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United States Department of the Interior National Park Service

JAN 27 1989

National Register of Historic Places Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name Deere, John, Plow Company Building
other names/site number N/A

2. Location

street & number 215 S.E. Morrison
city, town Portland
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

Name of related multiple property listing: Historic and Architectural Resources of Eastside Portland

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: Oregon State Historic Preservation Office
Date: January 23, 1989

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

5. National Park Service Certification

I, hereby, certify that this property is:
[] entered in the National Register.
[] See continuation sheet.
[] determined eligible for the National Register. [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain):

Signature of the Keeper: [Handwritten Signature]
Date of Action: 3/8/89

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE; Warehouse

Current Functions (enter categories from instructions)

COMMERCE/TRADE; Warehouse

7. Description

Architectural Classification

(enter categories from instructions)

OTHER; Industrial

Materials (enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other Concrete

Glass

Describe present and historic physical appearance.

In the heart of the Central Eastside Industrial District, the John Deere Plow Co. building rises above most of the other structures in the area. The building encompasses two-thirds of a block. An entrance ramp to the Morrison Bridge runs along the southern side and obscures the street level view of the building. Railroad tracks are extant on the west side of the building and are used occasionally.

Rectangular in plan, this eight-story building sits on a concrete foundation with a full basement and is covered by a flat roof with a full parapet. A large, corbelled chimney extends from the northwest corner of the roof. The exterior surface consists of red brick laid in a common bond. Only three of the elevations have a finished appearance, whereas the east wall is rough and has no windows. Two cast concrete bands visually separate the three sections of the building; one between the first and second floors, and the other between the seventh and eighth. The window types vary in each of the divisions, but all are of wood sash.

The three elevations on the first level have different architectural components. The main entry is on the south side. It consists of wooden double doors with single glazed panes, and is flanked by single pane sidelights. A three-part transom window surmounts this opening. On either side of the main entry, raised brick pilasters, recessed every six rows, rise to a cast concrete cornice that caps the entrance, then continues as a belt course around the south and west elevations. Below the cornice, at the top of the columns, a round cast stone medallion, overlaid by a diamond, acts as a capital ornament. Three rows of vertically laid headers connect to the bottom of the medallion, forming a triglyph-like decoration. The large window opening to the right of the doorway has been bricked over, but the three bays to the left have only been covered with metal plates. Above these three window bays is a multi-paned transom. The wall above the ground floor consists of bays of double-hung sash windows grouped in threes.

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The western elevation is lined by four loading bays which are served by a railroad spur. Three of the openings have multi-paned transoms above. Between these loading docks are groups of three-over-three double-hung sash windows. Over the central door a large steel hoist projects from the wall. All of the loading bay doors have been replaced with new aluminum ones. The northern side has three ground level loading bays; all are surmounted by a sixteen-pane transom. Three sets of six-over-six double-hung sash windows with six-pane transoms flank the loading bays.

The second horizontal division lies between the second and seventh floors. Several raised brick columns run up the three elevations and create slightly recessed bays. On the north and south there are three bays. The west side is divided into eight. The window sets within the bays on the second floor consist of three, large one-over-one double-hung windows. From the third to the seventh, there are groups of three double-hung sash windows with three-over-three panes.

The last horizontal division consists solely of the eighth floor and the parapet, which is capped by cast concrete. The capped parapet is the only continuous cast concrete band that completely encircles the entire structure. The surface is flat and has double-hung sash windows with three-over-three panes, grouped in threes.

The only alteration of note occurred on the east elevation. A truck-weight loading dock extends across the southern half of this wall. In this wall, two loading bays, a standard door, and two windows were added in about 1986.

INTERIOR DESCRIPTION

The interior of the John Deere Plow Co. building is devoted primarily to warehousing space, although a portion of the second floor was designed as office space. The main entrance of the building - a handsome combination of oak, marble and ceramic tile - leads to the wide staircase that serves the second floor office.

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The top five floors were designed without any partitioning walls. Regularly spaced large concrete columns with wide capitals support the building internally. The third through fifth floor had plywood cubicles constructed in 1986; these are rented as private storage spaces and appear to have been built so as to not damage any original materials or structural members.

The second floor, as mentioned above, was the original office space. The office is centered around the main staircase. Black and green marble forms the baseboards, chair rail and frieze of the stair. The steps are white marble, and the landings are small black and white ceramic tiles. A low wall surrounds the stairs and separates the stair opening from the large interior lobby. The individual offices are located at the perimeter of the building and all open to the lobby. The partitioning walls between offices and between the office and the lobby are constructed of oak panels. The low wall around the steps is also clad with these same oak panels. Each panel is approximately four feet wide; the recessed portion of the panels are cut with a decorative, geometric edge. The panelled oak treatment is repeated around the concrete support columns; the panels form an octagonal "sleeve".

The bathrooms are located along the east wall and appear to be as constructed. Tongue-and-groove partitions separate the stalls. The vault is also located on the east wall. Newer offices have been constructed along the north half of the west wall of the building, and simulate the panelled treatment of the original office complex.

The first floor has received some minor alterations. Two smaller offices are entered off the first floor vestibule at the base of the stairs. The office in the southeast corner received new finishes in 1986. Work has been done on the office in the southwest corner, however, no work appears to be underway at this time.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture _____
 Commerce _____

Period of Significance

1911-1938 _____
 Same _____

Significant Dates

1911 _____

Cultural Affiliation

N/A _____

Significant Person

N/A _____

Architect/Builder

Unknown _____

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

The John Deere Company building, constructed in 1911, is locally significant under criterion A for its association with the John Deere Company, the oldest continually operating agricultural implement business in the United States. Secondly, it is significant under criterion C as a well-preserved example of an early warehouse in the heart of the study area's wholesale and warehouse district.

The John Deere Company was established by John Deere in 1838 in Grand Detour, Illinois, in Deere's blacksmith shop. At that time he developed the Moline plow which revolutionized cultivation practices in the prairies of the Midwest. The company grew rapidly and by the 1850s had established a plant and wagon works in Illinois; however, by the end of the decade, economic factors had intervened and the company found itself near bankruptcy. The financial acumen of Deere's son Charles and loans from friends saved the company from financial ruin. Under Charles's leadership the company grew throughout the remainder of the century. In the 1880s the it began to expand throughout the country to keep pace with the ever growing competition.

The John Deere Company's growth was attributed in part to its fine reputation for quality equipment and service, and also for its tradition of extending credit to its customers. Growth was also attributed to the company's policy of allowing relative autonomy to branch offices. In the 1890s the San Francisco branch of the company, at that time the only west coast operation, came into conflict with the parent company regarding the merchandizing of other lines of agricultural equipment. This conflict led to changes in company policy including more centralized control of the branch offices.

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The establishment of the Portland office reflected these changes by being under the direct supervision of the corporate office. The branch grew quickly from a part-time sales representative in the 1890s, to a major distribution point within a few years. In 1901 R.L. Darrow was appointed manager of the Portland office and by 1905 the company had established a warehouse and offices on the east bank of the river at approximately 1st and Yamhill. This coincided with Portland's growing importance as a distribution point for agricultural implements in the Northwest. Prior to this time, San Francisco served this function. The construction of the subject building in 1910 reflected the company's growth. The large size of the building was necessary for storage of a wide-range of bulky machinery and related equipment.

Between 1910 and 1920 John Deere made major advances in refining the newly developed tractor which set the stage for the company's dominance of this market. The Portland branch office, which occupied the subject building until 1961, has grown at a steady pace to the present time, supplying an ever-increasing international market.

The subject building is one of the few large warehouses in the industrial district which has retained a high degree of physical integrity. As such it represents an important part of the area's growth.

9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform and card files, Portland, 1980.
- . Ticor Title Company records, Portland, Oregon.
- . Broehl, Wayne. John Deere's Company: A History of Deere and Company and its Times. Moline: Moline Publishing Co., 1983.
- . The Oregonian. December 21, 1961, p.1
" " " " October 24, 1942, p.3

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre Portland, Washington-Oregon 1.62500

UTM References

A

1	0	5	2	6	3	7	5	5	0	4	0	2	7	5
Zone		Easting						Northing						

C

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

B

Zone		Easting						Northing						

D

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

See continuation sheet

Verbal Boundary Description

East Portland addition, Lot 1-6, Block 59

See continuation sheet

Boundary Justification

Taxlot lines

See continuation sheet

11. Form Prepared By

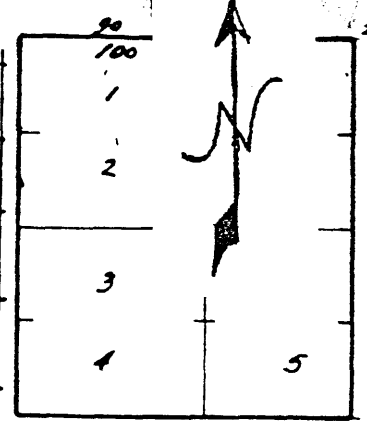
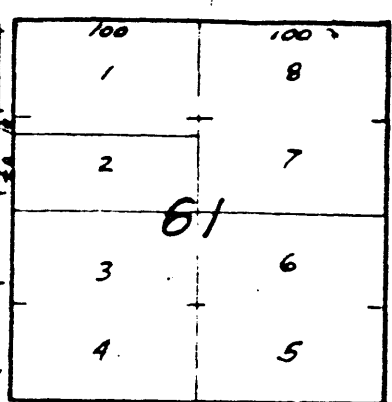
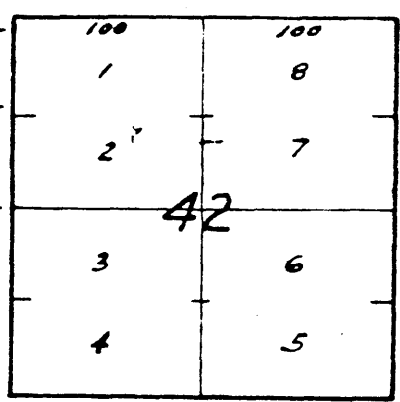
name/title K. Zisman, J. Koler, J. Morrison, B. Grimala, A. Yost

organization Hawthorne Blvd. Business Association date August 15, 1988

street & number 615 S.E. Alder telephone (503) 234-4801

city or town Portland state Oregon zip code 97214

STAR



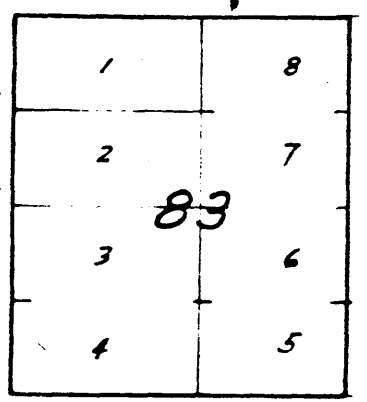
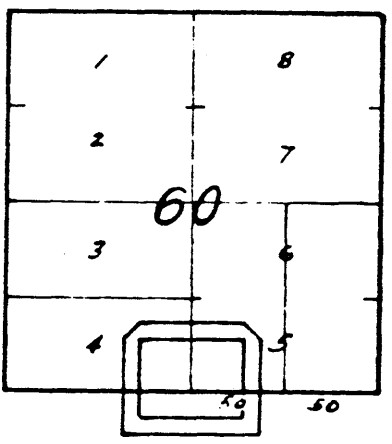
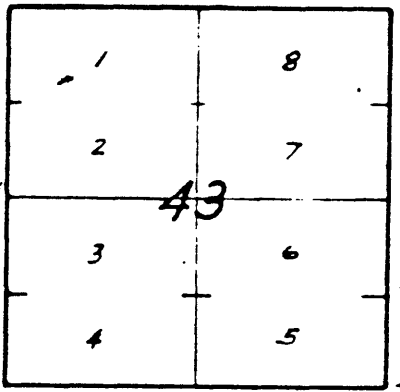
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S.E. Second Ave.

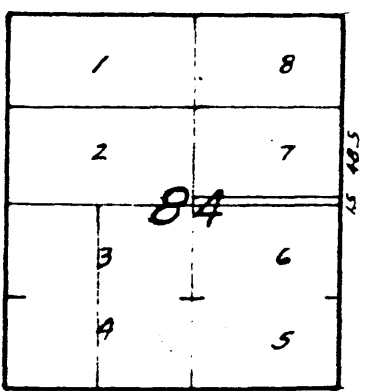
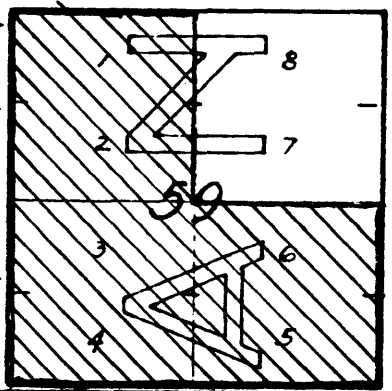
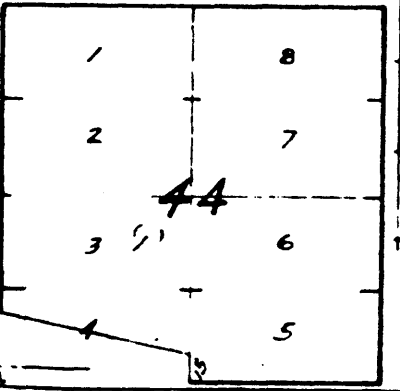
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E. WASHINGTON

N. 88° 12' 12" W.



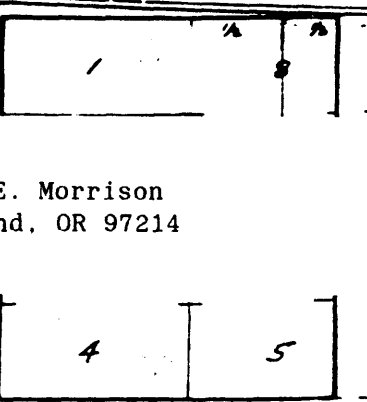
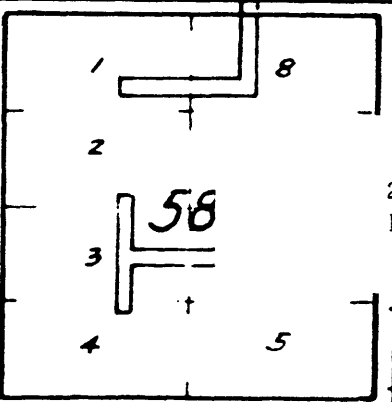
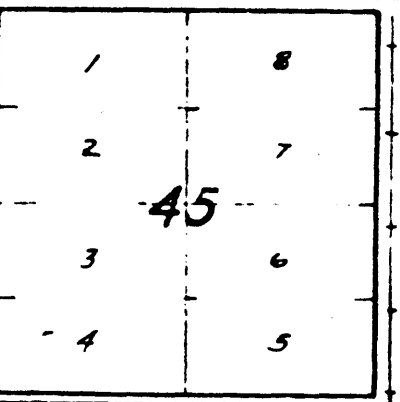
E. ALDER



E. MORRISON

N. 88° 12' 12" W.

VIADUCT



215 S.E. Morrison
Portland, OR 97214

BELMONT

VIADUCT

33 1/2 | 33 1/2 | 33 1/2 | 100

S.E. Salmon

33 1/2	33 1/2	33 1/2	17
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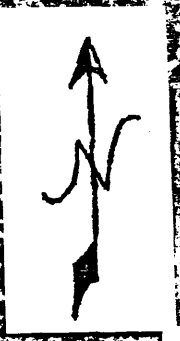
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AVE



S.E. Madison

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S.E. Madison

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			15
8	9	12	14
			13
33 1/2	33 1/2	33 1/2	100

S.E. Madison

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9	10	13	14
			13
33 1/2	33 1/2	33 1/2	100

SE 35 TH

S.E. Madison

33 1/2	33 1/2	33 1/2	20	
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6				18
5				17
4				16
Hatched area				15
9	10	13	14	14
				13
33 1/2	33 1/2	33 1/2	100	

SE 36 TH

Hawthorne

3525-41 S.E. Hawthorne

Portland, OR 97214