

United States Department of the Interior  
National Park Service

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JUN 13 1988

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 Arminius Hotel  
other names/site number Morrison Hotel

2. Location

street & number 1022-1038 SW Morrison Street N/A not for publication  
city, town Portland N/A vicinity  
state Oregon code OR county Multnomah code 051 zip code 97205

3. Classification

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

Name of related multiple property listing: N/A

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

4. State/Federal Agency Certification

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

Signature of certifying official *[Signature]* June 1, 1988  
Deputy State Historic Preservation Officer Date  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. *[Signature]* 7-14-88  
 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 Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic/hotel  
Commerce/Trade/specialty stores  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (enter categories from instructions)

Domestic/hotel  
Commerce/Trade/specialty stores  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification  
(enter categories from instructions)

20th Century Revivals/Italian Renaissance  
\_\_\_\_\_  
\_\_\_\_\_

Materials (enter categories from instructions)

foundation concrete  
walls brick (pressed brick)  
stone (rock-faced ashlar)  
roof asphalt (flat, built-up)  
other \_\_\_\_\_  
\_\_\_\_\_

Describe present and historic physical appearance.

0 1 2 3 4 5 6 7 8 9

See continuation sheet

## 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  
Ethnic Heritage

Period of Significance

1904-1926

Significant Dates

1904

Cultural Affiliation

European (German-speaking)

Significant Person

N/A

Architect/Builder

Otto Kleemann, architect

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

The three-story brick-faced building at 11th and Morrison in downtown Portland, Oregon today known as the Morrison Hotel was erected as the Hotel Arminius in 1904 by the General German Aid Society as an investment property and settlement facility for the benefit of German-speaking immigrants.

The building occupies a 50 x 100-foot lot and presents its major frontage on Morrison Street. The street facades having Commercial style organization are detailed in the Italian Renaissance vein. Ground story structural bays are trimmed with rock-faced ashlar; the upper stories are faced with pressed brick supplied by Gladding, McBean & Company of Lincoln, California. Distinctive features of the facade composition are rusticated quoins and strip pilasters and the grouping of window bays in tripartite arrangements crowned on the third story with cast stone pedimented lintels with scalloped tympanae which make a Palladian window effect of the topmost groupings. The full entablature is enriched by a running Greek key frieze, modillioned cornice, and a segmental-arched pediment marking the central entrance bay of the Morrison Street facade.

The building was designed by Otto Kleemann, a German-born and trained architect. Kleemann, who was long the staff architect of the Oregon Railway and Navigation Company, designed a number of buildings for German-speaking clients in western Oregon, including St. Mary's Roman Catholic Church and a portion of the Queen of Angels Priory in Mt. Angel.

The building is a designated City of Portland Landmark and was formally determined eligible for inclusion in the National Register by the Keeper in 1980 as a consequence of Section 106 compliance on the federally-assisted Light Rail Transit System project. Under the category of architecture, it meets Criterion C as a locally distinctive example of Italian Renaissance architecture employing fine brick facing material from a documented West Coast source and as a design of a German-speaking architect for German-speaking clients. It is significant also under Criterion A as the income-producing unit of German Aid Society properties. From the time of its founding in 1871, the General German Aid Society assisted immigrants settling in the Portland area and looked after their welfare generally by providing education, English language training in particular, and help in finding permanent employment or lodging. The Arminius clearly was the flagship of the Society's enterprise until the headquarters, a two-story building designed by Ernst Kroner was erected adjacent to the hotel on Eleventh Avenue in 1926.  See continuation sheet

**9. Major Bibliographical References**

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository:

Portland Bureau of Planning

**10. Geographical Data**

Acreeage of property less than one Portland, Oregon-Washington 1:24000

UTM References

A 

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

C 

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B 

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Zone Easting Northing

D 

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See continuation sheet

Verbal Boundary Description

The nominated property is located in the SE $\frac{1}{4}$  Section 33, Township 1N, Range 1E, Willamette Meridian, in Multnomah County, Oregon. It is legally described as Lot 8, Block 251 of the Portland Addition of the City of Portland.

See continuation sheet

Boundary Justification

The nominated property, measuring 50 x 100 feet, encompasses the entire parcel developed and occupied by the General German Aid Society of Portland, Oregon for its hotel from 1904 onward.

See continuation sheet

**11. Form Prepared By**

name/title Kimberly Lakin and Kimberly Demuth  
organization Northwest Heritage Property Associates date August 15, 1987  
street & number PO Box 1871 telephone (503) 227-6357  
city or town Portland state Oregon zip code 97207

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The Hotel Arminius (Morrison Hotel), situated on the southeast corner of SW Eleventh and SW Morrison streets is a rectangular, three story masonry building with a flat roof. The hotel, constructed in 1904, is one of the only two buildings extant, in Portland, designed by the architect Otto Kleemann. The north and west facades of the building are the major facades, embellished by a deep entablature, arched window openings, decorative brick quoins, and rock-faced ashlar. The building, measuring 50x 100 feet, replaced a wooden structure on the lot, previously known as Turn Halle Schoolhouse and meeting place. At the time of its construction, the hotel was considered a vast improvement over the wooden structure previously on the site. There was to be hot and cold water in every room and an air-heating and electric fan ventilating system throughout; the first of its kind in the city. The hotel is a good example of the Commercial Style with classical details.

According to original building specifications, the brick to be used on both the north and west facades was Gladding, McBean & Company's standard buff pressed brick uniform shade No. 60. The brick pattern throughout the building was to be laid in a scotch bond, which was to have added greatly to the strength of the building.<sup>1</sup>

SITE

The building faces north at the intersection of SW Eleventh Avenue and Morrison Street. The primary facade faces the Light Rail Transit along Morrison Street. The west facade faces the Light Rail Transit terminus on SW Eleventh Avenue. A brick sidewalk separates the building from the street. Cast iron street lights and maple street trees are located along the north and west sides of the building. Two wooden and cast iron benches are located in front of the building, on the Morrison Street side.

NORTH FACADE

The primary facade faces north and is divided into 5 bays. A deep entablature caps the building on the north and west facades, which is comprised of classical elements such as scrolled cast stone brackets and a frieze of burnt brick fretwork. The cornice in the central bay is topped by a cast stone carved pediment and antefix. Directly below the cornice within the frieze panel are the cast stone letters "A.D.U.G." (translated Allgemeime Deutsche Unterstuetungs Gesellschaft; or General German Aid Society). The paired one-over-one third story wood windows in the central bay are topped by an arched cast stone label supported by scrolled consoles. Below the label is a panel containing a medallion bearing the date "1904."

The four bays flanking either side of the central bay on the third story contain windows decorated with a Palladian motif. Each bay contains three, one-over-one wood sash windows. Windows are topped by a cast stone Palladian label which is supported by scrolled consoles. A lunette over the central window contains an elaborate shell motif. The two windows flanking the center window have segmental arched sashes and are set into segmental arched brick openings. The third floor is divided from the second by spandrel panels below each window. The panels contain decorative brick lozenge patterns. The second story windows are unadorned one-over-one wood sash windows with cast stone sills. All features on the upper two stories are unaltered and are in excellent condition.

The ground floor consists of five bays divided by piers of rock-faced ashlar. A rock-faced ashlar belt course divides the ground floor from the upper floors. The central

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bay contains the entrance to the second floor. The two bays (four in total) flanking the central entrance contain commercial storefronts.

The ground floor was altered in 1929 by the removal of the original storefronts, which were replaced by four newer storefronts, and a set of wooden double doors in the central entrance. A hooded awning of green canvas conceals the original beveled glass fan light over this central entrance. This window was probably designed by the Povey Brothers of Portland, Oregon, as a copy of their advertisement appears in the specifications for the building. The wooden storefront located at the corner of 11th and Morrison Streets has a recessed central entry flanked by single fixed windows. Transom windows are covered by a green canvas awning. The recessed entrance contains a glass door with a wood frame, and a tile threshold. The bulkheads are made up of black and yellow ceramic tile. The next storefront to the east has a central recessed entry, exposed transom windows which appear to have been altered, and a brick threshold. Two wooden, double doors open into the storefront. Bulkheads are yellow and black tile.

The third storefront, just east of the central entrance bay, is flush with the sidewalk, and has been filled in with stucco at the base. Four (altered) transom windows are exposed, below which is a band of T-1-11 siding. The entry is through a metal and glass swing door. The storefront on the northeast corner has a slightly recessed off-center entry with single pane windows and four (altered) transom windows. The base of the storefront is stucco and the entrance is a wooden door with a transom.

According to the historical photographs and the specifications of the building, the original storefronts contained wood and cast iron details. Thus, the remaining original features of the first floor are the rock-faced ashlar piers. The two piers on the east end of the north facade have been concealed by concrete piers.

The building has a concrete foundation.

WEST FACADE

The west side of the Morrison Hotel is the second major street elevation which faces Eleventh Avenue. Directly across Eleventh Avenue is the Light Rail Transit terminus. The west facade is divided into three bays of one, two and three, one-over-one wood sash windows each. The classical entablature on the north facade is continued on the west facade.

The two bays (north and center) of third-story windows are topped by cast stone label moldings and consoles, and have segmental arched brick openings and wood sash. The three windows in the southernmost bay are decorated identical to the third floor window bays on the north facade. Brick pilasters separate each of the three bays on the two upper floors. Lozenge patterns of burnt brick are located in the spandrel panels between the first and second story windows. The exterior of the upper two stories on the west facade are unaltered in appearance, and are in excellent condition.

The ground floor of the west facade is defined by a belt course and four piers of rock-faced ashlar, and is largely intact. An awning covers the transom windows of the northwest bay, which has a large storefront window below, and black and yellow

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ceramic tile bulkheads. The center bay on the first floor is filled in with brick, as per the original sketch. The third bay is brick pierced with two small, deep-set single pane windows and a door opening on the southernmost corner. The placement of the windows and door appear to be original according to the original sketch of the building. A decorative wrought-iron fire escape, painted buff to match the window trim, is situated on the west facade.

SOUTH FACADE

The south facade (rear) faces onto an alleyway. This facade is comprised of a dark red brick which has been painted black at the base and bears the remains of painted signage on the upper stories. Six evenly spaced brick window openings are located on each of the two upper stories. The windows are one-over-one, double-hung wood sash. Two of the first story openings and three arched, brick door openings have been filled in with stucco. A central door opening, partially filled in, is still in use. An iron staircase leads to a door on the second floor.

EAST FACADE

The east facade of the building is brick painted brown and silver. The roof line on this facade is topped by a plain metal cap. There are no door or window openings on this facade. The one-story stucco building directly east of the Morrison Hotel shares a party wall with the hotel.

INTERIOR

The interior of the second and third floors have been considerably altered over the years. Originally designed as hotel or boarding rooms, the only remaining evidence is the central corridor floor plan which still exists. All details such as woodwork, light fixtures, etc., were removed several years ago when plans for renovation were initiated. Although the hotel was to be fully "modern," equipped with innovative heating facilities, etc., it is obvious the hotel was not designed as a luxury hotel, but rather as functional and practical accommodations. The central staircase leading to the second floor is wide and unadorned except for dark brown Lincrusta Walton wainscoting.

The ground floor stores have been renovated numerous times and retain no historically significant elements.

<sup>1</sup>Original specifications for the Hotel Arminius designed by Otto Kleemann, 1904. Courtesy of the General German Aid Society.

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The Hotel Arminius (Morrison Hotel), located at 714 SW 11th Avenue, and constructed in 1904, is significant as one of two extant buildings, within Portland, designed by noted Portland architect Otto Kleemann. It, therefore, meets Criterion C as an example of the work of a noted Portland architect. The building is in excellent condition, and is a fine example of the Commercial Style with classical details. The building also meets Criterion A for its continued ownership under the General German Aid Society, a social institution, established in 1871 to assist German immigrants. The Society was established by several notable Portland citizens including Frank Dekum, and Henry Weinhard. The Hotel Arminius is ranked II in the Portland Inventory, and was designated a Portland landmark in 1985. In 1980, the Keeper of the National Register of Historic Places determined the building eligible for the National Register under federal review requirements for the Light Rail Transit System.

GENERAL GERMAN AID SOCIETY

A large migration of German immigrants to the United States occurred in the last half of the 19th Century. Many German immigrants to Portland settled in the southeast section of the city. This large migration inspired the Portland German community to found a society which would provide financial and social comfort for their people. The organization was officially formed on February 7, 1871, and was designated the General German Aid Society. The first elected president was Henry Saxer. Original founding members were Frank Dekum, Charles Schumacher, Henry Weinhard, Charles Burkhardt, Henry Everding, C. A. Landerberger, C.H. Meussdorffer, and J. A. Fischer.<sup>2</sup> At least two of these men were to become well-known Portland businessmen. Henry Weinhard, German-born, emigrated to the United States in 1852 and settled in Portland in 1863. He soon thereafter established a successful beer production business which is still in operation today. He was also quite an active participant in the development of the city, and was one of six members when the hotel was constructed.<sup>3</sup>

Frank Dekum, also German-born, came to the United States in 1837, arriving in Portland in 1852. He developed a reputation as a successful businessman with dealings in both the trade and banking businesses, and was responsible for the construction of several early commercial buildings in Portland. Mr. Dekum served as president of the German Song Bird Society and the General German Aid Society for many years.<sup>4</sup>

One of the original projects of the General German Aid Society was to establish a school which would offer English instruction to immigrants, and German to children. The school building located at 11th Avenue and Morrison was taken over for this purpose. As fewer and fewer people participated in the program, the Society shifted its goals to other projects. In 1904, the school building was demolished and the Hotel Arminius was constructed in its place.

The Society also made plans for the construction of a Home for the Aged. This home, known as Altenheim, was largely the result of a donation of land by Mrs. Louise Weinhard.

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Altenheim was constructed in Southeast Portland in 1911, and has operated continuously since then.<sup>5</sup>

When the Hotel Arminius was built in 1904, six of the original founding members of the General German Aid Society were living. The Society believed an income producing property was necessary in order to further their humanitarian goals. Portland architect Otto Kleemann was hired to design the hotel building. Kleemann was directed to build a "first-class rooming house with all modern improvements." The ground floor was to have four stores fronting Morrison Street with the upper two floors being designed for rooming house purposes.

The hotel was originally named the Hotel Arminius (Herman), after a Teutonic tribal chief who was responsible for defeating the Roman army in Germany in the year 9 A.D.<sup>6</sup> The cast stone letters A. D. U. G. in the central portion of the frieze on the north facade stand for Allgemeiner Deutsche Unterstuetungs Gesellschaft (General German Aid Society).

The General German Aid Society, which began in 1871 with eight members, celebrated its 100th anniversary in 1971, and with more than 300 members continues to operate as an active social and charitable organization. The society, dedicated to preserving the German cultural heritage, offers scholarships to students interested in pursuing German studies and sponsors classes in the German language at Portland State University. The Society's office is located next to the Hotel Arminius at 714 SW 11th Avenue, in Portland.

OTTO KLEEMANN

Architect Otto Kleemann was born in Astrow, Germany in 1855, where he grew up and was trained in his profession at a local college. At the age of 16, Kleemann came to the United States, landing in San Francisco. He was employed by several different architects and remained in San Francisco for nine years. In 1877 he married Anna Louise Gehlick by whom he had three children.

In 1880, Kleemann came to Portland and worked as a draftsman for the architectural firm of Clark and Upton. He later worked for architect Justus Krumbein and then for the Oregon Railway and Navigation Company. Employed as staff architect for the company, he designed shop buildings which were located in the Albina area of Portland. Kleemann began his own business in 1882, but continued to work as architect for the Oregon Railway and Navigation Company.

He developed a reputation for his designs for Catholic churches including the monastery and school located at Mt. Angel, Oregon. The only extant church designed by Kleemann within Portland is St. Patrick's Catholic Church (1891), located at 1639 NW 19th Avenue, which was nominated to the National Register in 1974. He designed numerous other buildings in Portland including the Old Oregonian Building (now demolished). With a career in Portland lasting 56 years, it is unfortunate that only two of Kleemann's buildings are extant in Portland; the Hotel Arminius and St. Patrick's Catholic Church.

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Mr. Kleemann was active in various social and fraternal organizations. He served as the grand adjutant of the Indian War Veterans of the North Pacific Coast; was president of the Consolidation of German Speaking Societies; was founder of the Lang Syne Society; conductor of the local Haydn musical society; the General German Aid Society; a regent of Multnomah Council Royal Arcanum; a life member of the American Association of Engineers; and was a member of the Masonic Order. He was a member of the San Francisco Chapter of the A.I.A. from 1874 until his death in 1936. In 1913, Kleemann became senior architect for the Interstate Commerce Commission District #5. He became a licensed architect in 1919 under the "grandfather" clause and retired from practice in 1930 at the age of 80.<sup>7</sup>

Kleemann's buildings were consistently designed with attention to detail and a keen understanding of structural engineering as is evidenced upon reading his specifications for the Hotel Arminius. His specifications, written by himself, are very detailed in their instruction, and include various sketches to illustrate certain mechanical details.

The General German Aid Society plans to convert the upper floors of the hotel into office space and retain the ground floor as retail space. The exterior of the building will remain unchanged except for general maintenance and cleaning. The central doorway will be rehabilitated to be more in keeping with the original and the fan light beveled art glass shall be exposed. The Society looks favorably upon a complete restoration of the ground floor north facade, although no definite plans have been made to date.

<sup>2</sup>"General German Aid Society, Portland, Oregon 1871-1917," pamphlet. Oregon Historical Society.

<sup>3</sup>Gaston, Joseph, Portland its History and Builders, Vol. III, Portland, Oregon, S. J. Clarke Publishing Co., 1911.

<sup>4</sup>Ibid.

<sup>5</sup>"General German Aid Society, Portland, Oregon 1871-1971," pamphlet.

<sup>6</sup>Interview with Karl Rogowski, member General German Aid Society, August 8, 1987.

<sup>7</sup>Gaston, Joseph, Portland, its History and Builders, Vol. III; Oregonian obituary, March 1, 1936, p. 13; Oregon Historical Society vertical files, Architect K-L; Oregon State Board of Examiners.

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"General German Aid Society Portland, Oregon 1871-1971," pamphlet, Oregon  
Historical Society.

Interview with Karl Rogowski, member, General German Aid Society, August 8, 1987.

Oregon Historical Society. Photo File, Buildings, Hotel.

Oregon Historical Society, vertical file, architects.

Oregonian, "Handsome Brick Building Now Being Erected By General German Aid Society,"  
1904.

Oregonian, "Otto Kleemann, Architect, Dies," March 1, 1936, p. 13.

Oregonian, "German Society Seeks Landmark Recognition for 1904 Morrison Hotel,"  
September 20, 1985.

Oregonian, "Landmark Label Urged for Old Morrison Hotel," October 10, 1985.

Oregon State Board of Examiners, telephone conversation with Eleanor Gundran,  
August 8, 1987.

