

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **MAY 6 1987**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Dosch, Henry. E. Investment Property
and/or common Elliston Apartments
Number of contributing features: 1
Number of non-contributing features: 0

2. Location

street & number 425 NW 18th Avenue N/A not for publication
city, town Portland N/A vicinity of First Congressional District
state Oregon code 41 county Multnomah code 051

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Elliston Investors, Richard Michaelson
street & number 2227 NW Johnson Street
city, town Portland _____ vicinity of _____ state Oregon 97210

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Department of Assessment and Taxation
street & number 610 SW Alder
city, town Portland _____ vicinity of _____ state Oregon 97204

6. Representation in Existing Surveys

title City of Portland Historic Resource Inventory has this property been determined eligible? yes no
date 1983 federal state county local
depository for survey records Portland Bureau of Planning, 1120 SE 5th Avenue
city, town Portland _____ vicinity of _____ state Oregon 97204

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 type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date c. 1888-1898
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The property now commonly known as the Elliston Apartment Building is located at 425 NW 18th Avenue, between NW Glisan and NW Flanders Streets in Portland, Multnomah County, Oregon, in what was once a fashionable residential district known as "Nob Hill." Originally owned by noted Portland businessman Col. Henry E. Dosch as a rental unit, the building consists of two originally separate structures that have been joined. Rectangular in plan, the building is oriented to the east. The easterly two-thirds of the building is executed in the Italianate style of architecture and consists of a two-story wood framed structure with basement. The portion of the building at the rear is a three-story structure with a low-pitched roof, and is devoid of stylistic decoration. The architect for either portion of the building is not known; however, the easterly portion is typical of the High Victorian Italianate style, popularized in Oregon by the prominent Portland architects of the period, most notably Warren H. Williams. The building was cited as having "Architectural Significance," in the earliest resource evaluations of the neighborhood and received a Rank II rating in the Portland Historic Resource Inventory completed in 1983. The building is a designated Portland Historical Landmark. It is eligible for listing in the National Register of Historic Places under Criterion C for local architectural significance notwithstanding its present non-historic covering of asbestos shingles. The overall character and rich trim detail of the building remain fully evident and the interior features are intact. The original drop siding is to be exposed on the two historically detailed elevations in the course of the rehabilitation scheduled by current owners.

Setting

Located on the northern half of the block bounded by NW 18th and 19th Avenues and NW Flanders and Everett Streets, the building occupies a 50' x 100' parcel. The building is specifically situated on Lot 5, Block 172, Couch's Addition to the City of Portland. To the north of the building is a 50' x 100' lot, while to the south sits a two-story wood framed structure.

Located on the Donation Land Claim of Captain John Couch, the Nob Hill neighborhood from the 1870s through the turn-of-the-century was one of, if not the most, elegant and fashionable Portland neighborhoods. It was here that the Couches, the Flanderses and other influential early Portland families settled.

The area gradually changed as the City's commercial center grew and economic factors prevented it from sustaining its single family residential character. Today the area consists of a wide number of uses including single family, multi-family, mixed use and light industrial uses which infringe the borders. While some of the mansions and other early structures still exist, many of them have been lost over the years.

National Register Properties in the area include the Trenkman Houses, the Irving Street Row Houses, Campbell Townhouses, the Huesner House, the Ayer-Shea House, and the First Church of Christ Scientist. There are other National Register properties in the area as well, and many designated Portland Historical Landmark buildings.

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Exterior Architectural Features

Oriented to the east, the Elliston Apartments is a rectangular shaped building measuring approximately 35' X 70'. The current building is made up of two structures which were combined in their present configuration at some time between 1889 and 1898.

From all available information it can be documented that the western portion of the building first existed on the site. This assumption is substantiated by looking at the Sanborn maps of 1889 and 1898. On the 1889 Sanborn maps the site is occupied by a rectangular residential structure without projecting window bays which corresponds to the rear portion of the present Elliston Apartments. Upon closer inspection the foundations of the two portions of the building shed further evidence that the rear portion existed on the site prior to the front portion. At the rear the building is set on a brick foundation while the easterly portion sits on a concrete foundation. Thus, it is safe to assume that the rear section of the Elliston Apartment building preceded the more elaborate Italianate structure up front by as much as eight years.

The front portion of the structure was apparently moved to the site from another location. Several factors contribute to this assertion. These factors include the location of the bay window on the south elevation and the interconnection of the two buildings on the interior which is at different floor heights.

At the time the buildings were combined, the building to the rear had its entire facade removed. Thus the entire building currently takes on the personality of the "newer" Italianate addition which makes up the easterly two-thirds of the building.

It is not known at this time whether Warren Williams was the architect of the Italianate portion of the structure. However, it is possible that the designer was at least influenced by Williams. The hallmarks of Williams' Italianate residences include: a central entrance with a richly ornamented projecting one-bay porch; two symmetrical, full-height polygonal window bays, one on each side of the entrance; prominent bracketed cornices; and low-pitch hip roofs. All these stylistic features can be found in the Elliston. The building's design can also be closely compared with two other National Register properties credited to Williams, namely the Morris Mark House and the Bergman Residence.

The original Italianate building at the front or street side of the building was probably a single family home, typical of the area at the time. The building's principal facade has a central entrance consisting of wood double doors with ten lights each. Above the doors there is a transom bar and a transom light in the form of a shouldered arch. The entrance surround includes: a paneled embrasure flanked by pilasters with

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composite-order cast-iron capitals, wood shafts and square pedestals. The capital and shaft of the pilaster at the northwest corner of the porch have been removed. At the northeast and southeast corners of the porch there are single columns with the same composite-order decorations as the pilasters. The porch also is surmounted by bracketed cornices and paneled friezes.

A flight of stairs with wood railings that are not original lead from the sidewalk level to the main entrance at the first story. Access to rooms on the ground story is provided by a paneled wood door behind and below the main entrance stairway.

Above the main entrance and its porch there are two 1-over-1, double-hung sash windows with wood mullions between. Above both windows there is a single segmental pediment decorated with jigsaw-cut scrollwork. Pilaster-like wood piers with decorations resembling label stops flank the window bay. Directly above the segmental pediment a cornice window head with dentils completes the window surround.

On each side of the entrance bay there is a full-height polygonal window bay which has three windows at each level. The basement story windows have 1-over-1, double-hung sashes with plain train surrounds. At the first story level the windows have 1-over-1, double-hung sashes with the upper sashes rounded or semicircular at the head.

First story window surrounds consist of simple wood sills and hood moldings with keystone decorative motifs. The second story windows also have 1-over-1, double-hung sashes, all of which are rectangular in shape. The surrounds of these second story windows include: wood sills, architrave trim; miniature engaged columns in the same style as the composite-order columns and pilasters of the porch; segmental pediments above with jigsaw-cut scroll work; and cornice window heads with dentils.

The roofline of the building's east-facing 18th Street or principal elevation is ornamented by prominent wooden cornices and brackets together with paneled friezes. The brackets are grouped so as to align with the features of the three bays into which this elevation is divided.

On the south-facing elevation of the Italianate structure there are two full-height, symmetrical, projecting, polygonal window bays with features that repeat those already described on the 18th Street or front elevation. Above these bays the roofline is also decorated with the same prominent bracketed cornices and paneled friezes as the front elevation.

The fenestration of the north side of the building is also mostly 1-over-1, double-hung sashes. The north side is devoid of Italianate ornamentation and has an undecorated parapet. The roof over the Italianate section of the building is flat and not visible from the street.

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The smaller plain structure at the rear rests on a brick foundation. The floor heights are lower than those of the structure in front. The building has a low-pitch hip roof and boxed cornices of very simple design. The south elevation has asymmetrical fenestration, including eight 1-over-1, double-hung sashes and three 8-over-1, double-hung sashes, all of which lack decoration. On the building's west facade the fenestration and roofline are similar to those elsewhere on the building, mostly 1-over-1, double-hung sashes and a boxed cornice. There is a ground level entrance with a wood paneled door on the north side providing direct access to the basement level of the rear structure along a short hallway leading to the main or central hallway.

More recent alterations of the building include the installation of asbestos-shingle siding on both sections of the Elliston which were originally sided with horizontal beveled-edged boards, and construction of utilitarian wood railings for the main entrance stairway.

Interior Features

The eastern (front) portion of the Elliston has a floor plan consisting of a double loaded central hall. This pattern is basically repeated on the basement and second levels. Single flight or one-run stairways at the front of the hallways provide access from floor to floor. The doors in this front section of the building have four vertically rectangular molded panels, the upper ones of which are taller than those below. There are transoms above the doors, and the door trims are plain. Most if not all of the doors and their surrounds appear to be original. A room at the building's first floor northeast corner may have originally been the main parlor, as it has the mantle shelf and other features of a fireplace that is no longer functional.

In general, the back structure has a floor plan similar to the front section's central hall and adjoining rooms layout except for the absence of stairways. Doors in this rear structure all have five horizontally rectangular molded panels, thus being distinctively different from those in the front structure. The doors have plain trim as well as transoms above.

The building is in generally fair to poor condition. Current plans call for rehabilitation of the structure for continued housing.

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 checked="" 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 1889–1898 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The building presently known as the Elliston Apartments occupies a 50' x 100' lot on NW 18th Avenue in the Nob Hill section of Portland, Oregon. The two-story frame building measures 35 x 70 feet in plan and presents an articulated front elevation in the Symmetrical Bracketed Villa style. Based on analysis of Sanborn fire insurance rating maps, it appears to represent separate episodes of construction combined sometime between 1889 and 1898. The easterly 40 feet, or front section, distinguished by its two-story polygonal bays, elaborate architraves and bracketed cornice characteristic of High Victorian Italianate architecture, is among the finest double-bayed Italianate house remaining in the city. The nominated property meets National Register Criterion C as one of only three intact examples of the Symmetrical Bracketed Villa type standing in Portland today. In refinement of detail, such as the slender colonettes of the composite order which separate window bays of the second story, the facade is somewhat comparable to the work of Warren H. Williams, a leading early Portland architect who designed the city's foremost example of the Symmetrical Bracketed Villa, the Morris Marks House of 1882, earlier listed in the National Register. The other example of type, the Joseph Bergman House of 1885, also has been listed in the National Register.

Although not nominated under Criterion B, the building is nonetheless noteworthy for its association with Portland merchant, real estate investor and horticulturist Henry E. Dosch (1841-1925), whose connection with the property ended with foreclosure in 1915. The investment property of the colorful Colonel Dosch illustrates a type of tenement prevalent in the Nob Hill neighborhood before the rise of the streetcar and development which followed the Lewis and Clark Centennial Exposition of 1905.

The building adequately conveys its essential architectural character despite its exterior cover of asbestos shingles. The original drop siding, or bevel-edged board siding, remains in place beneath the non-historic cover and is to be revealed on the front and the south side elevation, which is comparably detailed, in the course of rehabilitation. Scarcely any of the building's notably fine trim details have been obscured by present-day alterations, and such few elements of trim as are missing will be replaced in-kind.

Nob Hill

The early structures in the neighborhood were box-like structures primarily built by the Couch family. These early structures were eventually replaced by more elaborate structures most of which have been lost over the years. The neighborhood retained its residential character until the first part of the 20th

9. Major Bibliographical References

See continuation sheets

10. Geographical Data

Acreeage of nominated property less than one
Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UTM References

A

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

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

The nominated property is situated on Tax Lot 5, Block 172, Couch's Addition to the City of Portland, Multnomah County, Oregon.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title John M. Tess, et. al.

organization Heritage Investment Corporation date August, 1986

street & number 123 NW Second Avenue, #200 telephone (503) 228-0272

city or town Portland state Oregon 97209

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 

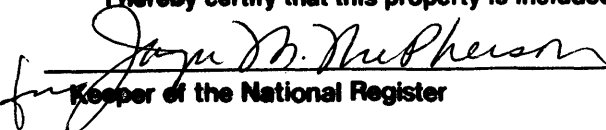
title Deputy State Historic Preservation Officer date April 29, 1987

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I hereby certify that this property is included in the National Register

Entered in ~~the~~ National Register

date 6/4/87


Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Century, when it evolved as an ideal place for apartment conversion and development. While many of the older homes survived after the original owners moved to more prestigious neighborhoods, many other homes were either converted for various uses or were simply razed. Most recently, beginning in the 1960s, new demands for older homes have resulted in the gradual rehabilitation of the area.

Title records indicate that on November 5, 1887, the site on which the Elliston Apartment Building is now located was purchased by Henry E. Dosch and his wife. Specifically, they purchased the site which included Lots 5 and 8, Block 172, Couch's Addition to Portland, from Annie Maxwell for \$6,250 (see Lot Book 3, p. 173, Ticor Title Insurance Co.). The land and its subsequent improvements continued to be owned by the Dosches, apparently as an income-producing property, until 1915, when they lost it in a foreclosure suit. Following the loss of the property by the Dosches, it continued to be used as residential income producing property. (Continued)

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Henry E. Dosch

Henry Ernst Dosch was born in Germany at Kastel-Meintz on the Rhine River, June 17, 1841. As a youth, he seems to have had a strong interest in botany, forestry and horticulture, which would be of importance to him in later life. He graduated, however, from the Kastel-Meintz College of Commerce and Industry with an engineering degree. In March, 1860, Dosch came to visit the United States at age 19 on a passport that required him to return to his homeland in a year to serve his obligatory time in the German army. Whatever his real intentions may have been, the outbreak of the American Civil War in April, 1861 saw him joining the Northern Army instead.

He enlisted in the Union Cavalry at St. Louis, Missouri, in May 1861, shortly after which he was assigned as John C. Fremont's body guard. Dosch was wounded in action against Confederate forces near Springfield, Missouri. In November, 1861, Fremont's elite guard was disbanded, but Dosch quickly found another military niche for himself in Company "C", Fifth Missouri Cavalry. In this unit, he eventually achieved the rank of brevet or temporary colonel, for this reason, he was often later referred to as "Colonel" in civilian life.

Dosch was mustered out of the service in 1863, whereupon he was drawn westward. Among other jobs, he worked for Wells-Fargo as an express rider between Salt Lake City, Utah and Virginia City, Nevada. During this time, he enjoyed the acquaintance of a reporter at the Virginia City Enterprise named Samuel Clemens, who would later gain fame as Mark Twain. But his enthusiasm for racing horses at full speed across dust-choked flats quickly waned, and he decided to seek his fortune in California. He had scant luck finding work in Sacramento or San Francisco, so when he was offered a job in a general store in The Dalles, Oregon, he accepted.

Traveling north aboard a steamer named Panama, he arrived in Portland on April 9, 1864, and soon after he was at The Dalles working as a bookkeeper and cashier for Black, Miller & Company, whose store dealt in general merchandise and miners' supplies. Within a year, however, Dosch decided to go into the merchantile business himself in partnership with two men named John Snively and William Clafin - they supplied the capital while he supplied the experience. The partners opened their store in Canyon City, Oregon and the discovery of gold there soon afterward seemed to assure their success. It was also at this time that Dosch met and courted Marie Louise Fleurot, the French-born daughter of a Canyon City hotel owner. They were married on July 10, 1866 (Portrait and Biographical Record, 1903:285; Hawkins, n.d.:17; Lockley, 1924:65).

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A disastrous fire in August, 1870 nearly consumed Canyon City. The Doschs' store and merchandise, together with the Fleurots' hotel, all went up in smoke and flames. They had no insurance, so Dosch, his wife and an infant son, named Ernst, returned to Portland virtually penniless.

Despite this misfortune, he succeeded in finding employment as a porter and janitor with the Portland firm of J. Kraemer & Company, a wholesale boot and shoe business. By 1874, Dosch had worked his way up to the job of head bookkeeper, and his family, which now also included an infant daughter named Lillian, moved into a residence on the South side of S. W. Hall Street between Front and 1st avenues. He continued with the firm through at least three changes in ownership and name, and by 1880 he became a partner in the business with James Akin and Ben Selling (Hawkins, n.d.: 18; Lockley, 1924: 65-66).

In the fall of 1879, the Doschs had another son named Arno, who was destined for an important career in his own right as an international journalist. At about this same time, the family moved to a residence on the corner of S. W. Park Avenue and Taylor Street. This was also about when Dosch began purchasing various West side Portland properties, which he improved and rented out. His purchase of the two lots on the Southwest corner of N. W. 18th Avenue and Glisan Street, in November, 1887 was an example of this, though somewhat later in time.

Sometime in the mid-1880s, Dosch, who was now in his mid-40s, began thinking about acquiring a country estate to which he might later retire. Under his wife's name, a 17 3/4 acre tract in the Portland West Hills, near present-day Council Crest, was purchased in two transactions between September 1886 and June 1887 from one Helen Bardford for \$3,793 (Hawkins, n.d.: 20). This would later be the country estate he called Villa Eichenhof, where he hoped to renew and indulge his childhood interest in horticulture.

By age 48, Dosch's business responsibilities seem to have brought on ill health, and under doctor's orders he was advised to retire. In 1890, Dosch and his two partners liquidated their interest in the boot and shoe wholesale business, which freed him to pursue horticulture as something more than an avocation. For a while, he alternated the family residence between the house on Park Avenue (October to March) and Villa Eichenhof (April to September), but eventually the latter became their principal residence. Whether or not the Dosch family ever resided at the house on N. W. 18th Avenue and Glisan Street is uncertain.

With retirement from business behind him, Henry Dosch went on to establish himself in his new horticultural career. In 1889, the year prior to his leaving the boot and shoe business, he and five others were appointed to a newly created State Board of Horticulture by Sylvester Pennoyer, then Governor of Oregon. He remained in this position until his death in 1925.

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His accomplishments in horticulture included experiments with walnut trees to determine the best soil, water and locational conditions for their growth in Oregon. He authored a variety of articles on horticulture, as well as a book entitled Horticulture in Oregon, which was for many years a standard reference.

In his so-called retirement years, Dosch was probably more active than most persons are prior to retirement. He traveled widely, extolling the horticultural and other virtues of Oregon and the Pacific Northwest. In the course of these travels, he visited international expositions and trade fairs where he could spread his message. This, no doubt, influenced his efforts to promote a similar such exposition in Portland. In an interview published in the April 22, 1899 issue of the Portland Evening Telegram, Dosch spelled out the benefits such an event held for Portland and the entire region. It is a statement credited with overcoming resistance to what later became the 1905 Lewis and Clark Exposition. Dosch is also credited with recommending that the event be located at the Guild Lake site in Northwest Portland.

Henry Dosch's eventful, 84-year-long life ended on February 3, 1925, from complications arising out of an accident in which his hip had been broken. His wife, Marie, had preceded him in death two years earlier.

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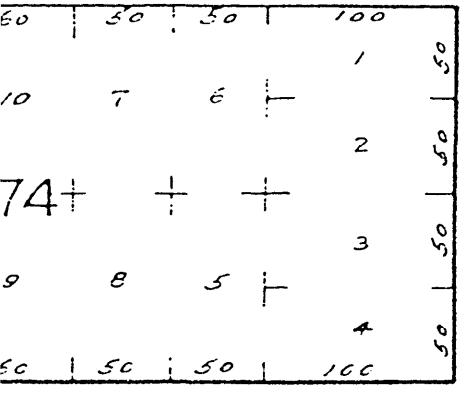
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Sanborn Maps of Portland, Oregon, vol. 1, West Side.

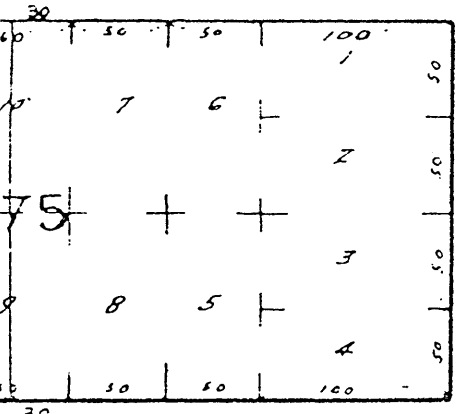
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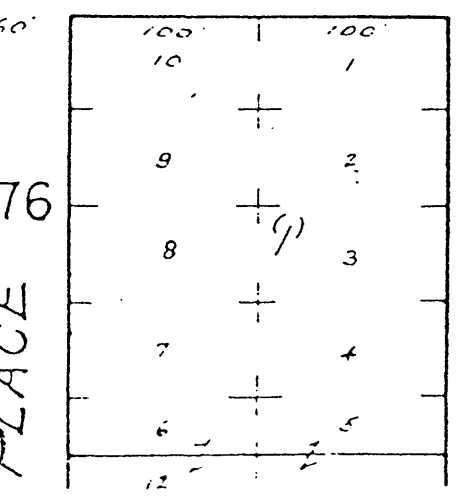
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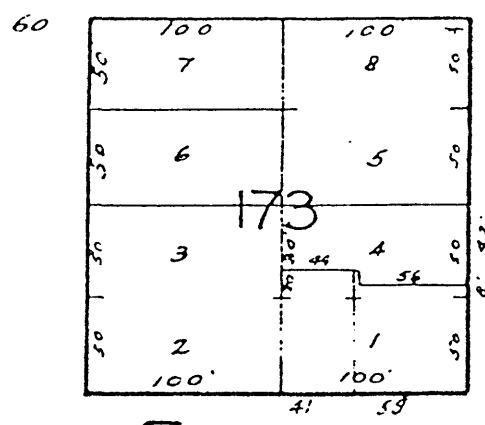


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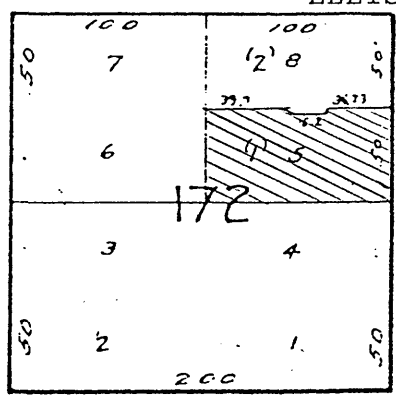
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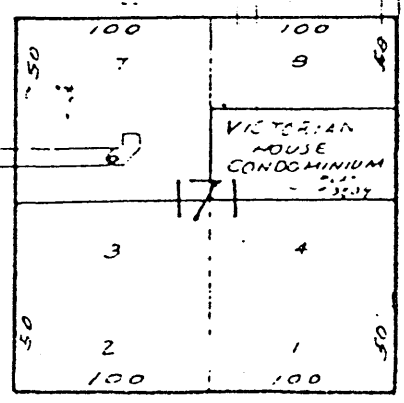
GLISAN



FLANDERS

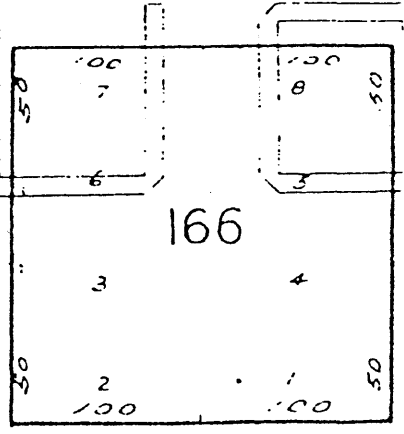
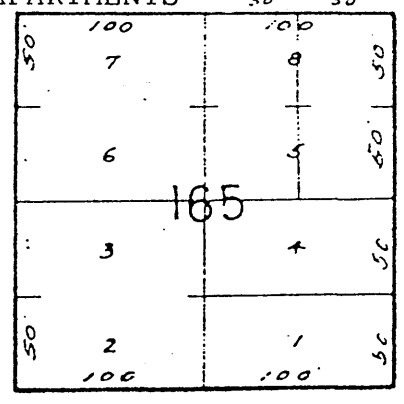
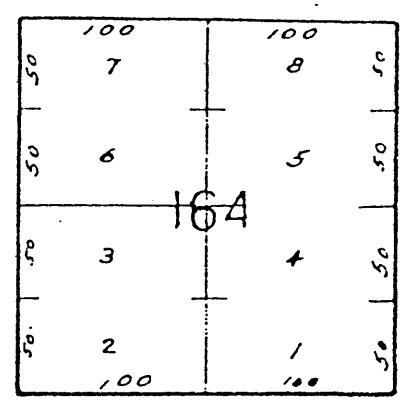


EVERETT



N.W. DAVIS

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ELLISTON APARTMENTS

19th AVE.

18th AVE.

17th AVE.