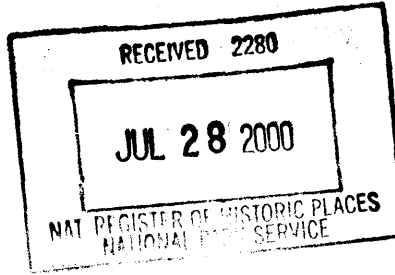


United States Department of the Interior
National Park Service



4021

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Meier & Frank Warehouse

other names/site number _____

2. Location

street & number 1438 NW Irving Street not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97209

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Jana Harris July 25, 2000
Signature of certifying official/Title/Deputy SHPO Date

Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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] Signature of the Keeper 8/31/00 Date of Action

Meier & Frank Warehouse
Name of Property

Multnomah, OR
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

Number of contributing resources previously listed in the National Register

-0-

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE-Warehouse

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE-Warehouse

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT-Modernistic

Materials
(Enter categories from instructions)

foundation Concrete

walls Concrete

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Park Service

National Register of Historic Places
Continuation Sheet

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Meier & Frank Warehouse
Multnomah County, OR

MEIER & FRANK WAREHOUSE

1438 NW Irving Street
Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE:

The Meier & Frank Warehouse is located at 1438 NW Irving Street on Lots 5-8 of Couch's Addition to the City of Portland. The seven-story concrete warehouse is within close proximity of the Northwest 13th Avenue Historic District. The 1923 warehouse was commissioned by Portland retailer Meier & Frank and designed by the Portland architectural firm of Sutton and Whitney.

Couch's Addition to Portland was originally comprised of residential development with elegant homes on large, double blocks during the third quarter of the nineteenth century. By 1889 the Couch Addition, and specifically the block on which the Meier & Frank warehouse is now located, was developed with a Scandinavian church, a crate factory and residences. The early years of the 20th century was a time of rapid growth and development in Portland. In the first decade of the 20th century J.J. Hill purchased an area from Hoyt Street north between 12th and 14th Avenues encompassing 40 blocks with the intent of developing an industrial area that would be serviced by the neighboring Northern Pacific Railroad. By 1910 there were eight warehouses and other development along 13th and 14th Avenues.

The Meier & Frank Department store history began in 1857 when Aaron Meier opened a general store in Portland. Joined by Emil and Sigmund Frank in the 1870's, the general store soon became Meier & Frank. In 1897 Meier & Frank constructed a new five-story flagship store on Fifth Avenue. With the population increasing in the Portland area Meier & Frank's business grew as well. By 1909, the store added a 10-story annex; then in 1915, a 15-story building replaced the original 1897 building. The 1915 Meier & Frank store (listed on the NRHP), upon its completion, was the largest retail store west of Chicago and the fourth largest in the country.

The department store on SW Fifth Avenue did not adequately accommodate both display and storage and it was quickly realized that a warehouse was needed. Meier & Frank hired the Portland architectural firm of Sutton & Whitney in 1923 to design a distribution warehouse for the NW Irving location. Business continued to flourish for Meier & Frank, and branch stores were added in Salem and Lloyd Center, necessitating an addition for the distribution warehouse. In 1958, the Portland architectural firm of Jensen & Gilham designed the addition to the warehouse.

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Meier & Frank Warehouse
Multnomah County, OR

The Meier & Frank Warehouse is a seven-story rectangular building with full basement and flat roof. The building is designed in the Moderne architectural style. Constructed of reinforced concrete, the warehouse has unpainted walls. The primary façade is horizontally articulated with a 1-1/2 story base with water table and belt course above the first floor windows, suggestive of an entablature. Concrete pilasters divide the façade into 10 bays. The pilasters of the outer bays are capped with ram's head logograms, while the inner pilasters are capped with simple capitals. Between the pilasters are multi-pane industrial style steel sash and mullion casement windows. The east and west facades are similar in design to the north façade. A two-story tower is centered within the building. Each of its' four facades are identical, containing a pair of windows flanked by pilasters.

The 1958 addition is identical in size to the original warehouse. The addition, fronting on Hoyt Street, is similar in appearance, massing and material to the original building. Exterior detailing echoes the original building with the 10-bay articulation, but is otherwise unadorned.

The interior of the warehouse is largely unfinished, defined only by support columns. Floors and ceilings are concrete. A stairwell is located at the northwest corner of the building. A bank of two Otis elevators is centered in the 1923 portion of the warehouse.

The Meier & Frank Warehouse is proposed for nomination to the National Register of Historic Places, for local significance. The building is important for its association with the Portland retailing firm of Meier & Frank, the largest retailing firm in the Pacific Northwest during the first quarter of the 20th century. The warehouse is an outstanding example of Moderne architecture of the noted Portland architectural firm of Sutton & Whitney.

National Register of Historic Places Continuation Sheet

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Meier & Frank Warehouse
Multnomah County, OR

SETTING

The Meier & Frank Warehouse is located in northwest Portland on the west side of 14th Avenue north of Hoyt Street. It is across the street at the west of the Northwest 13th Avenue Historical District. The area is zoned Central Employment (EX) and historically filled with light industrial enterprises and warehousing. These industrial buildings however are rapidly being adapted for alternative uses, such as housing, retail and offices.

Directly across the street to the east are the Irving Street Lofts; on the west is I-405. The street to north has been vacated; further north at the corner is the three-story red brick 1909 American Chicler Factory. To the south are several one story industrial buildings.

SITE

The Meier & Frank Warehouse is located on a 46,000 square foot parcel. The original warehouse is located on a 200 foot by 100 foot parcel on the north half of Block 120, fronting onto Irving Street between 14th and 15th Avenues. The addition is on a similar size plot on the south half of the block, fronting on to Hoyt Street between 14th and 15th Avenues. The building is built to the lot lines and the site graded for construction. No indigenous or native plants are extant. In March 1972, following construction of I-405, Hoyt Street between 14th and 15th Avenue was vacated by the city and acquired by Meier & Frank. This action added 6,000 square feet to the lot. It has been paved with asphalt and is used for loading and parking.

EXTERIOR

The Meier & Frank Warehouse is a seven-story rectangular structure with a full basement and flat built-up roof. It is constructed of reinforced concrete with unpainted sand-colored walls. The building fronts north onto Irving Street, running 200 feet east and west.

The primary, Irving Street, facade is articulated horizontally with a 1-1/2 story base with water table and substantial beltcourse above the first floor windows formed in a manner suggestive of an entablature. The base features a loading dock which runs the length of the facade between the two outside bays. The loading dock is approximately three feet high and extends beyond the face of the building several feet. The dock leads to industrial door openings with overhead roll-up metal doors.

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Meier & Frank Warehouse
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The entire dock is covered by a single metal shed awning. At the west end is a classically styled pedestrian entrance defined by short one story pilasters supporting a flat pediment with a cast concrete panel above.

From the base rise concrete pilasters which divides the facade into ten bays. These pilasters run just above the seventh floor and are capped with simple capitals. The outside bays are of identical size, approximately 12 feet wide with a cast concrete ram's head logogram above the seventh floor. The interior eight bays are identical in size, approximately 22 feet wide. The dominate feature in each bay is the four-foot high window on each floor level spanning the width of the bay. Flat concrete spandrel panels then separate the windows floor to floor. The roof has a solid parapet with simple concrete coping.

Fenestration is regular with multipane industrial-style steel sash and mullion casement windows with a concrete sill. The first floor windows have a thin pane, approximately 4.5" wide. Above the first floor panes are 9" wide. The windows have a horizontal pivot opening for ventilation.

The east and west facades are nearly identical and match the north facade, though the width of the center bays on the east and west are slightly extended to maintain the building's rhythm. On the west facade are loading docks in the four southern bays. The northern most one is at grade level and is covered by a metal shed roof. The other three connect with the loading dock on the addition and consist of a concrete dock extending out from the face of the building and covered with a metal shed roof. The east facade has an entrance at the southern most bay similar to that on the north facade. The other bays have industrial-style casement windows standard for the building.

The roof is flat and built up. At the center is a two-story concrete tower. Each of the four facades of the tower are identical: They have a pair of windows flanked by pilasters. On the first floor of the tower are the elevator works; on the second floor is a water tank. At the west end is a monitor located over the center three bays and set back slightly from the parapet, although it is still visible from the street.

The 1958 addition is identical in size to the original building, measuring 100 feet north and south and 200 feet east and west. It fronts onto Hoyt Street. Constructed of reinforced concrete, the building is similar appearance in mass and material to the older structure. The floor height aligns on the first floor though above the floor height of the older structure is lower than the new. Following

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Meier & Frank Warehouse
~~Multnomah County, OR~~

the articulation of the older building, the new structure is similarly divided into ten bays on the south facade and five on the east and west, with the outside bays proportionately slimmer. The exterior architectural concrete on the new structure is unadorned. Fenestration, while regular, is also shorter than the older building, resulting in stronger horizontal lines. Windows follow the pattern of the older building with industrial style steel-sash casement with concrete sills. On the south facade, the ground level features a recessed loading dock which essentially runs the length of the facade. On the west facade, the ground floor has a standard concrete loading dock with a metal shed roof. On the east, the wall face is unadorned.

INTERIOR

The warehouse is largely unfinished open warehouse spaces punctuated by the grid of mushroom support columns. Floors and ceilings are concrete. A stairwell is located at the northwest corner, providing access to all levels and opening to the northwest corner of the building. The space is enclosed using paneling and steel casement windows. A second smaller staircase is located at the southeast corner of the 1923 building. A bank of two 2000-lb Otis freight elevators is located in the center, also providing access to all levels.

When the 1958 addition was built, the party wall between each floor was removed so that each floor is open for most of the 200 by 200 foot space. Beginning in the 1960s, mechanical conveyers were installed at varying places on each floor and between floors to move merchandise efficiently. These conveyers have been modernized and reconfigured according to need.

MAJOR ALTERATIONS

Exterior modifications have been kept to a minimum. The primary exterior changes include a bridge over 14th Avenue (since removed) and the installation of ventilation shafts. As open warehouse space, the building's interior has been reconfigured to meet the firm's needs, but few major modifications have occurred.

1958 Two story bridge at the fifth and sixth levels between the Meier & Frank warehouses at 615 NW 14th Avenue and at 630 NW 14th Avenue and the Meier and Frank building.

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Meier & Frank Warehouse
~~Multnomah County, OR~~

- 1988 Bridge removed.
- 1989 Sprinkler system upgraded.

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Meier & Frank Warehouse
Multnomah County, OR

Site - Couch's Addition

The Meier & Frank warehouse is located on Couch's Addition to the City of Portland, originally part of Capt. John H. Couch's land claim. Couch was a Massachusetts seaman who first came to Oregon in 1840. Portland was not much more than a simple clearing in the wilderness at that time. He returned to the area in 1845 and claimed under the provisional government an area of land bounded by the Willamette River and NW Twenty-first, Ankeny and Thurman-Donation land Claim #52. Couch chose this territory because he felt it had the greatest potential for the shipping and commercial industries. The total claim was perfected in 1849 to include 640 acres. In 1850, Couch sold one-half his interest in the claim to George Flanders.

The Couch family settled in the claimed area setting aside 13 acres for the Couch estate and orchard. The first residential houses were built north of A and B streets. The commercial district was near the water in the 1850's and was expanding northward. The first residential district was centered along 4th and 5th streets. Couch decided to move north as the city began to grow. Large, double blocks were given to the Couch children and the area between 16th and 26th began to develop into an area of elegant homes. People moving into the area were the successful merchants, doctors, and other professionals who had taken advantage of the opportunities that existed in the young city of Portland. The Nob Hill area was an isolated area of the city with the Couch family creating their own New England style niche in the neighborhood.

According to the 1889 Sanborn, the Meier & Frank warehouse parcel was developed with a Scandinavian Church, crate factory and eight residences. Twenty years later, the parcel was similar in development with the church, crate factory and now eleven residences.

But the early years of the 20th century were a time of rapid growth and development in Portland. The city's population more than doubled between the years 1900 and 1910 from 90,000 to 212,000. This growth surge was due in part to the 1905 Lewis and Clark Centennial Exposition, which gave the city international exposure it had not previously known. Portland spent \$28 million between 1905-1914 on public works, street and sewer construction, and \$2 million on bridge construction.

In 1906, J. J. Hill purchased a 40-block area from Hoyt Street north between 12th and 14th

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Meier & Frank Warehouse
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Avenues. With the development of the Northern Pacific Railroad, Hill envisioned transforming this once residential area into a warehouse district with rail spurs running along 13th and 15th Avenues, while 14th Avenue was intended for teamster traffic. Subsequent development included the 1906 Pacific Wool Growers Warehouse, 1906 Breyman warehouse, 1907 Heater & Company Warehouse, the Gadsby Building, 1909 American Chicle factory, 1910 Crane Company, and 1910 Marshall Wells Warehouse among others.

History of the Building

The outlook for commercial and industrial development in the West never was brighter than now. Economic conditions of the country are working rapidly toward normal and, with the assurance of stable prices, there will be an unprecedented demand for western products. Portland and the entire northwest should prepare for the immense business expansion, which will follow the settlement of industrial conditions on a normal basis.

Julius L. Meier, December, 12, 1920

In the days of frothy Americanism following World War I, the Treaty of Versailles and the formation of the League of Nations, Julius L. Meier, scion of Portland's prominent retailing company Meier & Frank, envisioned an enormous commercial expansion. His company, Meier & Frank, would capitalize on that opportunity.

As early as August of 1919, Julius L. Meier talked of building a separate full-block sized building in northwest Portland where the wholesale division could be relocated and expanded. In the months that followed, the company increased its capitalization by two and half times, from \$3.5 million to \$8.5 million, and began to purchase property.

Actual development took two years. The site moved and the building was scaled down, but on December 17, 1922, Meier & Frank unveiled plans for its new warehouse. The architect was Sutton & Whitney. The Portland firm had recently completed the Ballou-Wright Warehouse and was recognized as one of the premier firms in the Pacific Northwest. Meier had earlier identified a site in 1920 as 14th and Everett. The actual site was four blocks north at 14th and Irving. It

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**Meier & Frank Warehouse
Multnomah County, OR**

was also no longer a 10-story, block size structure costing \$1 million, but a half-block 8-story structure costing \$300,000. [Meier & Frank eventually would build on the Everett Street block, but five years later in 1927]

Work on the building commenced in the Spring of 1922. Parker & Banfield handled the general contracting. The building was of reinforced concrete with 160,000 feet of floor space. Once completed, the wholesale and jobbing departments which occupied space in the downtown office would relocate to the new structure and expand.

Construction was slow with completion coming a year later in March of 1923.

In 1958, following continued growth and new satellite stores in Salem and Lloyd Center, the Meier & Frank Corporation doubled the size of the 1923 warehouse, building a 100-x 200-foot addition to the south. At the same time, they purchased the 1924 Sutton & Whitney-designed warehouse across 14th Street and built a bridge across 14th Avenue at the 3rd and 4th levels. Emil Frank, a founding partner in Meier & Frank, had purchased the parcel as early as 1918 for the Blumauer-Frank Drug Company.

The warehouse to the east was sold in 1976 and eventually turned into condominiums. The 1923 warehouse and addition continue in their original function today.

Meier & Frank

Aaron Meier was born in Ellerstadt, Bavaria on May 22, 1831. At the age of 24, he came to America and went to work in his brother's general store in Downeyville, California. Part of his responsibilities included peddling trips to Oregon. In 1857, Meier decided to open his own 1,750 square foot general store in Portland. The early years were difficult with fire and bankruptcy destroying the business not once but twice.

A primary element in his success was his wife, Jeannette Hirsch. Eleven years his younger, she was energetic, dedicated and strong. Equally important was finding Sigmund Frank. In 1872, while Meier was on a buying trip to San Francisco, he met Frank, then a young clerk, who impressed him. Meier offered him a job in Portland. Frank took him up on the offer. Within

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Meier & Frank Warehouse
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two years, Meier made him a partner and changed the store's name to Meier & Frank. Meier, his wife, Frank and successors persevered and were rewarded for their labors. In time, Meier & Frank became the largest retail operation in the Pacific Northwest. In 1885, the business moved to a 2-story building on First Avenue. Four years later, shortly after Aaron Meier's death and now under the leadership of Frank, it opened a two-story annex at Taylor and Second. In 1897, Meier & Frank moved to its present location on Fifth Avenue with a five-story, 120,000 square foot building. A little more than ten years later, in 1909, the store added a quarter block 10-story annex at Sixth and Morrison. Upon opening, Meier & Frank announced that they would replace the original 1897 building with a 15-story building. Due to Sigmund Frank's death, this addition was not completed until 1915. With completion, Meier & Frank had the largest store west of Chicago and the fourth largest in the country.

When Frank died in 1910, Julius Meier, Aaron Meier's son, was named Vice President and General Manager. Julius' older brother, Abe, was named president---though the position was largely ceremonial with Julius carrying the decision making power. Julius Meier had not intended to be a shopkeeper. He received a law degree from the University of Oregon at the age of 21 in 1895 and formed a law partnership with his best friend, George Joseph. Yet, after a few years, he went to work at the store. Julius worked hard over ensuing years to built Meier & Frank into one of the city's premier retailers. He also was active politically, eventually being elected governor in 1930. Seven years later, Meier died.

With the completion of the 1915 addition, Meier & Frank occupied its 3/4 block parcel to its fullest extent. The final quarter block was already developed and not for sale. Expansion was problematical. The problem was solved with the decision to create the distribution warehouse on NW Irving.

Relocating the wholesale, jobbers and distribution to a separate building allowed considerable opportunity to expand that area of the business. At the time, it was not unusual for Meier & Frank to furnish entire houses, apartments and hotels. With Portland's population boom resulting directly in a building boom, Meier & Frank saw this as an important market, though space limitations in the downtown store made display and development difficult. Equally important, the distribution warehouse freed up considerable space in the downtown store for ready to wears and other smaller merchandise.

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Meier & Frank Warehouse
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The enterprise continued to grow, focusing on selection, integrity, quality, service and value. In 1925, Meier & Frank hired Sutton & Whitney to design an addition to the warehouse. It would be equal in size, 100feet x 200 feet, on the half block to the north. For the first time, the firm thought in terms of a second store, suggesting that the warehouse design “could be altered for retail sales if the neighborhood should develop in that direction.” Although the site was razed, Meier & Frank opted to build on the Everett Street block bounded by Everett, Flanders, 14th and 15th Avenues. With the new building, Meier & Frank organized its operations into three sectors: The downtown retail store, the Retail Reserve building (located on Everett) and the Delivery Depot (located on Hoyt). The Delivery Depot was where merchandise was unloaded from freight cars, uncrated and tested. “Customer take” items such as clothing were either sent to the store(s) or to the Retail Reserve for overstock. In the case of larger items such as power mowers, furniture and outboard motors, floor models were sent to the store; the remaining items were sent to the Retail Reserve for delivery to the customers home.

In 1930, Julius Meier completed the Meier & Frank block with a quarter block 15-story addition at Sixth and Alder. Shortly thereafter, Meier was nominated and elected governor of Oregon. In 1937, he died. Control of the family enterprise passed to Aaron Frank, Sigmund’s youngest son. Skilled in the family, business, Aaron became Portland’s most influential business leader in the 1940s and 1950s. Under his leadership, Meier & Frank branched out to new satellite stores at Lloyd Center and Salem and beyond.

By the 1960s, the economic realities were forcing consolidation of retail chains across the country. This reality hit Oregon in 1964 when the May Company expressed interest in buying Meier & Frank. Although slow to give up control of a 107-year old family-run business, Meier and Frank sold to the May Company in 1966.

Comparison of Meier & Frank-related Historic Resources

The Historic Resources Inventory of Portland identifies three buildings related to the Meier & Frank retail enterprise:

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Meier & Frank Warehouse
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The downtown store at 621 SW Fifth Avenue is a collection of three interconnected structures. All designed by prominent Portland architect A. E. Doyle. These buildings were constructed in 1909, 1915 and 1930.

The warehouse at 615 NW Hoyt Street was built in 1922, designed by the noted Portland architectural firm of Sutton & Whitney. It was half-block in size (now full block) and the first structure built by Meier & Frank that was not a retail store.

The warehouse at 1417 NW Everett Street was built in 1927, designed by the noted Portland architectural firm of Sutton and Whitney. It is a full-block in size and was the second non-retail structure built by the firm.

Certainly, the downtown store is the crown jewel of the Meier & Frank enterprise. It is listed on the National Register of Historic Places and properly represents the premier resources relating to this retail institution. Of the remaining two, the Hoyt Street property represented the prototype to Meier & Frank's warehouse operations. It was the first building Meier & Frank built not constructed as a retail store. It demonstrated a departure organizationally for them with substantial operations away from the store. And it represented a then creative solution to expanding their business while their downtown store site was fully developed.

Sutton & Whitney

The Meier & Frank Warehouse was designed by the architectural firm of Sutton & Whitney. Harrison A. Whitney was the architect of record, though the design may be credited to Frederick Fritsch and Frederick Aandahl.

In the 1910 and 1920s, Sutton & Whitney ranked among the leading architectural firms of the Northwest. The firm of Sutton & Whitney was established in 1912 by Portland architect Harrison A. Whitney and Albert Sutton. The firm grew quickly and established offices in both Portland and Tacoma. As described in 1922 by C. H. Carey, "Their excellent work and . . . thoroughly reliable and progressive business methods have secured for them a large and constantly increasing patronage, so that they have become well known as leading architects throughout the Pacific northwest." As the firm grew, Whitney headed up the Portland branch while Sutton chose to reside in Tacoma and head that office.

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**Meier & Frank Warehouse
Multnomah County, OR**

In 1923, Sutton died suddenly. The firm however continued to operate under Sutton & Whitney until 1933 when the name of the firm was changed to Sutton, Whitney & Aandahl. In 1950, the name again changed to Whitney, Hinson & Jacobsen.

Harrison A. Whitney

The firm's Portland principal, Harrison A. Whitney, was born on March 20, 1877 in Osage, Iowa. He attended public school in Adrian, Michigan after which he attended the Armour Institute of Chicago. Subsequently, he attended the Massachusetts Institute of Technology, graduating in 1904. Whitney thereupon moved to Portland. Initially, he worked as a draftsman for Whidden & Lewis. One of his first large assignments was to supervise construction for several of the Lewis and Clark Exposition buildings. Of note is the Oregon Forestry Building, the largest log house ever built. In 1912, Whitney joined into partnership with Albert Sutton.

On October 10, 1905, Whitney married Hazel Paulus of Portland. The couple had two daughters, Jeannette and Ruth. He was a charter member of the Oregon chapter of the American Institute of Architects, having helped organize the chapter in 1911. He was active in the Portland Chamber of Commerce, the City Club, Rotary, Scottish Rite, the Masons (where he attained the 32nd degree), Rosarians, Al Kader Shrine and Salvation Army. He was an avid singer, participating in the Portland Symphony Chorus, the Trinity Episcopal Church Choir, and as a soloist at Grace Episcopal Church. Whitney died of heart disease on Saturday, August 18, 1965.

Up to Sutton's death, the firm's major commissions included the Multnomah County Infirmary, the Meier & Frank Warehouse, the Scottish Rite Cathedrals in Portland and Tacoma, the Davidson Baking Company, the Ballou-Wright Warehouse, the Leon Hirsch Residence, and the Hood River Library.

Frederick Fritsch

The driving design force at Sutton & Whitney was Frederick Fritsch, regarded as one of Oregon's most influential and significant architects of the 1920's.

Frederick Armbrust Fritsch was born in Portland on April 7, 1891. His parents were of German

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Meier & Frank Warehouse
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and French descent, and his grandfather, F. J. Fritsch, a painter and engraver by profession, came to the United States from Germany about 1841, making his living by preparing colored engravings of historical American scenes. Fred Fritsch's father, Charles Fritsch, a skilled upholsterer and cabinetmaker, came to Portland about 1883.

Fritsch finished his formal education upon graduation from high school, working as a helper in his father's upholstery shop, and also was employed as a clerk for the Mutual Life Insurance Company and for the Blumauer-Frank Drug Co. After he graduated from high school, he worked as an apprentice of the architectural firm of Whidden & Lewis, Portland's leading architects at the time. From 1911 to 1917 he worked on and off as a draftsman and designer with another prominent architectural firm, Whitehouse & Fouilhoux.

In 1917 Fritsch joined the staff of Dean Ellis F. Lawrence at the Architectural Department of the University of Oregon at Eugene. During World War I he served in the University of Oregon Medical School Unit of Medical Corps in the U.S. Army. He received an honorable discharge in 1919.

Fritsch then moved to Portland and joined the firm of Sutton & Whitney, where he was chief designer, and after the death of Albert Sutton in 1923, an associate of the firm. He worked for the firm from 1919 to 1929 and during this time he produced his finest work. In 1922 Fritsch's design won the competition for the proposed Scottish Rite Cathedral of Oregon, which was, however, never built. In 1924 another competition was won by Fritsch's design, this time to be constructed in 1927 as the Masonic Temple. The project of the Masonic temple occupied most of Fritsch's time from 1924 to 1927. The building is considered to be one of the best examples of Fritsch's work.

In 1928, Fritsch married Margaret Goodin, also an architect. In 1929, ill health, from which he had suffered since 1924, caused him to leave Sutton & Whitney to seek medical treatment in Philadelphia, where he and his wife collaborated on the design of the Delta Delta Delta sorority house at the University of Pennsylvania, his last job. Too ill to work, Fritsch and his wife returned to Portland where he seldom left his home because of his illness. On October 27th, 1934, discouraged by his apparently incurable illness, Fritsch took his own life at the age of 43, a sad loss to the Portland architectural profession.

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Meier & Frank Warehouse
Multnomah County, OR

Frederick Aandahl

The second half of Sutton & Whitney's design team was Frederick Aandahl. Born in Norway in 1887, Aandahl came to Portland in 1919 after working in architects' offices in New York City. Upon arrival, he joined the firm of Sutton & Whitney. He worked with Fred Fritsch on the firm's designs until Fritsch left the firm. Subsequent, Aandahl was responsible for design in the firm entirely. His first major assignment was the Ballou-Wright Warehouse on NW 10th Avenue. In 1934, he became a partner in the firm. Active in the American Institute of Architects, he served as secretary of the Oregon chapter from 1928-30, director from 1937-39, vice president from 1931-32 and president from 1935-36. He also was active on the Oregon board of architect examiners and the Oregon State Board of Health's Hospital Survey and Construction Advisory Council. He died May 11, 1950 at the age of 63. He was survived by his wife and son.

Comparative Analysis of Sutton & Whitney's Architecture

The Meier & Frank Warehouse was designed by the important Portland Architectural Firm of Sutton & Whitney. At the time that this building was designed, Albert Sutton was managing the Tacoma office and Harrison Whitney was active principally in Portland. The design work was carried out by Frederick A. Fritsch and Frederick Aandahl, who worked as a design team.

The building came shortly after completion of the Ballou-Wright Building. To a large degree, the quarter-block structure represents a precursor to the Meier & Frank Building. Both feature similar elements in reinforced concrete structure, metal casement windows, and center tower. Although the veneer is brick in Ballou-Wright and concrete in Meier & Frank, the use of pilaster, and fenestration to give the building a vertical articulation are quite similar. Similarities even extend to the use of a logogram at the upper corners of each facade.

Having said this, the Meier & Frank Warehouse nonetheless demonstrates Sutton & Whitney's (and Fritsch's and Aandahl's) growing affinity to the lines of Art Moderne. Certainly, although Ballou-Wright is strikingly similar on one level, in their totality, they are quite different. Ballou-Wright appears more industrial and commercial, where Meier & Frank appears more modern. Sutton & Whitney would use the design scheme of the Meier & Frank warehouse later on the

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

**Meier & Frank Warehouse
Multnomah County, OR**

1924 Blumauer-Frank Warehouse (at 14th and Irving) and on the 1927 Everett Street Meier & Frank Warehouse. Their deco-inspired designs would also manifest in the Imperial Garage (1923), J. K. Gill Building (1923), Masonic Temple (1927) and Neighbors of Woodcraft (1928).

The Meier & Frank Warehouse represents an important marker in the stylistic development of Sutton & Whitney and the firms two principal designers, Frederick Fritsch and Frederick Aandahl.

Meier & Frank Warehouse
Name of Property

Multnomah, 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

1923 - 1930

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Sutton & Whitney

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Oregon Historical Society

Meier & Frank Warehouse
Name of Property

Multnomah County
County and State

10. Geographical Data

Acreage of Property 1.05 Acres (46,00 sf)

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 0	5 2 4 6 4 0	5 0 4 1 3 9 5
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John M. Tess, President

organization Heritage Investment Corporation date November 29, 1999

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

city or town Portland state OR zip code 97209

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Gerding/Edlen Development Co.

street & number 4650 SW Macadam Ave. telephone (503) 299-6000

city or town Portland state OR zip code 97201

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

Meier & Frank Warehouse
Multnomah County, OR

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Oregon Historical Society, Vertical Files.

National Register of Historic Places Continuation Sheet

Section number 9 Page 3

Meier & Frank Warehouse
Multnomah County, OR

The Oregonian

The Oregon Journal

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National Register of Historic Places Continuation Sheet

Section number 10 Page 2

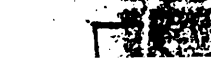
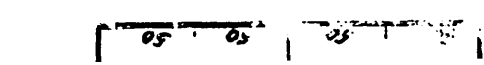
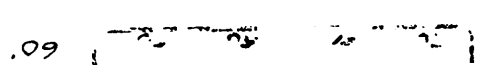
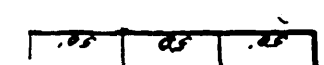
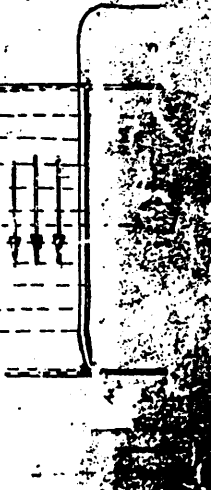
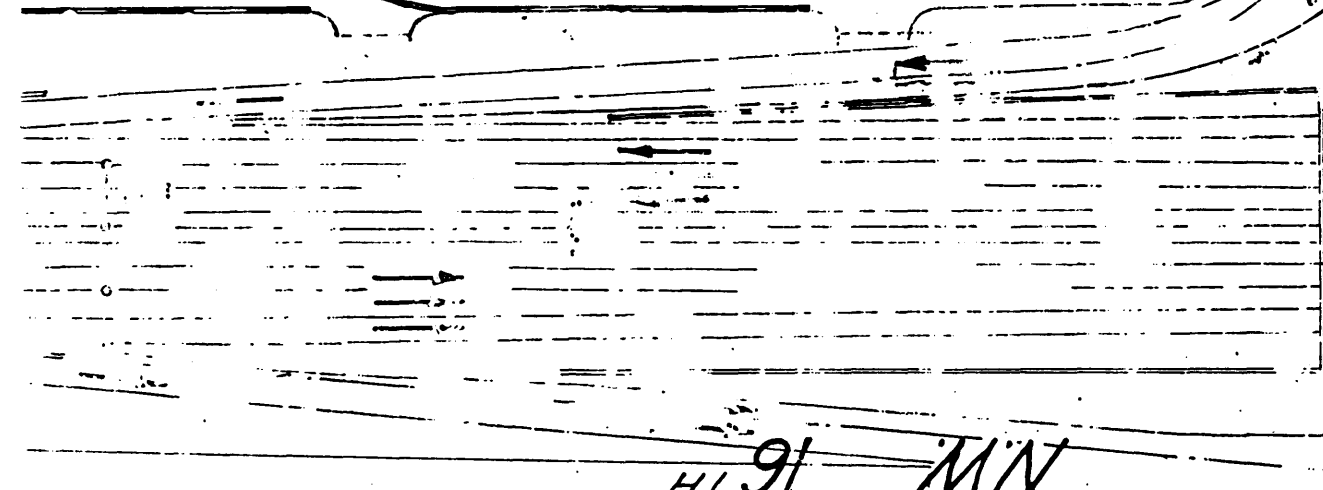
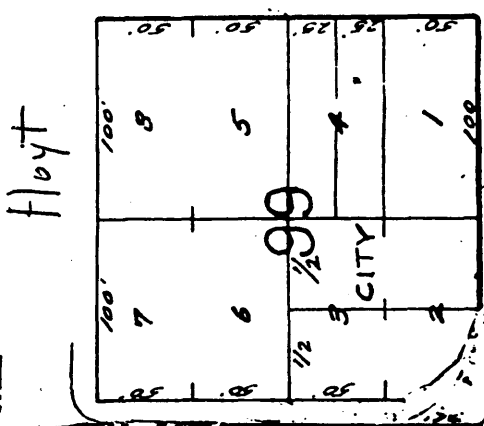
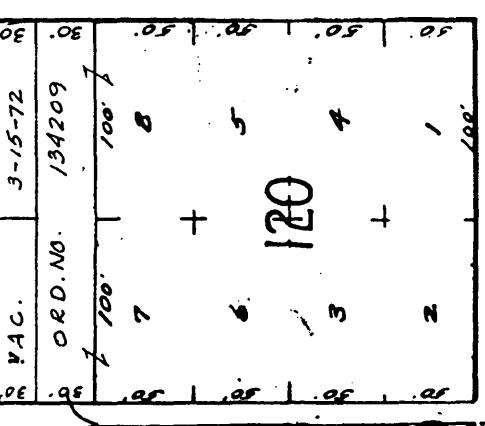
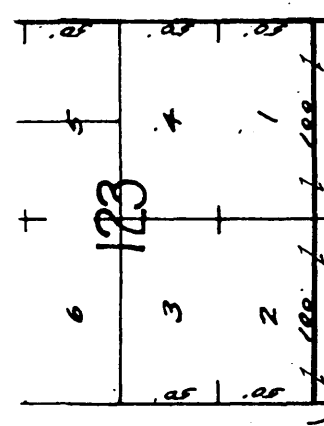
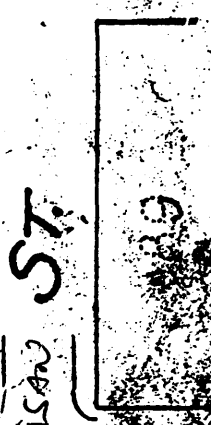
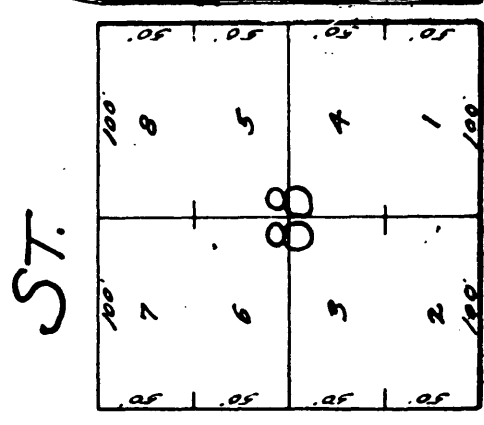
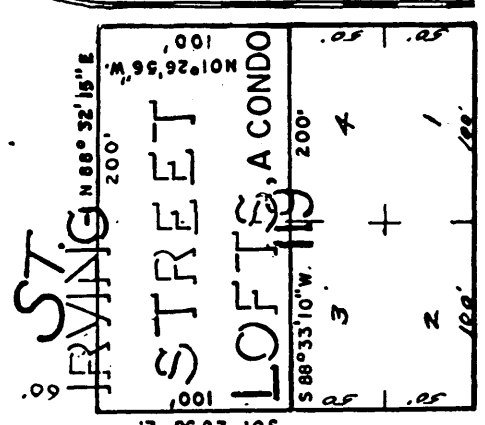
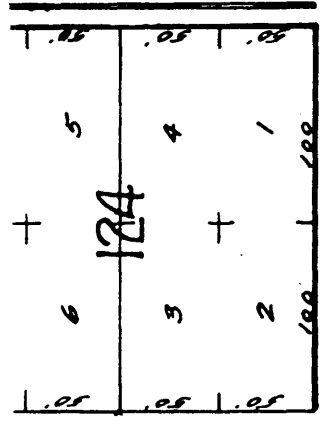
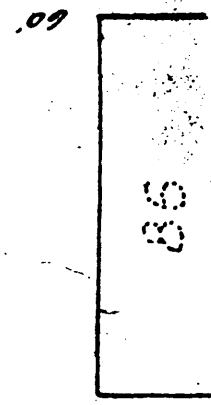
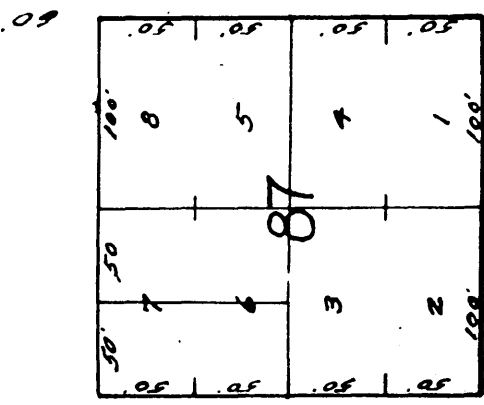
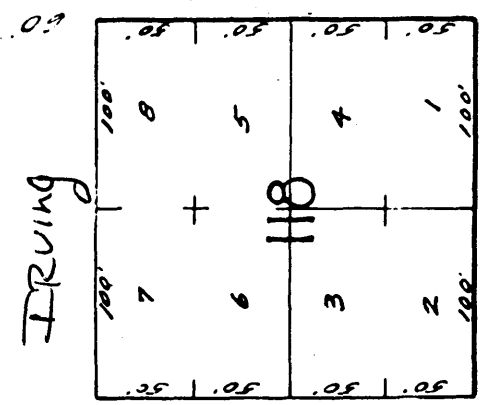
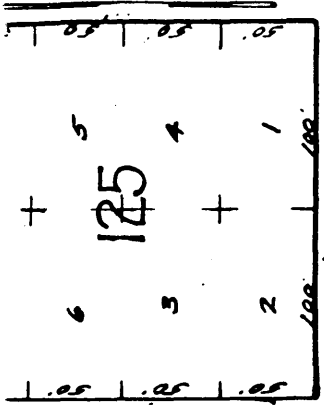
Meier & Frank Warehouse
Multnomah County, OR

VERBAL BOUNDARY DESCRIPTION

The Meier & Frank Warehouse is located on Lots 1-8 of Block 120 of Couch's Addition to the City of Portland, Multnomah County, Oregon, including portions of vacated Irving Street.

BOUNDARY JUSTIFICATION

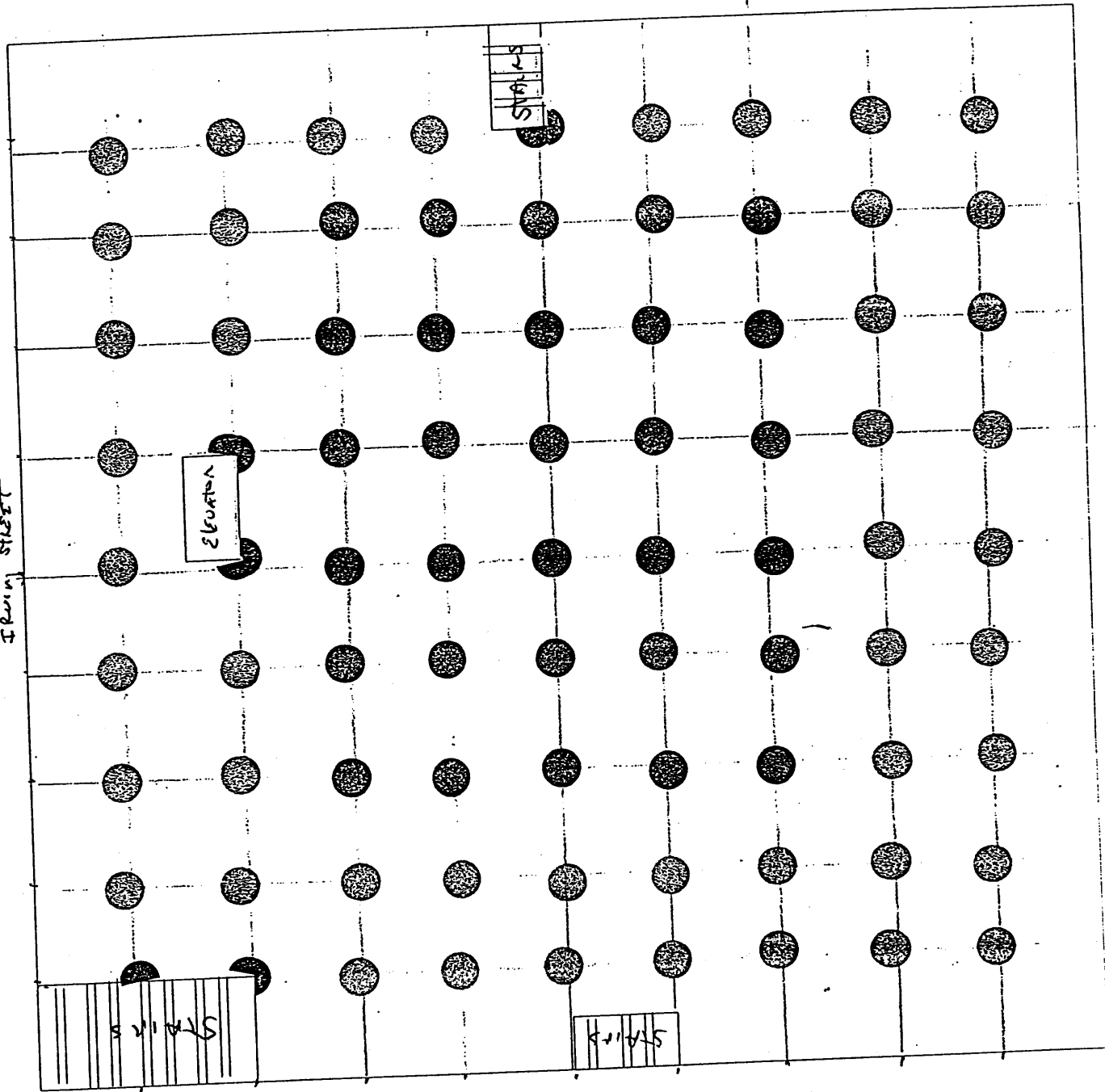
The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.



Meier & Frank Warehouse

Typical Floor Plan

FRONT STREET



1958 Addition ← → 1923 Building

14th AVENUE

15th AVENUE

NW IRVING ST

ROLLING STEEL DOORS
EXISTING BUILDING

NEW BUILDING
12' FT. EL. 50.5

200'-0"

REMOVE EXIST. SIDEWALK & REPLACE

RELOCATE EXIST. FOR NVD

4'-0" DRIVEWAY

NW HOYT ST

12" GAS MAIN

PT&T CONDUIT

21" CONC. SEWER

12" WATER MAIN

12" V.P.P.

FIN. INV. EL. 42.04

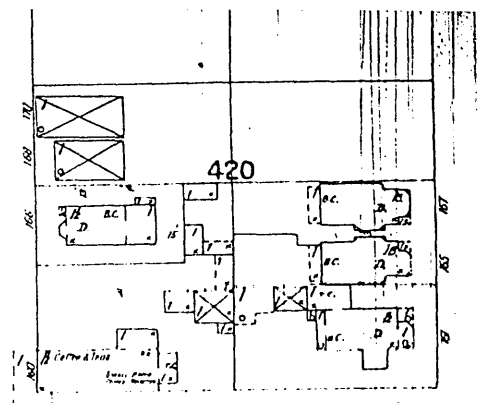
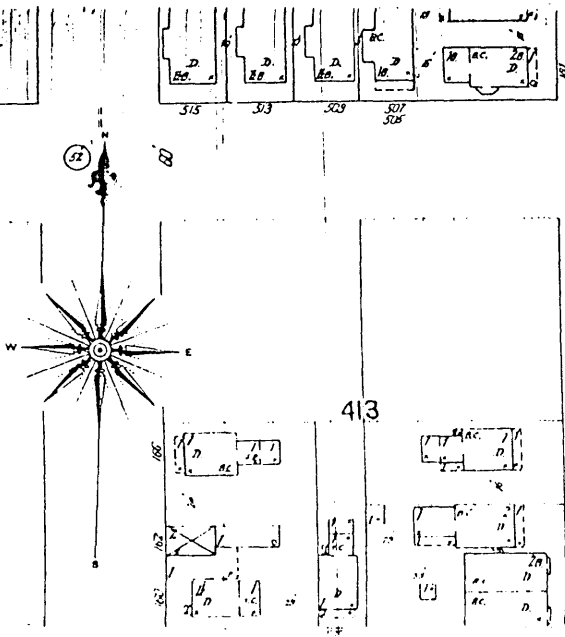
MIN. INV. EL. 42.30

PLOT PLAN

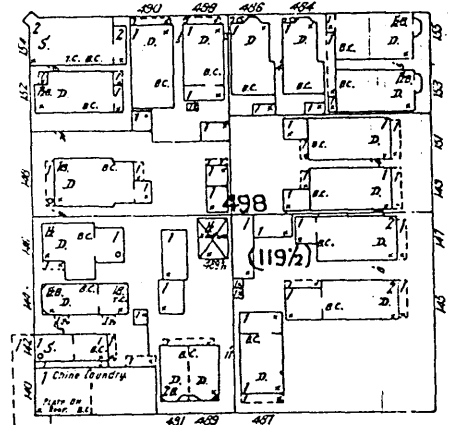
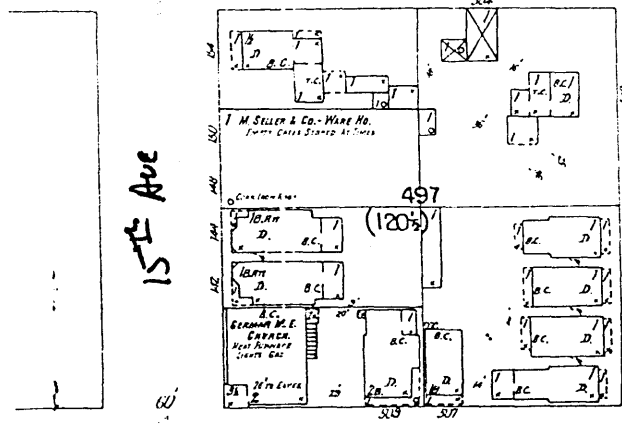
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NOTES TO BE OBSERVED
CONTRACT ADDITION



SANBORN - 1908



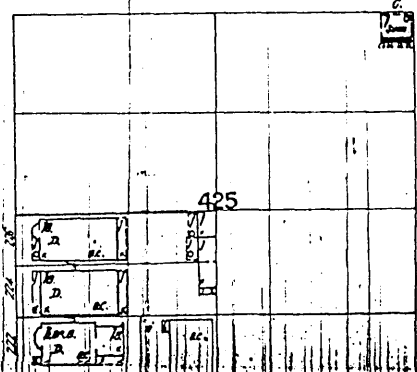
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HOYT

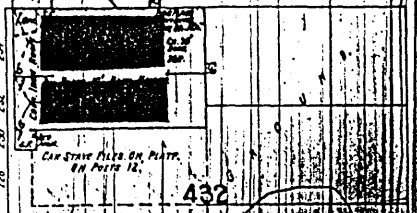
94

PORTLAND ORE. 101



MARSHALL 1.07

PACIFIC COOPERAGE. No. 10000000. When Laying out. Please Show. No. 10000000. 2.50 2.50 2.50



SANBORN - 1950

N. W. KEARNEY

N. W. JOHNSON

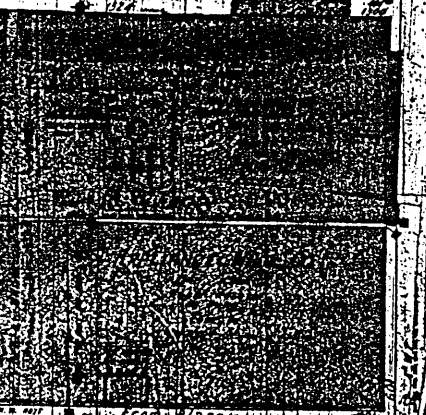
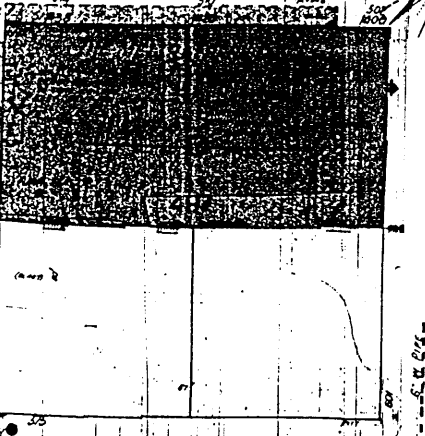
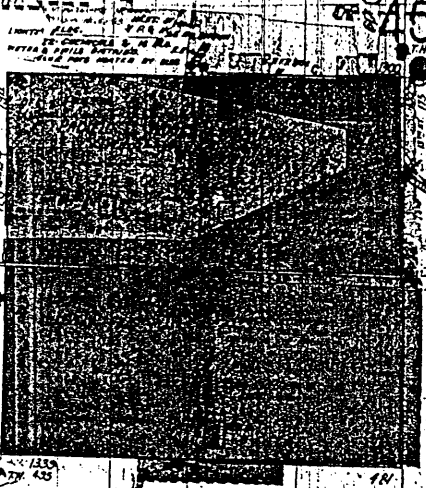
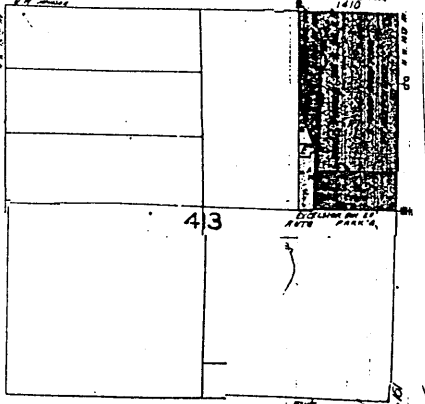
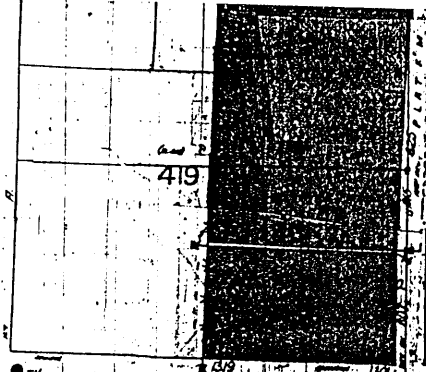
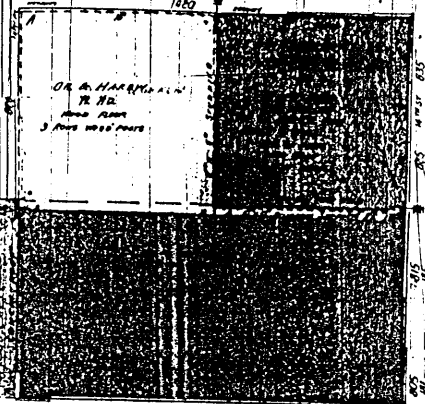
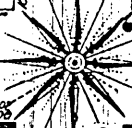
N. W. IRVING

N. W. HOYT

N. W. 15TH AV. (ST. N.)

N. W. 14TH AV. (ST. N.)

N. W. 13TH AV. (ST. N.)



53

54

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photos Page 1

Meier 7 Frank Warehouse
Name of Property

Multnomah County, Oregon
County and State

General Information

Information for items 1-5 is the same for all photographs

1. Meier & Frank Warehouse
2. 1438 NW Irving Street
3. Photographer: Christina Robertson
4. Date of Photo: August, 2000
5. Negatives: John Tess, Heritage Consulting Group
6720 NW Second Avenue, Suite 200
Portland, OR 97209

Photo 1 6. North elevation, looking southeast
7. 1 of 28

Photo 2 6. Northwest corner of north elevation, looking south
7. 2 of 28

Photo 3 6. Northwest corner of north elevation, looking south, ram's head detail
7. 3 of 28

Photo 4 6. Northwest corner of north elevation, looking southwest, sign detail
7. 4 of 28

Photo 5 6. Main (north) entrance, looking south
7. 5 of 28

Photo 6 6. North elevation building detail, looking southeast
7. 6 of 28

Photo 7 6. North elevation looking south, building detail
7. 7 of 28

Photo 8 6. Northeast corner, looking southwest
7. 8 of 28

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photos Page 2

Meier 7 Frank Warehouse
Name of Property

Multnomah County, Oregon
County and State

- | | |
|-----------------|---|
| <u>Photo 9</u> | 6. East elevation, looking west
7. 9 of 28 |
| <u>Photo 10</u> | 6. East elevation, looking southwest, fire escape detail
7. 10 of 28 |
| <u>Photo 11</u> | 6. Southeast corner, looking northwest
7. 11 of 28 |
| <u>Photo 12</u> | 6. South elevation, looking northwest
7. 12 of 28 |
| <u>Photo 13</u> | 6. Southwest corner, looking northeast
7. 13 of 28 |
| <u>Photo 14</u> | 6. West elevation, looking east
7. 14 of 28 |
| <u>Photo 15</u> | 6. West elevation, looking east
7. 15 of 28 |
| <u>Photo 16</u> | 6. Interior, window detail
7. 16 of 28 |
| <u>Photo 17</u> | 6. Interior, window detail
7. 17 of 28 |
| <u>Photo 18</u> | 6. Interior, first floor main entrance & office, looking northeast
7. 18 of 28 |
| <u>Photo 19</u> | 6. Interior, first floor, elevator, looking southwest
7. 19 of 28 |
| <u>Photo 20</u> | 6. Interior, first floor, freight elevator, looking south
7. 20 of 28 |

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

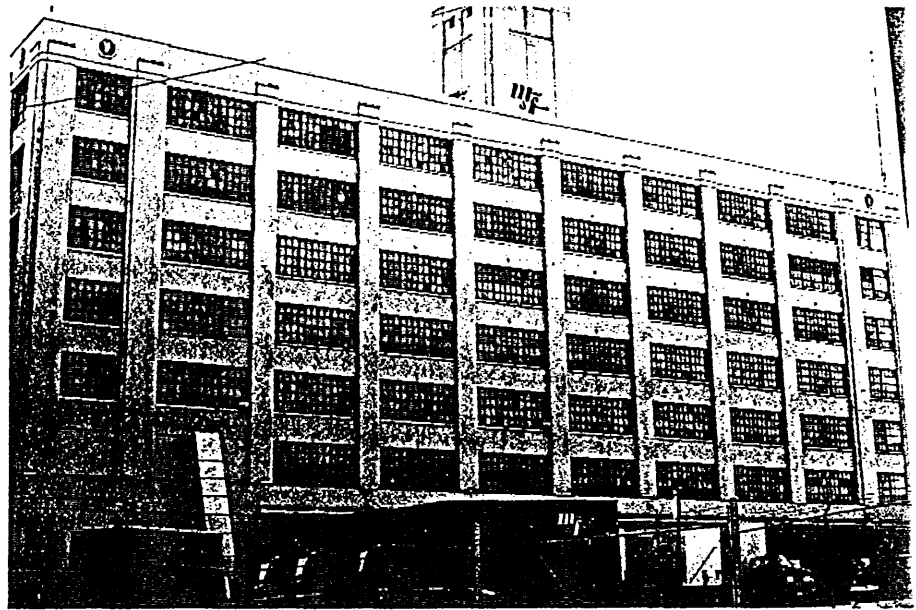
Section Photos Page 3

Meier 7 Frank Warehouse
Name of Property

Multnomah County, Oregon
County and State

- Photo 21 6. Interior, first floor general view
7. 21 of 28
- Photo 22 6. Interior, first floor general view
7. 22 of 28
- Photo 23 6. Interior, first floor, window detail, looking west
7. 23 of 28
- Photo 24 6. Interior, fire door at 2nd floor stair landing, looking east
7. 24 of 28
- Photo 25 6. Interior, view of staircase from 2nd floor landing, looking north
7. 25 of 28
- Photo 26 6. Interior, second floor general view (typical upper floor)
7. 26 of 28
- Photo 27 6. Interior, second floor general view (typical upper floor)
7. 27 of 28
- Photo 28 6. Interior, 2nd floor, window and radiator detail, looking north
7. 28 of 28

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON.



3-014-00615

615 N.W. Fourteenth Avenue

Couch, Block 120, Lots 7, 8
QUARTER SECTION MAP #: 2928

OTHER FUNCTIONS: Warehouse

DATE BUILT: 1922

STYLE: Reinforced Concrete Utilitarian

ARCHITECTURAL PLANS BY: Sutton and Whitney

ORIGINAL OWNER: Meier and Frank Co.

TAX ASSESSOR'S ACCOUNT #: R-18021-0700
ZONING: M2S

SPECIAL FEATURES AND MATERIALS:

Wire sash factory windows between six story piers. Articulated pilasters with decorative capitals in tower. Cast-stone ram's head ornaments in cornice. Cement plaster exterior finish.

AREAS OF SIGNIFICANCE: Architecture

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Sutton and Whitney, working drawings, 1922, City of Portland Building Bureau Microfiche Collection.

ORIGINAL BUILDING PERMIT #: 113186

MAJOR ALTERATIONS: 1959/373126/Jensen and Gilham

1972/472699/Rose and Breedlow

Present owner as of May 1981: Meier and Frank Co., Inc.

MAILING ADDRESS: 621 S.W. Fifth Ave., Portland 97204

No Preservation Funding

Negative: 407-12

Score - Design/Construction: 11

Score - Historical:

Score - Rarity:

Score - Environment: 6

Score - Integrity: 10

Score - Intrinsic: 11

Score - Contextual: 16

Score - Total: 54.5



Meier + Frank Warehouse

Photo 1 of 28

CENTER
-227-2500



Meiier & Frank Warehouse

Photo 2 of 28



Meier & Frank Warehouse

Photo 3 of 28

A black and white photograph of a vintage sign for 'Meier & Frank'. The sign is a dark, rectangular panel with rounded corners, mounted on a light-colored building facade. The text 'Meier & Frank' is rendered in a raised, cursive script. The sign is supported by three metal brackets on the left side. Several thin wires are visible, extending from the sign towards the top left corner of the frame. The background is a plain, light-colored wall.

Meier & Frank

Meier v Frank

Warehouse

photo 4 of 28

meier & frank

NO
PARKING
ANY
TIME

1438

LOADING
DOOR



Meier + Frank Warehouse

Photo 5 of 29



LF
F
1971

Meier & Frank Warehouse

Photo 6 of 28



Meier & Frank Warehouse

Photo 7 of 29



Meier v Frank Warehouse

Photo 8 of 28



Meier + Frank Warehouse

Photo 9 of 28



700

NW IRVING ST

ONE WAY

Meier ✓ Frank Warehouse

Photo 10 of 28



Meier & Frank Warehouse

Photo 11 of 28



Meiier • Frank Warehouse

Photo 12 of 28



Meier & Frank Warehouse

photo 13 of 28

AVAILABLE FOR RENT



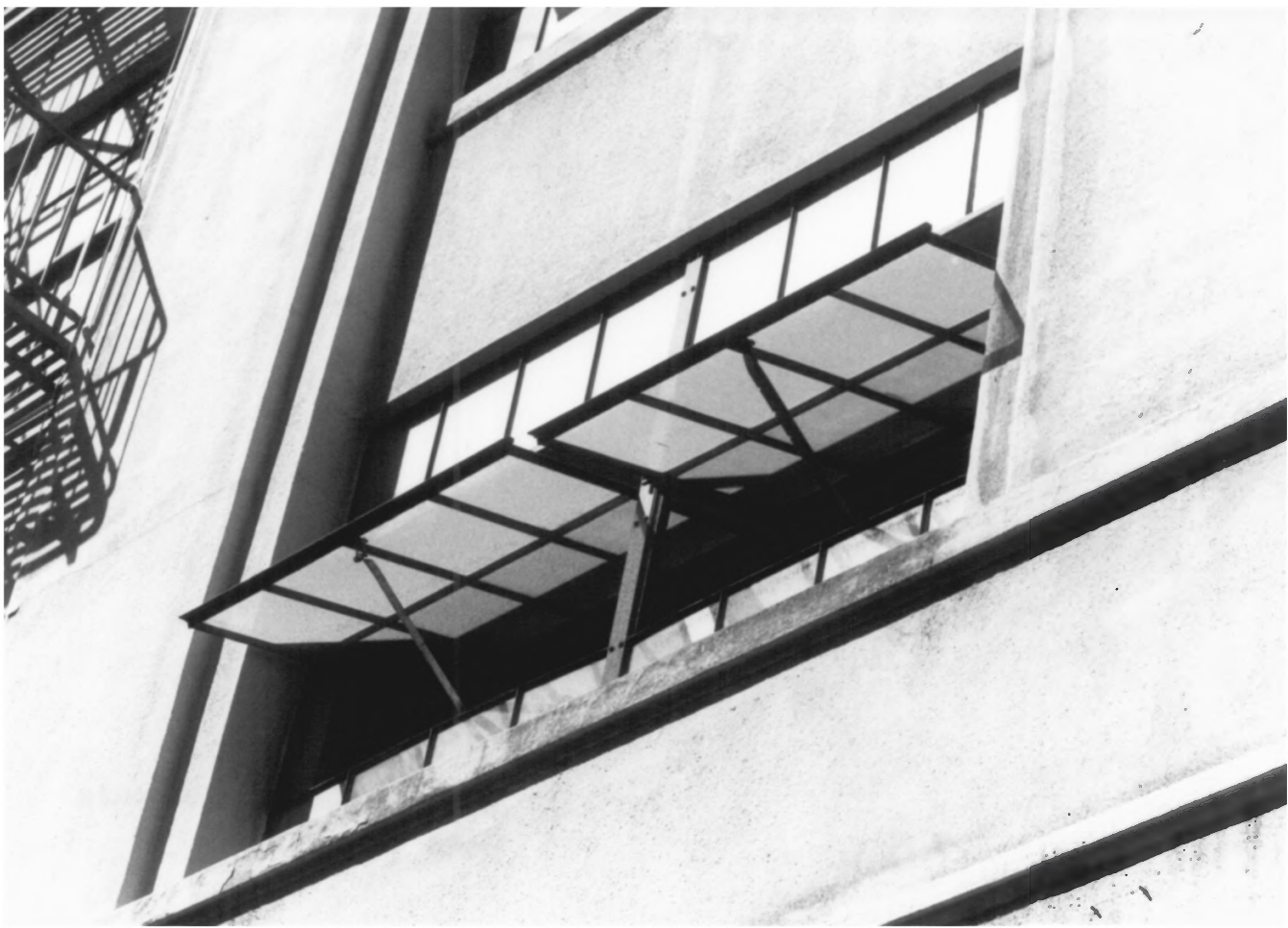
Meier & Frank Warehouse

Photo 14 of 28



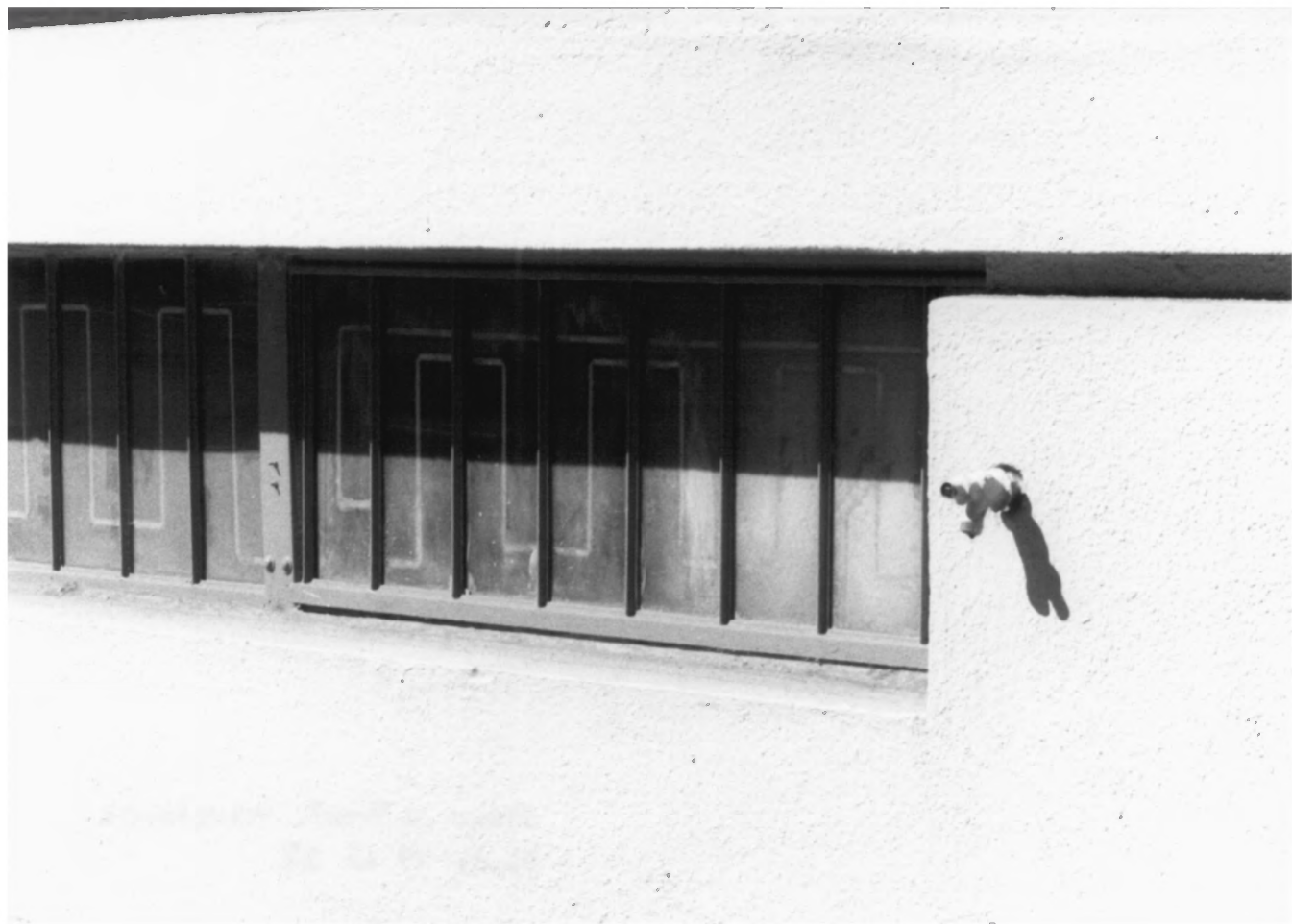
Meiier + Frank warehouse

photo 15 of 28



Meiier & Frank warehouses

Photo 16 of 28



Meier & Frank Warehouse

Photo 17 of 28



Meiier + Frank Warehouse

Photo 18 of 28

NO
Π
TURNS
PROCEED
FORWARD
TO

WALL

1



Meier + Frank Warehouse

Photo 19 of 28

WALL ONLY



Meier → Frank Wlarchowse

photo 20 of 28



Meiier ✓ Frank Warehouse

photo 21 of 28



Meier & Frank Wawchowski

photo 22 of 28



Meiier & Frank Warehouse

Photo 23 of 28

NORTHWEST STAIR
NO ROOF ACCESS
2
8 THROUGH 7

FIND OUT
WHO YOUR REAL
"BUDDIES" ARE...

DO SOMETHING
FOR SAFETY AND
LET THEM
"TURN YOU IN!"

WE'RE MEMBERS TO THE
"TAKE FOR SAFETY IN EVERY
SITUATION" CONTEST

Meiier + Frank Warehouse

Photo 24 of 28



Meiier & Frank Warehouse

Photo 29 of 28



Meier

+ Frank

Warehouse

Photo

26 of 28



Meiier + Frank Warehouse

Phot 27 of 28



Meier & Frank Warehouse

Photo 28 of 28



Meier & Frank Warehouse
1438 NW Irving Street
Portland, Multnomah County, OR

Description: Exterior View, Looking SE at
North Facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO ___ of ___



meier & frank

meier & frank

Meier & Frank Warehouse
1438 NW Irving Street
Portland, Multnomah County, OR

Description: Exterior View, Looking NW at
East Facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO ___ of ___



Meier & Frank Warehouse
1438 NW Irving Street
Portland, Multnomah County, OR

Description: Exterior View, Looking NE at
West Facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO ___ of ___



Meier & Frank Warehouse

1438 NW Irving Street

Portland, Multnomah County, OR

Description: Exterior View, Looking SE at
West Facade (Addition)

HERITAGE INVESTMENT CORPORATION

123 NW SECOND AVENUE, SUITE 200

PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO ___ of ___



Meier & Frank Warehouse
1438 NW Irving Street
Portland, Multnomah County, OR

Description: Exterior View, Looking SE at
West Facade (Original)

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

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Meier & Frank Warehouse
1438 NW Irving Street
Portland, Multnomah County, OR

Description: Interior View, Typical

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

PHOTO ___ of ___



Meier & Frank Warehouse:
1438 NW Irving Street
Portland, Multnomah County, OR

Description: Interior View, Typical

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

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Meier & Frank Warehouse

1438 NW Irving Street

Portland, Multnomah County, OR

Description: Interior View, Typical

HERITAGE INVESTMENT CORPORATION

123 NW SECOND AVENUE, SUITE 200

PORTLAND, OR 97209

Heritage Investment Photo - 1996

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Meier & Frank Warehouse
1438 NW Irving Street
Portland, Multnomah County, OR

Description: Exterior View, Looking NW at
South Facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

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Meier & Frank Warehouse
1438 NW Irving Street
Portland, Multnomah County, OR

Description: Exterior View, Looking SW at
North Facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

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Meier & Frank Warehouse
1438 NW Irving Street
Portland, Multnomah County, OR

Description: Exterior View, Looking NE at
South Facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

Heritage Investment Photo - 1996

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Meier & Frank Warehouse
1438 NW Irving Street
Portland, Multnomah County, OR

Description: Exterior View, Looking SW at
East Facade

HERITAGE INVESTMENT CORPORATION
123 NW SECOND AVENUE, SUITE 200
PORTLAND, OR 97209

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