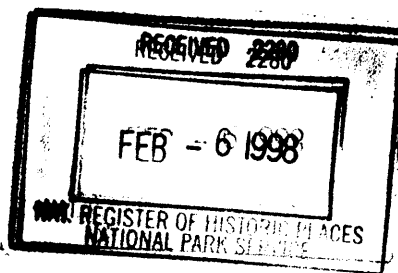


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



211

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 Roosevelt Hotel

other names/site number _____

2. Location

street & number 1005 SW Park Avenue N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97204

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.)

James Hammel January 16, 1998
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:) _____

Edson H. Beall Signature of the Keeper Date of Action 3.5.98

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 3 Page 1

ROOSEVELT HOTEL (1924)
1005 SW Park Avenue
Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The Roosevelt Hotel occupies the southwest corner of the intersection of Park Avenue and Salmon Street adjacent to Portland's central business district. Built to the lot line, the historic hotel of reinforced concrete construction rises as an eight-story rectilinear volume with ground plan dimensions of 50 x 100 feet. The hotel was erected in 1924 for the investor George Heathman from a design by the Claussen brothers firm. It takes the conservative form of a classically-detailed tall building in the Georgian vein.

The building presents its principal face, three bays in width, to the South Park Blocks, the periphery of which is a genteel environment of club and theater buildings, churches, museums, and apartment buildings. The longer street frontage of six bays extends along Salmon Street. The finished street elevations are formally organized with alternating single and paired frameless window bays to vary what would otherwise be a static formula in a wall plane except for strip pilasters on the ground story. Red face brick is trimmed with cream colored terra cotta used for surrounds of the Roman-arched and cartouche-crested main entrance centered in the east facade and large, multi-light windows lighting the lobby space. Other trim includes a modillioned belt cornice above the second story, a seventh-story string course, and a full classical terminal entablature and attic for which the cornice was executed in sheet metal painted to match the terra cotta.

Window sash in the lower two floors have multiple divided lights, as do the upper sash in the double-hung windows of the six floors of guest rooms. Typical floor layout is an L-shaped double-loaded corridor with a light court on the south elevation. The lobby, which originally was paneled and appointed with mahogany, was remodeled in 1976.

The building meets National Register Criterion C as a good representative example of work by Claussen and Claussen, a firm which produced many fine apartment houses in traditional styles to enrich the city in the years of their collaboration, 1908-1942. Among the properties by H. Fred and William E. Claussen which have been listed in the National Register to date are the Bretnor

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 3 Page 2

and Brown apartment buildings of 1912 and 1915, respectively. Their body of work includes, in addition to the apartments and hotels, a number of schools, office buildings, and warehouses, such as the Portland Van and Storage Building of 1926, all of them with characteristically fitting, high-quality detail. The Roosevelt Hotel derives a good part of its ambiance from, and strongly contributes to its setting on the Park Blocks, where it anchors an important corner at the gateway between the developed blocks in the historically deeded set-aside and the landscaped blocks. It is understood that the firm pointedly tried to produce a building that would complement Whidden and Lewis's red brick Georgian-style Arlington Club building which fronts the north-south axis of the South Park Blocks from its vantage point on the north side of Salmon Street.

It was in 1924 that Prudential Finance Company engaged Claussen and Claussen to design a first class hotel for the corner property on Salmon Street. The project was turned over to hotelier George E. Heathman, and the building was completed in November of the same year under the banner of the Roosevelt Hotel Company, headed by Heathman. In 1925, when Heathman launched the million dollar hotel project nearby on Broadway that would bear his name, he sold the Roosevelt Company. The hotel was leased and managed during its heyday by the company vice president. With 112 units and a ground floor restaurant and two shop spaces, the hotel served both traveling public and residential trade from the outset.

In 1976, Hans Juhr transformed the hotel into a 56-unit apartment building for low income and disabled seniors with the assistance of a HUD-guaranteed mortgage. Modifications by the firm of Newberry, Schuette, and Wheeler included remodel of the lobby and guest rooms, replacement of the original marquee at the east hotel entrance, and replacement of the entry doors with an aluminum-framed plate glass assembly. Two years earlier, the storefronts on Salmon Street had been remodeled along with the separate entrance for the restaurant.

Roosevelt Hotel
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
		structure
		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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC--Multiple Dwelling/Hotel

Current Functions
(Enter categories from instructions)

DOMESTIC--Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

COMMERCIAL STYLE with Georgian overtones

GEORGIAN

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

Terra Cotta

roof Asphalt

other

Narrative Description

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

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

SETTING

The Roosevelt Hotel is located at the southwest of the retail core of downtown Portland, along the South Park Blocks. It fronts onto Park Avenue, at the southwest corner of Salmon Street. Directly to the north is the Bates Motor Ramp garage with the Wheeldon Annex apartments to the west. To the east is the Arlington Club. To the due west is a vacant surface parking lot and state liquor store. To the due south is another surface parking lot, with the Masonic Temple and Portland Art Museum further to the south.

Salmon is a major east-bound automobile arterial, while Park Avenue is a narrow, one-way, southbound street.

EXTERIOR

The Roosevelt Hotel is located on a single standard parcel, 50 feet running north and south and 100 feet running east and west. The parcel is essentially flat and the building built to the lot lines. No indigenous or historical plant material exists.

The building is eight stories with a partial basement. It is constructed of reinforced concrete with red comb-faced brick veneer and terra cotta decoration. The primary facade fronts east onto Park Avenue, with a second major facade along Salmon. Secondary facades are located on the south and west.

The major facades are articulated horizontally with an elaborate classical terra cotta belt course above the second floor and a galvanized metal belt course above the seventh floor. At the roof line, the facade has a classically styled galvanized metal cornice. The metal was painted to match the terra cotta. The first belt course is supported by four brick pilasters with terra cotta capitals on the east and seven on the north.

Vertically, the east facade is divided into three bays, with the two outside bays matching. On the north, the facade is divided into six equal bays. Above the second floor, fenestration is regular, ten-over-one double hung wood frame windows with terra cotta sills and brick soldier heads. The windows are paired in the center bay on the east and in the second bay from the east and west on the north.

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

The ground floor treatment is particularly elaborate. On the east, windows flank the center entry. These are divided into two halves, with the lower half a single fixed pane in wood frame. The upper half is divided into tripartite multilights. These windows have a dramatic terra cotta surround with a classical terra cotta hood. Second floor windows are eight over eight, double hung wood sash. At the center is a classically styled double wood doors with sidelights and semicircular fan light; a steel and glass canopy provides shelter to the entry. Adding to the east facade are recessed brick panels at the eighth floor level between each bay.

On the north facade, the two bays on the east repeat the window treatment of the east facade. The center two bays include a separate restaurant entry with single plate glass windows. The western bays serve as entries to the storefronts.

A decorative neon blade sign was located at the northeast corner, reading "HOTEL" vertically and "ROOSEVELT" in smaller letters horizontally at the bottom.

The southern and western facades are utilitarian.

Exterior Alterations

In 1974, the Salmon Street entries were modified to the present form for the Zen Restaurant. In 1976, the marquee was removed and the present metal tongue canopy installed. A commercial glass and aluminum butterfly door was also installed.

INTERIOR

As built, one entered the building through the Park Avenue doors immediately to a spacious lobby. This lobby spanned the width of the building (north to south) and ran approximately 40 feet deep. At the left was a mahogany check in desk with a manager's office behind and underneath the stairs which wrapped around the elevator shaft. The lobby area of the ground floor was 27 feet by 40 feet. At the rear were two areas planned for storefronts. Walls were rusticated painted plaster in classical design. The lobby floor was tile with a marble base. The ceiling was plaster with ornate cove molding finished in gold and green.

Above the first floor was a light court on the south, recessed 11 feet to provide natural light and ventilation.

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

The upper floors were identical with a double loaded corridor of "L" shape with the shorter leg of the "L" at the east and the longer leg at the north. Each room was approximately 10'-2" square. Floors were fir with wood base and plaster walls papered over. Each room had a private bath or shower. Bathroom floors were tile with tile wainscoting and plaster walls. Showers were also tile. Corridors had fir floors, wood bases and wallpapered plaster walls. Each floor also had a linen closet and storage room.

The basement was partially excavated. It included a trunk room, the restaurant's kitchen, storage area and receiving.

Interior Alterations

In 1957, new restrooms were installed between the restaurant and lobby. In 1974, the restaurant space was substantially remodeled.

The 1976 conversion resulted in substantial modernization of finishes and elimination of party walls as the 112 units were adapted into 56 studio and one-bedroom apartments. The lobby was adapted to include an expanded recreation room, a new manager's office and new ground floor woman's restroom. Though the central corridor was maintained, each floor now featured five one-bedroom units and three studios. A second egress was located on the west facade exterior fire escape. Kitchens were installed in all units. Party walls were demolished and new gypsum walls installed. Half of the doorways were in filled.

Roosevelt Hotel
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

Period of Significance

1924

Significant Dates

1924

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Claussen & Claussen

Primary location of additional data:

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

Oregon Historical Society
Name of repository:

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

SETTING--Park Blocks

The Roosevelt Hotel is located along the Park Blocks, once part of the Lownsdale Donation Land Claim.

When Daniel Lownsdale arrived in 1845, Portland had fewer than 60 people and Oregon was not yet recognized as a U. S. territory. Yet, following the precedent of William Overton and Asa Lovejoy, Lownsdale claimed 640 acres on the river bank to the south of Benjamin Stark's claim. In 1852, he--along with the city's other founding fathers agreed to establish a green strip across the entire length of the young city, from south to north. The strip was to be dedicated for public use. At the time, the strip consisted of steep fir-covered land a mile from the river's edge. Between 1852 and 1876, the Park Block land was used as a roadway for wagons and carriages. In 1876, the City Council began developing the blocks as parkland, starting with the planting of shade trees. Over the ensuing years, the space between the trees was planted with grass.

By 1883, the South Park blocks were a prime residential area with a public school, several churches and many of the city's finer homes. Many of the houses were homes of some of Portland's finest families, occupying whole or half blocks; interspersed were single family homes for those lower on the economic scale. By 1889, Block 221 contained six single family homes and six duplexes. The Roosevelt parcel contained a two-story wood frame duplex.

Beginning with the streetcar and accelerated by the rise of the automobile, the neighborhood began to transition. Residents began to move to newer upscale neighborhoods, single family residents were converted into flats, boarding houses, apartments and housekeeping rooms. And increasingly, wood frame homes were being demolished to make way for apartment buildings.

HISTORY OF THE BUILDING

In the winter of 1924, the Prudential Finance Company hired the noted Portland architectural firm of Claussen & Claussen to design a high class hotel at the southwest corner of Park Avenue and Salmon Street. By March, the Prudential had sold the project to Portland hotelier George E. Heathman. In March, permits to demolish the wood frame structure were issued. Construction of the hotel commenced shortly thereafter on March 24th. The hotel was completed in November. Entry to the hotel was from the west into a spacious lobby of tile floor, mahogany wainscoting, and ivory tinted cover ceilings. The hotel featured 112 units, with ground floor restaurant and two retail

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shops. Each room featured ample closet space, radio-connection telephones, full private bath with showers and mahogany furnishings. At the point of completion, the Oregon Journal declared, the hotel "is well suited to the environment and harmonizes nicely with the dignified facade of the Arlington Club." At the point of completion, the hotel was owned by the Roosevelt Hotel Company, headed by George Heathman. George King, who had managed the Imperial Hotel for the previous six years, was the manager. The hotel cost approximately \$300,000 to complete.

The following year, with George Heathman focusing his attention on the \$1.1 million hotel which bore his name, the Roosevelt Hotel Company sold the Roosevelt to a local dentist, E. Ausplund, who in turn gave a long-term lease to Dr. Earl Smith, Multnomah County Coroner. Smith, who had functioned as Vice President in the Roosevelt Hotel Company, would assume full management. The transaction was reported to have cost \$500,000.

By this time, the hotel had established both a transient trade, but equally important, a residential trade as well. The first decades of the twentieth century had seen the rise of the apartment flat as a preferred option among certain of the upper class. The notion of apartment living was sold on the basis of efficiency and unheard of technological advances. Typically, the entrances and public spaces were sumptuous. Marble floors and paneling, crystal chandeliers, imported carpets, and walnut or mahogany wainscoting adorned public doorways, lobbies, staircases and elevator carriages. There were central hot-water heating, central gas mains for lighting and fully equipped bathrooms for each unit. Shortly thereafter, apartment buildings featured steam elevators with uniformed operators. Bathrooms became more elaborate with hot and cold running water, hand-painted china basins, and hand carved shower stall screens. Architects experimented with electric generators, later connecting the buildings to the streetcar electric service, and installed central vacuum cleaning systems with nozzles in each room connected to a large pump in the basement; individual attachments could be used as hair dryers or reversed as dust collectors. The emphasis on efficiency resulted in some apartments separating the heat and discomfort of cooking and laundry from the living quarters with public dining rooms, kitchens and laundries. The cooperative services, technological advances and attention to public spaces made the apartment seem like one of the most advanced institutions in American society. Such was the attraction to the Roosevelt's permanent residents.

The hotel thrived well into the mid-century. In 1976, Hans Jühr transformed the hotel into a 56-unit apartment structure for low-income and disabled senior citizens. The renovations occurred with the assistance of a \$1.2 HUD 40-year mortgage. Upon completion, a studio apartment in the Roosevelt

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rented for \$225 and a one-bedroom, \$275 per month including utilities. The modifications were designed by Newberry, Schuette and Wheeler.

CLAUSSEN & CLAUSSEN

Claussen & Claussen designed the Roosevelt Hotel.

H. Fred Claussen, with his brother William E. Claussen, practiced architecture in Portland from 1908 to 1942. He was born in Chicago about 1880 and was educated there. In 1908, he and his brother came to Portland and established the firm of Claussen and Claussen in the Macleay Building. The firm relocated after completion of the Buyers Building and remained until William Claussen's death. Fred Claussen received license number 45 under the "grandfather" clause when Oregon began licensing architects in 1919. He was a member of the Portland Architectural Club in 1909 and 1910. Fred Claussen died in 1942.

William E. Claussen continued to practice architecture after his brother's death. He received license number 46 under the "grandfather" clause in 1919. William Claussen died in 1953.

Their practice ranged from residences to apartments and hotels, from schools to office buildings and warehouses. Longtime prominent contractor, Guy Jollivette of Reimers and Jollivette said that Claussen & Claussen were very proud of their details, and that if you wanted to please them you would carry out the details exactly as shown.

COMPARATIVE ANALYSIS OF THE ARCHITECTURE OF CLAUSSEN & CLAUSSEN

Claussen & Claussen had a busy practice and were architects for a number of important Portland buildings. Like many of the architects in the period of booming population, much of their practice focused on apartment buildings. They are represented in the National Register with four buildings: The 1912 Bretnor Apartments, located at 931 NW 20th Avenue, and the Brown Apartments of the same vintage. Both were built in the style of Streetcar Era Apartments. The third building is the Portland Van & Storage Building, designed in 1926--the year after the Roosevelt. The fourth is the Loyalty Building, designed in 1928.

Claussen & Claussen's design palette grew with sophistication over time. Early examples focused heavily on streetcar commercial. These included the 1911 Wilmar Apartments (2260 NW Everett

National Register of Historic Places Continuation Sheet

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Street) and the 1914 Alter Apartments (2087 NW Overton Street). By 1915, the brothers expanded their design repertoire, building the Wilfred Apartments (demolished) in the Spanish Colonial Revival Style.

By the early 1920's, Claussen & Claussen were designing apartments in a variety of genres. They kept the Streetcar Era style in the 1924 Newton Apartments (1217 SW 11th Avenue), the 1925 Apartments at 4025 SE Hawthorne, and the 1929 DeLano Apartments (1509 NE 10th Avenue). But they produced the Lovejoy Apartments (2060 NW Lovejoy) in 1923, the 1924 Hendrickson Apartments (22nd & NW Glisan), the 1924 Murphy Apartments (2634-38 NE Broadway) and the 1925 Palace Court Apartments (2207 NW Flanders) all in the Spanish Colonial Revival Style. They also worked in the Twentieth Century Classical framework, designing the Cunningham Apartments (932 N. Fremont) in 1923. They also produced an English Cottage style in 1925 in the apartments at 1403-11 SE 26th Avenue, as well as the Art Moderne 1929 Par Regent Apartments.

Only one known example of residential architecture exists: An English cottage built for Frank Waller in 1924, located at 3032 NE Regent.

Their commercial designs are relatively limited, mostly in the 20th Century Classical Style. Their 1928 Buyers (Loyalty) Building (317 SW Alder) is listed on the National Register. The same year, they produced the Adcox Trade School (demolished) and the Alderway Building located at 711 SW Alder Street. Circa 1912, they designed the utilitarian Holman Transfer Building (now demolished), followed ten years later, with the Laurelhurst School (1923; 840 NE 41st Avenue). The same year, they designed Red Men Hall, a lodge/retail structure at 900-16 SE Hawthorne.

The 1925 Roosevelt Hotel represents for the Claussen brothers one of their stronger works. Taking their inspiration from the classically styled Arlington Club, they worked to fit the Roosevelt into a neighborhood context. The result is a dignified, if restrained, design noted for quality in detail.

HISTORY OF TERRA COTTA IN PORTLAND BUILDINGS

The Roosevelt Hotel is recognized one of 40 buildings discussed by Virginia Guest Ferriday in her Last of the Handmade Buildings as defining a Terra Cotta District in downtown Portland.

There are different types and uses of glazed terra cotta. Portland office buildings generally used architectural terra cotta. This type is a design of hollow blocks of baked clay hand-pressed into

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

molds and used to decorate the exteriors of buildings. Most of the terra cotta buildings are found in the downtown core of the city, but there are also residential and institutional examples outside the city center. These buildings were constructed in Portland from 1905 to 1930 and the Stevens Building is a strong example of the use of decorative terra cotta.

Although dating back centuries, architectural terra cotta became popular as an overall facing in the 1890's, with the first example in Chicago. Use of terra cotta in Portland commercial buildings started around the same time. The period between 1907 and 1920 was the main period when large commercial buildings in downtown Portland were finished in this manner. The popularity of glazed terra cotta resulted from the popularity of steel framed skyscrapers; these large commercial structures needed a protective, yet lightweight and economical facing. Terra cotta answered these needs. Molded and glazed, it gave the architect an economical, creative source for decorative exterior treatments.

Architectural terra cotta is of hard-baked, fine-grained clay. It is similar to brick, but made of a finer grade of clay and fired at a higher temperature. Generally, it is manufactured in hollow blocks, 4 inches deep with faces typically 12x18 inches.

Given the decorative nature of the facing, terra cotta ornamentation begins with a set of shop drawings translated from the architect's drawings. These drawings outline each individual piece of terra cotta, with details including how it is to be secured. From the drawings, sculptors employed by the terra cotta firms make plaster and clay models; the plaster for the main body and the clay for the detail. In interpreting the relatively simple shop drawings, the model makers supply their own sense of proportion, scale and texture to any ornamentation. In addition to the detailing required, terra cotta firms must also plan for shrinkage when the clay is baked; shrinkage varies according to the clay used but could be as much as 10%. From the models, the manufacturers create plaster molds. From there, grog (ground-up, previously burnt clay) is added to the clay to control plasticity and firing behavior. The mixture is wetted, blended, aged up to 24 hours and then hand-pressed into the molds. Carefully pressed, the clay is left in the mold for several hours. After this, the presser removes the clay and cleans off any imperfections. The terra cotta is then placed on a drying rack for about 24 hours. The piece is then glazed accordingly and fired. To allow the piece to warm and cool gradually, firing generally stretches from days to a week. Subsequently, the pieces are checked for size in the fitting room and shipped.

Although the manufacturer of the terra cotta for the Roosevelt Hotel is unknown, the dominant firm

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

manufacturing handmade architectural terra cotta for the Portland market was Gladding, McBean and Co. of San Francisco. In the 1880's, Charles Gladding, visiting from Chicago, convinced his Midwestern partners to establish a plant in Lincoln, California after sending them samples of the clay. Initially, Gladding, McBean and Co. manufactured sewer pipe, but almost immediately began producing architectural terra cotta for buildings in Portland and elsewhere on the west coast. Other terra cotta firms active in Portland during the period were N. Clark & Son and Washington Brick, Lime & Sewer Pipe Company.

Masons installed the terra cotta from scaffolding while working from drawings. They attached the terra cotta to the building's skeleton using metal anchors. Generally, anchors were made of wrought iron before 1930. Preservation of such terra cotta is often difficult as water seeps in and eventually rusts the anchors; the weathering eventually explodes the terra cotta. Once in place, the masons would saturate the terra cotta with water, rake out the 1/4 inch joints about 1/2 inch and point.

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

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The Oregonian

The Oregon Journal

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Section number 9 Page 3

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Roosevelt Hotel
Name of Property

Multnomah, OR
County and State

10. Geographical Data

Acreage of Property less than 1 acre (5,000 sf.) 0.11 acres

UTM References
(Place additional UTM references on a continuation sheet.)

Portland, Oregon - Washington 1:24000

1 | 10 | 5 | 2 | 4 | 8 | 9 | 0 | 5 | 0 | 4 | 0 | 3 | 1 | 0 |
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 July 20, 1997

street & number 123 NW 2nd Ave., 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 Roosevelt Plaza Oregon LTD

street & number P.O. Box 1601 telephone _____

city or town Darien state CT zip code 06820

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

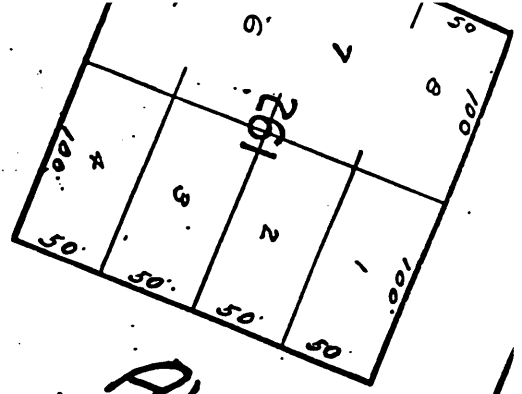
Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

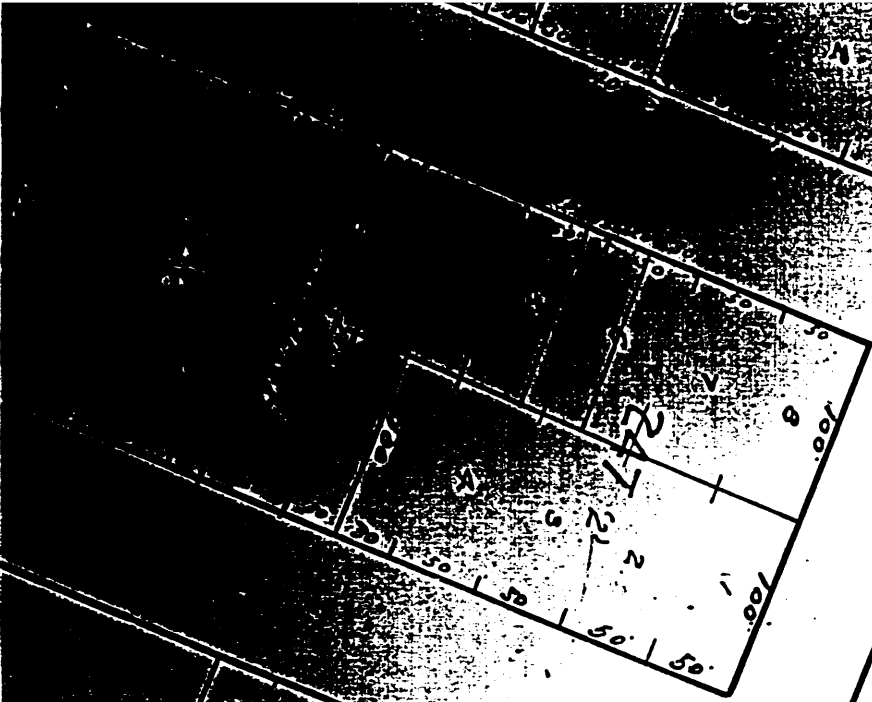
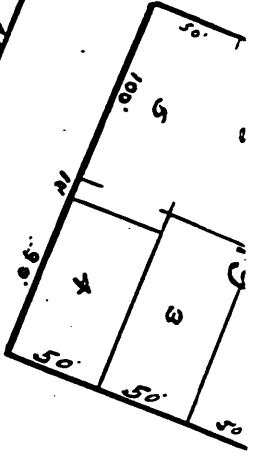
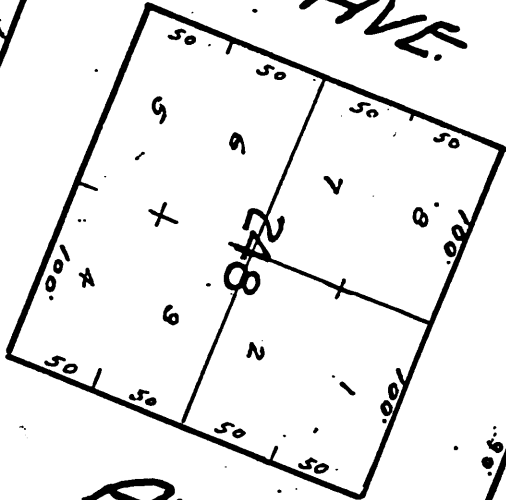
The Roosevelt Hotel is located on Lot 1 of Block 221, Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

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



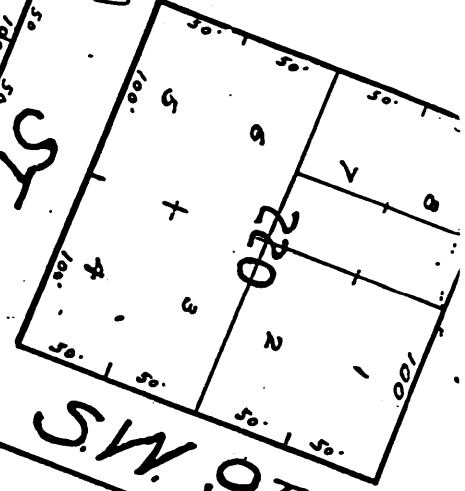
AVE.



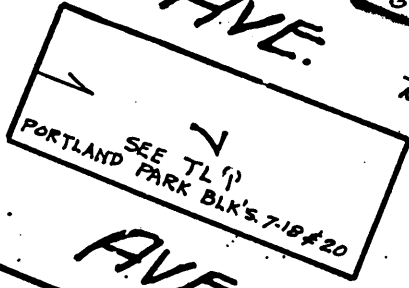
AVE.



Salmon

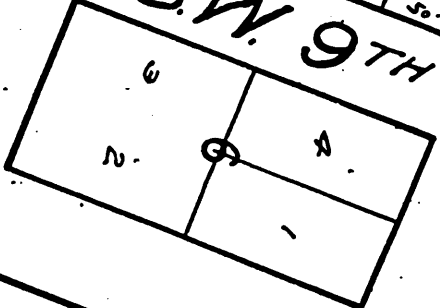


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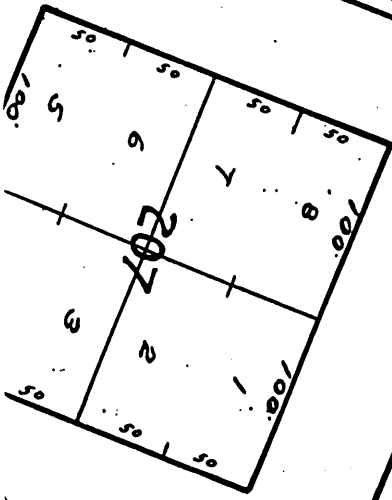
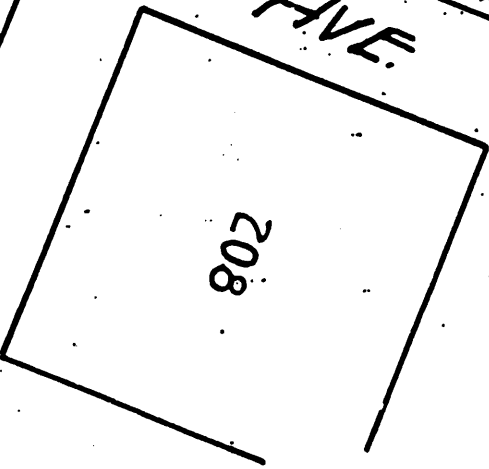


NORTH

SW 9TH



AVE.



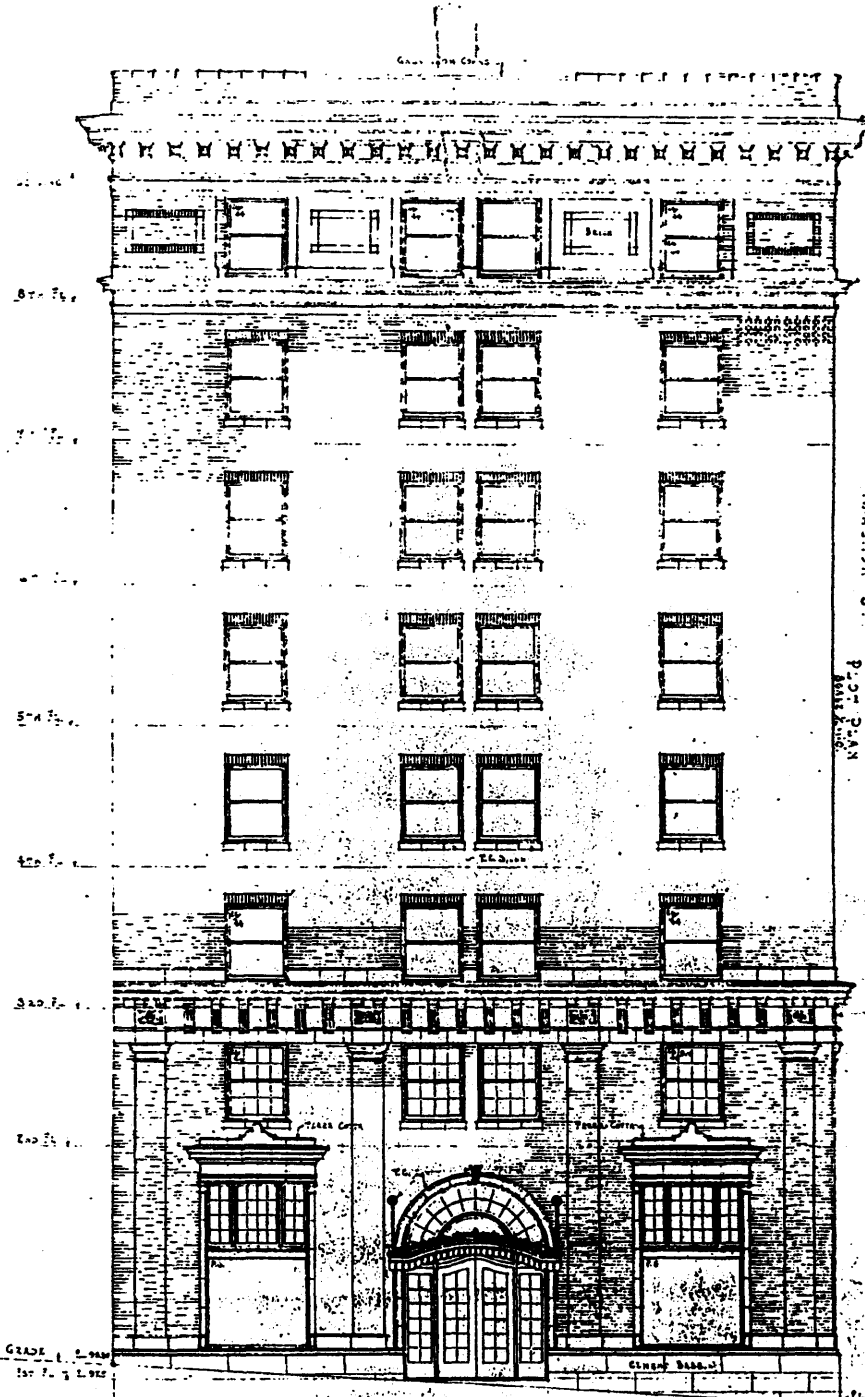
MT

REGISTERED MAP
 No. 12786
 11-16-68

SEE TL 9
 PORTLAND PARK BLK'S 7-18-20

SEE TL 9
 PORTLAND PARK BLK'S 7-18-20

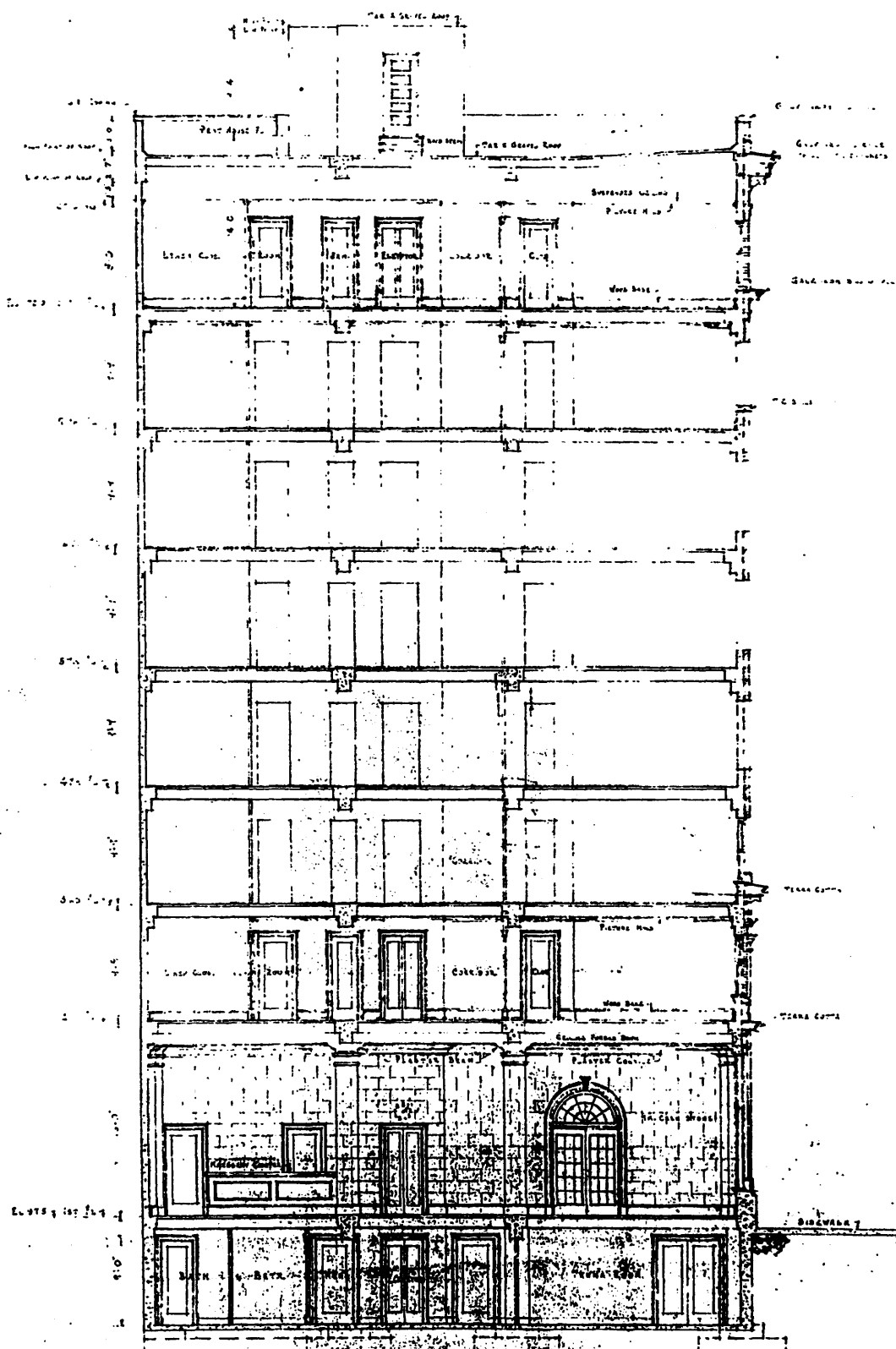
SW



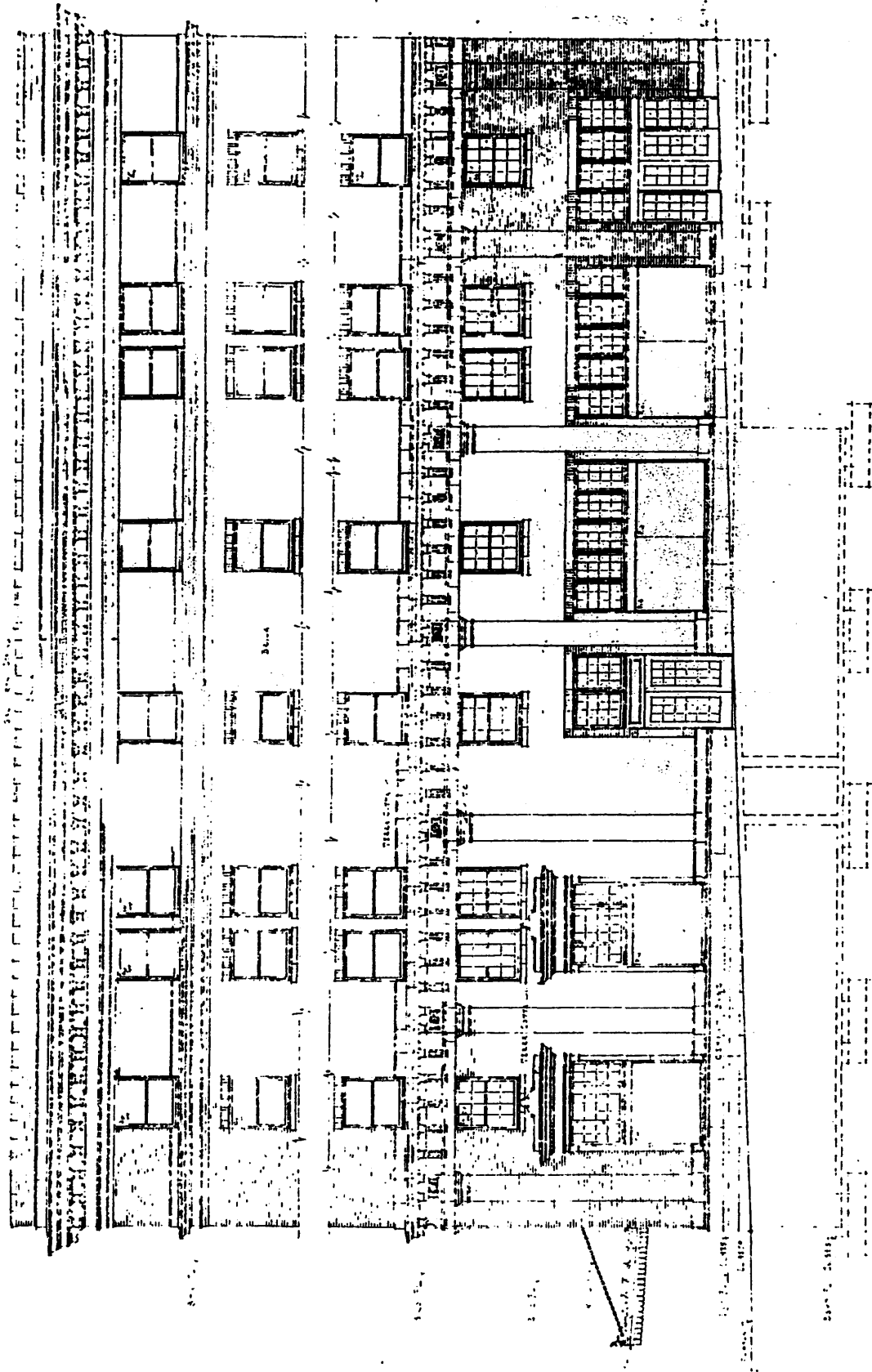
ARCH. 1924

①
 HOTEL BUILDING
 101-103 West Park St.
 6' Granite base
 FOR THE ARCHITECT
 CLAYTON BARRON
 508 S. ROCKY MOUNTAIN AVENUE

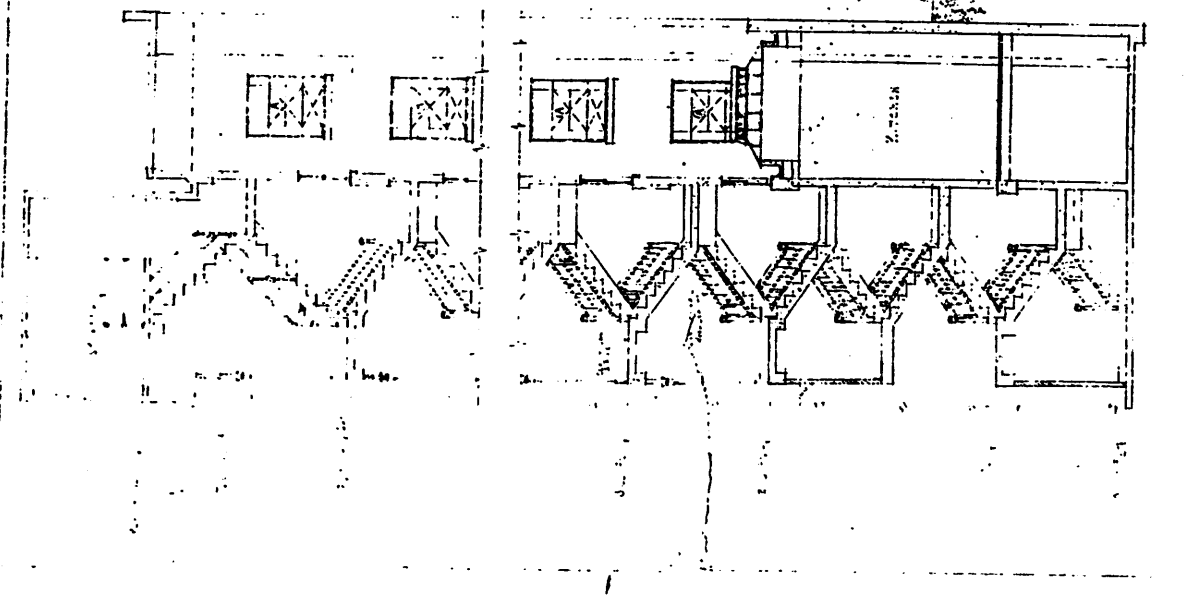
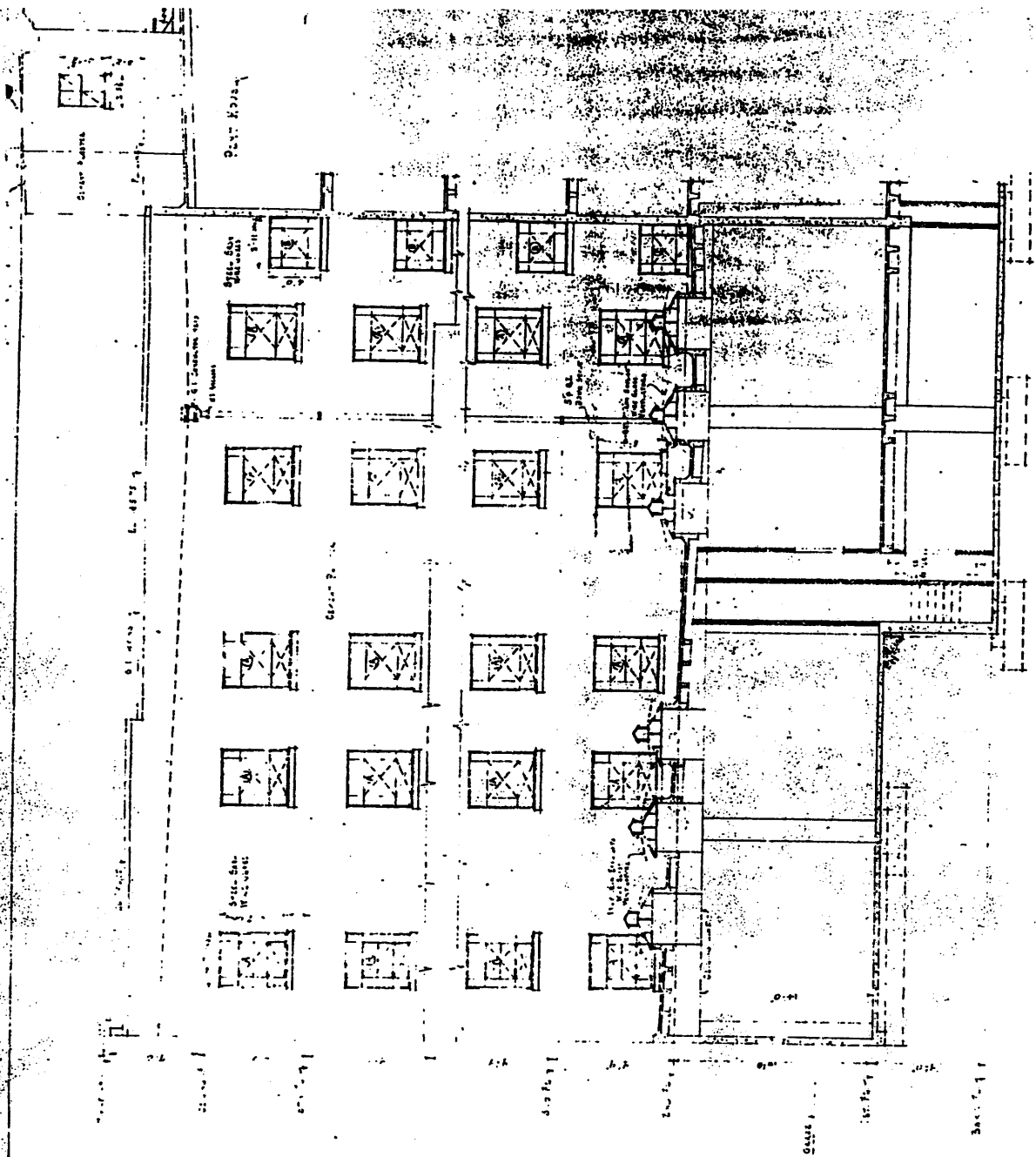
WEST PARK ST. ELEVATION
 SCALE 1/4" = 1'-0"



TRANSVERSE SECTION.
SCALE 1/4" = 1'-0"

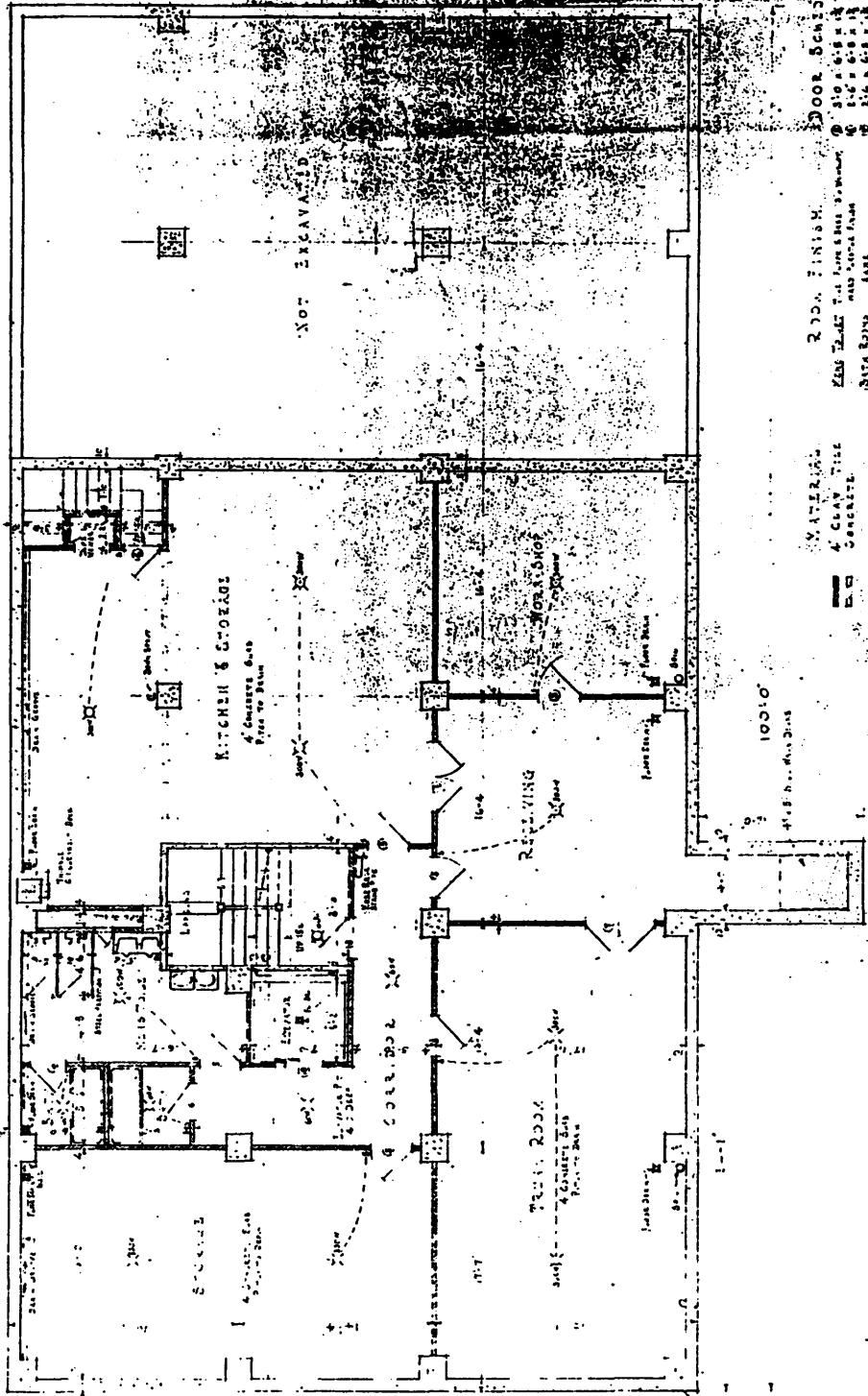


SALMON ST. ELEVATION
SCALE 1/4" = 1'-0"



SECTION - AND STAIRS COURT ELEVATION
 - BEARING EAST
 SCALE 1/4" = 1'-0"

COURT ELEVATION



DOOR SCHEDULE

1	310	6'0" x 8'0"	1/2" Solid Pine
2	120	6'0" x 8'0"	1/2" Solid Pine
3	110	6'0" x 8'0"	1/2" Solid Pine
4	100	6'0" x 8'0"	1/2" Solid Pine
5	90	6'0" x 8'0"	1/2" Solid Pine
6	80	6'0" x 8'0"	1/2" Solid Pine

WOOD FINISH

WOOD FINISH TO BE USED IN ALL ROOMS AND PORCHES.

WOOD FINISH TO BE USED IN ALL ROOMS AND PORCHES.

WOOD FINISH TO BE USED IN ALL ROOMS AND PORCHES.

MATERIAL

4" GRAV. CONC.

CONCRETE

SCALE PLAN

1" = 10'0"

MARCH 1924

**Historic
Resource
Inventory**
CITY OF PORTLAND, OREGON

0-682-01005

1005 S.W. Park Avenue

Portland, Block 221, Lots 7, 8
QUARTER SECTION MAP #: 3029.5
Downtown Community Association

ORIGINAL NAME: Roosevelt Hotel
OTHER NAMES: Roosevelt Plaza Apartments

ORIGINAL FUNCTION: Hotel
OTHER FUNCTIONS: Apartment House

DATE BUILT: 1925

STYLE: Twentieth Century Classical

ARCHITECTURAL PLANS BY: Claussen and Claussen

ORIGINAL OWNER: Prudential Finance Corporation, Smith, Dr. Earl, Heathman, George

OTHER OWNERS: St. Francis Investment Corporation

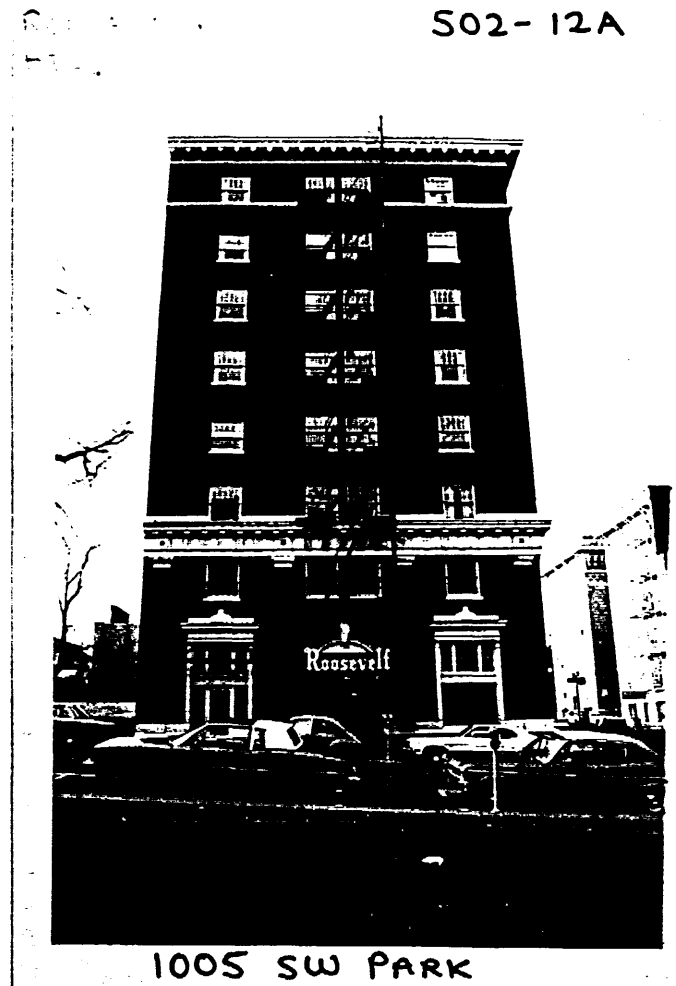
TAX ASSESSOR'S ACCOUNT #: R-66772-3690

ZONING: RXZ

Rank III

SPECIAL FEATURES AND MATERIALS:

Red, combed-face brick. Off-white glazed terra cotta decoration includes decorative cornice, pilaster capitals, belt course, decorative window heads and sills.



1005 SW PARK

SPECIAL F/M - ORIGINAL REMOVED:
Entrance marquise.

AREAS OF SIGNIFICANCE: Architecture

Architecture: Glazed terra cotta was used as an exterior sheathing material and for individual decorative elements in buildings in Portland from about 1900 to 1930. Terra cotta blocks (which are similar in size and configuration to concrete blocks but have decorative glazed faces) were made by pressing fine clay into plaster molds. The clay blocks were then glazed, dried, and fired.

Because terra cotta was fireproof, lightweight and, compared to carved stone, inexpensive to produce, it was the favored material for the large commercial structures built during Portland's era of rapid growth. However, cast stone ornament (concrete), developed in the late 1920s, was even less expensive, and gradually gained popularity over terra cotta. Later, with the introduction of mass-produced aluminum and glass-wall systems, the use of decorative masonry ceased altogether.

Although most glazed terra cotta buildings in Portland are found in and around the downtown retail core, there are numerous schools and apartment buildings with glazed terra cotta decoration scattered throughout the metropolitan area.

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

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

Portland Historical Landmarks Commission, inventory form.

Newberry, Schuette and Wheeler, Roosevelt Hotel alteration working drawings, 1976, City of Portland Buildings Bureau Microfiche Collection.

Roosevelt Hotel, photographs, OHS Collection.

OREGONIAN, Dec. 1, 1976, p. D1.

Pioneer National Title Insurance, title abstract.

Urban Tour Group, unpublished typescript, UTG Collection.

Wheeler, Andrew, unrecorded interview by Virginia Ferriday, 1979.

ORIGINAL BUILDING PERMIT #: 157337

MAJOR ALTERATIONS: 1976/504225/Newberry, Schuette, and Wheeler

0-682-01005

Present owners, as of May 1980: Roosevelt Plaza Oregon Limited
MAILING ADDRESS: c/o Washington Mortgage Company, Inc., 720 Central Bldg.,
Seattle 98104

No Preservation Funding

Negative: 502-12

Score - Design/Construction: 8

Score - Historical:

Score - Rarity:

Score - Environment: 10

Score - Integrity: 10

Score - Intrinsic: 8

Score - Contextual: 18



Roosevelt Hotel

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Looking SW at N and W elevations

Photo 1 of 16



Roosevelt Hotel

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

E elevation main entrance detail

Photo 2 of 16



Roosevelt Hotel

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Looking SW at N elevation

Photo 3 of 16



Roosevelt Hotel

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Looking S at N elevation

Photo 4 of 16



Roosevelt Hotel

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Looking SE at N and W elevations

Photo 5 of 16



Roosevelt Hotel

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Looking NE at S and W elevations

Photo 4 of 16



Roosevelt Hotel

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Looking N at S elevation

Photo 7 of 16



Roosevelt Hotel

Portland, Multnomah County, Oregon.

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Exterior detail

Photo 8 of 16



Roosevelt Hotel

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Exterior detail

Photo 9 of 16



Roosevelt Hotel

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Exterior detail

Photo 10 of 16



Roosevelt Hotel

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Exterior detail

Photo 11 of 16



Roosevelt Manor ~~HOTEL~~
Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo
123 NW Second Avenue #200
Portland, Oregon 97209

Photo, July 1997
Lobby general view
Photo 12 of 14



Roosevelt Manor *1407 ML*
Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo
123 NW Second Avenue #200
Portland, Oregon 97209

Photo, July 1997
Lobby elevator
Photo 13 of 16



EXIT

ALL GARBAGE AND
MUST BE PUT
IN PLASTIC BAGS AND

Roosevelt Manor 140772
Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo
123 NW Second Avenue #200
Portland, Oregon 97209

Photo, July 1997
Typical upper corridor
Photo 17 of 16



FIRE
ESCAPE

Roosevelt Manor 14074
Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo
123 NW Second Avenue #200
Portland, Oregon 97209

Photo, July 1997
Typical upper corridor
Photo 15 of 16



Roosevelt Manor *HOTEL*
Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo
123 NW Second Avenue #200
Portland, Oregon 97209

Photo, July 1997
Typical upper room
Photo 16 of 16