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United States Department of the Interior  
National Park Service

JAN 27 1989

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name International Harvester Company Warehouse  
other names/site number Southern Pacific Railroad Company Warehouse

2. Location

street & number 79 S.E. Taylor  not for publication  
city, town Portland  vicinity  
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

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

Name of related multiple property listing: Historic and Architectural Resources of Eastside Portland  
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of certifying official [Signature] Date January 23, 1989  
Oregon State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:) \_\_\_\_\_  
[Signature] Entered in the National Register 3/8/89  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

COMMERCE/TRADE; Warehouse

Current Functions (enter categories from instructions)

VACANT/NOT IN USE

**7. Description**

Architectural Classification

(enter categories from instructions)

OTHER; Industrial

Materials (enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other Concrete

Glass

Describe present and historic physical appearance.

## EXTERIOR DESCRIPTION

Located in the Central Eastside Industrial District, this structure is situated on the southeastern corner of the block, adjacent to the railroad tracks that run along the east side of the Willamette River. Square in plan, this four-story solid masonry building, clad in common bond, sits on a concrete foundation and has a full basement. A flat roof with a full parapet covers the building. The elevator tower crowns the center of the eastern elevation; it features a front parapet shaped like an end-gable. A large water-tower occupies the northwestern corner of the roof.

On the first floor level, six large round-arch windows and three freight doorways pierce the walls. The arch windows consist of a three-bay lower section capped by a round-arch divided into four panes that circumscribe a central semi-circular pane. Many of these windows have been covered over with plywood on the exterior, but are plainly visible from the interior. The doors that formerly enclosed the freight entrances no longer exist and have been replaced by aluminum roll-up doors. The front entrance leading to the stairwell on the southern side has a non-original aluminum framed door. The eastern elevation used to have a elevated loading dock with ramps at both ends for receiving rail and wagon freight.

Above the main level, there are a number of recessed bays flanked by low-relief, projecting brick pilasters. The south elevation features seven bays, and the east has six. On each level, within these recessed bays, are pairs of large six-over-six double-hung windows. A row of stretcher bricks line both the top and bottom of the windows. A metal fire escape is attached to the center bay in the south elevation. Slight ornamentation is found at the capitals of the full-height pilasters. This decoration takes the form of raised rectangular panels, surrounded by a projecting row of headers; the interior recessed rectangle framing has diagonally set bricks. A brick cornice once crowned the top of the building, just below the parapet, but it has been removed.

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**National Register of Historic Places  
Continuation Sheet**

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Other than the modifications to some of the first floor bays, and the elimination of the cornice, this building is intact, and in good condition.

INTERIOR DESCRIPTION

The interior is generally unfinished with the exception of a foyer and stairwell on the first floor and an office area on the second floor. Throughout the remainder of the building, the walls are exposed brick. Twelve by twelve inch columns support the cross-braced ceiling.

The main floor has loading dock openings as well as one ramp which permits trucks to drive into the building. The arched windows, which are boarded over, are intact and visible from the interior.

The foyer has sand-finished plaster walls, a tongue-and-groove ceiling and simple newel posts and balustrade. The office has retained many of its partitions, a walk-in vault, and bathrooms.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1912

Significant Dates

1912

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

The International Harvester building, constructed in 1912, is locally significant under criterion C as a well-preserved example of an early warehouse facility associated with one of the many agricultural implement businesses which were established in this area in the early years of the 20th century.

The original owner of the warehouse was Theodore Nicolai, a prominent Portland lumberman, who constructed it as an investment property shortly after his retirement. It appears that the warehouse was built specifically for the International Harvester Company who moved into the structure upon its completion. McCormick Reaper, the parent company of International Harvester, was founded in 1835 by Cyrus Hall McCormick. McCormick improved the design of the standard reaper and had his creation patented in 1831. Beginning production in the mid-30s, McCormick Reaper soon gained a large share of the expanding agricultural market, and a reputation for quality, durability and innovation in harvesting equipment.

Cyrus McCormick established the business practices which have characterized the company to the present day. This included the practice of incorporating its competitors, particularly when they had an innovative product or marketing technique. For example, McCormick admired the technology behind the Deering Company's Marsh Harvester as well as their marketing strategy and incorporated the company in the 1870s.

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By the turn-of-the-century there were hundreds of agricultural implement manufacturers competing for a share of the market. In 1902, McCormick Reaper began acquiring many of its established competitors such as the Aultman-Miller Company of Akron, Ohio and the D.M. Osborne Agricultural Implement Company. True to McCormick's established practices, the companies which McCormick Reaper took over retained their established names and markets.

In 1903 McCormick Reaper incorporated as International Harvester Company of America. Two years later it opened its first foreign plant in Sweden, followed in 1909 by a large plant in Germany. Between 1910 and 1919 the company entered a period of research and development focusing on motorized equipment. With the acquisition of Parlin and Orendorff, a major national competitor, in 1919, International Harvester began a period of expansion which by 1930 made it one of the two largest agricultural implement businesses in the country.

In 1903 the Portland branch of McCormick Reaper was located at 3rd and Hawthorne, adjacent to four other agricultural implement businesses, forming the nucleus of what would become the east side's agricultural implement district. In 1912 coinciding with the national expansion of the company, McCormick Reaper's Portland branch moved into the subject property. Located three blocks from its original quarters, this was a much larger facility. The company remained at this location until 1920 when it moved to a larger building at Belmont and Water streets. The subject property is the only remaining building in the study area associated with this prominent company.

The Southern Pacific Company purchased the building from Nicolai in 1923 and used it as a warehouse, in conjunction with their freight terminal on Oak Street, throughout the remainder of the historic period.

The subject building is distinguished from other early warehouses for having retained a high degree of physical integrity. Like other industrial buildings of this period it was primarily utilitarian in nature; however, certain decorative flourishes are seen in the full-height pilasters with modest capitals and large arcaded windows at the ground floor--a unique window treatment on industrial buildings in the area. The building also reflects early construction techniques as seen in the solid masonry walls.

**9. Major Bibliographical References**

- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform, and card files, Portland, 1980.
- . Ticor Title Company records, Portland, Oregon.
- . Bullier and Bullier, Sales Pamphlet for 79 S.E. Taylor, n.d.

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property Less than one acre Portland, Washington-Oregon 1:6250

UTM References

A 

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

C 

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B 

Zone			Easting					Northing							

D 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

East Portland addition, Lot 5 & 6, Block 16

See continuation sheet

Boundary Justification

Taxlot lines

See continuation sheet

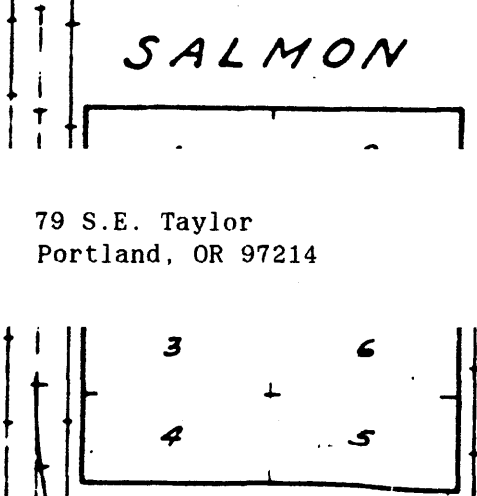
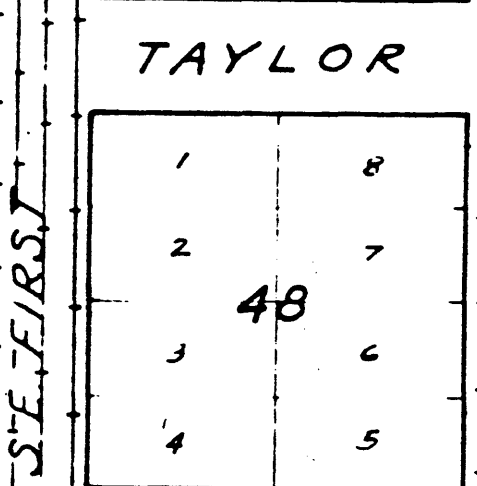
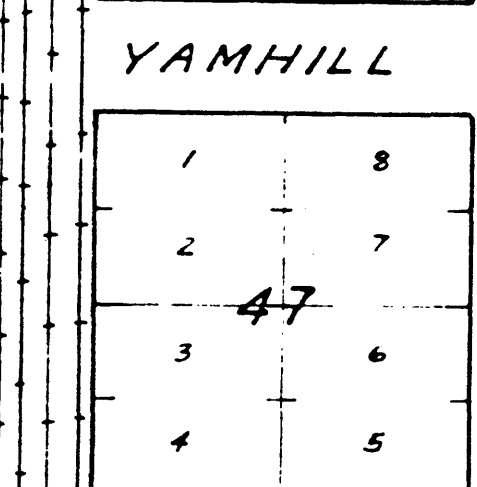
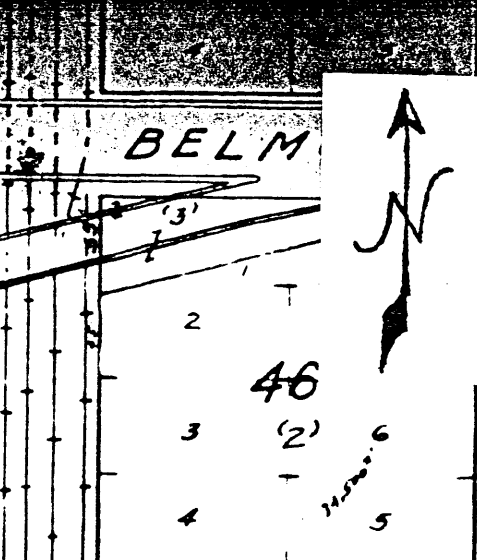
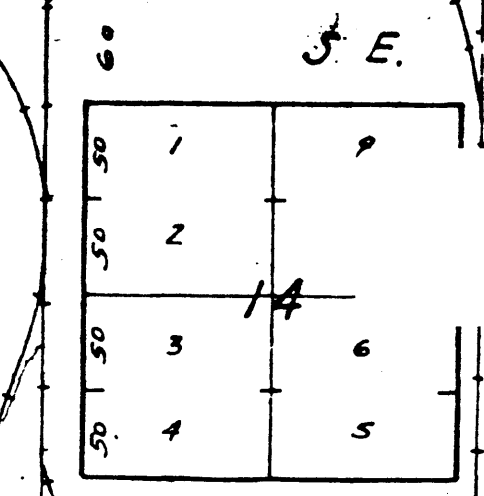
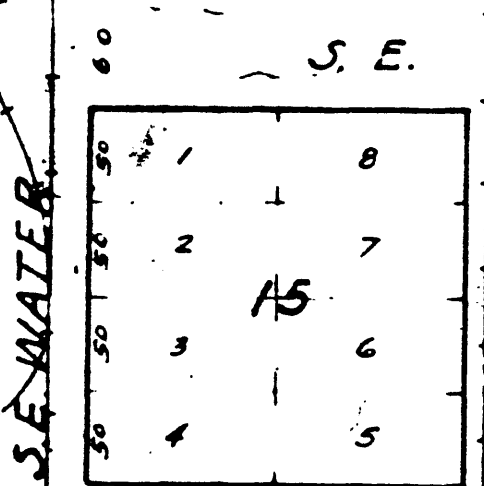
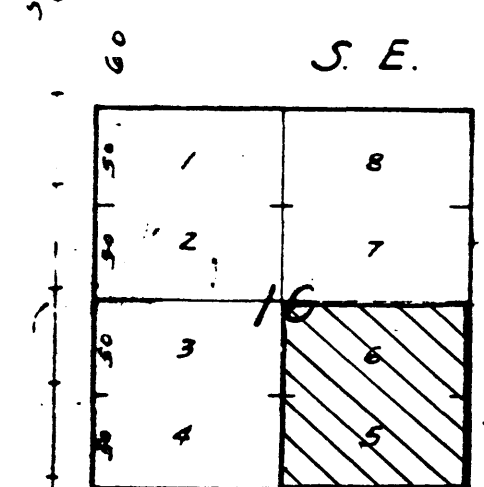
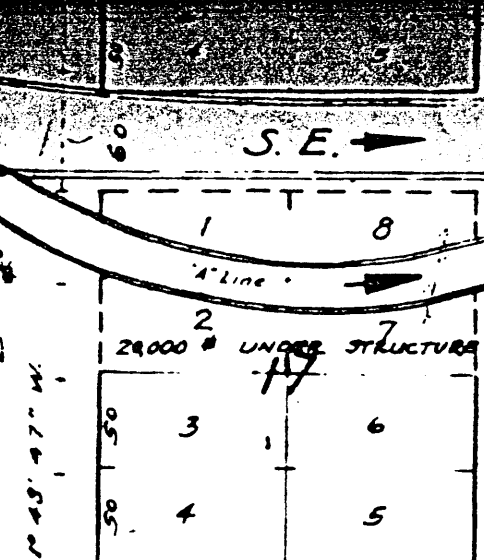
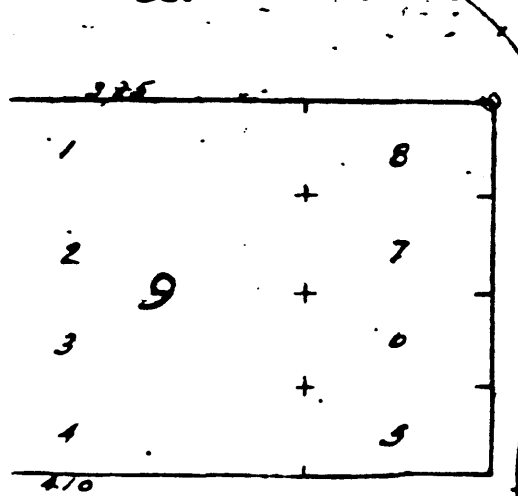
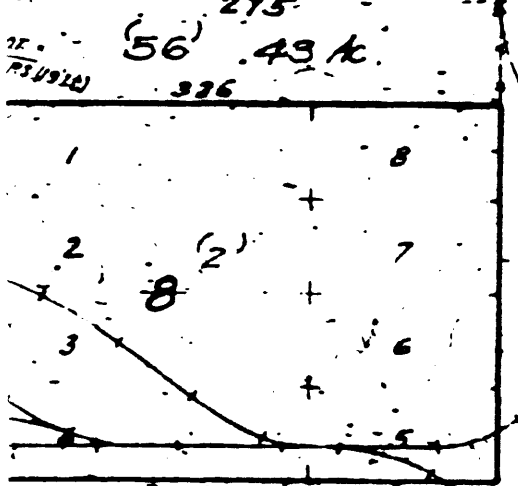
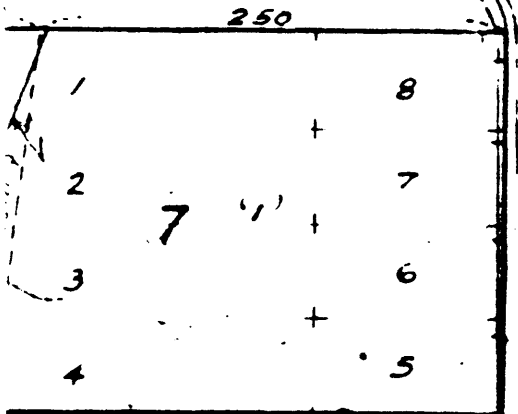
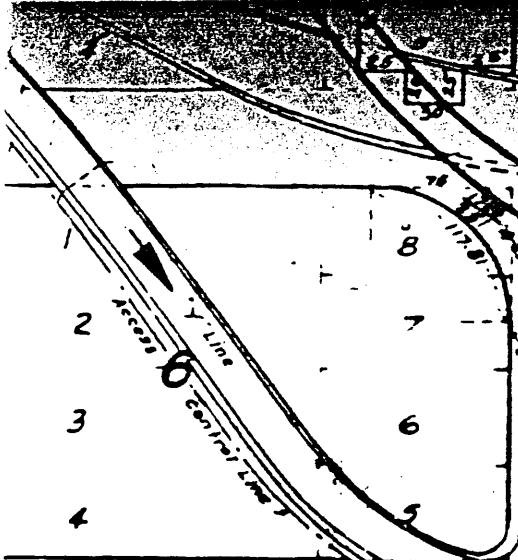
**11. Form Prepared By**

name/title K. Zisman, J. Koler, J. Morrison, B. Grimala, A. Yost

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city or town Portland state Oregon zip code 97214



S. E. →

BELM

S. E.

YAMHILL

S. E.

TAYLOR

S. E.

SALMON

S.E. WATER

S.E. FIRST

S.E. SECOND



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Portland, OR 97214