

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received FEB 10 1983  
date entered

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

1. Name

historic Wickersham Apartments, ~~The~~  
and/or common Wickersham Apartment Building

2. Location

street & number 410 N. W. 18th Avenue N/A not for publication  
city, town Portland N/A vicinity of First Congressional District  
state Oregon code 41 county Multnomah code 051

3. Classification

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

4. Owner of Property

name Dan and Sarah Liggett  
street & number 410 N. W. 18th Avenue, No. 402  
city, town Portland N/A vicinity of state Oregon 97209

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse  
street & number 1021 S. W. 4th Avenue  
city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title Portland Historical Landmark has this property been determined eligible?  yes  no  
date June 30, 1982  federal  state  county  local  
depository for survey records Portland Bureau of Planning  
Portland Historical Landmarks Commission  
city, town Portland state Oregon 97205

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date N/A

### Describe the present and original (if known) physical appearance

The Wickersham Apartments in Portland, Oregon, a five story building of brick masonry construction on a concrete basement, was built and opened for use in 1910. With its red face brick, panels of patterned brick with tile accents, its restrained parapet gables, and its mullioned and oriel windows, it is somewhat in the Jacobethan idiom. Designed by the local firm of Lazarus, Whitehouse and Fouilhoux, it is related in detailing to the firm's concurrent work, Jefferson High School. A more clear-cut, or academic example of the Jacobethan style, a 20th Century period style based on English architecture of the 16th and early 17th Centuries, was Whitehouse and Fouilhoux's University Club, completed in 1913.

The Wickersham Apartment Building occupies a 100 by 100-foot site, Lots 2 and 3 of Block 164 of Couch's Addition, in the fashionable Nob Hill District of Northwest Portland. The district, tentatively under consideration by the City as a conservation district, is presently zoned for commercial and residential use, though single family dwellings and multi-unit apartment buildings predominate. The Wickersham reflects the beginning of a surge in real property development which followed the Lewis and Clark Centennial Exposition of 1905, but it is exceptional among buildings of comparable type in the district because of its early date, state of preservation, and the quality of its construction and brick work detailing. The Tudor Arms, for example, which lies two blocks to the south, at 1811 NW Couch Street, is comparable in type but postdates the Wickersham by six years and is less well-preserved overall. Moreover, the Wickersham's suites are exceptionally spacious. Ten of its 17 units have three bedrooms and encompass 1400 square feet. Four of the units have two bedrooms. There is one single-bedroom unit in the basement and two generous studio apartments on the ground story on either side of the entrance vestibule. In Northwest Portland, apartment buildings normally are comprised of small suites, primarily studio and one-bedroom units. Another noteworthy feature is the soundproofing material which was inserted between floors during construction in 1910 and which is still effective today.

The Wickersham has a U-shaped plan measuring 50 by 96-feet. It is oriented with its main axis north to south, and its principal facade faces west onto NW 18th Avenue. The building extends to the lot lines on the west and south and nearly to the lot line on the north. The rear face contains a central, recessed court and overlooks a yard and garden and small off-street parking area extending to the easterly property line.

The principal, or west facade is formally organized with three bays on either side of the center bay. The two outer bays are equal in width to the wide central bay but are distinguished by glazed iron oriel windows which rise four stories above segmental-arched tripartite openings in the ground story. Oriel windows are found on the north and south end elevations also. Typical windows are narrow, double-hung windows with four over four lights, arranged in pairs and divided by a mullion. Lintels and sills are brick.

Detailing of brick work is an exceptional feature of the exterior. The entire wall surface is subdivided into geometric patterns by the handling of mortar joints. Between window bays, panels are stacked vertically and embellished with nubby, or projecting brick which adds dimension to the various textural effects. Spandrels and frieze panels are decorated with patterned brick and tile accents in which the lozenge is a recurring motif. Above the brick cornice with its brick block modillions, is a parapet with low,

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triangular gables at the outer corners. Similar gables are centered on either end elevation. The entire parapet is finished with patterned brick. Completing the details of the facade are a terra cotta balconet, which trims the window over the central entrance, and a round-arched, lozenge-studded framement of terra cotta carried on console brackets which marks the entrance recess. The double-leaf, multi-paned front door is surrounded by sidelights and a fanlight, the tympanum of which contains stained glass with the Wickersham monogram.

The entrance vestibule leads to a public hall which runs at a right angle, along the main north-south axis. On the east side of the hall, opposite the entrance vestibule, is an elevator at the core of a stairwell. Apartment suites are arranged, three to a floor, typically, off the main hall and its cross-axial private hallways at either end of the building. The basement contains the heating plant for steam radiators, as well as the one-bedroom apartment unit, and gives access to the rear courtyard. Finish work of the entrance vestibule is characterized by terrazzo flooring with marble borders, plaster ceilings and walls with inset wall and pilaster panels, and picture molding. Natural finish woodwork is found in the entrance vestibule and public hall. Hall walls are papered. Interior design of the apartment suites is based on the Arts and Crafts ideal. Diningrooms of two and three-bedroom suites, for example, are distinguished by beamed ceilings and high, paneled wainscoting with a deep cornice to serve as a plate rail. Oak flooring is used in the apartment suites throughout. Whereas minor changes have occurred over the years in decorations such as wall and floor coverings and paint schemes, the interior is structurally intact, and original fittings and hardware remain in all public spaces and in most of the apartments.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1910

Builder/Architect Lazarus, Whitehouse and Fouilhox

### Statement of Significance (in one paragraph)

The Wickersham Apartment Building occupies a quarter of a block at 18th Avenue and Flanders Street in the fashionable Nob Hill District of Northwest Portland. It was designed by Lazarus, Whitehouse and Fouilhox for Portland businessmen James L. and Lloyd B. Wickersham, father and son. Completed and opened for use in 1910, the Wickersham is a five-story brick masonry building on concrete basement and has four-story, glvanized iron bay windows on three facades. It is noteworthy among apartment buildings in the district for its early date, solid construction, unaltered state, and, above all, for the detail in exterior brick work. Because it possesses integrity of location, design, setting, workmanship, and feeling and is significant locally as one of the few well-preserved works of the short-lived firm of Lazarus, Whitehouse and Fouilhox, the Wickersham Apartment Building meets National Register criterion c. For its association with the prominent businessmen who were its investors, it meets criterion b. In 1982 it was declared a Portland Historical Landmark with support of the Northwest neighborhood association.

Among distinctive qualities of the apartment building is the size of the seventeen suites, the majority of which contain as many as three bedrooms. The suites, as well as the entrance vestibule and hallways, are substantially intact. Stylistically, the Wickersham is somewhat in the idiom of the Jacobethan period style, having red face brick, oriel windows, restrained parapet gables, and multi-paned, mullioned windows. The height of the idiom was realized by Whitehouse and Fouilhox in 1913 with the University Club, a full-blown, academic interpretation of the Jacobethan period style. Brick work of the Wickersham has exceptionally intricate detailing, including geometric subdivisions of the wall surface by mortared joint outlining, textured panels of nubbly brick, and accents of tile and patterned brick. The firm of Lazarus, Whitehouse and Fouilhox, formed in 1909, did not last more than a year, but, after the departure of Edgar M. Lazarus, Morris H. Whitehouse and J. Andre Fouilhox continued in partnership until the First World War. A concurrent work of the firm was Jefferson High School in Portland, a typical I-shaped public school building of the period with hip-roofed central and corner pavilions whose red brick facade was distinguished by spandrels and frieze of lozenge-patterned brick work and the liberal use of contrasting creme-white trim of stucco and terra cotta. Each of the principals of the firm pursued careers of individual distinction.

By the mid 1880s, expansion of Portland's commercial area resulted in the development of new residential neighborhoods to the north and west of the central business district. Among the most fashionable were Couch's and King's Additions, laid out on a conventional grid pattern at the base of the West Hills in Northwest Portland. The Lewis and Clark Centennial Exposition of 1905 spurred Portland's growth dramatically. The Wickersham Apartments, a project of local businessmen, was typical of the post-Exposition surge in real estate development and multi-unit housing. Its investors were James L. Wickersham, secretary of the Pacific Coast Biscuit Company, a native of Chester County, Pennsylvania, and his son, Lloyd B. Wickersham, then vice president and chief engineer in Portland of the United Railways Company and the Oregon Electric Railway Company.

# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

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

Quadrangle scale 1:24000

UTM References

A 

1	0	5	2	4	3	8	0	5	0	4	1	2	2	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

The Wichersham Apartment Building occupies Lots 2 and 3 of Block 164 in Couch's Addition to the City of Portland, Multnomah County, Oregon.

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

state N/A code county N/A code

state N/A code county N/A code

# 11. Form Prepared By

name/title Sarah Liggett

organization N/A date September 1, 1982

street & number 410 N. W. 18th Avenue, No. 402 telephone (503) 241-2562

city or town Portland state Oregon, 97209

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature *David Stalder*

title State Historic Preservation Officer date February 1, 1983

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I hereby certify that this property is included in the National Register	
<u><i>Janet Melores Byers</i></u> Keeper of the National Register	Entered in the National Register date <u>3/10/83</u>
Attest:	date
Chief of Registration	

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It was Lloyd Wickersham who specialized in property investment. He acquired holdings in the railhead port of Tacoma, Washington as well as Portland. In his youth, the younger Wickersham came to Oregon with his father and mother, whose family was identified with railroad interests in Pennsylvania. Annie Brandt Wickersham's father and brother came to Oregon as superintendent and master mechanic, respectively, of the Oregon and California Railroad. When the Wickershams came to Oregon in 1881 or 1882, James L. Wickersham was employed as accountant in the secretary's office of the Oregon and California Railroad Company for six years, during which time the line was transferred to the Southern Pacific Railroad Company. In 1890 the elder Wickerhsam entered the employ of the Portland Cracker Company, and in 1902, became secretary of the company, which was reorganzied as the Pacific Coast Biscuit Company.

Lloyd B. Wickersham was educated in Portland public schools and at Stanford University in Palo Alto, California, where he was graduated with a bachelor of arts degree in 1900 and completed the course in electrical engineering. He realized a brilliant career as engineer for a succession of companies and syndicates including General Electric Company, Washburn Moen Company, Portland Alaska syndicate, and American Gold Fields Company, culminating with United Railways Company, of which he became general manager and director. It was reported by historian Joseph Gaston in 1912 that, as a member of the United Railways syndicate of seven, Wickerhsam held a ninth interest in the company's stock before selling to Northern Pacific and Great Northern magnate James Jerome Hill in 1909. Wickersham invested his capital judiciously in property such as the Wickersham Apartments.

Edgar M. Lazarus (1868-1939), a native of Baltimore, Maryland, came to Portland about 1892 and maintained an extensive practice until the end of the First World War. Under James Knox Taylor, Supervising Architect of the Treasury, he was local supervising architect of the United States Custom House in Portland, 1898-1900. In addition to numerous Portland residences, Lazarus designed Ahavai Shalom Synagogue, 1904, and the Agricultural Palace of the Lewis and Clark Centennial Exposition, 1905, neither of which is standing. He was the architect of the Clatsop County Courthouse in Astoria, 1904-1907. His latest and best-known work is Vista House at Crown Point on the Columbia River Highway. The observation building and comfort station was constructed between 1916 and 1918 and shows some influence of the Jugendstil, or early modern architecture of Germany. Vista House is characterized by an octagonal ground plan, a generally non-historic design, and by bold, tripartite openings with segmental arch heads. On a smaller scale, similar windows were used on the ground story of the Wickersham Apartments, under the oriel windows. Active in the local chapter of the American Institute of Architects, Lazarus was the first Oregon architect to be elected to the Institute's College of Fellows.

Morris H. Whitehouse (1878-1944), a native and life-long citizen of Portland, began his architectural training in local offices. At age 20 he entered MIT, where he remained for post-graduate work. In 1908, after eighteen months of travel abroad, he opened an office in Portland in association with Bruce Honeyman. A year later he formed a partnership with Edgar Lazarus and Jacques Andre Fouilhoux. Lazarus subsequently left, and the firm remained Whitehouse and Fouilhoux until 1917, when Whitehouse began practicing alone. Glenn Stanton, Earl Newberry and Walter Church were all at one time associated with Whitehouse. In 1936 the firm name was changed to Whitehouse & Church. Whitehouse and Church were associate architects of the Oregon State Capitol in Salem, designed by Francis

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Keally of New York in association with Trowbridge and Livingston and completed in 1938. Whitehouse, participating in the ceremony of laying the corner stone in 1936, recalled that his father helped lay the corner stone of the old capitol building of 1873-1876. Whitehouse and his partners and associates produced numerous churches, clubhouses and public buildings in Portland, the most important of which was the United State Courthouse (new), 1930-1933.

Jacques Andre Fouilhoux (1879-1945), a native of Paris, was educated at Sorbonne and at the Ecole Centrale des Arts et Manufactures. He came to the United States in 1904 and worked for Albert Kahn in Detroit. In 1905 he moved to Portland where he practiced with Morris H. Whitehouse until 1917. After World War I (during which he received the French Legion of Honor) he practiced in New York. He joined Raymond Hood in 1921 just prior to the Chicago Tribune competition. In 1927 the firm name was changed to Hood, Godley & Fouilhoux, and in 1931 to Hood & Fouilhoux. At the time of his death, Fouilhoux was a member of the firm of Harrison, Fouilhoux & Abramovitz.



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First American Title Insurance Company of Oregon, plat map.

Portland Bureau of Buildings, blueprint microfilm file.

Portland Bureau of Planning, Portland Historic Resources Inventory.

Gaston, Joseph, Portland, Oregon: Its History and Builders (Chicago: S. J. Clarke Publishing Company, 1911), 3 Vols. Notes on James L. Wickersham and his son, Lloyd B. Wickersham, pages 664 and 83, respectively.

Withey, Henry F. and Elsie Rathburn Withey, Biographical Dictionary of American Architects, Deceased (Los Angeles: Hennessey and Ingalls, Inc., 1970), 654, 216. Notes on Morris H. Whitehouse and J. Andre Fouilhoux, respectively.

Hovey, Tamara, John Reed: Witness to Revolution (Los Angeles: George Sand Books, 1975). Chapter 8, reference to Mrs. C. J. Reed, mother of John Reed, residing in Wickersham Apartments, Portland, Oregon.

McCall, Dorothy Lawson, Ranch Under the Rimrock (Portland: Binford and Mort, 1968), 7-8. The Wickersham Apartments are described as the first place of residence of Hal and Dorothy McCall, parents of Tom McCall, Governor of Oregon from 1967 to 1975, upon their arrival in Portland as newlyweds in 1911.