

PH0503061

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED AUG 24 1977

DATE ENTERED OCT 20 1977

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

**
Forbes & Breeden Building

AND/OR COMMON

Sherlock Building

LOCATION

STREET & NUMBER

309 S. W. 3rd Avenue

NOT FOR PUBLICATION

CITY, TOWN

Portland

CONGRESSIONAL DISTRICT

VICINITY OF

3rd

STATE

Oregon 97204

CODE

41

COUNTY

Multnomah

CODE

051

CLASSIFICATION

CATEGORY

DISTRICT

BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER:

OWNER OF PROPERTY

NAME

Schnitzer Investment Corp.

STREET & NUMBER

3300 N. W. Yeon Avenue

CITY, TOWN

Portland

VICINITY OF

STATE

Oregon 97210

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Multnomah County Courthouse

STREET & NUMBER

1021 S. W. 4th Avenue

CITY, TOWN

Portland

STATE

Oregon 97204

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Statewide Inventory of Historic Sites & Buildings

DATE

1975

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

State Parks & Recreation Branch, 525 Trade Street, S. E.

CITY, TOWN

Salem

STATE

Oregon 97310

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The six story Sherlock Building, built in 1893-94, occupies a quarter block corner site (100' x 100') close to the Skidmore/Old Town Historic District.

The origins of the Sherlock Building are deeply enmeshed in (and obscured by) the events surrounding the 1893 Panic, the worst of several in Portland's early history, (four banks closed permanently, and historians estimate that half the City's real property changed hands.)

The Sherlock Building property had been owned, either all or in part, by pioneer William Sherlock or his heirs during the years 1869 to 1944. Sherlock emigrated from Ireland with his family in the 1840s and settled in Illinois. In 1850 when Sherlock was 32 years old he crossed the plains to Portland and claimed a homestead on Swan Island where he raised cattle. After proving his claim he moved to the city and established a livery business. The business prospered and Sherlock expanded his commercial activities into related fields, and real estate development. His most well known project was Sherlock's Addition, a 38 block tract of industrial and residential property in the Guild's Lake area. This was a highly successful venture, and Sherlock became, as Gaston noted, "financially independent."

But it was not William Sherlock who built the building that bears his name, as is commonly believed. Rather, it was developed by the Northwest Loan & Trust Co. for the Forbes & Breeden Co., alleged to be the largest retail furniture business west of the Mississippi. However, due to the Panic, Forbes & Breeden never occupied the building, nor did the NL&T Co. complete the construction.

Pending construction was announced in February 1893. By the end of June, 1893, the Oregon¹⁸⁹⁰ noted that, "...Forbes & Breeden's new building at 3rd and Oak, is going up rapidly and will soon be ready for occupancy." On July 27, 1893, the NL&T Co. closed its doors forever, and less than two weeks later, it was announced that construction had been stopped. (The building must have been nearly complete as the name, "FORBES & BREEDEN BUILDING", is still legible in the cornice fascia over the main entry on 3rd Avenue.)

From this point on the written record is obscure, probably due to the relationship between Oregonian editor Harvey Scott and George B. Markle, Jr., President of NL&T Co. Scott was a close business and personal friend of Markle, and often praised him in his paper. When Markle was indicted for misuse of public funds following the bank closure, Scott, who arranged Markle's bail, never printed a word about the case.

(see continuation sheets)

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Sometime between August 1893 and June of 1894, William Sherlock acquired the building, completed construction and changed the name to Sherlock Building. (See Appendix A)

Whether alterations were made in the design of storefronts or to the upper floor layouts is not known. However, it is fair to surmise that some changes were made as Forbes & Breeden would very likely have occupied the entire ground floor, except for the entry area, and one or more upper floors. (At the time of construction Forbes & Breeden occupied all four floors of the Van Rensselaer Building at the northeast corner of 1st and Yamhill with a gross floor area of 12,500 sq. ft. The ground floor of the Sherlock Building had a gross floor area of 8,800 sq. ft. - not including entries, stairs, elevators and light well. Upper floors had a gross area of 9,200 sq. ft.)

In 1894 the ground floor plan was essentially as it is today - a central 20' wide entrance bay (facing east) with stairway, elevator, and lobby extending to the center of the building. Storefronts flanked both sides of the entry bay. A service entry, loading area, and freight elevator are located in the westernmost bay on the north side (Oak Street). Centered along the west wall is a 5' deep x 64' long light well extending from the ground floor to the roof.

Upper floors have a central service core with a half-turn stairway around the elevator, men's and women's rest rooms, janitor's closet, and a utility shaft. A perimeter corridor around the service corridor serves adjacent office space. The corridor has extensions to the east fire escape and to the freight elevator. Most original partitions and materials are intact except on the sixth floor where all corridor and partition walls have been removed to accommodate a light manufacturing tenant.

Through the years, tenants have included retail and service business's on the ground floor, and a variety of office and light manufacturing on upper floors. At present, the ground floor is occupied by a blueprint shop, restaurant, & barber shop. The two northerly storefront bays are vacant.

STRUCTURE

The Sherlock Building is of mill construction with structural bays 20' square. The south wall is solid brick from basement to roof. Except for windows in the light well, the west wall is similar. North and east walls are supported by brick piers, 4' wide by 2' deep, (4'-6" wide ell shaped at corners) with wood spandrel

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beams at the second through fifth floors, and brick arches at the sixth floor. Brick piers rest on stepped concrete footings, 8' by 4' at the basement floor line. Pier footings extend three feet above the concrete basement floor. Brick basement walls between the piers are non-bearing except for first floor loads.

The first floor structure consists of wood posts, 15" square, steel post caps, 15" by 16" wood girders running east/west, and 5" by 14" wood beams at 4'-8" on center which support the structural floor of 2 x 10 wood planks. Floor framing on the upper floors is the same except that posts and girders are 13" wide. The flat roof is also framed in wood. All structural woodwork is Douglas Fir. The first floor measures 8'-4" from the basement floor and the second floor is 15'-9" above the first. Typical floor to floor dimension of upper floors is 13'-5".

EXTERIOR

The basic organization of the two street facades is identical, and expresses the five 20' square structural bays.

The brick piers, while structurally continuous, are visually interrupted at the second floor line by a stucco frieze and sheet metal cornice. Piers set on rock-face basalt bases. The same stone is used in a course at the transom line and for the first story capitals.

In earlier years the plain frieze was often the location of sign panels identifying the store fronts below. The metal cornice face is paneled with a pressed wave scroll pattern, continuous except over the main entry bay where the building sign was affixed.

The recessed main entry originally occupied the full width of the central bay on the east facade. Up two steps from the sidewalk is the entry floor with a ceramic tile surface centered on the entry doors, and glass block skylights set in cement at each side. Original one inch square tiles are intact, and are laid with an outer black border, an inner border of green and white tiles in a fret pattern, another narrow black border, and a white tile field.

The glass entrance wall, framed in naturally finished oak consists of a pair of doors, flanking sidelights, and transoms. The transom over the central doors has the original street number, "83-1/2", etched in the glass. Glass doors have plain oak frames with an ovolo molding at the glass sill with egg & tongue enrichment. Other oak trim is also classically detailed - fluted pilasters, a cornice at the transom with fluted molding, molded head trim and a coffered ceiling.

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None of the original storefronts is completely intact, though some original elements still remain on the north facade. A photo taken in ca. 1905 indicates a store on each side of the main entry ("Salem Woolen Mill Store - Clothiers" on the south, and "J. M. Moyer Clothiers" on the north). Storefronts were glass with wood and metal framing and had a wood paneled base below the glass. Glass display cases were mounted on the brick piers. Store windows on the north wall were framed in wood, and had vertical mullions aligned with those on upper stories, and horizontal mullion at the store trim line, and a paneled wood base.

Sometime prior to the mid 1920s the east storefronts were remodeled. Each structural bay had a separate storefront with a central recessed entry and a pair of wood framed glass doors. The original wood base below the glass was replaced with what appears from photos to be ceramic tile. A bracketed wood transom molding was added at the stone trim line, and transom lights were divided into three panels. Large plate glass store windows were trimmed in metal. Trim at the jambs and heads had pressed fret decoration. North windows were not altered at this time.

Storefronts were again remodeled, probably in the 1930s. Entry floors were resurfaced with black and white ceramic tile arranged in a 4" x 4" checkerboard pattern. New tile bases were installed - 4" x 4" dark blue glazed tiles laid in a square grid with 1/2" wide light grey joint tiles. The tile base was also installed under the north windows. A partial storefront was added in the central entry bay, north of the doors. On the north, mullioned windows were replaced with single panes of glass - original wood jamb, head, and transom moldings are intact.

The two northerly storefronts and the north windows are today essentially as they were after the 1930s alterations, while the southerly stores were drastically altered in later years. (Brick piers and stone trim are intact behind stucco facing.)

Above the second floor cornice, brick piers are continuous to brick and terra cotta capitals at the fifth floor. Capitals feature a fillet molding at the head line of fourth floor windows, plain brick necking, and a cap element with a pearl molding and modified classical profiles. Between the capitals and the fourth floor sill line, piers are decorated with four paired inset vertical astragals. Round brick arches, projecting slightly from pier faces, spring from the capitals and form the fifth floor window openings. Centered in the arch spandrels are terra cotta medallions with a "Sullivanian" motif.

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Typical floor lines (3rd, 4th and 5th) are articulated with stucco covered wood spandrel beams set back between piers. Window sills and heads at the top and bottom of the spandrels have projecting moldings which cause the spandrels to appear as flanged steel members.

Windows on the three typical floors are identical. Each bay contains three equal size windows divided by undecorated wood mullions. Wood sash is double hung, three lights over two, divided vertically. Center windows in the fifth story arched openings are similar to the lower floors - side sash is casement with six lights.

A narrow brick belt course defines the sixth story sill line. An identical belt course is located above the sixth story windows. Windows in the rectangular sixth floor openings are similar to typical windows on lower floors - the height of the opening is slightly less, and upper sash has six lights. The nearly cube structure is crowned with a bracketed sheet metal cornice with a pressed guilloche pattern in the fascia. Exterior facing is pressed brick of nearly uniform red color. Bricks measure 8-1/2" long x 2-1/2" high x 4-1/4" deep, and are set with 1/8" weathered joints. First story brick is laid in Flemish Bond, while upper stories are laid in Common Bond with headers at each sixth course.

INTERIOR FINISH

The classical detailing of the central entrance continues into the main lobby. North and South walls are identical with paired fluted pilasters of oak in the center, and a 5' high tile wainscot with plain plaster walls above. The present wainscot, which replaced the original oak in the 1950s, is 2" x 8" glazed olive colored tile laid in a common brick pattern. The west wall has also been remodeled - original elevator entrance doors were changed to plain painted metal, and to the north, a fire exit door was added to serve the restaurant located west of the service core. Oak trim on the east lobby wall is a repeat of the entry side, as is the oak detailing of the coffered ceiling.

Lobby flooring is vinyl asbestos tile. It is believed that the original ceramic tile flooring, matching the entry tile, is intact under the present floor.

The wood stairway, which rises along the south wall, is simply detailed with a square oak newel post and rectangular cap trim, molded oak handrail, and an oak balustrade of plain rectangular elements. The balustrade and molded rail terminate at the west lobby wall. Above, as the stairway wraps around the elevator shaft, the handrail (not original) is round wood with wall mounted metal brackets. Fir stair treads are covered with vinyl asbestos tile.

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The present painted metal elevator cab dates from the 1950s. The steel framed elevator shaft is original, and is enclosed with painted wire glass trimmed in wood.

Except in restrooms, flooring throughout upper stories is tongue and groove fir most of which has been covered in a variety of composition materials. Corridor flooring, probably installed in the 1930s, is "Mastipave", a thinset cementitious material with a color and texture similar to cork carpeting.

Corridor walls, generally the same on upper floors, feature plain plaster walls, relights, and painted wood doors, baseboard, picture mold and other wood trim. The 6" high baseboard has a quarter round shoe mold and molded cap. Typical doors have two lower horizontal panels and an upper panel of obscure glass - some doors have transoms. Relights, often continuous between doors and pilasters, are also obscure glass. A single wood molding, 3/4" x 4" with molded corners, has been used for door casings, relict and transom trim, and for exterior window trim. Typical office walls are detailed in the same manner as the corridors.

A few restrooms retain some original material - tile floors, wood toilet stalls, and marble lavatories. Tile flooring is 10" square white ceramic tile with clipped corners and 3" square black tiles set diagonally at the corner joints.

UTILITIES

Heat throughout most of the building is from plain cast iron steam radiators. (The ground floor restaurant has a separate heating and cooling system.) Originally the building had its own boiler but later it converted to Pacific Power and Light Co.'s central steam system. There is no remaining evidence of the original boiler, or of original electrical service equipment. Present lighting is a mixture of fluorescent and incandescent - none original.

The original fire protection system is intact - a dry standpipe with fire hoses at each floor located adjacent to the elevator. An automatic fire sprinkler system has been added to the ground floor restaurant and main lobby.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1893-94

~~SULLIVAN~~ ARCHITECT possibly, Isaac Hodgson, Jr.

STATEMENT OF SIGNIFICANCE

The Sherlock Building is a unique example in the state of commercial design in the Sullivanesque manner. Contemporary buildings were either in a classical vein (Hamilton Building, Portland City Hall) or in the still fashionable Richardsonian Romanesque (Dekum Building, Imperial (Plaza) Hotel, Haseltine Building, Chamber of Commerce Building). While the Sherlock Building displays some characteristics of the Richardsonian (round arches, red brick, rough stone trim), it is distinctly a more modern structure. The ratio of window area to solid surface is substantially greater than other Oregon buildings of the period. And the typical exterior brick bearing wall has given way to wood spandrel beams and continuous brick piers with a strong vertical emphasis.

Except for decorative elements in a few buildings, the Sherlock is the only structure in Oregon apparently influenced by the work of Louis Sullivan. Professor Marion D. Ross in a 1973 letter to the Portland City Council described the Sherlock as, ... "a distinguished example of the architecture of Portland in the late 19th century. . . Among the office buildings of the end of the last century, this is perhaps the most distinguished and forward looking. "

"The design of the building has a strong resemblance to those of Louis Sullivan, the greatest American architect of the period. In 1891 the firm of Adler & Sullivan designed a building in Salt Lake City, the Dooly Block, which was, I believe, the most western example of Sullivan's work. This building had been published in the American Architect and it seems very possible that the anonymous architect of the Sherlock Building was influenced by the design of the Dooly Block."

The work of Louis Sullivan had little influence on Oregon architecture in the 1890s. Nearly all of the architects doing commercial structures were designing in the Richardsonian Romanesque manner. The single exception in the early '90s was the classically inspired work of Whidden & Lewis. Trained at MIT and in the offices of McKim, Mead & White, and Peabody & Stearns respectively, Whidden & Lewis introduced contemporary east coast styles when they established their practice in Portland in 1889. The success and ready acceptance of their work could have preempted any efforts at a Sullivanesque approach (if in fact any local architect was so inclined). The Sullivan influence did appear after 1900 in the Meier & Frank (designed 1908) and Lipman & Wolfe (designed 1909) department stores by A. E. Doyle. But the influence was superficial, only to be seen in the use of glazed white terra cotta sheathing, after the Carson-Pirie-Scott store.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 10,000 sq. ft., or ca. .22 acres

UTM REFERENCES

A

10	5	2	5	5	1	0
ZONE	EASTING			NORTHING		

B

ZONE	EASTING			NORTHING		

C

ZONE	EASTING			NORTHING		

D

ZONE	EASTING			NORTHING		

VERBAL BOUNDARY DESCRIPTION

Lots 1 and 2, Block 46 of the Portland Plat

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

George A. McMath

ORGANIZATION

Allen, McMath, Hawkins, Architects

DATE

December 12, 1976

STREET & NUMBER

1030 S. W. 2nd Avenue

TELEPHONE

(503) 228-5154

CITY OR TOWN

Portland

STATE

Oregon 97204

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE State Historic Preservation Officer

DATE August 16, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

ATTEST:
KEEPER OF THE NATIONAL REGISTER

DATE 10/20/77
KEEPER OF THE NATIONAL REGISTER
DATE 10/12/77

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The name of the "anonymous" architect of the Sherlock Building has for many years been an enigma to local architects and historians.

Since none of the work of contemporary local architects resembles the Sherlock design, and none of the local publications or periodicals yet discovered names the Sherlock Building architect, nor is the Sherlock noted in the published or unpublished lists of local architect's work, it seems fair to assume that the designer of the Sherlock Building was not from Portland.

A likely candidate is architect Isaac Hodgson, Jr. of Omaha, Nebraska. Hodgson came to Portland in 1890 to work on the design of the Chamber of Commerce Building. The eight story Chamber of Commerce Building, completed in September, 1893, (razed 1933) occupied the half block on S. W. Stark Street between 3rd and 4th, adjoining the Sherlock Building. Promoter of the Chamber of Commerce Building was George B. Markle, Jr., President of the Northwest Loan & Trust Co., who developed the Forbes & Breeden, nee Sherlock Building. Hodgson's tenure in Portland coincided with construction of the C. of C. Building and Markle's departure from Portland in 1894 after his financial ruin in the 1893 Panic.

Besides the C. of C. Building, a richly decorated Chicago School version of the Richardsonian Romanesque, Hodgson is known to have designed two other Portland structures: a grand Queen Anne/Colonial Revival house for himself, and a house for Julius Loewenberg in the Richardsonian Romanesque style. Though none of the known designs shows any significant Sullivan influence, a review of contemporary architects and their work, and the connection with Markle suggests that it is quite probable that Hodgson designed the Sherlock Building. (See Appendix B)

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1. The West Shore, November 15, 1890, #232, p. 214 and 217: Article and lithograph of the Chamber of Commerce building states that the building, ... " was planned by I. Hodgson Jr." Also, Hodgson is listed as a participant in the cornerstone laying ceremonies on January 1, 1892. Harry Johnson was listed as builder. See Oregon Historical Society Library, Vertical Files, "Portland, Chamber of Commerce", program for cornerstone ceremonies.
2. Portland City Directory listings for Hodgson, Isaac Jr:

1890 - no listing
1891 - "Hodgson, Isaac Jr., 64 Worcester Blk"
1892 - "Hodgson, Isaac Jr., 64 Worcester Blk"
1893 - "Hodgson, Isaac Jr., 801-803 Chamber of Commerce Building"
1894 through 1908 - no listing
3. Known published work of Isaac Hodgson Jr. :
 - a. American Architect and Building News:

October 17, 1891 - Residence for I. Hodgson Jr. (see attached drawing). This house was later the J. C. Ainsworth House and was located in Portland Heights between S. W. Elizabeth Street and Hawthorne Terrace. (House is not standing.)

April 16, 1892 - Residence for Julius Loewenberg, Esq. (see attached drawing). This house was later the Ledbetter Residence and was located on S. W. Park Place, adjacent to Washington Park. This house was razed in the early 1960s. (also published in, Ross, Marion Dean, A Century of Oregon Architecture, 1859-1959, Portland, Oregon, 1959.
 - b. The Inland Architect & News Record, Vol. XVIII, No. 2 - illustrations:

Block of Houses for James W. Savage, Omaha, Nebraska

Design for a Residence, Omaha, Nebraska

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4. Portland City Directories, 1891 through 1894 - list of architect's doing commercial work with offices in Portland:

Chappell-Browne, Phillip
Ellicot & Lazarus
Hefty, H. J.
Hodgson, Isaac Jr.
Kleeman, Otto
Knightton, W. C.
Krumbein, J.F.

McCaw & Martin
Reid Bros.
Schacht, Emil
Stokes, Wm.
White, F. M.
Whidden & Lewis
Williams & Williams

5. The selection of Isaac Hodgson, Jr. as architect for the Chamber of Commerce Building may have been the result of a design competition. The American Architect and Building News, Vol. 29, No. 769, September 20, 1890, has an illustration of a similar building entitled, "Competitive Design for Portland, Oregon, Chamber of Commerce Building, J. Parkinson and J.B. Hamme, Associate Architects."

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Vaughan, Thomas, and George McMath, A Century of Portland Architecture. Oregon Historical Society, Portland, 1969, 2nd Edition, p. 109. (re. Sherlock Building)

Vaughan, Thomas, Ed., Space, Style, and Structure, Building in Northwest America. Oregon Historical Society, Portland, 1974, p. 186 (re. Sherlock Building)

Gaston, Joseph, Portland, Its History and Builders. Chicago-Portland, 1911, Vol. II, p. 552 (re. William Sherlock)

Oregonian Souvenir, Portland, 1892, p. 87. (re. Forbes & Breeden Co.)

MacColl, E. Kimbark, The Shaping of a City, Portland, Oregon, 1976, p. 82, 101-4 (re. Northwest Loan & Trust Co. - developer of Forbes & Breeden Building)

The Oregonian, February 27, 1893, p. 5 (re. Forbes & Breeden Building)

The Oregonian, June 26, 1893, p. 8 (re. Forbes & Breeden Building)

The Oregonian, August 7, 1893, p. 8 (re. Forbes & Breeden Building)

The Oregonian, June 10, 1894, p. 3 (re. Sherlock Building)

The Oregonian, March 23, 1901 (re. Obit. on William Sherlock)

The Oregonian, January 11, 1963, Sec. 2, p. 2. (re. William Sherlock)

Vanguard, April 13, 1973, p. 12 (re. Sherlock Building)

The Oregon Journal, June 26, 1973, p. 4 (re. Sherlock Building)

West Shore, No. 232, November 15, 1890, p. 214 and 217 (re. Chamber of Commerce Building and architect, Isaac Hodgson, Jr.)

The American Architect & Building News, October 17, 1891 (re. architect, Isaac Hodgson, Jr.)

The American Architect & Building News, April 16, 1892 (re. architect Isaac Hodgson, Jr.)

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Architecture and Building, January 23, 1892 (re: Dooly Building by Louis Sullivan)

Marion D. Ross, "125 Years of Building", AIA Journal, June 1968, p. 172
(re: Sherlock Building)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED AUG 24 1977

DATE ENTERED OCT 20 1977

APPENDIX A

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 3

The following information was developed relative to construction of the building for the Forbes & Breeden Co., occupancy by Forbes & Breeden, financing, property ownership, and the change in name to Sherlock Building.

1. The Oregonian, February 27, 1893, p. 5:

"...Work is shortly to be begun on a handsome six-story block for Forbes & Breeden on Third Street, adjoining the Chamber of Commerce."

2. The Oregonian, June 26, 1893, p. 8:

"...Forbes & Breeden's new building at 3rd and Oak, is going up rapidly and will soon be ready for occupancy."

3. A review of the Oregonian from March, 1893 to July 1894 revealed frequent ads by the Forbes & Breeden Co. - sometimes every other day. Ads up to July 27, 1893 listed the address as "Corner 1st and Yamhill." On July 27, 29, August 3, 5, 1893 the ads included a statement on special sales, "... between the present time and the date of removal to our new quarters..." All subsequent ads listed the address as "Corner 1st and Yamhill", and did not mention moving to new quarters.

4. The Oregonian, August 7, 1893, p. 8:

"...Owing to the suspension of the Northwest Loan and Trust Co., which was putting up the Forbes & Breeden Building, work on that structure has been temporarily stopped. It was to have been completed by September 1 but although the roof is on it cannot be finished on time, and the stock ordered by the firm will not arrive as soon as intended. Work will be resumed at an early date and the building may yet be completed before winter."

5. The Oregonian, September 17, 1893, p. 5: Article on the condition of banks that had been closed due to the Panic:

"...The affairs of the Northwest Loan and Trust Co. are in good shape, and that institution will be reopened at an early date."

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6. The Shaping of a City by E. Kimbark MacColl: In a chapter on the 1893 Panic, MacColl states that in 1888, George B. Markle Jr. and Van B. DeLashmutt organized the Oregon National Bank and the Northwest Loan & Trust Co. The ONB absorbed the Metropolitan Savings bank which had been incorporated by DeLashmutt and Harvey Scott, editor of the Oregonian, in 1882. DeLashmutt was president of ONB and Markle of NWL & T. Both banks were to move in to the new Chamber of Commerce building, which had been promoted by Markle, and which opened on September 1, 1893. The C. of C. Building was located on the half block immediately south of the Sherlock Building.

Markle had been very successful in banking, insurance and street railways and was frequently praised by Editor Scott in the Oregonian. In mid 1893 when the Panic set in Markle was seriously over extended, mainly due to his organization of the Portland Consolidated Railway. On July 27, 1893 both banks failed to open. Over \$300,000 of City money was on deposit in the banks. The ONB reopened on September 9, 1893 for a brief period. NWL & T never reopened. Neither bank ever occupied their new quarters in the C. of C. Building.

On December 8, 1893, Markle and others, including a city official, were indicted for misuse of public funds. Harvey Scott secured a bail bond for Markle. (The case was apparently dropped.) No further word of the case was ever printed in the Oregonian or in other local papers.

7. The Oregonian, September 18, October 2 and 9, 1893 had five full pages of Sheriff's Tax Sale listings, including one property owned by Forbes & Breeden, and one property owned by C. M. Forbes. No Sherlock properties were listed.
8. The Oregonian, November 9 and November 27, 1893 had brief articles on buildings under construction - no mention of Forbes & Breeden or Sherlock Building.
9. Sanborn Map - 1889 corrected to 1898: a "pasteover", undated, identifies the building as, "Forbes & Breeden Building." Later "pasteovers", also undated, identify the building as, "Sherlock Building."

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10. 1893 City Directory: entry in the personal section, "Forbes & Breeden (Charles M. Forbes, Harry C. Breeden) Furniture, Carpets, and Upholstering, 174 1st, New Building, 3rd sw cor Oak". Classified directory lists Forbes & Breeden at 174 1st. No listing for Sherlock Building in either the personal or classified sections, or under "Public Buildings."
11. 1894 City Directory: Listing in personal section, "Sherlock Building, 3rd sw cor Oak." No listing under "Public Buildings". Forbes & Breeden listed at 174 1st.
12. The Oregonian, June 10, 1894 - article on the flood (the worst in Portland's history) has a picture showing the north half of the lower 3 stories of the Sherlock Building. The sign over the entry reads, "SHERLOCK BUILDING."
13. Oregon Historical Society, Photo Files: flood pictures taken in June 1894 show the building sign as "SHERLOCK BUILDING."
14. Title History: All or part of the Sherlock Building property (lots 1 and 2, Block 46, City of Portland) was owned by William Sherlock or his heirs during the years 1869 to 1944. Sherlock bought Lots 1 and 2 from Benjamin Stark in 1869. Sherlock sold Lot 2 to C. K. Lombard in 1888 who in turn sold to Rachel L., and Louise K. Hawthorne in 1890. On October 25, 1893 and January 25, 1894, property owners of Lots 1 and 2 filed law suits against the Northwest Loan and Trust Co. Rachel Hawthorne granted a mortgage on Lot 2 to the Hartford Life Ins. Co. in 1895. In June of 1894 several mechanics liens were filed against Wm. Sherlock. Following Wm. Sherlock's death in 1901 Lot 1 was transferred to the William Sherlock Co. The company later reacquired Lot 2. In 1944 the Wm. Sherlock Co. sold lots 1 and 2 to the Oregonian Publishing Co. (material from abstract of title, Lawyers Title Insurance Co.)