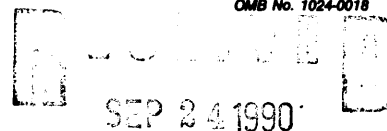


United States Department of the Interior National Park Service



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 Wheeldon Apartment Building
other names/site number Admiral Hotel Apartments

2. Location

street & number 910 SW Park Avenue N/A not for publication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: [X] private, [ ] public-local, [ ] public-State, [ ] public-Federal
Category of Property: [X] building(s), [ ] district, [ ] site, [ ] structure, [ ] object
Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1

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 [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.
Signature of certifying official: James M. Hamrick
Date: September 15, 1990
State or Federal agency and bureau: Oregon State Historic Preservation Office

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:
[X] entered in the National Register.
[ ] See continuation sheet.
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:)
Entered in the National Register stamp
Signature of the Keeper: Helares Byers
Date of Action: 10/25/90

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: Multiple dwelling

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Current Functions (enter categories from instructions)

Domestic: Multiple dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:

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Tudor Revival/Jacobethan

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---

Materials (enter categories from instructions)

foundation concrete

---

walls brick, caststone trimming

---

roof asphalt

---

other 

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---

---

**Describe present and historic physical appearance.**

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### Setting

The Wheeldon Apartment Building is located on the west half of Lots 7 and 8, Block 209, South Park Blocks of the Portland Addition, on the corner of S.W. Park and Taylor. The apartment building has shared the block with several hotels, such as the Heathman Hotel, and the Caples Hotel.

The South Park Blocks were designated as public parks in 1852; however, seven of the blocks nearest the center of the city were built on by private owners in the late 1800's. Elms and grass were planted on the remaining blocks. Over its 137-year history the Park Blocks have served as a gathering place for Portland citizens and visitors and have developed over the years as a cultural center of the city as well as a recreational area and refuge from the hustle and bustle of the city.

It first became a residential area in the 1880's, followed by the construction of a number of churches. As the city grew, in the early 1900's, the houses were converted to apartments and flats and a number of apartment houses were built. Also constructed were the Lincoln High School and Shattuck School. In the 1920's and 1930's, more apartment houses were constructed as well as the Masonic Temple, Portland Theater and the Portland Art Museum. The 1909 Admiral Apartments were designed by the Portland Architectural firm of Emil Schacht & Son, architects. The building, originally named the Wheeldon, was renamed the Admiral about 1930.

### Description

In style the building is Tudor Revival, with a crenelated parapet, and the flat pointed arches, characteristic of the Tudor period, at the spandrels under the window of the bays. The building is designed with a base, a three-story shaft, and a differentiated top story, an arrangement which it owes to the manner which architects of the 1890s and early twentieth century developed to resolve the design problems presented by the high rise building.

The base, slightly projecting, is of cement plaster, scored to simulate the joints of stone masonry. At the corner, new openings have been cut for small display windows in the gift shop located there. Floral decoration has been tastefully painted on the base to emphasize the presence of the shop.

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The building shaft, three stories high, is faced with red face brick, of very uniform size and shape, in a dark red color with little variation, and laid in common bond. The brick joints are very thin, about 1/4 inch, dark in color, and scored with the point of the trowel between joint and brick producing almost a beaded effect. The brick mortar was probably originally colored black with lampblack, although it has now faded somewhat. The brick work is in excellent condition, for its more than eighty years.

Windows in the brick wall are double hung, one-over-one, with cast-stone sills, except that, under the bays the upper sash have 10 small lights. These windows also have cast-stone quoins at the jambs, and cast-stone lintels. The windows at the third story also have cast-stone lintels with a drip molding.

Octagonal bays, supported on wood brackets, two bays on the north elevation, and four bays on the west elevation, are constructed with wood framing at windows and spandrel panels. The spandrel panels are cement plaster. Windows are double hung, ten-over-one at the large center windows, and four-over-one at the narrow side sash. Cast-stone quoins also decorate the juncture of the bays with the brick walls.

At the top story, the walls are cement plastered, as is the crenelated parapet wall. Between the top story and the parapet, a cornice of wood and sheet metal projects from the face of the wall.

On the north elevation, at the corner is a steel fire escape, of conventional design.

On Park Avenue, at the center of the building, a low, segmental arch spans the opening for the main entrance, which is up a flight of marble steps, with cast-iron risers. The arched opening has cast-stone voussoirs, and cast-stone quoins at the jambs. The wainscot at either side of the steps, is light gray marble, as are the stair treads.

The building is a well thought-out, and excellent design, as was usual with the work of Emil Schacht's firm. The exterior is in virtually original condition, except that the bays and cornice are painted in a robin's egg blue, whereas they were probably painted gray originally to simulate stone.

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Inside, the original finishes have generally been replaced with modern materials and details. The original elevator has been replaced, and virtually all that remains of the original lobby is the balustered stair railing.

The apartment is now H.U.D. subsidized to house low income seniors and handicapped persons. It is well managed, and well maintained. Emil Schacht's design evidently does not have any duplicates around Portland, and is a fine representative of his work, and of the Tudor Revival Style, as well as being a valuable part of the Downtown architectural fabric.

**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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1909  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1909  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Emil Schacht & Son  
\_\_\_\_\_

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

**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: \_\_\_\_\_

**10. Geographical Data**

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

UTM References

A 110 5249810 5104031510  
 Zone Easting Northing

C         

B           
 Zone Easting Northing

D         

See continuation sheet

Verbal Boundary Description

The nominated property is comprised of the West half of Lots 7 and 8, Block 209, Portland Addition to the City of Portland, Multnomah County, Oregon.

See continuation sheet

Boundary Justification

The nominated area is the entire urban tax lot occupied by the Wheeldon Apartment Building from 1909 onward.

See continuation sheet

**11. Form Prepared By**

name/title John M. Tess, President with Richard E. Ritz, FAIA

organization Heritage Investment Corporation date March 15, 1990

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

city or town Portland state Oregon zip code 97209

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The building historically known as the Wheeldon Apartments, located on SW Park Avenue and Taylor Street in downtown Portland, was designed by the local firm of Emil Schacht and Son, and was constructed in 1909.

The building is a five-story wood-framed masonry construction having a ground plan of 50 x 100 feet and presenting its major frontage along the east side of SW Park Avenue. The street elevations are formally organized in a conventional base, shaft, capital scheme and detailed in the Jacobethan mode with dark red finish brick and contrasting cement-coated ground story and terminal story and cast stone window and portal trim giving the suggestion of staggered quoins. The facades have a somewhat undulating character owing to the regular placement of oriels--six in all, extending the full height of the top three stories. The medieval theme of the program is completed by an encompassing battlemented parapet rising above the cornice and by the oriel windows which have multi-paned upper sash and flat pointed-arch inset spandrel panels. The main entrance is recessed in a basket-arched opening centered in the Park Avenue facade, and is reached by marble stairs with cast-iron risers.

The building was operated as the Wheeldon Apartments to 1930 and is one of a number of hotels and apartment blocks which developed along the margins of the South Park Blocks from 1908 onward. Today, the building provides publicly subsidized low-income elderly and handicapped housing. Historic finishes and features have largely been replaced, although the staircases are intact.

The building is proposed for nomination under National Register Criterion C as a good representative example of the work of Emil Schaht and a characterful backdrop for the public open space it helps to define. The apartment building was the enterprise of E. R. Pittelkau, a German emigrant and apartment house entrepreneur. It was named for Alice Wheeldon, the original lease-holder and manager. The up-to-date efficiency features of the apartments included an automatic passenger elevator, individual electric dumbwaiter service from the basement, disappearing bedsteads, and kitchenettes with modern electrical appliances.

Emil Schacht also designed for Pittelkau an apartment building at SW 6th and Jefferson said to have been the first steel framed apartment building in Portland.



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### History

The apartment house built on the corner of Taylor and Park was originally owned by E.R. Pittelkau. Mr. Pittelkau was a German immigrant who came to Portland in 1882. He established the Old Portland Restaurant in 1888 and owned it for 23 years. He owned several apartment buildings in Portland. In 1909 he sold three, two-story flats on the corner of W. Park and Taylor so he could build a \$60,000 apartment building. The five story brick apartment building on the corner of Taylor and Park was designed by Emil Schacht and Son. Pittelkau had also hired Schacht to design another apartment building on 6th and Jefferson, the first steel-frame apartment building in the city. Pittelkau also owned the Campbell Hotel- from 1919 to 1927. He died in Portland in 1939. Pittelkau was connected with the apartment building until 1918.

The first person to lease the building was Mrs. Alice Wheeldon. She had managed and owned the Hobart-Curtis Apartments for ten years, which she sold in 1909. She named the apartment building the Wheeldon and remained there until 1913. Mrs. Wheeldon married architect Clarence L. Horn and she managed the Wheeldon Annex, a five story brick building designed by MacNaughton and Raymond, built on Salmon and 12th. In 1917 the Annex was sold and the couple moved back to New York.

Originally the Wheeldon apartment building had apartments of 2, 3, 4, and 5 rooms each. There were three 2-room apartments, three 3-room apartments, and a 4-room apartment on each floor. The ground floor had two 2-room apartments and one large suite with five rooms. Each apartment had a storage space in the basement. A service room, laundry, vacuum heating plant and air-cleaning plant were also in the basement. Throughout the building there were hardwood floors. Each apartment had wainscotted dining-rooms, disappearing bedsteads, kitchenettes with modern appliances (fireless cookers, refrigerating appliances), tiled bathrooms, and dumb waiter service to the basement. An automatic passenger elevator was also installed.

The Wheeldon Apartment building was typical of Portland apartment buildings in that it had electric dumb waiter service from the basement to each apartment. This facilitated the ease of managing the building, allowing the janitor to handle the entire building from his office in the basement. The Wheeldon was built during Portland's great boom of apartment house building during the early

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1900's. This building movement was concentrated almost entirely on the west side of the city, close to the business area of town. In the area of the South Park Blocks, several apartment buildings were constructed during this time; the Clay Park Apartments(1908), the Cumberland(1910), and the Rose Friend Apartments(1910). The apartments built during this time in the Park Blocks were some of the most attractive and modern in the city.

In 1914 the apartment building was known as Glen Court and remained under that name until 1925 when it was changed to the Wheeldon. Since that time the building has been known as the Wheeldon, the Wheeldon Hotel Apartments. Wheeldon Investment Company purchased the building in 1927. Louis and Mabel Cogan owned the building from 1942 until 1978.

### Architect

Emil Schacht & Son

Emil Schacht was born in Denmark in 1854. He came from one of the oldest families in Denmark, their homestead having been built in 1640. Emil's father was an educated man and he had a ranch. Emil took scientific courses at Polytechnic schools in Denmark and Germany. He went to New York in 1874 and worked as a draftsman. He returned to Denmark and married Miss Augusta Trier, and they both came back to the United States in 1883. Schacht established himself as an architect in Portland in 1884. He designed public buildings, offices, warehouses, garages, hotels and apartment buildings. He also designed the plans for the remodeling job of the Vancouver, WA barracks and buildings for Fort Liscum, Alaska. He is most noted for his design of the Police headquarters at 2nd and Oak, a building which is on the National Register of Historic Places. He had seven children and they lived in a two story home that he designed at 733 SW Vista. His son Martin joined with his firm as a clerk in 1899. Emil Schacht was known for his outstanding workmanship and use of first class materials. He is considered as Portland's pioneer architect. He died in 1926 at the age of 71 after he collapsed on the sidewalk and fell into a coma while visiting a construction site in Portland.

The firm of Emil Schacht & Son designed several apartment buildings between 1908-1910, The King Davis-118 NW King(1909), including the George Keeler Apartment- 14th and Clay(1910), the Silverfield

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Apartments- Washington and Lucretta, and an apartment house on west side of Trinity Place/Washington. Other buildings which Emil Schacht designed include, the Schacht residence at 733 SW Vista(1898), a residence at 2636 NW Cornell Road(1905), the Povey Building at 408 NW 5th(1905), the Buchanan Building at 420 SW Washington(1906), the Excelsior Laundry at 825-835 NW Davis(1906), the Swetland Building at 430-436 SW Washington(1907), a residence at 1830 SW Laurel St(1909), a residence at 811 NW Park Avenue(1910), a factory at 303 NW Park Avenue(1910), a two-story commercial building at 209 SW Broadway(1917), a residence at 3401 NE Couch(1917), and a residence at 2839 SE 27th Avenue(1922). Existing buildings designed by Emil Schacht & Son include the King Davis Apartments at 118 NW King(1909), the Maegly-Tichner Building at 610 SW Broadway(1911), the International Harvester Co. Warehouse at 79 SE Taylor(1911), and the Ideal Theatre at 2403 NW Thurman(1912).

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Obituary (E.R. Pittelkau), The Oregon Journal (12 June 1939), p. 13.

Obituary (Emil Schacht), The Oregonian (5 Mar. 1926), p. 6.

"Old is Torn Away," The Oregonian (30 May 1909), p. 6, sec. 4.

WHEELDON APARTMENTS

NT

