

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Siglin, Charles O., Flats

other names/site number _____

Name of Multiple Property Listing Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938 MPD

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 701-709 SE 16th Avenue

☐ not for publication

city or town Portland

☐ vicinity

state Oregon code OR county Multnomah code 051 zip code 97214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 ✓ meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide X local

Applicable National Register Criteria: A B X C D

Christine Cernan

Signature of certifying official/Title: Deputy State Historic Preservation Officer

1.17.19
Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Alexis Oberholzer
Signature of the Keeper

3/7/19
Date of Action

Sigglin, Charles O., Flats
Name of Property

Multnomah Co., OR
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: Multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS:

Bungalow/Craftsman

LATE VICTORIAN: Shingle Style

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: WOOD: Weatherboard

WOOD: Shingle

roof: SYNTHETICS: Composition shingle

other:

Sigglin, Charles O., Flats
Name of Property

Multnomah Co., OR
County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

Constructed in 1908¹, the Charles O. Sigglin Flats is a fourplex located at the corner of SE 16th Avenue and Alder Street in Portland's Buckman Neighborhood. The surrounding buildings are single-family homes, duplexes, and fourplexes of a similar scale and character. The building is designed in a hybrid style that blends the Craftsman, Shingle, and Colonial Revival styles. At two-and-one-half stories tall, the wood-frame building sits on a concrete foundation, filling almost the entirety of its 50' by 70' lot. It is 7,790 square feet including the basement and attic. The building features a hipped roof with double front-facing gables. The body of the building is clad in lap siding while the gables are clad in shingles. It features a variety of wood window types. The character-defining features of the exterior of the resource include the double gable roof extensions and dormer, the deep front porch and a second-story balcony with Colonial Revival details, the use of lap siding and shingles, the oak front doors, and the wood windows. On the interior, the character-defining features include the floor plan with a longitudinally-oriented living room, dining room, and kitchen with bedrooms at the rear of the use; wood floors, trim, and doors; bannisters with turned pickets and square newel posts; radiators; and a center lightwell. While several alterations have occurred, including in 2013 when the interior was gutted, leaving stud walls as well as piles of trim, some doors, fireplace mantels, and radiators, recent rehabilitation of the building restored and maintained the character-defining features and thus, the building retains a high level of integrity.

Narrative Description

EXTERIOR

The Charles O. Sigglin Flats ("Sigglin Flats") is a two-and-one-half story fourplex located at the corner of SE 16th Avenue and SE Alder Street, with the primary façade facing east toward SE 16th Avenue. It is nearly a zero-lot-line building with a concrete foundation close to the sidewalk on SE 16th. It is set back less than two feet on the east elevation, five feet to the north, three feet to the south, and four feet to the west. The site slopes slightly to the south. There is a small planting area along the north and south sides of the building. (Photo 1)

The arrangement of the units is integral to understanding the exterior elements. Their floor plans are oriented longitudinally and the functions are generally stacked. For the ground floor units, the living room is at the front of the unit and includes the porch-facing bay window. West of the living room is the dining room, which also includes a north- or south-facing bay window, followed by the kitchen. Located at the rear of the unit are two bedrooms. The bathroom is centrally located on the interior side of a corridor that parallels the east-west demising wall between the two units. The second-floor apartments follow a similar progression with the living room at the front of the building and featuring a decorative balcony window grouping. The living room transitions west to the dining room, which features a north or south-facing bay window. The kitchen is beyond the dining room, with two bedrooms at the rear of the flat.

At the exterior, the Sigglin Flats features a hipped roof that is flat in the center where there is a lightwell covered with a skylight. There are prominent gabled extensions on the primary elevation. The roof has

¹ Per City records, the final plumbing inspection for the property was signed off on August 31, 1908. The Oregonian reports that drawings for the building were underway in March 1908. See "Addition to Iron Works, Many Improvements Throughout Eastside." *Oregonian*, March 31, 1908, 10.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

broad eaves and also includes four newer skylights on the north, south, and west roof slopes. The roof material is composition shingles. Historically, there were four brick chimneys—one for each of the four fireplaces in the building. These chimneys were removed at a date unknown.

The building features the dual front-facing gables and broad eaves of the Shingle Style on an otherwise hipped roof. Other primary character-defining features include the use of bay windows and other decorative window types, a deeply recessed porch with Roman lattice balustrades, and the use of both 6" lap siding on the body of the building and shingles as cladding within the gables.

The east (primary) elevation features four original single-light wood entry doors—a pair in the middle of the facade and one each at the south and the north ends of the porch. The doors are stained, quarter-sawn oak with an original brass mail slot in the lower panel. The four doors are deeply recessed beyond the bay window forms, giving the porch a wraparound "W" shape. The ground-floor level is only slightly above grade, resulting in two steps up to the porch at the north side and three steps at the middle and the south end. (Photo 2)

The porch is approximately seven-feet deep at the bay windows and twelve-feet deep at the entry doors. It is marked by six paneled wood columns. The north and south ends of the porch are architecturally denoted as spaces for the exclusive use of the two ground-floor flats by the fact that they are enclosed with a low balustrade on three sides. The wood balustrade features paneled posts and vertical pickets surrounding a Roman lattice motif. Other than one rebuilt section on the south side, most of the material is original. The porch floor is wood.

The porch roof supports a six-foot-deep balcony above. The porch roofline is trimmed to create the look of a cornice and features a shallow bracket above each column. Originally, the same low balustrade was repeated as the balcony railing, with paneled posts at each corner and above the two central columns. This railing was removed at a date unknown, possibly because of its dangerously low height. In 2018, a compatible wood railing was built at a code-compliant height.

With respect to windows on the east elevation, the ground floor features two wide, shallow bay windows denoting the living rooms of the downstairs flats. Each of these bay windows has three one-over-one wood double-hung windows. On this primary elevation, the second floor features two six-over-one double-hung wood windows in the center of the building between the two projecting gable forms. This wall area is slightly recessed, further accentuating the gables. Centered underneath each of the gables is a decorative window grouping comprised of one eight-over-one double-hung wood window flanked on their side by a tall, 20-inch-wide wood casement. In each of the two groupings, the northernmost casement also acts as a narrow balcony door. The casement sashes have wood paneling instead of glass at the area that is below the sill of the central double-hung window. Above the casement paneling are four square lights.

The shingle-clad gable end walls within the attic story project beyond the second-story wall below, which increases the prominence of the gable form. A trim band and modillions enhance the projections at the roof line. Each gable features a central fan light wood window with keystone. The gable itself does not have eaves like the rest of the building and is instead trimmed with a narrow rake board and molding.

The side elevations (north and south) are nearly identical. Both feature shallow, two-story bay windows denoting the dining rooms for all four flats. Both elevations have four basement windows, eight ground-floor windows, and eight second-floor windows of the same size and arrangement. The only difference is that the north elevation (which faces SE Alder Street) features multi-light panes in the upper sashes of the second-story windows. The windows on the ground floor and all the windows on the south elevation are one-over-one. The basement windows are original four-light wood casements. (Photos 3, 6, 7)

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

The west elevation is very close to the neighboring duplex property at 1522 SE Alder, which was also built by Sigglin in 1908. This duplex fills the remaining 30 feet of Sigglin's original 50' by 100' lot (which is the standard residential lot size in Portland).² Due to the duplex's proximity, most of the west elevation of the Sigglin Flats cannot be seen from SE Alder. This facade features four one-over-one wood windows on both the ground and second floors. There are concrete steps down to two basement doors on the west elevation. There is a porch that is reached by several steps up that provides back-door access to the two ground-floor flats. Two flights of stairs lead from the porch to a back door for the two upper units. These stairs feature a balustrade that incorporates diagonal wood members as a simplification of the Roman lattice motif seen on the primary elevation. Originally there was also a balcony at the second-floor level. (Photos 4)

INTERIOR

The fourplex is comprised of four two-bedroom apartments. Historically, the second-floor units had three bedrooms. The building includes a full utilitarian basement, accessed from staircases within the ground-floor units and two exterior doors on the west elevation. Originally, the basement was demised into four spaces for each of the units. It remains unfinished with concrete walls and floor, and exposed wood structure. Likewise, the fourplex also features what was historically a utilitarian attic that was demised in half for each of the second-floor units and accessed by staircases within these units.

A central wall divides the building equally on an east-west axis so that there is one unit on the south half and one unit on the north half of the building. This division creates units that are long and narrow, rather than square-shaped. The apartments are mirror images of each other.

Identical front doors allow access to the ground-floor units—one door being at the south side of the porch and the other at the north side. The front door opens into an entry vestibule. The vestibule provides access to both the living room at the front of the building and the dining room, which is beyond the living room to the west. While work is currently ongoing, the dining room will include a corner gas insert fireplace with an original wood mantle. Throughout the interior of these flats the walls are finished with gypsum drywall, original and/or replica wood trim, and original and/or replica five-panel fir doors. Original working radiators are also found throughout. (Photos 7, 8, 9)

From the dining room, one can proceed west into the kitchen or toward the center of the building where a corridor provides access to the basement stairs, a closet, a bathroom, the larger of the two bedrooms, the kitchen, and the back door. Historically, the corridor had natural illumination and ventilation from a central light shaft; however, this space was used to enlarge the bathrooms in the ground-floor units at a date unknown.

The kitchen originally included a separate butler's pantry, which was removed at a date unknown. The original plans show that the butler's pantry was specified to include a sink with drain board, cupboards, drawers, and shelves. These plans indicate the kitchen itself originally had a wash tray, a boiler, and a gas-fueled range. The kitchen has been remodeled to be compatible with the period of the building, using shaker-style cabinets and period-style light fixtures. (Photo 10) Between the kitchen and the western-most smaller bedroom was originally a chimney flue that provided venting for the range and a hoistway from the basement for firewood. (Photo 11)

Each of the upstairs units has their own front door down at the porch. These doors are centrally located on the front (east) elevation. The doors open into a small landing, immediately followed by the staircase.

² While the duplex has lost some of its integrity, it mimics the prominent gable form coming out of an otherwise hipped roof, the shingle cladding within the gable, the fanlight with keystone, and the use of the bay window form. Given that it was constructed at the same time, it was likely also an Emil Schacht design.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

The top of this staircase is illuminated from a window in the light shaft with translucent patterned glass. The stairs have an intermediate landing at the light shaft window and then turn with two more steps before reaching the second floor. The stair is enclosed by full-height walls up to the floor line and features a simple handrail. At the second floor, there is a small section of balustrade with turned pickets and square, trimmed newel posts typical of the period.

The floorplans for the downstairs and upstairs units are largely stacked. They have the same progression of the living room followed by the dining room, then the kitchen, with two bedrooms toward the rear of each unit. The bathrooms on the second floor retain their original small size, as the light shaft is intact. A hallway connects from the staircase landing back to the kitchen and large bedroom.

The primary differences between the upstairs and downstairs flats are 1) the presence of the entry stair, which is a character-defining feature of the second-floor spaces and 2) the rectangular-shaped living room with a tripartite window grouping overlooking the balcony instead of a bay window. Additionally, the downstairs flats have slightly more integrity than the upstairs apartments, due to the enlargement of the living room in the upper units.

The staircase to the attic is also at this east end of the corridor, running above the entry staircase below. Historically, the attic was unfinished. It has been converted into additional living space for the second-floor units, providing an extra bedroom, bathroom, and a family room. The staircase leads directly to the family room. Both this space and the bedroom feature vaulted ceilings with skylights. The walls and ceilings are finished with painted gypsum board and the floors are carpeted. The bathroom is finished with modern tile, plumbing fixtures, and cabinetry.

ALTERATIONS

The following is a list of known alterations made to the building. In particular, the previous owner in 2013 gutted the interior, leaving stud walls as well as piles of trim, some doors, fireplace mantels, and radiators. The current owner is currently rehabilitating the building to bring it back its historic integrity.

- The original balcony railing was removed and replaced with a cedar fence. This is now being replaced with a compatible wood railing at a code-mandated safe height.
- The west balcony was removed.
- All interior plaster and finishes were removed down to the studs. New drywall has been reinstalled on these studs. Trim and doors were salvaged and reinstalled, except the pocket doors between in the living room and dining room, which were not salvaged by a previous owner.
- All interior trim, window sashes, and woodwork that were originally stained have been painted.
- All four fireplaces and chimneys were removed. The fireplaces are being rebuilt with gas inserts and the original wood mantels are being reinstalled.
- Kitchens and bathrooms have been remodeled several times since their original construction, including the removal of the butler pantries. The lightwell space was incorporated into each ground-floor bathroom at the time of a previous remodel.
- The balustrade and newel post in the north second-floor unit was removed. A new wood balustrade and newel posts is being installed to match the existing south one.

Charles O. Sigglin Flats
Name of Property

Multnomah Co., OR
County and State

- The demising stud walls between third bedroom and living room in the second-floor units were removed to enlarge the living room.
- New skylights were installed and the roof has been re-roofed many times.
- The attic spaces were finished to create an additional bedroom, bathroom, and family room.
- Structural updates were made in the basement including new columns and footings.

Despite a previous owner gutting of the building, the recent rehabilitation has brought the fourplex back to a high level of integrity. The building features its original wood siding, many of its original wood porch components or in-kind replacements, a compatible new balcony railing, the majority of its original windows (with altered windows restored), and original front and backdoors. The interior retains the character-defining aspects of its original longitudinal plan, including most original walls in their same location. Salvaged wood trim and other wood features have been reinstalled, with missing pieces restored based on the original.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1908: Date of construction

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Schacht, Emil: Architect

Period of Significance (justification)

The period of significance for the Charles O. Sigglin Flats is 1908—the date that the building's construction was completed. Because this property is nominated under Criterion C, the date of construction best defines its period of significance and the time during which it most accurately represented Emil Schacht's design.

Criteria Considerations (explanation, if necessary): N/A

Charles O. Sigglin Flats
Name of Property

Multnomah Co., OR
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Sigglin Flats is nominated at the local level under Criterion C, as a work of master architect Emil Schacht. The period of significance is 1908, the date of construction. With 25 properties in the National Register and robust documentation of his portfolio of buildings in Oregon, it is well established that Schacht made a significant contribution to Portland's built environment after the turn on the 20th Century. The Sigglin Flats is the only small-scale, wood-frame fourplex building in Schacht's portfolio and it is representative of his ability to successfully design a wide variety of building types in an equally wide range of styles. His experience working as a draftsman in New York prior to relocating to Portland exposed him to American architectural styles at the beginning of their popularity and his body of work demonstrates his design style fluency here in the Pacific Northwest. Schacht is further considered one of the most influential local architects whose designs introduced Portland to the emerging Craftsman style. The Sigglin Flats is a particularly strong example of Schacht's interest in adding other styles to an otherwise Craftsman building and using signature design elements—in this case, the cap-like gable roof forms—that make his buildings unique and identifiable as Schacht designs.

Locally significant, the building also meets the registration requirements for the *Portland Oregon's Eastside Historic and Architectural Resources MPD* as one of the best examples of a fourplex building within the MPD area. Constructed in 1908, the Sigglin Flats became a part of the fabric of the Buckman neighborhood at the height of Portland's post-Lewis & Clark Exposition residential development. Located one block from the City & Suburban Railway Company's East Morrison streetcar line, the building is a prime example of a multifamily development designed to blend with the residential character of the neighborhood while featuring a high-style design that married the Craftsman, Shingle, and Colonial Revival styles.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Designed by architect Emil Schacht and built for real estate investor Charles O. Sigglin in 1908, the Sigglin Flats is significant under the registration requirements of the *Portland Oregon's Eastside Historic and Architectural Resources MPD* as one of the best examples of a fourplex building type within the MPD area. The MPD notes that the Craftsman style was expressed in a variety of multi-family dwellings including duplexes and fourplexes. Smaller than traditional apartment buildings, the duplex and fourplex types were designed to blend in with their neighboring single-family residences. The growth of residential neighborhoods within the MPD study area, largely spurred by population growth and streetcar development, prompted landlords and developers to invest in revenue-generating multi-family buildings like the Sigglin Flats.

Portland's Eastside Development Historical Context

Portland's eastside development began as three separate towns. The lot that contains the subject property at the corner of SE 16th Avenue and SE Alder Street was initially part of the town of East Portland. East Portland was platted in 1850, incorporated in 1870, and consolidated with Portland in 1891.³ The neighborhood in which the Sigglin Flats is located is called Buckman—Portland's first suburb and one of the neighborhoods within the MPD study area. It was named for Cyrus Buckman—an early settler who owned a large parcel of land between Sullivan's Gulch and Stark Street. The neighborhood stretches from SE 12th Avenue to SE 28th Avenue, and from E Burnside Street to SE Hawthorne Boulevard. It is platted in blocks that are 200 x 200 feet and has rectangular lots originally platted at 50 feet wide and 100 feet long. Numbered streets run north-south and east-west streets are named.

³ Timothy Askin and Ernestina Fuenmayor, "National Register Nomination for the North Buckman Historic District," No. 13000481, 2013, 18-19.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

A significant factor in the development of the eastside was the Lewis & Clark Centennial and American Pacific Exposition and Oriental Fair. This was also a milestone event in the career of Emil Schacht, which will be discussed further. City leaders planned the Exposition to promote Portland and maintain the City's primacy as *the* major city in the Pacific Northwest. It opened in 1905 and was the catalyst for Portland's greatest period of growth, attracting nearly 1.6 million paying visitors over five months. Not only did it generate tourism, but it also attracted people who came looking for work opportunities. Historian Joseph Gaston wrote in 1911: "The very decision to hold the exposition strengthened every man that put down a dollar for it; and from that very day Portland business, Portland real estate, and Portland's great future commenced to move up..."⁴ Between 1905 and 1910, Portland's population grew over 80% and the City's population center shifted to the east side of the Willamette River.⁵

Peak development in the Buckman neighborhood was between 1889 and 1915. Streetcars shaped this area, which became a dense residential suburb that extended from downtown along SE Morrison and SE Ankeny Streets. It offered easy access to the City's employment center and new housing that was affordable to middle-class buyers that had modern amenities, such as central heating, gas water heaters, indoor plumbing, and electricity. These features attracted many families looking to relocate from the crowded west side and enjoy a better lifestyle. Education also factored into the growth of the Buckman neighborhood, as there was a significant expansion of schools throughout the city, but especially the east side after the turn of the century.⁶

Dwellings on the east side were primarily constructed for the middle class (e.g., small business owners, white-collar workers, and skilled laborers such as carpenters, railroad workers, jewelers, etc.). While many homes were owner-occupied in the Buckman neighborhood, there were also a good number built for landlords like Charles Sigglin.⁷ Multifamily buildings also became more common in Portland in response to the population increase that resulted from the Exposition. These included duplexes, fourplexes, and traditional apartment buildings.

Within the Buckman neighborhood and the MPD study area, buildings with flats were primarily constructed between 1905-1912. Duplexes and fourplexes are located among single-family homes and they are designed to look similar to a house. This is achieved primarily through the overall scale of the building, a gabled or hipped roof form, and the use of materials and architectural features that are found on family homes such as porches, balconies, and bay windows.⁸

The Sigglin Flats within the Buckman/Eastside Context

Constructed in 1908, the Sigglin Flats became a part of the fabric of the Buckman neighborhood at the height of post-Exposition residential development. Located one block from the City & Suburban Railway Company's East Morrison streetcar line, the building is a prime example of a multifamily development designed to fit in with the residential character of the neighborhood. The location provided easy streetcar access to the commercial district along Grand Avenue, public parks, and Portland's downtown employment center. These large 1100-square-foot fashionable flats were each the size of a small house and their modern amenities would have appealed to families with children attending nearby Buckman Elementary and East Side High School.

The density to which this block was built is indicative of the desirability of this location near the streetcar line. Directly across the street from the Sigglin Flats is the F. Schwartz duplex at 702-704 SE 16th Ave and an unnamed fourplex at 714-716 SE 16th Ave. In general, the blocks between SE Morrison and SE Alder exhibit

⁴ Carl Abbott, *Portland: planning, politics, and growth in a twentieth-century city* (Omaha: University of Nebraska Press, 1983), 46.

⁵ Askin, "Buckman," 23-26.

⁶ Ibid, 23.

⁷ Ibid, 16.

⁸ Timothy Askin and Ernestina Fuenmayor, "Portland Oregon's Eastside Historic and Architectural Resources 1850-1938 MPD Amendments," No. 64500514, 2012, F-16.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

a higher number of these residential-scaled multifamily buildings as a whole due to their proximity to Morrison's streetcar line and connection to commercial areas.

Residential Architecture & the Craftsman Style

Fundamental social changes of the time were reflected in the design of eastside residential structures, including the Sigglin Flats. Progressive Era ideals emphasizing simplicity and efficiency resulted in more informal and relaxed homes compared with Victorian traditions that had a parlor and music room for entertainment activities and provided separate servants quarters.⁹ Most popular was the Craftsman Style that dominated residential architecture from 1900-1940. Originating in the Arts & Crafts movement of the 1880s, Gustav Stickley made the style popular in the United States with his magazine *The Craftsman* published from 1901-1916.¹⁰

Hallmark elements of the Craftsman style include a two-and-a-half story box-like volume that is square or rectangular in plan and capped by a hip or gable roof with wide overhanging eaves. Dormers often break up rooflines and exposed rafters, purlins, and decorative brackets accentuate the eaves. Expansive front porches, second-floor balconies/verandas, sunrooms, and sleeping porches are also character-defining features of this style that emphasized access to the health benefits of fresh air and sunlight. Siding types are wood lap siding and/or shingles. Variations of the style include the incorporation of classical elements from the Colonial Revival style such as corner pilasters, columns, friezes, modillions, and keystones. Less common are variations that draw on the Shingle Style, which is characterized by extensive wall cladding with shingles, steeply-pitched gables, projecting or cap-like gable forms, use of dormers, one or two-story bay windows, and classical elements from the Colonial Revival style.

The massing and shape of the Craftsman style was flexible enough that it was easily adapted to multifamily buildings on the Eastside—typically duplexes and fourplexes, but occasionally apartment buildings.¹¹ The Sigglin Flats is an eclectic design that marries Craftsman and Shingle Style architecture along with classical elements from the Colonial Revival style.

Sigglin Flats and the MPD Registration Requirements

The Portland Oregon's Eastside Historic and Architectural Resources MPD states that in order to meet the registration requirements, a building should have been built between 1862 and 1938. It must also retain sufficient integrity to evoke the character of its style or function type, and it should be one of the best examples or most characteristic examples typifying that style or function.

The Sigglin Flats meets the registration requirements as follows:

- The building was constructed in 1908.
- The building retains sufficient integrity to evoke both the character of its Craftsman-Shingle-Colonial Revival hybrid style and its function type as a fourplex. The exterior has a significant amount of original materials, including almost all of its original wood windows, all doors, and wood siding. The interior retains the character-defining features of its original plan. Historic fabric that was lost due to incompatible changes over time has been reversed and restored.
- The Sigglin Flats is one of the most characteristic examples typifying a Craftsman-style fourplex in the MPD area. The exterior conveys the fourplex use with the four front doors on the primary façade and the mirror image placement of key architecture features such as bay windows. It features Craftsman

⁹ Askin, "Buckman," p. 9.

¹⁰ Ibid, 11.

¹¹ Ibid.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

elements including a front porch running the full width of the front façade with deeply set entries to the ground-floor units; a full-width balcony; weatherboard siding and shingles; bay windows on three elevations; a variety of wood window types including multi-light upper sashes, tripartite window and balcony door groupings at the second-floor level, and fan-light windows in the gables; and a hipped roof form that is broken on the front elevation with two gable extensions and a center dormer. The interior retains the original elongated plan with central east-west demising wall and mirror-image units. The plan reflects an efficient layout with a living room, dining room, and kitchen running longitudinally from the front to the back of the apartment with bedrooms and the bathroom toward the rear and center of the unit. A center lightwell provides additional light and ventilation.

As will be discussed later in Section 8, architect Emil Schacht was an important figure in the early dissemination of Craftsman style in Portland. The Sigglin Flats features not only tried-and-true elements of Craftsman architecture but demonstrates Schacht's signature creative interpretation of this style and his penchant toward bringing in elements from other American architectural styles. In this case, the Shingle Style is the dominant secondary style.

Comparative Analysis with Other Fourplexes in the MPD study area

There may be as many as 12 fourplexes in the MPD study area according to the nomination for the Martin Parelius fourplexes discussed below. Four of these fourplexes are listed in the National Register and were done so at the time of the MPD's creation. The Sigglin Flats was not considered for a nomination in 1988 due to its low level of exterior integrity at that time. Two of the twelve fourplexes could not be identified through the SHPO database. The remaining nine in the MPD study area are as follows:

Caroline A. Vergil Fourplex (1905) - 532-538 SE 15th Ave
Unnamed Fourplex (c. 1908) - 714-716 SE 16th Ave
McClaren/Overholtzer Fourplex (1911) - 1812-1818 SE Morrison St
Martin Parelius Fourplex #1 (1911) - 423-429 SE 28th Ave
Martin Parelius Fourplex #2 (1911) - 433-439 SE 28th Ave
John M. Wallace Fourplex (c. 1915) - 3645-55 SE Yamhill St
Kuehle Fourplex (1926) - 1124-1130 SE Ash St
Nettie Krouse Fourplex (1910) - 2106-2112 SE Main St
Morrison Court (1907) - 1511-519 SE Morrison St

Reviewed in this comparative analysis section are the first five properties. The Kuehle Fourplex is not being discussed because it is not a Craftsman-style building and its simple façade design does not warrant comparison with the Sigglin Flats. While the Nettie Krouse Fourplex is individually-listed in the National Register, it has lost integrity with the removal of many of its character-defining twelve-over-one wood windows on the primary elevation. Lastly, Morrison Court was excluded from the comparative analysis due to having a pure Classical Revival façade design and being converted to a twelve-unit apartment building in 1943.

Caroline A. Vergil Fourplex (1905) 532-538 SE 15th Ave

Description

The Caroline A. Vergil Fourplex property is an early example of a two-story, Craftsman multifamily building with four flats. Along the front are four sets of paired, square columns that support a closed-wall railing. Spanning between the column sets are wood infill pieces to create the look of a Tudor arch. This same motif appears in the beveled glazing in the four main entry doors at the porch. The front doors are constructed with vertical, square-edged stiles creating three panels and a small shelf just below the upper lite. The building has most of its original one-over-one double-hung wood windows intact. Horizontal lap siding covers most of the

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

building except for the third level, which has shingles at the three front gables. A horizontal trim piece separates the two materials.

At the front porch, the original center span may have been modified with the insertion of a smaller column that interrupts the wide center arch. The basement entry directly below this column at the center of the front facade may have also been added at this time. A low balustrade with square posts separates the two sides at the porch in the center. The paired porch columns support an open balcony above. The original balcony railing has been replaced with a contemporary design and a solid privacy wall was added to demise the balcony in recent years.

At the third level are three distinct gables, each with prominent barge rafters that feature a subtle, sawn-end detail. The building has wide eaves and exposed rafter tails with a decorative sawn detail. Barge rafters throughout the building, including the dormers, sit on unadorned Craftsman-style brackets.

Analysis

The Vergil Fourplex is an excellent example of a Craftsman-style fourplex as it reflects a strong adherence to Craftsman ideals and character-defining features with no introduction of secondary styles. It has many similarities to the Sigglin Flats with the double-gable roof form, central dormer, and the wide porch with second-story balcony. Like the Sigglin property, this fourplex has had its original balcony railing removed and replaced with a compatible new railing at a code-compliant height. The introduction of the tall, solid privacy wall on the Vergil property somewhat degrades the building's integrity; however. Without having access to original plans or photos of this property, it is difficult to comment on whether the basement entry and smaller center column are non-historic and affect the property's integrity. The level of interior integrity is also unknown. While the Vergil Fourplex may have significance as a very early Craftsman fourplex in the Buckman neighborhood, its design significance and integrity do not outshine the Sigglin Flats. The Sigglin property exhibits a greater degree of design richness with the use of bay windows, multiple different types of wood windows, and the detailing at the porch columns and balustrade. Overall, the exterior of the Sigglin property all retains a slightly higher level of integrity.

Unnamed Fourplex (c. 1908)

714-716 SE 16th Ave

Description

This two-story fourplex was built in c. 1908 in a hybrid Craftsman-Colonial Revival style. The main façade faces west and the building has a hipped roof. The building sits close to the street and a full story up from the sidewalk. There is basement access from the front driveway with two pedestrian doors, as well as a single-car tuck-under garage beneath the southern-most window bay. The foundation is concrete. The building has V-channel siding with shingles on the three dormers.

The building's most striking feature is a central double porch that has a bell-cast gable roof. The stacked porches have three Tuscan columns each and a balustrade with square pickets. The ground-floor porch is accessed via a concrete stair on the north side of the property. Each porch has two wood doors with square upper lights. The second-floor porch has small windows on either side of the doors with diamond-pattern lights. The two-story bays on the north and south have three one-over-one double-hung windows each. The corners of the building feature decorative pilasters.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

Analysis

This fourplex shares in common with the Sigglin Flats the use of a hybrid style. The symmetrical organization of the stacked bay windows on the front façade, the use of the corner pilasters, and the Tuscan columns at the porch and balcony signal the influence of Colonial Revival architecture. The hipped roof form and the shingle-clad gable dormer are elements from the Craftsman style. This gable-roof dormer that covers the balcony is placed very much like those on the Sigglin fourplex. However, the Sigglin property achieves a more coherent design on the primary elevation because basement access is relegated to the rear elevation. At this unnamed fourplex, the two basement entrances, concrete stem walls, garage door on the south side, and entry stairs on the north side create design clutter that detracts from aesthetics of the primary elevation. Emil Schacht was able to achieve a more harmonious front facade with the design elements executed in pure symmetry. Furthermore, the Sigglin fourplex has more design variety between the first, second, and attic sections of the property with the deep W-shaped bay window forms at the front porch, the decorative windows at the balcony, and the double gable form extending from the hipped roof. This unnamed fourplex is a relatively straightforward box-like form with an interesting porch-balcony-dormer composition applied to the front façade. Even though both properties share a similar level of exterior integrity, for these design reasons, the Sigglin Flats is a better example of a Craftsman fourplex in the MPD study area.

John M. Wallace Fourplex (c. 1915) 3645-55 SE Yamhill St

Description

Built around 1915, the John M. Wallace Fourplex is individually listed in the National Register and is significant both for its association with local builder John Wallace and as an excellent example of a fourplex. The nomination notes that it is a particularly unusual variation on the Craftsman style. The Shingle-clad building's most notable feature is the paired, stepped gables around which the rest of the façade elements are arranged. There are three sets of stacked porches/balconies—a wider grouping in the center and one at either corner. A Roman lattice motif is used at both the porch and balcony railings. Groupings of three six-over-one double-hung wood windows are found at all three levels on the primary elevation. The fourplex is situated on a corner lot, which means the property's side elevation is highly visible and has a commensurate amount of design detail including stacked bay windows and a variety of multi-light window types and sizes. The 1988 nomination notes that the interior of the building also has many characteristic Craftsman features in a distinctive manner, including battered fireplaces with decorative tiles in the living area. From the exterior, the Wallace Fourplex appears to retain a high level of integrity with the only apparent exterior alterations being the replacement of the center balcony railing with a modern, code-compliant railing and the replacement of concrete porch steps with wood ones.

Analysis

The John M. Wallace Fourplex is indeed a unique example of a Craftsman fourplex with a high level of integrity. It shares with the Sigglin Flats the fact that it is located on a corner lot, giving it two visible facades. Both properties feature a stacked porch/balcony as a primary design element and utilize the Roman lattice motif. Both properties use a variety of types and sizes of multi-light wood windows on both of their primary elevations. The stepped gable façade arrangement is very uncommon and the Wallace fourplex may be unique or one of the very few wood-frame buildings in Portland to utilize this motif. Even in masonry buildings, there are limited examples in Portland. The Sigglin property is in the same caliber of building as the Wallace fourplex when it comes to design significance. Both properties demonstrate an innovative, but quite different interpretation of the Craftsman style that is blended with motifs from other architectural styles. For this reason, both properties can meet the registration requirements and the eligibility of one property does not preclude the listing of another.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

**McClaren/Overholtzer Fourplex (1911)
1812-1818 SE Morrison St**

Description

Much like the fourplex at 714-716 SE 16th Ave, the McClaren/Overholtzer Fourplex was designed in a hybrid Craftsman-Colonial Revival style. It is a 2.5 story building that rests on a concrete foundation. The roof is hipped and features a small, central hipped dormer. The façade has shallow canted bay windows with groupings of three windows per bay window. The central partial-width one-story porch has classically-inspired boxed wood posts and features a second-floor balcony with an open wood railing. Four entry doors are clustered near the center of the façade. The matching doors are stained wood with a single light above lower wood panels. The building's windows are primarily one-over-one double-hung wood sashes. There are multi-light windows in the dormer and transom lights above the center bay windows. Alterations include a synthetic horizontal wide-board siding.

Analysis

The McClaren Fourplex is has a relatively straightforward design compared to the Sigglin Flats and likely cost significantly less to construct. For example, this is seen in the more basic roof form, single small dormer, and relatively flat exterior walls. Its box-like volume is articulated by pairs of wide, low-profile bay windows. The porch and balcony share commonalities with the Sigglin Flats including the minimal amount of steps up from the sidewalk-level, but more importantly the square, paneled columns. While the McClaren property has had its wood siding replaced, it otherwise retains a good amount of integrity. None the less, it does not display any design characteristics that make it particularly unique. The Sigglin Flats is a better example of a Craftsman fourplex given its unique roof forms, multiple windows and siding types, and greater façade articulation.

**Martin Parelus Fourplex #1 (1911)
423-429 SE 28th Ave**

**Martin Parelus Fourplex #2 (1911)
433-439 SE 28th Ave**

Description

Built in 1911, both of these fourplex buildings are individually listed in the National Register. Like the Wallace property, they were listed in concert with the MPD. The properties are unique as the only pair of identical fourplexes in the MPD area. The nomination notes that they are excellent examples of small-scale, multifamily housing types that were built throughout the study area between 1905 and 1912.

The rectangular buildings sit on concrete foundations and are 2.5 stories tall. They both have hipped roofs with a central shed dormer flanked by a gable dormer on either side. Below the overhanging eaves are modillions and dentilated cornices. The buildings are clad with shiplap siding and the dormers are sided with shingles. The four corners are embellished by full-length, recessed panel pilasters with modest capitals. The predominant window type is one-over-one double-hung sash, but a number of various sized casements and small multi-light windows are also present. The buildings feature a central, recessed entry bay with a recessed balcony above and a tripartite window grouping on either side of this central bay that marks one of the apartments within. Within the center bay, the entry is flanked by pilasters and has a Tudor arch motif. At the balcony, the Roman lattice motif is used at the railing.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

Analysis

The Martin Parelius fourplexes are a unique assemble within the MPD study area. They share in common with the Sigglin Flats a corner location and a nearly zero-lot-line siting on the property. Both utilize classical elements drawn from the Colonial Revival style such as the use of Roman lattice and modillions. Of the properties discussed in this comparative analysis, the Parelius plexes are certainly the best example of a Craftsman-Colonial Revival hybrid in the study area. Because the Sigglin property is primarily a Craftsman-Shingle Style hybrid, both properties can be considered excellent examples of their style and type. Like the Wallace property, the listing of the Parelius fourplexes need not preclude the listing of the Sigglin Flats.

MPD Comparative Analysis Conclusion

Compared to these fourplex buildings, the Sigglin Flats stands out as a noteworthy innovative design that marries the Craftsman, Shingle Style, and classical elements from the Colonial Revival style. At the Sigglin Flats, there is inventiveness in the layers and stacking of forms, and in the push and pull of wall planes and entry points. The bisymmetry of the front façade also strongly indicates the bisymmetry of the flats within. For this reason, the Sigglin Flats should be recognized as one of the best examples of a Craftsman fourplex building within the MPD area.

Work of a Master: Architect Emil Schacht

In addition to the Sigglin Flats' significance within the MPD, the property is also nominated as a work of master architect Emil Schacht. There are 25 properties listed in the National Register that Schacht designed. The Sigglin Flats is the only known small-scale, wood-frame fourplex building in Schacht's portfolio and it is representative of his ability to successfully design a wide variety of building types in an equally wide range of styles and style combinations. Schacht has particular significance for his early contributions to Portland's Craftsman-style residential architecture. The Sigglin Flats is a particularly strong example of Schacht's interest in adding other styles to an otherwise Craftsman building and using signature design elements—in this case, the cap-like gable roof forms—that make his buildings unique.

Emil Furchtegott Schacht was born in Sommerland, Schleswig-Holstein (a duchy of Denmark) in 1854.¹² This region was the combination of two duchies under Danish rule at the time of Schacht's birth, although the inhabitants were primarily German. The region became a Prussian province after 1866. Following World War I, the area was returned to Germany. The Schachts were a prominent, well-educated family who begin living in their family manor house in 1640.¹³ Little is known about Emil Schacht's education except that he attended the Polytechnic School of Copenhagen and graduated from the Polytechnic School of Hannover.¹⁴ He likely received the typical Beaux Arts-influenced education of the period.

Schacht first arrived in the United States in 1874 at the age of 20. For six years he worked as a draftsman in New York City (architectural firms unknown). During his time as a draftsman, he would have become familiar with the American architectural trends of the late 1870s and the early 1880s, including the Queen Anne and Shingle Styles, and the emerging Colonial Revival style. Schacht also would have been aware of the work of nationally-prominent architects including McKim, Mead and White; Richard Morris Hunt; H. H. Richardson; and Peabody and Stearns. Schacht would later bring with him to Portland the stylistic influences of this era.¹⁵

In 1880, he returned to Germany where he remained for three years and married Auguste Trier. Schacht owned property in Hamburg, which the government condemned through eminent domain. He did not feel he was appropriately compensated for his loss and desired to leave Germany because of this. Family legend has

¹² Richard Ellison Ritz, *Architects of Oregon*, (Portland, Lair Hill Publishing, 2002), 348.

¹³ Patricia Sackett, *A Partial Inventory of the Work of Emil Schacht: Architect in Portland from 1885-1926*, (Eugene: University of Oregon, 1990), 9.

¹⁴ Ibid.

¹⁵ Ritz, 348; Sackett, 9-10.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

it that a coin toss was the method he chose to decide between San Francisco and Portland in 1883. His wife and children did not join him until the following year. He initially applied for citizenship in Omaha, Nebraska, but quickly moved to Portland.¹⁶

The Schachts first settled in northwest Portland in an area that is today's Pearl District neighborhood. Schacht opened an office briefly at the First National Bank Building, but within a year closed it to work out of his home until 1890.¹⁷ In that year, he opened a larger office in the Portland Savings Bank Building.¹⁸ The majority of German and Scandinavian immigrants arriving in Portland at the end of the 19th Century settled on the east side of the Willamette River, so it is noteworthy that the Schachts resided on the west side.¹⁹ The desire to work and live close to the downtown area may reflect Schacht's high aspirations for his life in Portland. Schacht later purchased a lot at 733 SW Vista Ave and built his own residence in 1902.²⁰ This area was at the edge of the elegant and prestigious King's Hill neighborhood. This modest home, which is still standing and discussed in the forthcoming comparative analysis, is an eclectic mix of late Queen Anne, Shingle, and Colonial Revival architecture.^{21, 22} By building his house here, Schacht placed himself in contact with Portland's social elite—something that likely enhanced his career.²³

Only four buildings known to be Schacht designs have been positively determined to date prior to 1900. His earliest residential work reveals the influence of trends that began on the East Coast in the 1870s and 1880s. These include the Queen Anne style and American style innovations such as the Shingle Style and the Colonial Revival. After the turn of the century, the Arts and Crafts movement increasingly dominated Schacht's body of work as established through Patricia Sackett and Jim Heuer's research. Schacht used three forms of the Arts and Crafts style—one with ornamentation based on medieval European traditions, another that was inspired by English Arts & Crafts architects such as C. F. A. Voysey, and, of course, the American "Craftsman" style that is influenced by Gustav Stickley's journal "The Craftsman" from 1901-1916.²⁴ In some designs like the Sigglin Flats, motifs from multiple styles are used. A house where he combines styles with a very different aesthetic is the 1909 H. P. Sorensen House in Willamette Heights.²⁵ Here Schacht brings together the stucco surface and massing of the English Arts and Crafts style with Mediterranean elements including a tiled roof and an entrance portico with Tuscan columns.

Schacht was one of the architects selected to design a building for the 1905 Lewis and Clark Centennial Exposition site. Ion Lewis, of the prominent firm Whidden & Lewis, supervised a board of seven architects, with the other five being Edgar M. Lazarus, Justus F. Krumbein, David C. Lewis, Richard Martin, Jr., and Henry J. Hefty.²⁶ Schacht's designed the Oriental Exhibits Palace, which was built in a Spanish Renaissance style and had a grand entrance that resembled Le Petit Palais des Beaux-Arts (constructed for the 1900 Paris Exposition).²⁷ Being invited to design an Exposition building was an honor bestowed on only a few of Portland's leading architects of the time.²⁸

¹⁶ Sackett, 10-11.

¹⁷ Matthew Hayes, "National Register Nomination for the Louis Pfunder House," 2004, Section 8 Page 4.

¹⁸ Ibid.

¹⁹ Sackett, 12.

²⁰ Ibid.

²¹ "733 SW Vista," Historic Resource Inventory City of Portland, 1984, accessed July 13, 2018,

http://heritagedata.prd.state.or.us/historic/index.cfm?do=v.dsp_siteSummary&resultDisplay=49695

²² Sackett, 86, 106-110.

²³ Ibid, 13; Jim Heuer and Roy Roos, "Working Draft - The Emil Schacht Houses in Willamette Heights: The Cradle of Arts and Crafts Architecture in Portland," December 2, 2002, accessed July 13, 2018, 32.

²⁴ Ibid.

²⁵ 3009 NW Quimby Street, Portland.

²⁶ "Lewis and Clark Centennial Exposition," Wikipedia, July 07, 2018, accessed July 13, 2018, https://en.wikipedia.org/wiki/Lewis_and_Clark_Centennial_Exposition.

²⁷ "Oriental Exhibits Palace," Oregon History Project, accessed July 13, 2018, <https://oregonhistoryproject.org/articles/historical-records/oriental-exhibits-palace-1905/#.W0juxlVKiUk>.

²⁸ Sackett, 38.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

Before and during the Exposition, Schacht designed six speculative houses²⁹ in the Willamette Heights neighborhood that would cement his position as one of the early influential practitioners of Arts & Crafts and Craftsman-style residential architecture. Developers Lewis Russell and Percy Blyth built these modern homes at a time when they were eager to attract attention to their housing development overlooking the fair. The earliest design dates to 1902-03, though most were designed 1904-1905, putting them among the first Craftsman-style houses in Portland.³⁰ The Willamette Heights homes represent a pioneering introduction of Craftsman and Arts & Crafts residential architecture in a location where millions of Exposition visitors were likely to take note of these new designs. Heuer finds that Schacht was among the first architects west of the Rockies who adopted this style in his designs and notes that his contributions in Willamette Heights at the time of the Exposition had a “significant architectural and stylistic impact on [Portland].”³¹ At the time, the Arts & Crafts architecture and its American variations were considered a radical departure from more conventional building styles such as the Queen Anne style. Through his research, Heuer has identified a total of 17 houses in Willamette Heights that can be positively attributed to Schacht and another 13 that may be attributable based on stylistic comparison.³²

Schacht continued designing residences until about 1922 and was still working in the Colonial Revival and Craftsman styles in these later years. His design for the 1917 Arata House³³ is an example of his last Colonial Revival style homes, but with a typical Schacht twist. The symmetrical house employs many of the traditional classical elements found with this style; however, Schacht included wide overhanging eaves and a low-pitched hipped roof that are Prairie Style in nature. The 1922 Camillo House³⁴—thought to be his last residence—is an unusual bungalow constructed almost entirely of stone with fourteen-inch-thick coursed rubble walls, cast-stone battered piers at the porch, and a Mediterranean-style tiled roof.

With respect to residential architecture, Emil Schacht’s contemporaries included William Knighton, Joseph Jacobberger, Edgar Lazarus, and the firm of John Bennes and Eric Hendricks.³⁵ Knighton was active in Portland from 1902 until 1929, with his peak period of work matching Schacht’s. In addition to his commercial works, he is recognized for his contributions to Arts & Crafts homes and these residential designs often include Tudor detailing within the gables, dark-stained shingle siding, recessed balconies, and an overall artistic arrangement of both the overall massing as well as exterior and interior details. Jacobberger worked in Portland from 1900 to 1930 and is known for his style fluency, producing many high-style homes using English Arts & Crafts, Colonial Revival, English Cottage, Shingle Style, and the Craftsman style. Lazarus’s career in Oregon spanned from 1892 to 1918 and his significant residential works primarily utilized the Shingle Style. These homes can feature steeply-pitched roofs, turrets, multiple gables, a great variety of window styles, and they are fully sheathed in shingles. Lastly, Bennes and Hendricks worked together in Portland from 1906 to 1913. Frank Lloyd Wright’s works exerted a strong influence on some of Bennes’ design and the firm is recognized for their Prairie Style homes built between 1908 and 1912. Bennes was also proficient in the Craftsman style and designed homes that share a level of artistry that is similar to Knighton’s and Schacht’s. From the documentation available to compare the works of these four firms with Schacht, it appears that Schacht produced more homes within a range of budgets (for middle-class clients and well as the wealthy) and that his proclivity to experiment with dramatic and unexpected architectural elements from various styles was more pronounced.

²⁹ While Sackett’s thesis does not explicitly identify these properties, Jim Heuer’s 2002 paper “The Emil Schacht Houses in Willamette Heights,” identifies six house designs that Russell and Blyth commissioned from Schacht. These properties are all standing today and include 3430 NW Thurman, 3360 NW Franklin Ct, 3424 NW Franklin Ct, 3437 NW Franklin Ct, 3448 NW Franklin Ct, and 3449 NW Franklin Ct.

³⁰ Heuer, 33.

https://www.oregon.gov/oprd/HCD/OHC/docs/multnomah_portland_willametteheights_emilschachthouses_historiccontext_inventory.pdf.

³¹ Heuer, 2 and 8.

³² Ibid, 33-34.

³³ 3401 NE Couch Street, Portland.

³⁴ 2839 SE 27th Avenue, Portland.

³⁵ William J. Hawkins III and William F. Willingham, *Classic Houses of Portland, Oregon 1850-1950*, (Portland: Timber Press, 1999), 414.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

During his career, the majority of Schacht's work was in Portland, but he designed several buildings in Astoria and some in Washington State as well. He worked as far afield as Alaska and the Philippines. Practicing in Portland from 1885 to 1926, his career spanned a significant period of the city's growth. At various points, he was one of the busiest architects in the state.³⁶ In particular, the construction boom that followed the Exposition allowed Schacht to prosper as an architect.³⁷ Schacht designed commercial, office, civic, and warehouse buildings, in addition to single-family residences, "plex" buildings, apartments, and hotels. His public buildings are in the academic Neo-Classical and Renaissance Revival styles. Later office and commercial buildings are steel-frame structures with classical elements. Some of his industrial and warehouse structures are brick masonry buildings that are reminiscent of the Richardsonian Romanesque style. His clientele was broad-based, from real estate developers to upper-class businessmen to middle-class individuals who were looking to invest in Portland's real estate boom.³⁸

The prolific period in his career lasted until about 1913, roughly coinciding with the start of World War I, the economic recession that came about because of the war, and the growing resentment felt toward Americans of German descent.³⁹ Schacht also did not produce many residential designs in the years 1911-1915. The majority of designs during this period were for commercial structures and he was busy with commissions for two of his most important public buildings—the Police Block and a fire station in southeast Portland. He was primarily a sole practitioner; however, his son Martin Schacht was a partner in the firm from 1910 to 1915.⁴⁰

Schacht's major contribution to the built environment of Portland was largely undocumented until Patricia Sackett's thesis in 1990. Architects such as Whidden & Lewis and A. E. Doyle were given significantly more credit for shaping Portland's architecture around the turn of the century.⁴¹ Recognition of Schacht's significance increased when drawings and prints of many of his buildings were made available through the Cachot Therkelsen Collection at the University of Oregon's Knight Library. Of the 269 buildings represented in the collection, Schacht designed approximately 140. This collection revealed that Schacht made a significant contribution to the architectural fabric of Portland.⁴² Sackett, Heuer, and Ritz all discuss Schacht's standing as one of the Portland's most important architects of the day, particularly related to residential architecture.⁴³

Emil Schacht's 41-year career as an architect in Portland ended with his passing on March 4, 1926 while he was inspecting the construction of the Mayer Building. His death made the front pages of all the local newspapers, which noted the loss of a "well known Portland architect" and "prominent figure in building circles."⁴⁴

The Significance of Schacht's Design for the Sigglin Flats

Emil Schacht creatively blends elements of the Craftsman and Shingle styles, along with classical elements of the Colonial Revival style in his high-style design for the Sigglin Flats. Due to the 1908 date of the design and the overall building form, layout, and materials, its primary style is Craftsman. It displays the two-and-a-half story box-like volume, rectangular plan, hipped roof, wide overhanging eaves, deep porches, and both lap and shingle siding.

One of the unique aspects of Schacht's design is his composition for the primary (east) elevation, particularly the way he stacks the first floor, second floor, and attic. The entries and bay windows on the ground floor are deeply recessed within a porch that extends the full width of the building. Above this, the second floor's wall

³⁶ Sackett, 79.

³⁷ Sackett, 36.

³⁸ Sackett, 14.

³⁹ Sackett, 33-34.

⁴⁰ Ritz, 348-349.

⁴¹ Sackett, 1, 31.

⁴² Sackett, 4-5.

⁴³ Ritz, 349; Sackett 79-80; Heuer, 31-32.

⁴⁴ Sackett, 76.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

plane is aligned with the front window of each bay below. Eighty-five percent of the ground-floor wall plane is recessed beyond the wall plane of the second floor. This stacked, if not top-heavy character, automatically puts more visual weight at the corner columns, as the eye looks to these points to reconcile the fact that the top of the building appears larger than its base.

Schacht continues to play with this stacking at the attic level. Two symmetrical gables extend out from an otherwise hipped roof. The walls within each gable, which are clad in shingles, extend further forward from the second-floor wall below. The bottom points of the gable triangle also extend all the way to the outside edge of the overhanging eaves beyond the walls. Schacht flares the bottom two courses of shingles, suggesting a slight horizontal band. The planar relationships, the flared shingles, the rake molding, and the triangular shape that extends beyond the body of the building all work to draw the eye to this strong roof form. From the front, the building looks as if it is wearing a brimmed hat. At the Sigglin Flats, the entire stacked ensemble works because the porch anchors the ground floor, visually supporting the second story. Above that, the modillions at the second-floor roofline visually support the brim of the attic story.

The use of shingles as cladding, the double-gable form, projecting gables, and small feature windows within the gables are all elements associated with the Shingle Style that are exhibited at the Sigglin Flats. The nominated property shares some common features with Naumkeag—the highly significant Shingle Style home in Stockbridge, Massachusetts designed by Stanford White in 1886.⁴⁵ The shingled side of this large house utilizes a similar pair of gable projections with a small dormer in between. Both of these gable forms sit proud of the wall below, are visually supported with modillions, and also feature flared shingles. Schacht likely would have been familiar with published East Coast designs such as Naumkeag.

Patricia Sackett's research revealed drawings Schacht did for a grand residence designed for D. D. McClure of White Salmon, Washington, which demonstrates that Schacht was well-versed in the Shingle Style.⁴⁶ Likely designed between 1900 and 1906, the house includes classic Shingle Style elements such as broad gable ends, wood shingle cladding, a double-gable dominating the primary façade, and brackets supporting flared eaves. While the building was never built according to further research done by Jim Heuer, the drawings illustrate the level of skill Schacht brought with him to Portland.⁴⁷

It is also known from Schacht's monumental design for the 1908 Gearhart Hotel that he was well aware of and found inspiration in the rambling Shingle Style resorts of the 1880s in the Northeast.⁴⁸ Located in Gearhart, Oregon, the resort hotel was the only one of its type on the Oregon Coast and was a highly popular destination until it burned in 1915. The surface of the building was entirely clad in wood shingles, as shown in Figure 14. The massing of the front ocean-facing elements was formally composed with a pair of large symmetrical gables projecting from a hipped roof—a characteristic Shingle Style element. Centered between the two gables was a single smaller dormer. The deep porch extended the length of the hotel with rectangular punched openings and low inset arches. The pointed roof forms with multiple gables seem to grow out of the solid box-like shape of the two-story porch. The balcony level had a solid shingled balustrade wrapping the building. Patricia Sackett notes that Schacht's Shingle Style design for the hotel likely influenced later building in the area, including Ellis F. Lawrence's Neahkahnie Tavern and Inn (1912) just 20 miles south of Gearhart and Morris Whitehouse's design for the replacement Gearhart Hotel that was constructed near the same site in 1923.

The Gearhart Hotel construction was coming to a close at the time Schacht designed the Sigglin Flats in early 1908.⁴⁹ This significant building in Schacht's career exerted a strong influence on the design for the fourplex. This is especially seen through Schacht's utilization of the symmetrical double-gable-with-center-dormer composition on the east elevation. Furthermore, Schacht originally designed the fourplex to have an enclosed,

⁴⁵ 5 Prospect Hill Rd, Stockbridge, MA 01262

⁴⁶ Sackett, 90-91.

⁴⁷ Ibid, 20.

⁴⁸ Ibid, 55.

⁴⁹ Horner, Howard. "National Register Nomination for Sea Lyft," No. 01000496, 2001, Section 8, Page 4-5.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

sleeping-porch-like front porch. Comparing the design with the Gearhart Hotel, it incorporates the same punched openings, low inset arches, solid balustrade for the upper balcony level, and the appearance of the gabled front elevation growing out of the box-like base.^{50, 51} Schacht's original drawings for the Sigglin Flats show that he revised the primary facade reflecting the current design.⁵²

Because Schacht's drawings are not dated, it is unknown at what point in the design or construction the porch changed.⁵³ It is also unknown if Schacht or Sigglin prompted the change. Whatever the reason, the removal of the enclosed porch resulted in a design that draws on the Colonial Revival style. The porch treatment features straight, boxed columns with multiple layers of trim suggesting a column capital and base. Newel posts are similarly treated. Square pickets flank symmetrically-placed Roman lattice motifs to comprise a low balustrade that decorates the east elevation at the porch and balcony levels. These creative Colonial Revival details make a visually interesting and well-composed design when combined with the Shingle Style and Craftsman elements. Furthermore, the boxy Craftsman shape allowed Schacht to achieve a practical design for the layout of this multifamily building, providing for the bilateral symmetry of the plan to marry up with the double-gable roof extension in a striking design for the front façade.

Comparative Analysis with Other Schacht Properties

While the Sigglin fourplex was designed and built for multi-family use, it is not comparable to his large masonry apartment buildings such as the Lucretia Court Apartments at 31 NW 22nd Place or the Nob Hill Apartments at 1036 NW 19th Avenue. Schacht designed one other small-scale "plex" building—a duplex built for Peter Jeppesen at 4117-4119 N. Albina in 1912. This U-shaped building is designed to look more like a small masonry apartment building than a wood-frame residence. With a flat roof, classical revival cornice, stucco siding, and steel multi-light casement windows, the duplex has a commercial appearance and it is an anomaly in a neighborhood that is otherwise single-family wood-frame homes.

Given that the Gearhart Hotel is no longer standing, the best comparisons with the Sigglin Flats are some of Schacht's single-family residences. His own house at 733 SW Vista is a worthwhile comparable as it shows his inclination to blend styles at an early date. Completed in 1902, his design marries Queen Anne, Shingle Style, and Colonial Revival. The building features a cross gable roof form with the upper section of the gable projecting out from the main wall plane and supported on modillions. The house is clad in wood shingles. The primary elevation features a grouping of three multi-light windows trimmed with a Colonial Revival-style decorative pediment with double scrolls above. The north elevation features a bay window and a decorative elliptical window in the gable. Originally the house featured a wide front porch with boxed columns set on shingled pedestals. Sometime after 1988, the porch was fully enclosed, greatly diminishing the integrity of the resource. While the house is primarily significant for being the long-time home of Emil Schacht, it is also important as an early work demonstrating his innovative use of architectural styles. It is a contributing resource in the King's Hill Historic District.

The C. N. Huggins House at 3307 NW Franklin Court was also completed in 1902—a home that Jim Heuer attributes to Emil Schacht based on the strength of stylistic similarities and its location in Willamette Heights where the architect has a large concentration of his designs.⁵⁴ The Huggins House features a design that shares the most in common with the Sigglin property. Heuer refers to this house as "Proto-Craftsman," which he describes as having the rafter tails and overhanging eaves of the later Craftsman houses, front-facing

⁵⁰ Emil Schacht, *Original plans for the Charles O. Sigglin Flats*, Cachot Therkelsen Collection, University of Oregon, 1908.

⁵¹ See Figure 1

⁵² There are other variations between the original plans and what was built in 1909. Originally, the western-most bedrooms were drawn showing their windows facing west. These windows were moved to the south and north walls, likely due to the extremely close proximity of the neighboring duplex (also under construction) and lack of light. With respect to the porch railing, his drawing shows sections that were planned to have a diamond lattice pattern. During construction, this was forgone for a consistent application of the Roman lattice motif.

⁵³ The drawing for the existing porch is slightly different (color, scale, line weight), suggesting it was not produced at the same time as the primary drawing set (which has pages that are very consistent).

⁵⁴ Heuer, 10.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

gables of the English Arts & Crafts, and the bell-cast roof and extended roofline found in Shingle Style homes. For this design, Schacht uses a double-gable roof form similar to the one found at the Sigglin Flats; however, the gables are adjacent to one another and do not flank a smaller dormer as they do at the fourplex. Heuer notes the “curious feature” where the bottom points of the gable triangle extend out to the end of the eaves, resulting in the gable wall area extending beyond the width of the body of the house.⁵⁵ However, the triangular-shaped gable end-wall is in-plane with the parallel wall below of the primary elevation. This is unlike the Sigglin Flats where this gable end-walls project forward from the wall of the main envelope. While in both instances the result is a cap-like appearance of the double gables, the change in design at the Sigglin Flats and the fourplexes overall symmetry makes this feature all the more eye-catching.

Lastly, the H. P. Christensen House at 3431 NW Thurman Street in Willamette Heights shares some design similarities with the Sigglin Flats. This 2½-story house features strong elements of the Colonial Revival style seen particular at the front porch with its pedimented roof and square classical columns, and the Palladian windows in the side gables. The front façade features an unexpected bay window tucked under the flat-walled body of the gable extension above—a design element popular in Single Style and Queen Anne homes. While the primary roof form features side gables, the roof on the front-facing gable extension seems to grow out of the main roof. A smaller dormer to the north features a similar roof feature, both of which give a striking hat-like appearance. Like the Sigglin Flats, the large gable features a fan-light window. Overall, the design of this house is not as balanced and refined as the fourplex. The bay window is awkwardly placed off-center from the tripartite window group and gable roof above it. While most of Schacht’s creative design gestures are typically well-executed and harmonious, here the inventive roof elements lack the refinement found in his fourplex design.

In summary, the Sigglin Flats is a unique building within the Schacht portfolio because it is his only wood-frame, small-scale, multi-family building that is designed using the single-family residential design language of the Craftsman, Shingle, and Colonial Revival styles. He successfully takes the basic Craftsman form and applies the dramatic roof elements of the Shingle style and the classical elements from the Colonial Revival styles into a design that is wholly identifiable as belonging to Schacht.

Charles O. Sigglin

Charles O. Sigglin was a Portland banker, local politician, real estate agent, and real estate investor. He was born on December 2, 1858, in Klintehamn, Gotland, Sweden. He moved to the United States in the spring of 1878 and initially took up residence in Frankfort, Michigan where he worked as a logger for eight years. He then spent time in the hotel business in St. Paul, Minnesota. Sigglin married Sofia Anderson from Detroit, Michigan and they had two sons and one daughter.⁵⁶

In February 1888, he moved to Portland where he ran his own saloon and wholesale liquor business at NW Glisan & NW 6th Avenue until 1907. He and his family also resided in the same building. Finding success in the liquor business, he moved on to real estate as a business and worked with a J. O. James. The company had its office at SW 1st and SW Alder St. He moved his family to a home at 1807 NW Lovejoy Street in the fashionable Nob Hill neighborhood—a testament to his financial success in Portland.⁵⁷

Sigglin was a very involved citizen. He was one of the founders of the organization Svenska Bröderna (The Swedish Brothers) in 1888 and was its first secretary of finance. He served as one of the board directors of the Scandinavian American Bank that opened in Portland in January 1908. For many years, he also served as the treasurer for Knights of Pythias fraternal organization. He was a member of Portland’s coroner’s jury, which reviewed deaths under investigation and made recommendations for further action to the authorities.

⁵⁵ Ibid.

⁵⁶ "Charles O. Sigglin," Swedish Roots in Oregon, accessed August 1, 2017.

http://www.swedishrootsinoregon.org/Publications/Biographies/sigglin_charles_o.html.

⁵⁷ Ibid.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

He also acted as treasurer of the Multnomah County Republican Central Committee and attempted to seek election as a Portland City Council member in 1912.⁵⁸

In the spring of 1908, Sigglin purchased the subject property (lot 8 block 324) for \$3,000.⁵⁹ *The Oregonian* reported on March 31, 1908, that he was having plans drawn for the subject fourplex.⁶⁰ These were later advertised as "modern five and six-room upper and lower corner flats; furnace and fireplace; walking distance. East 16th and Alder; reasonable rents; must be seen to be appreciated."⁶¹

It is unknown what other properties Sigglin may have developed as part of his career in real estate. During his lifetime, newspapers only gave mention of the subject property and commercial development at the site of his former liquor business (now demolished).⁶²

In 1920, Sigglin sold the fourplex to Claussen & Claussen for \$25,000.⁶³ Claussen & Claussen was a notable architecture firm comprised of brothers William Emil Claussen and Hans Fred Claussen.

⁵⁸ "Records of 28 Candidates for Council Are Given." *Oregon Daily Journal*, May 1, 1913, 14.

⁵⁹ "East Side Sites in Good Demand." *Oregonian*, April 5, 1908, 9.

⁶⁰ "Addition to Iron Works, Many Improvements Throughout Eastside." *Oregonian*, March 31, 1908, 10.

⁶¹ "Advertisement of the Sigglin Flats." *Oregon Daily Journal*, August 30, 1910, 16.

⁶² "Building Permits." *Oregon Daily Journal*, October 8, 1919, 18.

⁶³ "Sigglin Building Sold to Claussen." *Oregon Daily Journal*, June 6, 1920, 25.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Abbott, Carl. *Portland: planning, politics, and growth in a twentieth-century city*. Omaha: University of Nebraska Press, 1983.

Askin, Timothy and Ernestina Fuenmayor. "National Register Nomination for the North Buckman Historic District." No. 13000481. 2013.

Askin, Timothy and Ernestina Fuenmayor. "Portland Oregon's Eastside Historic and Architectural Resources 1850-1938 MPD Amendments." No. 64500514. 2012.

"Charles O. Sigglin." Swedish Roots in Oregon. Accessed August 1, 2017.

http://www.swedishrootsinoregon.org/Publications/Biographies/sigglin_charles_o.html.

Hawkins, William J. and William F. Willingham. *Classic Houses of Portland, Oregon: 1850-1950*. Portland: Timber Press, 1999.

Hayes, Matthew. "National Register Nomination for the Louis Pfunder House." No. 05000574. 2004.

Heuer, Jim, and Roy Roos. "Working Draft - The Emil Schacht Houses in Willamette Heights: The Cradle of Arts and Crafts Architecture in Portland." December 2, 2002. Accessed July 13, 2018.

https://www.oregon.gov/oprd/HCD/OHC/docs/multnomah_portland_willametteheights_emilschachthouses_historiccontext_inventory.pdf.

Horner, Howard. "National Register Nomination for Sea Lyft." No. 01000496. 2001.

Kiser, Fred H. *Gearhart Hotel*. c.1910. Photograph. 5x7 inches. Oregon Historic Society Digital Collection, Portland. <https://digitalcollections.ohs.org/grand-hotel-at-gearhart-oregon>. Accessed August 1, 2017.

"Lewis and Clark Centennial Exposition." Wikipedia. July 07, 2018. Accessed July 13, 2018.

https://en.wikipedia.org/wiki/Lewis_and_Clark_Centennial_Exposition.

Oregon Daily Journal. "Advertisement for the Sigglin Flats." August 30, 1910: 16.

Oregon Daily Journal. "Building Permits." October 8, 1919: 18.

Oregon Daily Journal. "Many Candidates are Bobbing Up." April 15, 1913: 19.

Oregon Daily Journal. "Records of 28 Candidates for Council Are Given." May 1, 1913: 14.

Oregon Daily Journal. "Sigglin Building Sold to Claussen." June 6, 1920: 25.

Oregonian. "Addition to Iron Works, Many Improvements Throughout the Eastside." March 31, 1908: 10.

Oregonian. "East Side Sites in Good Demand." April 5, 1908: 9.

"Oriental Exhibits Palace." Oregon History Project. Accessed July 13, 2018.

<https://oregonhistoryproject.org/articles/historical-records/oriental-exhibits-palace-1905/#.W0juxIVKiUk>.

Ritz, Richard Ellison. *Architects of Oregon*. Portland, Lair Hill Publishing, 2002.

Charles O. Sigglin Flats
Name of Property

Multnomah Co., OR
County and State

Sackett, Patricia. *A partial inventory of the work of Emil Schacht: Architect in Portland from 1885-1926*.
Eugene: University of Oregon, 1990.

Schacht, Emil. *Original Plans for the Charles O. Sigglin Flats*. Cachot Therkelsen Collection, University of
Oregon, Eugene. 1908.

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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☒ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

Charles O. Sigglin Flats
Name of Property

Multnomah Co., OR
County and State

10. Geographical Data

Acreage of Property Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1	<u>45.517761°</u> Latitude	<u>-122.649819°</u> Longitude	3	<u></u> Latitude	<u></u> Longitude
2	<u></u> Latitude	<u></u> Longitude	4	<u></u> Latitude	<u></u> Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for the Sigglin Flats is the tax lot. Starting from the northeast corner of Block 324 in the East Portland Addition, the lot is defined as a rectangle that is 69.67 feet on its north edge, 50 feet on its west edge, 69.67 feet on its south edge, and 50 feet on its east edge.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was selected because this is the historic lot.

11. Form Prepared By

name/title	<u>Jessica Engeman, Historic Preservation Specialist</u>	date	<u>July 2, 2018</u>
organization	<u>Venerable Development, LLC</u>	telephone	<u>(503) 943-6093</u>
street & number	<u>1111 NE Flanders St., Suite 206</u>	email	<u>Jessica@venerableproperties.com</u>
city or town	<u>Portland</u>	state	<u>OR</u> zip code <u>97232</u>

Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Charles O. Sigglin Flats
Name of Property

Multnomah Co., OR
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	<u>Charles O. Sigglin Flats</u>		
City or Vicinity:	<u>Portland</u>		
County:	<u>Multnomah</u>	State:	<u>Oregon</u>
Photographer:	<u>Jessica Engeman</u>		
Date Photographed:	<u>August 1, 2017; August 15, 2018</u>		

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0001) East elevation, camera facing west.
Photo 2 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0002) East and north elevations, camera facing southwest.
Photo 3 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0003) North elevation, camera facing southwest.
Photo 4 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0004) West elevation, camera facing south.
Photo 5 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0005) South elevation, camera facing west.
Photo 6 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0006) South elevation, camera facing west.
Photo 7 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0007) First floor apartment, camera facing west.
Photo 8 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0008) Second floor apartment living room, camera facing northeast.
Photo 9 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0009) Second floor apartment dining room, camera facing northwest.
Photo 10 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0010) Second floor apartment kitchen, camera facing west.
Photo 11 of 11:	(OR_MultnomahCounty_CharlesOSigglinFlats_0011) Second floor apartment bedroom, camera facing west.

Charles O. Sigglin Flats

Name of Property

Multnomah Co., OR

County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 29

Sigglin, Charles O., Flats

Name of Property

Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic
and Architectural Resources 1850-
1938

Name of multiple listing (if applicable)

List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1:** Regional location map
- Figure 2:** Local location map
- Figure 3:** Tax lot and boundary map
- Figure 4:** Site plan
- Figure 5:** First floor plan
- Figure 6:** Second floor plan
- Figure 7:** Emil Schacht drawing of east elevation with original porch design.
- Figure 8:** Emil Schacht drawing of north elevation with original porch.
- Figure 9:** Emil Schacht drawing of south elevation.
- Figure 10:** Emil Schacht drawing of west elevation.
- Figure 11:** Emil Schacht drawing of east elevation with redesigned porch.
- Figure 12:** Emil Schacht drawing of ground floor.
- Figure 13:** Emil Schacht drawing of second floor.
- Figure 14:** Gearhart Hotel. Photo by E. H. Kiser.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 30

Sigglin, Charles O., Flats

Name of Property

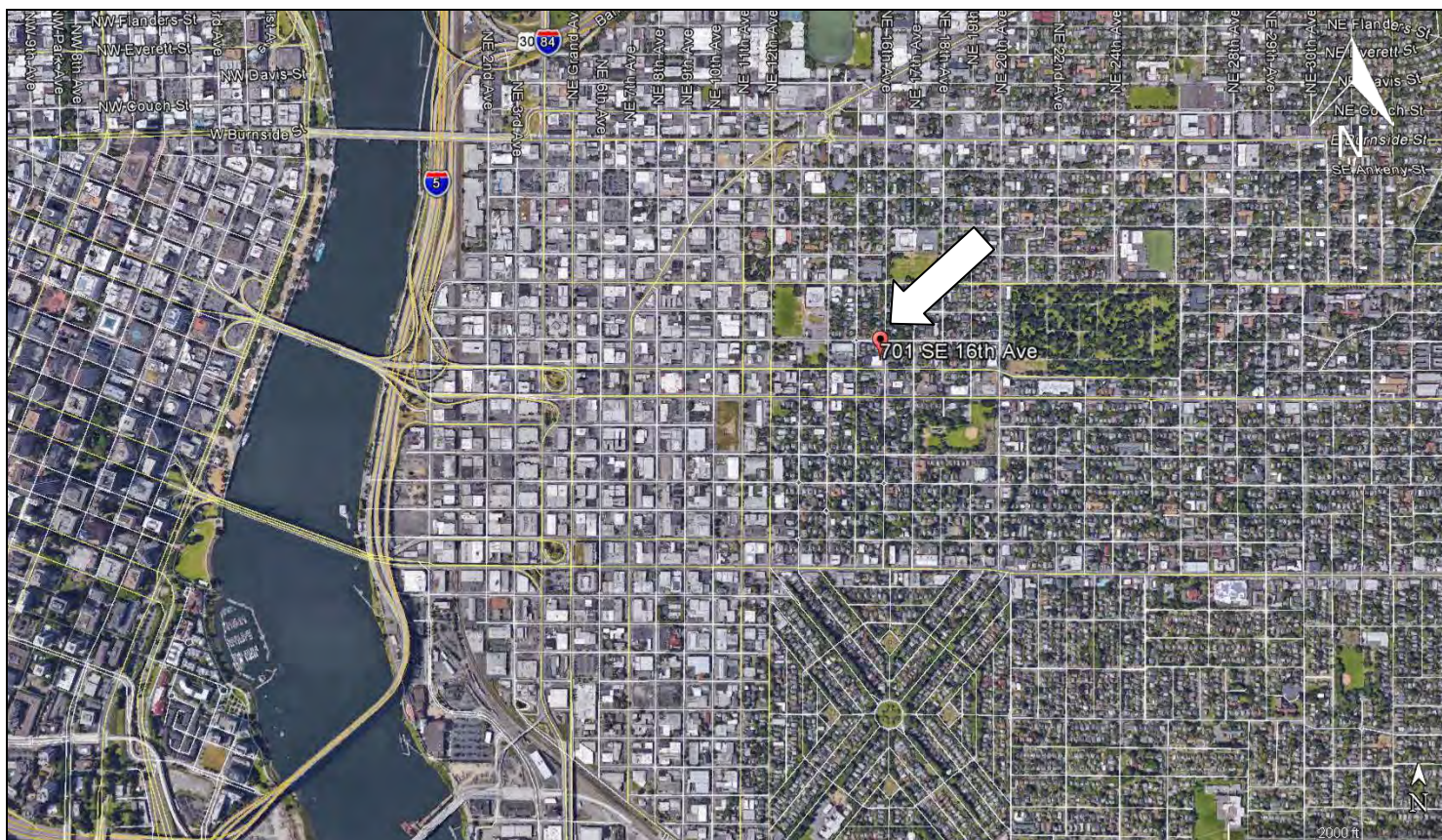
Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic
and Architectural Resources 1850-
1938

Name of multiple listing (if applicable)

Figure 1: Regional Location Map. Latitude 45.517761° and longitude -122.649819°.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 31

Sigglin, Charles O., Flats

Name of Property

Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic
and Architectural Resources 1850-
1938

Name of multiple listing (if applicable)

Figure 2: Local location map. Latitude 45.517761° and longitude -122.649819°.



Section number Additional Documentation Page 32

Name of multiple listing (if applicable)

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NW 1/4 NE 1/4 SEC. 2 T.15 S. R.15 E. W.M.
MULTNOMAH COUNTY
1" = 100'

SEE MAP IN IE 350C

S/W COR. TIMOTHY SULLIVAN 1/16 COR.

APPROX. 1/16 COR.

CANCELLED NO.
2500
3700
12200
13200
14400
15500
15700

SEE MAP IN IE 29A

SEE MAP IN IE 24A

IS IE 2AB
PORTLAND



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 33

Siggin, Charles O., Flats

Name of Property

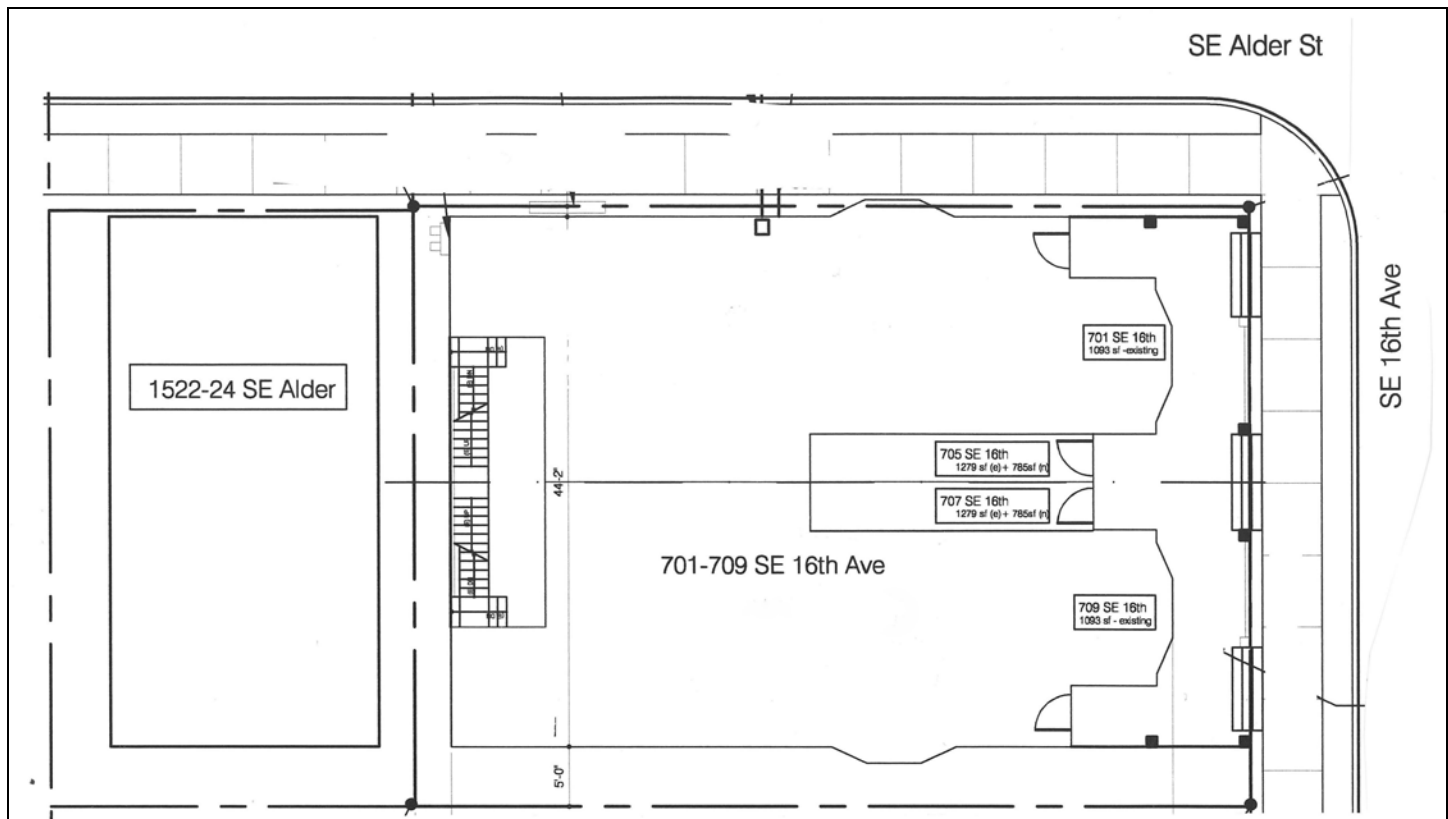
Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic
and Architectural Resources 1850-
1938

Name of multiple listing (if applicable)

Figure 4: Site Plan



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number	Additional Documentation
----------------	--------------------------

Page 34

Sigglin, Charles O., Flats

Name of Property

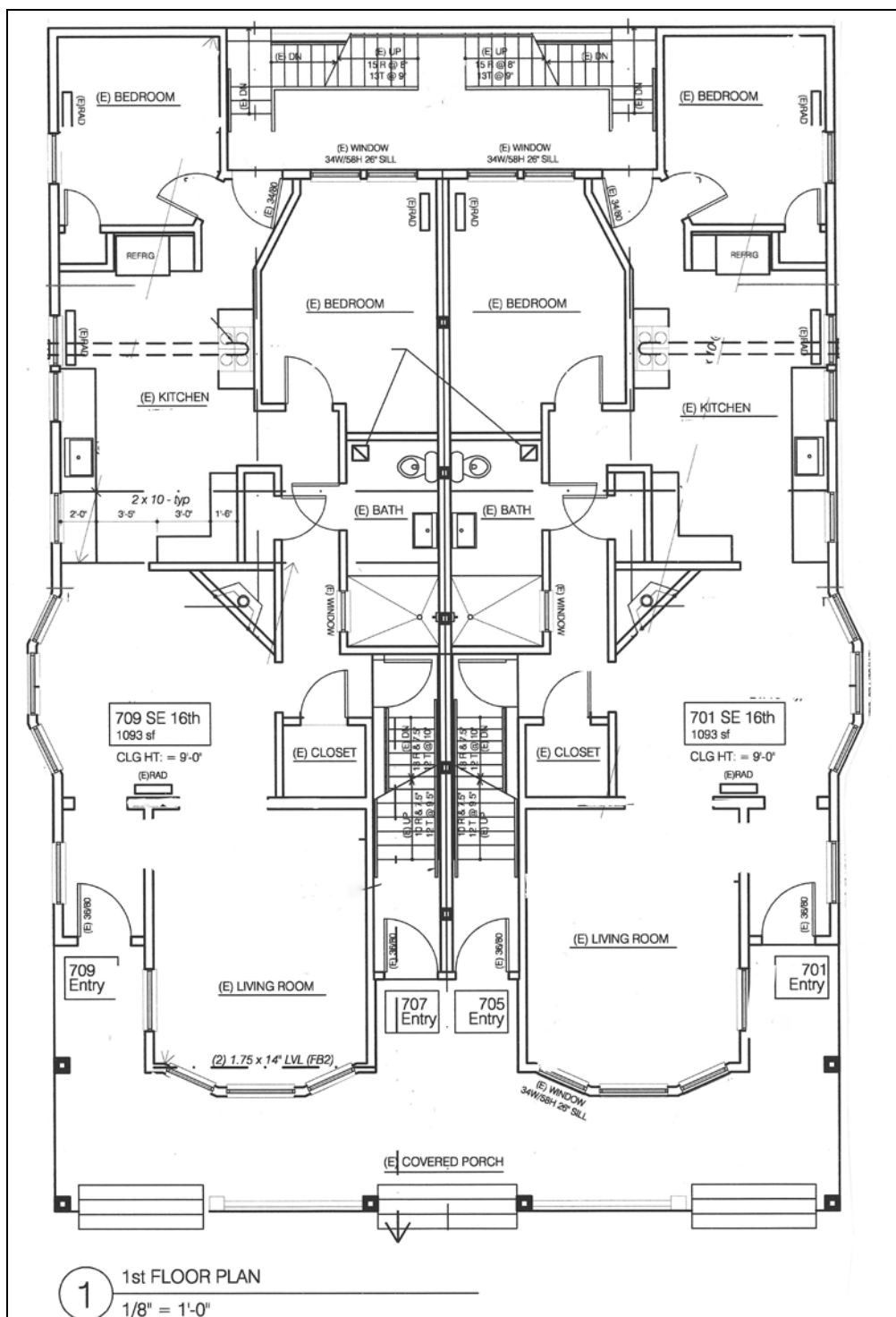
Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic and Architectural Resources 1850- 1938

Name of multiple listing (if applicable)

Figure 5: First Floor Plan



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number	Additional Documentation
----------------	--------------------------

Page 35

Sigglin, Charles O., Flats

Name of Property

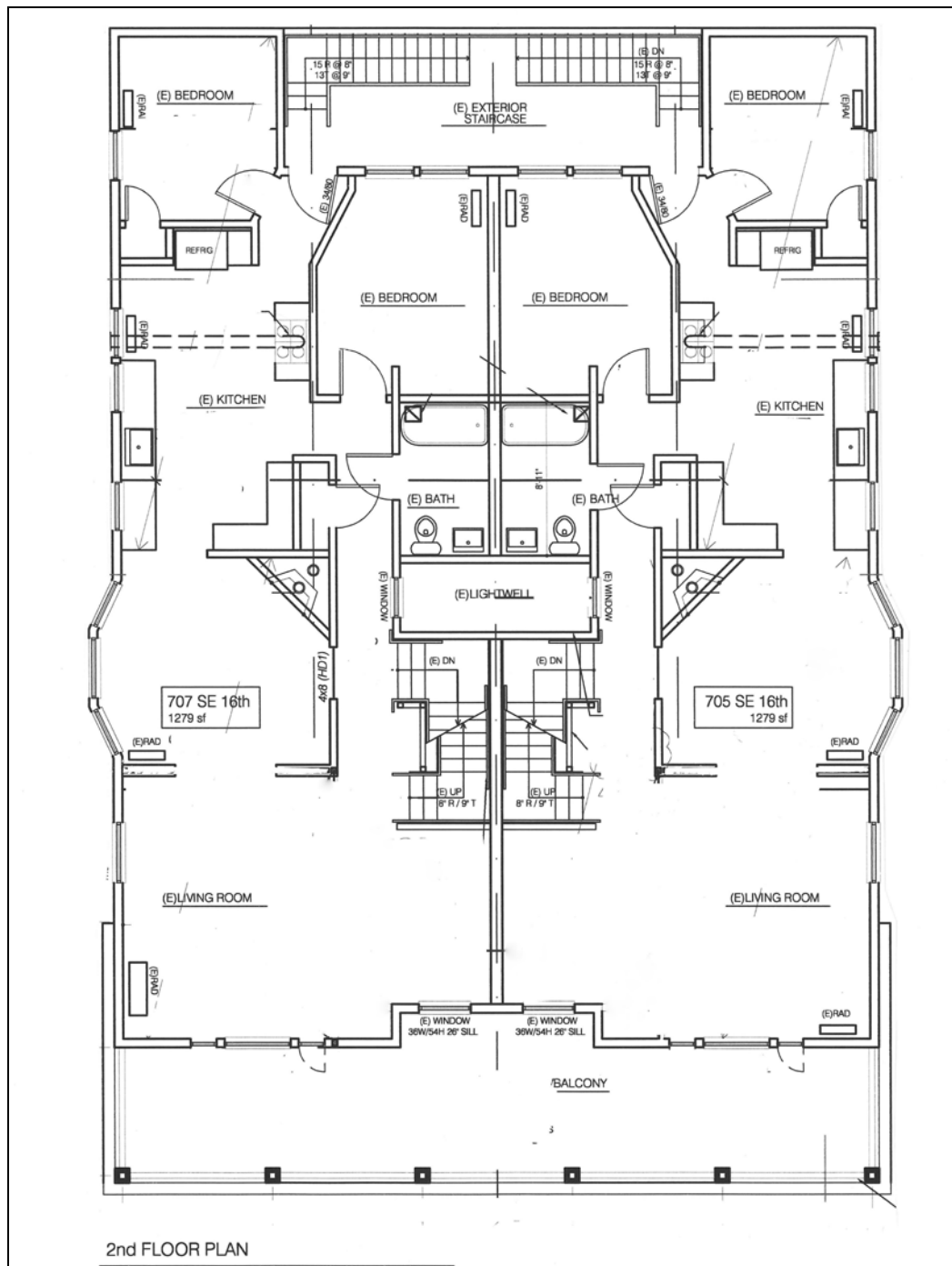
Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic and Architectural Resources 1850- 1938

Name of multiple listing (if applicable)

Figure 6: Second Floor Plan



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 36

Siggin, Charles O., Flats

Name of Property

Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic
and Architectural Resources 1850-
1938

Name of multiple listing (if applicable)

Figure 7: Emil Schacht drawing of the east elevation with the original porch design, 1908.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number	Additional Documentation
----------------	--------------------------

Page 37

Sigglin, Charles O., Flats

Name of Property

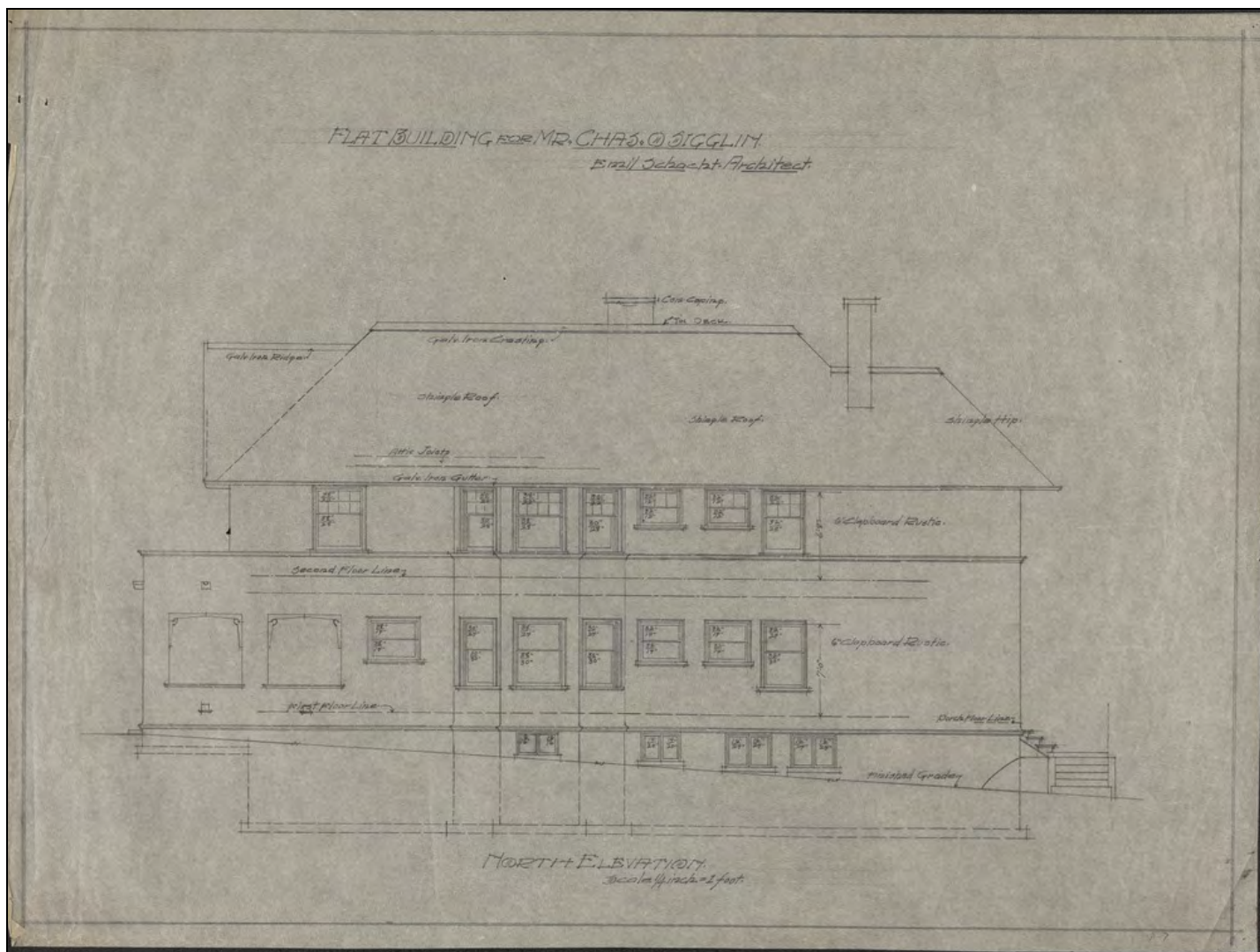
Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic and Architectural Resources 1850- 1938

Name of multiple listing (if applicable)

Figure 8: Emil Schacht drawing of the north elevation with the original porch design, 1908.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 38

Sigglin, Charles O., Flats

Name of Property

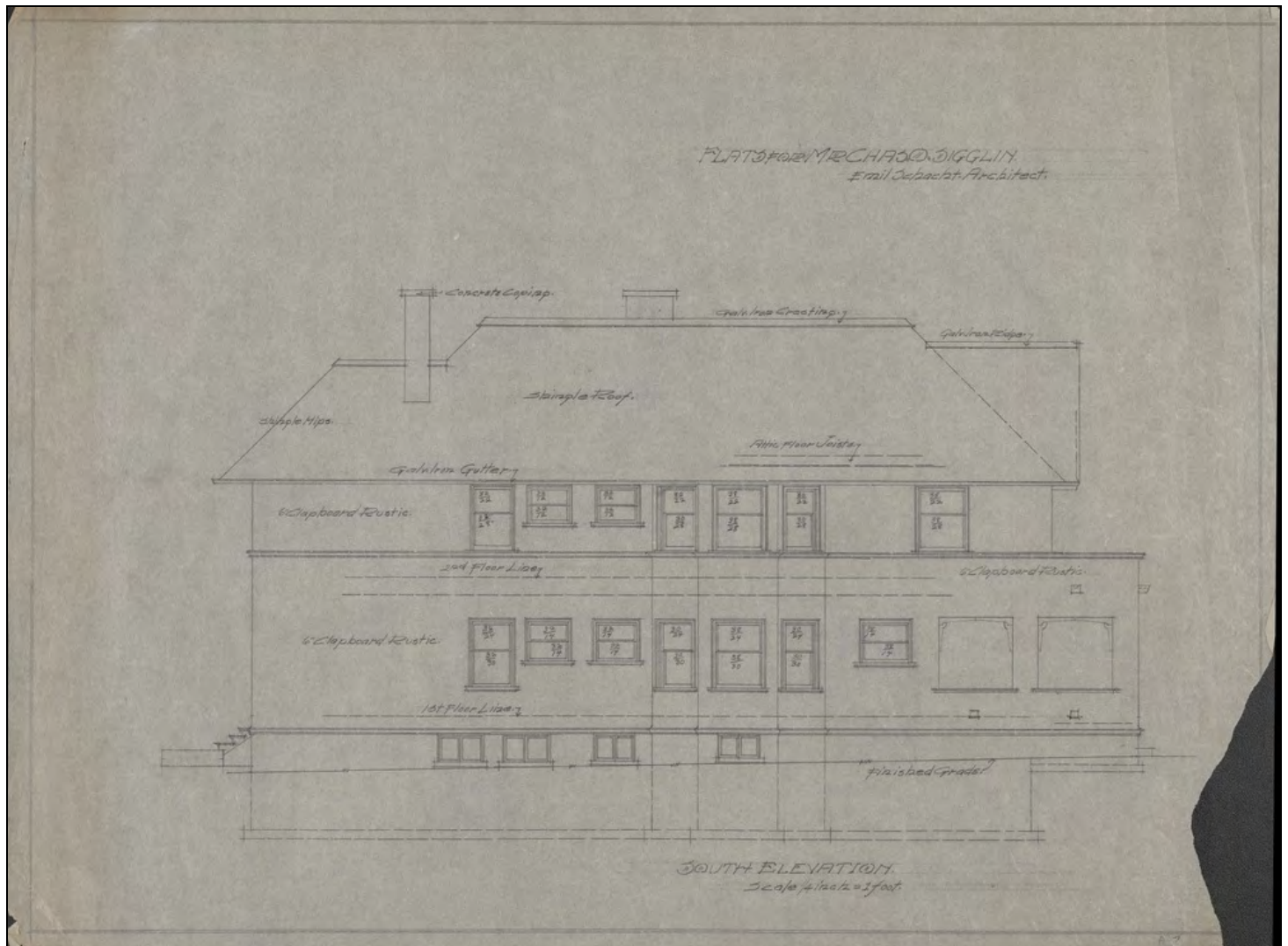
Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic
and Architectural Resources 1850-
1938

Name of multiple listing (if applicable)

Figure 9: Emil Schacht drawing of the south elevation with the original porch design, 1908.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 39

Siggin, Charles O., Flats

Name of Property

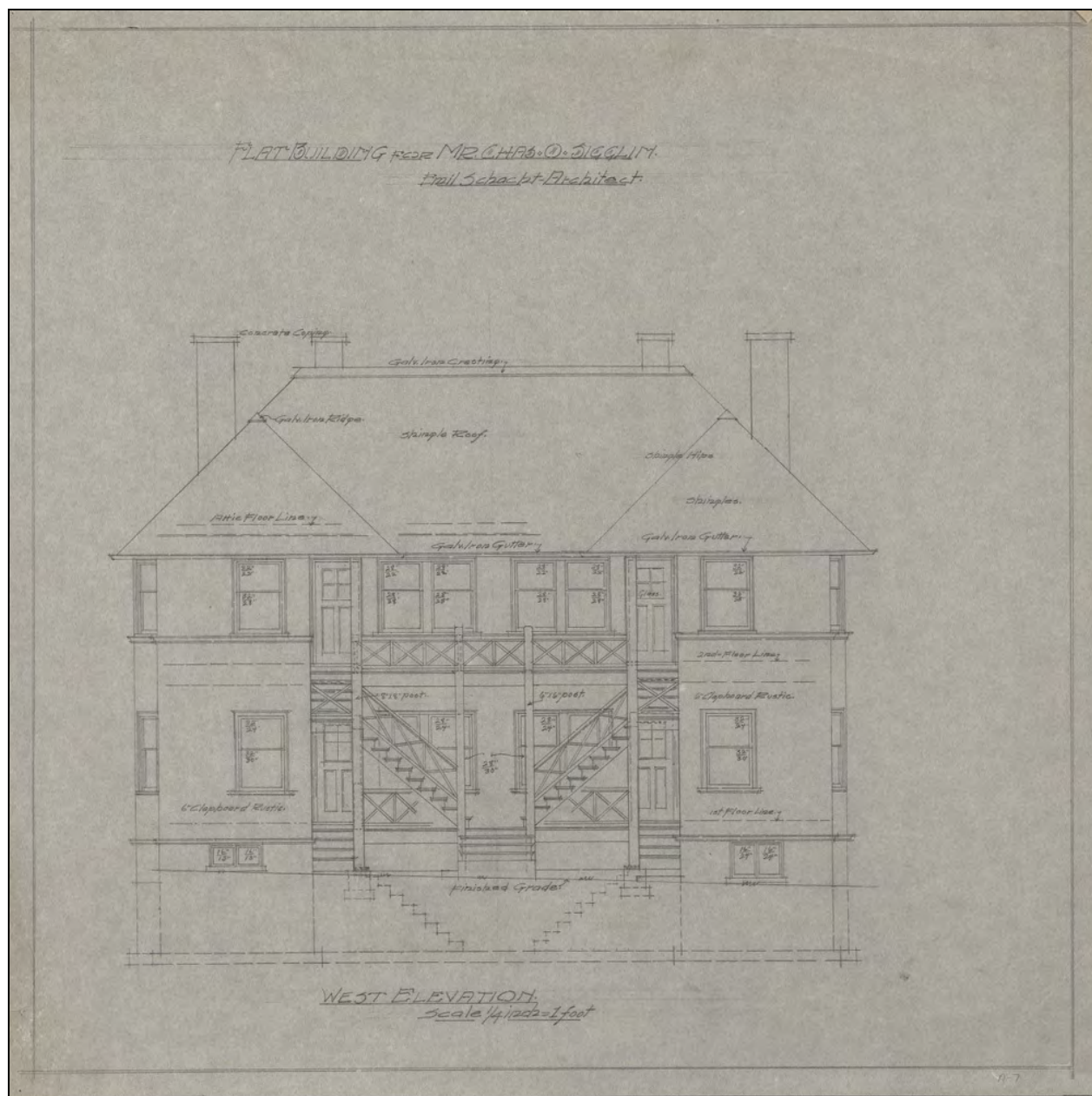
Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic
and Architectural Resources 1850-
1938

Name of multiple listing (if applicable)

Figure 10: Emil Schacht drawing of the west elevation, 1908.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 40

Sigglin, Charles O., Flats

Name of Property

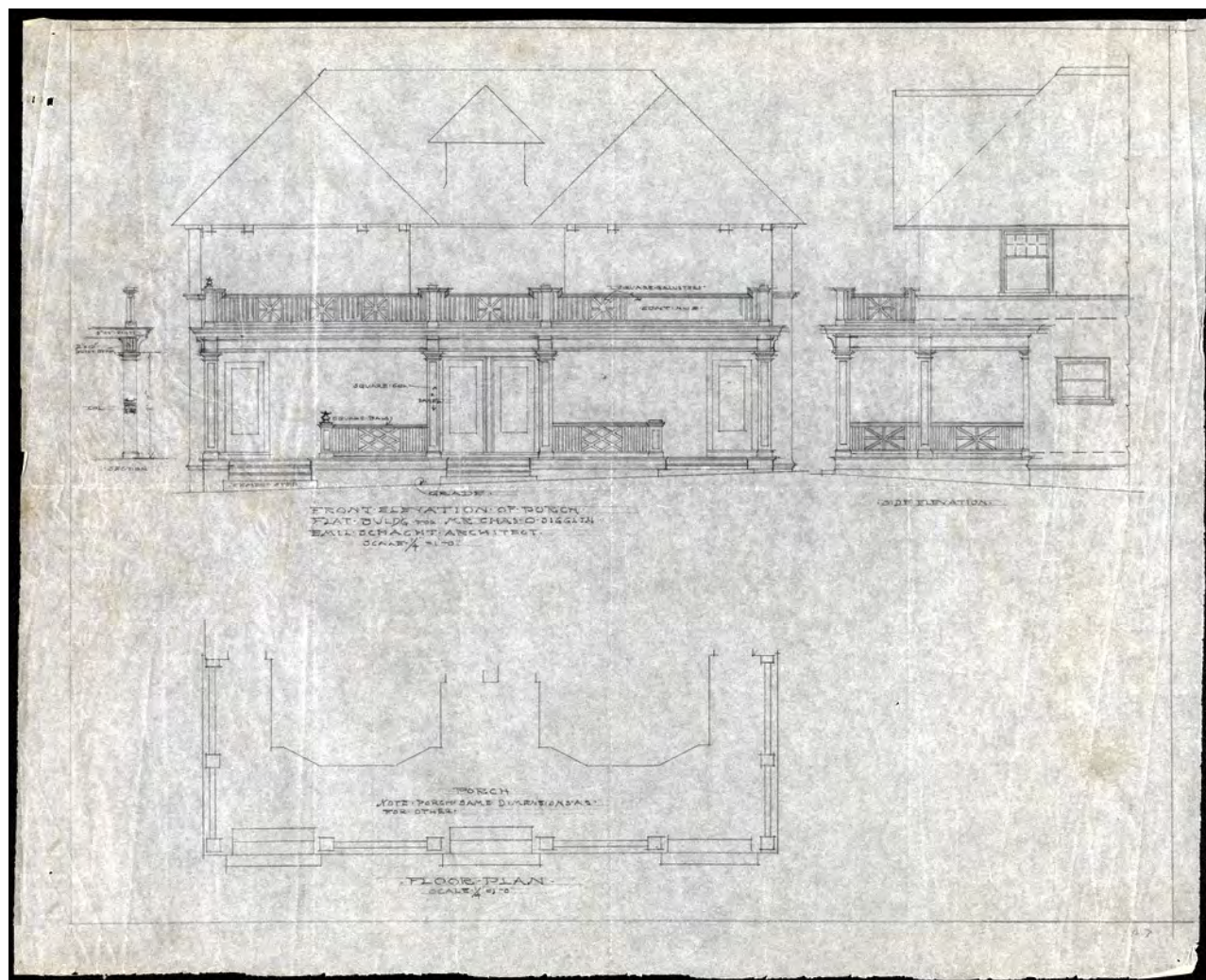
Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic
and Architectural Resources 1850-
1938

Name of multiple listing (if applicable)

Figure 11: Emil Schacht drawing of east elevation with redesigned porch, 1908.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 41

Siggin, Charles O., Flats

Name of Property

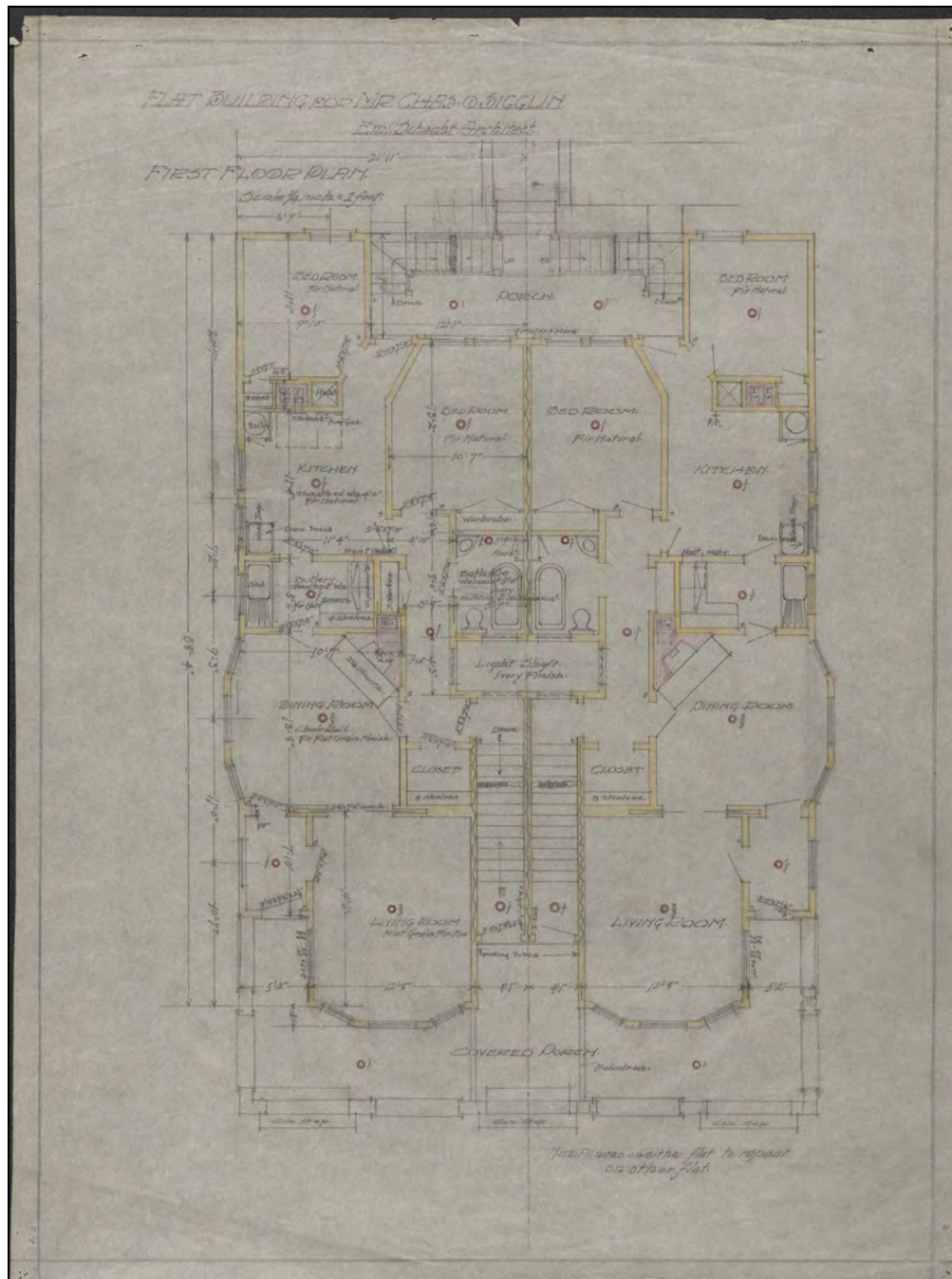
Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic
and Architectural Resources 1850-
1938

Name of multiple listing (if applicable)

Figure 12: Emil Schacht drawing of ground floor.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number	Additional Documentation
----------------	--------------------------

Page 42

Sigglin, Charles O., Flats

Name of Property

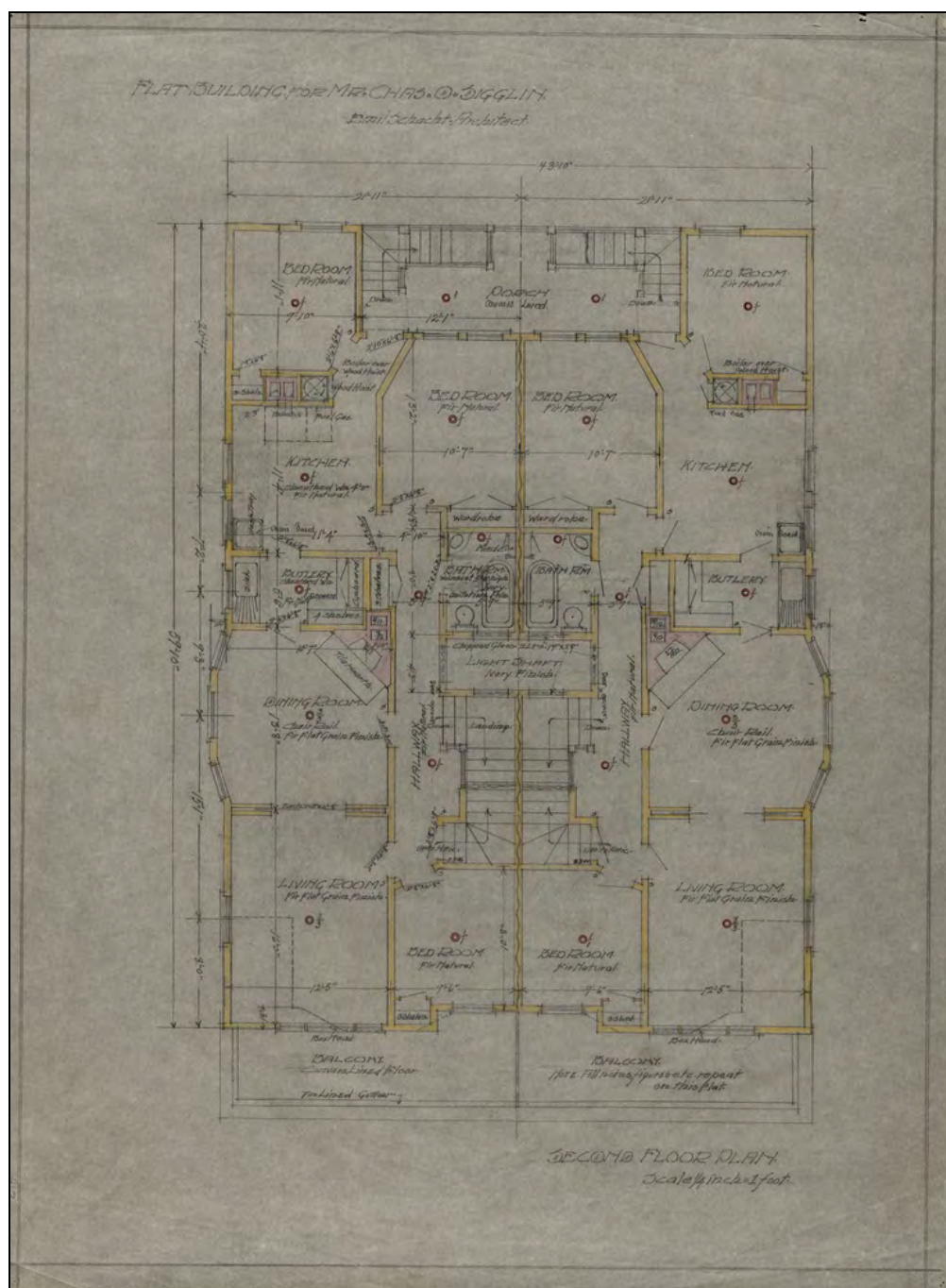
Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic and Architectural Resources 1850- 1938

Name of multiple listing (if applicable)

Figure 13: Emil Schacht drawing of second floor.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 43

Sigglin, Charles O., Flats

Name of Property

Multnomah Co., Oregon

County and State

Portland Oregon's Eastside Historic
and Architectural Resources 1850-
1938

Name of multiple listing (if applicable)

Figure 14: Gearhart Hotel, c. 1910. Photo by E. H. Kiser.













709













UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 1/31/2019 Date of Pending List: 2/12/2019 Date of 16th Day: 2/27/2019 Date of 45th Day: 3/18/2019 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input checked="" type="checkbox"/> CLG	

☒ Accept ☐ Return ☐ Reject 3/7/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer  Control Unit _____ Discipline _____

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



City of Portland Historic Landmarks Commission

1900 SW Fourth Ave., Suite 5000 / 16
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.portlandonline.com/bds

October 12, 2018

Oregon State Historic Preservation Office
State Advisory Committee on Historic Preservation
Attn: Deb Schallert, Chair
725 Summer St. NE, Suite C
Salem, OR 97301

Re: Sigglin Flats National Register Nomination

Dear Chair Schallert,

The Portland Historic Landmarks Commission (PHLC) reviewed the National Register nomination for the Charles O. Sigglin Flats on Monday, October 8, 2018. At this review, the PHLC discussed the merits of the nomination, including integrity, description, significance and context, facts and sources, and supporting materials. The PHLC believes the Sigglin Flats meets the criteria for listing in the National Register of Historic Places. We offer the following comments:

- The building appears to meet the registration requirements for the multiple property listing *Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938*.
- There appears to be an error at the top of page 4 where a sentence begins mid-text.
- Expanding the comparative analysis section of the nomination would help better place the Sigglin Flats within the context of similar multifamily buildings. Adding photos of the described comparative properties would help make the comparative analysis section more complete.
- The building exhibits Colonial Revival details and the PHLC requests "Colonial Revival" be added to the architectural classification section of the nomination.
- On page 6, alterations, third sentence take out "it" and add "much of" so it reads "...rehabilitating the building to bring [it] back much of its historic integrity."
- On page 7 last paragraph, take out "of" so it reads "Despite a previous owner gutting [of] the building..."
- The Sigglin Flats nomination describes the building plan as Foursquare. The PHLC is not convinced this is the appropriate plan type for the building. Specifically, page 9 second sentence as well as first paragraph under Narrative Statement. "Craftsman Foursquare fourplex" and then "The MPD notes that the Foursquare type was expressed in a variety of multi-family dwellings..." The Foursquare typology has been well defined as a single family house (see Macalester, NR bulletin "suburbs," etc) and possibly as a duplex (with the four rooms on the floor plan having been divided?). It has a raised basement, a 2 or 2.5-story form (more vertical than horizontal, but boxy), first-floor porch across the front, and four large rooms on each floor (especially the main floor). IF the MPD has cited scholarly research to back up the position that a Foursquare can be thought of as almost any large structure, then this statement can stand (what are the citations in the MPD?). This goes for all the examples used as comparisons, which may not be accurately discussed as Foursquares.
- On page 11, Residential Architecture & the Craftsman Style, the second paragraph is not accurate in stating "There are two main subtypes...". While MOST uses of craftsman style were residential and MOST

fell into either the bungalow or Foursquare form, this example doesn't conform to either and there are lots of examples around Oregon of Craftsman-style buildings that are neither of these. This paragraph also needs a little more separation of discussion of style versus discussion of form. In the next paragraph, the nominator could say something about how Schacht did consciously try to mimic a more typical single-family Foursquare building in this design, so it would look less like an apartment building.

- Page 22, third paragraph should say style, not form, in the sentence "He successfully takes the basic Craftsman form..."

In addition to the above comments, the PHLC received additional comments from local architectural historian Jim Heuer that we would like considered by the State Advisory Committee:

We are delighted this once-threatened structure is now restored and going onto the NR and the fact that the Sigglin house/duplex behind it is now recognized as a Schacht design -- it was not included in the Sackett Inventory from 1989, as I recall. One small point in the architectural comparisons is a mention of the Schacht-designed McClure House in White Salmon, and speculation as to whether or not it was ever built. In fact it was never built. Robert and I reviewed the title records in both Bingen and White Salmon for the period of the "Apple Boom" when the McClure's were expecting to get rich out there. They purchased land along the Columbia River for their house and orchard. However that location was inhospitable to apple growing due to the Gorge winds, and they ultimately acquired land in a valley above White Salmon where they erected a vernacular farm house in the middle of their 200 acre apple orchard.

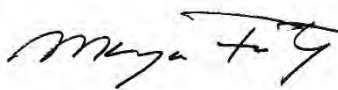
Oregon Administrative Rule (OAR 660-023-0200) provides demolition review protection for resources listed in the National Register. The PHLC did not consider these regulatory consequences of listing in the National Register in our review of the Sigglin Flats nomination.

The PHLC looks forward to this property being recognized for its historic significance by being listed in the National Register.

Sincerely,



Kristen Minor
Chair



Maya Foty
Vice Chair

CC:

Brandon Spencer-Hartle, Portland Bureau of Planning & Sustainability



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



January 17, 2019

Joy Beasley, Keeper
National Park Service
National Register of Historic Places
1849 C St. NW, Mail Stop 7228
Washington, D.C. 20240

Re: National Register Nominations

Dear Ms. Beasley:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic properties to the National Register of Historic Places.

BLAKELY, CHARLES O. AND CARIE C., HOUSE

2203 SE PINE ST

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

SIGGLIN, CHARLES. O., FLATS

701-709 SE 16TH AVE

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

MCDONALD, DANIEL C. AND KATIE A., HOUSE

2944 NE COUCH ST

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

KIERNAN HOUSE

1020 SW CHELTENHAM CT

PORTLAND, MULTNOMAH COUNTY

Staff contact: Robert Olguin, National Register Coordinator, (503) 986-0668

The enclosed disks contain true and correct copies of the above nominations to the National Register of Historic Places.

We appreciate your consideration of these nominations. If questions arise, please contact the coordinator listed below the property information.

Sincerely,

Christine Curran

Deputy State Historic Preservation Officer

Encl.





Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



January 28, 2019

Joy Beasley, Keeper
National Park Service
National Register of Historic Places
1849 C St. NW, Mail Stop 7228
Washington, D.C. 20240

RE: National Register Nominations

Dear Ms. Beasley:

Oregon's State Review Board recommended for listing all six of the below nominations to be forwarded to your office on October 19, 2018. Our office completed our review of the nominations on January 17, 2019, the required 90-days per 36 CFR 60.11(e), and due to the partial federal government shutdown, we waited to send these six nominations until the National Park Service reopened.

Since the government has now reopened, enclosed are those six National Register nominations for your consideration.

BLAKELY, CHARLES O. AND CARIE C., HOUSE
2203 SE PINE ST, PORTLAND, MULTNOMAH COUNTY

SIGGLIN, CHARLES. O., FLATS
701-709 SE 16TH AVE, PORTLAND, MULTNOMAH COUNTY

CENTRAL OREGON CANAL HISTORIC DISTRICT (WARD ROAD – GOSNEY ROAD)
UNINCORPORATED, DESCHUTES COUNTY

MCDONALD, DANIEL C. AND KATIE A., HOUSE
2944 NE COUCH ST, PORTLAND, MULTNOMAH COUNTY

KIERNAN HOUSE
1020 SW CHELTENHAM CT, PORTLAND, MULTNOMAH COUNTY

LAURELHURST HISTORIC DISTRICT
PORTLAND, MULTNOMAH COUNTY

Sincerely,

Robert T. Olguin, National Register Program Coordinator
Phone: (503) 986-0668
Email: robert.olguin@oregon.gov

