upper floors through the use of an elevator with a public elevator lobby. The Failing Office Building meets this registration requirement.

Upper Floor floorplans: The upper floors should have a double-loaded corridor with an "L" or "U" shape.

The upper floors of the Failing Office Building are in a "U" shape. The Failing Office Building meets this registration requirement.

CONCLUSION:

The Failing Office Building meets the general and specific associated building type registration requirements for listing in the National Register of Historic Places under the Multiple Property Submission cover document, "Historic Resources in Downtown Portland, 1906-1914." It is individually eligible for listing under Criterion A for its association with Portland's commercial and community development. The building retains sufficient integrity to convey its significance as an example of a speculative office building designed by Whidden and Lewis for the Failings during the economic boom in Portland in the early-twentieth century.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

BIBLIOGRAPHY

Big Downtown Property Owners Purchase Park, Failing Buildings. Oregonian. 10 January 1963, p1 c4.

Clausen, "Pietro Belluschi: Modern Architect" p.63.

City Beautiful MPS

Ferriday, Virginia Guest. *Last of the Handmade Buildings: Glazed Terra cotta in Downtown Portland.*(Mark Publishing Co: Portland, OR) 1984.

Gasco building To take Old Name of Failing Jan. 1. Oregon Journal. 30, Nov. 1927, p. 14

Gaston, Joseph. *Portland, Oregon: Its History and Builders.* (S.J. Clarke Publishing Co., Chicago IL,) 1911.

Lansing, Jewel. *Portland: People, Politics, and Power 1851-2001.* (Oregon State University Press, Corvallis OR) 2003

MacColl, E. Kimbark. *Merchants, Money & Power: The Portland Establishment 1843-1913.* (The Georgian Press, Portland OR). 1988

MacColl, E. Kimbark. *The Growth of a City: Power and Politics in Portland, Oregon 1915-1950.*(The Georgian Press, Portland OR). 1979

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

Marlitt, Richard. *Matters of Proportion: The Portland Residential Architecture of Whidden & Lewis.* (Oregon Historical Society Press, Portland, OR) 1989.

McMath, George A. *Concord Building National Register Nomination.* Portland, OR. May 10, 1977.

McMath, George A. *Hamilton Building National Register Nomination.* Portland OR. Sept. 8, 1976.

Millions Invested, Skyscrapers Under Construction and Planned for 1907, Oregonian. 7, Jan. 1907, p. 2.

Moseley, Carl P. *Multnomah County Courthouse National Register Nomination.* January 7, 1978.

Oregon Blue Book, 1915

Ritz, Richard E. FAIA. *An Architect Looks at Downtown Portland.*(The Greenhills Press, Portland OR) 1991.

Failing Office Building
Name of Property

Multnomah Co., OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

Ritz, Richard Ellison. *Architects of Oregon: A Biographical Dictionary of Architects Deceased - 19th and 20th Centuries*. (Lair Hill Publishing, Portland, OR) 2002.

Ross, Marion. "125 Years of Building" *AIA Journal*, June 1968. pp72, 178

Tess, John M. *Failing Building (Postal Building) National Register Nomination*. Portland, OR. Dec. 1977.

Tess, John. *Historic Resources in Downtown Portland: 1906-1914, National Register Multiple Property Submission*. Section E, page 9.

Tess, John. *Swetland Building-Draft National Register Nomination*. Portland, OR . Feb 22, 2006.

Failing Office Building
Name of Property

Multnomah Co., OR
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 525325 5040471
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

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 Kimberli Fitzgerald,

Historic Preservation Consultant

organization _____ date February 27, 2007

street & number 1012 SW King, Suite 104 telephone (503) 227-5146

city or town Portland state OR zip code 97205

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

name Mr. Brandon Anderson, CMS Corporation

street & number 411 SW 2nd Ave, Suite 200 telephone (503) 224-5600

city or town Portland state OR zip code 97204

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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

Failing Office Building
Name of Property

Multnomah Co., OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

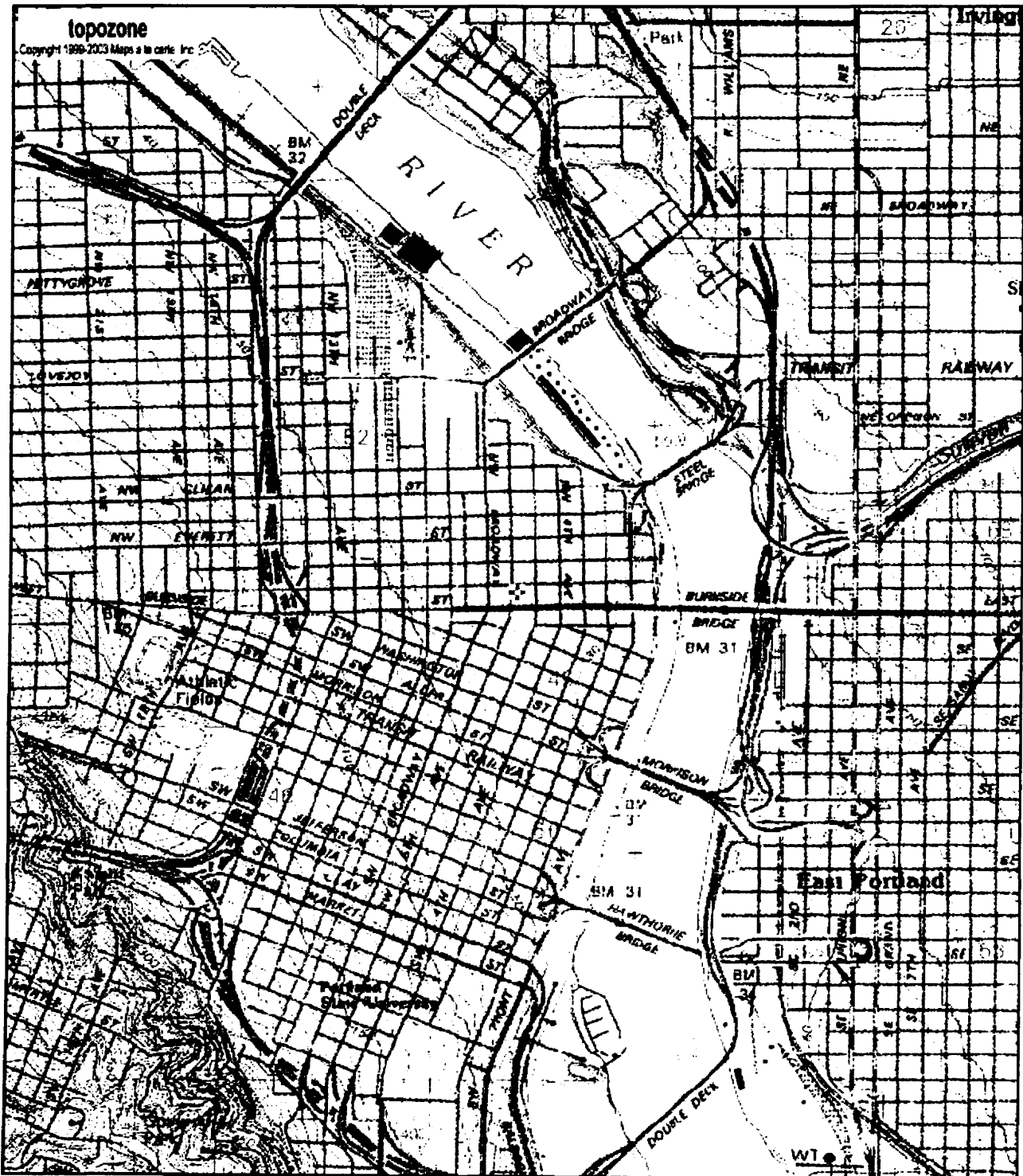
Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION:

The Failing Office Building is located on lots 7 & 8, Block 62 in the City of Portland, Multnomah County, Oregon. The tax lot identification number for this property is #R246112.

BOUNDARY JUSTIFICATION:

The boundary is the legally recorded boundary lines for the building for which National Register Status is being requested. The boundary was determined by the lots lines of lots 7 & 8.



0 0.3 0.6 0.9 1.2 1.5 km
 0 0.2 0.4 0.6 0.8 1 mi

UTM 10 525381E 5040952N (NAD27)
Portland, USGS Portland (OR,WA) Quadrangle
 Projection is UTM Zone 10 NAD83 Datum

M=17.519
 G=0.281

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photographs Page 1

PHOTOGRAPHS:

620 5th Street
Portland, OR

Photographer: Margaret Marcusen
Ink and Paper: Cannon Chromoalife 100 Ink and Cannon Photo Paper Plus Glossy
Date: February 2007

PHOTO LIST:

- | | | |
|----------|----------------|---|
| 1 of 34 | Exterior View: | NW Façade |
| 2 of 34 | Exterior View: | West Facade |
| 3 of 34 | Exterior View: | SE Facade |
| 4 of 34 | Exterior View: | E Facade |
| 5 of 34 | Exterior View: | NE Facade |
| 6 of 34 | Exterior View: | W Façade, detail |
| 7 of 34 | Exterior View: | W Façade, entry and fire escape |
| 8 of 34 | Exterior View: | W façade, entry detail |
| 9 of 34 | Exterior View: | First Floor: Lobby, elevator bays, facing SE |
| 10 of 34 | Exterior View: | First Floor: Lobby, facing W |
| 11 of 34 | Interior View: | First Floor: Lobby, mail chute, facing NW |
| 12 of 34 | Interior View: | First Floor: Retail, facing SW |
| 13 of 34 | Interior View: | 2 nd Floor: Retail, facing SE |
| 14 of 34 | Interior View: | 2 nd Floor: Back Stairwell, JJ Newberry door, facing E |
| 15 of 34 | Interior View: | 2 nd Floor: Back Stairwell, facing S and down |
| 16 of 34 | Interior View: | 12 th Floor, Stairwell, facing E and down |
| 17 of 34 | Interior View: | 3 rd Floor, Lobby, facing W |
| 18 of 34 | Interior View: | 5 th Floor, Lobby, facing NE |
| 19 of 34 | Interior View: | 6 th Floor, Lobby, facing NE |
| 20 of 34 | Interior View: | 5 th Floor, Lobby facing N |
| 21 of 34 | Interior View: | 6 th Floor, Lobby facing E |
| 22 of 34 | Interior View: | 6 th Floor, Typical door |
| 23 of 34 | Interior View: | 6 th Floor, Door detail |
| 24 of 34 | Interior View: | 6 th Floor, stairwell, looking up |
| 25 of 34 | Interior View: | 6 th floor, stairwell, looking down |
| 26 of 34 | Interior View: | 7 th Floor, Lobby, looking NE |
| 27 of 34 | Interior View: | 7 th Floor, Light Well, facing E, looking up |
| 28 of 34 | Interior View: | 7 th Floor, Light Well, facing E |

Failing Office Building
Name of Property

Multnomah Co., OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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

National Register of Historic Places Continuation Sheet

Section number Photographs Page 2

29 of 34	Interior View:	7 th Floor, Typical Office Space, looking E
30 of 34	Interior View:	8 th Floor, Lobby, facing NE
31 of 34	Interior View:	9 th Floor, Lobby, elevator bays, facing SW
32 of 34	Interior View:	10 th Floor, Lobby facing NE
33 of 34	Interior View:	11 th Floor, Door detail, facing NW
34 of 34	Interior View:	12 Floor, Lobby, facing NE

Failing Building
Name of Property

Multnomah County, OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Supplemental Information Page 1



Aerial View of Property, 2005
Portland Maps

Failing Building
Name of Property

Multnomah County, OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

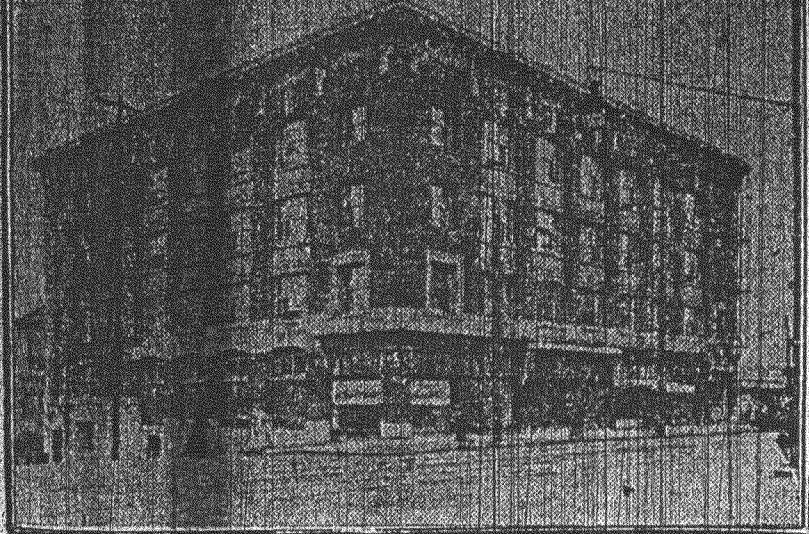
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Supplemental Information Page 2

Image Index

1. Failing Building. *Oregonian*, January 7, 1907, page 3.
2. Failing Buiding. *Oregonian* March 31, 1907, page 30
3. Gevurtz Building. *Oregonian*. Jan 1, 1912
4. Gevurtz Building. *Oregonian*. Oct. 6, 1912, Sec. 4, page 9
5. Gevurtz Building. *Oregonian*. Oct. 6, 1912, Sec. 4, page 10
6. Failing Bldg. Photo, City of Portland Archives, circa 1912
7. Gevurtz Bldg., *Oregonian*. Jan. 1, 1913.
8. *Gasco Build to Take Old Name of Failing. Oregonian*. Nov. 30, 1927
9. Watercolor of Failing Building. OHS negative number 56877; original watercolor in MSS 3052-1
10. Watercolor postcard of Failing Building;
11. Failing Building, Jan 13, 1970. OrHi 104256
12. 620 SW 5th Ave. Bldg. Nov. 7, 1972. OHS #1785



**LAZARUS BUILDING,
14TH AND WASHINGTON**

the organization subscribed \$250,000 for the erection of a building. Since that time the matter has steadily gone forward under the auspices of a building committee, and work upon the new structure is to commence as soon as the plans can be completed by the architects, Whiddas & Lewis. The building will be eight stories in height. The lower two stories for the clubrooms will be used for office and business purposes.

Another building of similar character is that to be erected by the Board of Trade Building Association. This project was only recently announced, but the structure is to be under way in a very short time. A quarter block for a site was acquired two months ago on a 40-year lease purchase. It is at the southeast corner of Fourth and Oak streets, immediately adjoining the big Chamber of Commerce building.

The Board of Trade at first planned to build 10 stories but has now added one more floor in the plans. It practically has been decided to build of reinforced concrete. The two upper floors will be used as quarters of the Board of Trade, which is now in the Chamber of Commerce building. The first floor will be given over to stores and the remainder will be devoted to office purposes. The building, it is estimated, will cost \$300,000. D. C. Lewis is the architect.

J. B. Yeon is preparing to erect a 10-story building at the northeast corner of Fifth and Alder streets on property which he purchased a year ago. It will cover an entire quarter block and will be one of the finest of the downtown office structures. Mr. Yeon would have built as soon as he acquired the property had the ground not been held under leases which will not expire until next Summer. When these leases expire work will at once commence. Specifications already have been prepared. The building will cost nearly \$400,000.

Fifth street, near the site of the proposed Yeon building, shows perhaps the greatest improvement of any sliver section of the city. Just across the street at the southeast corner of Oak intersection with Alder, the six-story Falling building is now nearing completion. It is a steel frame structure and is designed to carry four additional stories which doubtless will soon be added. When completed this building will be occupied by the American Hardware company and the M. Ahneson Company among the last firms. The latter company has

displaced the lot adjoining on the south, which it is now improving with a three-story building, which it will soon occupy.

A block further south, at the southeast corner of Fifth and Morrison streets, the Corbett estate is erecting a handsome steel-frame office building which will be 10 stories in height. It is a strictly "Class A" structure and will be one of the most costly of the new buildings under way. It is understood that when this building is completed the ground floor will be occupied by the Security Savings & Trust Company. The upper floors will be divided into office suites.

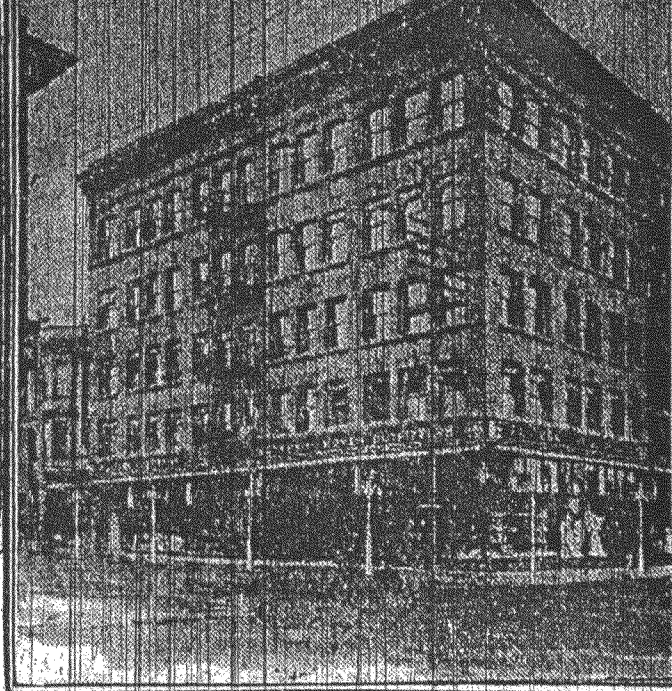
Adjoining the Yeon building on the north is the L. Q. Swelland building, covering a single lot and just being completed. It is seven stories high, and, although not strictly a "Class A" building, is one of unusually attractive appearance. It was designed by Emil Senacht, as was also the building on the lot adjoining on the east, which was erected by F. E. Buchanan. This latter building is six stories in height.

Though this stretch of two blocks with five large buildings under way and one other assured, is perhaps the scene of the most activity in construction, it is far from being the only one. In fact, there is hardly a block in the central business district not already well improved which is not to have one or more new buildings now under way or soon to be commenced.

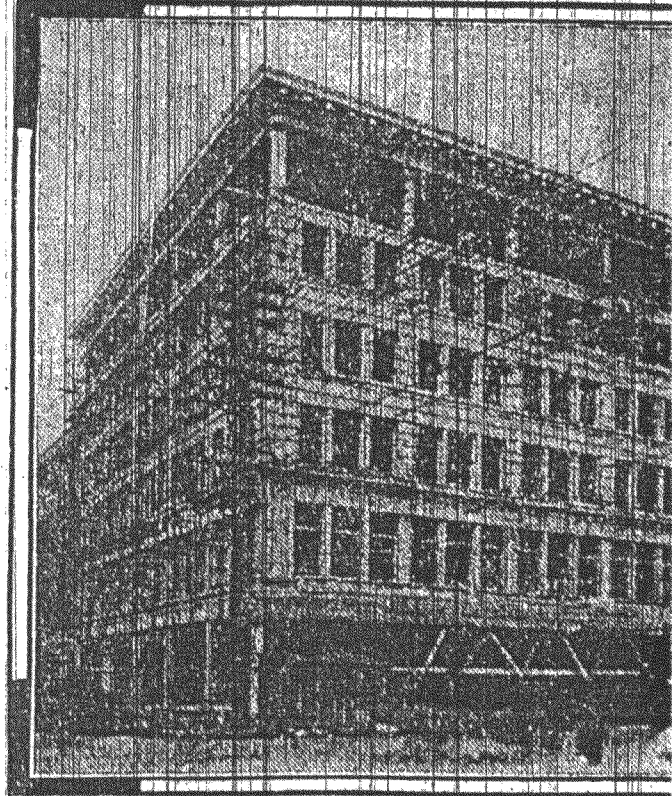
A ten-story block will soon be erected by the Heck estate at Seventh and Oak streets. The plans for this building are being prepared by D. L. Williams and are nearly complete. The Heck estate has been waiting for the opening of Oak street before beginning operations.

Among the buildings completed during the past few months or now under way, and worthy of special mention, are the Tull & Gibbs building, seven stories, erected by Charles Sweeney and covering three lots at Seventh and Morrison streets; the Telford building, five stories, Tenth and Morrison; the Couch building, eight stories, on Fourth, between Washington and Stark; the Brooke-Gibbs building, five stories, Second and Stark; the Fliedner building, five stories, Tenth and Washington; the Gesser building, six stories, Park, between Morrison and Alder; Mason-Ehrman building, five stories, Fifth and Everett. There are altogether a score of substantial brick blocks, varying from three to 12 stories in height, now under way.

For alterations and repairs the past



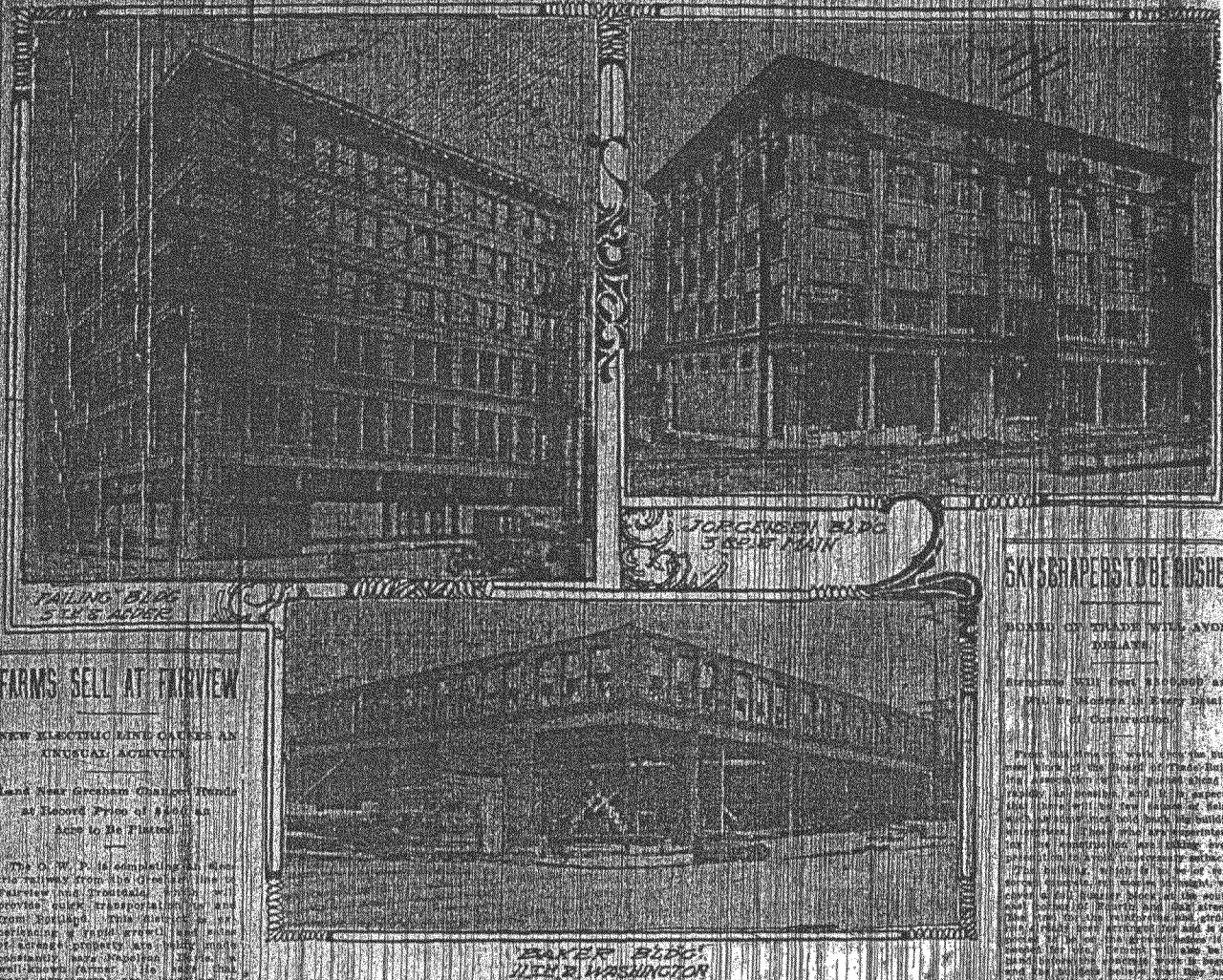
**Fliedner Building,
10TH AND WASHINGTON**



**FALLING BUILDING,
5TH AND ALDER**

year in the downtown business district has been exceptional. So great have been the changes along Morrison and Washington streets, especially as to wholly new appearances of these, the leading business thoroughfares. In many business houses modern plate-glass fronts have been installed and other betterments have been effected. This movement has not been confined to a few streets. In fact, it has been going on all over the downtown district, and in a few directions it has been perfect. Great as the building boom has been in the business district, it has not surpassed, in any direction, the growth

THESE PORTLAND BUILDINGS NOW UNDER CONSTRUCTION



FARMS SELL AT FAIRVIEW

NEW ELECTRIC RAIL CAUSES AN ANNUAL ACQUISITION... Land Near Graham Chapter Farms at Record Price of \$140,000...

PLANS TO BUILD CHURCH

WENTWORTH CONGREGATION WILL REMODEL EXISTING... Handmade Subscribers to Cost \$25,000...

BURYING WRECK VICTIMS

Remains of Three Men in Case of... Burial of Three Men in Case of...

WOMEN OF WOODCRAFT DEDICATE TEMPLE TOMORROW

Women of Woodcraft Dedicate Temple Tomorrow... The Women of Woodcraft...

REPORTS GOOD PROGRESS

Rev. A. S. Wallace Reports Good Progress... The Rev. A. S. Wallace...

SKYSCRAPER TO BE RUSHED

BOARD OF TRADE WILL AVOID DELAYS... Will Be Modern in Every Detail of Construction...

REMARKS BY GOV. ROBERTSON

Remarks by Gov. Robertson... The Governor...

WOMEN OF WOODCRAFT DEDICATE TEMPLE TOMORROW



REMARKS BY GOV. ROBERTSON

Remarks by Gov. Robertson... The Governor...

REMARKS BY GOV. ROBERTSON

Remarks by Gov. Robertson... The Governor...

Vertical text on the left margin, possibly a page number or date.

Vertical text on the left margin, possibly a page number or date.

Vertical text on the left margin, possibly a page number or date.

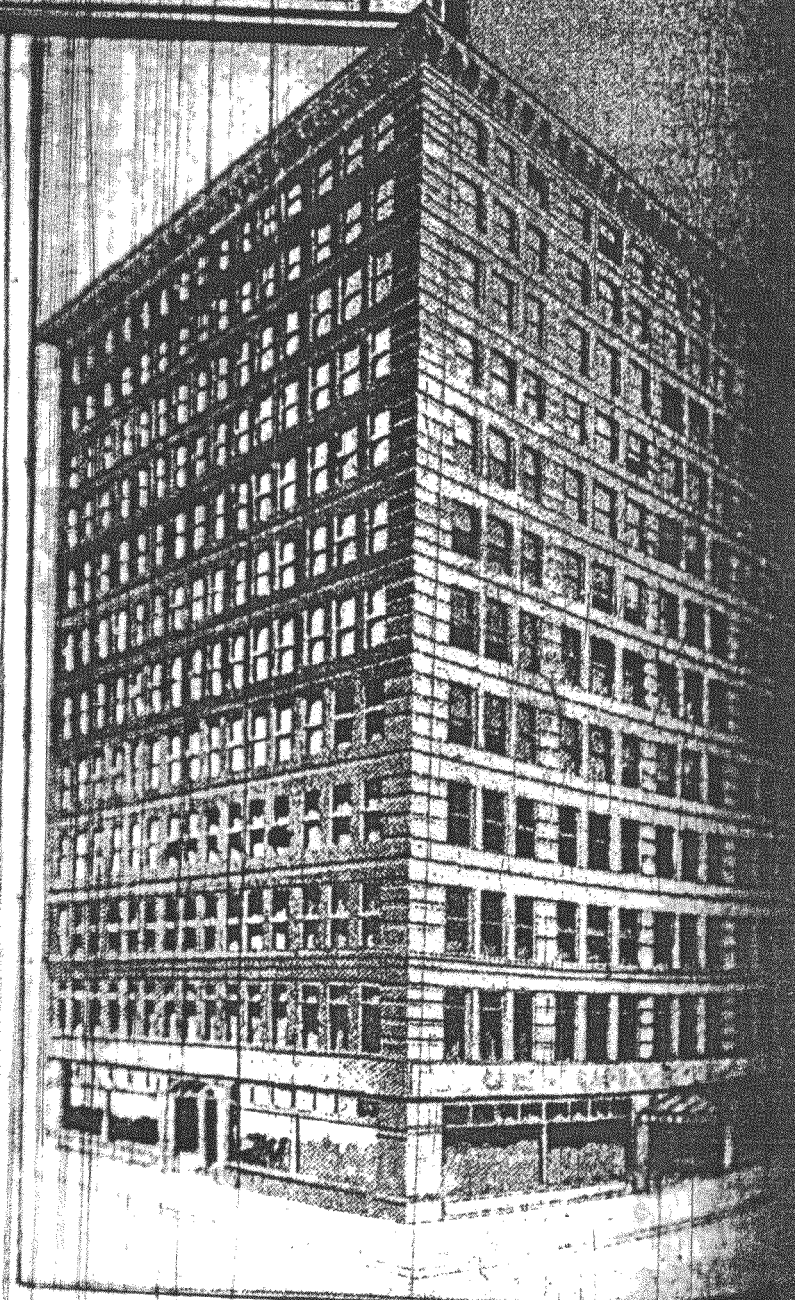
Vertical text on the left margin, possibly a page number or date.

Vertical text on the left margin, possibly a page number or date.

Vertical text on the left margin, possibly a page number or date.

Vertical text on the left margin, possibly a page number or date.

as well as among those
Coast."

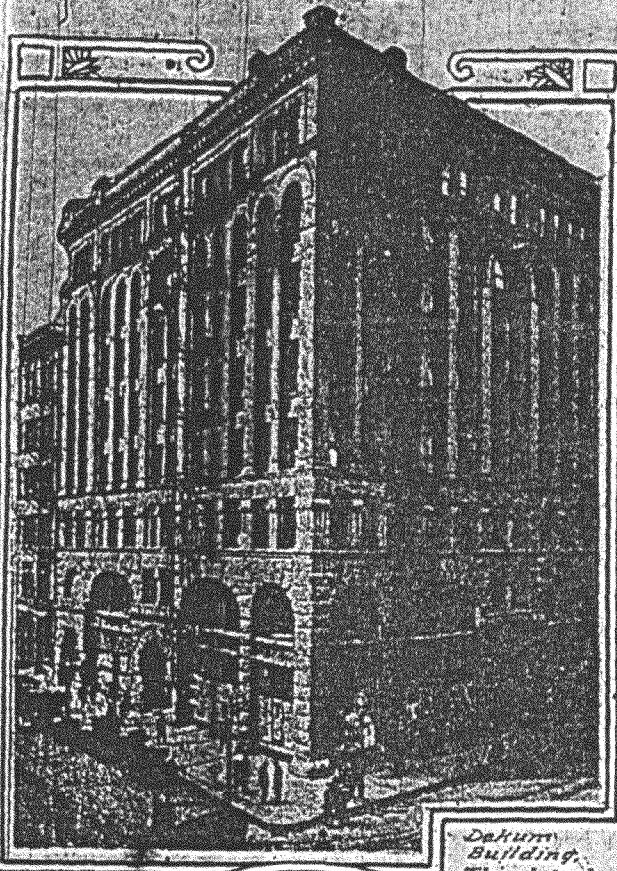


Under the design
of this and other
plans, the architect
has designed a
building of the
highest quality
and style. The
building will be
erected on the
corner of the
streets and will
be one of the
most important
structures in
the city.

GRANT'S BUILDING TO BE ERECTED
ON CORNER OF 11TH AND ALDER STREETS

③ Jan 1, 1913 Oregonian

ROOF OF OLD BUSINESS STRUCTURES IN RETAIL DISTRICT BEING REMODELED.



Dekum Building, Third and Washington Sts.

LAND MOVEMENT BIG

Over \$1,500,000 Invested in Farms in Two Weeks.

LARGE HOLDINGS ARE SOLD

Single-Tax Measure Only Factor That Affects Market—Investors Are Convinced That Bill Will Go Down to Defeat.

The heaviest movement in farm lands in many months now prevails in Oregon. Throughout the entire state the activity is notable. Within the past two weeks there has been invested in Oregon lands by outside capitalists and newcomers more than \$1,500,000. Trading among residents of the state brings the total amount of money invested in lands considerably above \$1,500,000.

Bumper crops, climatic conditions, the steady development of new districts and the immense railroad construction work that is now going on in different parts of the state are factors which enter into the unusual activity. It is admitted that were the state rid of the single tax bugaboo there would be pouring into Oregon still larger sums for permanent investment. Outside investors who are now buying lands feel reasonably sure, however, that the single tax measure will be defeated decisively at the November election, and, therefore, refuse to become exercised over the subject. There is no question, though, that the single tax propaganda is doing great injury in keeping from the state large sums of money. There is a very strong feeling that, following the November election, real estate in Oregon will reach big proportions.

The largest land sale closed for some time was the purchase by Oakland, Cal. capitalists of 260 acres at Medford from A. A. Davis, the consideration being \$350,000. Two hundred acres of the land adjoins the Medford city limits on the east, and until recently was used as a golf course. The remainder is orchard property, lying five miles northeast of Medford. About 120 acres are planted to apple and pear trees from 2 to 3 years old. The property is laid out in small tracts, and it is the purpose of the buying company to colonize the entire property.

An important land deal was closed in Eastern Oregon a few days ago, when J. Nelson, of Emmett, Idaho, purchased from W. U. Sanderson a tract of 120 acres near Nyssa, Malheur County, for \$100,000. Eighty acres are in bearing apple trees and 20 acres in prune trees. Mr. Sanderson recently purchased the place for \$90,000, and after harvesting the prune crop amounting to 45 carloads he sold it at an advance of \$10,000. The gross earnings from the prunes amounted to about \$48,000. Mr. Nelson purchased the property as an investment.

A. C. Abrams, of Medford, has sold his 45-acre orchard to Perry & Turner, of St. Louis, Mo., the consideration being \$25,000. The orchard contains mostly young trees and will not be in full bearing for two or three years. The new owners plan to make their home on the tract and make further developments.

Frank Menefee, of Portland, has purchased from E. C. Chapin a 10-acre bearing orchard in the Hood River district for \$14,500. The purchase includes this year's apple crop, which is estimated at 2700 boxes. The trees are 3 and 4 years old. With this purchase Mr. Menefee now owns 65 acres of apple land in the Hood River district, valued at about \$65,000. Frank M. Cox, of Chicago, purchased a 20-acre orchard in the same locality from C. G. Mason.

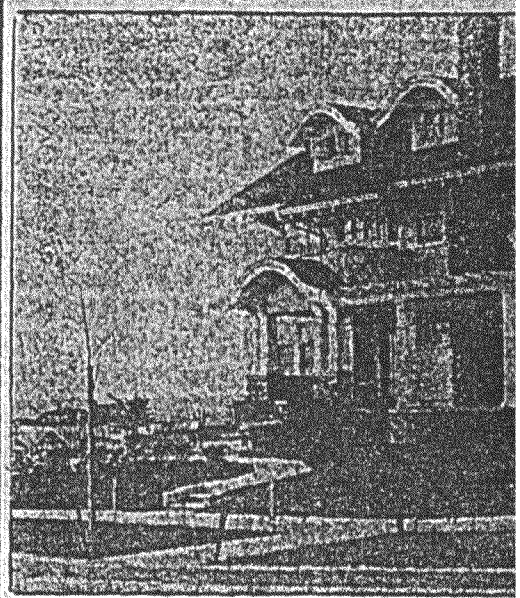
Melvin Hansen has bought from W. H. Panton a farm of 300 acres in Lane County, the consideration being \$11,000. Most of the place is under cultivation. Mr. Hansen will take possession at once.

One of the finest large places in the Newberg district was recently acquired by Grant Smith & Company, of Newberg. The place contains 400 acres and was bought from A. P. Oliver for \$40,000. The farm is well improved.

The Sylvan Park Farm of 246 acres, about eight miles south of Hillsboro, has been acquired by B. C. Huron, of Beaverton, for \$20,000. About one-half of the farm is under cultivation.

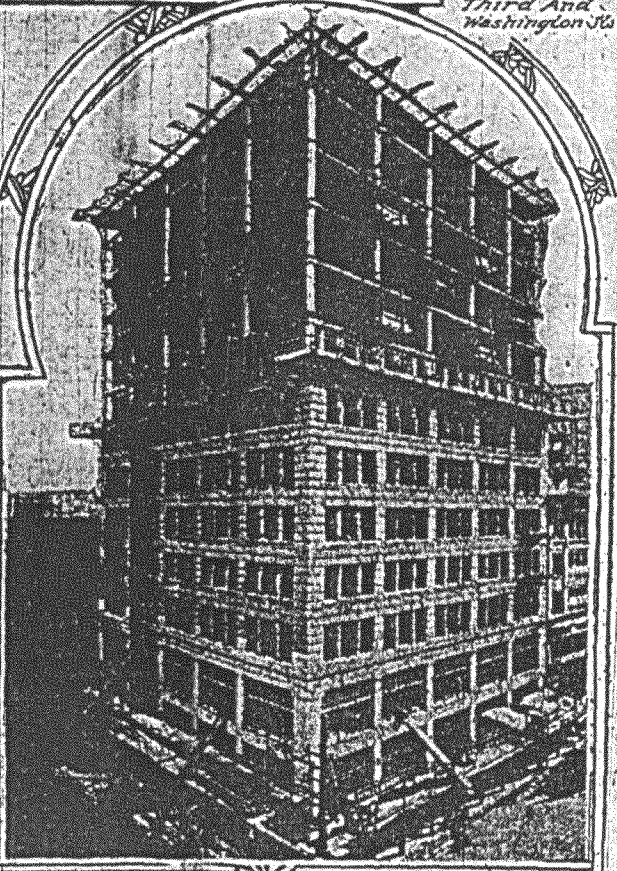
C. Graber has purchased the Hall farm of 200 acres, lying about five miles

FOR SALE, P



This New, Beautiful H

One of the most attractive and finest finished residences sides servants' quarters in basement and attic. Hardwood white enamel finish throughout the house, hot and cold water than quarter block; double garage, with hot and cold water. Terms half cash, balance to suit purchaser, either on time or deaires will sell furniture at price to be agreed upon. At Third and Washington Streets, or at the residence, 1035 E



Genulex Building, Fifth and Alder Sts.

RESORT IS UNIQUE

Mount Hood Hotel for Winter and Summer Planned.

TOURIST TRADE SOUGHT

Structure of Design Similar to Forestry Building to Rise—Attractive Features Provided—Site at Sharon Springs.

Before the end of another year Portland will be able to boast of one of the most unique institutions on the Pacific Coast, if the plans now being formulated by local investors are carried out. The project will be a Winter as well as a Summer resort, situated in the Mount Hood district, about 42 miles from the city. W. R. McGarry and associates are members of the syndicate supporting the project. The chief feature of the project will be a big hotel structure of a design similar to the Forestry Building, that was so much admired by visitors to the Lewis and Clark Exposition. The structure will be 150 feet long, with wings 50 feet wide, and will contain four stories. The interior will be finished in natural Oregon fir and will have many unique features. A wide porch, with large cedar logs for columns, will extend along the front part of the building. There will be about 100 rooms, equipped with running water and electric lights. At each end of the hotel there will be a massive fireplace of rough native rock. In addition to the main structure there will be a garage, stable, swimming tank, bowling alley, tennis court and tiled bathroom. The grounds will be developed to correspond with the general plan of improvements. The plans for the buildings are being prepared by Johnson & Mayer. For the Winter season there will be skating as the principal amusement. It is planned to provide an artificial lake of about 20 acres in area. Sleighing and tobogganing also will be features of entertainment for visitors. An extension of the Mount Hood electric line, now being built, will provide good transportation facilities. The site of the proposed resort is at Sharon Springs, in the Clear Creek district.

Bank and the Portland. The improvements in involve an expenditure. The old Dekum building, west corner of Third streets, formerly occupied by Wolfe & Company, will be immediately remodeled and subdivided to be used for store ground floor of the building at the southwest corner Washington streets. The building has been occupied by the Wolfe & Company, has been now occupied by the Wolfe & Company. The remodeling of the building is in progress. The old three-story building, first and second many years by it. Ge being converted into smaller buildings in the downtown district are

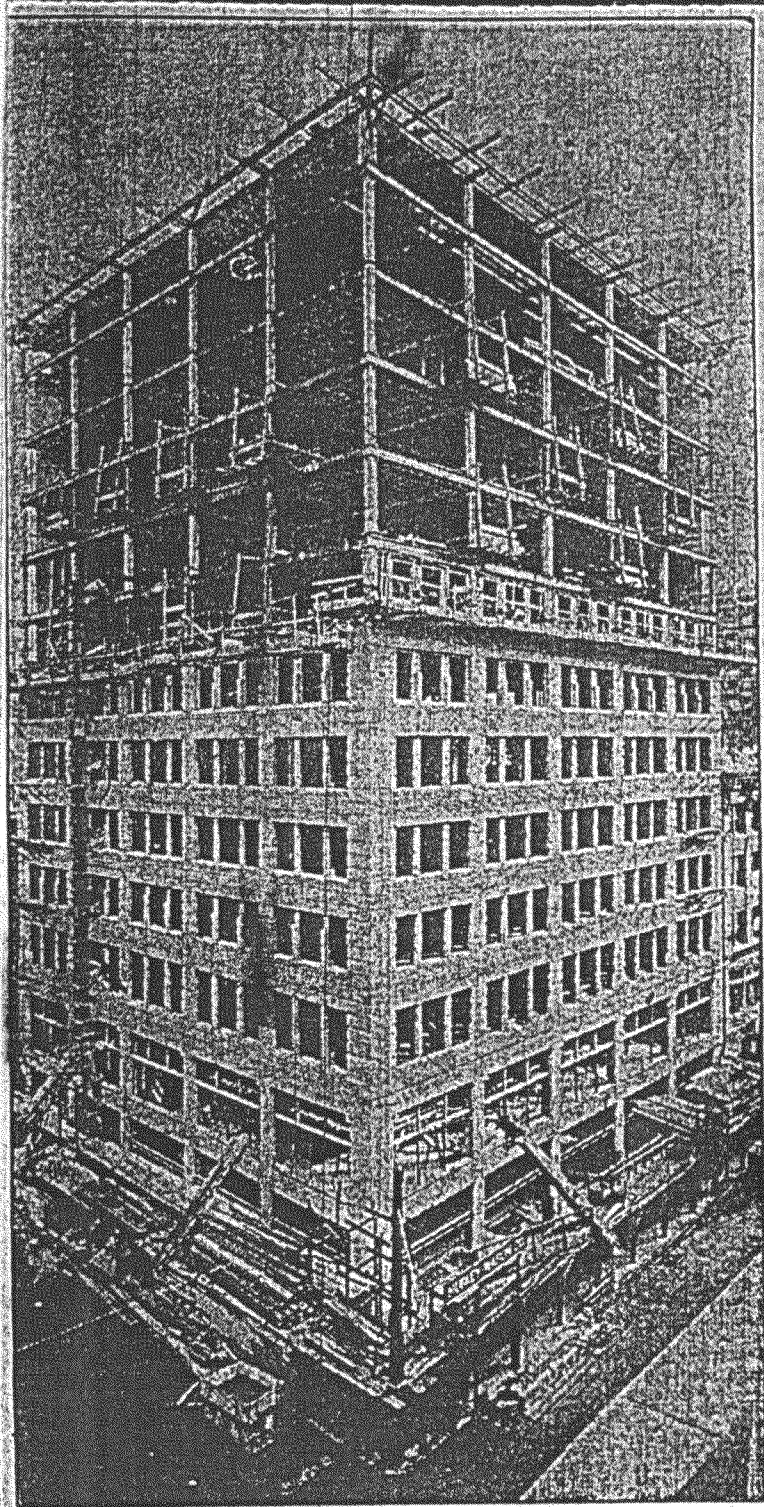
Building for Season. A three-story building



Rec
P

Every jar worth 23.00 The many jars chard produ Winter inau

Our Big Twelve-Story Tower of Steel and Concrete Form of a Modern Store—Meantime Our Great Rem



OUR FIFTH AND ALDER-STREET STORE.

Stock Ren

Odd pieces from every department, broken Dining-room Sets, br Beds, discontinued lines of Dressers, Buffets, Rockers, Chairs, Co Remnant Sale. You'll find the original prices unmercifully slar ever they will bring. Ask to be shown the third floor bargains.

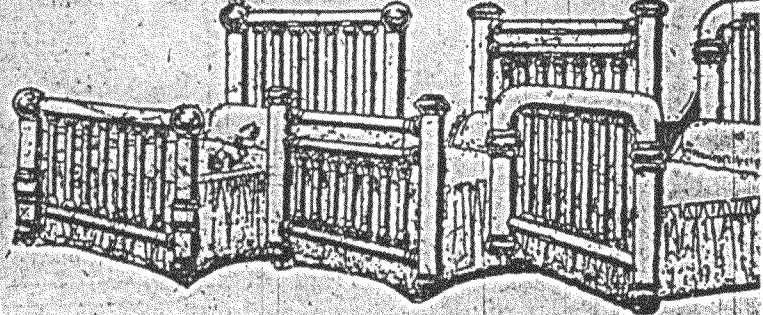
Big Remnant Stocks in Carpets and Draperies

Certain patterns of Carpets have been specially marked for sacrifice. There are elegant Rugs, too, that you will prize, not only for the low price, but for their excellence. Lace Curtains, Blankets, Comforters, Pillows, etc., have also been cut in price, in many cases 40 per cent. Rich pickings here for the bargain-hunter.

- Best Grade Fiber Matting, the washable kind, now 45c per yard.
- All-Wool Ingrain Stair Carpet, several patterns, now 45c per yard.
- All-Wool Ingrain Carpet, fine patterns, all popular colors, per yard 60c
- Brussels Carpet, per yard 65c
- Velvet Carpet, per yard 75c
- Axminster, with or without border, per yard 95c
- Oil Window Shades, fine quality Opaque Shades, 38 inches wide by 7 feet long, each 48c



Our Special Massive Brass Bed Ba



This \$28.00

A regular \$48 value; the last of the lot; posts are 3 inches in diameter; filling rods over 1 inch in diameter, and are seven in number; this handsome model is in satin finish; only one of the many big brass beds shown on third floor.

This \$32.00

A massive \$50 bed, with posts nearly 4 inches in diameter; top caps on posts are over 4 inches in size; does not have extra top rail; otherwise like cut; other beds very similar; last of the line; likewise reduced.

This \$3

Large, continuous rod over an inch in diameter; very beautiful; regular \$64 bed; —one or two of floor.

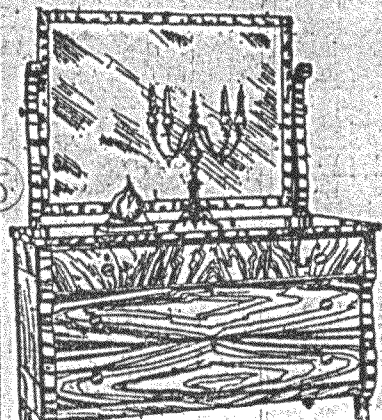
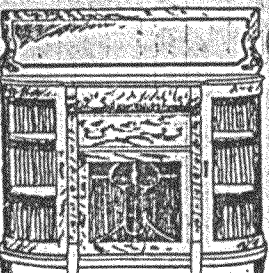
Music Cabinets



Music Cabinets in oak, maple, walnut and mahogany at prices that will astonish you. Some are plain, others hand-somely carved.

Buffets

There are about a dozen odd buffets and china closets that we have selected for sacrifice; some with straight fronts shaped like the cut, with canopy tops; all are reduced in price to convert into cash at once. If you are in

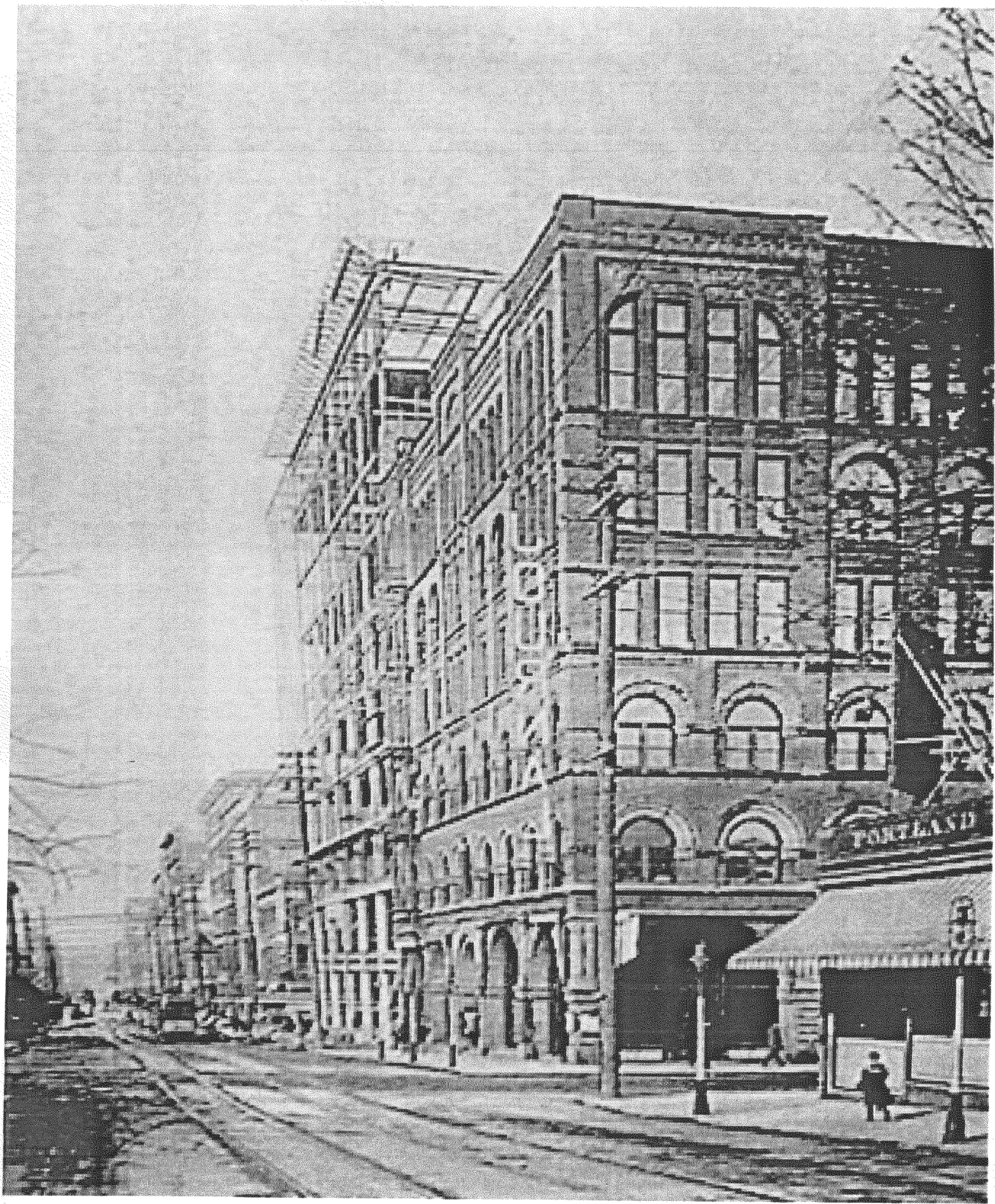


Massive in Size Beautiful in Design

Look at this beautiful Dresser. Note its size. Where can you find its equal?

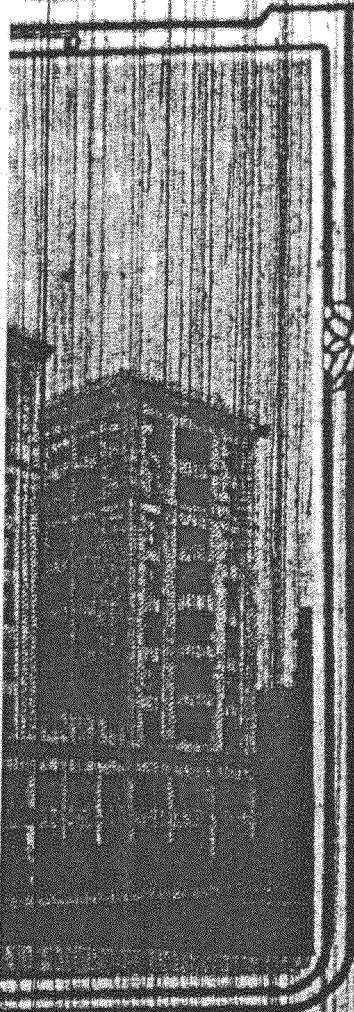
\$60 Circassian Walnut Now at \$32

Genuine Circassian walnut, case 44x20 inches; French plate mirror shaped like the cut, 36x30 inches. Quartered oak Dresser, similar shape.

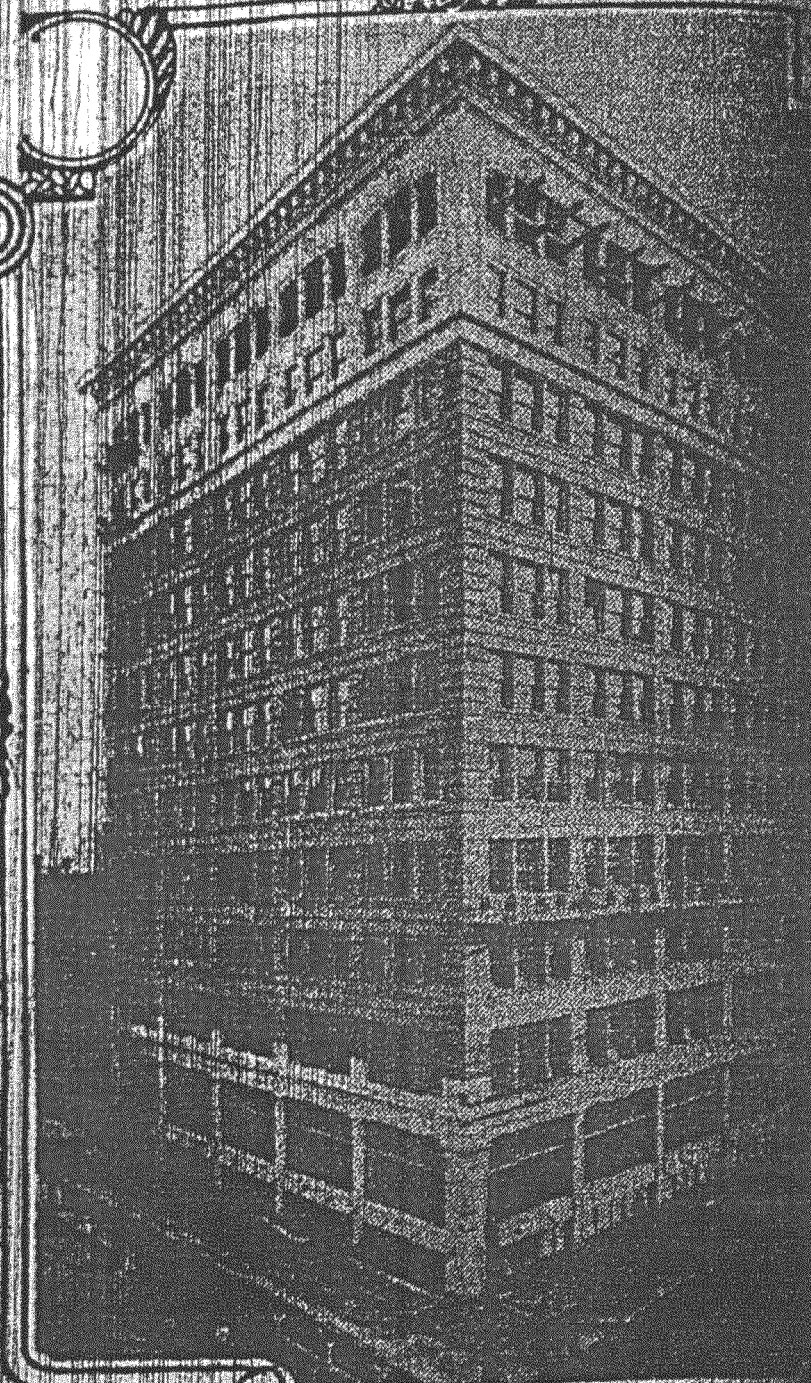


JAN. 1, 1913.


Hotels Year.



1500 Ave.



Carlisle Building Fifth and Alder Streets

Jan. 1, 1913 
Hudsonian

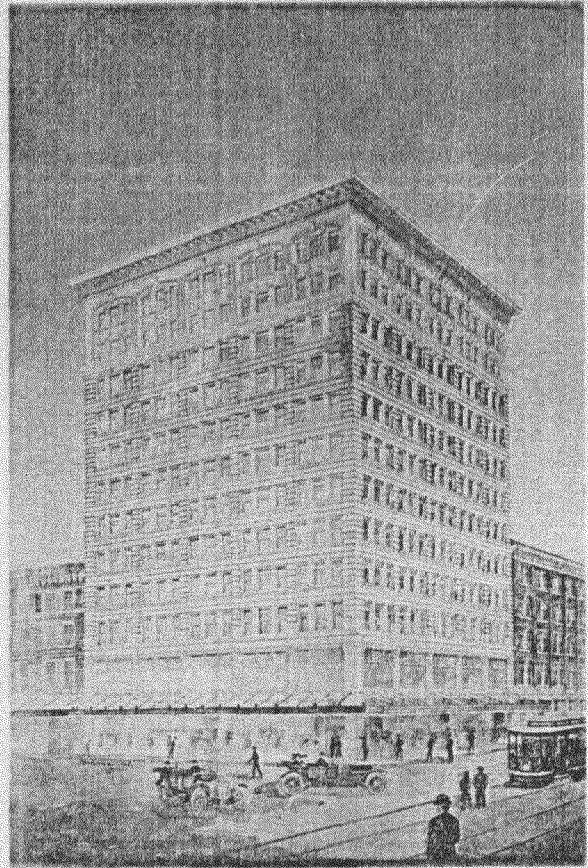
Gasco Building To Take Old Name Of Failing Jan. 1

On January 1 the name of the Gasco building will be changed to the Failing building, according to announcement made today by G. G. Jones, manager of the Failing estate, owner of the structure.

The property has been owned by the Failing estate for a number of years, and became known as the Gasco building in 1918, when the Portland Gas & Coke company moved in as the major individual tenant. The building was built in 1912, but was remodeled extensively in 1918.

A 10-year lease, effective January 1, has been signed with the Britts Five-Cents-to-a-Dollar store, covering the ground and second floors and basement of the building. The ground floor is at present occupied by the gas company and Samuel Rosenblatt & Co. The gas company will move December 17 to the Public Service building, while Rosenblatt has a long term lease on ground floor space in the Honeyman building, Broadway and Washington street.

The name Failing building was first applied to the four-story structure at Third and Washington streets, built in 1902. This building was recently sold by the Failing estate to W. C. Beckett and renamed the Postal building, the estate retaining the name for the Gasco building.



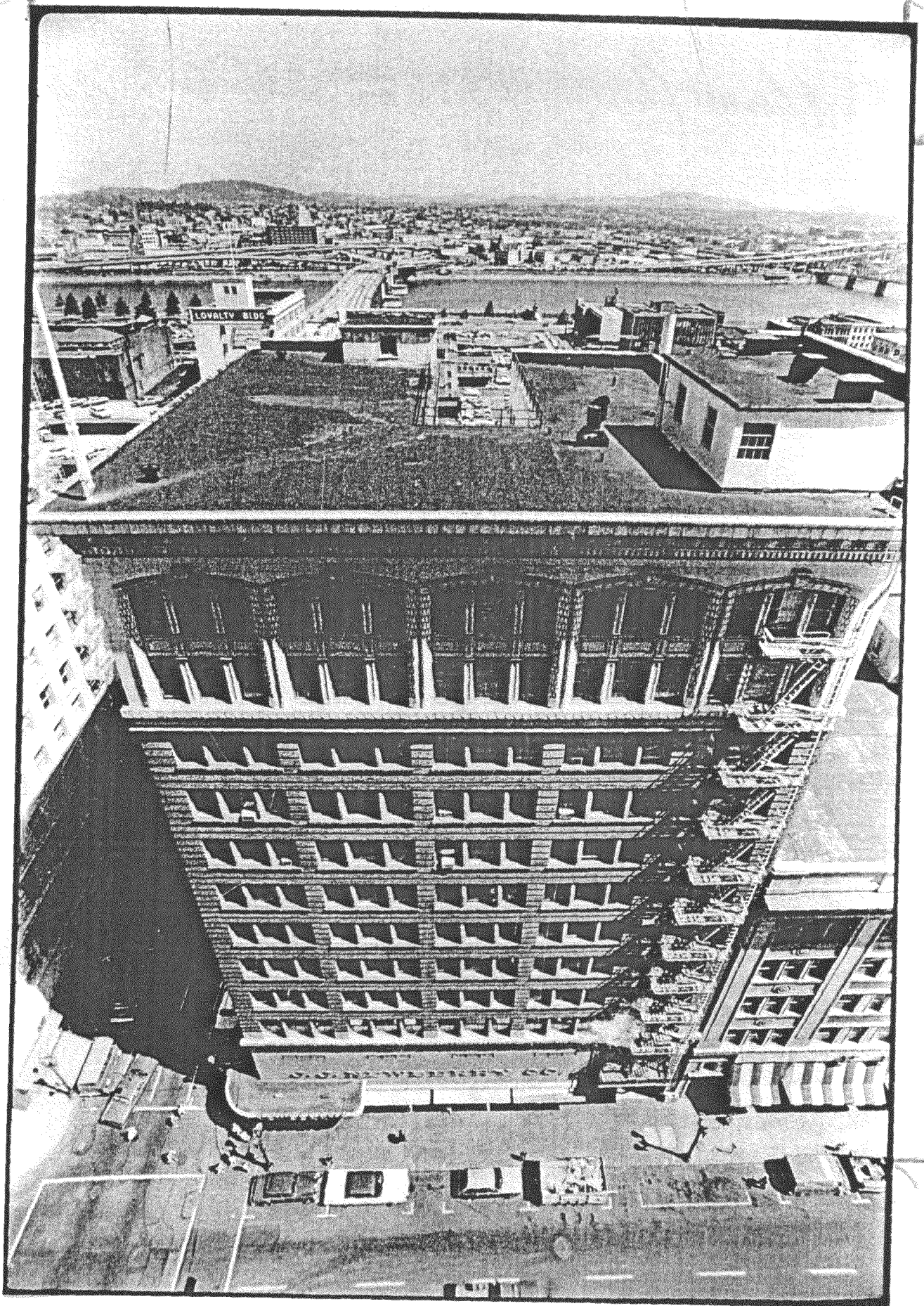
PERMISSION MUST BE REQUESTED FOR ANY USE OF THIS REPRODUCTION
FROM THE OREGON HISTORICAL SOCIETY RESEARCH LIBRARY
1200 S.W. Park Ave., Portland, OR 97205 503-306-5240



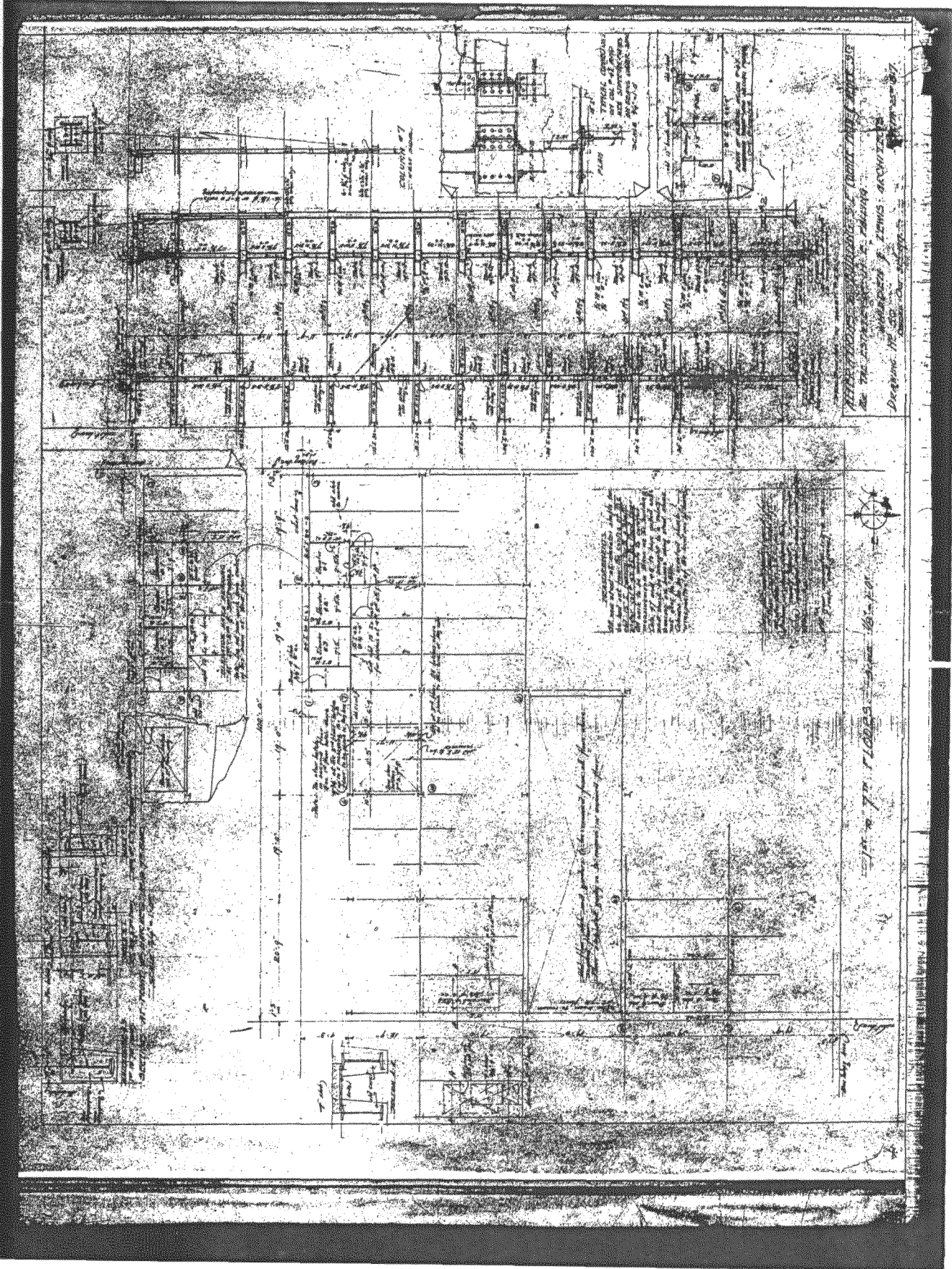
105. FIFTH AND ALDER STREETS, PORTLAND, ORE.



PERMISSION MUST BE REQUESTED FOR ANY USE OF THIS REPRODUCTION
FROM THE OREGON HISTORICAL SOCIETY RESEARCH LIBRARY
1700 S W Park Ave., Portland, OR 97205 503-306-5240 (8/06)



PERMISSION MUST BE REQUESTED FOR ANY USE OF THIS REPRODUCTION
FROM THE OREGON HISTORICAL SOCIETY RESEARCH LIBRARY
1700 S W Park Ave., Portland, OR 97205 503-306-5240

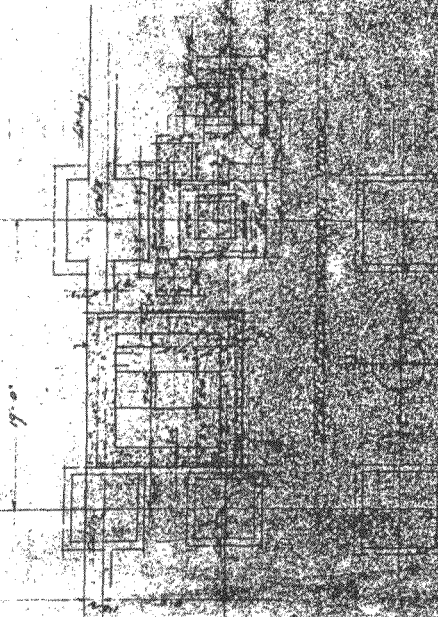
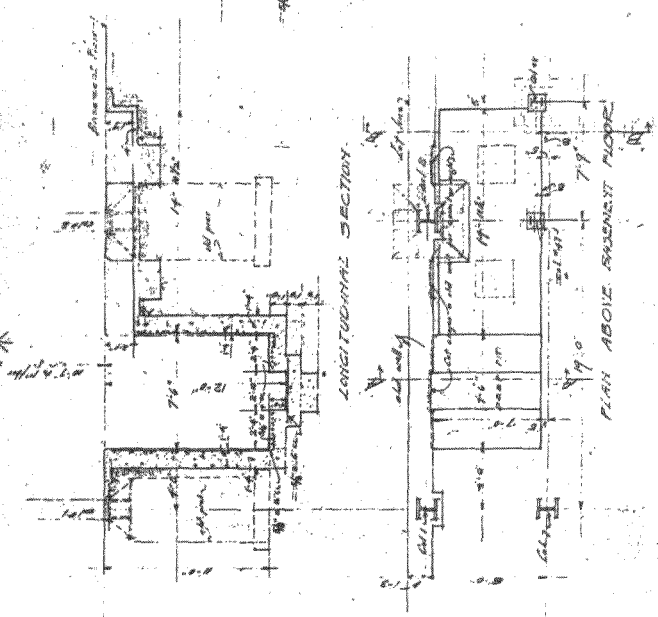
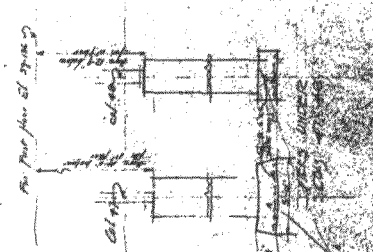
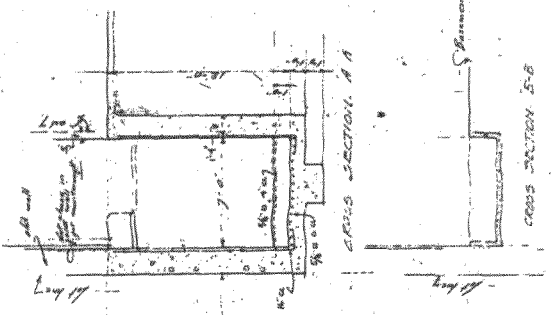
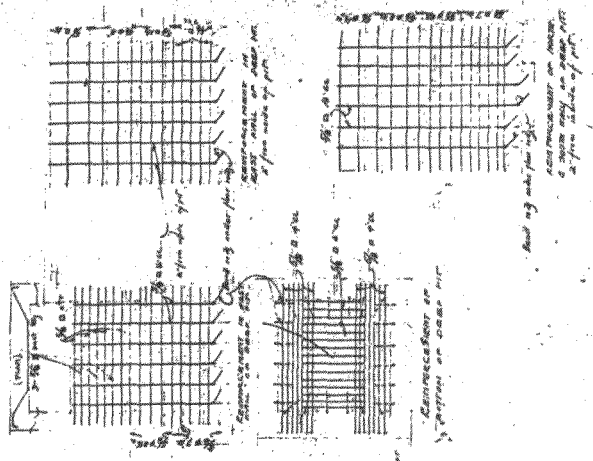


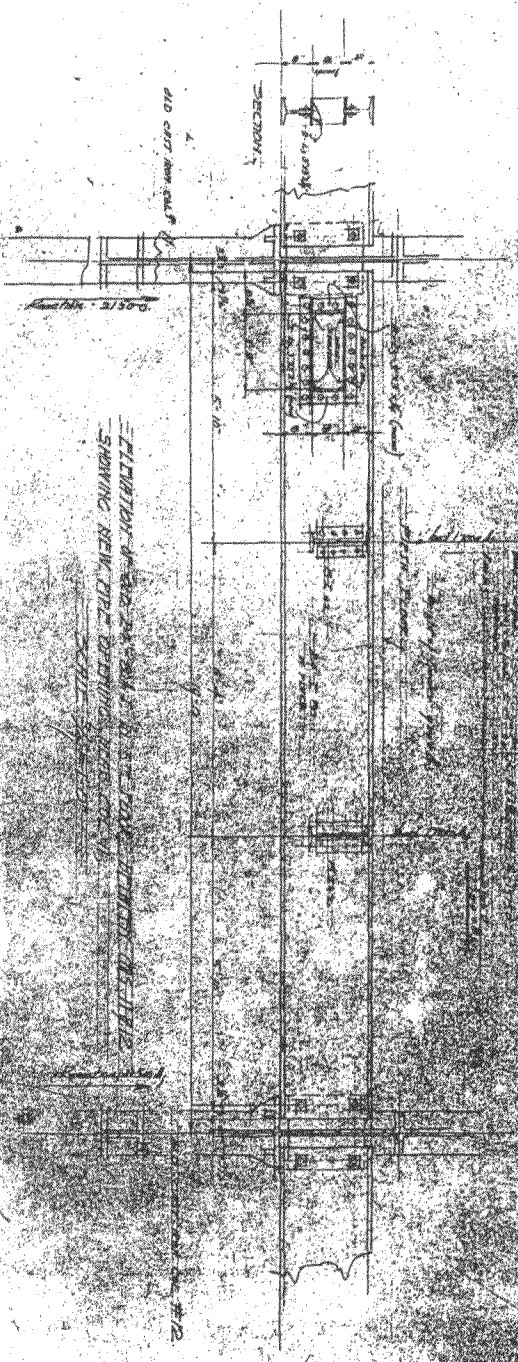
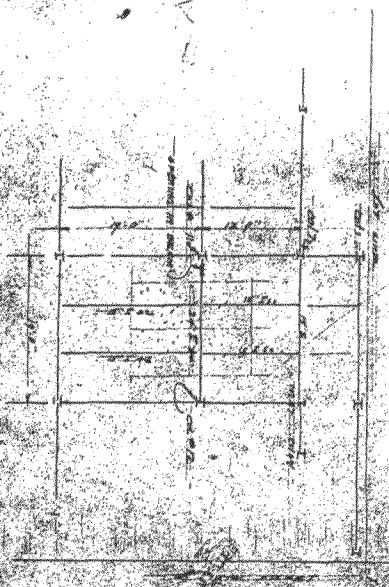
ATTENTION: THE ARCHITECTURE OF THIS BUILDING IS THE PROPERTY OF THE U.S. GOVERNMENT. IT IS TO BE KEPT SECRET AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



NO. 77 10000 10-10

10-10





ELEVATION OF BUILDING SHOWING NEW TYPE OPENING IN WALL

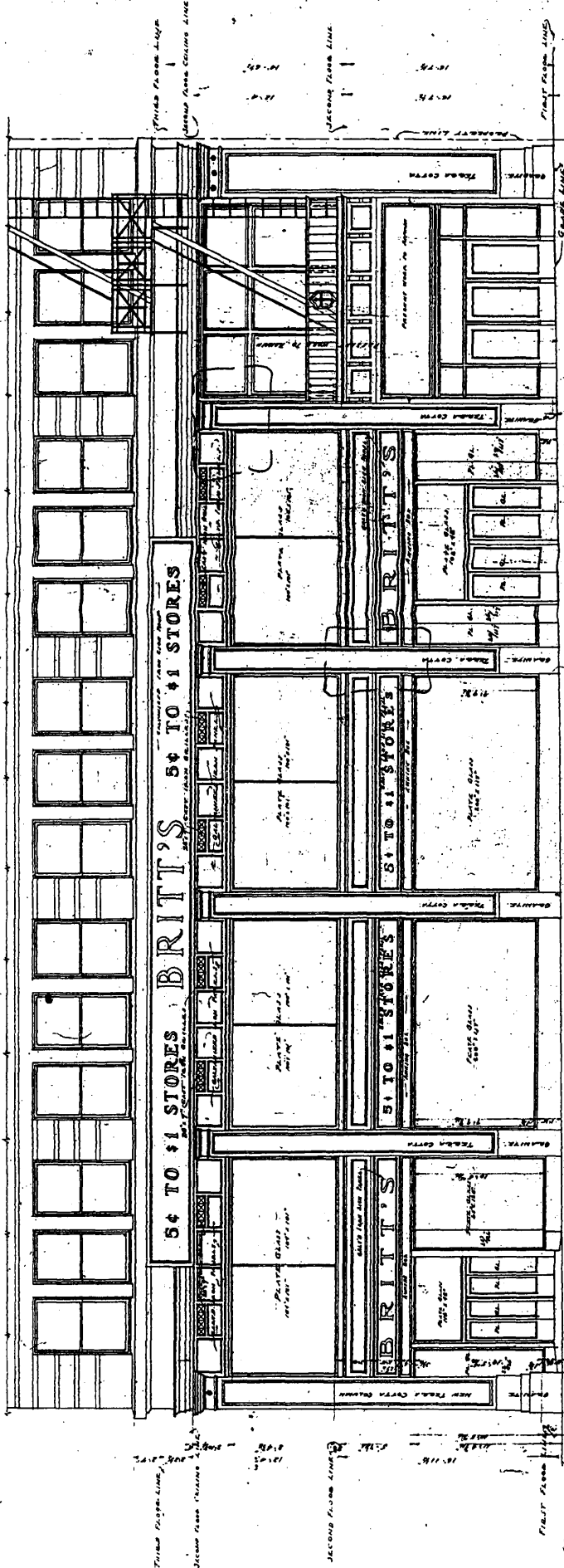
ARCHITECTURAL DRAWING
 OF THE BUILDING AT THE CORNER OF
 10th & 11th STS.
 NEW YORK CITY
 1912



SECTION
 A10 CUT HERE

DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITIAN BROS. INC. AT PORTLAND - OREGON

APPROVED BY ARCHITECT OF PORTLAND



PRESENT GARAGE BUILDING

FIFTH AVENUE ELEVATION

BASEMENT FLOOR LINE

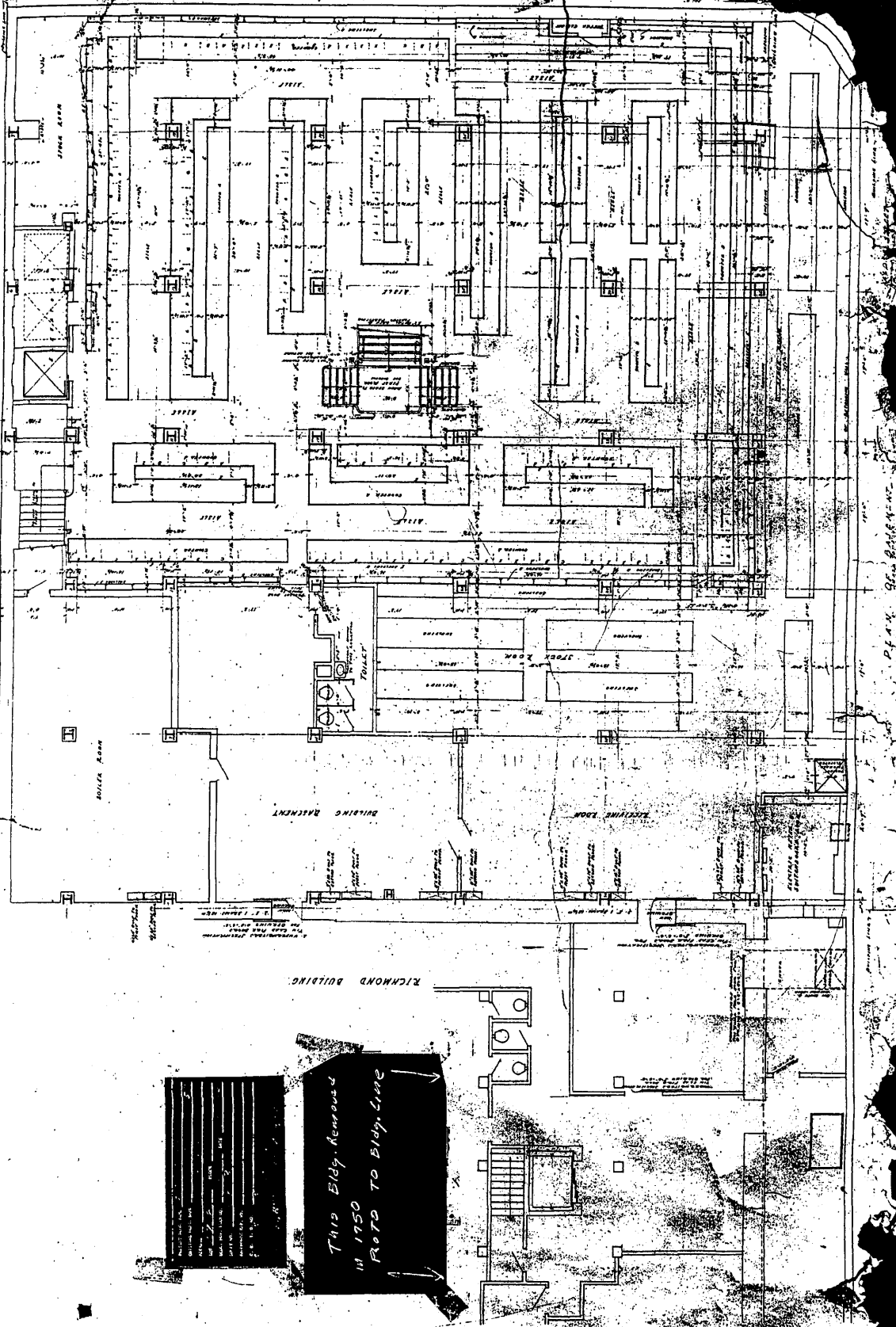
BASEMENT FLOOR LINE

NOTE: MEASUREMENTS TO BE TAKEN AT THE FINISH OF CONSTRUCTION

Vertical text on the right side of the page, possibly a scale or reference line.

104

DRAWINGS OF ALTERATIONS & ADDITIONS TO BRITANNIA BROS. INC. AT PORTLAND



PROJECT NO. 104
 DRAWING NO. 104
 DATE 1/25/50
 ARCHITECT
 100 N. 10th St.
 ST. LOUIS, MO.

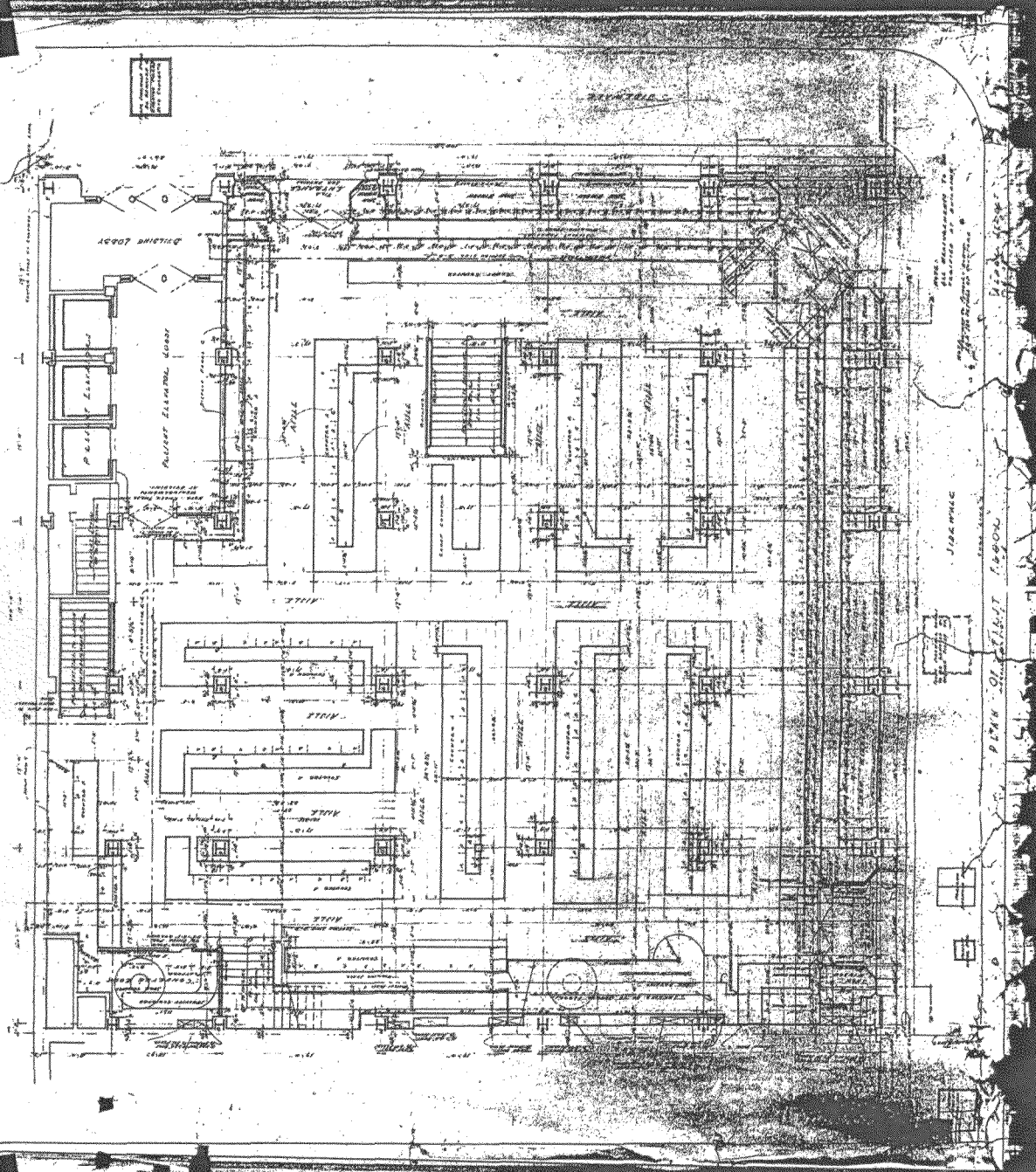
This Bldg. Removed
 in 1950
 ROTO TO Bldg. Close

RICHMOND BUILDING

PLAN - 2nd FLOOR

104

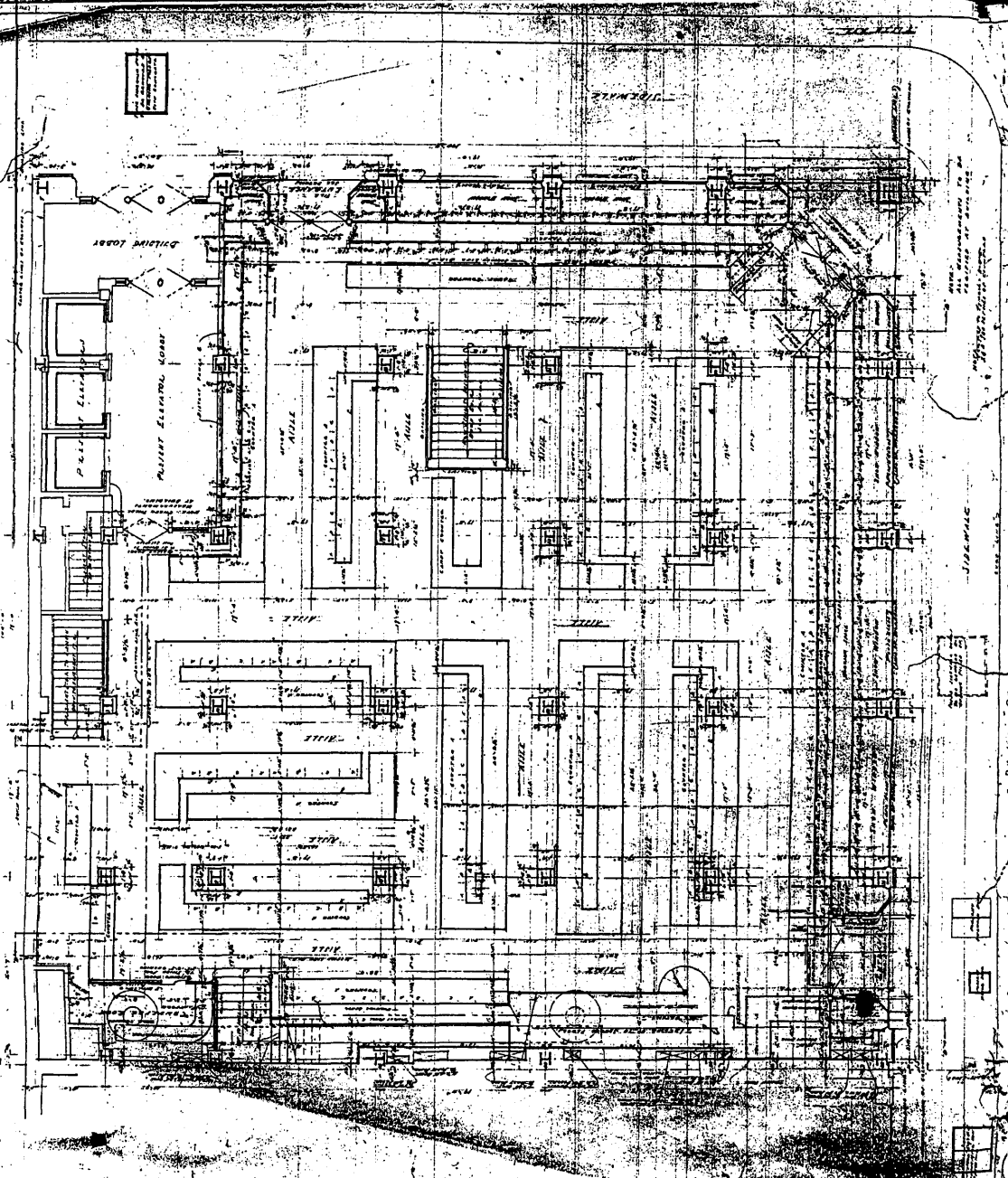
DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITISH BROS. INC. AT PORTLAND - ORT - 4



PLAN OF BRITISH BROS. INC. AT PORTLAND - ORT - 4

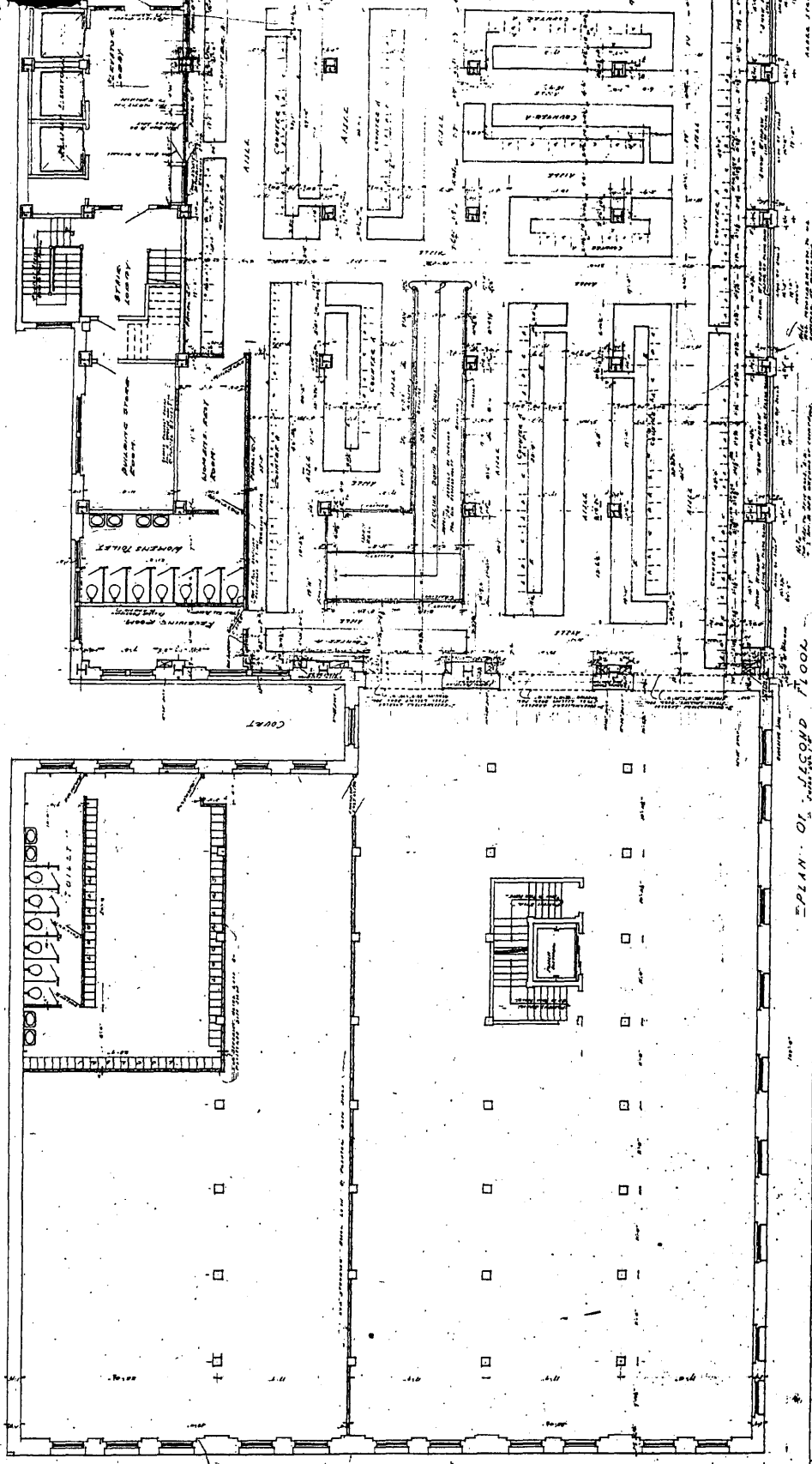
101021 10-4

DRAWING OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITISH BROS. INC. AT PORTLAND ORE. A



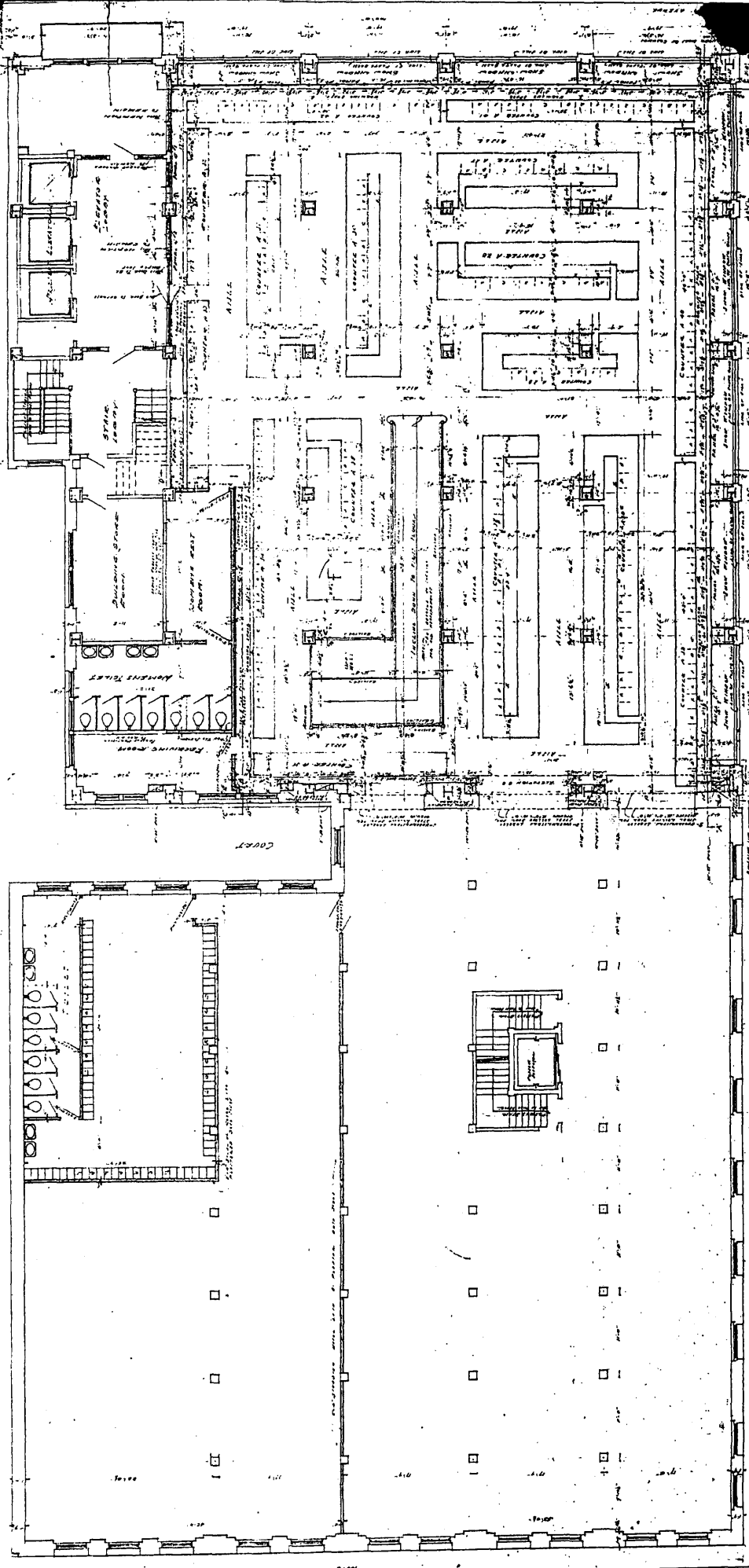
PLAN OF BUILDING 1900

DRAWINGS OF ALTERATIONS & ADDITIONS TO BRITANN BROS INC PORTLAND OREGON



PLAN OF BRITANN BROS INC FLOOR

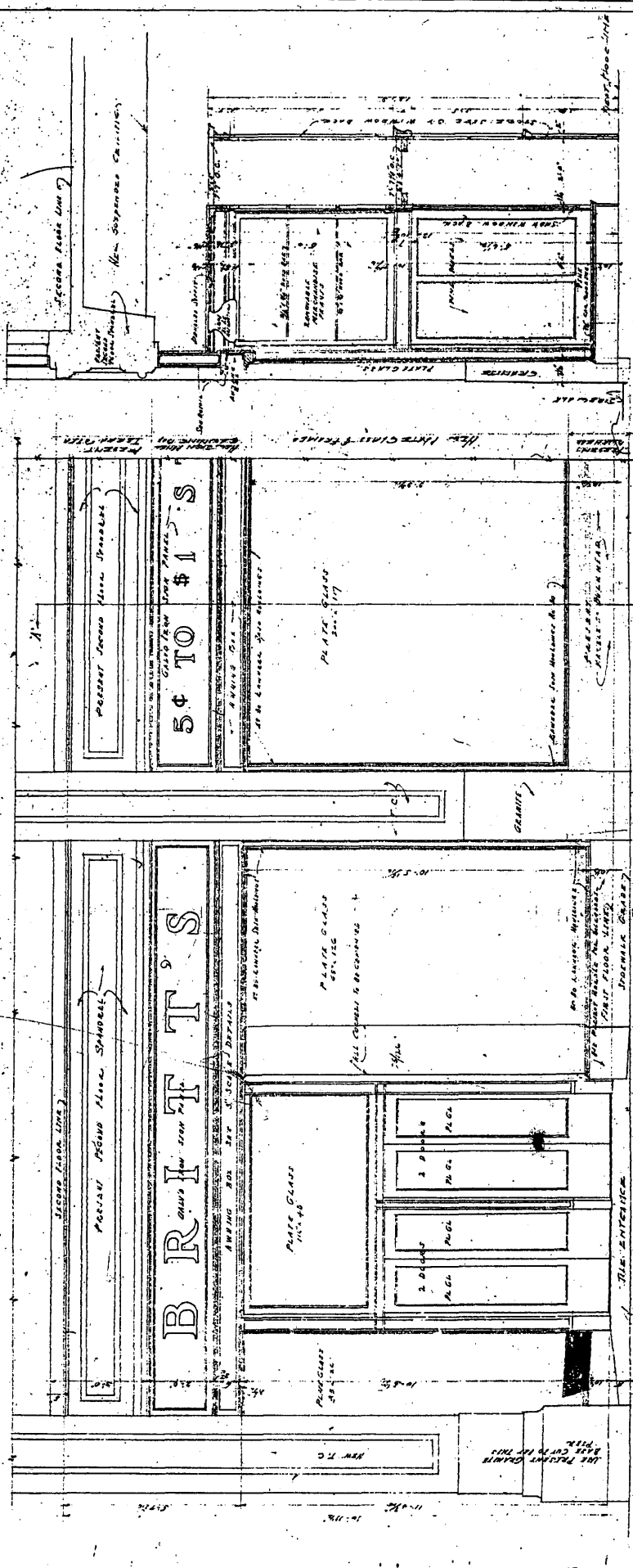
DRAWINGS OF ALTERATIONS & ADDITIONS TO BRITTON BROS INC PORTLAND OREGON 51



PLAN OF SECOND FLOOR

DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITANN BROS INC AT PORTLAND ORE

BRITANN BROS INC
 PORTLAND ORE
 ARCHITECTS



ELEVATION OF ENTRANCE & DISPLAY WINDOWS ON FIFTH AVENUE
 SCALE 1/4" = 1'-0"

SECTION THROUGH WINDOW ON LINE A-A
 SCALE 1/4" = 1'-0"

ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE STANDARD OF THE ARCHITECTURAL BOARD

THE INTERIOR
 CORNER OF WINDOW AT BUILDING

GRANITE

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

PLATE GLASS

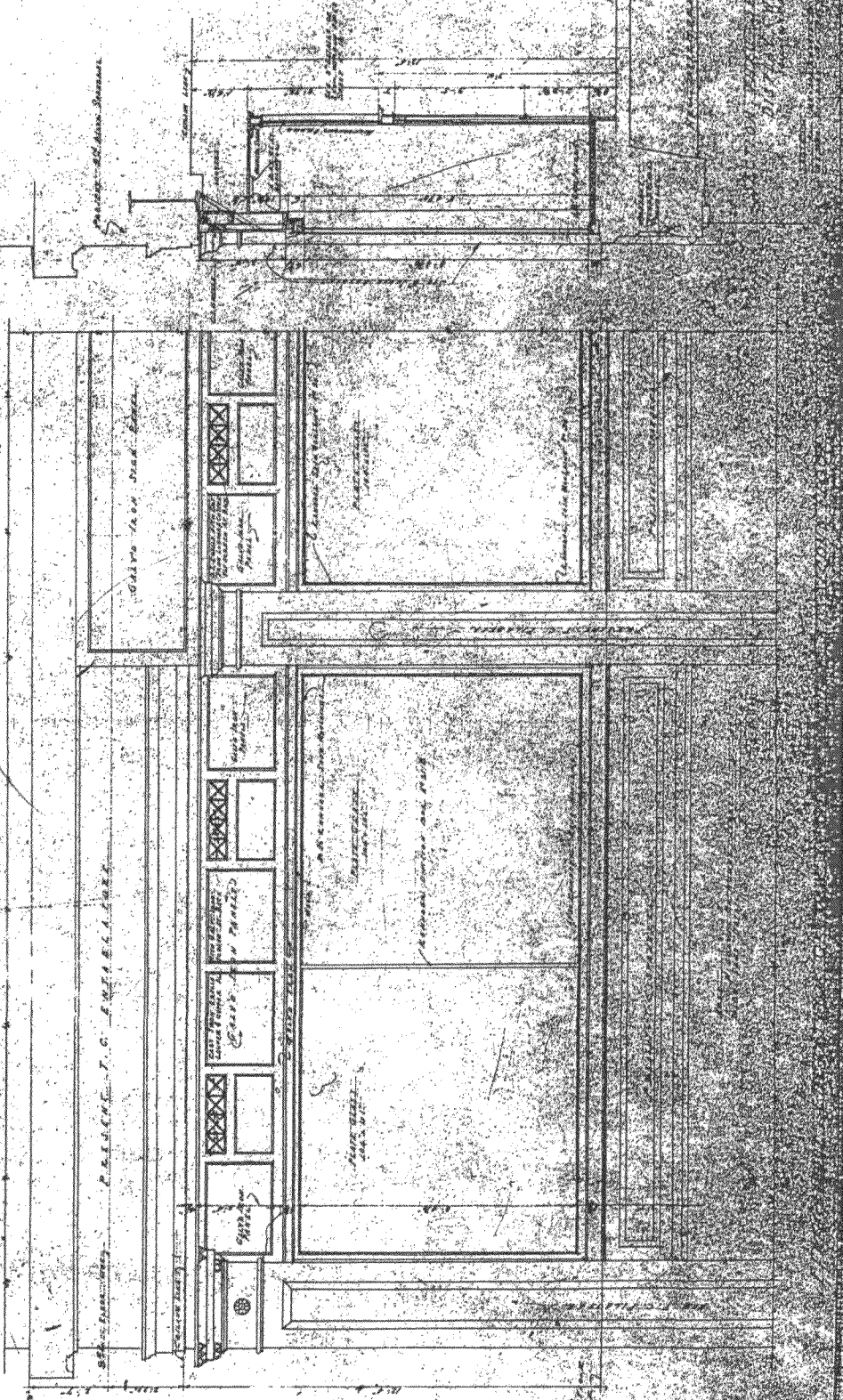
PLATE GLASS

PLATE GLASS

PLATE GLASS

DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITANN BROS INC AT PORTLAND ORE - 7

NO. 40
CARRIAGE
WORKS



BRITANN BROS INC

Galley 1/2 x 1/2

REPAIR SHOP

STORAGE

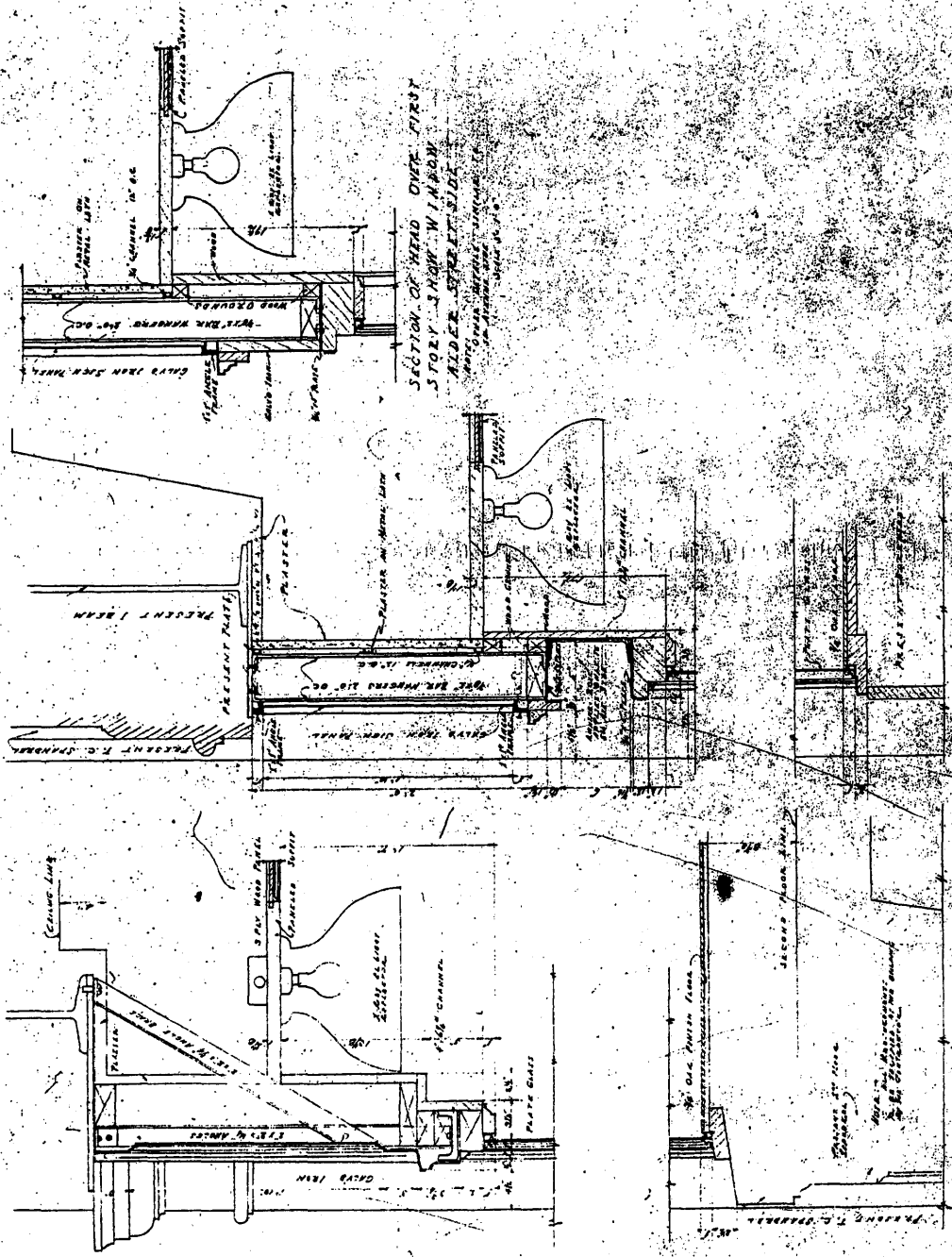
OFFICE

STORAGE

SEE PLAN SHEET NO. 6

SEE PLAN SHEET NO. 7

REPAIR SHOP



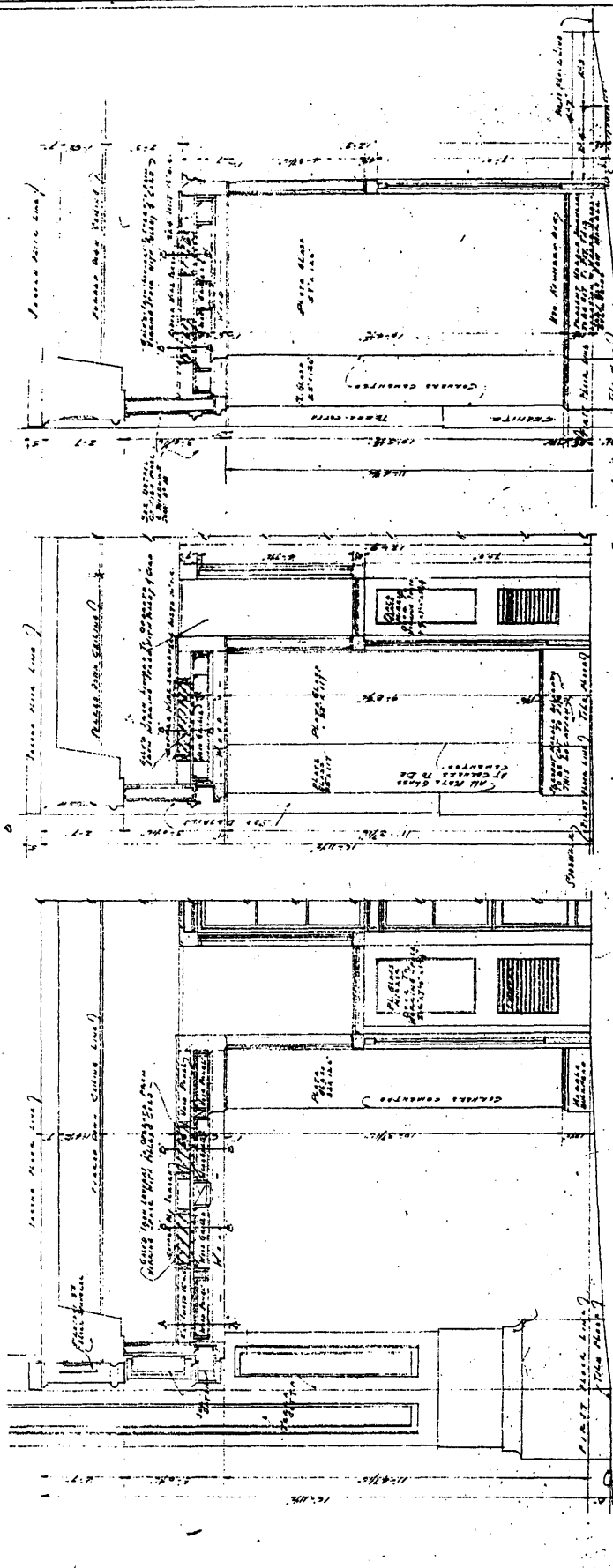
SECTION OF HEAD OVER FIRST
STORY SHOW WINDOW
REAR STREET SIDE

SECTION THRU 2ND STORY SHOW
WINDOW SHOWING CONSTRUCTION
OVER HEAD OF WINDOWS G. JALL

SECTION THRU 1ST FLOOR SHOW
WINDOW SHOWING CONSTRUCTION
OVER HEAD OF WINDOWS G. JALL

Scale 3/16"

DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITANN BROS INC AT PORTLAND OFFICE 19

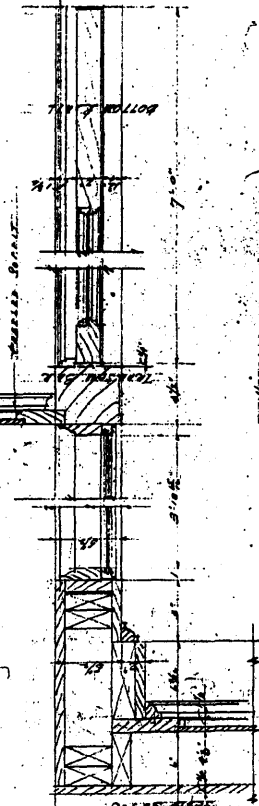


SECTION THRU ALDER STREET ENTRANCE
Scale 1/4" = 1'-0"

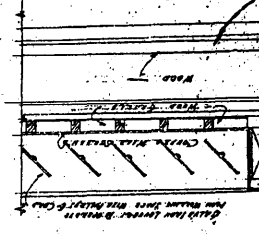
SECTION THRU 5TH AVE. ENTRANCE
Scale 1/4" = 1'-0"

SECTION THRU SWAN & ALDER STREET ENTRANCES
Scale 1/4" = 1'-0"

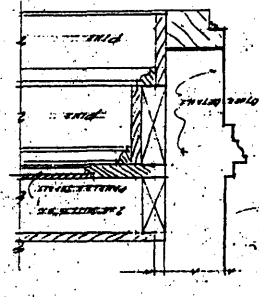
SECTION THRU
ENTRANCE DOOR &
SCALE 1/4" = 1'-0"



SECTION AT B-B
SCALE 1/4" = 1'-0"

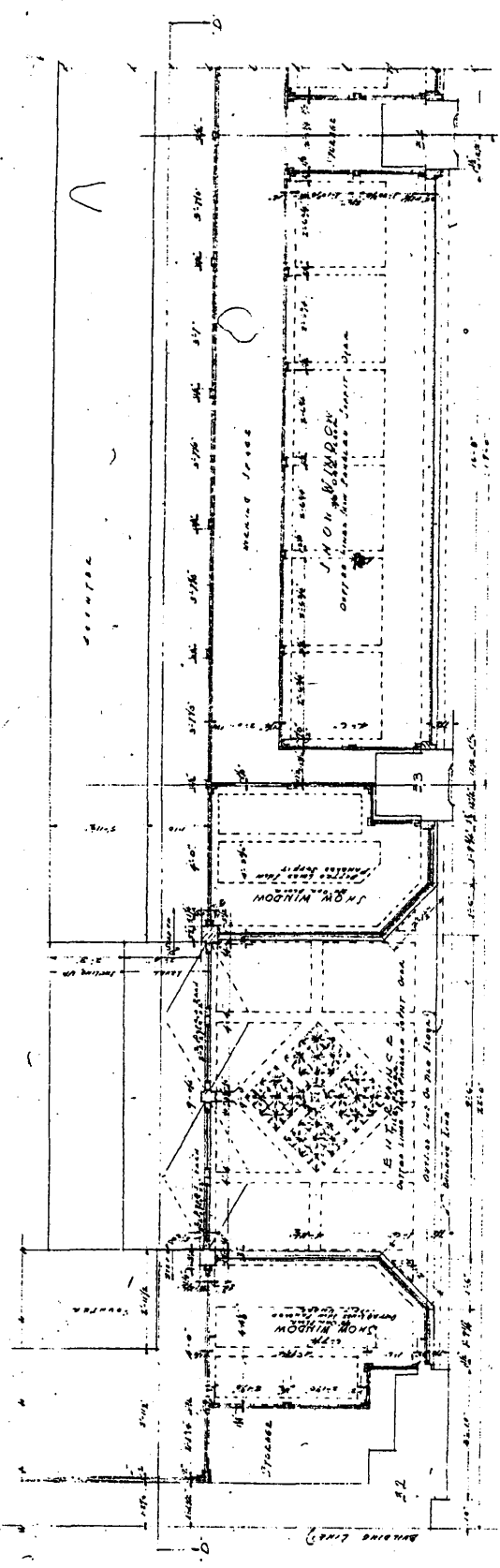


SECTION AT A-A
SCALE 1/4" = 1'-0"

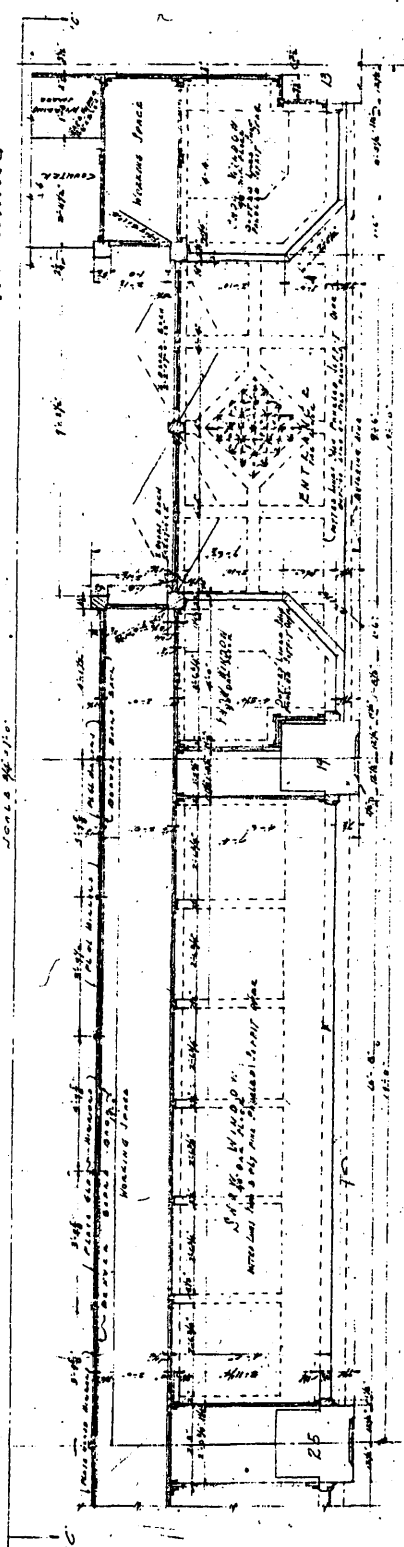


DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITAIN BROS. INC. AT PORTLAND ORE.

1917
J. W. HARRISON
Architect
Portland, Ore.

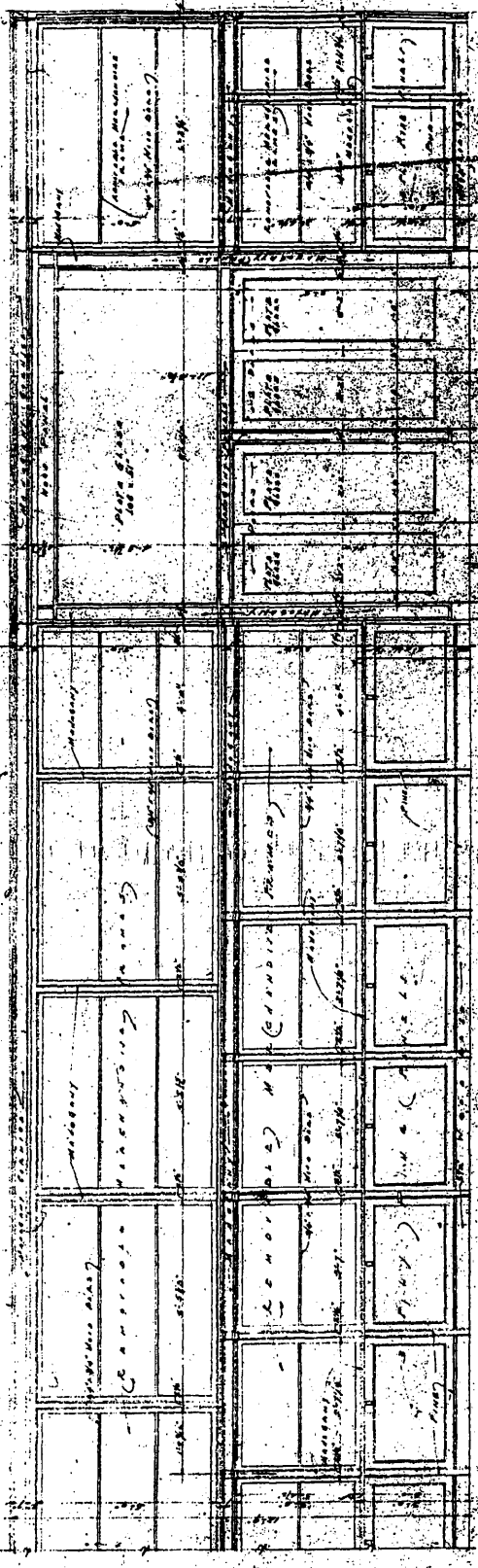
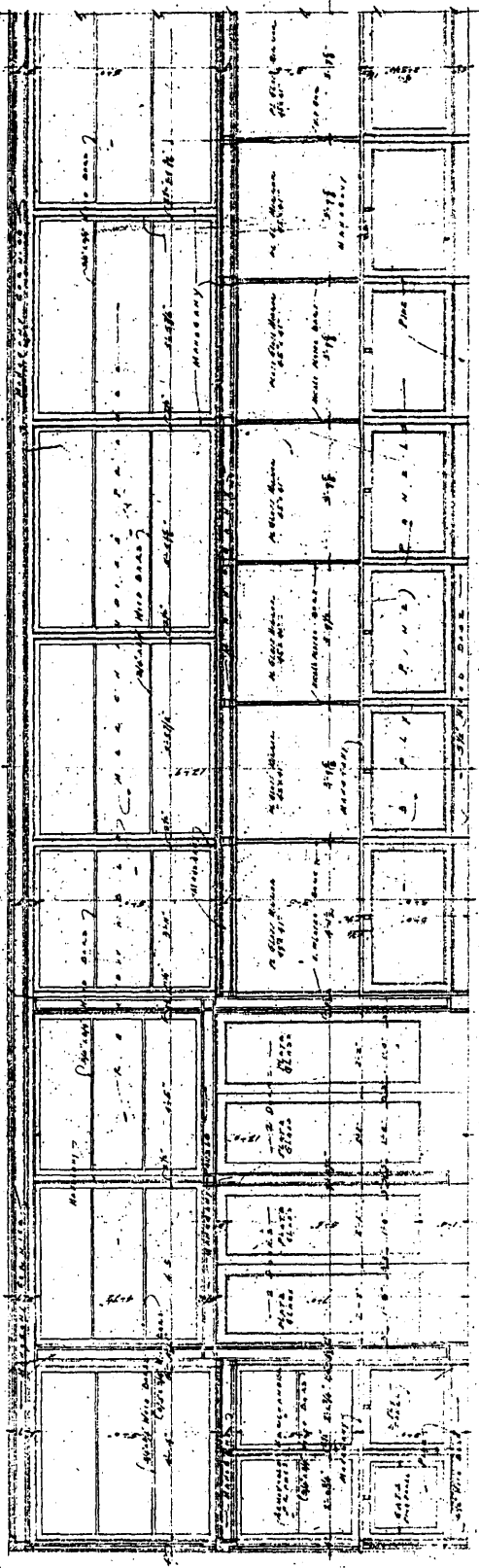


PLAN OF ALDER STREET ENTRANCE & SHOW WINDOWS ADJOINING



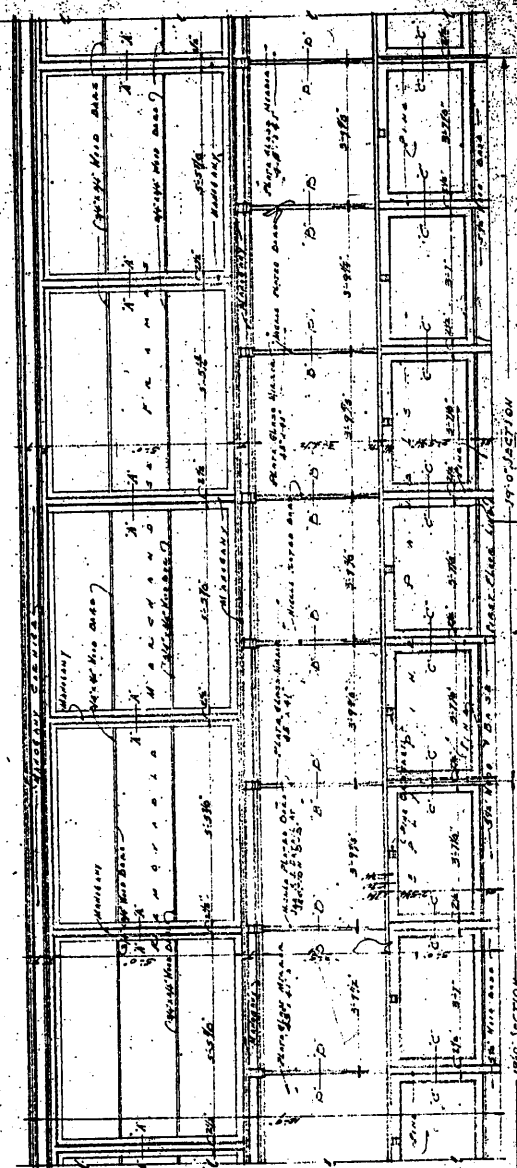
PLAN OF FIFTH AVENUE ENTRANCE & SHOW WINDOWS ADJOINING

1917
J. W. HARRISON
Architect
Portland, Ore.

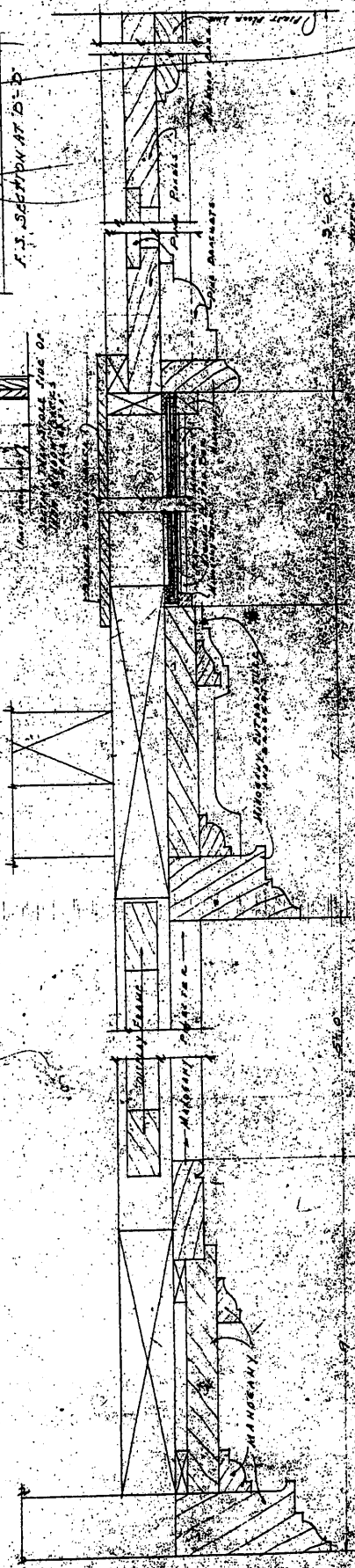
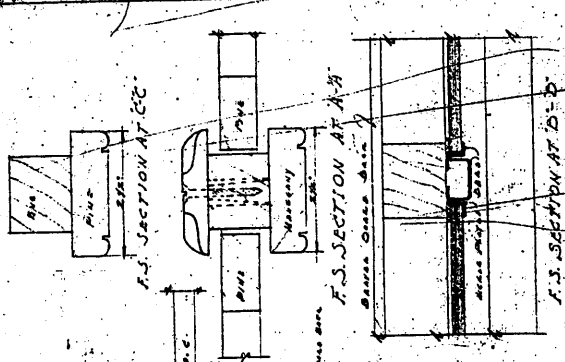


ELEVATION OF SNOW WINDOW SACKS TAKEN ON LINE D-D

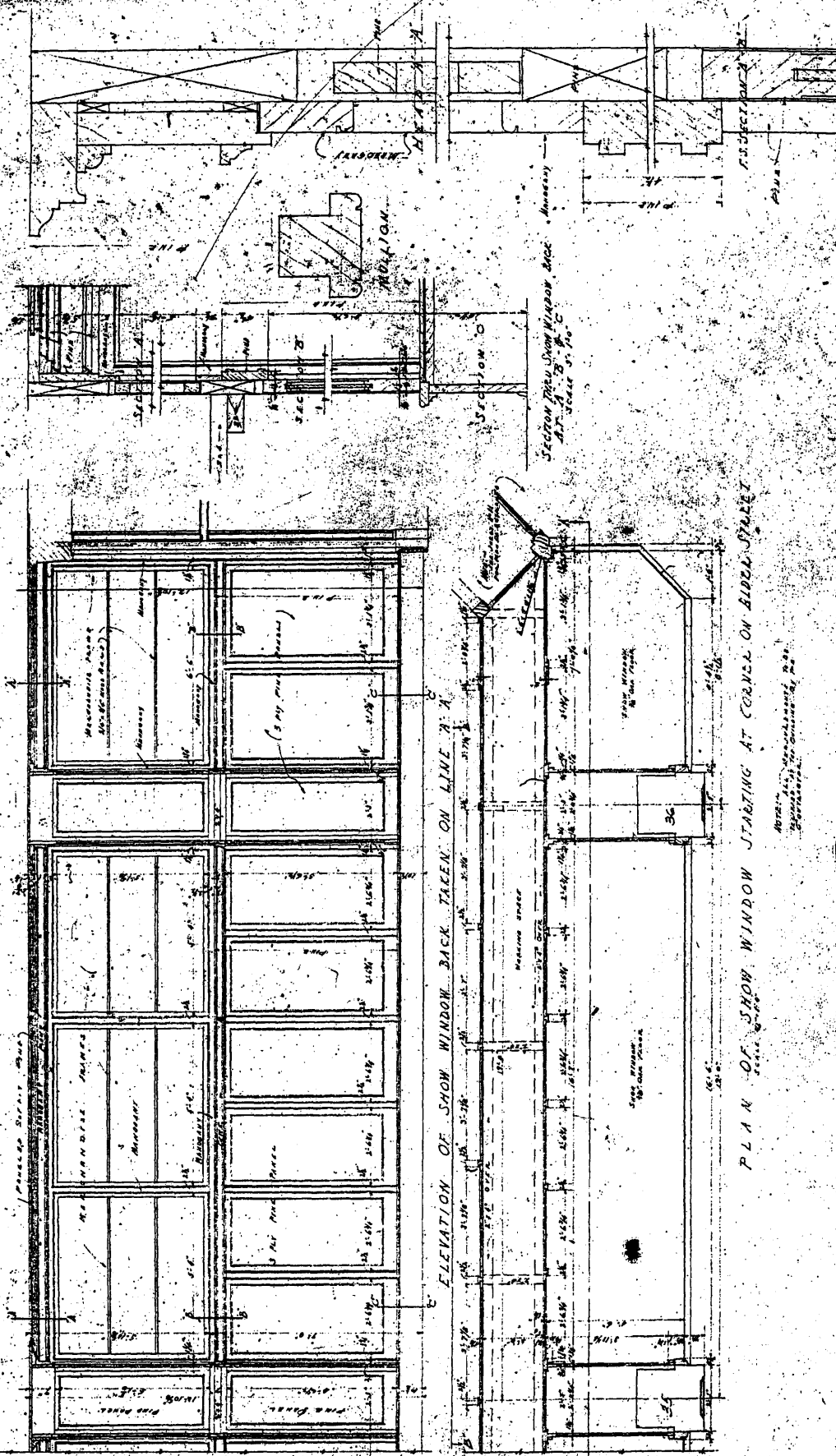
DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITIAN BROS. INC. AT PORTLAND OREGON



TYPICAL ELEVATION OF STORE OF SHOP WINDOW DICKS LOOKING TOWARDS FIFTH AVE



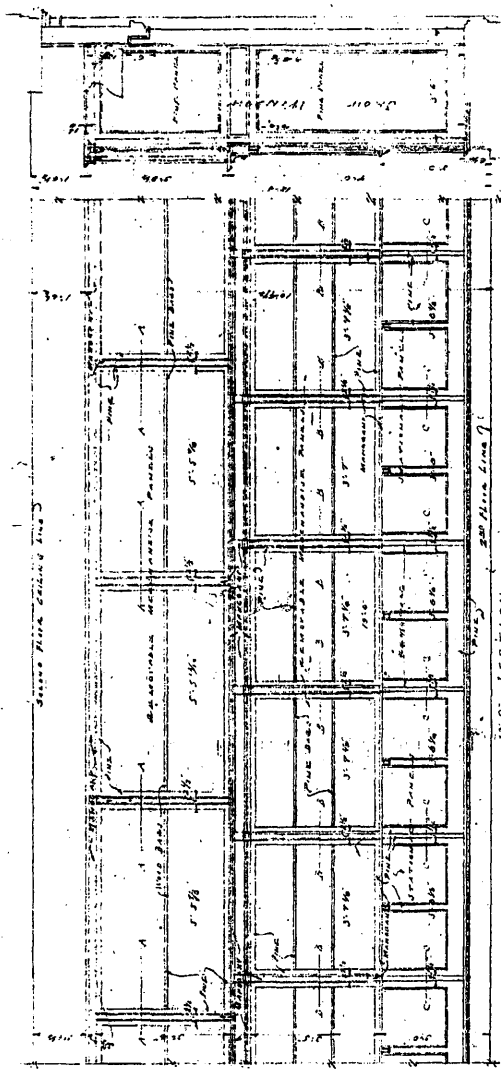
THIS SIZE DETAILS OF STORE OF FIRST FLOOR SHOW WINDOW



PLAN OF SHOW WINDOW STARTING AT CORNER ON BIDDLE STREET

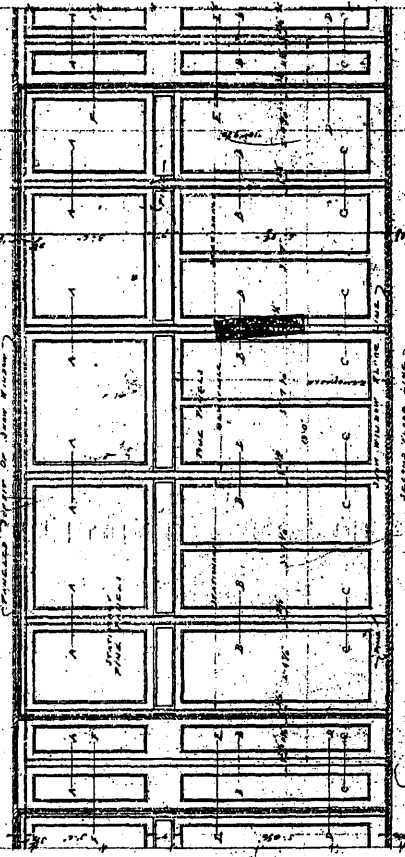
Arch. A. J. MacLennan, Inc.
Portland, Ore.

ADDITIONS TO BUILDING FOR BRITANNIA IRON WORKS AT AUSTRIAN QUAY



ELEVATION OF SHOW WINDOW BACKS LOOKING TOWARDS WINDOWS FROM STONE

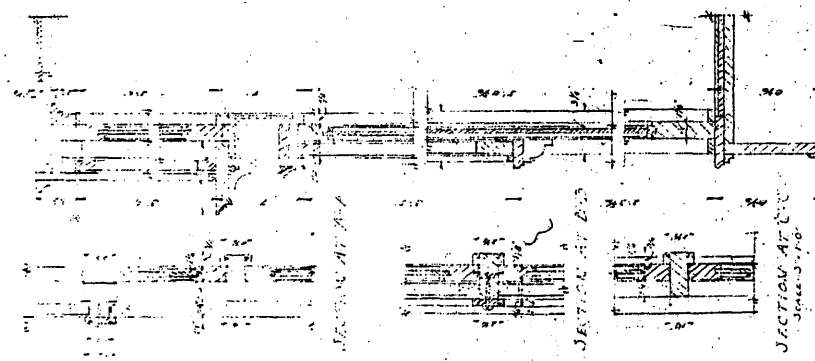
SCALE 1/4" = 1'-0"



SECTIONAL ELEVATION OF SHOW WINDOW BACKS FROM INTERIOR OF SHOW WINDOWS

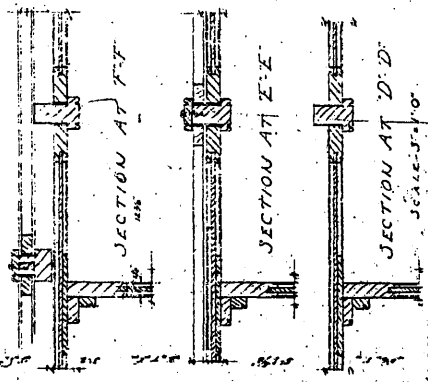
SCALE 1/4" = 1'-0"

DETAILS OF SECOND FLOOR SHOW WINDOW BACKS



SECTION THROUGH SHOW WINDOW BACKS OF 2ND FLOOR

SCALE 1/4" = 1'-0"



SECTION AT F-F

SECTION AT E-E

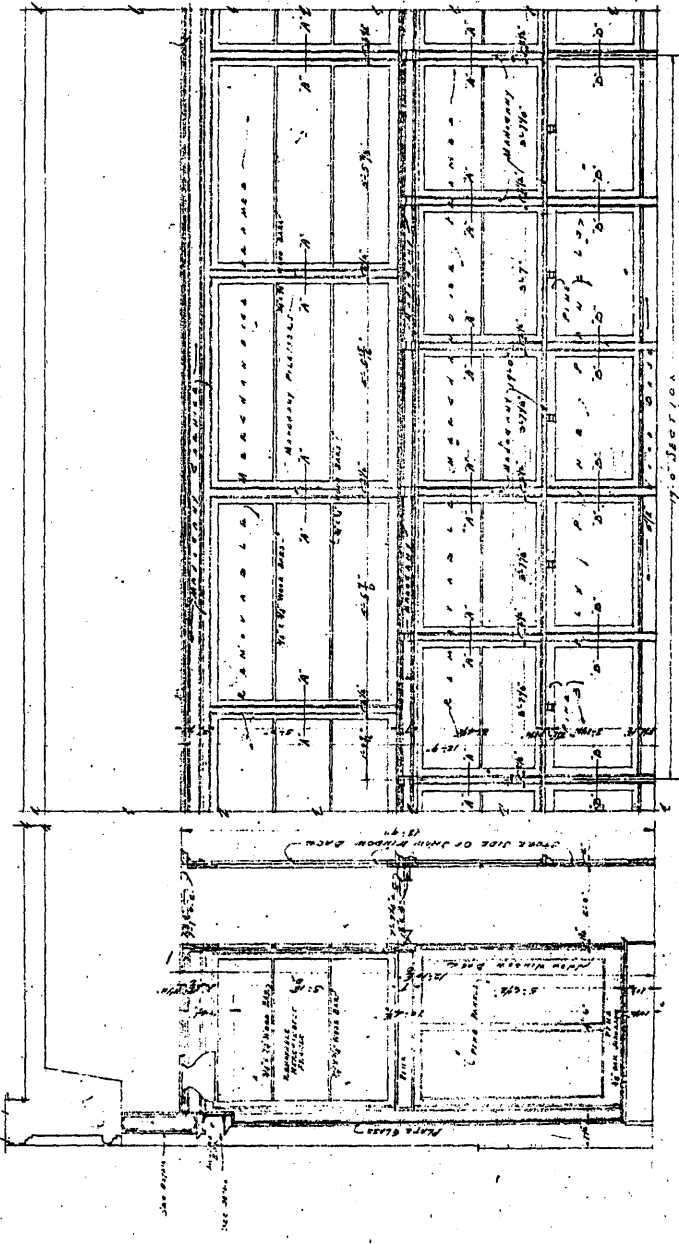
SECTION AT D-D

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

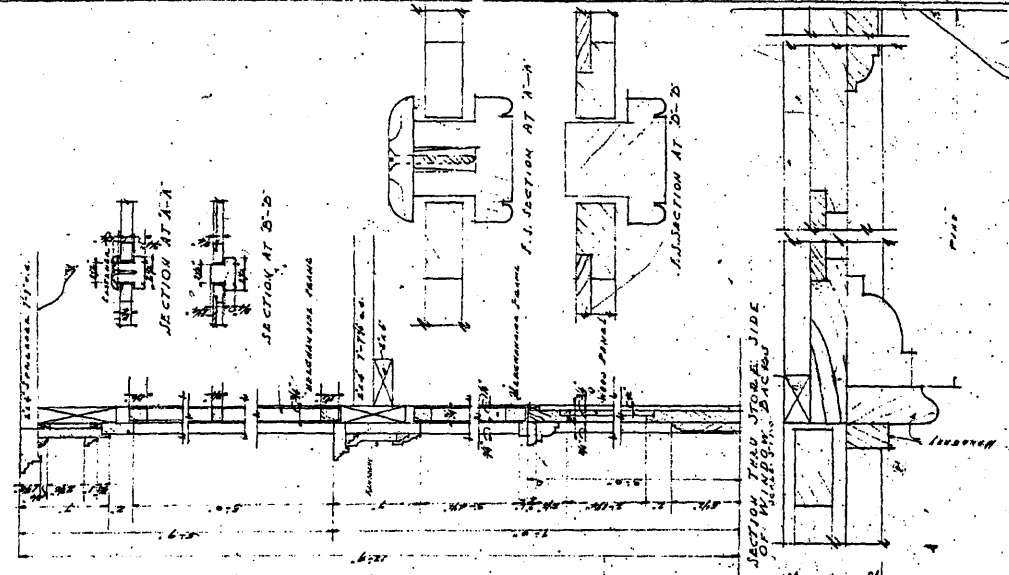
SCALE 1/4" = 1'-0"

DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITTON BROS. INC. AT PORTLAND OREGON



SECTION THROUGH MULLIONS & SHOW WINDOW BACKS

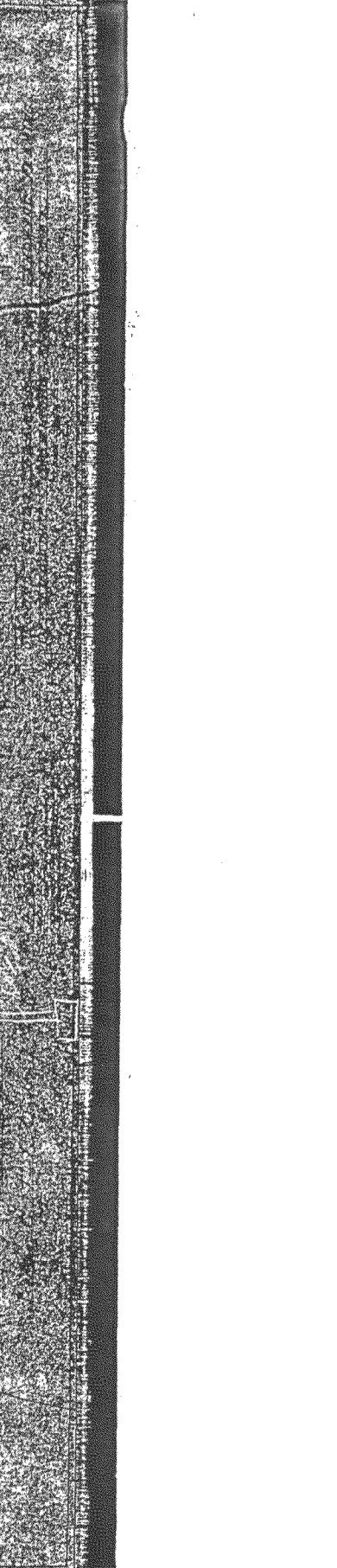
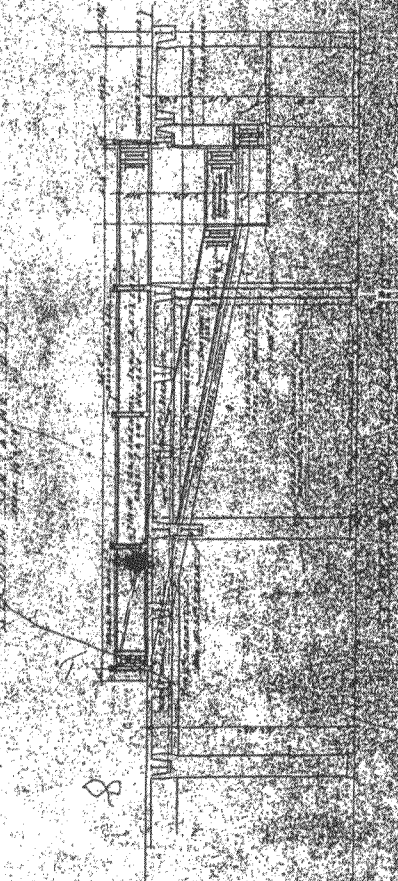
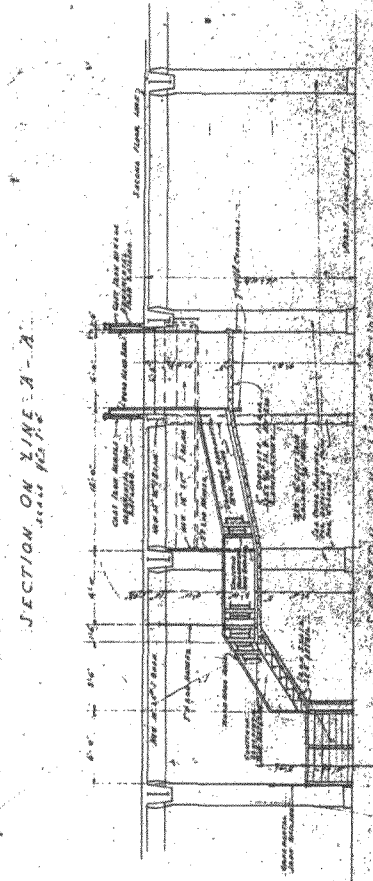
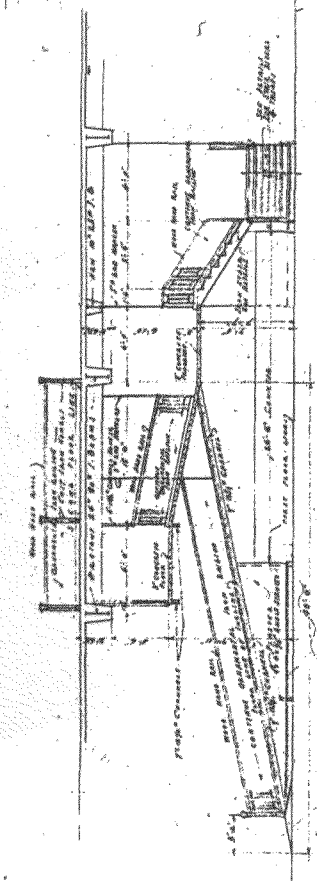
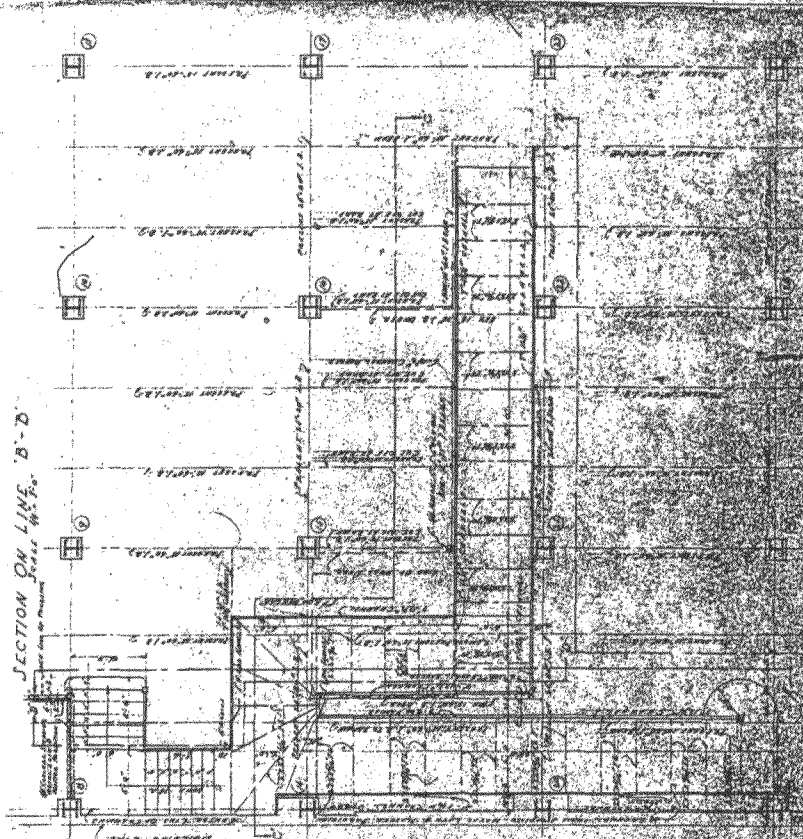
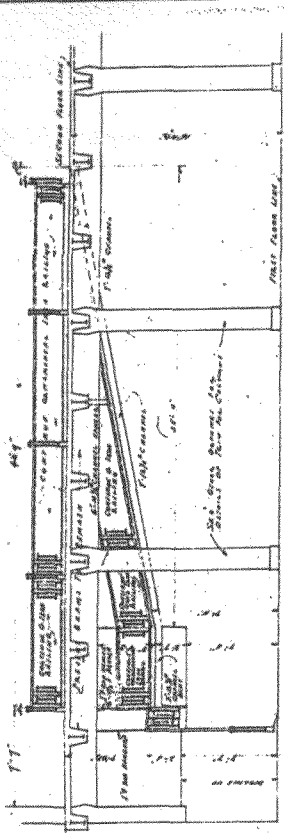
ELEVATION OF STORE SIDE OF SHOW WINDOW BACKS



SECTION THROUGH STORE SIDE OF WINDOW BACKS

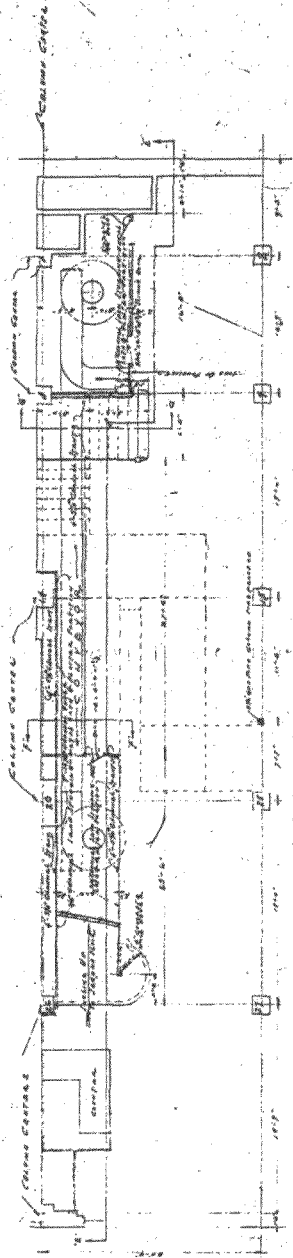
FULL SIZE DETAIL OF STORE SIDE OF SHOW WINDOW BACKS
FIRST FLOOR SHOW WINDOW DETAILS

BRITTON BROS. INC.
ARCHITECTS
PORTLAND, OREGON

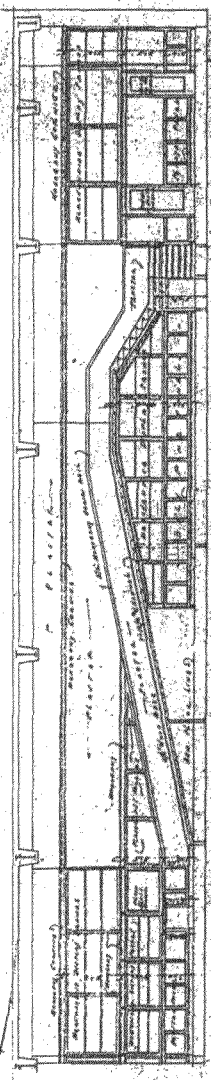


10-4

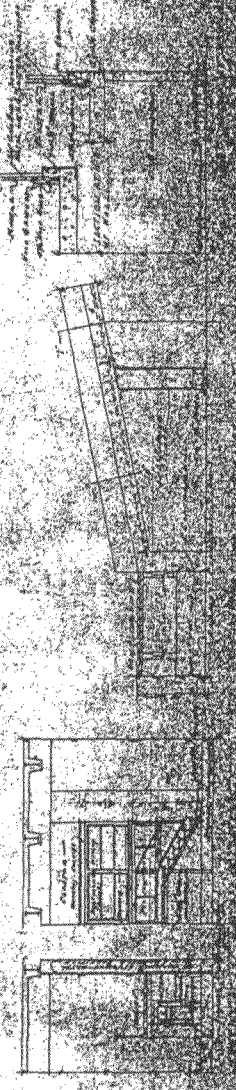
DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITANNIA BROS. INC. AT PORTLAND, OREGON

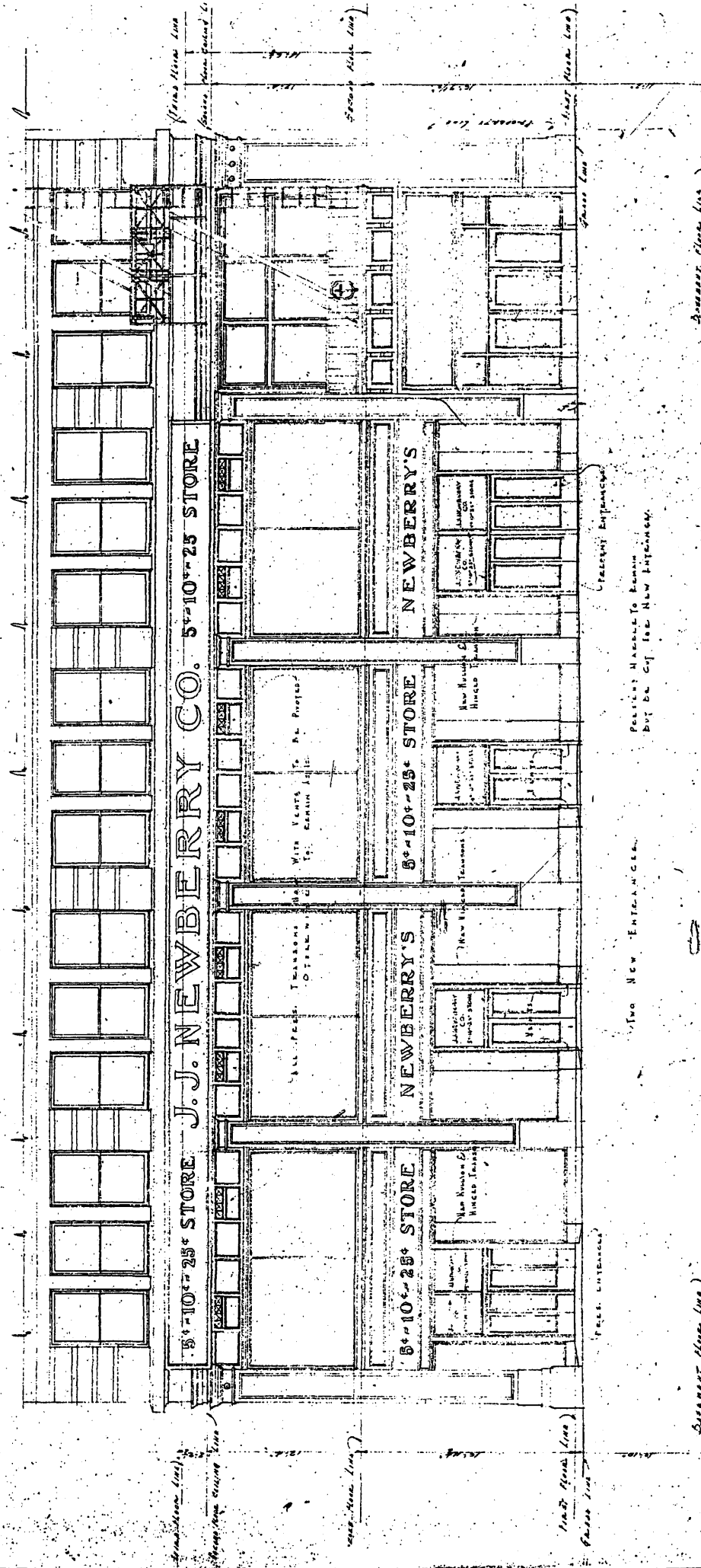


PLAN OF INSIDE AIR-TIGHT FLOOR



SECTION THROUGH BUILDING TO SHOW ROOF AND FLOOR





J.J. NEWBERRY CO. 5'-10'-25" STORE

NEWBERRY'S

5'-10'-25" STORE

NEWBERRY'S

5'-10'-25" STORE

ALTERATIONS TO DETAILS, COE 50 E ALDER ST
 DATE 1-1-29 J.J. NEWBERRY CO.
 243-57th AV. ILL. C.
 U.S. PATENT OFFICE LOS ANGELES CALIF.

FIFTH AVENUE ELEVATION

P O R T L A N D O R E

GRATING ENTRANCE
 POLICE: MAKEABLE TO REMAIN
 BUT BE CUT FOR NEW ENTRANCE

NO NEW ENTRANCE

Second Floor Line

Second Floor Line

Second Floor Line

Third Floor Line

Fourth Floor Line

Fifth Floor Line

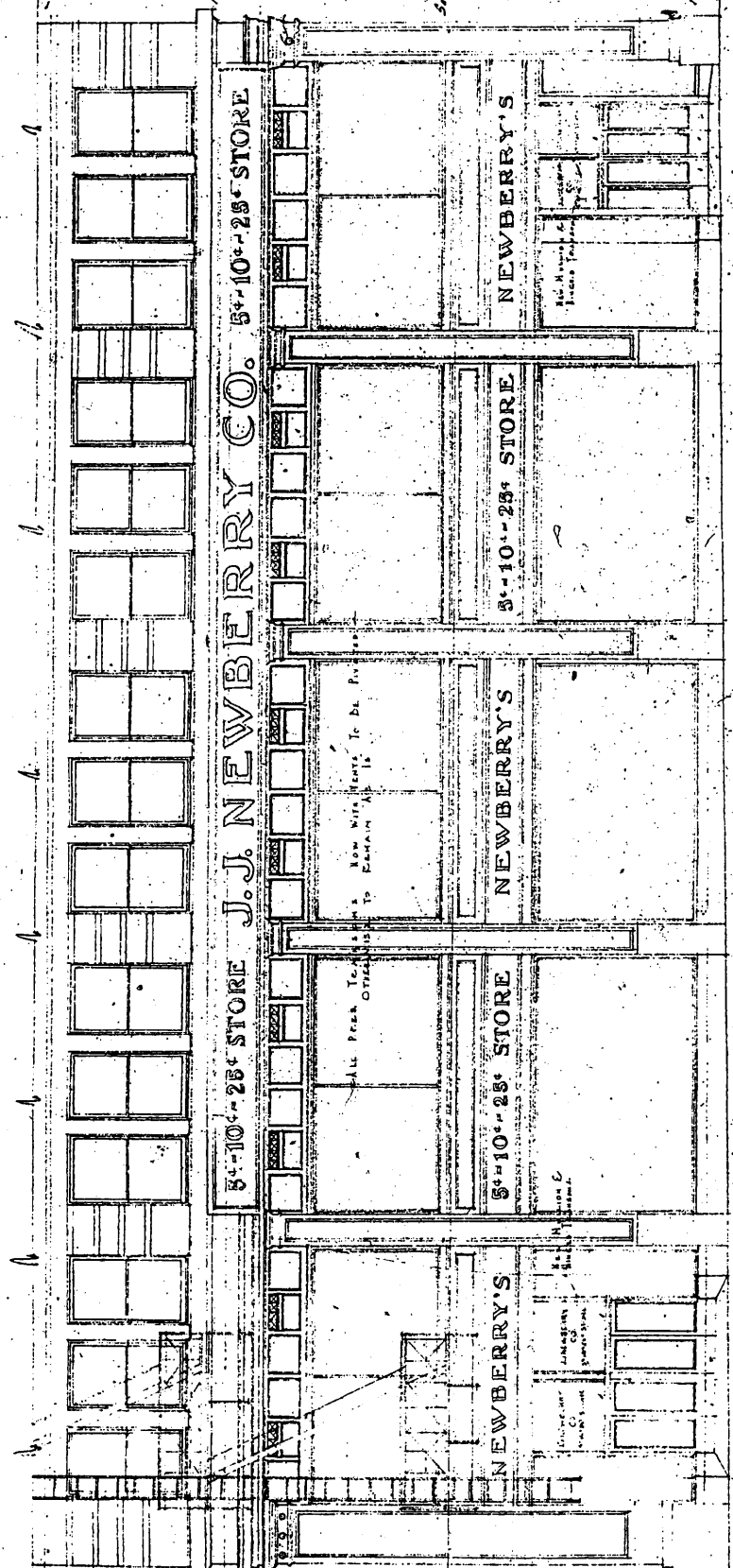
First Floor Line

Second Floor Line

Third Floor Line

Fourth Floor Line

SCALE 1/8" = 1'-0"



J.J. NEWBERRY CO. 5'-10'-25' STORE

NEWBERRY'S

3'-10'-25' STORE

NEWBERRY'S

5'-10'-25' STORE

NEWBERRY'S

ALTERATIONS TO DETAIL COR-54 & ALDER ST
 DATE 1/4/21 J.J. NEWBERRY CO.
 245 - 5th AV. N.Y.C.
 H.C. BOYMAN ARCHT. LOS ANGELES CAL.
 P O R T L A N D O R E

ALDER STREET ELEVATION

WELL ENTRANCE

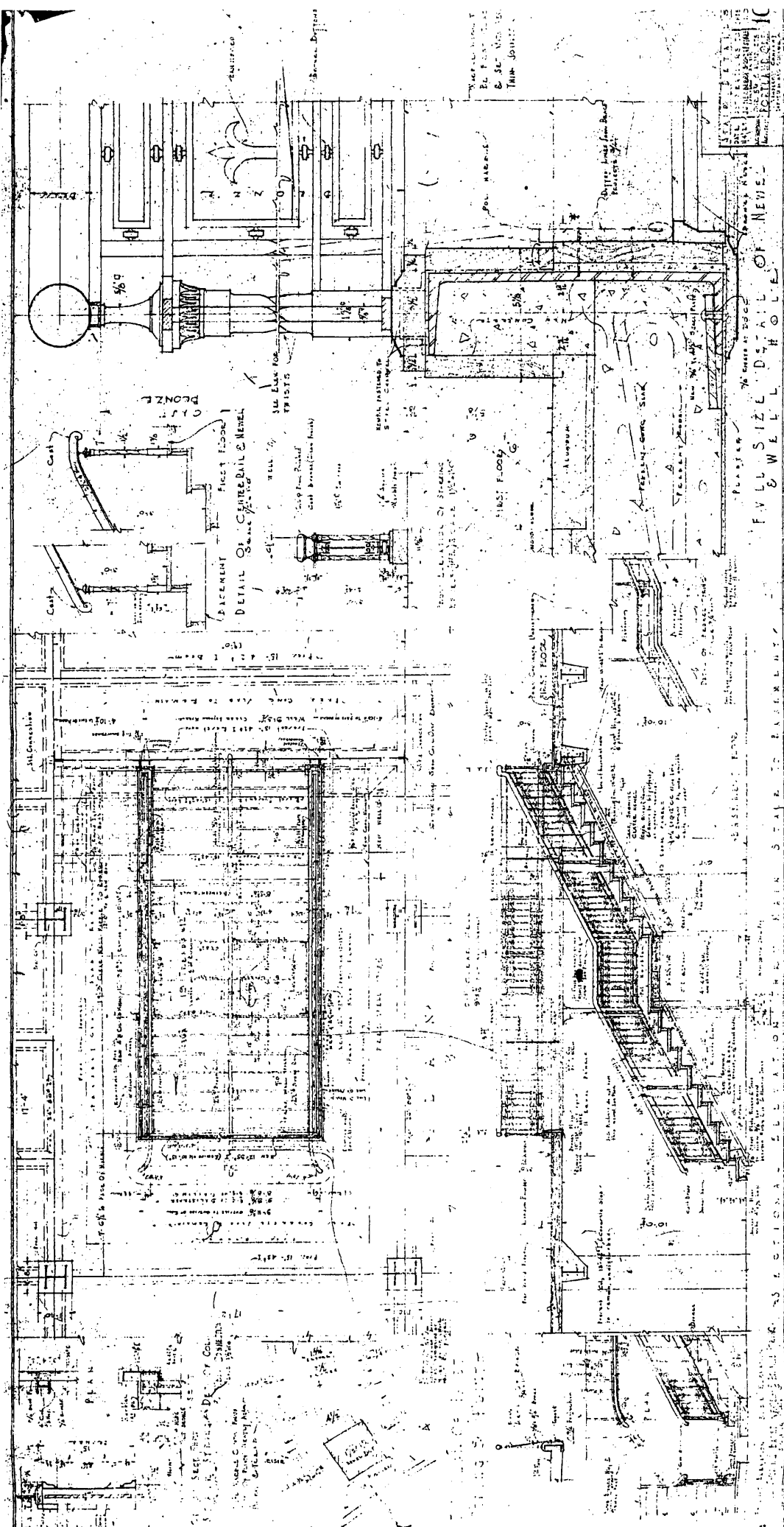
PEAS. ENTRANCES

APPROX. LINE

ALL PEAS. TO BE...
 NEWBERRY'S

NEWBERRY CO.
 245 - 5th AV. N.Y.C.

NEWBERRY'S

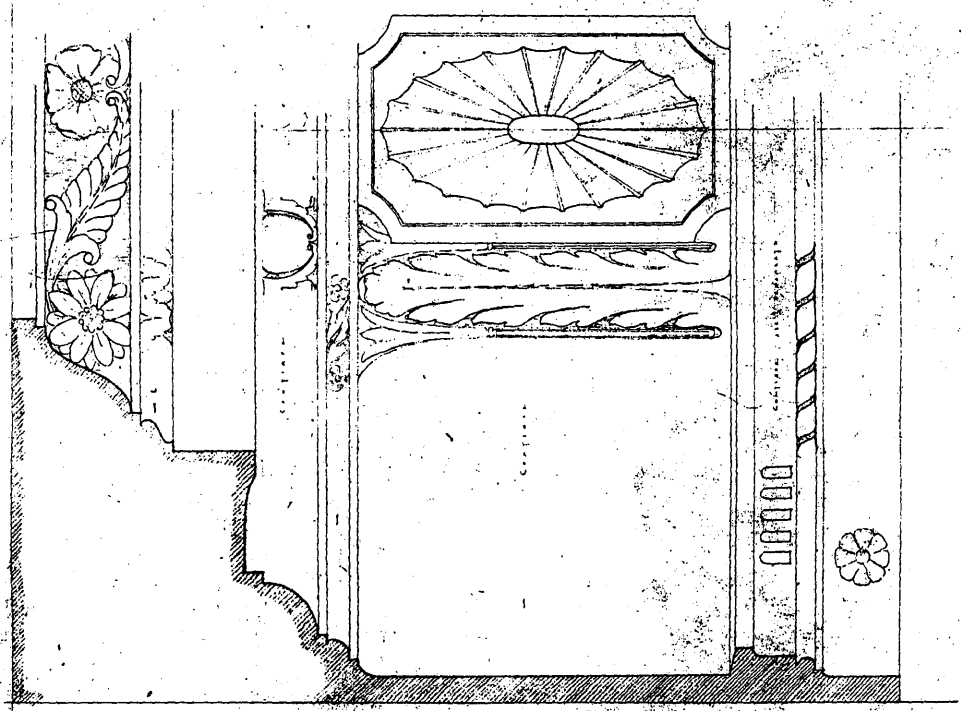
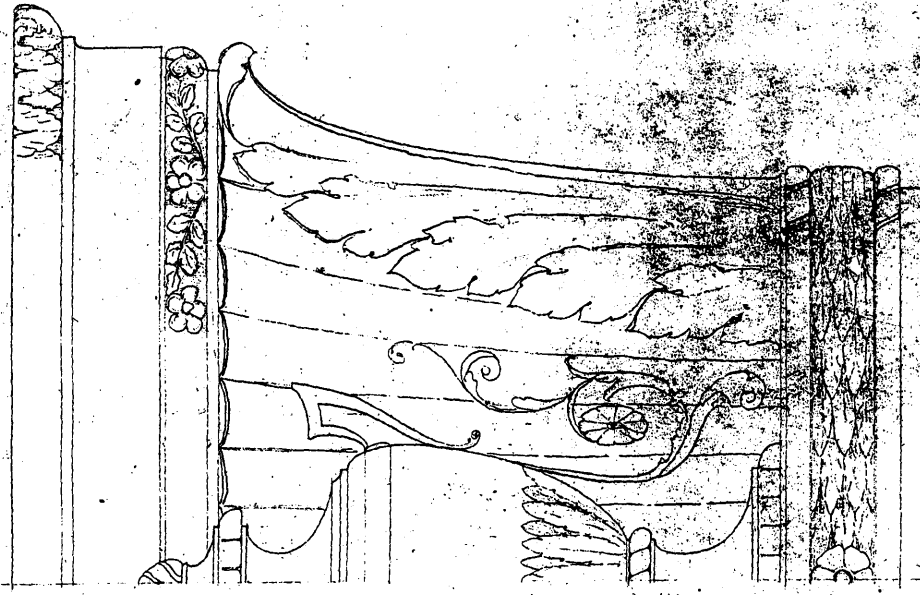


DETAIL OF CENTRE DIAL & MEREK
 FIRST FLOOR
 ALL DIA FOR TRISTS
 Cast
 Cast

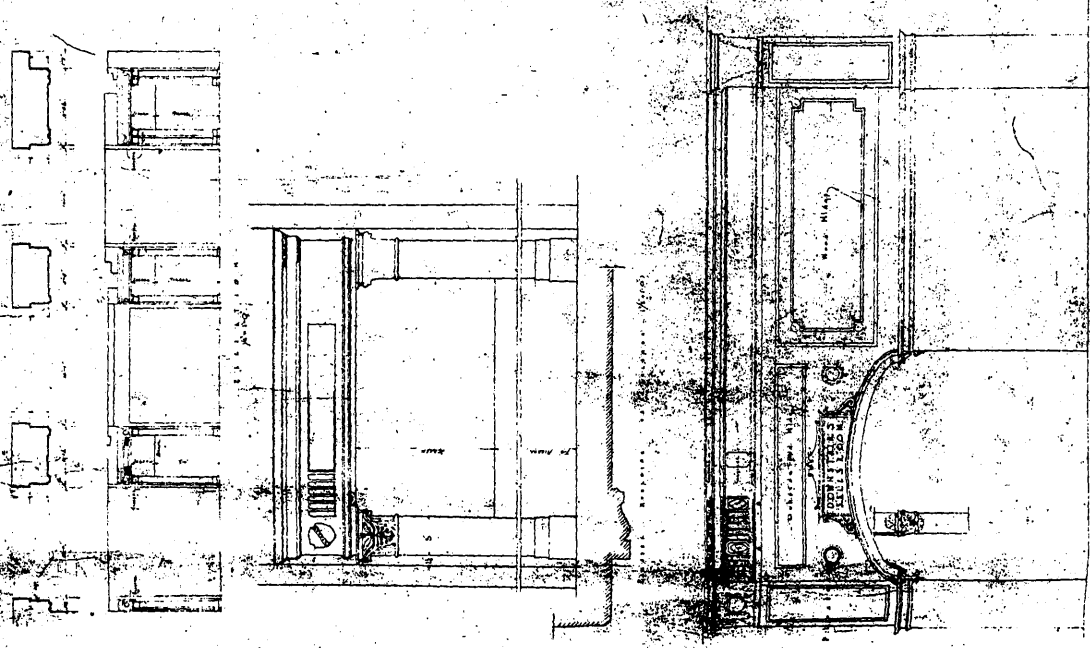
SECTIONAL ELEVATION OF STAIR CASE TO BASEMENT
 FULL SIZE DIAL HOLE OF NEWELL & WELL HOLE
 PROJECT NO. 1000
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

WORK TO BE DONE
 BY [Name]
 & [Name]
 THIS DATE

GENERAL PAPER
 THE PAPER CO.
 1000
 PORTLAND, ORE.
 1911

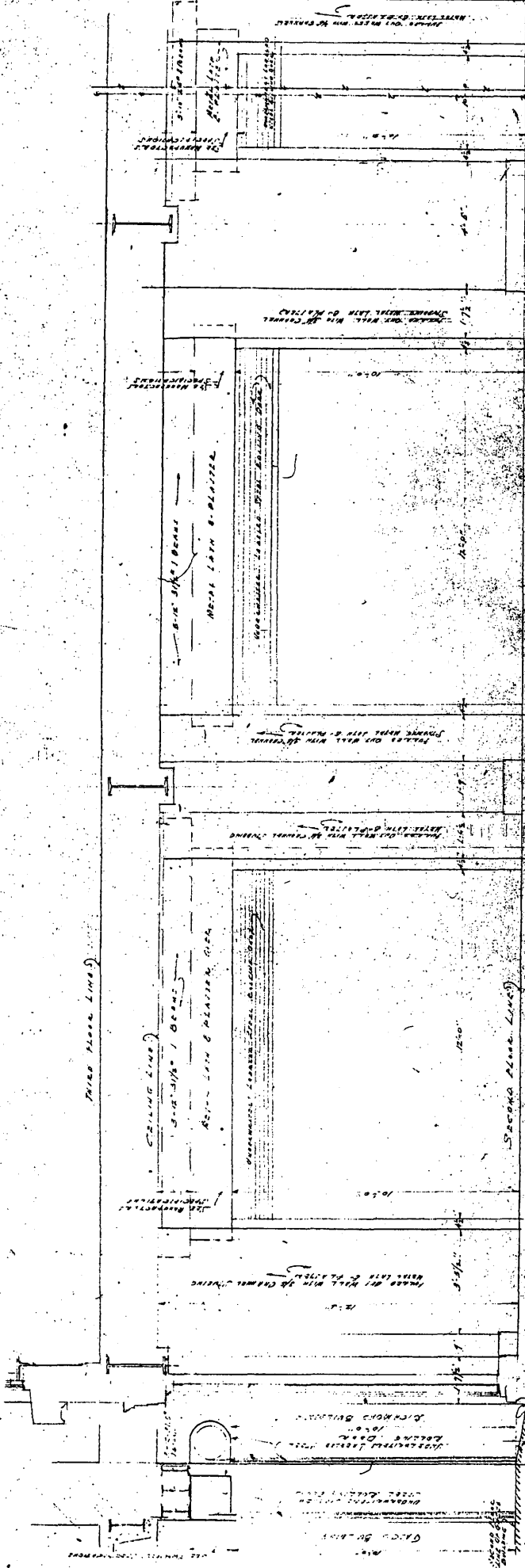


PLASTER MODELING & CASTING MADE BY
 ERNST THOMAS COMPANY
 641 PACIFIC ST. PORTLAND,
 OREGON.

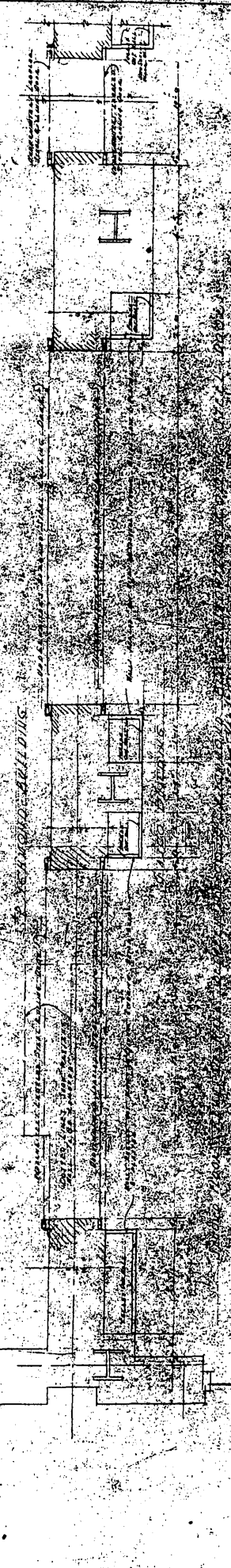


DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITIAN BROS INC AT PORTLAND OREGON

21

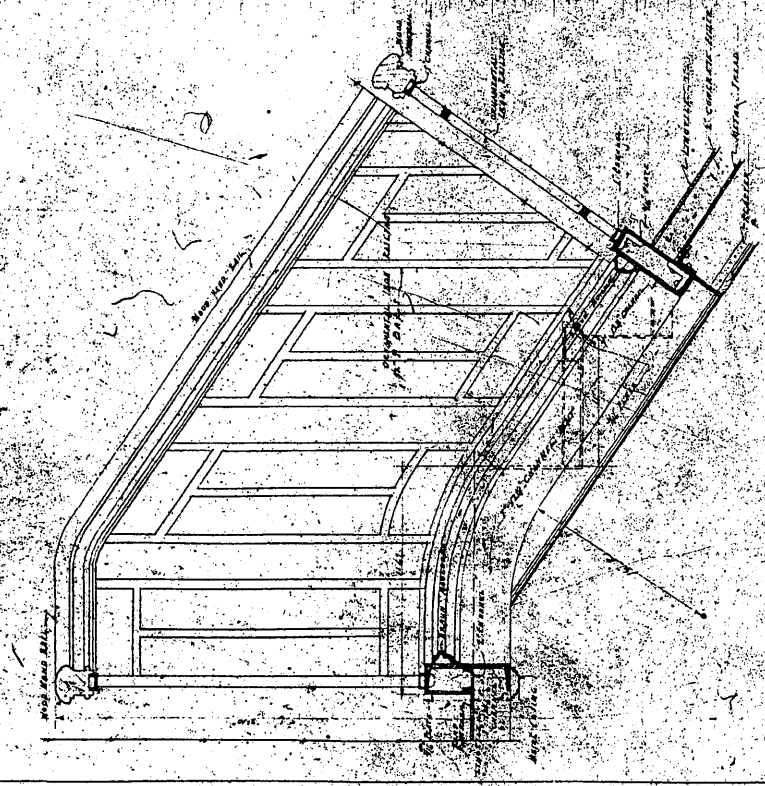


SECTIONAL ELEVATION TAKEN FROM CHIMNEY BUILDING TO SHOW EXTERIOR DIVISIONS

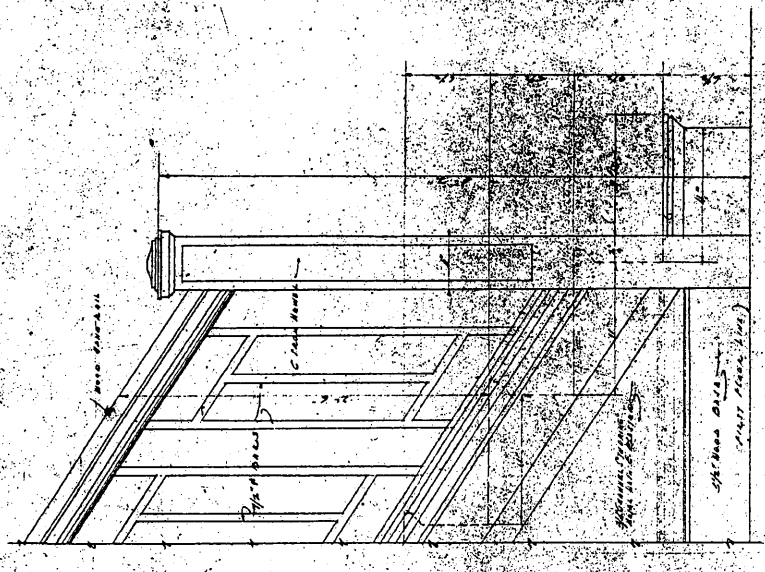


SECTIONAL ELEVATION TAKEN FROM CHIMNEY BUILDING TO SHOW EXTERIOR DIVISIONS

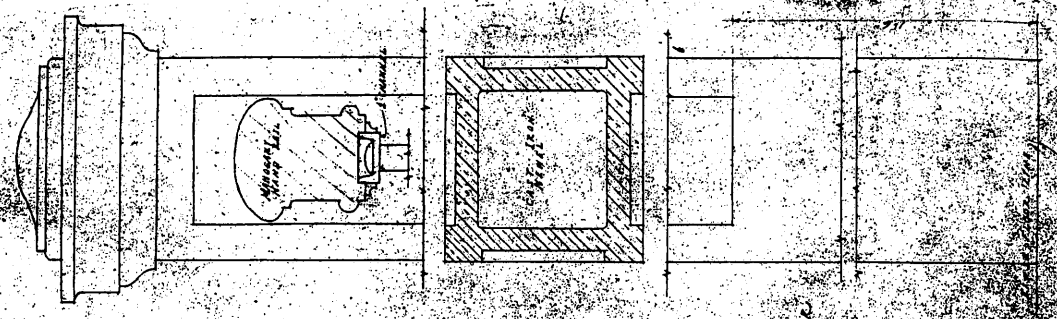
DRAWINGS OF ALTERATIONS & ADDITIONS TO BUILDING FOR BRITANNIA BROS. INC. AT PORTLAND OREGON 1924



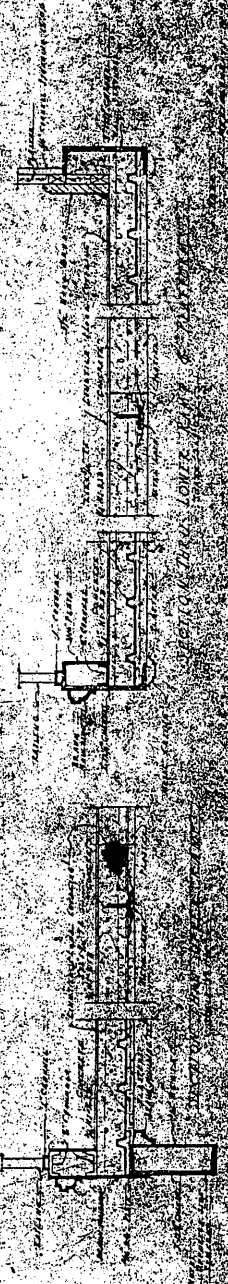
ELEVATION OF STAIR AT LANDING SHOWING RAILING



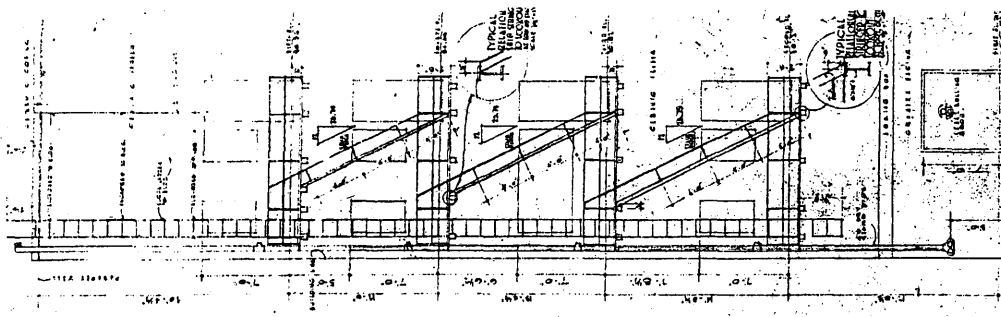
ELEVATION OF STAIRS TO PART SHOWING STARTING NEWEL & RAILING AT FIRST FLOOR



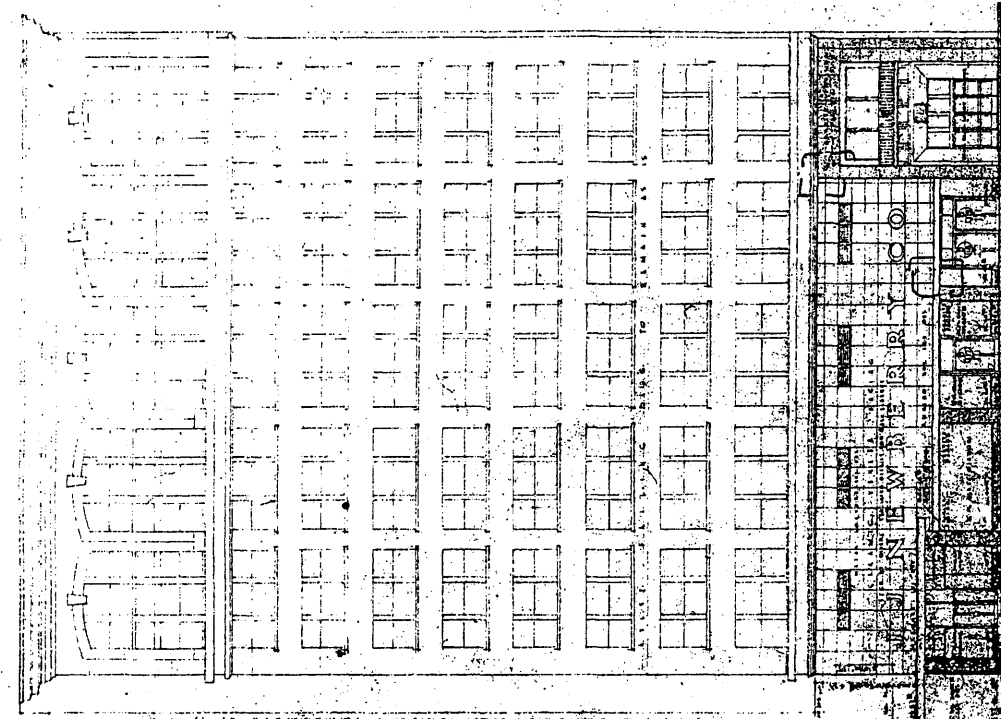
PLAN OF STAIRS



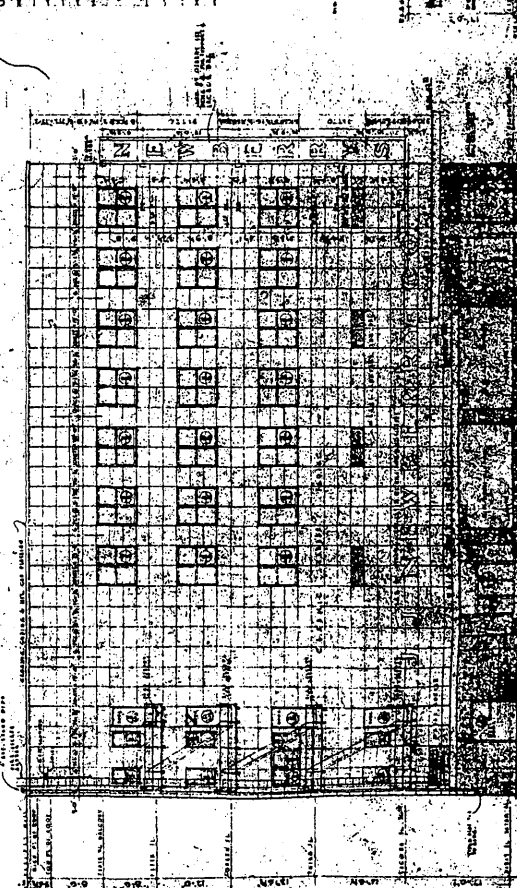
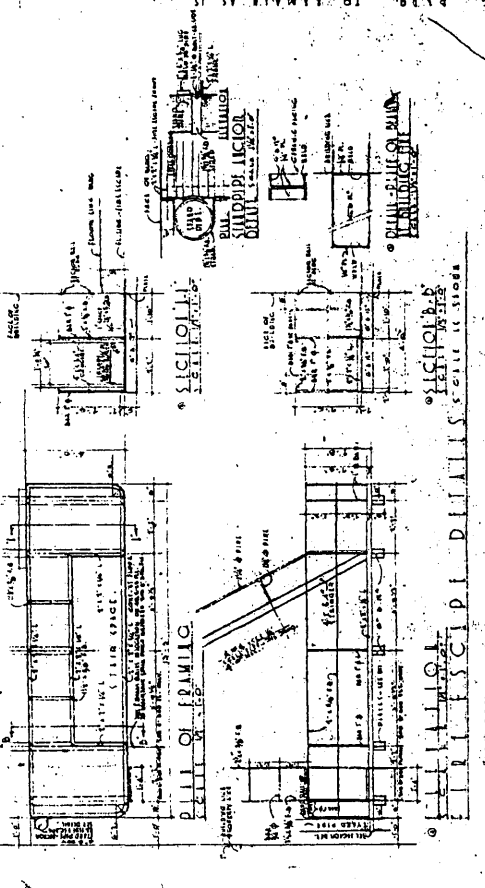
SECTION OF STAIRS



FOUNDATION
ELEVATION
J. J. NEWBERRY COMPANY
PORTLAND, OREGON
OFFICE OF
GLENN STANTON
ARCHITECT
500 CONCORD BUILDING
PORTLAND, OREGON



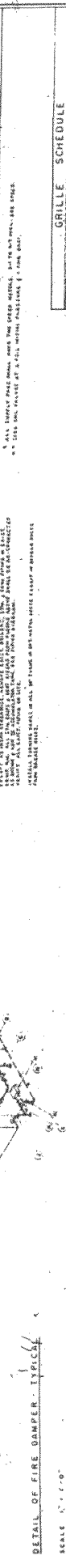
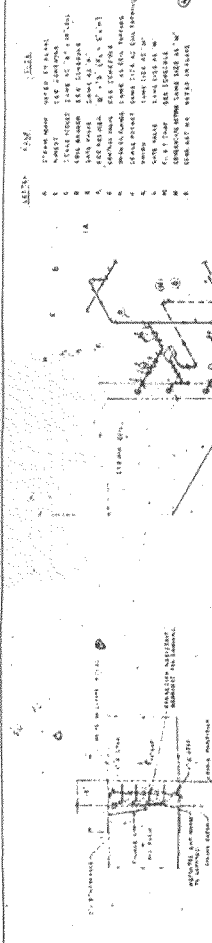
FOUNDATION
ELEVATION



FOUNDATION
ELEVATION

FAN SCHEDULE - EXHAUST			
NO.	DESCRIPTION	TYPE	INTEGR.
1	EXHAUST FAN	TYPE A	1
2	EXHAUST FAN	TYPE B	1
3	EXHAUST FAN	TYPE C	1
4	EXHAUST FAN	TYPE D	1
5	EXHAUST FAN	TYPE E	1
6	EXHAUST FAN	TYPE F	1
7	EXHAUST FAN	TYPE G	1
8	EXHAUST FAN	TYPE H	1
9	EXHAUST FAN	TYPE I	1
10	EXHAUST FAN	TYPE J	1
11	EXHAUST FAN	TYPE K	1
12	EXHAUST FAN	TYPE L	1
13	EXHAUST FAN	TYPE M	1
14	EXHAUST FAN	TYPE N	1
15	EXHAUST FAN	TYPE O	1
16	EXHAUST FAN	TYPE P	1
17	EXHAUST FAN	TYPE Q	1
18	EXHAUST FAN	TYPE R	1
19	EXHAUST FAN	TYPE S	1
20	EXHAUST FAN	TYPE T	1
21	EXHAUST FAN	TYPE U	1
22	EXHAUST FAN	TYPE V	1
23	EXHAUST FAN	TYPE W	1
24	EXHAUST FAN	TYPE X	1
25	EXHAUST FAN	TYPE Y	1
26	EXHAUST FAN	TYPE Z	1

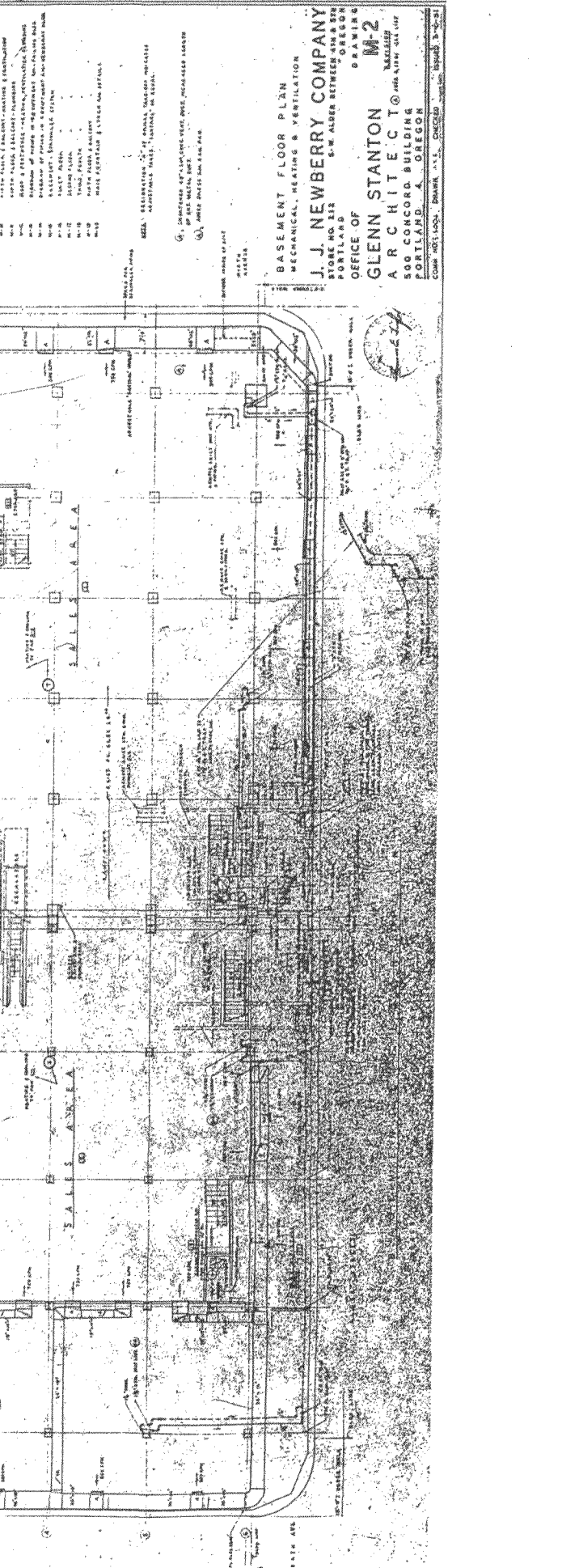
FAN SCHEDULE - HEATING & VENTILATION			
NO.	DESCRIPTION	TYPE	INTEGR.
1	HEATING FAN	TYPE A	1
2	HEATING FAN	TYPE B	1
3	HEATING FAN	TYPE C	1
4	HEATING FAN	TYPE D	1
5	HEATING FAN	TYPE E	1
6	HEATING FAN	TYPE F	1
7	HEATING FAN	TYPE G	1
8	HEATING FAN	TYPE H	1
9	HEATING FAN	TYPE I	1
10	HEATING FAN	TYPE J	1
11	HEATING FAN	TYPE K	1
12	HEATING FAN	TYPE L	1
13	HEATING FAN	TYPE M	1
14	HEATING FAN	TYPE N	1
15	HEATING FAN	TYPE O	1
16	HEATING FAN	TYPE P	1
17	HEATING FAN	TYPE Q	1
18	HEATING FAN	TYPE R	1
19	HEATING FAN	TYPE S	1
20	HEATING FAN	TYPE T	1
21	HEATING FAN	TYPE U	1
22	HEATING FAN	TYPE V	1
23	HEATING FAN	TYPE W	1
24	HEATING FAN	TYPE X	1
25	HEATING FAN	TYPE Y	1
26	HEATING FAN	TYPE Z	1



GRILLE SCHEDULE			
NO.	DESCRIPTION	TYPE	INTEGR.
1	GRILLE	TYPE A	1
2	GRILLE	TYPE B	1
3	GRILLE	TYPE C	1
4	GRILLE	TYPE D	1
5	GRILLE	TYPE E	1
6	GRILLE	TYPE F	1
7	GRILLE	TYPE G	1
8	GRILLE	TYPE H	1
9	GRILLE	TYPE I	1
10	GRILLE	TYPE J	1
11	GRILLE	TYPE K	1
12	GRILLE	TYPE L	1
13	GRILLE	TYPE M	1
14	GRILLE	TYPE N	1
15	GRILLE	TYPE O	1
16	GRILLE	TYPE P	1
17	GRILLE	TYPE Q	1
18	GRILLE	TYPE R	1
19	GRILLE	TYPE S	1
20	GRILLE	TYPE T	1
21	GRILLE	TYPE U	1
22	GRILLE	TYPE V	1
23	GRILLE	TYPE W	1
24	GRILLE	TYPE X	1
25	GRILLE	TYPE Y	1
26	GRILLE	TYPE Z	1

PIPING SYMBOLS	
NO.	DESCRIPTION
1	STEAM
2	CONDENSATE
3	WATER
4	SEWER
5	VENT
6	EXHAUST
7	REFRIGERANT
8	FLUE GAS
9	AC
10	HEATING
11	VENTILATION
12	EXHAUST
13	EXHAUST
14	EXHAUST
15	EXHAUST
16	EXHAUST
17	EXHAUST
18	EXHAUST
19	EXHAUST
20	EXHAUST
21	EXHAUST
22	EXHAUST
23	EXHAUST
24	EXHAUST
25	EXHAUST
26	EXHAUST

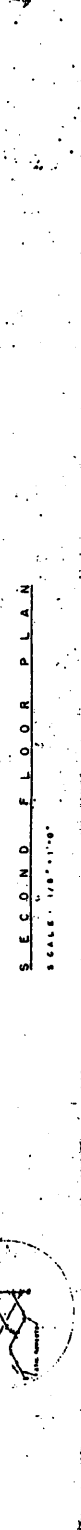
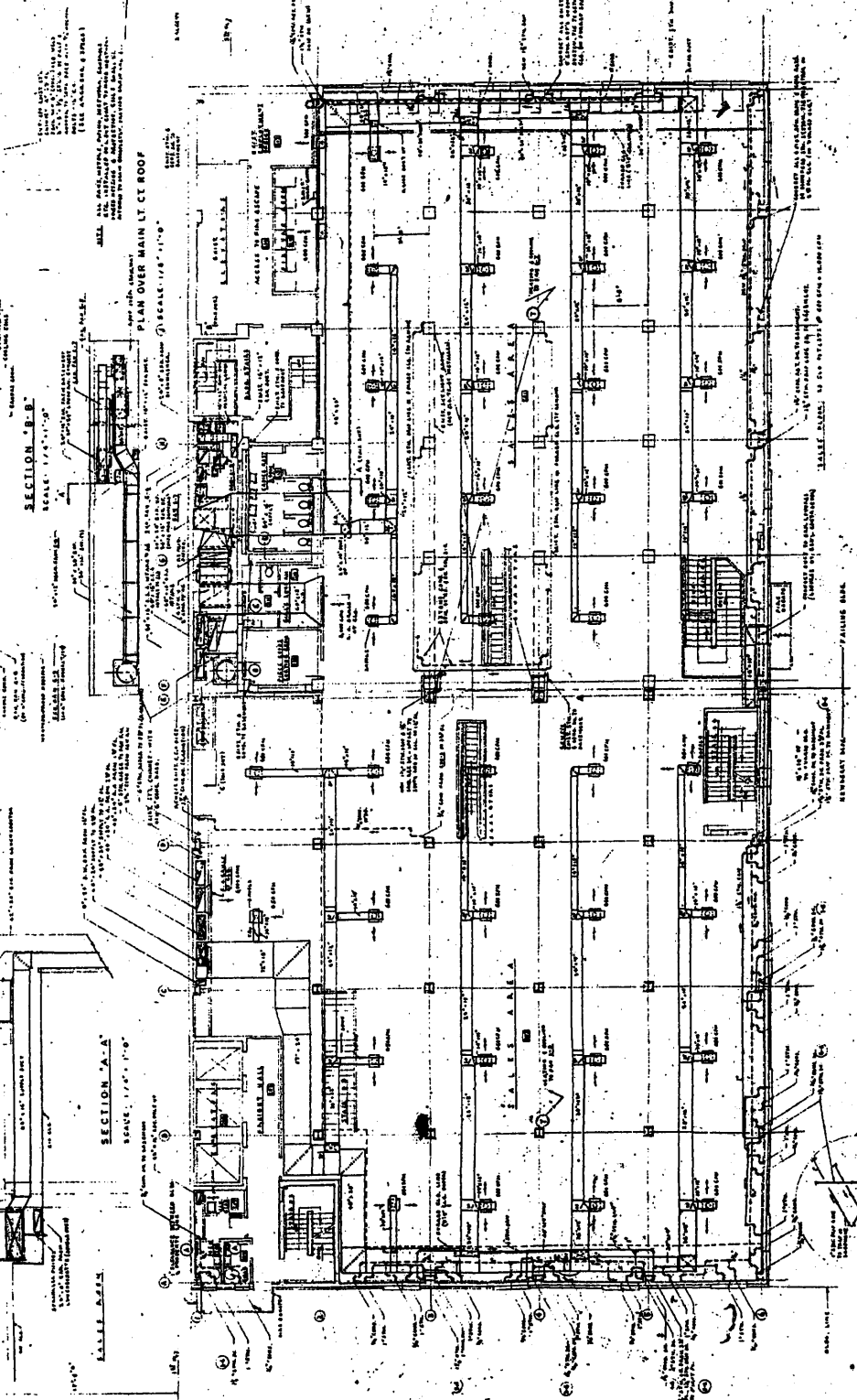
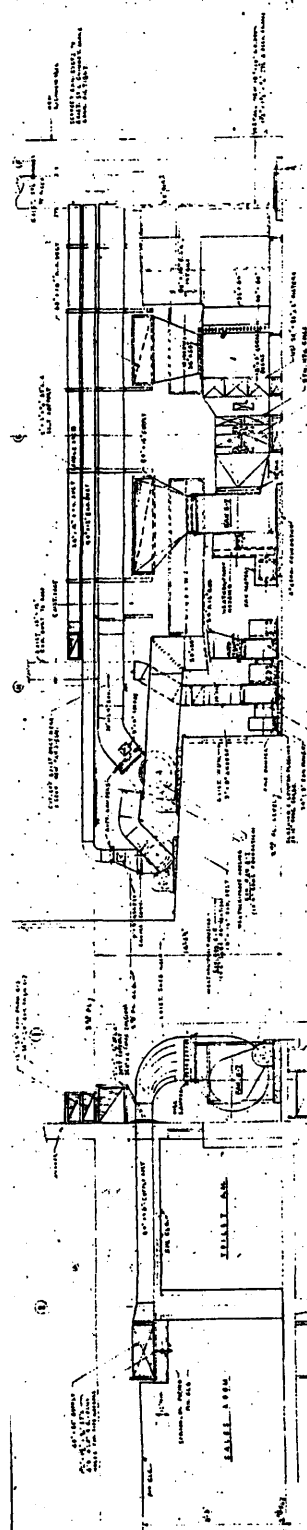
PLAN SCHEDULE	
NO.	DESCRIPTION
1	PIPE
2	PIPE
3	PIPE
4	PIPE
5	PIPE
6	PIPE
7	PIPE
8	PIPE
9	PIPE
10	PIPE
11	PIPE
12	PIPE
13	PIPE
14	PIPE
15	PIPE
16	PIPE
17	PIPE
18	PIPE
19	PIPE
20	PIPE
21	PIPE
22	PIPE
23	PIPE
24	PIPE
25	PIPE
26	PIPE



BASEMENT FLOOR PLAN
 MECHANICAL, HEATING & VENTILATION
J. J. NEWBERRY COMPANY
 STORE NO. 312
 S.W. ALDER BETWEEN 8th & 9th
 PORTLAND, OREGON
GLENN STANTON
 ARCHITECT
 500 CONCORD BUILDING
 PORTLAND, OREGON
 DRAWING NO. M-2
 DATE: APRIL 1934
 SCALE: AS SHOWN

GRILLE SCHEDULE	
NO.	DESCRIPTION
1	18" x 24" SQUARE
2	24" x 36" RECTANGULAR
3	36" x 48" RECTANGULAR
4	48" x 60" RECTANGULAR
5	60" x 72" RECTANGULAR
6	72" x 84" RECTANGULAR
7	84" x 96" RECTANGULAR
8	96" x 108" RECTANGULAR
9	108" x 120" RECTANGULAR
10	120" x 132" RECTANGULAR
11	132" x 144" RECTANGULAR
12	144" x 156" RECTANGULAR
13	156" x 168" RECTANGULAR
14	168" x 180" RECTANGULAR
15	180" x 192" RECTANGULAR
16	192" x 204" RECTANGULAR
17	204" x 216" RECTANGULAR
18	216" x 228" RECTANGULAR
19	228" x 240" RECTANGULAR
20	240" x 252" RECTANGULAR
21	252" x 264" RECTANGULAR
22	264" x 276" RECTANGULAR
23	276" x 288" RECTANGULAR
24	288" x 300" RECTANGULAR
25	300" x 312" RECTANGULAR
26	312" x 324" RECTANGULAR
27	324" x 336" RECTANGULAR
28	336" x 348" RECTANGULAR
29	348" x 360" RECTANGULAR
30	360" x 372" RECTANGULAR
31	372" x 384" RECTANGULAR
32	384" x 396" RECTANGULAR
33	396" x 408" RECTANGULAR
34	408" x 420" RECTANGULAR
35	420" x 432" RECTANGULAR
36	432" x 444" RECTANGULAR
37	444" x 456" RECTANGULAR
38	456" x 468" RECTANGULAR
39	468" x 480" RECTANGULAR
40	480" x 492" RECTANGULAR
41	492" x 504" RECTANGULAR
42	504" x 516" RECTANGULAR
43	516" x 528" RECTANGULAR
44	528" x 540" RECTANGULAR
45	540" x 552" RECTANGULAR
46	552" x 564" RECTANGULAR
47	564" x 576" RECTANGULAR
48	576" x 588" RECTANGULAR
49	588" x 600" RECTANGULAR
50	600" x 612" RECTANGULAR
51	612" x 624" RECTANGULAR
52	624" x 636" RECTANGULAR
53	636" x 648" RECTANGULAR
54	648" x 660" RECTANGULAR
55	660" x 672" RECTANGULAR
56	672" x 684" RECTANGULAR
57	684" x 696" RECTANGULAR
58	696" x 708" RECTANGULAR
59	708" x 720" RECTANGULAR
60	720" x 732" RECTANGULAR
61	732" x 744" RECTANGULAR
62	744" x 756" RECTANGULAR
63	756" x 768" RECTANGULAR
64	768" x 780" RECTANGULAR
65	780" x 792" RECTANGULAR
66	792" x 804" RECTANGULAR
67	804" x 816" RECTANGULAR
68	816" x 828" RECTANGULAR
69	828" x 840" RECTANGULAR
70	840" x 852" RECTANGULAR
71	852" x 864" RECTANGULAR
72	864" x 876" RECTANGULAR
73	876" x 888" RECTANGULAR
74	888" x 900" RECTANGULAR
75	900" x 912" RECTANGULAR
76	912" x 924" RECTANGULAR
77	924" x 936" RECTANGULAR
78	936" x 948" RECTANGULAR
79	948" x 960" RECTANGULAR
80	960" x 972" RECTANGULAR
81	972" x 984" RECTANGULAR
82	984" x 996" RECTANGULAR
83	996" x 1008" RECTANGULAR
84	1008" x 1020" RECTANGULAR
85	1020" x 1032" RECTANGULAR
86	1032" x 1044" RECTANGULAR
87	1044" x 1056" RECTANGULAR
88	1056" x 1068" RECTANGULAR
89	1068" x 1080" RECTANGULAR
90	1080" x 1092" RECTANGULAR
91	1092" x 1104" RECTANGULAR
92	1104" x 1116" RECTANGULAR
93	1116" x 1128" RECTANGULAR
94	1128" x 1140" RECTANGULAR
95	1140" x 1152" RECTANGULAR
96	1152" x 1164" RECTANGULAR
97	1164" x 1176" RECTANGULAR
98	1176" x 1188" RECTANGULAR
99	1188" x 1200" RECTANGULAR
100	1200" x 1212" RECTANGULAR

CONVECTOR SCHEDULE	
NO.	DESCRIPTION
1	18" x 24" SQUARE
2	24" x 36" RECTANGULAR
3	36" x 48" RECTANGULAR
4	48" x 60" RECTANGULAR
5	60" x 72" RECTANGULAR
6	72" x 84" RECTANGULAR
7	84" x 96" RECTANGULAR
8	96" x 108" RECTANGULAR
9	108" x 120" RECTANGULAR
10	120" x 132" RECTANGULAR
11	132" x 144" RECTANGULAR
12	144" x 156" RECTANGULAR
13	156" x 168" RECTANGULAR
14	168" x 180" RECTANGULAR
15	180" x 192" RECTANGULAR
16	192" x 204" RECTANGULAR
17	204" x 216" RECTANGULAR
18	216" x 228" RECTANGULAR
19	228" x 240" RECTANGULAR
20	240" x 252" RECTANGULAR
21	252" x 264" RECTANGULAR
22	264" x 276" RECTANGULAR
23	276" x 288" RECTANGULAR
24	288" x 300" RECTANGULAR
25	300" x 312" RECTANGULAR
26	312" x 324" RECTANGULAR
27	324" x 336" RECTANGULAR
28	336" x 348" RECTANGULAR
29	348" x 360" RECTANGULAR
30	360" x 372" RECTANGULAR
31	372" x 384" RECTANGULAR
32	384" x 396" RECTANGULAR
33	396" x 408" RECTANGULAR
34	408" x 420" RECTANGULAR
35	420" x 432" RECTANGULAR
36	432" x 444" RECTANGULAR
37	444" x 456" RECTANGULAR
38	456" x 468" RECTANGULAR
39	468" x 480" RECTANGULAR
40	480" x 492" RECTANGULAR
41	492" x 504" RECTANGULAR
42	504" x 516" RECTANGULAR
43	516" x 528" RECTANGULAR
44	528" x 540" RECTANGULAR
45	540" x 552" RECTANGULAR
46	552" x 564" RECTANGULAR
47	564" x 576" RECTANGULAR
48	576" x 588" RECTANGULAR
49	588" x 600" RECTANGULAR
50	600" x 612" RECTANGULAR
51	612" x 624" RECTANGULAR
52	624" x 636" RECTANGULAR
53	636" x 648" RECTANGULAR
54	648" x 660" RECTANGULAR
55	660" x 672" RECTANGULAR
56	672" x 684" RECTANGULAR
57	684" x 696" RECTANGULAR
58	696" x 708" RECTANGULAR
59	708" x 720" RECTANGULAR
60	720" x 732" RECTANGULAR
61	732" x 744" RECTANGULAR
62	744" x 756" RECTANGULAR
63	756" x 768" RECTANGULAR
64	768" x 780" RECTANGULAR
65	780" x 792" RECTANGULAR
66	792" x 804" RECTANGULAR
67	804" x 816" RECTANGULAR
68	816" x 828" RECTANGULAR
69	828" x 840" RECTANGULAR
70	840" x 852" RECTANGULAR
71	852" x 864" RECTANGULAR
72	864" x 876" RECTANGULAR
73	876" x 888" RECTANGULAR
74	888" x 900" RECTANGULAR
75	900" x 912" RECTANGULAR
76	912" x 924" RECTANGULAR
77	924" x 936" RECTANGULAR
78	936" x 948" RECTANGULAR
79	948" x 960" RECTANGULAR
80	960" x 972" RECTANGULAR
81	972" x 984" RECTANGULAR
82	984" x 996" RECTANGULAR
83	996" x 1008" RECTANGULAR
84	1008" x 1020" RECTANGULAR
85	1020" x 1032" RECTANGULAR
86	1032" x 1044" RECTANGULAR
87	1044" x 1056" RECTANGULAR
88	1056" x 1068" RECTANGULAR
89	1068" x 1080" RECTANGULAR
90	1080" x 1092" RECTANGULAR
91	1092" x 1104" RECTANGULAR
92	1104" x 1116" RECTANGULAR
93	1116" x 1128" RECTANGULAR
94	1128" x 1140" RECTANGULAR
95	1140" x 1152" RECTANGULAR
96	1152" x 1164" RECTANGULAR
97	1164" x 1176" RECTANGULAR
98	1176" x 1188" RECTANGULAR
99	1188" x 1200" RECTANGULAR
100	1200" x 1212" RECTANGULAR



SECOND FLOOR PLAN
MECHANICAL - HEATING & VENTILATION

J. J. NEWBERRY COMPANY
307 W. ALDER STREET
PORTLAND, OREGON

OFFICE OF
GLENN STANTON ARCHITECT
500 CONCORD BUILDING
PORTLAND, OREGON

DRAYTON M. C.

CONSULTING ENGINEER

REVISIONS	
NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...
21	...
22	...
23	...
24	...
25	...
26	...
27	...
28	...
29	...
30	...
31	...
32	...
33	...
34	...
35	...
36	...
37	...
38	...
39	...
40	...
41	...
42	...
43	...
44	...
45	...
46	...
47	...
48	...
49	...
50	...

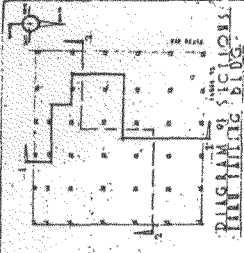
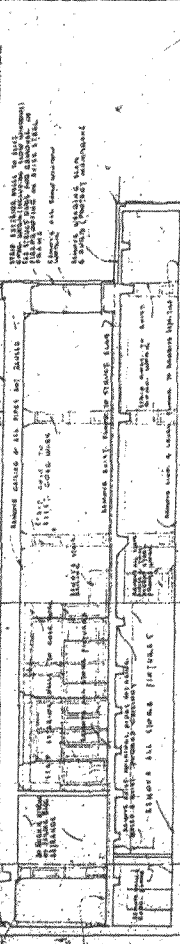
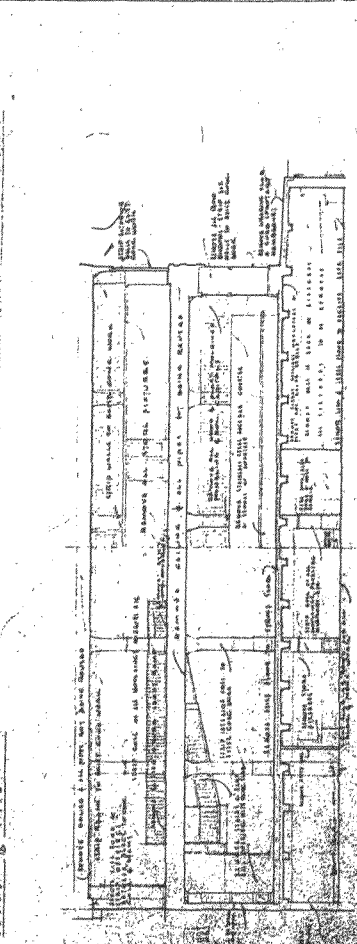


Diagram of existing building



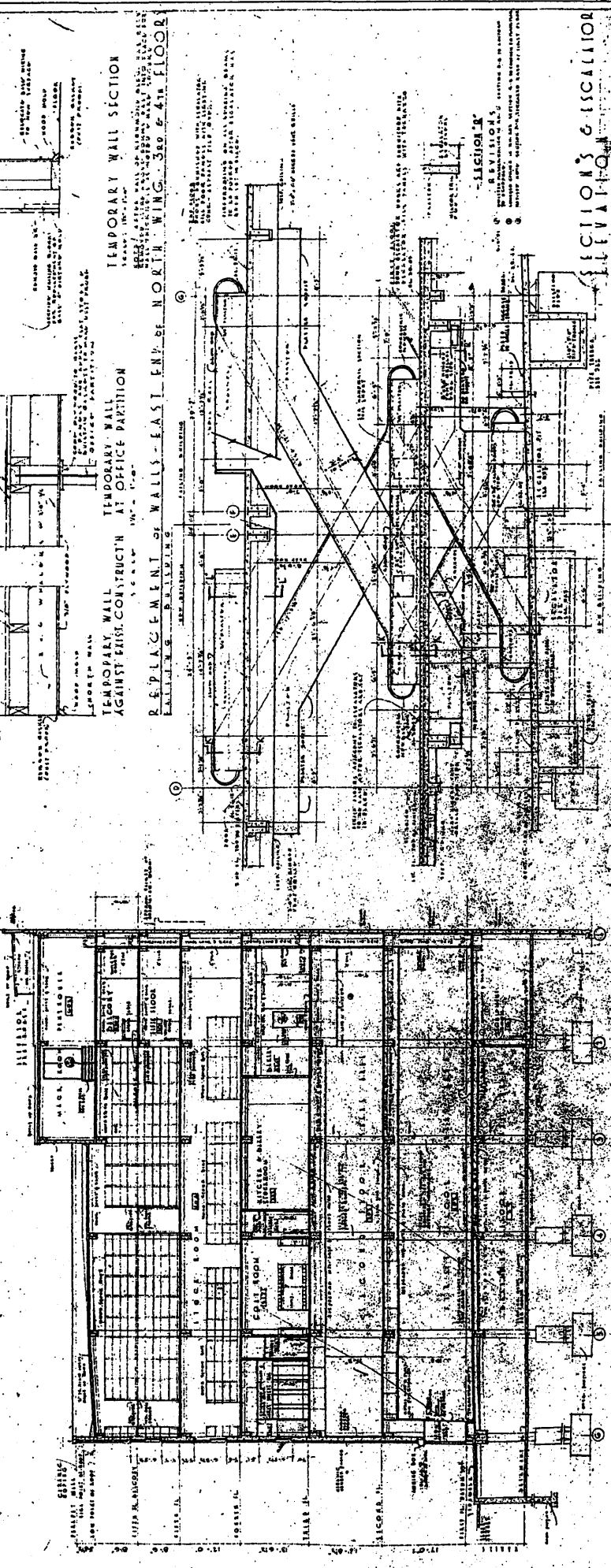
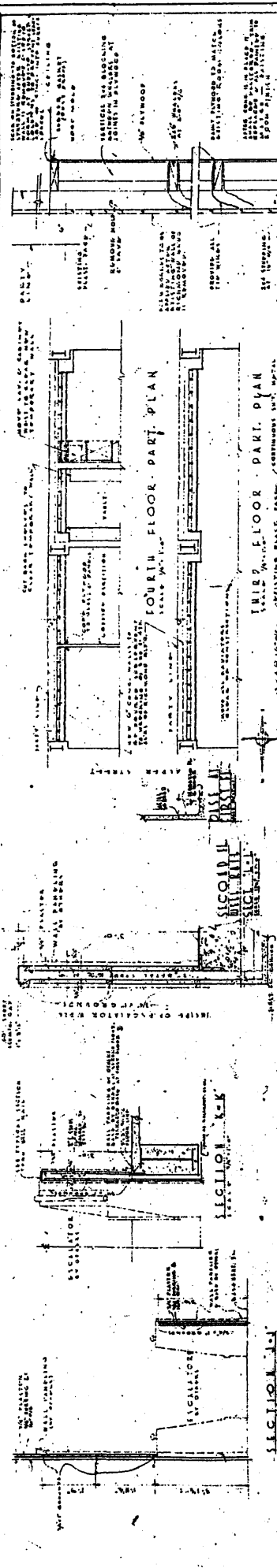
SECTION 1-1 THRU EXIST. BLDG. LOOKING WEST



SECTION 2-2 THRU EXIST. BLDG. LOOKING SOUTH



SECTIONS
J. J. NEWBERRY COMPANY
 STORE NO. 312
 PORTLAND
 OFFICE OF
GLENN STANTON
 ARCHITECT
 500 CONCORD BUILDING
 PORTLAND, OREGON
 CONSULTING ENGINEERS, ARCHITECTS, CHEMISTS, SURVEYORS, 1915



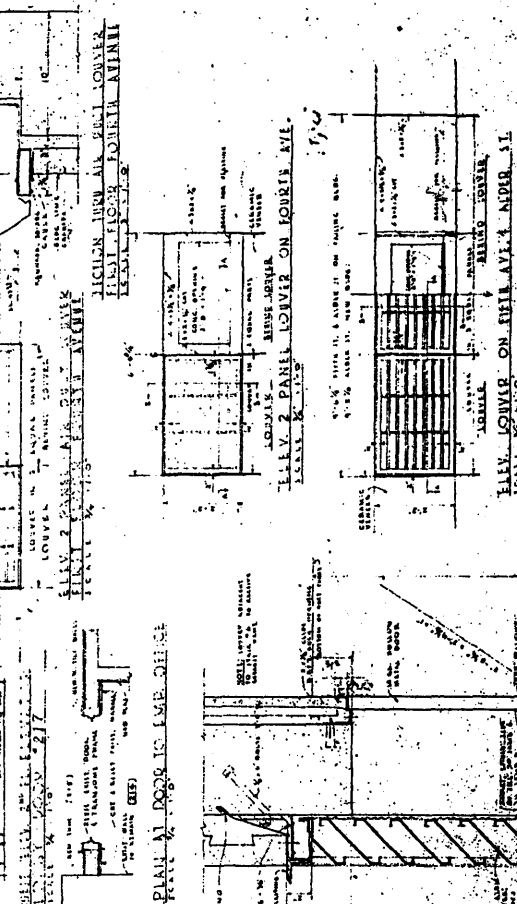
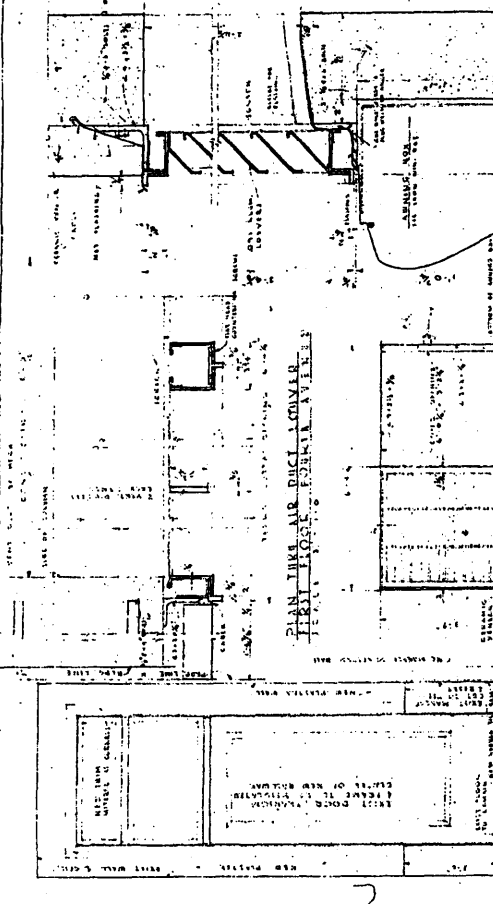
SECTION 3 & ESCALATOR

J. J. NEWBERRY COMPANY
 STORE NO. 215
 215 ALDER STREET
 PORTLAND, OREGON

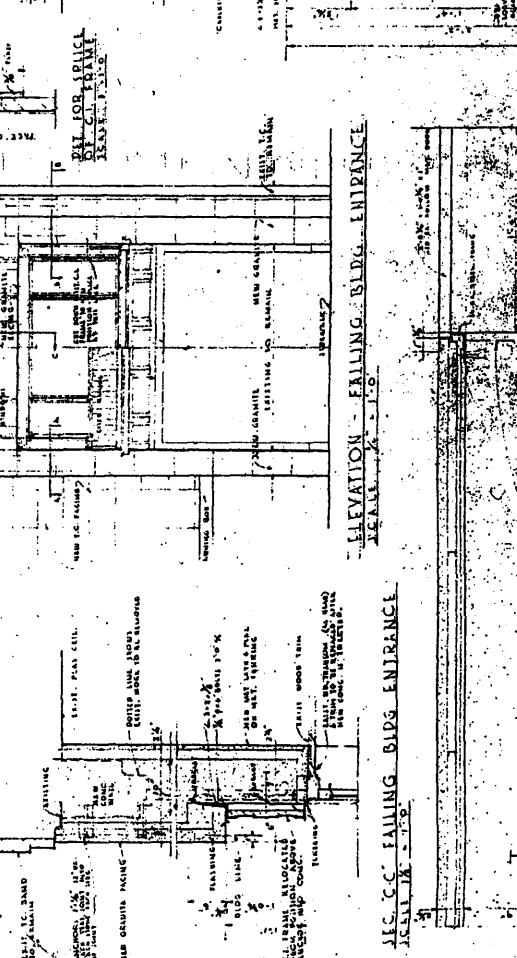
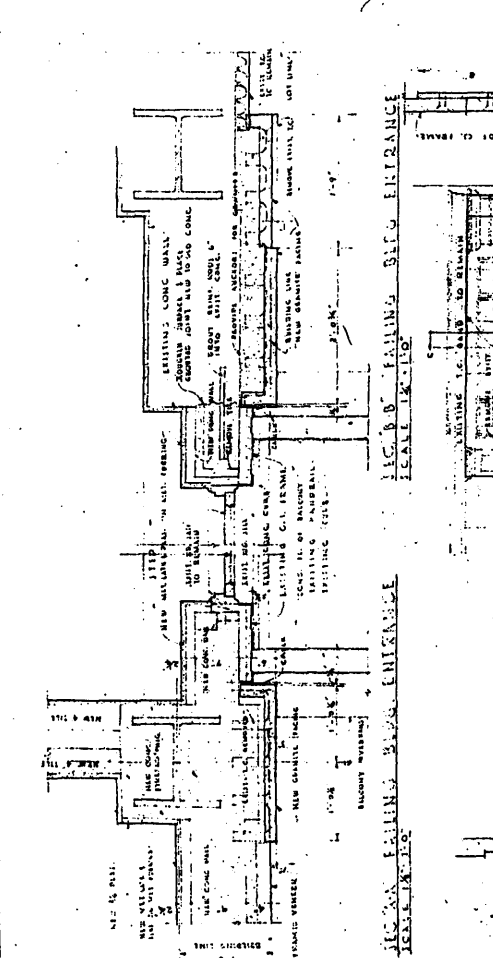
OFFICE OF
 GLENN STANTON
 ARCHITECT
 800 CONCORD BUILDING
 PORTLAND, OREGON

DRAWING NO. 11
 REVISIONS
 1. 11-11-1917
 2. 11-11-1917
 3. 11-11-1917

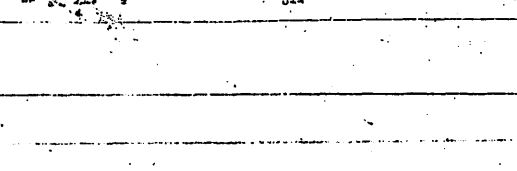
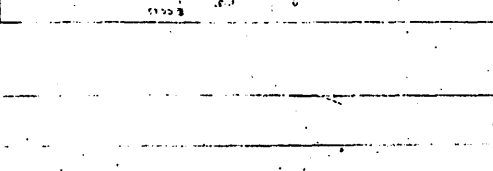
DRAWN BY J. J. C. CHECKED BY J. J. C.



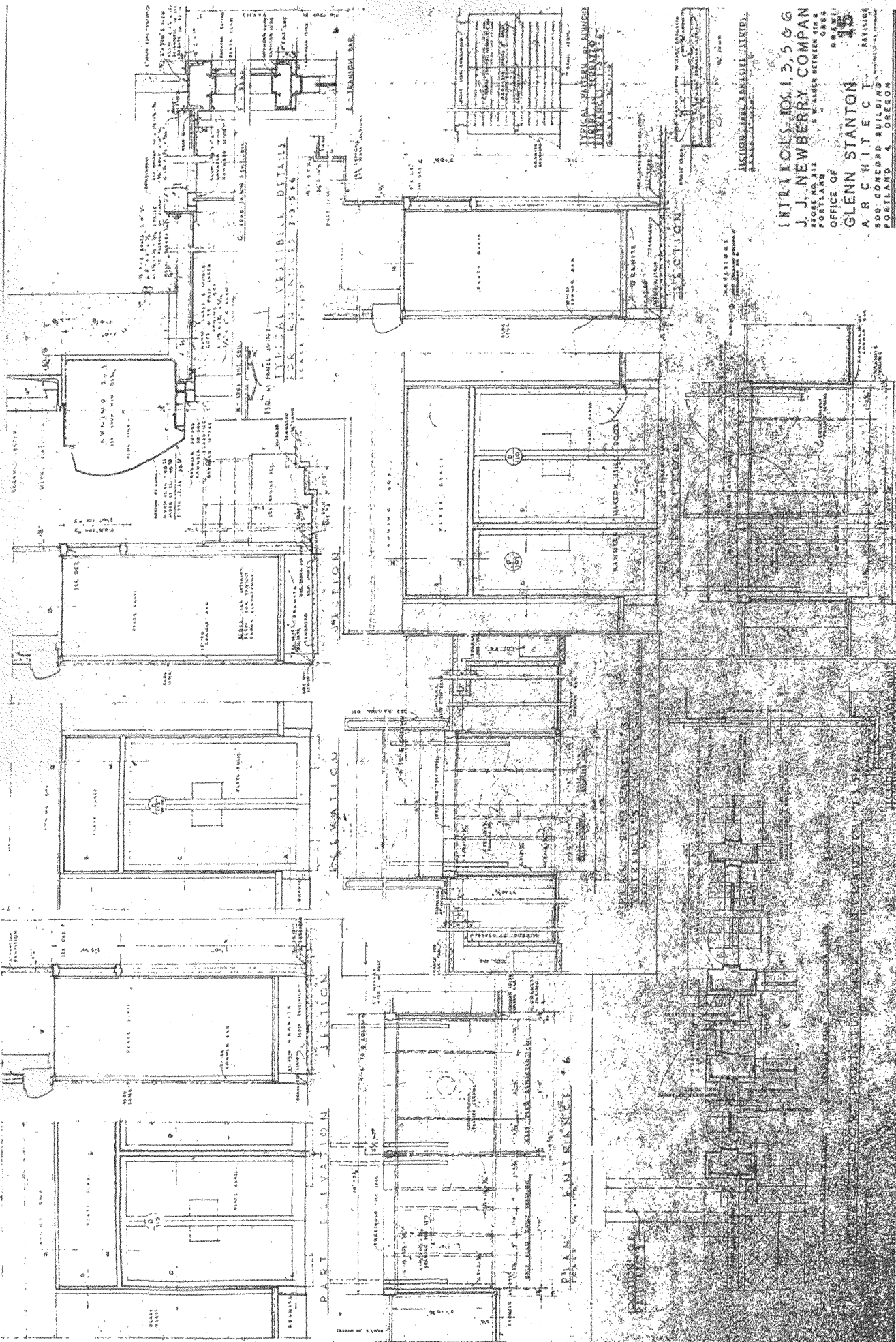
LETTING BLDG. ENTRANCE
& LOUVER
J. J. NEWBERRY COMPANY
OFFICE OF
GLENN STANTON
ARCHITECT
505 SCOTT BUILDING
PORTLAND, OREGON



LETTING BLDG. ENTRANCE
& LOUVER
J. J. NEWBERRY COMPANY
OFFICE OF
GLENN STANTON
ARCHITECT
505 SCOTT BUILDING
PORTLAND, OREGON

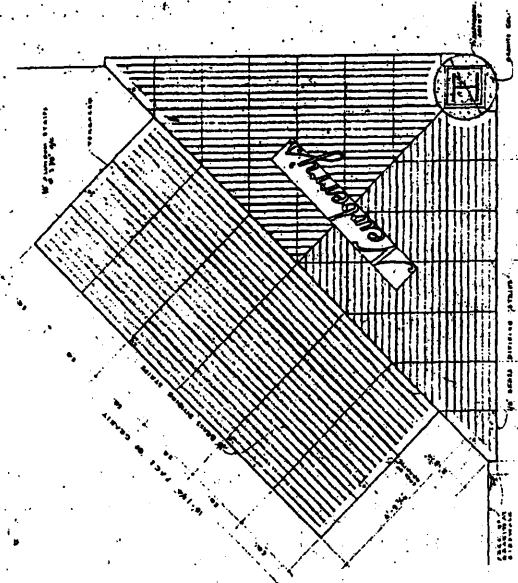


LETTING BLDG. ENTRANCE
& LOUVER
J. J. NEWBERRY COMPANY
OFFICE OF
GLENN STANTON
ARCHITECT
505 SCOTT BUILDING
PORTLAND, OREGON

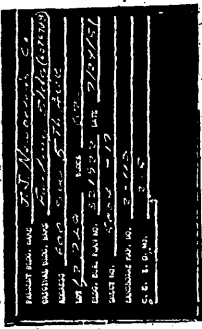


1001.3, 5 & 6
J. J. NEWBERRY COMPANY
 ARCHITECTS
 OFFICE OF
GLENN STANTON
 A R C H I T E C T
 500 CONCORD BUILDING
 PORTLAND 4, OREGON

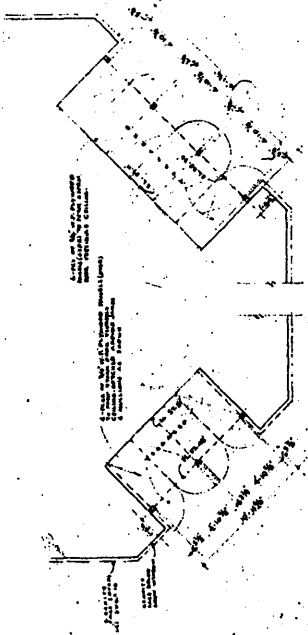
Copyright © 1934 by J. J. Newberry Company
 All Rights Reserved



ABRASIVE STRIPPING AT ENTRANCE NO. 4

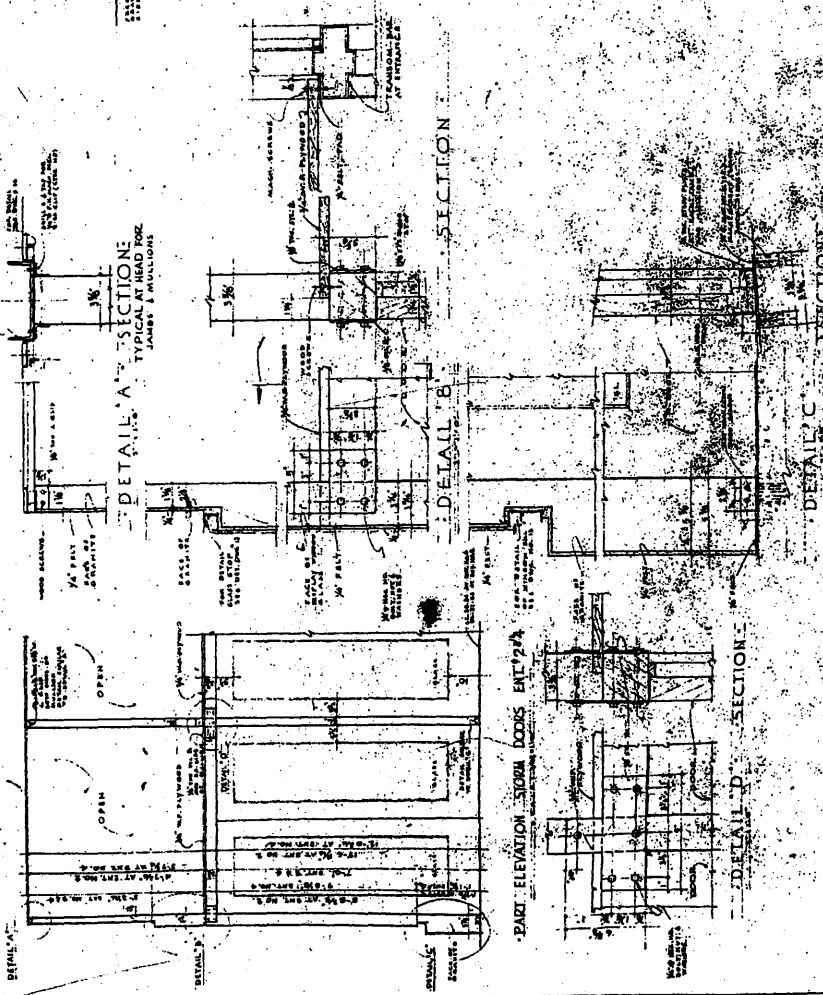


STORM DOORS, INC.
 J. J. NEWBERRY COMPANY
 OFFICE OF
 GLENN STANTON
 ARCHITECTS
 500 CONCORD BUILDING
 PORTLAND 4, OREGON



PLAN OF STORM DOORS ENT. NO. 4

PLAN OF STORM DOORS ENT. NO. 2



DETAIL A SECTION TYPICAL AT HEAD FOR JAMBS & MULLIONS

SECTION

DETAIL C SECTION

REMOVABLE STORM DOOR DETAILS ENT. NO. 4

DETAIL D SECTION

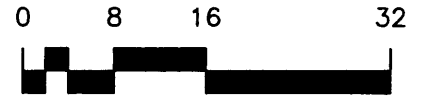
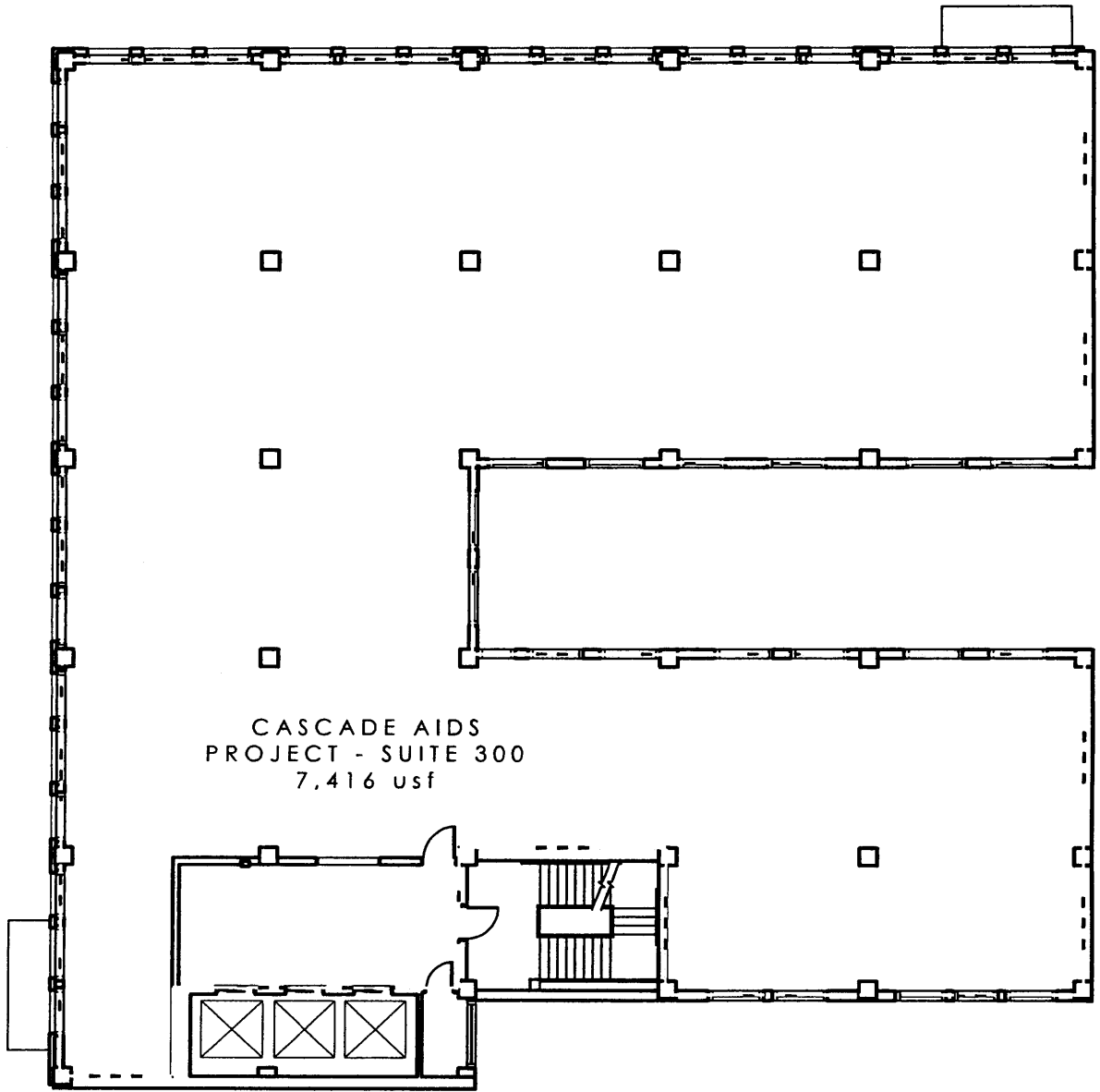
DETAIL B SECTION

PART ELEVATION STORM DOORS ENT. NO. 4

STORM DOORS - 1017

STORM DOORS, INC.
 500 CONCORD BUILDING
 PORTLAND 4, OREGON

SECTIONAL
 JOB NO. 10000



620 SW 5th Ave

3rd Floor Plan

january 2007

scale: 1/16"=1'-0"

waterleaf

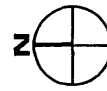
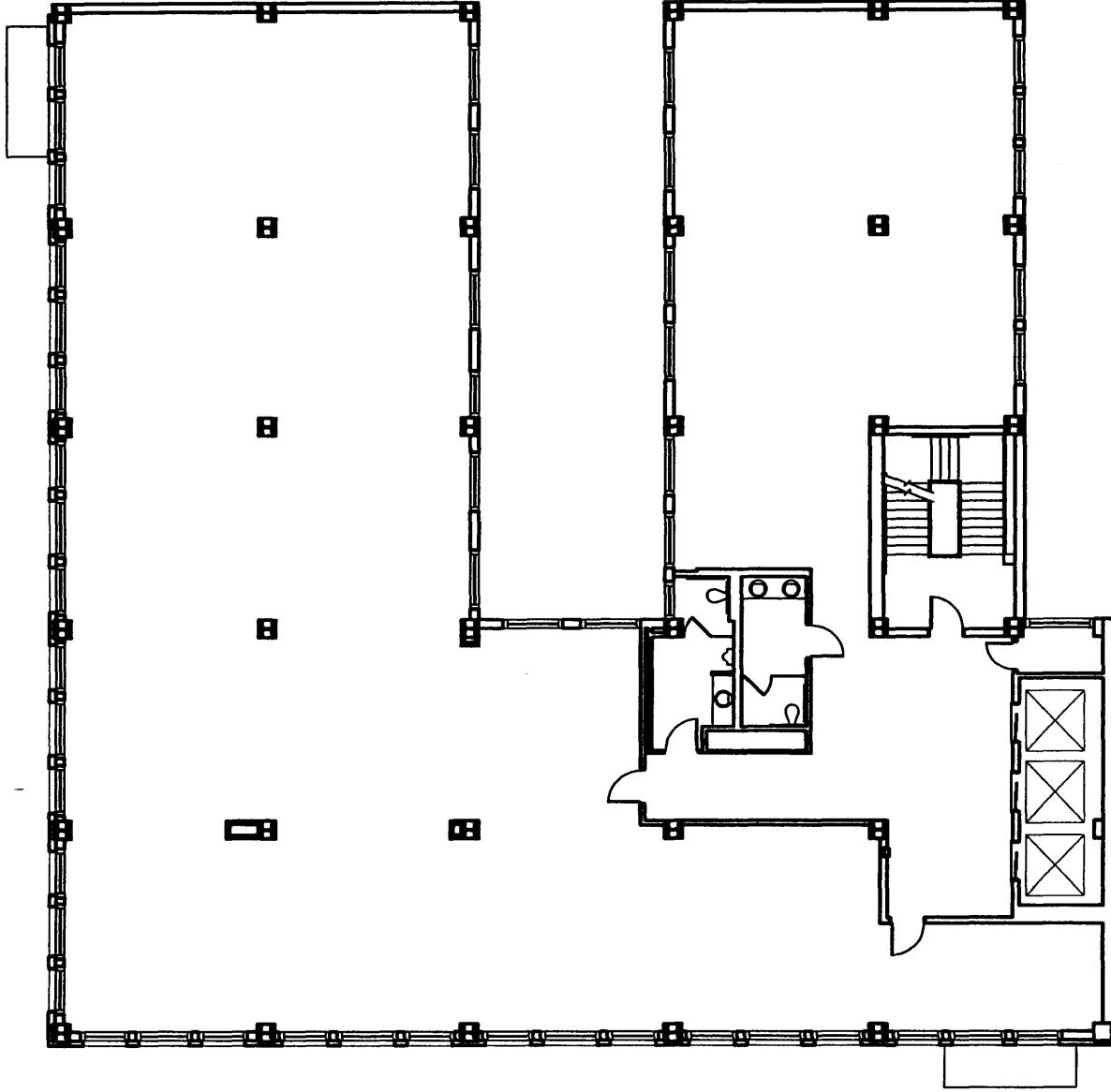
621 S.W. Morrison Suite 125

Portland, Oregon 97205

Phone: 503/228-7571

Fax: 503/273-8891

architecture, interiors & planning



620 building - 4th floor

as-built plan

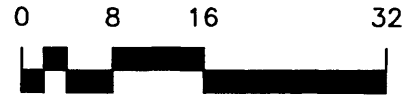
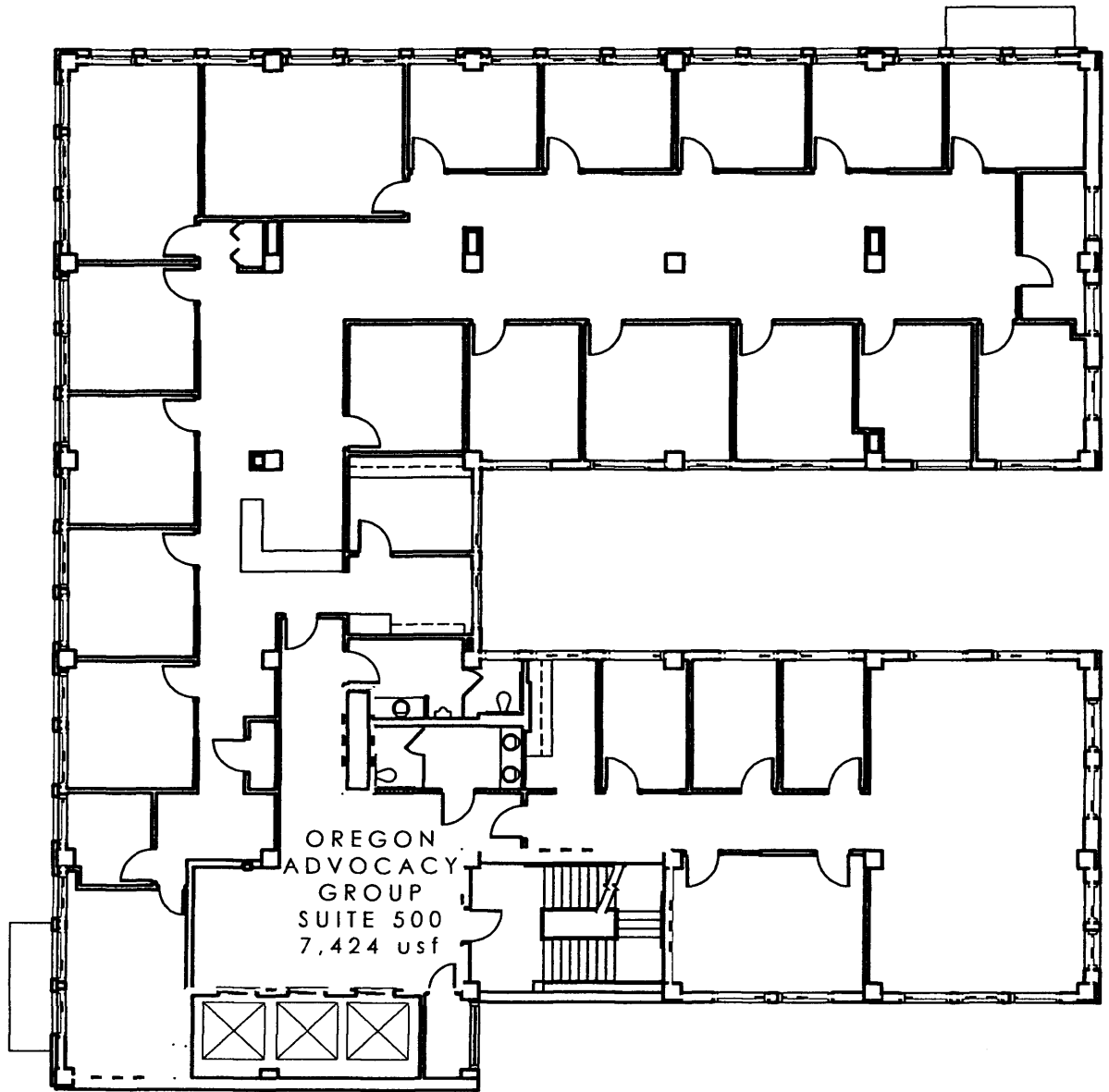
January 2007

scale: 1/16" = 1'-0"

waterleaf

621 S.W. Morrison Suite 125
Portland, Oregon 97205
Phone: 503/228-7571
Fax: 503/273-8891

architecture, interiors & planning



620 SW 5th Ave

5th Floor Plan

january 2007

scale: 1/16"=1'-0"

waterleaf

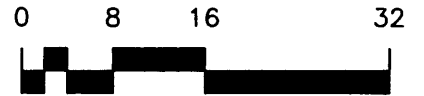
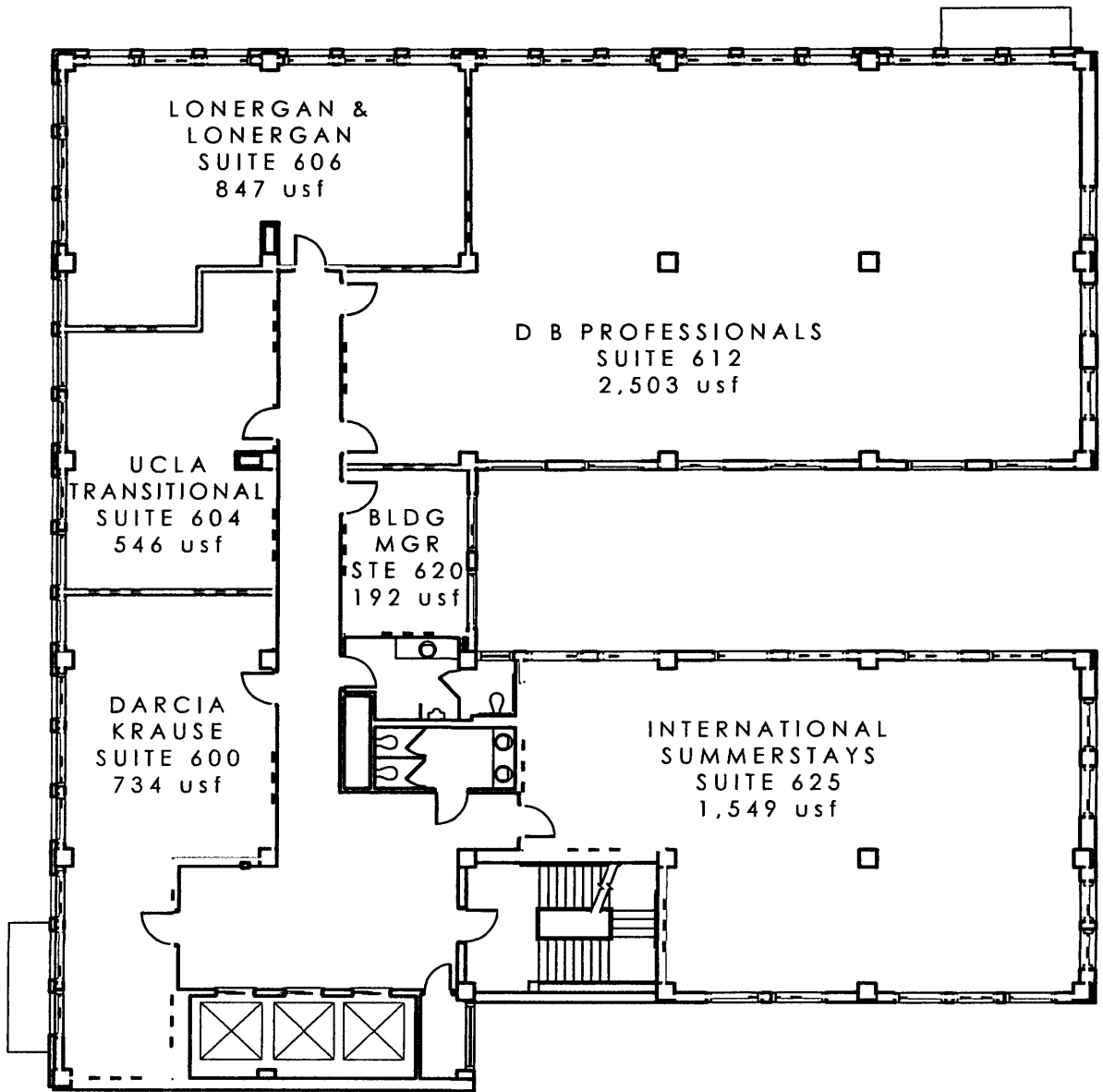
621 S.W. Morrison Suite 125

Portland, Oregon 97205

Phone: 503/228-7571

Fax: 503/273-8891

architecture, interiors & planning



620 SW 5th Ave

6th Floor Plan

january 2007

scale: 1/16"=1'-0"

waterleaf

621 S.W. Morrison Suite 125

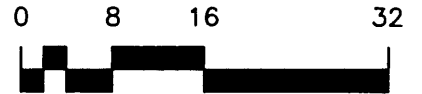
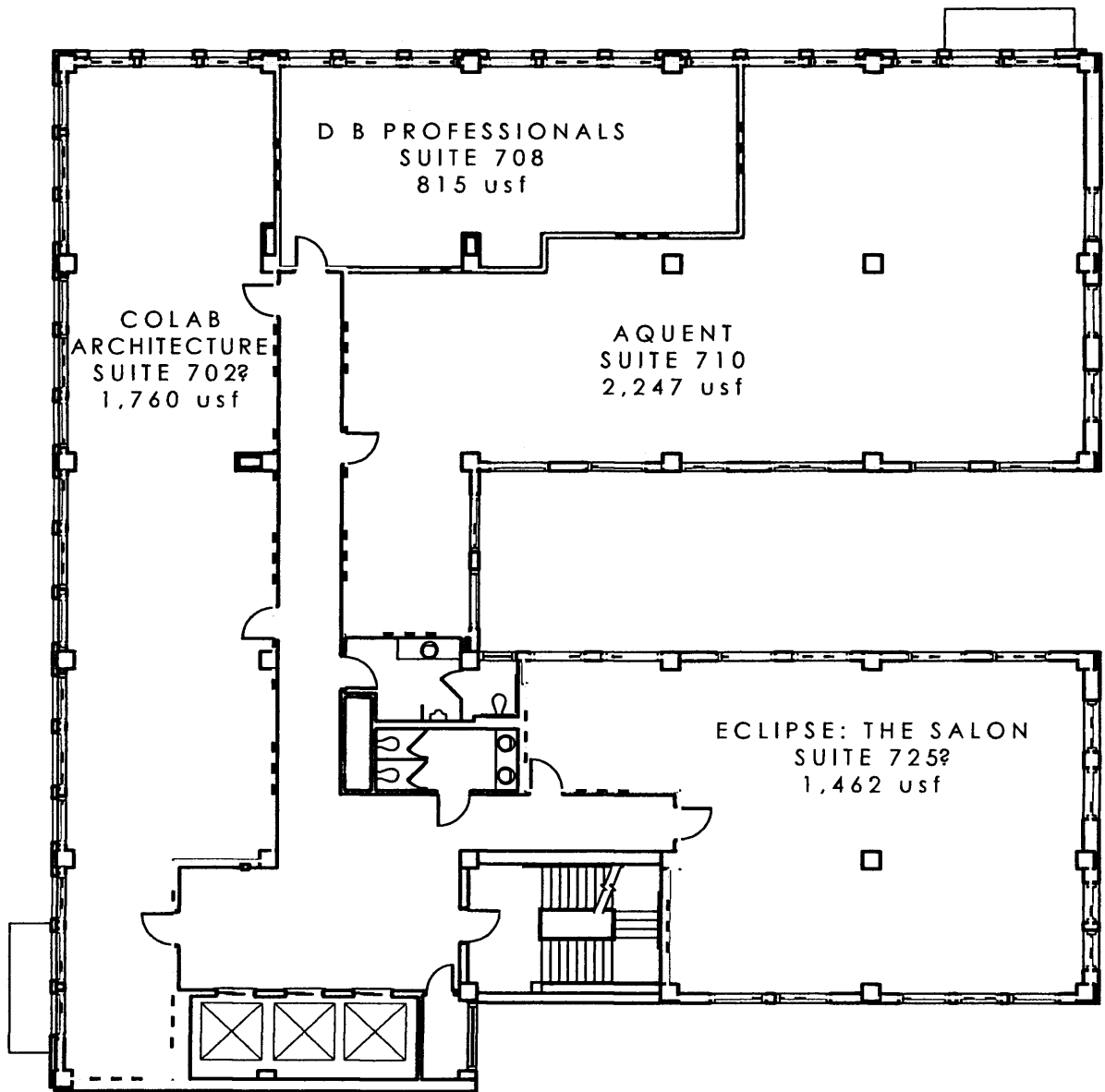
Portland, Oregon 97205

Phone: 503/228-7571

Fax: 503/273-8891



architecture, interiors & planning



620 SW 5th Ave

7th Floor Plan

january 2007

scale: 1/16"=1'-0"

waterleaf

621 S.W. Morrison Suite 125

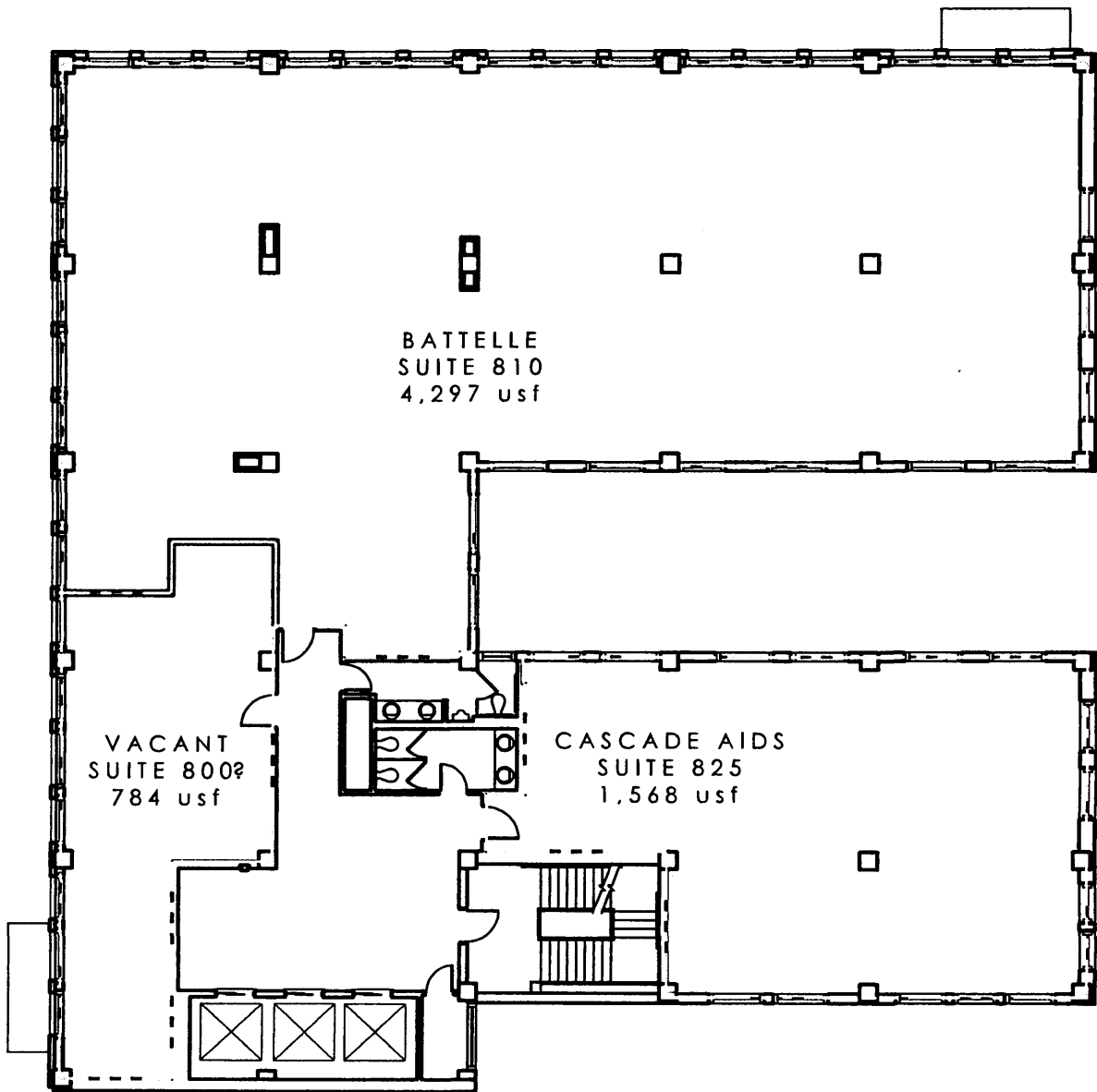
Portland, Oregon 97205

Phone: 503/228-7571

Fax: 503/273-8891



architecture, interiors & planning



620 SW 5th Ave

8th Floor Plan

january 2007

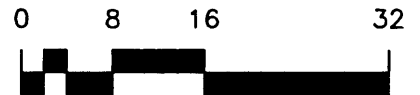
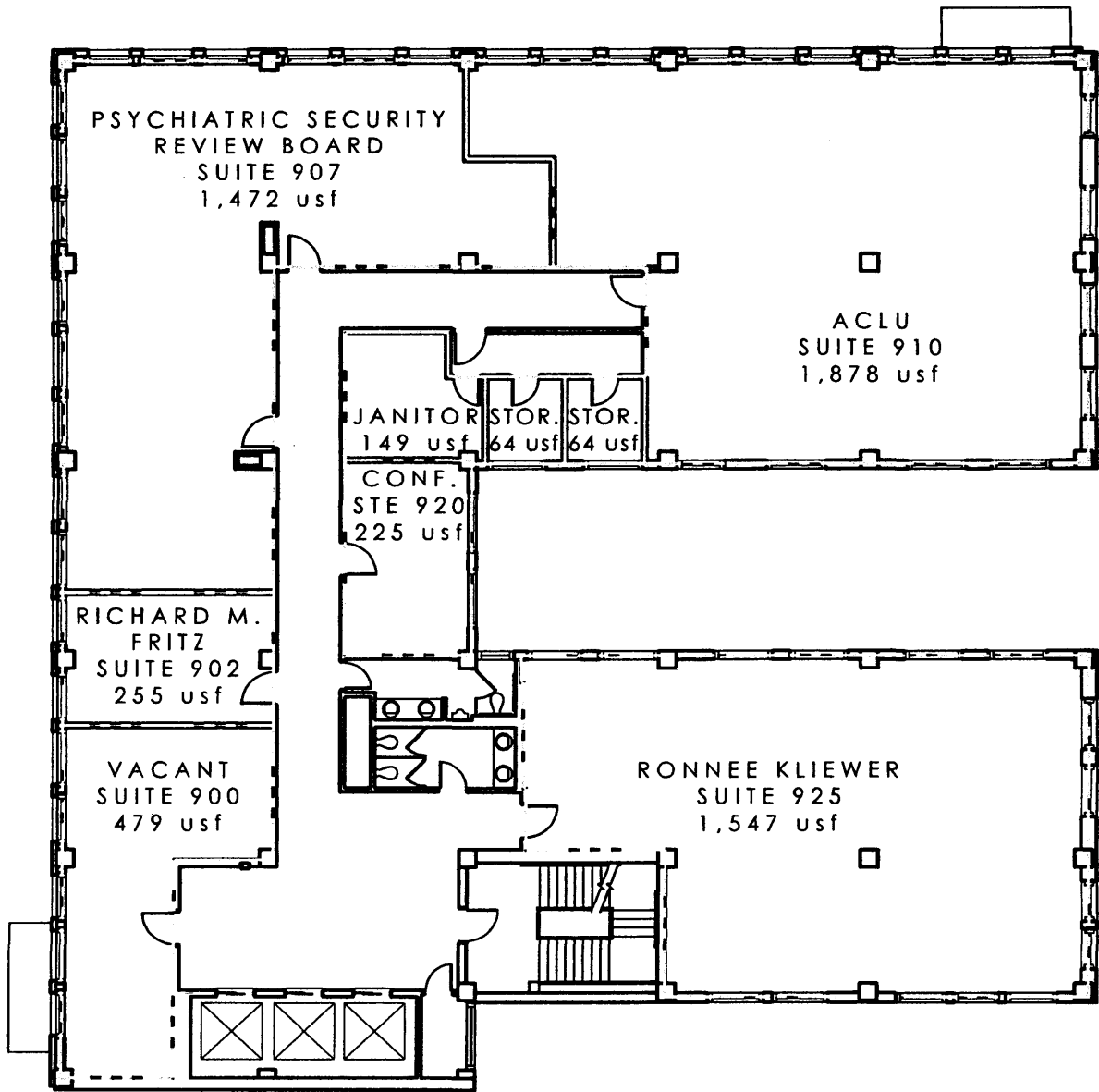
scale: 1/16"=1'-0"

waterleaf

621 S.W. Morrison Suite 125
Portland, Oregon 97205
Phone: 503/228-7571
Fax: 503/273-8891



architecture, interiors & planning



620 SW 5th Ave

9th Floor Plan

january 2007

scale: 1/16"=1'-0"

waterleaf

621 S.W. Morrison Suite 125

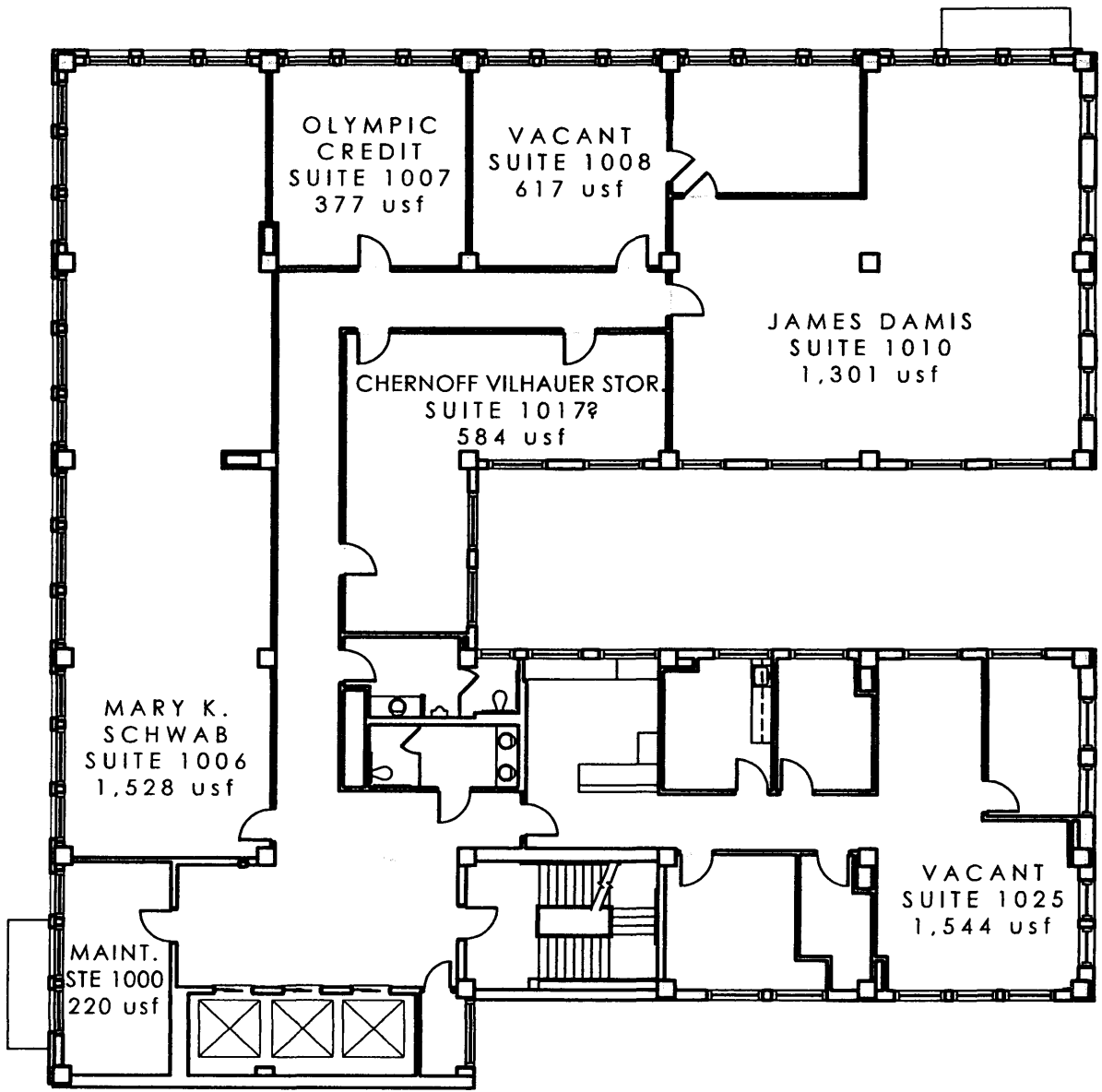
Portland, Oregon 97205

Phone: 503/228-7571

Fax: 503/273-8891



architecture, interiors & planning



620 SW 5th Ave

10th Floor Plan

january 2007

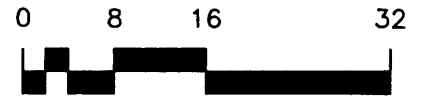
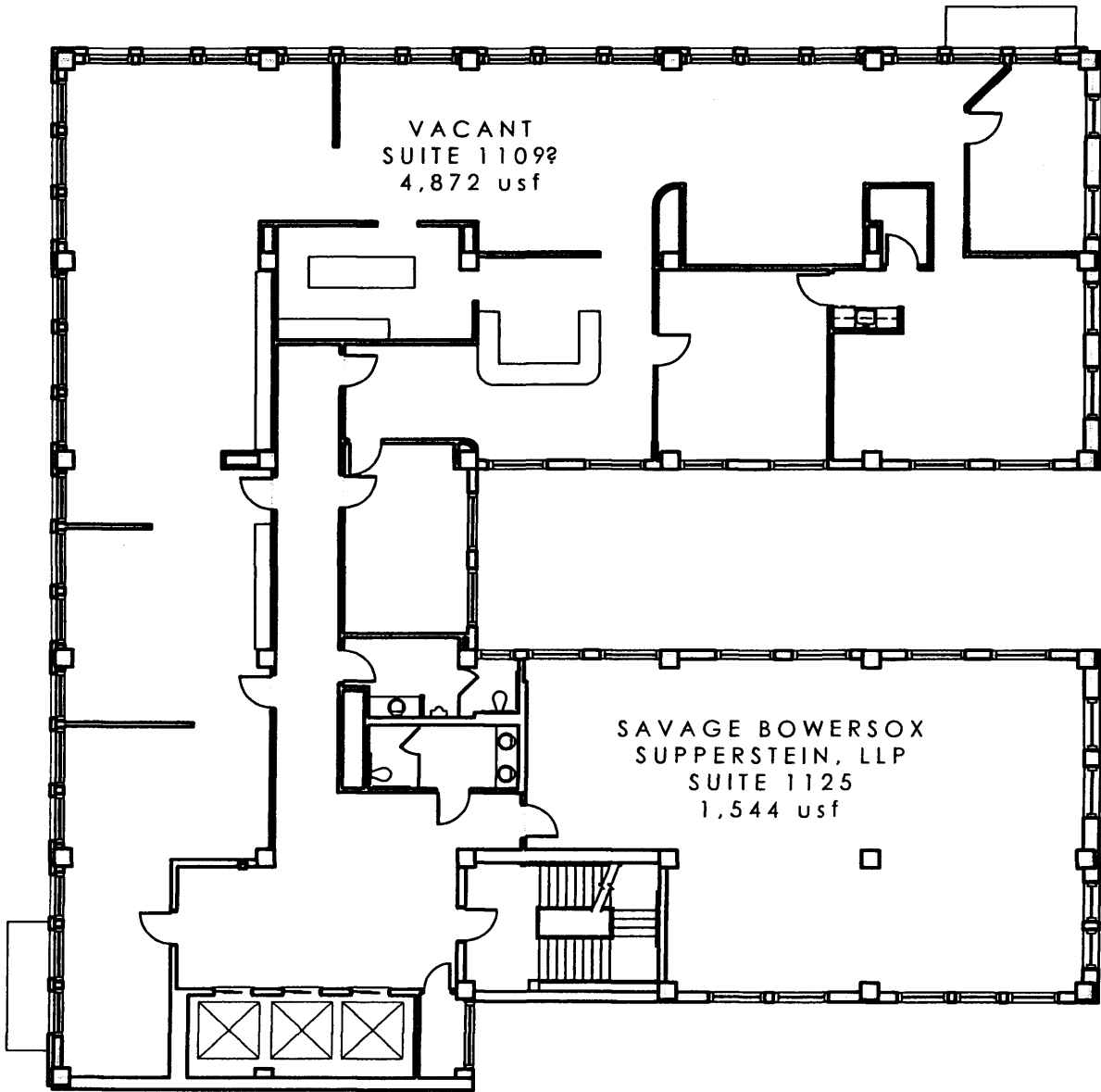
scale: 1/16"=1'-0"

waterleaf

621 S.W. Morrison Suite 125
 Portland, Oregon 97205
 Phone: 503/228-7571
 Fax: 503/273-8891



architecture, interiors & planning



620 SW 5th Ave

11th Floor Plan

january 2007

scale: 1/16"=1'-0"

waterleaf

621 S.W. Morrison Suite 125

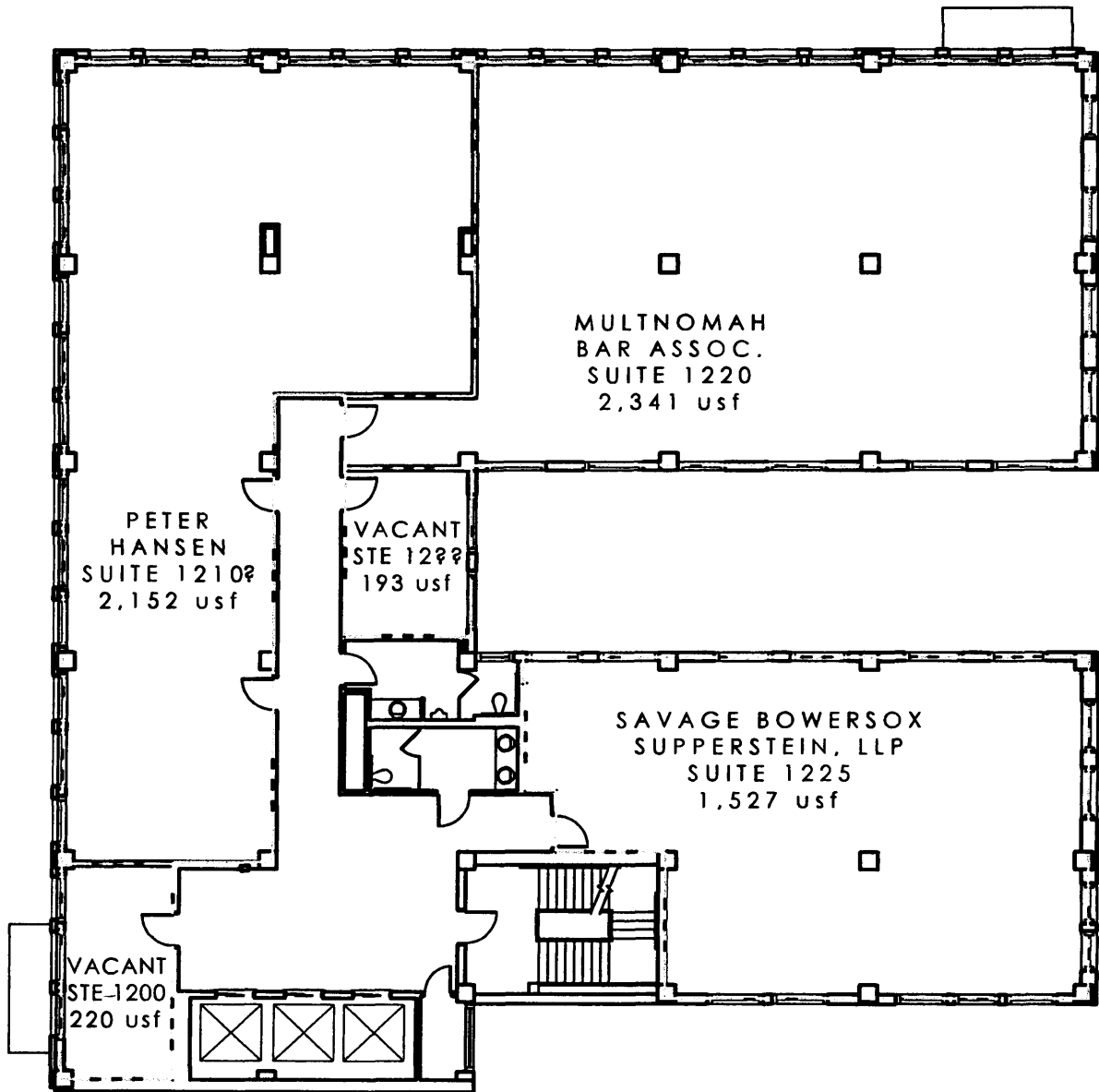
Portland, Oregon 97205

Phone: 503/228-7571

Fax: 503/273-8891



architecture, interiors & planning



620 SW 5th Ave

12th Floor Plan

january 2007

scale: 1/16"=1'-0"

waterleaf

621 S.W. Morrison Suite 125
Portland, Oregon 97205
Phone: 503/228-7571
Fax: 503/273-8891



architecture, interiors & planning