NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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NATIONAL REGISTER

National Register of Historic Places Registration Form

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: Lipman-Wolfe and Company Building
other names/site number: Frederick and Nelson Building

2. Location

street & number: 521 SW Fifth Avenue — N/A ☐ not for publication
city, town: Portland — N/A ☐ vicinity
state: Oregon code: OR county: Multnomah code: 051 zip code: 97204

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
☒ private	☒ building(s)	1	____ buildings
☐ public-local	☐ district	____	____ sites
☐ public-State	☐ site	____	____ structures
☐ public-Federal	☐ structure	____	____ objects
	☐ object	1	0 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ 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 — July 27, 1988 (Date)

Deputy State Historic Preservation Officer
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:) _____

Entered in the National Register — 9/8/88

Signature of the Keeper — Date of Action

The Lipman-Wolfe & Company Building, located at 521 SW Fifth Avenue on Lots 1-3 in Block 174, Portland Addition to the City of Portland, Multnomah County, Oregon, is a commercial building designed by the architectural firm of Doyle & Patterson in 1910. The building is executed in the 19th and 20th century American Movement "Commercial Style". The Lipman-Wolfe & Company Building is a ten-story structure with mezzanine and two story basement. The basic structural system for the building consists of a riveted steel skeleton with a ribbed-concrete floor system. The building is clad in white glazed terra-cotta. Despite changes to the interior and ground floor storefronts, the building is in good condition. The building received a Rank II rating in the Portland Historic Resources Inventory. Portland Historical Landmark Status is currently being sought for the building.

SETTING

The Lipman-Wolfe & Company Building stands on a 100' x 200' lot on the southern half of Block 174 on lots 1-4, Portland Addition to the City of Portland. The building fronts SW Washington Street to the north, SW Alder Street to the south and SW Fifth Avenue to the east. Located on the same block adjacent and to the west are the Bedell Building, Exchange Building, and the Wilcox Building.

Other National Register listed properties located in the same vicinity include the Meier and Frank Company Building, Pioneer Courthouse, the Equitable Building, and the Charles F. Berg Building.

When constructed, the area surrounding the building was emerging as the commercial center of the city. A gradual westerly movement of the commercial district of Portland had been occurring since the great fires of 1872 and 1873, which destroyed major sections of the city along the waterfront. Spring flooding of the city, until the construction of the sea wall in 1929, further spurred the movement of the commercial section of the city to move west away from the river. Following the Lewis and Clark Exposition of 1905, the City of Portland grew in leaps and bounds. This period of growth is marked by the construction of many commercial institutions following the Exposition until the stock market crash of 1929 which led to the Great Depression.

EXTERIOR DESCRIPTION

Original plans for the Lipman-Wolfe & Company Building are dated 1910 and show that the building was constructed for the H.W. Corbett Estate and O'Shea Bros., owners of the two parcels of land upon which the building was constructed. Just prior to construction the block was occupied by various smaller commercial structures.

The primary facades of the Lipman-Wolfe & Company Building are the south, east and north elevations. The west elevation abuts three buildings occupying the western half of the block. The south and north elevations are divided into five equal bays twenty feet on center. The east elevation is comprised of ten equal bays twenty feet on center. The south elevation served mainly as a service elevation while the east elevation served as the main entrance elevation; the north elevation served as a secondary entrance elevation.

The building follows the basic lines of late 19th century skyscrapers--cubical and symmetrical--and vertically is comprised of a base, attic, shaft and cap, the typical vertical configuration of most of Portland's terra-cotta buildings.

Originally at the base level the original two-story storefronts and entrances were constructed of cast iron and plate glass. The main entrance on the east elevation occurred at bays five and six while major entrances on the south and north elevations occurred at the second bay from the east. Original entrance bays on each elevation were identical and consisted of cast-iron grille work at the base just to the side of two sets of double-hung, single-pained glass doors with sidelights and transoms. Protecting each of these entrances was a cast-iron marquee supported by cast-iron

chain. In addition to the main entrance doors, the south elevation also provided service entrances on the two westernmost bays.

Storefronts at the base level originally consisted of cast-iron grille work at the base, topped with a large plate glass window with transom. Dividing the large plate glass from the tri-part transom was an awning box with a cast-iron front. A cast-iron spandrel with two rosettes then divided another set of pivoting windows at the second story level. Each of the two-story ground floor bays is divided by decorative structural columns with granite base, terra-cotta shaft and decorative capitals.

A decorative belt course separates the base from the attic story which consists of a set of Chicago-school style windows in each bay. Each bay at the attic level is divided by a column with raised panel.

The shaft of the building consists of five floors. The bays are divided vertically by terra-cotta clad structural columns and horizontally by decorative spandrels. The windows are Chicago School type windows. The center window is a fixed single pane flanked by double-hung wood sash windows. Cast-iron mullions divide each of the windows. This window configuration is found on the shaft of the entire building except for the westernmost bay on the south elevation where a raised terra-cotta panel replaces the central fixed pane. A simple belt course separates the shaft from the cap.

The cap is two stories in height and has the same window configuration as the shaft of the building. The building is capped with a cornice consisting of a decorative freeze band, row of dentils and lion heads.

Simply ornamented fire escapes exist on the center bay of each elevation.

The roof is built-up asphalt. The roof level currently houses a two-story mechanical penthouse and elevator towers.

The building's terra-cotta was manufactured by Gladding, McBean and Company. The terra-cotta is highly decorative and includes wreaths, meandering frets, lamb's tongue, egg and dart, bead and reel, antefixae and the lion heads and block medallions at the cornice.

Iron work on the building was originally subcontracted to Spokane Ornamental Ironwork.

EXTERIOR ALTERATIONS AND EXISTING CONDITIONS

The exterior of the Lipman-Wolfe & Company building is in generally good condition. The major alterations to the building have occurred at the ground floor level as the result of a 1950 major renovation which celebrated the company's 100th year in business. As described in the Sunday Oregonian of April 30, 1950 in an article entitled "Lipman Boasts of New Look As Second Century Begins":

> "**Entrances Spark Motif**
>
> "The two Striking handsome entrances are at the S.W. Alder and Washington Street corners on 5th Avenue. They replaced three old entrances, which now have given way to new display windows. The entrances feature a marquee of unusual styling, mounted on a huge round pillar of travertine.
>
> "Large Herculite doors are mounted in an expanse of glass across the entranceways.
>
> "Display windows were modernized by cutting them down from the top, with terra cotta matching the building to fill in the upper spaces. Windows were reset in illumilite metal and granite was used to replace the grille work".

The only evidence of any major deterioration on the exterior is at the cornice where a number of the lion heads are missing. Sometime during the 1930s one of the terra-cotta lion heads fell from the cornice. As a result the city mandated that all cornices throughout the city be inspected and those judged unsafe would either have to be removed or repaired. Luckily, Lipman-Wolfe chose to repair theirs. Those lion heads which were replaced at a later date were constructed of fiberglass.

INTERIOR

At the time of construction the interior of the Lipman-Wolfe and Company Building was said to have had some of the most up-to-date innovations and stylistic features of its time. Generally, the interior was decorated with ornamental plaster work, mahogany, and Circassian walnut fixtures (fixtures meaning woodwork, railings, etc.), cast-iron stair railings, and carbon arc lamps with gas jets on top. The store was also serviced by passenger and freight elevators.

The stairwells throughout the building were characterized by cast-iron balustrades with mahogany handrails and posts, and the stairs and landings were covered with marble.

All of the fixtures found in the original building were manufactured in Portland at a cost of about $400,000.

Over the years, however, many interior changes which are typical of any retail business have all but eliminated any original decorative features except for major structural elements. Major interior remodeling of the store occurred in 1937, 1945, 1950, 1965 and in 1979. The building was closed in 1986 and all of the existing inventory was liquidated. Current plans call for the rehabilitation of the building into retail and office space.

The original use, and current configuration of the floors, are described as follows:

TENTH FLOOR

A freight elevator on the Alder Street side of the building conveyed shipments to this top floor storage area. The area was relatively unornamented because of its use. There were a number of chutes on this level which enabled the stock boys to dispatch merchandise to different departments throughout the store.

Throughout its history the tenth floor remained a stocking and service floor.

NINTH FLOOR

This was the general workshop area for all of the departments throughout the store. It lacked any decorative detail.

In the 1950 renovation a large tea room was added to the ninth floor. Retail space also expanded into this space.

EIGHTH FLOOR

This floor was originally used as a stockroom and lacked any decorative detail. Over time the eighth floor was converted to retail space.

SEVENTH FLOOR

The seventh floor was highly decorated with a labyrinth of solid mahogany stalls, fixtures and compartments. However, the striking feature of this floor was an octagonal room which was used for the fitting of evening gowns. The general offices were also located on this level. Finally, a lounging room and lunch room exclusive to Lipman-Wolfe employees was located on the seventh floor.

Throughout the numerous renovations over the years all original decor was removed. As part of the 1950s renovation the seventh floor became the furniture floor.

Office space and a kitchen continued to be functions on this floor until the store closed in 1986. Through the many renovations, no original fabric remains.

SIXTH, FIFTH, FOURTH FLOORS

The sixth, fifth and fourth floors all had solid mahogany fixtures. These floors were designed to contain various departments such as chinaware, art goods, etc.

During the 1950 renovation all historic decor was removed and the floors remodeled. The floors continued their use as retail space.

THIRD FLOOR

Perhaps the most striking part of the building was the third floor. Every fixture was of solid Circassian walnut of massive yet simple design. At the northeast corner of this level is a series of French rooms that were used for the fitting of evening gowns. Within these compartments, provisions were made for both natural and artificial light in order to produce whatever light situation the patron may have desired.

The first changes to this floor occurred in 1937 under the direction of Bernhard Heims, architect for Lipman-Wolfe. As reported in the September 5, 1937 Oregonian, one of the principal objectives of the 1937 remodel was to completely "re-fit the entire third floor for women's outer apparel..."

As noted in the newspaper in 1950, "Modernization is particularly noticeable in women's wear departments on the 3rd and 4th floors."

Thus, as with the other interiors, no original fabric remains.

SECOND FLOOR/ MEZZANINE

The second floor, a mezzanine level, was expected to receive the bulk of the shoppers so the most popular items such as cloth, silk, and needlework items were placed on this level. A large space at the northeast corner of this floor was devoted to a restrooms for shoppers. This level also featured cast-iron railings which ran parallel to the elevators.

As a result of remodeling over the years, and especially as part of the 1950 and 1965 renovations, the second floor lost all of its historic decorative elements.

FIRST FLOOR

The first floor was designed to be grandiose. All of the fixtures on this floor were of Circassian walnut. The decorative plaster work was plainly seen on the capitals of the supporting cement columns and a grand staircase led from the main floor to the basement.

As part of the 1950s remodel the ground level was totally changed. As reported in the April 30, 1950 Oregonian:

> "**Pattern New to Coast**
>
> "Outstanding feature is the fully redesigned and newly fixtured main floor, done in a 'free flow' technique that marks a first for the Pacific coast and is new even in New York shops.
>
> "Fewer aisles of greater width, all leading generally to and from the two broad entrances, offer patrons greater ease in making their way about the numerous departments.
>
> "The traditional 'grid' pattern for aisles and counters with its right-angle turns and sharp corners, departed without a trace.
>
> "**Lights Add to Beauty**
>
> "On the main floor also are featured new 'high level' lighting, a combination of fluorescent and incandescent fixtures plus spotlighting.

"Every showcase serves as a beacon for its particular wares and above and behind the counter clerks are pastel shadow boxes in which accessories and other items are shown. Fixtures are made of slash grain ash in natural finish.

"Right now small feminine figures gay in the attire of the past century grace the tops of the cabinets between the counters.

"Glass and good lighting dominate the show cases. Flooring is of a dark green oxychloride magnesium terrazzo, dark green in hue."

Following the major renovation of the first floor interior in 1950 subsequent alterations were done in 1965 and 1979.

In 1965 the grand stairway was removed to make way for a new escalator system which initially served the first six floors above the street level. It was also in this year that air-conditioning was installed in the building. It is reported that this was the first downtown department store to install air-conditioning throughout its entire plant.

BASEMENT/ SUB-BASEMENT

The gallery basement and sub-basement originally also had some interesting features. In the sub-basement there was a locker system suitable for 2,000 employees. The gallery basement was used originally for the shoe, linen, and book departments. The fixtures on both of these levels are of mahogany.

As with the other floors, the basement has seen many alterations over the years, especially in 1965, and finally in 1979. No substantive original material exists.

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)	Period of Significance	Significant Dates
Architecture	1912	1912
Commerce	1912-1925	

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Doyle and Patterson, architects

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

The Lipman-Wolfe and Company Buidling at SW 5th Avenue and Alder Street in downtown Portland, Oregon is a ten-story Commercial style building of steel skeleton frame construction clad with white glazed terra cotta and detailed in the Classical spirit. Its ground plan measures 100 x 200 feet, and thus the building occupies a half city block.

The building was designed by the leading local firm of Doyle and Patterson and was completed and opened for use in 1912. The building exhibits the characteristic elements associated with the Chicago tradition of department store or skyscraper design. The mass has the traditional base, shaft, capital organization, along with Classical belt courses and cornice, the continuous piers marking structural bays, the recessed spandrel panels, and the distinctive Chicago School windows of three-part organization.

The Lipman-Wolfe Building is significant under Criterion C in the category of architecture as an outstanding example among the large-scale works in the downtown core clad and decorated entirely in architectural terra cotta, including a variety of enriched moldings, garlanded wreaths and lion heads. Its location reflects the upbuilding of Portland's new commercial center westerly of the Willamette River front following the Lewis and Clark Centennial Exposition of 1905.

The property is significant also under Criterion A in the category of commerce as the ultimate historic headquarters of a mercantile firm founded in Portland in 1892 by Solomon Lipman and his nephew, Adolphe Wolfe, following earlier ventures in Sacramento and in Nevada. The department store was operated by successors in the original firm to 1925, although Adolphe Wolfe continued as manager of the concern under new owners for a time. Not until 1979 did the name Lipman & Wolfe fade from the operation. The original firm and its successors operated in this building one of the three leading locally-owned department stores offering goods and service of quality in the period before Portland's distinguished family-controlled mercantile firms were subsumed in buy-outs by large Eastern-based chain stores.

☒ See continuation sheet

9. Major Bibliographical References

[x] See continuation sheet

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 # _____

Primary location of additional data:

- [ ] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [x] Other

Specify repository:
Oregon Historical Society
1230 SW Park Avenue, Portland OR 97205

10. Geographical Data

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

UTM References

	Zone	Easting	Northing
A	10	525300	5040550
B			
C			
D			

[ ] See continuation sheet

Verbal Boundary Description

The nominated area is located in the SW¼ Section 34, Township 1N, Range 1E, Willamette Meridian in Multnomah County, Oregon. It is legally described as Lots 1 through 4 of Block 174 of the Portland Addition to the City of Portland in Multnomah County, Oregon.

[ ] See continuation sheet

Boundary Justification

The nominated area encompasses the entire 100 x 200-foot parcel historically occupied by Lipman-Wolfe & Company department store from 1912 onward.

[ ] See continuation sheet

11. Form Prepared By

name/title John M. Tess, President
organization Heritage Investment Corporation — date March 15, 1988
street & number 123 NW 2nd Avenue, Suite 200 — telephone (503) 228-0272
city or town Portland — state Oregon — zip code 97209

Lipman-Wolfe & Company was important to the City of Portland in that it was closely connected with and partially responsible for the early development of the downtown retail core. Lipman-Wolfe was one of three department stores to share this distinction, the others being the Olds, Wortman & King and Meier & Frank department stores.

The Lipman-Wolfe department store entered the Portland retail market in 1880 and quickly became an integral part of Portland's downtown growth. Evidence of this may be noted by the fact that the store remained in the heart of the retail district even as the downtown area gradually shifted west. Lipman-Wolfe moved from its first store at First and Washington Streets to Third and Washington Streets and finally to Fifth and Washington Streets between the years of 1880 and 1912, one of Portland's most significant growth periods.

Lipman-Wolfe's shift away from the river is consistent with the evolution of the downtown core which occurred during the same period. Since this period is also recognized by many historians as one of Portland's most significant growth periods in history and the time in which Portland established itself as a retail center, the Lipman-Wolfe department store should be considered a significant party to the early growth of Portland.

For a city which was founded late in the history of the United States, the fact that Lipman-Wolfe & Company was able to remain on the cutting edge of modern retailing is also a credit and benefit to the City of Portland. The company bought goods from around the country and also imported goods from overseas to sell to Portland residents. One of the primary reasons that Lipman-Wolfe's retailing remained at such a state of the art level may be credited to the competition between Lipman-Wolfe, Olds, Wortman & King and Meier & Frank. Lipman-Wolfe & Company's quality goods, remarkable advertising campaigns, and sincerity intrigued Portlanders to the point that the store remained established in the City of Portland for ninety-nine years.

Finally, Lipman-Wolfe & Company's significance to the City of Portland is solidified by Adolfe Wolfe's contributions to the city. With his store, Wolfe helped establish scholarships for students, provided loans and donations to further establish the downtown area of Portland, and provided equal opportunity and reasonable working conditions for his employees (one of Portland's pioneers in both of these aspects). His most significant contribution to the City of Portland, however, was his service to the Lewis and Clark Exposition of 1905. Wolfe served as vice-president and director for the exposition. The exposition gave Portland both national and international exposure it had not previously known and, as a result, the city's population more than doubled between the years 1900 and 1910, from 90,000 to 212,000 residents. Since Adolph Wolfe played an important role in the organization of this event which spurred the largest growth period Portland has ever experienced and since his store was an important contributor to the establishment of Portland's downtown retail core during this same period, Lipman-Wolfe & Company should be considered significant to the City of Portland.

LIPMAN-WOLFE & COMPANY

Gold seekers had begun to find their way west in the 1840s. As more and more people migrated west some men sought to find their fortunes by supplying the gold seekers with needed wares. One such man was Solomon Lipman. Lipman, an importer of fabrics from European markets, seeking to respond to the needs of the eager prospectors, opened the first S. Lipman & Company in Sacramento in 1850, a month after the discovery of gold at Sutter's Mill in California. Lipman's intuition proved to be correct and soon his store in Sacramento began to flourish.

In the early 1860s, Lipman went to Germany on a combined business and pleasure trip. During this trip, Lipman's stories of the wealth to be found in America intrigued his German-born nephew, Adolph Wolfe, who decided to come to America and work in Lipman's store. Wolfe learned the business so thoroughly that when Solomon Lipman decided to open a new store in Virginia City, Nevada, he sent Wolfe to manage the store.

Similar to the store in Sacramento, the Virginia City store thrived from the eager gold prospectors in the area. At the time of the store's opening, the Great Bonanza Mine and other mines of the famous Comstock Lode were at the peak of their productivity. The prospectors, with their pack mules burdened with rich ores, rushed to buy the costly goods offered for sale in the store of S. Lipman & Company in Virginia City. However, the boom ended and business establishments moved out as fast as they had moved in; S. Lipman & Company was no different. Adolph Wolfe closed the Virginia City store and opened a store in Portland in 1880.

It was February 1880 when Wolfe arrived in Portland and the streets were in a chaotic condition following a severe storm. Wolfe was greeted by Mr. White, a local businessman, who introduced him to Henry Failing, C.H. Lewis, H.W. Corbett, William S. Ladd, and other leading men of the day. On his first day in Portland, Wolfe saw on the corner of First and Washington streets the small store of Clarke, Henderson & Cook. At the time, the store was poorly managed but occupied what Wolfe regarded as a most advantageous corner. On the following day he offered to purchase the business and the offer was accepted. In a relatively short period of time the store began to enjoy a constantly increasing patronage.

By 1892, the principal business district in Portland had moved further uptown so S. Lipman & Company felt that it necessary to move into bigger and better quarters in order to remain competitive in the marketplace. The company found that the then new Dekum Building, which is now on the National Register of Historic Places, would suit their growth well and they moved into the building in October of 1892. It was at this time that Solomon Lipman chose to close his California store and join his nephew in Portland. Lipman took Wolfe into his firm with him and the new store at Third Avenue and Washington Street bore the name Lipman, Wolfe & Company.

The store's final move came in 1912 when Lipman-Wolfe & Company moved into the new ten story building erected for it at S.W. Fifth Avenue and Washington Street. At the new location, Lipman-Wolfe & Company was located directly north from the Meier & Frank Company which had built a five story building in 1898.

Over the years Lipman-Wolfe & Company strove to be the leader in the retail industry, relying heavily on innovative advertising such as taking out a front page advertisement when the store opened in 1880 and investing in the first color advertisement in the city taken out by the company in 1938.

After the death of Solomon Lipman, Wolfe operated the store with Lipman's sons until finally selling the store to the National Department Store in 1925. Following the sale of the store, Wolfe maintained an active role in the management of the store as did other family members. Lipman-Wolfe again changed hands in 1956 when the company was bought by the Roberts Brothers. Under the ownership of the Roberts Brothers, Lipman-Wolfe finally bought the building at Fifth Avenue and Washington Street that it had leased for fifty years. In 1965, Lipman-Wolfe was purchased by the Dayton Hudson Corporation from the Roberts Brothers Department Store. Each of these subsequent owners continued to maintain the tradition of Lipman-Wolfe & Company. The owners were sure to provide the best services for their patrons and their employees. As a result, the store was well looked upon by the local community.

The building was acquired by the Marshall Field Company in 1979 and was converted into the department store of Frederick and Nelson. This ended the legacy of Lipman-Wolfe & Company just one year short of its one hundredth birthday of being in Portland.

ADOLPHE WOLFE

Adophe Wolfe was born in Hohengollern, Hechingen, Germany, May 5, 1848, a son of Gaetz and Sarah (Lipman) Wolfe. His parents, realizing the importance of an educational training, gave him the benefit of excellent instruction at Kaiserliche Realschul and commercial school. While in commercial school events occurred that drew Wolfe's attention to the United States. With the encouragement of his uncle, Solomon Lipman, Wolfe moved to the U.S. to work for S. Lipman & Company and from the year of 1863 until his death, Adolphe Wolfe was continuously connected with the Pacific coast country.

Wolfe was only nineteen when he took over the Virginia City branch of S. Lipman & Company and the success of the store quickly gained him a good reputation among the local businessmen. While in Virginia City he also became acquainted with some well known personalities of the area including the editors and personnel of Virginia City's leading newspaper, the Daily Enterprise; men such as Mark Twain, San De Quilla, Lou Goodwin, and Joe Goodwin, the owner of the newspaper. Wolfe was close friends with all of these men because the newspaper office was situated directly across the street from his store. Wolfe was also well acquainted with John Mackey, a local multimillionaire, whom Wolfe described as "one of the best men, to whom no one ever appealed in vain, who in a quiet way did more good, was more helpful and generous that any man I ever had the privilege of knowing and I knew him intimately". Association with such people naturally had much to do in influencing the course and ideals of the young merchant and during his years in Virginia City he was gaining knowledge of business conditions in America and of the opportunities that it offered.

In 1876, Wolfe returned to Germany and remained there for a year. When he returned to Virginia City he felt intuitively that the future would bring a noticeable change in business conditions and deemed it wise that the firm withdraw from the field. After a conference with his uncle in Sacramento, Wolfe was sent to Portland to seek out a new market. In Portland, he almost single handedly created one of the most progressive and modern department stores in the country. Fred Lockley states that the Lipman-Wolfe department store

> "would be a credit to any city in the country- and the back of the enterprise has been the progressive spirit, the determination and the laudable ambition of Adolphe Wolfe,

> honored by all not only for his success but for the straightforward policy that he ever followed, making the firm name a synonym for all that is commendable in commercial activity."

To found and develop an enterprise of this character would alone entitle him to representation as one of Portland's foremost citizens, but other interests have also been successfully promoted by him. He was one of the founders and vice-presidents of the Oregon Life Insurance Company and he was also vice-president and a director of the Lewis and Clark exposition which has been credited as the largest cause of growth in Portland's history.

Wolfe long occupied a most prominent social position and was particularly prominent among those of his own race. He was an honorary member of the executive committee of the Union of Hebrew Congregations, president of the Temple Beth Israel for over 25 years, and a president of the Independent Order of B'nai B'rith of Portland. He was one of the founders of the Oregon Social Hygiene Society, the first vice-president of the Portland Junior Symphony Orchestra, honorary vice-president of the Portland Council of the Boy Scouts of America, a member of the executive committee of the Neighborhood House, a member of the executive committee of the National Retail Dry Goods Association, and a trustee of the Hebrew Benevolent Society. Wolfe belonged to the German Aid Society, the National Economic League, the Playground Association of America, Portland Art Association, and the United States Flag Association. In Masonry he attained the 32nd Degree of the Scottish Rite, he was a Mystic Shriner, a member of the Lang Syne Club, the Masonic Club, and the Men's Temple Club.

ALBERT E. DOYLE - ARCHITECT

Born in California in 1877, Doyle arrived with his family in Portland five years later. Educated in the city's public schools, he also learned a great deal about construction from his father who was a carpenter and building contractor. When he was 17, Albert went to work as an apprentice in the architectural firm of Whidden & Lewis. At the time (1894), William Whidden and Ion Lewis had been partners for only three years but were responsible for the design of many of the city's fine classical buildings. While Doyle was with them, the company produced structures such as the Public Library (1891) and the Packer-Scott Warehouse (1891-92). After ten years with the firm, Doyle attended the College of Architecture at Columbia University for

approximately two years. His interlude in New York City also entailed employment in the office of architect Henry Bacon, the designer of the Lincoln Memorial. After his training at Columbia, Doyle spent time at the American School of Architecture in Athens where he reflected upon the ruins of classical Greece and Rome. Doyle then returned to the office of Whidden & Lewis in 1906 to watch the rise of Portland's first skyscraper, the Wells Fargo Building (which is now a part of U.S. National Bank).

Doyle opened his own office in 1907 and within a year took on as his partner W.B. Patterson, a construction supervisor. It was then that Doyle received his first major commission: a ten story addition to the Meier & Frank department store. Originally, he designed the addition to match the old building but the owner of the store talked Doyle into changing the design to match the white terra cotta commercial palaces found in Chicago. Identical Doyle-designed additions were built in 1915 and in the early 1930s to complete the present block. This building is listed in the National Register of Historic Places. The downtown skyline was largely influenced by Doyle's office over the next ten years, which produced buildings such as the Selling Building (also listed on the National Register of Historic Places), 1910; the Oregon Hotel (Benson Hotel), 1911: the Central Public Library, 1913; the Northwestern National Bank (American Bank) Building, 1913; the Morgan Building, 1913; Pittock Block (listed on the National Register of Historic Places), 1914; and U.S. National Bank, 1917 and 1925.

Doyle's office went through a number of corporate name changes during this period, first to include Patterson and then to include engineer J.G. Beach. Beach had become a partner at the time the Oregon Hotel project began. By 1915, both Patterson and Beach had both left the office and Doyle began operating under his own name.

Of Doyle's designs during this early period, the Benson drinking fountain has been one of the most influential. Northwest Magazine states that "a Benson fountain is an epitome in miniature of Doyle's design talent: wholly practical, timeless in its traditional motif, and a balanced, tasteful work of art". These bronze fountains, first designed in 1913, are still being cast today for the city for new locations.

On his own, Doyle's designs continued to influence Portland's skyline. Buildings such as the Broadway, Portland's grandest theatre of the time; the Terminal Sales Building, 1926; and the Bank of California Building (listed on the National Register of Historic Places), 1926, are among these. Outside of Portland's center city Doyle designed the shingled beach cottages of "Lakecliff", which is west of Hood River, and some of the Tudor-style buildings on the campus of Reed College.

Doyle died in 1928 just as the long building boom was about to end, but not before he had made a permanent mark on Portland architecture. As a result of his apprenticeship with Whidden & Lewis, classroom training at Columbia, and travel in Europe, Doyle had become a master at designing buildings in the classical architectural styles. His love of traditional design, however, did not include traditional building materials; for instance, the Benson Hotel, American Bank Building, and Morgan Building all featured the popular new building material of the time, glazed terra-cotta. Most of Doyle's buildings have survived to this day and it is fair to say that no one else has had such a lasting or widespread effect on Portland's cityscape.

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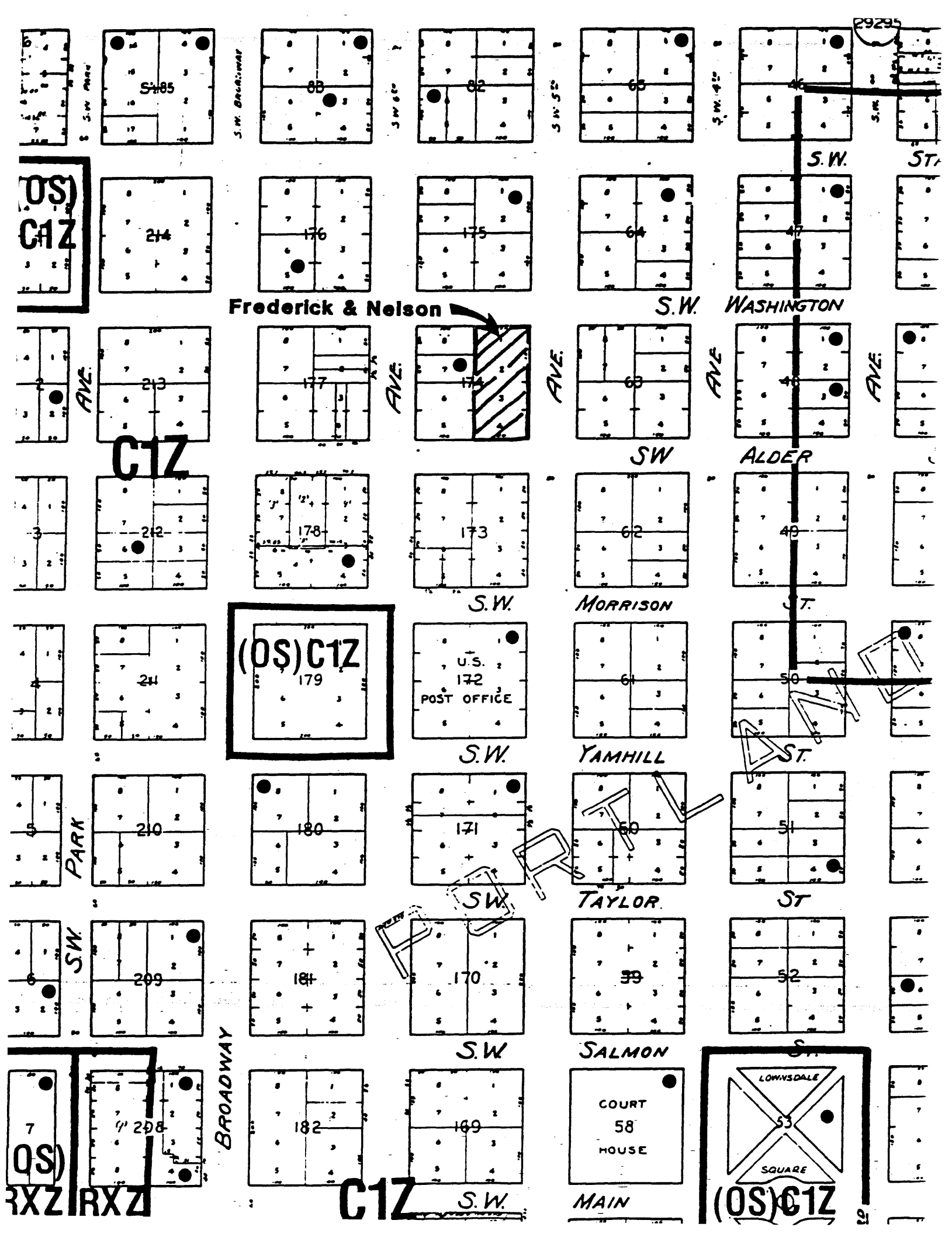
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29295
S.W. BROADWAY
S.W. 6TH
S.W. 5TH
S.W. 4TH
S.W.
ST.
(OS) C1Z
214
176
175
64
47
Frederick & Nelson
S.W. WASHINGTON
AVE.
213
177
174
63
46
C1Z
SW ALDER
212
178
173
62
49
S.W. MORRISON ST.
211
(OS) C1Z
179
U.S. POST OFFICE
172
61
50
S.W. YAMHILL ST.
PARK
210
180
171
60
51
SW TAYLOR ST
SW
209
181
170
39
52
S.W. SALMON ST.
BROADWAY
208
182
169
COURT HOUSE
58
LOWNSDALE SQUARE
53
(OS) C1Z
RXZ
RXZ
C1Z
S.W.
MAIN



ORDER # 001551 LOC/ORIG: 0023-P- 51
/ /1926 LOCATION: PORTLAND Multnomah County Oregon
PHOTOGRAPHER:
TITLE-POLICE DIRECTS TRAFFIC FROM CENTER OF 5TH & MORRISON, TO NORTH IS MEIER & FRANK, AND LIPMAN & WOLFE.

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1A OF 30


DRUGS
SIDELO
IGARS

ORDER # 001550 LOC/ORIG: 0023-P- 50

c.1920 LOCATION: PORTLAND Multnomah County Oregon

PHOTOGRAPHER:

TITLE: 5TH ST. LOOKING SOUTH FROM WASHINGTON ST./ MEIER & FRANK, LIPMAN & WOLFE AND TREES BY COURTHOUSE SEEN.

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1B of 30



Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR MULTNOMAH-County

Description: NE corner

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 1c of 30

Dale Archer Photography



Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR Multnomah County

Description: NE corner

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 2 of 30

Dale Archer Photography



Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR

Multnomah County

Description: NE elevation

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 3 of 30

Dale Archer Photography 1988



Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR MULTNOMAH COUNTY

Description: SE corner

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 4 of 30

Dale Archer Photography 1988



Lipman – Wolfe and Company Building
521 SW 5th Avenue
Portland, OR MULTNOMAH COUNTY

Description: south end of East Elevation

Heritage Development Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 5 of 30

Dale Archer Photography 1988



Lipman-Wolfe and Company Building
521 NW 5th Avenue
Portland, OR Multnomah County

Description: North end of East Elevation

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 6 of 30

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GRAND OPENING
SUMMER 1980
FOR LEASING INFORMATION
JOE NURLING 221-5551
RETAIL OFFICE SPACE
AVAILABLE
SQUARE FT. FLOOR
COMMERCIAL SECURITIES
SUGG FOOD

Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR · MULTNOMAH COUNTY

Description: Street level, East Elevation

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 7 of 30

Dale Archer Photography 1986



Lipman - Wolfe and Company Building
521 SW 5th Avenue
Portland, OR Multnomah County

Description: Street level, East Elevation

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 8 of 30

Dale Archer Photography


GRAND OPENING
SUMMER 1988

Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR MULTNOMAH COUNTY

Description: Street level, East Elevation

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 9 of 30

Dale Archer Photography 1988



Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR Multnomah County

Description: South side detail

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 10 of 30

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Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR 97209 MULTNOMAH COUNTY

Description: South side detail

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 11 of 30

Dale Archer Photography 1988



Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR 97209 Multnomah County

Description: NE corner detail

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 12 of 30

Dale Archer Photography



Lipman-Wolfe and Company Building
521 SW 6th Avenue
Portland, OR multnomah county

Description: SE corner detail

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 13 of 30

Dale Archer Photography 1988



Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR multnomah county

Description: SE corner detail

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Photo 14 of 30

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Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR MULTNOMAH COUNTY

Description: 9th & 10th floor windows, south side

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Portland, OR 97209

Photo 15 of 30

Dale Archer Photography



Lipman - Wolfe and Company Building
521 SW 5th Avenue
Portland, Oregon Multnomah County

Description: 1st Floor, looking SE

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97210

Photo 16 of 30

Dale Archer Photography 1988


Store
For
Men

Lipman - Wolfe and Company Building
521 SW 5th Avenue
Portland, Oregon Multnomah County

Description: 1st Floor, looking NE

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97210

Photo 17 of 30

Dell Archer Photography 1988



Lipman - Wolfe and Company Building
521 SW 5th Avenue
Portland, OR Multnomah County

Description: 1st Floor, Looking N

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123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 18 of 30

Dale Archer Photography 1988



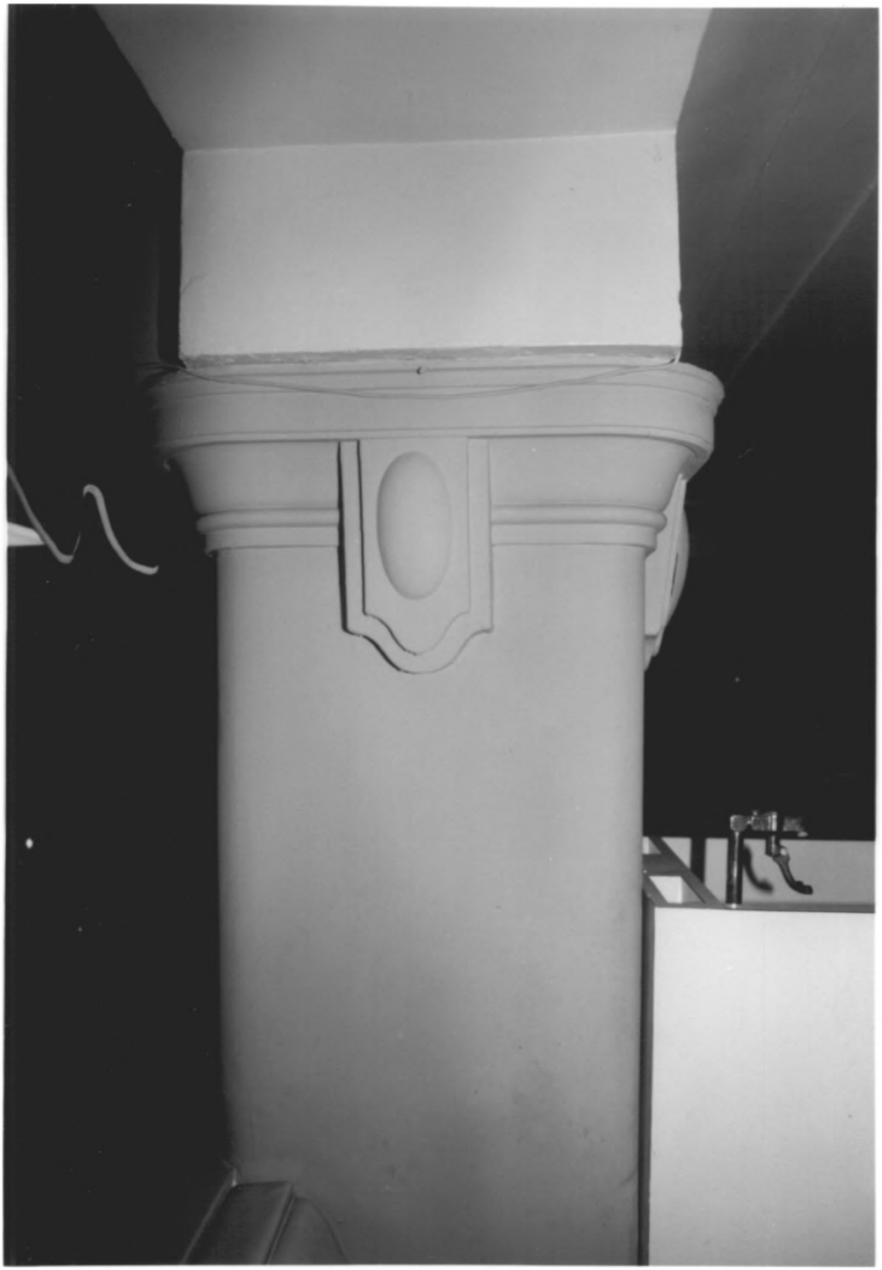
Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR Multnomah County

Description: 1st Floor vaulted ceiling

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123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 19 of 30

Dale Archer Photography 1986



Lipman - Wolfe and Company Building
521 SW 5th Avenue
Portland, Oregon MULTNOMAH COUNTY

Description: 1st Floor, column detail

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123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 20 of 30.

Hall Archer Photography 1988



Lipman - Wolfe and Company Building
521 SW 5th Avenue
Portland, Oregon MULTNOMAH COUNTY

Description: 1st Floor, Column detail

Heritage Development Co.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 21 of 30

Dale Archer Photography 1988



LIPMAN-WOLFE AND COMPANY BUILDING
521 SW 5th Avenue
Portland, Oregon Multnomah County

DESCRIPTION: 3rd Floor, looking south

HERITAGE INVESTMENT CORP.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 22 of 30

Dale Archer Photography - 1988



Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR MULTNOMAH COUNTY

Descriptors: 4th floor, looking S

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

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Dale Archer Photography, 1988


10

Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR Multnomah County

Descriptors: 10th floor, looking S

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 24 of 30

Dale Archer Photography 1988


10 E

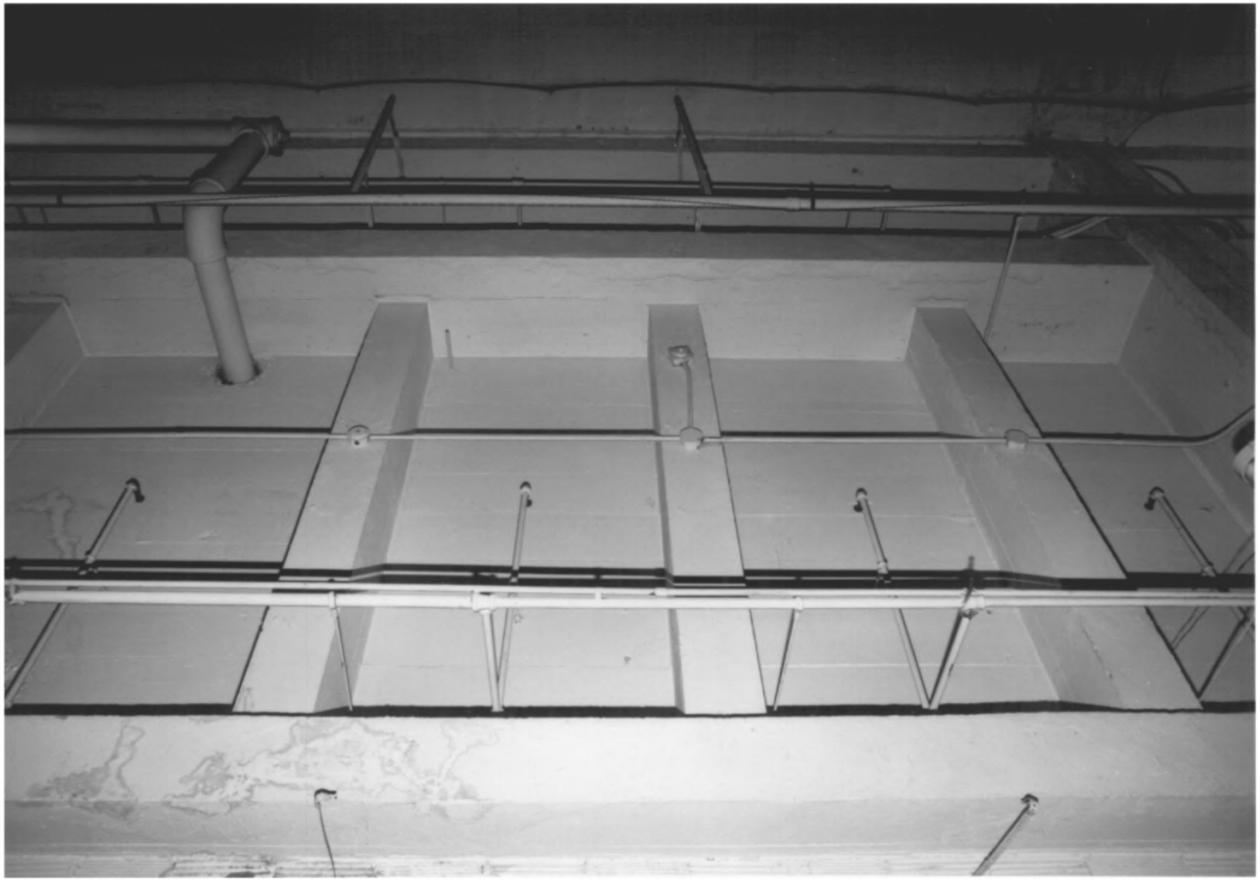
Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR MULTNOMAH County

Description: 10th floor window, looking E

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

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Dale Archer Photography 1988



Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR Multnomah County

Description: 10th floor ceiling

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
Portland, OR 97209

Photo 26 of 30

Dale Archer Photography 1988


PH-2 N

Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR MULTNOMAH COUNTY

Description: Mechanical Penthouse, 2nd floor, looking N

Heritage Investment Corp.
123 NW 2nd Avenue, Suite 200
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Photo 27 of 30

Dale Archer Photography 1988


2 NW

Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR Multnomah County

Description: 2nd floor, NW stair

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Portland, OR 97209

Photo 28 of 30

Dale Archer Photography 1988

3 SW

Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR Multnomah County

Description: 8th floor, SW stair

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Photo 29 of 30

Dale Archer Photography 1988



Lipman-Wolfe and Company Building
521 SW 5th Avenue
Portland, OR Multnomah County

Description: Roof, looking SW

Heritage Investment Corp.
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Portland, OR 97209

Photo 30 of 30

Dale Archer Photography 1988