

United States Department of the Interior
National Park Service

National Register of Historic Places
Date Listed 2-10-2021
NRIS No. 56100006125
Oregon SHPO

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Patton Home

other names/site number Patton Home for the Friendless; Patton Home for the Aged

Name of Multiple Property Listing N/A

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

2. Location

street & number 4619 N. Michigan Avenue not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97217

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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 at the following level(s) of significance: ___ national ___ statewide X local

Applicable National Register Criteria: X A ___ B ___ C ___ D

Christina Cannon 12/23/20
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Institutional housing

Current Functions
(Enter categories from instructions.)

DOMESTIC: Multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: Colonial Revival
LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: Tudor Revival

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK, STUCCO, SYNTHETICS:
Cement Fiber
roof: SYNTHETICS: Composition shingle
other: _____

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Patton Home sits on a 200' by 200' city block within a residential area of Portland's Humboldt Neighborhood. It is set back from the street and includes landscaping on the east and north sides. Patton Home is a multi-wing, 2.5-story building with a basement and has a total square footage of 46,072 sf. Patton Home began as a wood-framed building with sections that were significantly altered, replaced, and added onto from 1890 to 1926 to create the present-day multi-wing building. The building's primary, east-facing façade is largely comprised of a wing designed in the Colonial Revival style in 1926.¹ To the south, the oldest wing is wood-framed and designed in the Queen Anne style in 1894.² Proceeding west, a 1909 masonry wing was designed in the Flemish Revival style.³ The northwest corner wing, also of masonry, was constructed in 1913 in the Jacobean style.⁴ The building's exterior materials include a concrete foundation, brick walls, stucco, fiber cement siding, vinyl and wood windows, and a composition shingle roof. Architectural features include decorative brick patterning and quoins, a front porch with classical columns, a leaded-glass entry door surround, and Palladian and other decorative window types. Inside, the building floorplan is reflective of its institutional use as a retirement home. It features public spaces such as a lobby, parlor, and dining room near the front of the building. There is an original ramp to the second floor that provided accessibility in lieu of an elevator during the historic period. The rest of the building is characterized by double-loaded corridors that access small bedrooms. Historic interior features such as wood French doors and transoms are retained in the public spaces. Alterations to the building include the replacement of most one-over-one wood windows with one-over-one vinyl windows; replacement of wood lap siding with fiber cement lap siding; the addition of a sunroom on the east elevation; some reconfiguring to the 1894 wing to accommodate an accessible entrance and elevator, and interior alterations including removal of trim, doors, and the installation of new drop ceilings and lighting. While the building has been altered, it retains integrity to reflect its social history significance as a Progressive Era retirement home founded by the charitable-minded women of the Ladies Union Relief Society of Albina.⁵

Narrative Description

EXTERIOR

The Patton Home is located on a full-block, 40,000 square-foot parcel in what was historically part of the town of Albina and is now Portland's Humboldt neighborhood. The building has frontage on four streets—N Michigan, N Going, N Blandena, and N Missouri. There are sidewalks on all four frontages. The primary elevation is on N Michigan Avenue, facing east. Directly across the street on the east side are single-family homes. To the north is an apartment complex and single-family homes. To the west is a concrete wall that provides a barrier to the nearby Interstate 5 freeway. To the south is a single-family home and more concrete wall. The surrounding buildings range in age from the late-1800s to the 1950s.

¹ Richard Martin Jr.'s drawings are dated May 1925 and the following article notes a building permit has been issued: "Building For City Hits Heavy Stride," *Oregonian*, July 18, 1926, 28. The 1926 construction date is also mentioned in several later historical accounts such as Karl Klooster, "The Patton Home: 100 Years of Helping," *This Week Magazine*, August 1, 1990, page unknown, reprinted at www.gardenhomehistory.com/2012/01/21/mathew-patton/, accessed July 15, 2020.

² The "annex" wing is mentioned as being under construction in "It Will Be Finished," *Oregonian*, October 25, 1894, 6.

³ Discussion of the 1909 wing's groundbreaking is discussed in "First Wing Read," *Oregonian*, August 8, 1909, 8.

⁴ Photo of the construction of this wing is provided in "Increased Demands on Patton Home Compel Enlargement of Institution," *Oregon Daily Journal*, September 28, 1913, 13.

⁵ The Progressive Era was a period of political reform and social activism that was widespread across the United States during the 1890s to the 1920s. It is discussed in greater details on p. 22 of this nomination.

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Shown in Photo 1, the building is situated toward the southwest corner of the block, providing for a generous landscaping in front of the building and a large garden to the north of the building. Historic photos provided in Figures 12 and 15 indicate that the grounds have always been landscaped. There are two large trees on the north side of the site. The one in the northwest corner dates within the period of significance. The rest of the plantings are more recent and were not planted during the period of significance.

The Patton Home is a 2.5-story building that was constructed in phases. The home began as a wood-frame building (as seen in Figure 9), but most of the original wood-frame wings were replaced or altered over time. The wing that comprises the masonry portion of the primary façade today was a substantial alteration to one of the wood-framed wings. Constructed in 1926, it provides the main architectural entry point for the building. A wood-frame corner wing at the southeast was constructed in 1894. The southern masonry wing was constructed in 1909. The northwestern masonry wing was constructed in 1913. Each of the wings is described in detail below.

The masonry portions of the building are constructed on concrete foundation walls. The height of the foundation varies around the building depending on the slope of the site. The roof of the entire building is composition shingles. The primary window type was historically a one-over-one wood sash window. Vinyl windows (also one-over-one) have been inserted into the wood frames. A few of the more atypical/decorative historic wood windows still exist and are called out in the wing descriptions.

The site plan in Figure 4 shows the relationship of the wings and their dates of construction. The exterior descriptions are broken out by wing and each wing is described in its entirety, even when it has multiple elevations. These wing-by-wing descriptions begin with the 1926 primary façade entry wing even though it is chronologically the youngest. Next, the 1894 wing is described because it also comprises a portion of the primary façade. Continuing clockwise, the 1909 wing is described next, followed by the 1913 wing. Because the interior is homogenous in design, style, and materials, it is described as a whole and not discussed wing by wing. Elevation drawings are provided in Figure 7 in addition to referenced photographs.

1926 Wing

Shown in Photos 2 and 3, the primary façade's entry wing was designed by architect Richard Martin Jr. in 1925 and built in 1926. Martin's plans gave the existing wood-frame building a new façade and slightly enlarged the footprint to the east. The building was not demolished in its entirety but was completely transformed in terms of style and materiality. Characteristic of the Colonial Revival style, the building has gable ends and a prominent cross gable extending both east and west. The cross gable is off-center making the plan type an offset T shape.

The primary (east) façade is faced with red brick up to the eave line. The field brick is laid in a common bond and features decorative patterning at key architectural areas. At the corners of the east-facing cross-gable section, the brick is raised, creating a reveal suggestive of a corner pilaster. Raised banding at these corners is achieved by bringing the header courses forward of the main brick field. In the top portion of the "pilaster" is a diamond motif with an inset cross. Shown in Photo 5, the window pairs at the ground floor feature brick arches comprised of three header courses. The area between the top of the window and arch is filled in with header bricks in a stacked bond. Three diamond shapes are inset into these header bricks. The second-floor windows feature a flat arch detail where the brick is laid in diagonal soldier courses. Within the cross gable, there is a wide belt course that runs horizontal across the building in line with the eave returns. It is comprised of stacked bands of header and soldier courses. The brick follows the shape of the gable, framing the stucco that infills this triangular area. Finally, brick is also used to frame a decorative oval window within the gable.

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Centered on the cross gable is a partially covered concrete porch with pairs of classical columns. The porch is accessed from a concrete walkway and several concrete steps. The porch has painted metal handrails and railings that were installed in 1999. A new concrete ADA ramp was also added to the north side of the porch at this time. The porch columns support a flat porch roof which has mouldings suggesting a classical entablature. Historically there was a low, decorative guardrail at the porch roof that featured a diagonal lattice pattern shown in Figure 15. This was removed prior to the early 1980s when the building was photographed for the Portland Historic Resources Inventory shown in Figure 16. Centered on the porch is an arched, leaded glass door surround and a single-leaf wood door shown in Photo 4. Originally, the front door was comprised of a pair of stained wood doors featuring three inset panels each, as seen in Figure 17. The date of removal is unknown, but probably occurred in 1999 when the building's ADA accessibility was improved. The door surround features sidelights with colonettes topped with decorative finials and an arched transom. The original leaded glass has a curvilinear motif.

As mentioned previously, the primary historic window type on the building was a one-over-one wood window. The window placement on the east façade was designed in a symmetrical manner in keeping with the architectural formality of the Colonial Revival style. On this elevation, all of these windows have been replaced with one-over-one vinyl windows installed within the original wood window frames. Flanking the front door are pairs of one-over-one windows at both the first and second story levels within the cross gable. To the north outside the cross gable, there is a single window at the first and second floors. To the south, there are four single windows each per floor. Above the porch at the second story is a decorative Palladian window grouping. Within the ensemble, a one-over-one window flanks either side of a pair of multi-light French doors. The grouping is topped with an entablature, a wooden panel that mimics a fanlight, and a keystone. The mullions between the windows and door are fashioned to look like pilasters with Ionic capitals. Above the Palladian window within the gable is an original decorative oval wood window surrounded by brick and four prominent keystones.

The cross gable features a rake moulding and eave returns. A prominent dentilated cornice band runs at the eave line. The roof was historically a metal-shingle roof with a low-profile scalloped edge. Today the roof is composition shingles. There is a large brick chimney at the east end of the roof, venting the parlor fireplace.

Turning to the north side of the 1926 wing, the building's gabled end has a painted stucco finish and no decorative details as shown on Photos 1 and 12. The windows are not placed symmetrically on this facade. There are four on the ground floor, two on the second floor, and one within the gable.

On the back side of the 1926 wing there is a small area of west elevation wall before the western cross gable extends from the building. The wall is also painted stucco and has no decorative details. There are pairs of one-over-one windows on each floor level.

Shown in Photo 12, the north elevation of the cross gable continues the same painted stucco wall material with decorative detailing or applied ornamentation. Given that this portion of the building originally housed the dining hall on the ground floor and the auditorium on the second floor, the windows are large and architecturally significant to the elevation. On the ground floor north elevation, there is a door and three windows, each topped with a multi-light transom. Historically the lower window type was a casement window with eight lights in each sash. These were replaced with a pair of four-over-four vinyl windows. The ground floor door was originally a pair of French doors. This door pair was replaced with a single leaf door with six lights and a side light with five lights. On the second floor, there is another door and three windows grouped directly over those windows below. The windows are multi-light casement windows topped with an arched fan light. The original windows still exist at this level, except

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for one casement leaf that was replaced with a one-over-one vinyl window. The cross gable extends back to meet the 1913 wing, which will be discussed in its own section.

Shown in Photo 10, the south side of the cross gable extension faces the courtyard, continuing the same painted stucco treatment. The windows were designed in the same style as the afore-described north elevation with four windows per floor. The original fanlight windows exist; however, all other windows have been replaced with one-over-one vinyl windows.

The west elevation of the 1926 wing also looks into the courtyard. This wall corresponds with the portion of the interior that is comprised of a large interior ramp to the second floor. The design originally included a one-story sunroom. It is not in existence today and it is unknown if this was ever constructed per the plans. Today, there is a new exterior entry door at the ground-floor level. The second-floor level includes tall multi-light windows topped with transoms and further topped with arched fan lights. The original casement windows were replaced with six-over-six vinyl windows and vinyl transoms. The fan lights are made of wood and are original to the building.

The south gable end connects with an older section of wood-framed building, which is discussed next.

To summarize the character-defining features of this 1926 Colonial Revival wing, these include the following: The gable-end roof form with cross gable creating a symmetrical and architecturally prominent entry composition; the red brick masonry walls and decorative brick work including quoins and window arches; the entry porch with paired columns, flat roof with trims suggestive of an entablature, and second-floor balcony; decorative windows within the entry ensemble including sidelights and transom at the front door, Palladian window at the balcony; and circular window within the gable; one-over-one windows punched in the masonry wall; multi-light windows topped with fan windows on the north and west elevations; heavy cornice molding with dentils; and closed eaves and eave returns with prominent trim moldings.

1894 Wing

The building's southeast corner dates to an era when the Patton Home was entirely wood-frame construction. As a remnant of a former building, the wing has an irregular massing. Its appearance in 1910 can be seen in Figure 14, which shows that it historically had wood lap or drop siding. The present siding type is fiber cement lap siding of a similar dimension to the historic siding.

Where it attaches to the 1926 wing, the wing has a gable-front section facing east. This is shown in Photo 2. A sunroom addition was made to the front of this gable-front section in 1999 that appears to have been inspired by Richard Martin Jr.'s design for the courtyard sunroom. The sunroom has multi-light vinyl casement windows on all elevations and an entry on the north side. The addition is clad with fiber cement panel and features a flat roof.

The body of the building visible above the addition has two one-over-one windows that feature a simple trim surround. The gable features closed eaves with a frieze, rake moulding, and eave returns. Originally, a pair of small pointed-arch windows were featured within the gable end. These windows were removed, likely in 1999, and were replaced with one circular vinyl window with a multi-light pattern. The window has circular trim and four keystones that mimic the historic decorative window above the main entry.

Continuing south on the east elevation, there is a single one-over-one window at each floor. This portion of the building has a south-facing gable. Turning to face the south elevation of this gabled section, the 1910 photo indicates there was a centered one-over-one window on the ground floor, two one-over-one windows on the second floor, and a matching pair of small pointed-arch windows within the gable. This

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is shown in Photo 6. Today, there are two one-over-one windows on the ground floor, two on the second floor, and a round window in the gable to match the one on the east elevation.

Proceeding south, there is a gable extension that attaches to the 1909 masonry wing. This creates a recessed “hyphen” area between the south-facing gable front and the 1909 wing. In 1999, this area became a secondary ADA entry and elevator lobby. The hyphen was reframed during the 1999 project, making its attachment larger and its height somewhat taller. Visible in the 1910 photo are two one-over-one windows on each floor. Today, there is an entry door with sidelights, topped by a pair of one-over-one windows, and a smaller one-over-one window at the attic level. The entry door has a flat-roof cover.

It is unclear how this wood-frame section of the building changed between 1910 and 1999. However, while not easily visualized, the 1983 photo from the Portland Historic Resources inventory in Figure 16 shows that the windows had been replaced, the window trim removed, and the wood lap siding had been replaced by this date.

To summarize the character-defining features of the 1894 Queen Anne wing, these include a cross gable roof form; lap siding; and one-over-one windows with trim surrounds.

1909 Wing

Connecting to the west side of the wood-frame section is a red brick wing constructed in 1909, shown in Photo 7. This wing was designed by Richard Martin Jr. and was part of a larger design for a masonry building (Figure 13) that would replace the wood-frame buildings, of which only this wing was built as designed. Based on the rendering of the proposed south elevation, the design could be classified as Flemish Revival due to the decorative parapet walls at the gables. However, Colonial Revival details were also incorporated such as the heavy dentilated cornice molding at the eaves, classical columns at the porch, Palladian windows, and attic dormer windows.

The south elevation faces N Going Street and the north elevation faces the courtyard. This 2.5-story wing sits on a tall concrete foundation, punctuated with small basement windows. A concrete belt course separates the foundation wall from the brick exterior wall and runs around the entire wing. The masonry features decorative brick details including quoins at the gable ends, flat arches above all first-floor windows, and segmental arches above all second-floor windows. A brick belt course aligns with the second-floor window heads and runs continuously on all three sides of the wing, arcing above each of the segmental arches. The original window type was a one-over-one wood window and today the first and second-floor windows are one-over-one vinyl windows in the original wood frames. A heavy dentilated wood cornice is featured at the eave line wrapping all three sides of the wing.

The south elevation is symmetrically arranged. There is one window per floor per bay, with a total of eight windows per floor. At the roof, there are four large dormers with gable-front pediments. Each dormer has a pair of eight-over-one vinyl windows.

The west elevation, shown in Photo 8, features an end wall with a simplified stepped gable. A door centered at the basement level has been replaced with a modern service door topped with a large transom. The transom was likely inserted into an original first-floor window opening. On either side of the transom is a one-over-one window. The second floor has three window openings that align with those below—a single one-over-one, followed by a pair of one-over-one windows, followed by another single one-over-one. The dentilated cornice breaks above the second-floor window to frame a decorative window/door grouping. Presently there is a non-historic fixed door flanked by two six-light vinyl windows. It is unknown if the historic condition featured a door or a window in the larger opening.

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Shown in Photo 9, the north elevation facing the courtyard is not as rigorous in its symmetry. On each floor, there are seven one-over-one windows. The windows have variable spacing on the façade. At the west end of the roof, there are two large dormers that match those on the south. To the east, there are three smaller dormers that only have one eight-over-one window each.

To summarize, the character-defining features of the 1909 wing include a gabled roof form with a quasi-stepped gable parapet wall with a decorative window grouping; attic dormer windows; red brick masonry walls with decorative quoins and banding around the second-story windows; one-over-one windows punched in the masonry wall; closed eaves and heavy cornice molding with dentils.

1913 Wing

In 1913, a Jacobethan-style structure was erected at the northwest corner of the Patton Home complex. When the 1926 wing was built, its west gable extension connected with the east façade of this wing. Shown in Photo 11, the 1913 wing is two stories and sits on a tall concrete foundation. The building is faced with red brick and has cast stone architectural details, including window surrounds, a cornice, and parapet coping. The parapet coping has a decorative notch that occurs twice on each of the building's three elevations. Cast stone diamonds are further used to add a level of decoration to the parapet on all three sides. The roof is flat.

The main architectural façade of this building faces west. The arrangement of architectural features is broken into three bays on this façade. At the foundation level, the south bay features an entry door with a cast stone Tudor arch surround. The original door has been replaced with a modern metal utility door. To the north is a grouping of five basement windows with another single basement window in the third and final bay. At the second floor, there is a one-over-one window above the door that aligns halfway between the first and second floors. This original wood casement window has six lights in each sash. It is set within a cast stone surround. The center bay features four small single casement windows at the first-floor level. These are original wood windows with six lights in each sash. The windows are separated by narrow brick pilasters topped with a cast stone Jacobethan detail. In the northern bay, there is a single one-over-one window in a cast stone surround. At the second-floor level, there is another grouping of four small casement windows in the center bay. These are set within a cast stone surround and separated by cast stone mullions. The two southern windows are original, while the two northern windows have been replaced—one with a fixed, single-light window and the other with a one-over-one vinyl window. The northernmost bay features a one-over-one wood window in a cast stone surround.

The arrangement of the north elevation, shown in Photo 12, is not symmetrical like the west elevation. It features three basement windows, as well as mechanical equipment that is located against the foundation wall. The first floor features six window openings. One has been infilled with a kitchen vent. There is a second kitchen vent located between two windows. At the east end of the elevation is an exterior door and a non-original metal staircase. The second floor features five one-over-one windows. All windows at the first and second-floor levels are set in the same cast stone surround and all have been replaced with one-over-one vinyl windows.

Shown in Photo 10, the south elevation faces the courtyard and is similar to the north elevation. There are six one-over-one vinyl windows on the first floor and five one-over-one vinyl windows on the second floor, all set in cast stone surrounds. Almost centered on the elevation is an egress door that accesses an ADA ramp with a painted metal railing.

To summarize, the character-defining features of the 1913 Jacobean wing include the flat roof; red brick masonry walls; low parapet wall with decorative notches, cast stone parapet banding, and cast stone diamonds; cast stone cornice bellyband; punched windows with notched cast stone surrounds; two

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groupings of small multi-light casement windows on the west elevation; brick pilasters topped with decorative cast stone relief work; entry door surround with cast stone gothic arch and a panel of cast stone relief work above the arch.

INTERIOR

The Patton Home's interior conveys the historic institutional use of the property. The interior retains much of its general layout dating back to 1926, including the entry vestibule, parlor, dining room, ramp to the second floor, and individual rooms off a double-loaded corridor. The plans for the 1926 wing are shown in Figures 23-25. While the 1926 project placed a new masonry façade on the existing wood-framed Queen Anne building and did not demolish the building in its entirety, the work resulted in a complete renovation of the portion of the interior associated with the wing, replacing all earlier finishes. Based on the drawings, it does not appear that work in 1926 extended to the other building wings and no documentation exists to illustrate the interior character of the other wings during the period of significance. Based on the minimal budget the building operated under throughout its history, it is likely the interiors always had simple finishes throughout. As discussed earlier, the building had a major remodel in 1999. Beyond the historic public spaces near the front of the building, the interior finishes were all replaced in 1999.

One enters the building through a small vestibule shown in Photo 13. Separating the vestibule from the lobby is an original wood French door ensemble. There are sidelights with ten lights each. There is a six-light transom above the pair of French doors and two-light transoms above each side light.

The lobby reception shown in Photo 14 features a modern countertop and case work. The ceiling is acoustical tile set in a dropped grid. The pendant light fixtures are non-historic. The structure, including columns and beams, is wrapped in drywall.

To the right of the lobby is the parlor shown in Photo 15. The entry to the parlor features original wood French doors with a six-light transom above. The focal point on the north wall of the parlor is the fireplace, which has a non-original quartz hearth and new wood surround and mantle. Above the mantle, the fireplace retains its enclosure of the chimney with original canted side walls. The room has a non-original coved ceiling that is dropped to conceal fire sprinklers. The pendant light fixtures are non-original. A historic photo is provided in Figure 18.

To the west of the parlor is a TV room. It has the same finishes in terms of a coved ceiling that conceals can light fixtures and fire sprinklers. There is an original wood door with 15 lights and historic pattern glass with a transom above that leads into the dining room. Richard Martin Jr.'s plans show a staircase and elevator in this room; however, writing on the plans note these were not built.

Originally, the area where the reception desk is located was enclosed. Those walls have been removed to create an open check-in style counter with work surfaces for staff and modern case work. The lobby, however, still retains its direct access to the dining room. A matching pair of French doors with sidelights and transoms accesses the dining room at the end of the front door axis.

The large dining room shown in Photos 16 and 17 has original plastered ceiling structure including columns beams and joists. In between the structural members is a grid of non-historic dropped acoustical tile ceiling. The pendant light fixtures are non-original. A historic photo is provided in Figure 19. To the west of the dining room is a large commercial kitchen shown in Photo 18. It has been modernized and does not have any historic features except for one of the large original worktables. A historic photo is provided in Figure 20.

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South of the dining room doors within the lobby, the building features a large ramp to the second floor shown in Photo 19. Based on drawings for the 1926 wing, the ramp is original and it retains its historic ramp newel posts and bannisters. The ramp area is filled with light due to the large windows with transoms and fan lights. At the top of the ramp along the west wall, part of this wall was infilled with non-original glass blocks to transmit light into the second-floor corridor.

Except for the spaces just described, the rest of the building is characterized by a double-loaded corridor that follows the U-shaped building plan. As shown in Photo 20, this corridor provides access to single-occupancy rooms and to shared bathrooms. The corridors are finished with drywall, non-original wood chair rail, rubber base, carpet, solid-core wood doors with metal frames, and a dropped acoustical tile ceiling with integrated light fixtures. As shown in Photo 21, the rooms are finished with drywall, rubber base, carpet, and newer pendant light fixtures. Originally, there was simple painted wood base and wood window casings. A photo during the period of significance is provided in Figure 21.

One interior change that occurred within the period of significance was the removal of the auditorium in 1956. This auditorium was located on the second floor above the dining room. It was removed to create more residential rooms. A period photo of the auditorium is provided in Figure 22.

The basement is unfinished and utilitarian in character. Likewise, most of the attic space is unfinished. However, in 1999, the attic above the 1909 wing was finished. This work included the creation of a central double-loaded corridor and rooms day-lit by each of the dormers.

ALTERATIONS

Patton Home was renovated in 1999, producing the following alterations outside the period of significance. In some case, materials had already been altered prior to this renovation; however, they were further replaced in 1999.

- Replacement of most wood windows with vinyl windows. Some of the more architectural windows remain on the 1926 and 1913 wings. In most cases, the pattern of lights has been replicated with the new windows.
- ADA ramp and metal porch guardrail was added at the main building entry and within the courtyard.
- Original double-leaf entry door replaced with a single-leaf front door for ADA accessibility.
- Other new exterior entry doors around the building.
- New one-story "sunroom" constructed at southeast corner of the primary elevation.
- The 1894 wing was re-clad with fiber cement siding and trim. An elevator overrun and attic was added. This wing was also modified with a new entry door and roof over the recessed entry area; new/modified window openings; new circular vinyl windows.
- Renovation of interior including sheetrock walls, acoustical ceilings, removal of trim, new flooring, new enclosed egress stairwells, new parlor fireplace tile and mantel, new unit doors, new lighting, new ceiling grids in the corridor concealing new fire sprinklers and building systems, and new restroom plumbing fixtures.
- The commercial kitchen has been remodeled many times over the course of its life with new appliances, plumbing, work surfaces, and flooring.

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INTEGRITY ANALYSIS

Location. The property remains at the same location, so integrity is high.

Setting. Integrity of setting is high on the east and north sides of the property, moderate on the south side, and low on the west side. Patton Home retains the original residential-institutional feel surrounded by landscaping, as it was during the historic period. One change to the setting is the presence of the I-5 freeway to the west, behind the building. It is almost entirely screened by a concrete wall on the western side of N Missouri Avenue and there are trees planted in front the wall. Because of this screening, the freeway cannot be seen, but can be heard. Given the fact that the building's architecture is strongly oriented to the east and its landscaping has always been on the east and north sides, the presence of the freeway does not greatly diminish the integrity of setting.

Design. Integrity of design is the combination of elements that creates the form, plan, space, structure, and style of a property. For Patton Home, integrity of design is moderate. The form of the building is mostly unchanged. Exceptions include the 1894 wing where the enclosed sunroom, the ADA entry, and the elevator overrun were added. There are no other alterations to massing, proportion, or scale. The building's interior spatial organization is largely retained including the public spaces such as the entry, parlor, dining room, ramp, and double-loaded corridors providing access to multiple small bedrooms. While there have been some changes to materials, such as with the window replacement and the re-cladding of the 1894 wing, the building's multiple styles retain most of their character features as summarized at the end of the wing-by-wing description. Important interior design features in the public spaces such as the French doors with transoms and sidelights and the ramp newel posts and bannisters are retained.

Materials. Integrity of materials is moderate on the exterior. The building retains the character of the distinct wall types of each wing. The brick and stucco are intact and in good condition. However, all wood siding has been replaced at the 1894 wing with fiber cement lap siding. Most historic window sashes have been replaced with vinyl windows, although the majority of these replacements have the same configuration as the historic windows (one over one). Some of the architecturally-distinct wood windows remain. On the interior, historic materials are found at the public spaces of the building nearest the front door including the wood French doors and transoms at the entry foyer, parlor, dining room and rec room—some of which have original pattern glass. The round wood newel posts and curved wood bannisters at the ramp are also retained. While the building had modest finishes with minimal ornamentation elsewhere during the historic period, these were removed in 1999.

Workmanship. Workmanship refers to the quality of the craftsman's product. At Patton Home, integrity of workmanship is moderate at the exterior. Workmanship is seen in the masonry, including the decorative brickwork such as the quoins and window arches. It is seen in other historic ornamentation, including columns, eave returns, dentils, mouldings, decorative windows, and cast stone features. The loss of wood windows on the exterior has resulted in some diminishment of the building's integrity of workmanship. On the interior, workmanship is evident in the original French doors and the original ramp newel posts and bannister. While the building was not constructed with finishes necessitating a high level of workmanship, other interior finishes from the historic period were removed in 1999.

Feeling. Feeling is a property's expression of the aesthetic or historic sense of a particular period. For Patton Home, integrity of feeling is high at the exterior. The building evokes the aesthetic sense from the historic period with the historic design, materials, and the building's setting on its original full block surrounded by landscaping. Integrity of feeling is moderate at the interior. The building retains the spatial relationship and feeling of an institutional care facility. The historic sense of its period of

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significance is felt the most in the public spaces such as the entry, parlor, and dining room. Because the building was simply finished on the interior during the historic period, the loss of historic fabric beyond the public spaces is not detrimental to integrity of feeling.

Association. Integrity of association is defined as “the direct link between an important historic event or person and a historic property.” This connection can occur only if the property’s historic features survive. For Patton Home, integrity of association is moderate-high, as the building still very much looks and feels like a historic institutional building at the exterior. There are enough surviving physical features for a visitor to experience the direct link with the building’s significance as a Progressive Era retirement home.

Integrity Conclusion

As a Criterion A nomination, the Patton Home retains sufficient integrity to reflect its significance in social history as a Progressive Era retirement home founded by women, for women. The building retains its setting on a full city block surrounded by landscaping. It is clearly evident that the building is a century’s old residential institution. The complex retains the distinct character of its four wings that were built during its period of significance, including original brick and stucco siding. Decorative features such as brick patterning, quoins, cornice moldings, and ornamental windows are present. Inside, the building retains its floorplan from the historic period, decorative doors and transoms in the public spaces, and its unique ramp to the second floor with newel posts and bannister. While the present integrity would likely not be sufficient for a Criterion C nomination, enough historic fabric remains to tell the story of the building’s significance as the earliest retirement home in Portland and an important place of women’s history.

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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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Social History: Women's History

Period of Significance

1894-1963

Significant Dates

1894: first wing constructed;
1909: second wing constructed;
1913: third wing constructed;
1926: fourth wing constructed

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Martin Jr., Richard: Architect (1909, 1926 wings)

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Period of Significance (justification)

The period of significance for Patton Home begins in 1894—the date of construction for the extant wood-frame wing. While the first building on the site was constructed in 1890, this building essentially no longer exists. It was moved and incorporated into the growing complex, yet no visible evidence of the structure remains even if some of its original framing does potentially exist within the walls of the present building. Although Patton Home remained a nonprofit, largely volunteer-run retirement home until 1991, the year 1963 was chosen as the end of the period of significance. Two factors drove this end date: First, men became involved in the board during the 1960s, which had been run by women since 1890. Additionally, in 1963, the Oregon state legislature stopped funding Patton Home’s biennial appropriation. This appropriation began in 1893 and it made possible the expansion of the facility in 1894.⁶ This was the first such appropriation for Patton Home and, thereafter, state appropriations became a regular source of funding until 1963. It is unclear exactly how both of these changes impacted the operations of Patton Home, but combined, they indicate a shift away from two factors that were important during the historic era.

Criteria Considerations (explanation, if necessary)

N/A

⁶ “The Patton Home,” Oregonian, March 18, 1893, 8.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Patton Home is locally significant under National Register Criterion A for social history: women's history, as an important Progressive Era retirement facility founded by women for women in Portland, Oregon. It also had an all-women board of directors managing the home until the 1960s. Considered to be the oldest continuously operating retirement home in Oregon, Patton Home was started by the Ladies Union Relief Society of Albina to provide supportive housing for elderly women in need. The first building on the site was constructed in 1890 and, as the demand for additional housing increased, new wings were added in 1894, 1909, 1913, and 1926. These four wings comprise the nominated property. In the Progressive Era of the late 19th and early 20th centuries, private elder care homes came about as a means of providing seniors with dignified housing rather than spending their final years relegated to the poorhouse. These facilities also provided meals, activities, social and religious connections, and varying degrees of caregiving and medical support. Women's charitable groups were some of the first to provide an alternative to the poorhouse for seniors. Historian Joseph Gaston described the "plucky women" of the Ladies Union Relief Society as having a difficult task raising money in Albina as there were few wealthy benefactors in this small town, which would later become part of Portland. The establishment and growth of Patton Home reflects the efforts of a determined group of charitable-minded, middleclass women to create an institution that would better the lives of vulnerable senior women in their community. The period of significance begins in 1894, which is associated with the construction of the building's oldest extant wing. It closes in 1963—the ending of the biennial state appropriation that had been a funding source since 1893, as well as inclusion of men on the board of directors.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Originally called Patton Home for the Friendless, Patton Home is considered to be the oldest continuously-operating retirement home in Oregon.^{7, 8, 9} As a project of the Ladies Union Relief Society of Albina, the group raised the funds to build the first building and to eventually shepherd the institution through a rapid period of growth where multiple additions were constructed. The home originally housed elderly women, but later admitted men as well. The significance of the home is deeply tied to women's history and the important ways in which women were able to affect social change through charitable work during the Progressive Era of the late 1800s and early 1900s. Changes in elder care that occurred during this time period came in response to the atrocious conditions of the poorhouse—a catch-all institution that gave shelter to people of all ages who were unable to support themselves or rely on their families.

This narrative statement of significance begins with the history of Patton Home, which is followed by context statements for elder care and women's charitable work during the Progressive Era. It concludes with an analysis comparing the nominated property with the other charitable initiatives in Portland directed by women and the buildings that supported these efforts.

THE HISTORY AND DEVELOPMENT OF PATTON HOME

Construction of the First Building and Early Expansion Projects

Patton Home is located in what was once the town of Albina¹⁰, historically located across from Portland on the east side of the Willamette River. In 1891 it was annexed into the City of Portland along with the town of East

⁷ Joseph Gaston, *Portland, Oregon, It's History and Builders*, (Portland, S. J. Clarke Publishing Co, 1911), 458.

⁸ "At The Patton Home" *Oregonian*, September 11, 1892, 8.

⁹ Ann Sullivan, "Patton Home Carries Its Years With Pride," *Oregonian*, November 30, 1987, 20.

¹⁰Settlement in Albina began in 1874. The original area of the town was modest: from Halsey St north to Morris St, and from the Willamette River to today's Martin Luther King Jr. Blvd. In 1889, Albina annexed the land north to Killingsworth St and east to 24th. In 1891, Albina annexed everything north to Columbia Blvd and west to the Portsmouth area. On July 6, 1891, Portland, East Portland, and Albina were consolidated into one city. Albina's population was approximately 6,000 at that time.

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Portland. In 1880, Albina's population was only 143, but by 1890 had reached about 5,100.¹¹ By comparison, Portland's population in 1880 was 17,577 and in 1890 it was 46,385.¹²

The Ladies Union Relief Society of Albina organized on December 9, 1887 with a mission "to assist the poor, the friendless, the orphan, the erring, and whosoever else needing the willing hands and kind hearts of these noble women."¹³ The Relief Society was one of several women's groups with a charitable mission that was operating in the Portland area by the 1880s and it is believed to be the first such group in Albina. These groups are discussed in greater detail in the forthcoming context on women's charity work during the Progressive Era in Portland. However, it is important to recognize that the work of the Relief Society was part of a local and national movement whereby women began devoting significant effort to bettering the lives of those less fortunate in their communities.

One of the first people the Relief Society aided in 1887 was a poor woman whose husband had passed away, leaving her with several small children for whom she had to provide. The Relief Society assisted by renting her a house. Their early efforts also included smaller acts of charity such as distributing donated food and clothing. As shown in Figure 10, the records that are archived at the Oregon Historical Society indicate that they meticulously tracked the donated items that were received and the assistance they provided to people in the community.¹⁴ In two years' time, the group was overwhelmed with requests for help, especially with housing, and needed a solution that was more comprehensive and effective.

In 1889, Matthew Patton—"one of the noble whole-souled old pioneers of the city"—put forth a charitable challenge.¹⁵ He proposed "to donate a block of land to any society which would agree to build thereon a charitable institution, or home for aged people, to cost not less than \$1,000."¹⁶ He required that the building be constructed within one year's time. The Relief Society accepted the offer, finding this an excellent opportunity to forward their cause. Later in 1889, Articles of Incorporation were drawn up and filed stating that the corporation would be known as the "Patton Home for the Friendless' to provide assistance, food, clothing, fuel and the necessities of any kind for the poor, afflicted and friendless."¹⁷ The incorporated officers were the five founding women, including President Mary A. Ford Knox who was no stranger to helping those in need. She had enlisted in the Union Army during the Civil War and worked in military hospitals in Boston and Annapolis.¹⁸ Matthew Patton, Mary Knox, and the other founders are depicted in Figure 8.

With 29 members, the Relief Society had one year from the time the agreement was signed to erect the building. The wealthy society families of Portland were busy with their own charities and were, in fact, attempting to raise funds for their own "old ladies home" at the time, which meant they did not give to the Patton Home effort.¹⁹ This necessitated that the Albina women raise the money within their local community. Joseph Gaston described their efforts in his 1911 profile of the home:

¹¹ "Oregon's Population," *Oregonian*, December 27, 1891, 16.

¹² *Population of Portland, Oregon*, <https://population.us/or/portland/>, accessed July 26, 2020.

¹³ Gaston, 457.

¹⁴ Patton Home Records 1887-1907, Oregon Historical Society call number Mss 2309, accessed October 14, 2019.

¹⁵ Gaston, 458. Matthew Patton was one of Oregon's early pioneers. At age 42, he brought a flock of sheep across the plains to Oregon in 1847. Wool and mutton provided his initial income, but a stint in the California gold fields brought him considerable wealth. He extracted over \$10,000 in gold before returning to Oregon. From that time forward real estate formed the foundation of his fortune-building. He took a donation land claim in Yamhill County and later acquired a tract adjacent to Oswego where he mined the first iron ore to be smelted at the Oregon iron Works. Patton played a seminal role in the development of the iron ore industry in this area and he became involved with the never-realized dream to build a Pittsburgh of the West on the banks of the Willamette River. In 1885, he purchased a half section adjacent to the town of Albina and platted Patton's Addition. His plat consisted of a quarter section or 160 acres. He had sold the entire 320 acres and carried \$1000 mortgage on it. When his buyer was unable to meet the payments, Patton reclaimed only half of the land saying that the man's improvement efforts entitled him to keep part of it. It was from this reclaimed land that he made the donation to the Ladies Relief Society of Albina.

¹⁶ *Ibid.*

¹⁷ *Ibid.*

¹⁸ "Woman Soldier in Civil War Does," *Oregonian*, September 5, 1911, 9.

¹⁹ Gaston, 458.

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“It was not an easy job. In the year 1889 Albina was a struggling village of a few hundred people, and none of them burdened with surplus cash. But the plucky women got the money. The faded old admission cards testifying to the valentine balls, mid-summer balls, picnics and so on, hitting the purses of the men on their vulnerable points, showed, how, when and where, and by what patient and persistent labors these noble women of old Albina laid the foundations of a great charity, which will testify to their good works, and keep their names in sweet remembrance for all the future history of the city.”²⁰

The Relief Society worked tirelessly at fundraising, gaining enough money to clear and grade the block for \$310, \$271 for a street assessment, and \$10 for a stove and other fixtures for the building. Their level of dedication was evident in that they even charged each other penalties in order to raise additional funds: each woman was fined ten cents for missing a meeting, for failing to attend to committee duties, or for failing to have any necessary materials at a meeting.²¹

When the year was almost up, they did not have the necessary funds to construct the required building. Mr. Patton, knowing that the group of women had worked faithfully, extended the deadline until August 1, 1890. With renewed energy the Relief Society continued to host fundraising teas, parties, excursions, and suppers, ultimately achieving their goal.

Shown in Figure 9, the first structure on the property was a simple, vernacular-style wood-framed house that had six bedrooms. On June 15, 1890, the cornerstone was laid with a time capsule containing the charter of the City of Albina, copies of local newspapers, the property deed from Matthew Patton, the society’s bylaws, and a list of its members. Patton attended the dedication at age 85. He was affectionately known as “Father” and his portrait hangs in the home to this day.

By the time the building was operating, the Society narrowed the focus of their mission to exclusively helping poor, elderly women. At this time, the building was the only place in Oregon, other than a poorhouse, where the aged could find shelter and care, according to Gaston.²² They called the residents “inmates” and the first one was Martha Coffee, age 76.

Once the building was constructed, there was still a daunting amount of work to keep the home operational. Mary Knox would go on to devote ten years to establishing the home during the early years of its formation. An *Oregonian* profile of the Civil War veteran notes her dedication:

“[She] gave many years of work and care to the Patton Home at a time when it was difficult to sustain the institution. When others were discouraged and ready to give up the work, Mrs. Knox cheered the others and led the way out of difficulties.”²³

The need for more bedrooms existed almost immediately and expansions followed quickly after the completion of the house. In 1891, a porch was added and in 1893 the entire structure was moved from the corner of the block to the center.²⁴ For this reason, it is possible some of the existing structural members in the present building date to 1890; however, the record is unclear as to exactly where and how long the original building continued to persist on the site.

The move in 1893 was done in preparation for the construction of a twelve-room annex that was completed in 1894 and funded from a \$2000 appropriation from the legislature.^{25, 26} One historical account of the building

²⁰ Gaston, 458

²¹ Patton Home Records 1887-1907, Oregon Historical Society call number Mss 2309, accessed October 14, 2019.

²² Gaston, 458.

²³ “Woman Soldier in Civil War Dies,” 9

²⁴ “Patton Home Matters,” *Oregonian*, July 3, 1893, 8.

²⁵ “The Patton Home,” *Oregonian*, March 18, 1893, 8.

²⁶ “It Will Be Finished,” *Oregonian*, October 25, 1894, 6.

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notes that a “Mr. Dupy” was the architect for the 1894 annex.²⁷ This is likely Andrew Lowe DuPuy who was an architect working in Portland at least by 1893—the earliest mentioning of his name and his architectural firm in the *Oregonian*. The existing wood-frame wing is believed to date from this time. At completion, numbers in the facility increased to 25 elderly women.

The year 1893 was also when the Ladies Union Relief Society dissolved and the Patton Home Association was established to manage the building.²⁸ Historical records do not elucidate why the nonprofit changed, but it is likely that with Patton Home being the group’s sole focus, it was appropriate to establish a new nonprofit specifically for the home. The nonprofit continued to be run by a board of directors made up of all women and it did so continuously until the 1960s. The original founders had been seniors themselves when the effort to establish Patton Home was started and, as such, they eventually passed the baton to others who were able to carry forth the home’s mission. The long-running women’s leadership of the home is noteworthy and significant during a time when women’s roles outside the home were limited. Here, women were making key decisions about fundraising, prioritization and allocation of funds, admissions, and long-range planning.

At the turn of the 20th century, fundraising was ongoing, as the Association was frequently renovating and expanding the wood-framed building through 1907. In 1900, they launched a fundraising drive to repair the bathroom and kitchen, install a brick foundation under the building, upgrade the oil lamps to electricity, and replace the heating stoves with a radiator system. The Association was also successful at this point in reaching out to the wealthier women of the Irvington and Holladay Social Society, who assisted in furnishing the new rooms.²⁹

Expansion Projects from 1909 – 1926

A historic photo from 1923 (Figure 12) shows the Patton Home as a complex of wood frame wings constructed in the Queen Anne style. It was a more vernacular interpretation of the style, having less decorative detail compared to its high-style counterparts. The 1909 and 1913 brick wings were constructed by this time but are not visible in the photo. While the main entry had slight architectural prominence due to its gable extension and steps leading up to a front door, overall there is little hierarchy to the rambling nature of the wings. One of the building’s most notable features was a continuous veranda at both the first and second stories wrapping much of the building’s exterior. Sitting on the porch getting fresh air was a popular pastime for the elderly residents, as depicted in Figure 11.

In 1909, architect Richard Martin Jr. designed a grand masonry building, shown in Figure 13, to replace the frame buildings.³⁰ It is not known how Martin initially became connected with the home; however, he did architectural work for the Association for nearly two decades and his wife served as president of Patton Home’s board in the 1920s. Construction commenced on the south wing of Martin’s design in 1909, but they did not have the funds to complete the rest of the structure.³¹ This addition increased the facility’s capacity to 40 residents. A photo of this wing shortly after completion is seen in Figure 14.

The 1913 brick wing was constructed primarily to replace the kitchen facilities that the home had long since outgrown. The state legislature provided \$12,000 towards the construction of the 1913 brick building. The additional \$4,000 needed for its completion came from bequests and fees from the residents.³² It is unknown if Martin designed this wing. The first floor included the kitchen and servants’ quarters. The second floor was devoted to rooms for male residents, which the home began admitting with the completion of this wing. Their rooms were separated from the women’s rooms in the other wings.

²⁷ Ecumenical Ministries of Oregon, “Patton Home of the Future,” unpublished history of Patton Home, 5.

²⁸ “Patton Home Appropriation,” *Oregonian*, February 25, 1893, 8.

²⁹ “The Patton Home,” *Oregonian*, March 2, 1895), 8.

³⁰ “Mathew Patton,” Garden Home History Project, January 21, 2012, www.gardenhomehistory.com/2012/01/21/mathew-patton/, accessed July 15, 2020.

³¹ “First Wing Read,” *Oregonian*, August 8, 1909, 8.

³² “Increased Demands on Patton Home Compel Enlargement of Institution,” *Oregon Daily Journal*, September 28, 1913, 13.

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The final expansion of Patton Home was made in 1926 when the new entry wing was constructed. Martin was again the architect, but completely revised his grand design from 1909. The new design kept some of the foundations and framing of the existing wood building to save on construction costs. The foundation footprint expanded slightly to the north and the entire building was given a new Colonial Revival façade treatment. Martin's design included an architecturally prominent entry, which had been lacking for decades. His plans also contemplated replacing the remaining piece of wood-frame building at the southeast corner in a future phase, but this was never completed.

Martin's plans for the 1926 wing show that the home's matron and nurse had rooms on the ground floor with a shared restroom to the south of the reception area. The nurse's room connected with a "drug room." The home did not have an infirmary and only provided modest medical care for residents who were expected to be in good health. The large ramp to the second floor was needed for residents who utilized wheelchairs or who could otherwise not use stairs. The 1926 drawings show an elevator was planned for the future, though it was never built.

Throughout the home in 1926, the resident rooms were modest in size, as they are today. There was some slight variation in size with the largest size being 12 x 17 feet. Each room had a closet, but no plumbing fixtures. Shared restrooms were located in each wing of the building. An auditorium was centrally located on the second floor, located above the dining room. It was used for performances and religious services. Christmas performances were frequently mentioned in local newspapers. In 1956, the Association decided that the use of this square footage, which did not directly generate any income, would be put to better use by allowing for more residents.³³ Subsequent interior remodeling that year removed the auditorium and created bedrooms in its place. Whereas Martin's 1926 wing brought the total capacity for Patton Home to 50 residents, the 1956 remodel increased that number to 65 residents.

Activities, Funding, and Nonprofit Management

Throughout the historic period the home facilitated many social activities that kept residents busy and improved their quality of life. In 1923, the matron Mrs. Lambert was quoted saying: "What don't they do? They are the busiest people you will ever meet." The women would knit, crochet, sew, and embroider. Their handicrafts were often sold at church bazars. A librarian would come weekly to the home to find out what the residents would like to read. Church societies and clubs would make regular visits to entertain the residents. Religious services were held on Sundays and one day during the week.³⁴

As stated earlier, the Oregon legislature began supporting the Patton Home financially with a biennial appropriation in 1893.³⁵ The appropriation amount varied. In 1907-08 it was \$8,750, for example.³⁶ This appropriation ended in 1963.³⁷ However, most of the home's funds came from fees charged to the residents. In the late 1890s, residents paid according to ability, anywhere between \$5 and \$16 per month. At this time, it cost \$9 a month per person for the facility to break even.³⁸ Churches, family relations, and/or fraternal organizations paid all or part of the monthly fees for some residents. In the *Directory of Old People's Homes* published by the Bureau of Labor Statistics, in 1941 the entrance fee for the Patton Home was \$1500, which was one of the lower entrance fees for the homes listed in Portland. Monthly rates were \$35-40. Entrance requirements were listed as "white, sane, normal health."³⁹

³³ Ecumenical Ministries of Oregon, 5.

³⁴ Bureau of Labor Statistics, *Homes for Aged in the United States*, 1941, 96-99.

³⁵ "Patton Home Appropriate," 8.

³⁶ Biennial Report of the Secretary of State of the State of Oregon, 1909, p. 272

³⁷ "Work at Portland's Patton Home Emphasized After Tax Defeated," *The Capital Journal*, November 5, 1963, 9.

³⁸ Patton Home Records 1887-1907, Oregon Historical Society call number Mss 2309, accessed October 14, 2019.

³⁹ *Homes for the Aged*, Bureau of Labor Statistics, 1941, 98-99.

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The Patton Home was historically operated by an all-female board of directors. The board was responsible for managing the affairs of the home and running it “on a shoestring budget.”⁴⁰ They were the primary fundraisers for the activities and expansions of the home. On an annual basis, they also coordinated donations of clothing to the home’s residents. Interacting with their own friends and other social connections was an important means of securing donated items and personal service.⁴¹ The board also organized an annual fundraising tea, which included music, recitations, and refreshments, and also a donations drive at Thanksgiving. They were known for rolling up their sleeves and putting in a day’s work at the home after board meetings. In the 1960s, the women involved their husbands in the board work and for several years the board was composed of six couples. The couples handled most of the home’s activities and needs, including redecorating rooms and purchasing equipment.⁴²

Patton Home operated as a private, nonprofit retirement home for 101 years, largely run by volunteers. In 1991, Ecumenical Ministries of Oregon purchased the property and in 1999, it was renovated to provide low-income, single-occupancy housing. In 2019, Patton Home was acquired by Community Development Partners and renovated again. It continues to provide low-income housing for vulnerable Portland residents.

How the Architecture Reflects Patton Home’s Social History

The design of the building reflects the motivations of the Relief Society and Patton Home Association and how they envisioned care for the elderly at Patton Home. The home was perpetually in need of funds and was able to operate on a small budget thanks to constant fundraising, volunteer management, donations, and a government appropriation. Early on, the home’s budget-conscious nature was evident in the simple, wood-frame architecture. The multiple wings suggest that they were building rapidly to fulfill the need for additional rooms and there may have been little or no effort to do any master planning of the site in these early years.

Richard Martin Jr.’s plans from 1909 reflect that the aspirations for Patton Home had grown considerably from when the home was first built. Shown in Figure 13, what was envisioned was a substantial 2.5-story masonry structure with a unified Flemish Revival design, an H-shaped plan with a prominent central entry, and east-west side wings. Through this design, the nonprofit leadership aspired to give their elderly residents an architecturally significant home. Compared to the rambling Queen Anne structure, the 1909 design conveys solidity, permanence, orderliness, respectability, and security. In step with their prior ability to only build incrementally, they could not construct the entire new building at once and only implemented the first phase of this design with the 1909 wing in the southwest corner that exists today. However, this wing and the Jacobean-style wing from 1913 are evidence of Association’s aspiration to improve the architectural quality of the home.

Martin’s design for the 1926 wing was executed in the Colonial Revival style design, conveying all the aforementioned attributes of orderliness and respectability, but with architectural language that was more current. The Flemish Revival style of his prior plans likely would have seemed out-of-fashion in the 1920s and the Colonial Revival style was the most frequently used style for institutional buildings during this time. For instance, the long veranda on the 1909 design, which was popular around the turn of the century, is removed in the 1926 design in favor of a smaller entry porch ensemble that includes paired columns and decorative windows within a cross gable.

The interior of Patton Home also reflects its social history as a communal living building. Social gathering spaces including the lobby, parlor, and large dining room are clustered around the main entry. Historically, these spaces hosted both special events as well as everyday socializing. While individual bedrooms gave residents their own personal space, life at Patton Home emphasized shared activities in shared spaces.

⁴⁰ Ecumenical Ministries of Oregon, 5.

⁴¹ “White-Haired Advisers and Comforters to be Adopted 1923,” *Oregonian*, December 9, 1923, 75.

⁴² “Patton Home’s Tradition of Caring,” *Voice*, July 2000, 3.

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Photos of the interior from c. 1950 (Figures 17-22) also reflect relatively simple period finishes on the inside of the building, commensurate with a frugal construction budget. The spaces with the most detail were the public rooms such as the parlor, dining room, and entry lobby. These included features such as French doors with transoms and pattern glass. The resident bedrooms were simply finished with painted flat stock trim around the windows, carpet, and a pendant light fixture. By comparison, more architecturally elaborate retirement homes like the Anna Lewis Mann Old People's Home included extensive unpainted woodwork throughout, as well as decorative columns, staircase elements, and doors as seen in Figure 28.

THE HISTORY OF ELDER CARE IN THE UNITED STATES AND PORTLAND⁴³

In colonial America, there were no public or private institutions to care for the elderly. All assistance was provided through the local community as set forth by the English Poor Law of 1601. Families were required to support their elders, and for those people who had no family, the Poor Law dictated that the responsibility lay with public officials. Poor taxes were charged, which raised funds to provide needy community members with food, wood to burn for heat, small amounts of money, and/or boarding with community members. However, only those deemed worthy of relief received assistance. While one's character and reputation were always a factor, being elderly almost automatically qualified one as worthy of aid in this era.⁴⁴

The first poorhouse or almshouse was established in Boston in 1664, followed by homes in New York, Charleston, and Philadelphia by 1713. These group homes provided for people of all ages who were poor, sick, disabled, or otherwise unable to adequately provide for themselves. However, numbers remained low through the first half of the 1700s, with most needy people receiving direct assistance to live independently or with another community member.⁴⁵

Beginning in the 1760s, the US saw a huge influx of poor, socially disconnected immigrants and a concomitant increase in those needing assistance. With the change in demographics and need, societal perspective on charity took a harsher view and one that was profoundly nativist. Foreigners were seen as lazy and morally depraved. Authorities further believed that hand-outs would reinforce these negative characteristics and forever make the poor person dependent on assistance and unmotivated to work. It was around this time that the reputation of the poorhouse as a punitive, highly undesirable institution took root. These institutions became synonymous with hard labor, little food, and cold, uncomfortable quarters. Local authorities took to threatening the needy with "the house" to curb the numbers applying for direct assistance.⁴⁶

Even though general attitudes toward the elderly as a group still held that they were worthy of assistance, seniors became innocent victims to changes in public charity that were directly targeted at the foreign poor and other younger, "idle" people.⁴⁷ Younger inhabitants often left the poorhouse after a time, but once the old were institutionalized, they generally remained there until death. The hopeless, punitive nature created a broad societal fear of spending one's final years in the almshouse. Around 1850, the needy started to be separated into different institutions. It began with homes for the deaf, mute, and blind and then included orphanages, reformatories for troubled youth, the physically ill in hospitals, the mentally ill in mental institutions, and workhouses for the able-bodied poor. With this shift in demographics, almshouses became defacto old people's homes. For instance, in San Francisco, the average age of an almshouse resident was 37 in 1870, but by 1894 this had increased to age 59.⁴⁸ Nationally, the percentage of residents over age 60 in almshouses went from 33% in 1880 to 54% in 1904 to 67% in 1923.⁴⁹

⁴³ This section is largely a duplicate of the context statement provided in the National Register nomination for the German Baptist Old People's Home, written by the same preparer.

⁴⁴ Carole Haber, *Old Age and the Search for Security*, (Indianapolis: Indiana University Press, 1994), 117-118.

⁴⁵ *Ibid.*, 119.

⁴⁶ *Ibid.* 120-21.

⁴⁷ *Ibid.*

⁴⁸ *Ibid.*, 124.

⁴⁹ *Ibid.*

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The fear of the almshouse directly led to the development of an alternative: private old-age homes. Numerous church and benevolent societies began building old-age homes to give “respectable” poor people a way to avoid the negative and sometimes traumatic experience of the poorhouse. The term “respectable” typically meant white and Christian with an untarnished past. Welfare proponents worried that some elderly individuals were too worthy and upstanding to deserve a fate where they would have to mingle with people perceived as being lesser. Carole Haber writes that the establishment of early private old-age homes “was based on the desire of the elite to rescue the native-born from the immigrant-filled almshouse.”⁵⁰ The Boston Home for Aged Women, for example, was established in 1850 as a haven for those who were “bone of our bone, and flesh of our flesh.”⁵¹ The Home for Aged Women in Providence, RI required that applicants be not only white and native-born, but that their parents also have been born in the United States.⁵² Entrance fees, letters of recommendation, church memberships and other admissions requirements ensured a homogenous population in these private homes.⁵³ Nativist, racial, and religious discrimination combined with the atrocious living conditions of the public poorhouse led many groups to establish homes that catered to their specific populations.⁵⁴

Elderly women in particular were a population seen as needing a safe haven in old age. The Philadelphia’s Indigent Widows and Single Women’s Society began as the nation’s first private old-age home in 1817. In the minutes of 1845, the secretary notes “the only requisites for participation in its charities are advanced age [then defined as 60], destitution, and meritorious character. It is especially designed to furnish an asylum for those whose earlier lives have been passed in the more refined walks of life, and whom experience, therefore, has not inured to the struggles of penury.”⁵⁵ One of the organizers further wrote: “We are grateful that through the indulgence of Divine Providence, our efforts have, in some degree, been successful, and have preserved many who once lived respectfully from becoming residents of the Alms House.”⁵⁶ The Boston Home for Aged Women was originally named the Association for Aged Indigent Females with the objective to provide for “respectable women” in the Boston area who needed help or depended entirely on the benevolence of charitable groups for shelter and support. Women were allowed to apply for residency based on their status within the community as defined by the charity, “both widowed and single, who are dependent for assistance, in whole or in part, upon a helping hand of charity, and whose chief solicitude ... is how they may retain a certain home for themselves, and secure thereby a permanent shelter in the winter of their age.”⁵⁷ Eventually the home began admitting men as well as women, which was a common change for many facilities as demand for retirement facilities increased.⁵⁸

Development of private old-age homes accelerated in the Progressive Era, which was a period of political reform and social activism that was widespread across the United States during the 1890s to the 1920s. The objectives of the Progressive movement were addressing problems caused by industrialization, urbanization, immigration, and political corruption. To do this, Progressives drew support from the middle class, including many teachers, physicians, ministers, lawyers, and businesspeople. These activists joined efforts to reform local government, public education, medicine, finance, insurance, industry, railroads, churches, and many other areas of urgent social needs. This included addressing the lack of comfortable, dignified housing for vulnerable seniors. Private homes were sponsored by religious groups, philanthropists, fraternal organizations, ethnic groups, and others, catering to specific populations based on their organizational mission. These private retirement homes became important buildings in their local communities, creating social gathering places and opportunities for seniors to feel connected and secure.

⁵⁰ Ibid, 138.

⁵¹ Haber, *Old Age and the Search for Security*, 130.

⁵² United States Department of Labor, *Homes for the Aged in the United States*, Bulletin No. 677, (Washington: Government Printing Office, 1941), 111.

⁵³ Ibid, 177.

⁵⁴ Ibid, 130-131, 138.

⁵⁵ Haber, “The Old Folks at Home,” 242.

⁵⁶ Ibid, 130.

⁵⁷ “Annual Report for the Association of the Relief for Indigent Aged Women,” volume 48, 1898, 12.

⁵⁸ “Home for Aged Women,” SNAC, accessed September 4, 2019, <https://snaccooperative.org/ark:/99166/w6zs94mk>.

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In 1929, the US Department of Labor published a bulletin entitled "The Care of Aged Persons in the United States," which discussed the various ways that the elderly were being supported including the poorhouse, different types of pensions, and retirement homes.⁵⁹ Religious organizations made up the largest sponsors of private retirements homes, with there being 526 religious-affiliated homes across the country recorded in this bulletin. Private philanthropy made up the next largest category with 360 homes, followed by those run by fraternal organizations at 112 homes. Labor organizations, veterans' groups, and other miscellaneous organizations were listed in the report as other types of retirement home sponsors.⁶⁰ During this era many homes were inherently exclusive as they focused their mission on serving one segment of the population. As time passed and retirement homes started to be run more like businesses, the original mission focus of many of these homes was diluted and exclusionary criteria became more general. For instance, in a 1941 Department of Labor Bulletin, the most common set of retirement home entrance requirements consisted of applicants being white, Christian, in good health, and good character.⁶¹ Due to discrimination from most homes, Jewish and African American populations continued to maintain facilities for their elders in many states across the nation.

Portland saw the development of nine retirement homes during the Progressive Era and, based on reports in newspapers, these homes were in high demand. Once built, they typically filled quickly and often had waiting lists. Like the Patton Home, several started in single-family homes that were subsequently replaced with larger institutional buildings. The question can be asked why more retirement facilities were not built when the demand was seemingly so high. The answer appears to lie in the expenses required to operate them. While most homes charged an admission fee, this was often waived or reduced for those who could not afford it. The fee was typically also not enough to cover the expenses for a resident, particularly if they still had many years of life ahead of them. Private homes during the Progressive Era were typically a charitable endeavor rather than money-making venture. They almost always required some sort of endowment or ongoing charitable support to maintain their operations.

As discussed, Patton Home was the first retirement home in Portland when it opened in 1890; however, several more homes were constructed in the following 40 years. The Catholic Mount St. Joseph Home of the Aged was started by Irish immigrant nuns in 1897 and moved to its present location in Portland's Sunnyside neighborhood in 1901. The property still operates as a retirement facility, but none of the Progressive Era buildings are standing. The Odd Fellows fraternal organization built an important early elder care home for their members in the Kenilworth neighborhood in 1902. The building still exists, although significantly altered, and provides low-income senior housing. The Anna Lewis Mann Old People's Home was constructed in 1911 in the Laurelhurst neighborhood and is listed in the National Register. Today it is used as multi-family housing. The Altenheim opened in 1912 in the South Tabor neighborhood and was sponsored by the German Aid Society. The building still stands and is used as an administrative building for Portland Community College. In 1915, "Mother" Hattie B. Lawrence who founded the Pisgah Home Colony in Scappoose, Oregon, opened the Woodmere Old People's Home in the Lents neighborhood. The original building was demolished and replaced with a new structure in the 1960s, currently providing housing for those with mental illness. Portland also had an old people's home for Jewish residents at the south end of downtown that opened in c. 1915 and was demolished at a date unknown, though likely during urban renewal. The United Artisans fraternal order built a home in 1920 in the South Tabor neighborhood for its members and it was demolished at a date unknown. The German Baptist Old People's Home was developed toward the end of the Progressive Era with the first structure on the property built in 1922 and the first wing on the existing building completed in 1928. Of these nine homes, four came about due to the vision and work of women. The Mann Home will be discussed in more detail in the comparative analysis.

⁵⁹ United States Department of Labor, *The Care of Aged Persons in the United States*, Bulletin no. 489, (US Government Printing Office, 1929).

⁶⁰ Ibid.

⁶¹ United States Department of Labor, *Homes for the Aged in the United States*.

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WOMEN'S CHARITY WORK TO EFFECT SOCIAL CHANGE—NATIONAL CONTEXT

The changes in elder care from the poorhouse to private/nonprofit institutions are directly linked with the history of women's charity work. In the first 150 years of America's history, women addressed such issues as moral reform, care of widows and children, the mentally ill, conditions for women prisoners, abolition, aid for soldiers, temperance, suffrage, libraries, and many others. Out of the private sphere of domesticity, women created and ran their own organizations. Despite the confining role that society imposed on women during the formative years of this country, women were able to carve out a distinct place as fundraisers and social advocates. It should be noted that this history of women's charity work is largely speaking of the endeavors of white women with their benefactors commonly being other white women and children. Women of color were almost entirely limited in their opportunities to effect social change in the time periods discussed here.

Consistent throughout the history of women's charity work is the focus on the needs of women and children. In the 18th Century, women's religious orders and the emerging voluntary associations run by women concentrated efforts on children and education. For instance, Ursuline nuns from France came to New Orleans and founded a convent and a school in 1727 and an orphanage in 1729. By the end of the century, Isabella Graham, Elizabeth Ann Seton, and fifteen other women founded New York's first female-controlled charity called the Society for the Relief of Poor Widows with Small Children. They focused on educating the children of working mothers in an effort to break the cycle of poverty and encourage self-sufficiency. In 1800, Hannah Stillman, reacting to a letter in a Boston newspaper, invited friends to meet in her home to discuss the issue of orphans and they later created the Boston Female Asylum for the care of female orphan children—the first public charity organized by women in Boston. Organizations like these placed women's and children's issues on the public policy agenda for the first time in America.⁶²

Women's benevolent societies further grew in the fervor of the Second Great Awakening—a Protestant religious revival during the early 19th Century. These societies focused first on the needs of women, widows, and children, and then on needy members of the population. Later, "friendly visiting" became an integral aspect of 19th century women's social work. Seeking to follow scientific principles as they were then understood, upper-class "visitors" would first study and investigate relief applications, separate the recipients into deserving or undeserving classes, and then treat them by making referrals and providing them with friendship.⁶³ This placed female volunteers in closer proximity than male civic leaders to the impoverished. What started as a moral calling grew to have public policy implications as the volunteers began to realize that poverty was largely economic in cause.

At the time of the Civil War, so many women were involved in missionary and charitable work that one US official called the organization of women involved in wartime benevolent work "the uprising of the women of the land."⁶⁴ The Civil War gave many women an elevated purpose as they worked to keep farms and family businesses running while their husbands were serving in the military. Women collected significant supplies for the troops and banded together in volunteer groups to support the soldiers. This era spurred the formation of aid societies that would focus on local social efforts even after the war was long over. By the end of the war, some 15,000 soldier's aid societies had been founded throughout the North and the South. Additionally, women organized large fundraising fairs in major cities including Chicago, New York City, and Philadelphia. The fairs in New York and Philadelphia raised \$1 million each, demonstrating that these women had strong organizational and leadership skills. In total, women raised more than \$15 million for the troops during the war. The Civil War was a watershed moment for women in America, raising their profile outside the domestic sphere and offering them more visibility in the public sphere.⁶⁵

⁶² Mimi Abramovitz, *Regulating the Lives of Women*, (Abingdon, Routledge, 2017), 151.

⁶³ "The Friendly Visitor," Global Institute of Social Work, accessed October 4, 2019, <http://www.thegisw.org/copy-of-charity-organization-societ>

⁶⁴ U.S. Sanitary Commission, "Report Concerning the Women's Central Association of Relief at New York, 1861, 2.

⁶⁵ Elizabeth Roberston, "The Union's "Other Army": The Women of the United States Sanitary Commission," Gilder Lehrman Institute for American History, access September 4, 2018, https://www.gilderlehrman.org/sites/default/files/inline-pdfs/Elizabeth%20Robertson_0.pdf.

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The war's end and the success of the Abolition movement were catalysts for social change. Women continued to use the administrative skills they had learned and invested their efforts in charity work. Benevolent organizations fought the poverty that escalated as immigrants flocked to the cities. Women administered and gathered funds for urban organizations like the YWCA. The Salvation Army welcomed the leadership skills of female members including Evangeline Booth, who was the commander of the Salvation Army in America and the first general of the International Salvation Army. Francis Willard was a supporter and leader of the Temperance Movement and she helped found the Women's Christian Temperance Union. Female missionary societies organized "the work of women for women," sending out female missionaries and supporting the schools and hospitals they founded overseas. Churches became amenable to separate boards for women, once it was demonstrated that they could raise money over and above the pledges made by men.⁶⁶

The years 1870 to 1920—largely overlapping with the Progressive Era—were the "high water mark of women's public influence" in America.⁶⁷ The emerging middleclass towards the end of the 19th century resulted in women with more discretionary or leisure time as a result of urbanization, mass production, availability of inexpensive domestic labor, and new inventions designed to ease women's household responsibilities. Along with women's growing access to education, these developments provided the foundation for large numbers of women to join associations and perform charity work.⁶⁸

PROGRESSIVE ERA WOMEN'S CHARITY WORK IN PORTLAND, OREGON

The history of women's charity work in Portland during the Progressive Era mirrors national trends with the formation of clubs and societies growing substantially around the turn of the 20th Century. While some clubs were largely for socializing and sharing hobbies like music and sewing, the majority of women's groups were benevolent and/or political in nature. Women in Portland played a significant role in establishing charitable institutions such as baby and children's homes, day nurseries, homes for single working women, medical clinics for the poor, immigrant resource centers, elder care facilities, and more. Men participated in these endeavors to varying degrees. In period sources, men's roles are often described as being related to the business and financial management of these nonprofits. Additionally, most of the charities that were to have significant, long-lasting impact on the community were backed by wealthy Portland families. That said, for many charitable social services, women largely provided the vision, management, fundraising, and much of the day-to-day work.

This benevolent work had links to the larger national women's and suffrage movements, as many of the women who were active with social issues in their communities were also involved in suffrage. Women's gatherings, such as the Oregon Congress of Women, highlighted the political and the charitable work that women were doing across the state. For instance, Patton Home was featured in a presentation at the 1898 Congress convention in Portland along with many other women's groups. While no details were found about the information provided in this presentation or how it may have inspired or aided others, it is clear from suffragist Abigail Scott Duniway's write up on the convention that local women were coming together to share the challenges and successes of their work.⁶⁹ Many of the groups that participated in this convention are also represented in this context statement.

While a comprehensive catalog of places related to women's history in Portland has not yet been recorded, what follows here are historical overviews of important women's groups and initiatives, and their associated

⁶⁶ Karen Halvorsen, "The Benevolent Tradition: The Charity of Women," *Christian History*, vol. 18, 1988, 3.

⁶⁷ Linda K. Kerber, *Toward an Intellectual History of Women*, (Chapel Hill, The University of North Carolina Press, 1997),

184.

⁶⁸ *Ibid.*

⁶⁹ Abigail Scott Duniway, "Oregon Congress of Women" *Women's Edition of the Dalles Times-Mountaineer*, May 17, 1898,

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buildings. At the end of this section, these will be compared with Patton Home to aid the placing of the nominated property within its local historical context.

Ladies Relief Society and the Children's Home

Portland's first organized effort in charitable work was the Ladies Relief Society formed in 1867—twenty years before its sister society in Albina. Early on, the members were formed into “visiting committees,” each taking a section of the city to administer their services. At the time, there are said to have aided “practically every poor family in the city.”⁷⁰ The visiting committee members included prominent women such as Georgiana Pittock⁷¹ and Jeanette Meier.⁷² Through this work, the society women saw a “great number of forsaken and neglected children” who they felt could be best served in an institutional home.⁷³ In 1871, they founded the Children's Home, which was the society's principal charitable endeavor. They bought property on NW Flanders between 14th and 15th Avenues and built a wood-frame building (demolished). Parents brought their children to the institution voluntarily and most often these were single/widowed women who could not support their families. The home aimed to be temporary place where the children could be looked after until this parent was able to care for them again. An endowment fund provided the annual income for the home, which was contributed by prominent Portlanders such as Henry W. Corbett, Henry Failing, Rose F. Burrell, and Edward S. Kearney. Within ten years, the home was overcrowded and, in 1883, Henry Villard donated a block of land on Corbett Street where they built a large building (believed to be near S. Gaines; demolished). After vacating the Flanders property, this new home operated at capacity which was 90-100 children, sleeping in dormitories and eating in a large dining hall.⁷⁴

In 1922, Xarifa J. Faling left the home \$500,000 in her will, which allowed them to implement a new vision for their mission that included a more home-like setting with cottages and increased outdoor space for the children. The movement away from institutional care that prioritized efficiency was largely influenced by a growing body of professional social workers who advocated for preserving the family unit. In 1926, they relocated to a farm at 3415 SE Powell Boulevard. The twelve-acre site on SE Powell operates today as the Parry Center for Children. While some of the original construction remains, many new wings and other buildings have been added to the site over time.

The Portland Women's Union and the Martha Washington Hotel

Some of the early workers from the Ladies Relief Society, including Georgiana Pittock and Rose Burrell, formed the Portland Women's Union in 1887. They were inspired to do so after a public talk by Dr. Emma Welty urging Portland citizens to band together to protect young women from prostitution. After the talk, 100 women—many from Portland's elite—gathered to discuss how they could help. Out of that meeting, came the Portland Women's Union with a stated purpose “to forward and uphold the ideals and advancement of American womanhood, to establish a hotel for self-supporting young women coming as strangers to Portland, to provide counsel and assistance when necessary, and to minister to their well-being and happiness.” Burrell was the first president, who served for eight years.⁷⁵

The old Children's Home building on Flanders was sold to the Portland Women's Union in 1887, which they renovated as a boarding house. It was named Anna Lewis Hall, after Anna Lewis Mann—a member of the Union who had donated the majority of the funds for the project. There were no organized social services to support women in the city at the time, so the Union established Portland's first night school, which offered

⁷⁰ “Mrs. Faling's Legacy is Great Boon for Children's Home,” *Oregonian*, July 2, 1922, 10

⁷¹ Georgiana Burton Pittock was married to Henry Pittock, who owned the *Oregonian* newspaper. Georgiana and Henry were both significant Portland benefactors and supported causes such as women's right to vote. Georgiana managed her own money and kept her own bank account.

⁷² Jeanette Hirsch Meier was married to Aaron Meier, cofounder of Meier & Frank Department Store.

⁷³ “Mrs. Faling's Legacy is Great Boon for Children's Home,” 10

⁷⁴ *Ibid.*

⁷⁵ “Mrs. Faling's Legacy is Great Boon for Children's Home,” *Oregonian*, July 2, 1922, 10

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classes in grammar, mathematics, and bookkeeping, and an industrial school where women could learn gardening, sewing, and housekeeping skills. In 1889, Ella C. Sabin—the city superintendent of schools—made the evening classes part of the public school system. They also hired a “depot matron” to direct young women to “respectable” housing and employment.⁷⁶

In 1911, the Portland Women’s Union, acquired a quarter block at the corner of SW 10th Ave and Montgomery Street to build the Martha Washington Hotel for Self-Supporting Women. Designed by noted architect A. E. Doyle in the Colonial Revival style, the \$90,000 project came about through substantial donations and fundraising. Anna Lewis Mann provided \$15,000 and Rose Burrell gave \$10,000. Union president Emma Corbett and the organization’s finance committee fundraised an additional \$35,000 and the final \$30,000 was borrowed from Penn Mutual to complete the project. The building opened in 1917 and became home to ninety working women. In addition to bedrooms for the residents, the building also had a gymnasium and classrooms where the women could learn skills such as bookkeeping. The building had strict rules related to curfews and no overnight guests, and women generally had to leave once they were married or reached the age of 30.

In 1969, the Portland Development Commission purchased the Martha Washington Hotel for Portland State University to use for student housing and it still stands today. The exterior appears to retain its integrity and the interior integrity is unknown.

Old Ladies Home Society and the Anna Lewis Mann Old People’s Home

Several years after the Ladies Union Relief Society mobilized their efforts in Albina to construct Patton Home, the prominent women involved in the Portland-based Ladies Relief Society and the Women’s Union organized the Old Ladies Home Society in 1893.⁷⁷ Historian Joseph Gaston suggests that they were already working toward fundraising for a women’s retirement home even before 1893, thereby making the fundraising efforts for Patton Home more difficult with the two groups attempting to address the same cause.⁷⁸ The effort was led by Portland’s elite women including those from the Failing, Pittock, and Ladd families; however, men were also involved.⁷⁹ Anna Mann served as President for many years and oversaw the completion of the building, which eventually occurred in 1911. The Society described their effort as: “It is primarily intended that the home shall be an attractive place in which aged women may pass their declining years in as much comfort as possible.”⁸⁰ While they were successful in attracting large donations through their capital campaign including those from the Corbett family and from Amanda Reed, these funds fell short of that which was needed to erect a substantial building.⁸¹ In 1908, Anna Mann’s husband real estate developer Peter J. Mann, announced that he and Anna would fund the remainder needed for the building as long as the home admitted both women and men. The society therefore changed its name to the Old People’s Home Society.

When completed, the building was called the Anna Mann Old People’s Home of Portland. Peter Mann died before the building was built, but Anna Mann carried out the project. The building still stands today at 1025 NE 33rd Ave and is listed in the National Register.⁸² Designed by Whitehouse and Foulhoux, the Mann Home was listed primarily for its architectural significance but also for its contributions to social history as an example of a Progressive Era social welfare institution. Research indicates that the Mann Home did not serve a particular segment of the population such as immigrants or widowed women. New residents were required to be white Oregonians in good health and at least 65 years of age. The Mann Home was one of the more expensive retirement homes with an entrance fee of \$2500 in 1941. Comparatively, Patton Home’s fee was \$1500 at that time.⁸³ Residents were required to transfer any property to the home upon death and they were

⁷⁶ Dana Plautz, “Portland Woman’s Union,” *Oregon Encyclopedia*, www.oregonencyclopedia.org/articles/portland_womens_union/, accessed July 20, 2020.

⁷⁷ “East Tea Set,” *Oregonian*, April 13, 1976, 40

⁷⁸ Gaston, 458.

⁷⁹ “Old Ladies Home Society,” *Oregonian*, March 13, 1904, 20.

⁸⁰ “Site for Old Ladies Home,” *Oregonian*, May 25, 1907, 18

⁸¹ “Wanted: Site for Home,” *Oregonian*, March 3, 1908, 9.

⁸² “Change Name of Home,” *Oregonian*, June 25, 1908, 9.

⁸³ United States Department of Labor, *Homes for the Aged in the United States*, Bulletin No. 677, (Washington: Government

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also required to have their own money for personal expenses. Available information suggests that residents of the Mann Home had greater income security than residents in other homes. This is consistent with the quality and style of the building. Situated on three acres, the Mann Home was the most luxurious and architecturally rich in detail of all the retirement facilities built in Portland during the Progressive Era. While the property had two additions made outside its period of significance, it retains a high level of exterior and interior integrity.

The Neighborhood House

With its beginnings dating back in 1896, the Neighborhood House would become an important center of Jewish activity in Portland established and run by women. Founded by the Portland chapter of the National Council of Jewish Women (NCJW), their efforts were grounded in the settlement house movement of the Progressive Era. This movement sought to bring the rich and the poor together in order to address the social disintegration, poverty, and other problems associated with the large waves of immigration taking place in the late 19th and early 20th centuries. Early members who helped shape the efforts of the Neighborhood House included Tilly Selling⁸⁴, Josephine Hirsch⁸⁵, and the aforementioned Jeanette Meier. Nearly all Jews arriving in the city from Eastern Europe settled in the southern end of Portland's central city and the Neighborhood House activities were focused in this area. The NCJW effort began in 1896 with a vocational sewing school in the Newcastle Building at SW 3rd and Harrison (demolished). Shortly thereafter, a need for other manual training facilities became apparent and to accomplish this, the center moved to more spacious quarters. Continuing to expand, they built their first building in 1905 on SW 1st and Hall (demolished).⁸⁶

In 1906, Portland began to experience a large influx of European immigrants and South Portland swelled to a Jewish population of 6,000. The Neighborhood House began directing itself towards Americanization activities, which ultimately needed even larger quarters. Through fundraising and major donations from Portland's prominent Jewish families, they constructed a building design by A. E. Doyle at 3030 SW 2nd Ave in 1910 (standing). In the new building, their mission was to train newly arrived Jewish immigrants for life in the United States. Early programs focused on vocational training aimed at enhancing new immigrants' ability to find employment, develop marketable skills, learn English, and gain citizenship. In the first five years of its opening, they hired a social worker, established a neighborhood newspaper, formed a bank, and set up a dispensary staffed by volunteer physicians and the Visiting Nurse Association. Political events were also held at the Neighborhood House at this time. For instance, Josephine Hirsch, president of Portland Equal Suffrage League, arranged talks about suffrage at the building in 1912.⁸⁷

In the subsequent decades, the role of the Neighborhood House shifted with the times and the needs of the community, such as supporting the war effort activities during WWI and WWII and establishing a Red Cross sewing unit during the Depression to make garments. The nonprofit also advocated for critical issues impacting immigrants and other vulnerable people in the community, leading local efforts to limit child labor and to convince the city to build a public park in largely immigrant South Portland. All of these efforts were largely directed by volunteer women.⁸⁸ The building is listed in the National Register and appears to retain its exterior integrity, while the interior integrity is unknown.

YWCA

Portland's YWCA was established in 1901 as a branch of Young Women's Christian Association, which was founded in New York City in 1858. The original Portland board consisted of women from the city's elite,

Printing Office, 1941), 111.

⁸⁴ Tilly Selling was the wife of state legislator, businessman, and philanthropist Ben Selling.

⁸⁵ Josephine Hirsch was the wife of Solomon Hirsch. Her husband and her father, Jacob Mayer, were two of the founders of Fleischner Mayer Co., which became the largest dry goods company on the West Coast.

⁸⁶ Antonia Scholerman, "Portland's Neighborhood House and the National Council of Jewish Women," Oregon Women's History Consortium, <http://www.oregonwomenshistory.org/portlands-neighborhood-house-and-the-national-council-of-jewish-women-by-antonia-scholerman/>, accessed July 20, 2020.

⁸⁷ Ibid.

⁸⁸ National Register Nomination for the YWCA, 6 NE Tillamook, Portland.

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including the Corbett, Failing, Ladd, and Honeyman families. The YWCA sought to reach working women in the north end of Portland's downtown, particularly factory workers and retail clerks who made barely enough money to cover their rent and basic living expenses. Early programs were run out of rented spaces and included a dormitory, a visiting parlor, meeting rooms, and classrooms. The YWCA provided lodging and meals to local women and organized programs to address the needs of female workers. In 1903, the YWCA took over the "Portland School of Domestic Science" and in 1905 linked its cooking classes to the cafeteria and tearoom in the Wortman, Olds & Kings department store. Later they offered classes in stenography, typewriting, and basic office and secretarial work. Training certificates and recommendations from the YWCA allowed women to leverage their position in the job market and the organization also ran its own employment bureau that screened employers and employees and tried to broker better job conditions.⁸⁹

The YWCA built its first permanent building downtown at SW Broadway and Taylor in 1908 (demolished). Most outreach focused on white, native-born, Protestant women. While the YWCA was one of the few organizations that did not turn away women of color looking for food and lodging in this period, racial exclusion was a significant factor in Portland and the YWCA maintained segregated facilities until 1944.

The "colored YWCA" Williams branch at 6 NE Tillamook at N Williams Avenue is the only Portland YWCA building from the Progressive Era that still stands. This building was the result of significant effort of African American women to fulfill a community need for a building that would serve women and girls. Many African American clubs came about in the early part of the 20th Century based on a belief that financially-stable African Americans had a moral responsibility for the welfare of others in their racial community. World War I further catalyzed African American women's community involvement, including volunteering at the segregated Hostess House⁹⁰ at Camp Lewis in western Washington State. Following the war in 1918, African American women sought the attention of the National YWCA and the Portland board concerning the community's need for a "club house" and "boarding home" for girls and women. By 1920 they had secured the site on NE Tillamook and, although they faced a racially-motivated attempt to stop the issuance of a building permit, the group successfully erected a temporary structure in 1921.⁹¹

The temporary building was soon too small to accommodate the plethora of scheduled activities and the Williams Avenue YWCA made plans to construct a permanent structure. The majority of the funds (\$12,000) came from Mary Collins (nee Laffey)—a wealthy white woman who served on the YWCA Board of Directors and chaired the "Committee of Color." \$1,100 total was contributed by African American women affiliated with the branch and \$500 came from the Oregon Federation of Colored Women's Clubs. Completed in 1926, the building had a gym with lockers and showers, an auditorium with a stage, a kitchen, office space, and a lounge. In these spaces the Williams Branch hosted clubs and classes for school age girls, including sewing, hat making, Bible studies, musical programs, and games. The building continued to be a hub of activity and an important African American gathering space into the 1950s, including hosting civil rights activities of the NAACP and the Urban League. Despite a "Williams Avenue YWCA Study Committee" report in 1956 that underscored the need for intervention in the lives of Albina-area youth, the YWCA gradually withdrew its support for the Center altogether. The Williams Avenue Branch building was closed in 1959 and the building was sold amidst financial difficulties. The building was listed in the National Register in 2020 and retains its historic integrity.

Comparative Analysis and Conclusion

The efforts described above represent many of the most important charitable initiatives that women in Portland spearheaded during the Progressive Era. Their significance has been documented in period and contemporary sources demonstrating a direct impact on the city's social history. While many early buildings

⁸⁹ Patricia Schechter, *How Did the Portland YWCA Enhance the Lives of Women, 1901—2000?* 2003, <https://tinyurl.com/yxtaqzn6>, accessed July 20, 2020.

⁹⁰ Hostess Houses had been established by the national YWCA at military camps as facilities where female visitors could stay. These facilities were racially segregated.

⁹¹ National Register Nomination for the YWCA, 6 NE Tillamook, Portland.

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were replaced with larger buildings to meet a growing need and some were lost to other development pressures in the city, each of these charitable groups have one building from the Progressive Era associated with their efforts. Except for the Children's Home and the Martha Washington Hotel, all are listed in the National Register. Other women-led initiatives from this period have no buildings that remain to reflect their historical contribution. These include the Florence Crittenton Home, the Fruit & Flower Day Nursery, the People's Institute, the Portland Woman's Club, and the Woman's Exchange. Additionally, since women's history in Portland has not yet been thoroughly studied with respect to the buildings that housed their efforts, there are likely other buildings that will be determined to be significant in the future.

Except for the Mann Home, Patton Home stands apart from the other buildings discussed here in their mission and use during the Progressive Era. To summarize, the Children's Home started by the Ladies Relief Society is significant as the first effort to aid children, primarily of single mothers, who were living in poverty. The Martha Washington Hotel is significant as the pinnacle accomplishment of the Portland Women's Union as they aimed to aid young working women by providing them with safe, respectable housing, meals, classes, and other services. The Neighborhood House is significant as the primary initiative of Jewish women in Portland who were called to assist the large number of Jewish immigrants settling in South Portland around the turn of the 20th century. Finally, the YWCA branch on Williams Ave is reflective of charitable initiatives within Portland's African American community to create a community space that would better the lives of Black women and girls. Patton Home was the first elder care facility in Oregon and it specifically catered to women in the early part of its existence.

In terms of use, Patton Home's closest comparative is the Anna Mann Old People's Home. The Mann Home is reflective of the efforts of the Old Ladies Home Society and Anna Lewis Mann to establish a comfortable retirement home for the elderly in Portland. Of all the Progressive Era retirement facilities in Portland, the Mann Home is architecturally the most prominent both on the exterior and the interior. This is consistent with the stated goal for the home to provide as much comfort as possible for its elderly residents. The Mann Home serves as a counterpoint to the Patton Home, reflecting a sumptuous institutional building created by Portland's elite while the Patton Home reflects a grassroots, incremental effort that began with modest wood-framed buildings. Patton Home was built in an affordable fashion and, over time, increased its architectural prominence and quality of building materials as it became financially stable and was the beneficiary of government monies. A further differentiating factor is Patton Home's early focus on poor women, while the Mann Home was developed for women and men of greater means.

Patton Home is also notable for the accomplishments made in the absence of support from the wealthy benefactors of Portland, aside from the land donation from Matthew Patton. The women who formed the Ladies Union Relief Society were not part of the city's elite and they did not have connections to the deep pockets of the Corbett, Ladd, Pittock, and other prominent families. They raised the money within their small community through fundraising events and incrementally built upon their successes, adding onto the wood-framed Patton Home building as their funding allowed. Comparatively, the buildings associated with the Portland-based Ladies Relief Society, Women's Union, Old Ladies Home Society, and the Neighborhood House were all made possible by large donor contributions and all had varying degrees of affiliation and oversight from Portland's elite. While the Williams Avenue YWCA was also largely funded by a wealthy donor, this building is deeply connected to its African American history and the significant efforts that Black women in Portland undertook to bring a YWCA to their community during a time of racial segregation and inequality.

In conclusion, Patton Home makes an important contribution to women's history in Portland and adds to the limited number of local buildings listed in the National Register with significance in this area. The Ladies Union Relief Society of Albina created a lasting place in their community where elderly women—some of the most vulnerable at this time with little income security—were prioritized for aid. Providing housing and care for elders was one of several ways that charitable-minded women were able to accomplish social change in their communities. The Ladies Union Relief Society and later Patton Home Association took on an aggressive fundraising campaign and were able to incrementally build the multi-wing building that stands today to address a growing need. In operation as a retirement home for 101 years and led by an all-women board of directors

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until the 1960s, the inclusion of Patton Home in the National Register adds to the limited number of buildings in Portland that tell the story of women's Progressive Era initiatives that aimed to better the lives of others—chiefly, women, children, elders, and immigrants.

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9. Major Bibliographical References

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: Property Owner

Historic Resources Survey Number (if assigned): 4-612-04619

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10. Geographical Data

Acreage of Property Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

1	<u>45.556485°</u>	<u>-122.677518°</u>	3	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude
2	<u></u>	<u></u>	4	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is the tax lot, which is described in the tax rolls as M PATTONS ADDITION & 2ND, BLOCK 22. The boundary begins at the corner of N Michigan Avenue and N Going Street, the boundary runs 200 feet south along N Michigan, 200 feet west along N Going, 200 north along N Missouri, and 200 east along N Blandena.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was selected because it is the original tax lot, which comprises the original block that Matthew Patton donated to the Women's Union Relief Society of Albina. It is on this block that first Patton Home building was constructed as well as all of the subsequent buildings and wings. The boundary includes the historic building, as well as all of the landscaped area on the block.

11. Form Prepared By

name/title Jessica Engeman, Historic Preservation Specialist date July 1, 2020
organization Meritus Consulting, LLC telephone (503) 943-6093
street & number 1111 NE Flanders St., Suite 206 email Jessica@merituspg.com
city or town Portland state OR zip code 97232

Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Patton Home
City or Vicinity: Portland
County: Multnomah **State:** Oregon
Photographer: Jessica Engeman
Date Photographed: May 2, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 21:** (OR_MultnomahCounty_PattonHome_0001)
East and north facades, camera facing southwest.
- Photo 2 of 21:** (OR_MultnomahCounty_PattonHome_0002)
East facade, camera facing northwest.
- Photo 3 of 21:** (OR_MultnomahCounty_PattonHome_0003)
Main entry, camera facing west.
- Photo 4 of 21:** (OR_MultnomahCounty_PattonHome_0004)
Main entry door, camera facing west.
- Photo 5 of 21:** (OR_MultnomahCounty_PattonHome_0005)
East façade brick detailing, camera facing west.
- Photo 6 of 21:** (OR_MultnomahCounty_PattonHome_0006)
South facade, camera facing north.
- Photo 7 of 21:** (OR_MultnomahCounty_PattonHome_0007)
South facade, camera facing north.
- Photo 8 of 21:** (OR_MultnomahCounty_PattonHome_0008)
West façade, camera facing northeast.
- Photo 9 of 21:** (OR_MultnomahCounty_PattonHome_0009)
Courtyard, camera facing southeast.
- Photo 10 of 21:** (OR_MultnomahCounty_PattonHome_0010)
Courtyard, camera facing east.
- Photo 11 of 21:** (OR_MultnomahCounty_PattonHome_0011)
West facade, camera facing east.

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- Photo 12 of 21:** (OR_MultnomahCounty_PattonHome_0012)
North facade, camera facing south.
- Photo 13 of 21:** (OR_MultnomahCounty_PattonHome_0013)
Entry lobby, camera looking southeast.
- Photo 14 of 21:** (OR_MultnomahCounty_PattonHome_0014)
Lobby reception area, camera facing east.
- Photo 15 of 21:** (OR_MultnomahCounty_PattonHome_0015)
Ground-floor parlor, camera facing north.
- Photo 16 of 21:** (OR_MultnomahCounty_PattonHome_0016)
Lobby looking into dining room, camera facing west.
- Photo 17 of 21:** (OR_MultnomahCounty_PattonHome_0017)
Dining room, camera facing north.
- Photo 18 of 21:** (OR_MultnomahCounty_PattonHome_0018)
Kitchen, camera facing south.
- Photo 19 of 21:** (OR_MultnomahCounty_PattonHome_0018)
Interior ramp, camera facing south.
- Photo 20 of 21:** (OR_MultnomahCounty_PattonHome_0019)
Typical corridor, camera facing north.
- Photo 21 of 21:** (OR_MultnomahCounty_PattonHome_0020)
Typical unit, camera facing north.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, D

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List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1:** Regional location map
- Figure 2:** Local location map
- Figure 3:** Tax lot and boundary map
- Figure 4:** Site plan
- Figure 5:** First floor plan
- Figure 6:** Second floor plan
- Figure 7:** Elevations
- Figure 8:** Officers and founders of Patton Home
- Figure 9:** Original building 1890
- Figure 10:** Ladies Union Relief Society of Albina records, June 1891.
- Figure 11:** Early Building and Elderly residents, c. 1893.
- Figure 12:** Historic photo showing Patton Home in 1923.
- Figure 13:** Richard Martin Jr.'s 1909 design for Patton Home.
- Figure 14:** South elevation of Patton Home, c. 1910
- Figure 15:** Patton Home, 1937.
- Figure 16:** Patton Home, c. 1983
- Figure 17:** Patton Home entry, c. 1950
- Figure 18:** Patton Home parlor, c. 1950
- Figure 19:** Patton Home dining room, c. 1950
- Figure 20:** Patton Home kitchen, c. 1950.
- Figure 21:** Patton Home typical residential room, c. 1950
- Figure 22:** Patton Home auditorium, c. 1950
- Figure 23:** First Floor Plan by Richard Martin Jr., May 1925
- Figure 24:** Second Floor Plan by Richard Martin Jr., 1925
- Figure 25:** East, South, and West Elevations by Richard Martin Jr., 1925

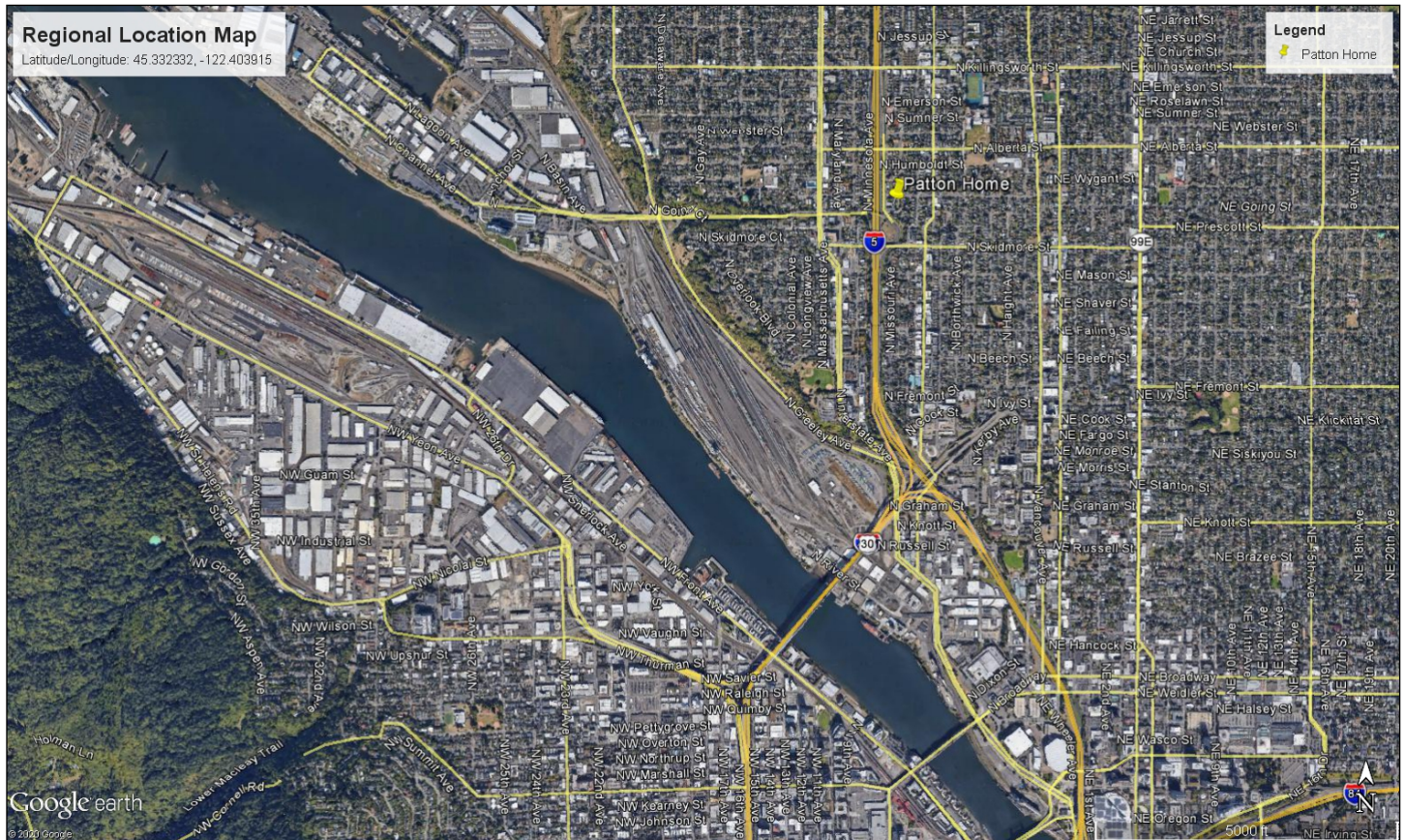
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Figure 1: Regional Location Map: Latitude 45.556485°, Longitude -122.677518°



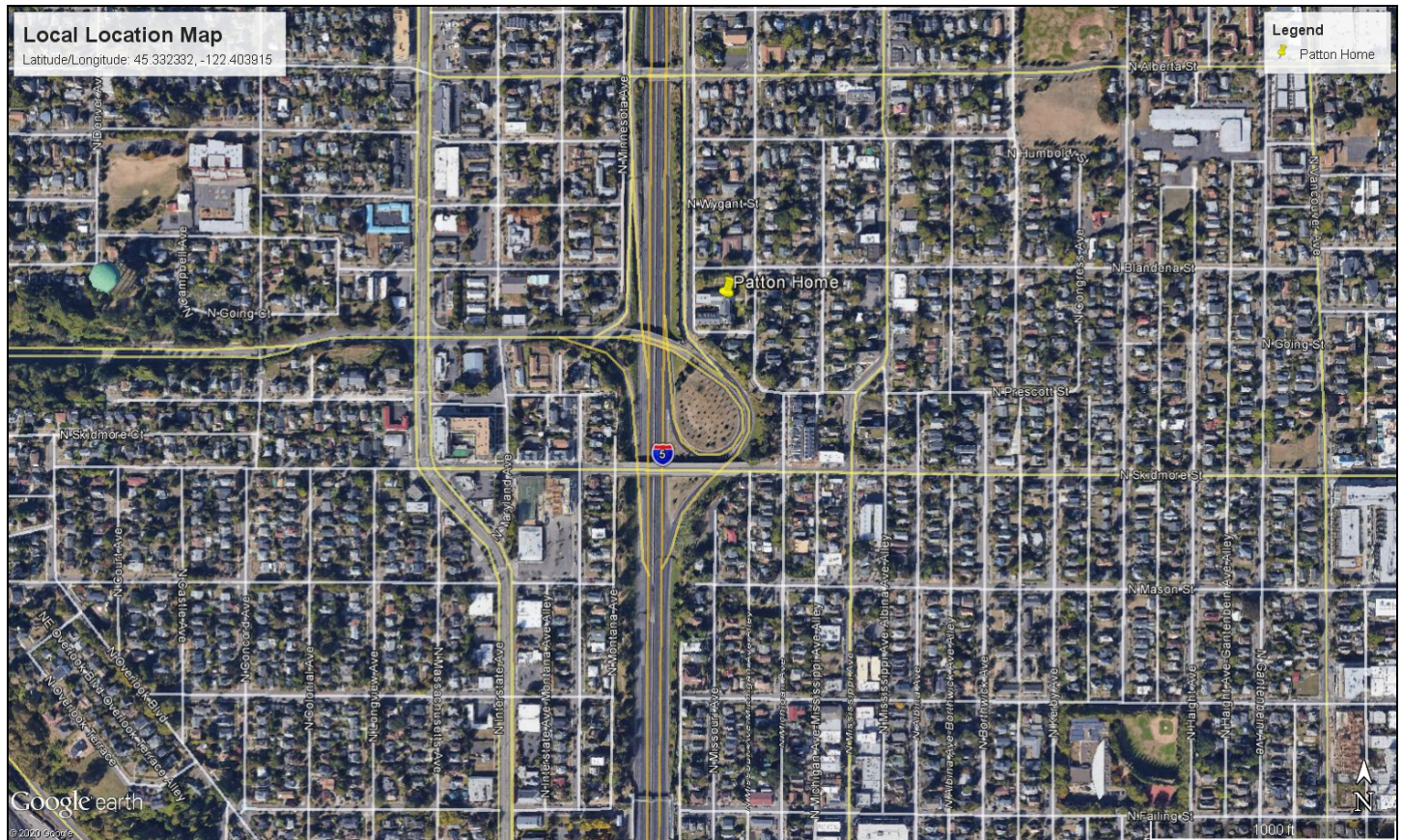
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Figure 2: Local location map: Latitude 45.556485°, Longitude -122.677518°



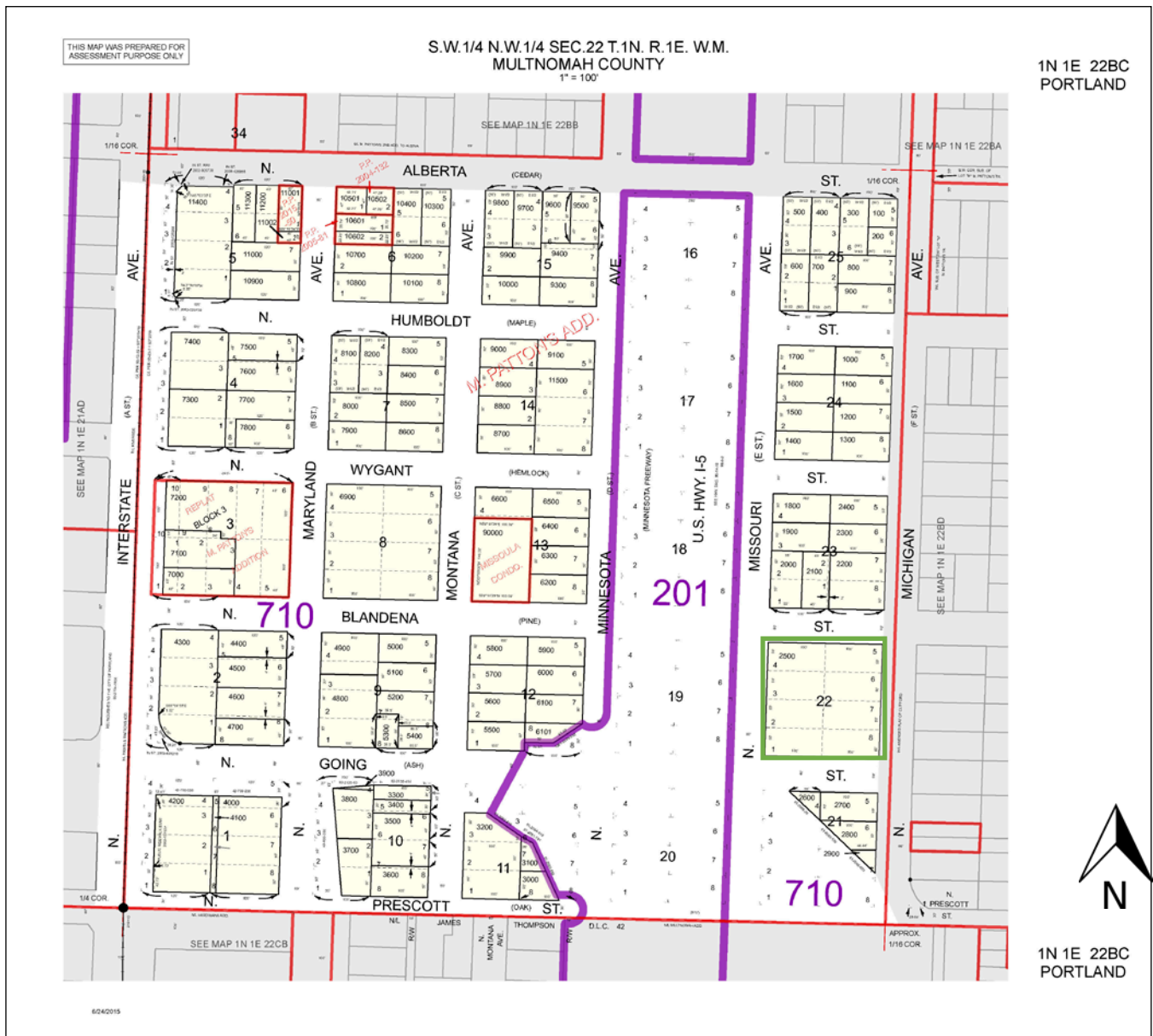
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Figure 3: Tax lot map. Nominated property marked in green.



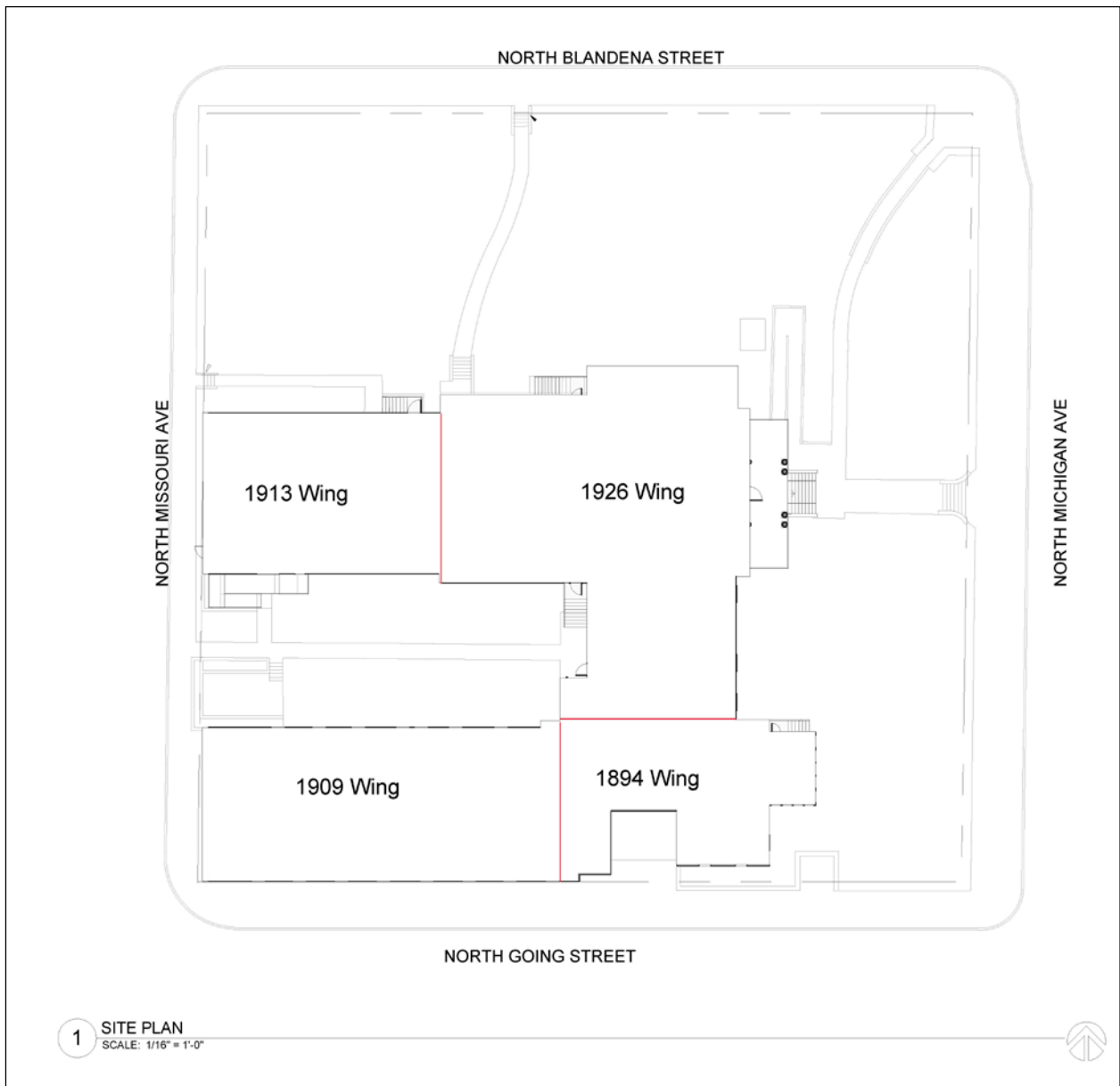
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Figure 4: Site Plan



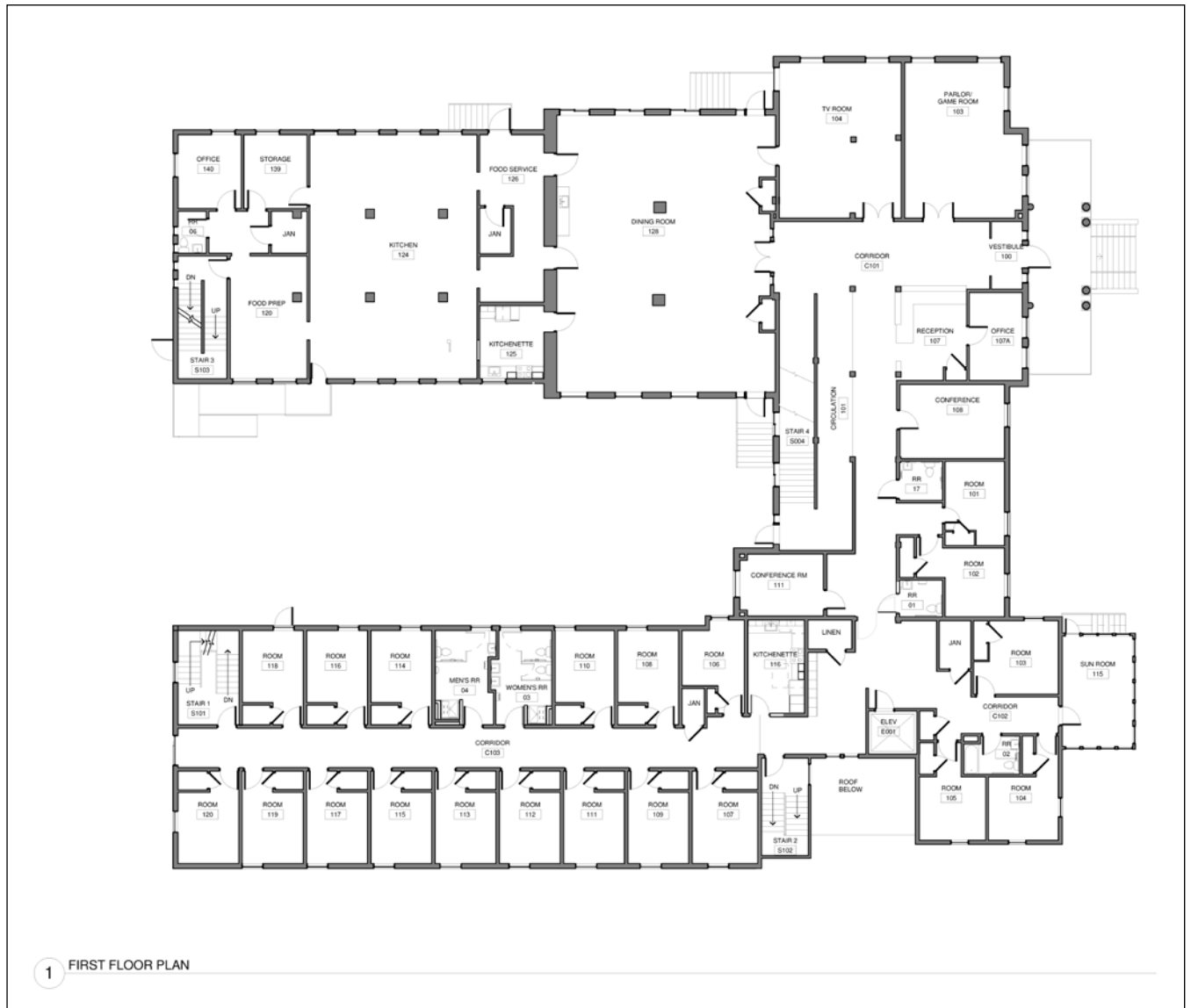
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Figure 5: First Floor Plan



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Figure 6: Second Floor Plan



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Figure 7: Elevations



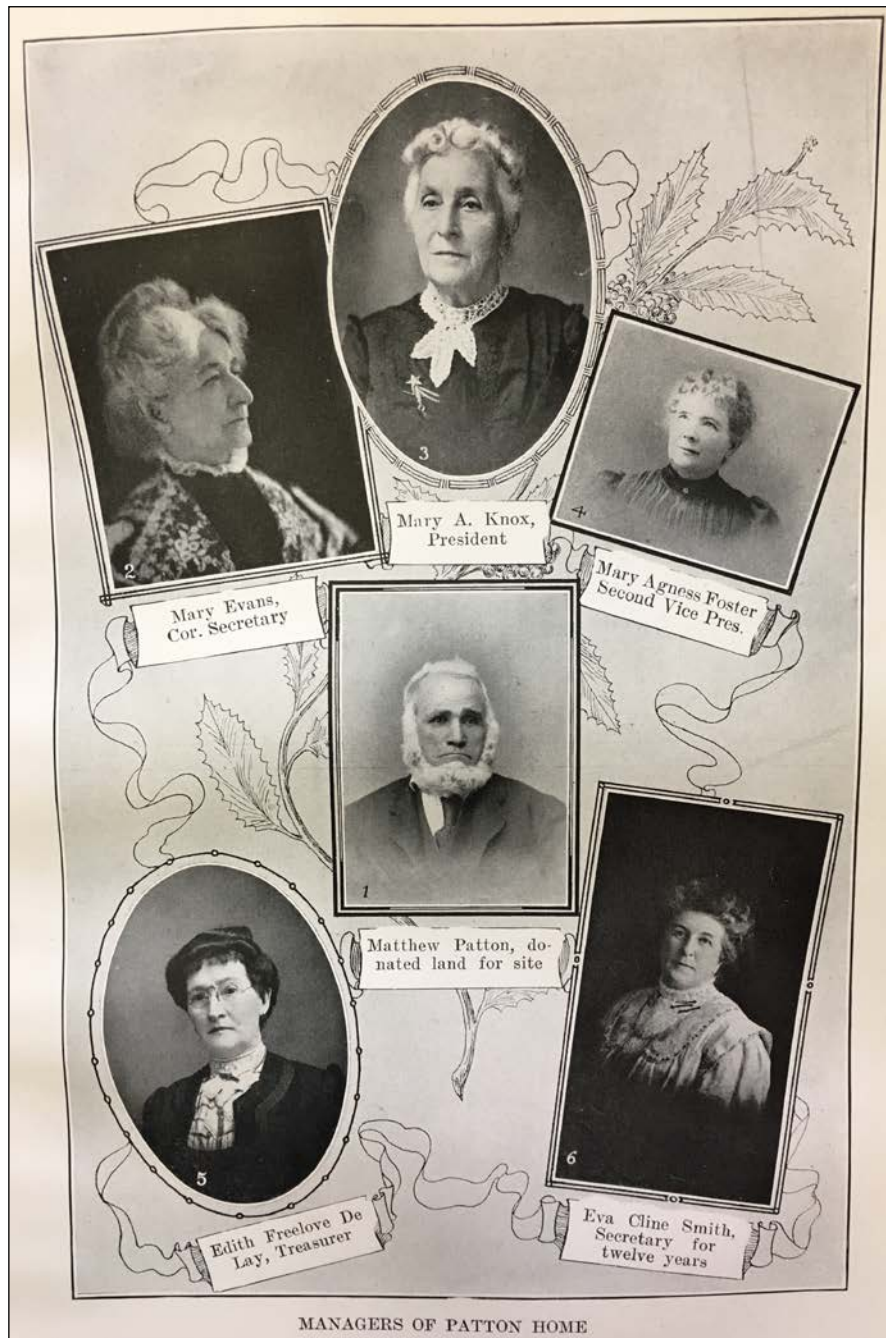
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Figure 8: Officers and founders of Patton Home.⁹²



⁹² Gaston, 1911, 456.

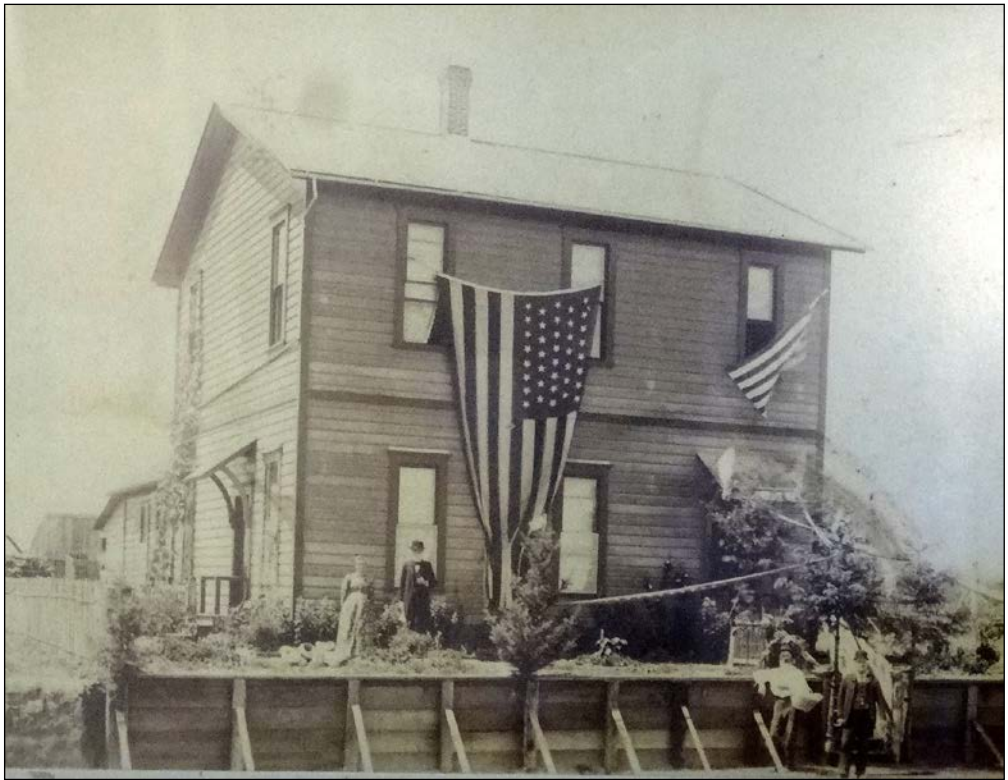
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Figure 9: Original building, 1890.⁹³



⁹³ Patton Home archives, 4619 N Michigan Avenue, accessed October 4, 2019.

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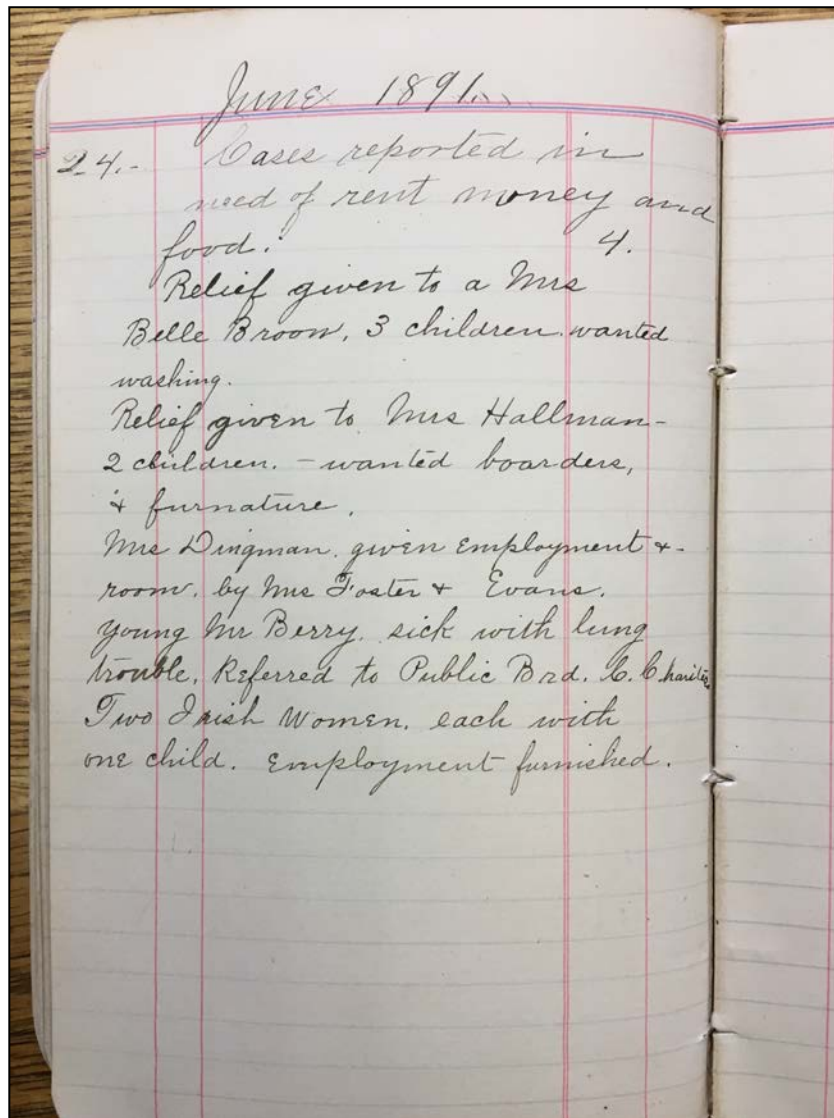
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Figure 10: Ladies Union Relief Society of Albina records at the Oregon Historical Society.



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Figure 11: Early building and elderly residents, c. 1893.⁹⁴



⁹⁴ Patton Home archives, 4619 N Michigan Avenue, accessed October 4, 2019.

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Figure 12: Patton Home, 1923.⁹⁵



⁹⁵ Patton Home in 1923, Oregon Historical Society, call number 010186.

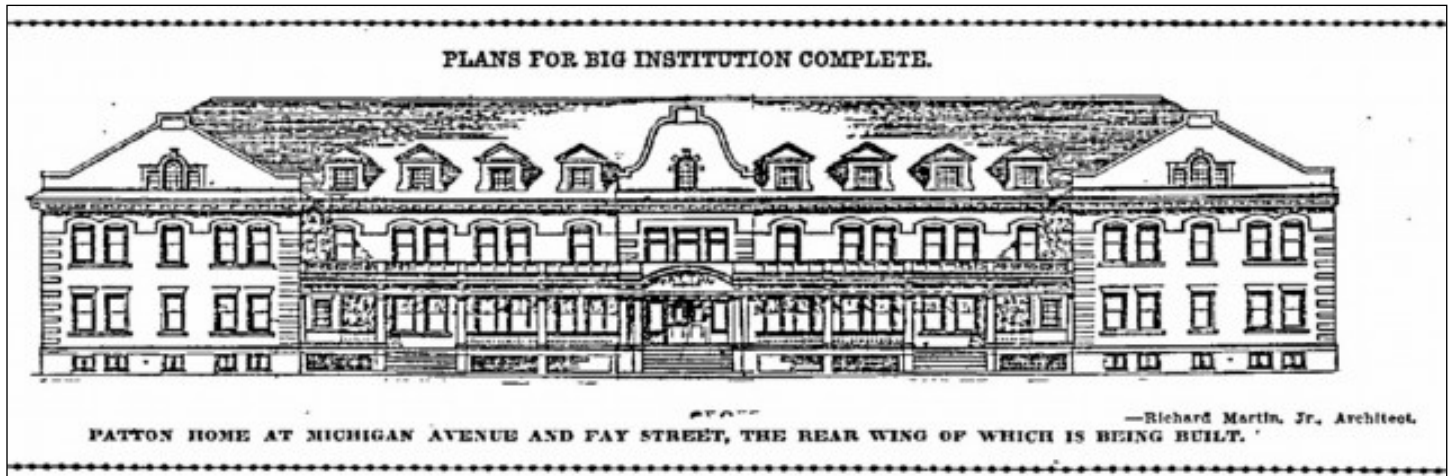
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Figure 13: Richard Martin Jr.'s 1909 design for Patton Home.⁹⁶



⁹⁶ "Mathew Patton," Garden Home History Project, January 21, 2012, www.gardenhomehistory.com/2012/01/21/mathew-patton/, accessed July 15, 2020.

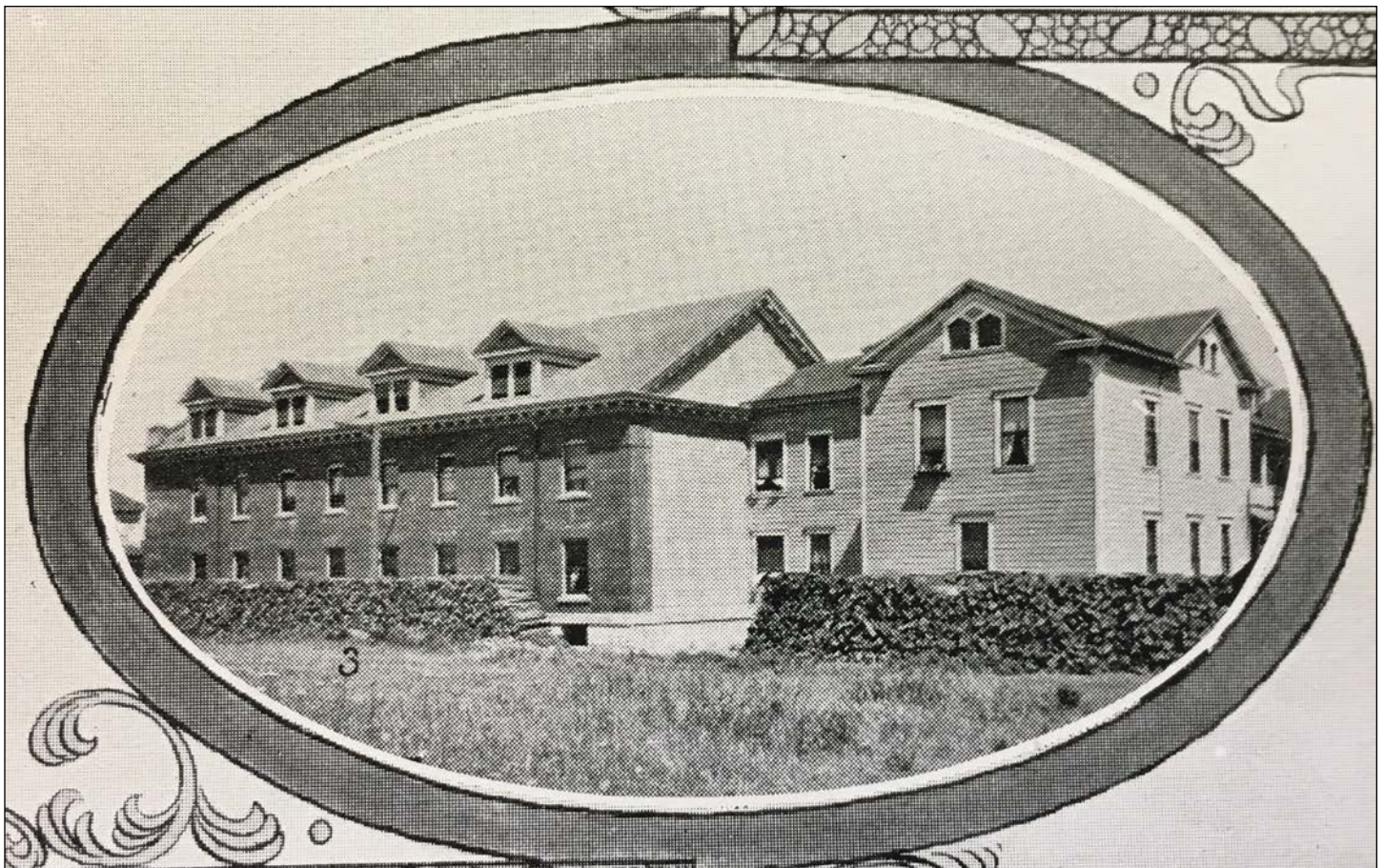
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Figure 14: South elevation of Patton Home, c. 1910.⁹⁷



⁹⁷ Gaston, 460.

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Figure 15: Patton Home, 1937.⁹⁸



⁹⁸ Patton Home in 1937, Oregon Historical Society, call number ORHI57029.

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Figure 16: Patton Home, c. 1983.⁹⁹



⁹⁹ "4619 N Michigan," Historic Resource Inventory City of Portland, 1984, accessed July 13, 2019, http://heritagedata.prd.state.or.us/historic/index.cfm?do=v.dsp_siteSummary&resultDisplay=52512

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Figure 17: Patton Home entry, c. 1950.¹⁰⁰



¹⁰⁰ Patton Home archives, 4619 N Michigan Avenue, accessed October 4, 2019.

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Figure 18: Patton Home parlor, c. 1950.¹⁰¹



¹⁰¹ Patton Home archives, 4619 N Michigan Avenue, accessed October 4, 2019.

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Figure 19: Patton Home dining room, c. 1950.¹⁰²



¹⁰² Patton Home archives, 4619 N Michigan Avenue, accessed October 4, 2019.

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Figure 20: Patton Home kitchen, c. 1950.¹⁰³



¹⁰³ Patton Home archives, 4619 N Michigan Avenue, accessed October 4, 2019.

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Figure 21: Patton Home typical residential room, c. 1950.¹⁰⁴



¹⁰⁴ Patton Home archives, 4619 N Michigan Avenue, accessed October 4, 2019.

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Figure 22: Patton Home auditorium, c. 1950. Converted to additional rooms in 1956.¹⁰⁵



¹⁰⁵ Patton Home archives, 4619 N Michigan Avenue, accessed October 4, 2019.

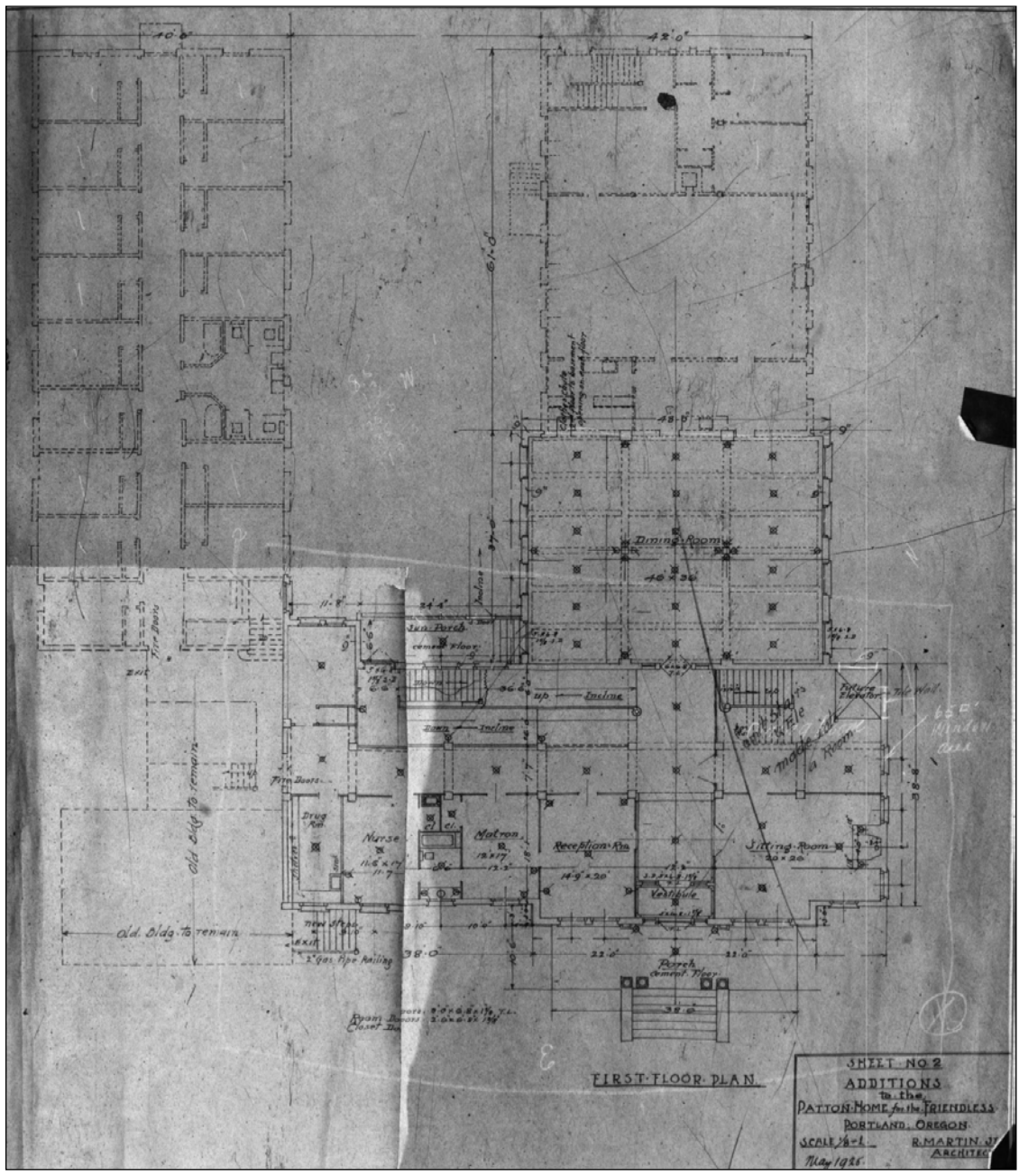
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Figure 23: First Floor Plan by Richard Martin Jr., May 1925.¹⁰⁶



¹⁰⁶ Richard Martin, *Original plans for the Patton Home, May 1925*, City of Portland Archives.

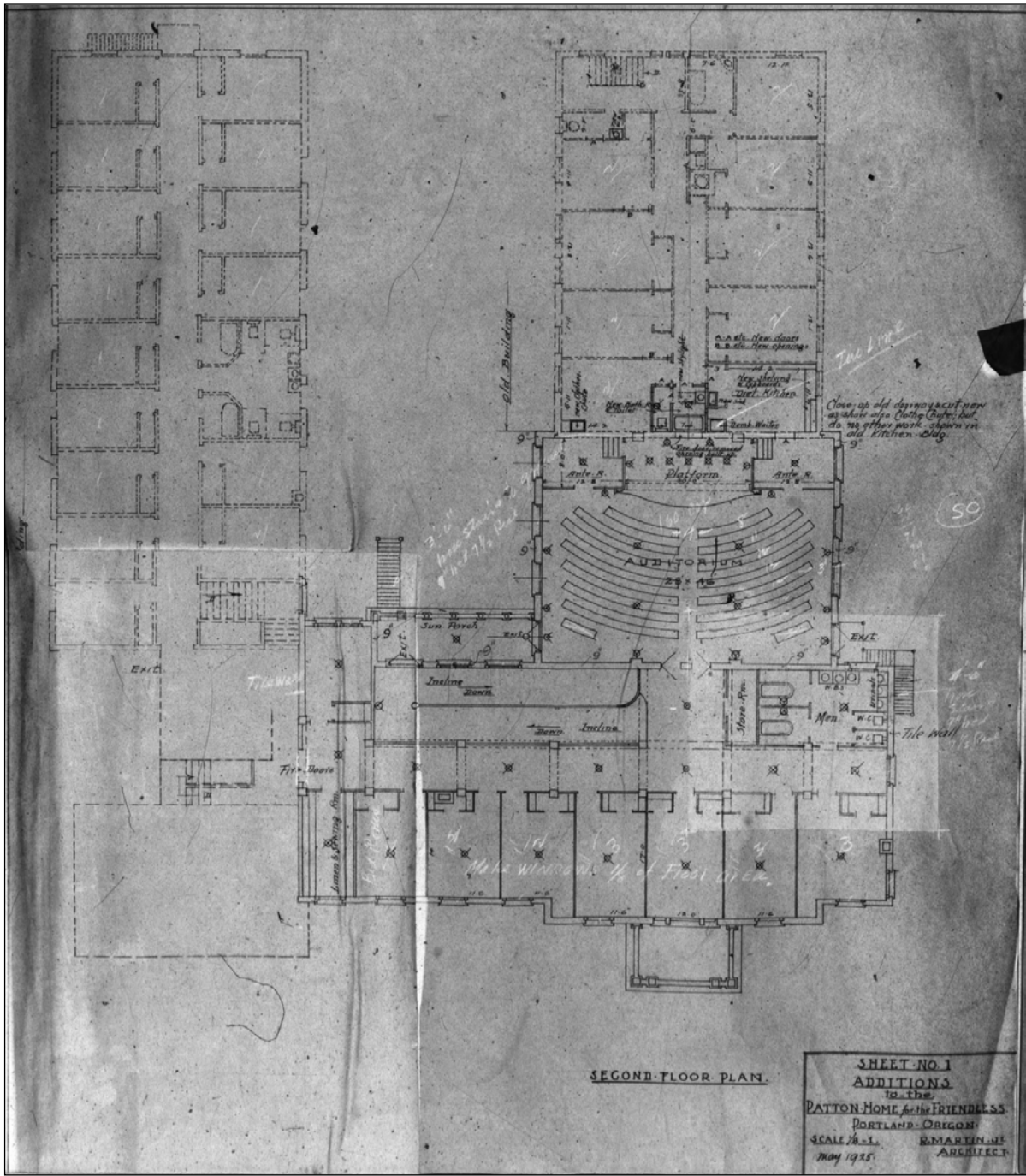
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Figure 24: Second Floor Plan by Richard Martin Jr., May 1925.¹⁰⁷



¹⁰⁷ Richard Martin, *Original plans for the Patton Home, May 1926*, City of Portland Archives.

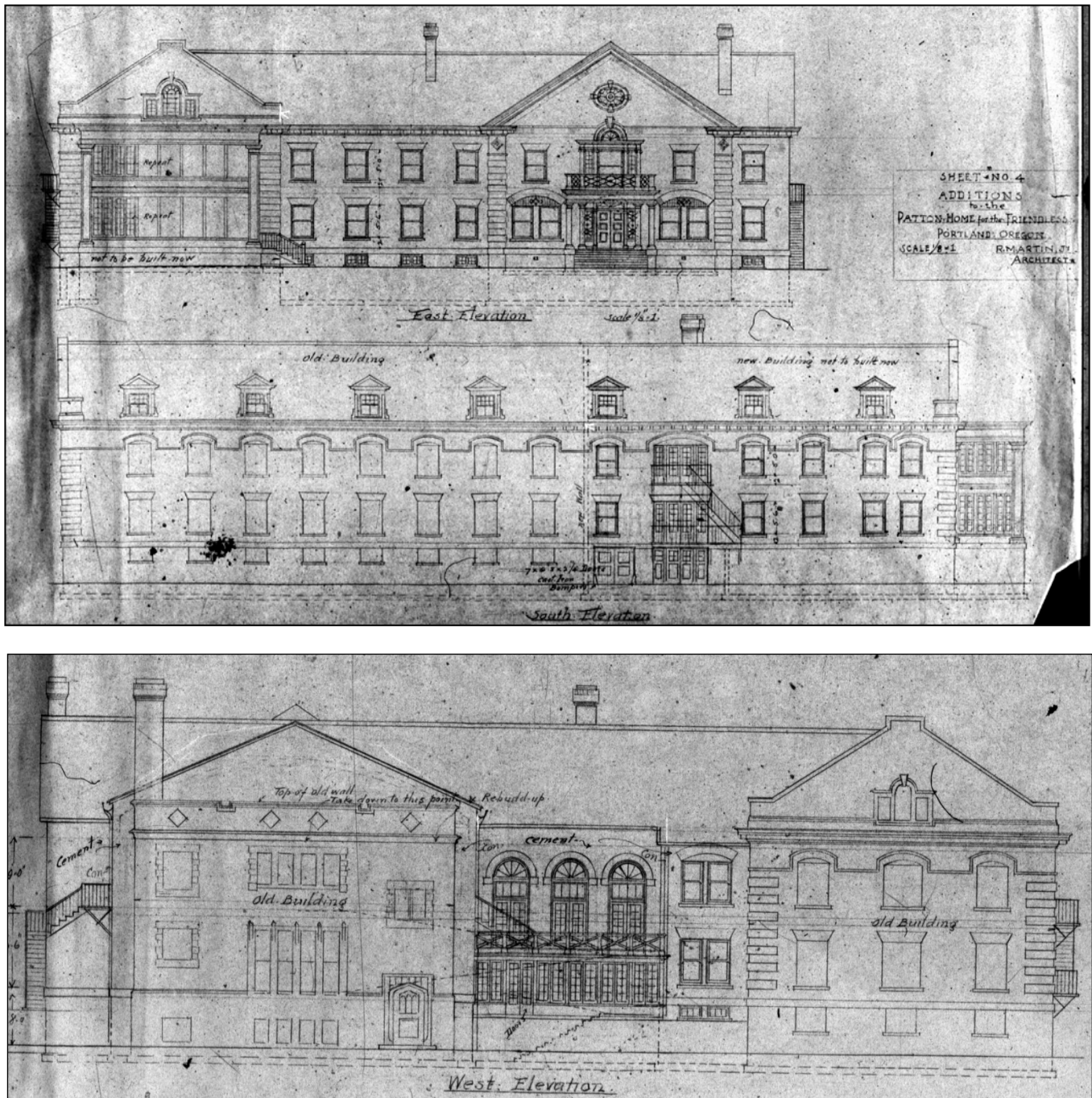
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Figure 25: East, South, and West Elevations by Richard Martin Jr., May 1925.¹⁰⁸



¹⁰⁸ Richard Martin Jr., *Original plans for the Patton Home, May 1926*, City of Portland Archives.

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Figure 26: Children's Home, 3415 SE Powell Blvd, Portland.



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Figure 27: Martha Washington Hotel, 1802 SW 10th Ave., Portland.



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Figure 28: Anna Lewis Mann Old People's Home, 1021-1025 NE 33rd Ave, Portland. Exterior and Interior.



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Figure 29: Neighborhood House, 3030 SW 2nd Ave., Portland.



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Figure 30: Williams Avenue YWCA, 6 NE Tillamook, Portland.



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Photo 1 of 21: East and north elevations



Photo 2 of 21: East elevation

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Photo 3 of 21: Main entry on east elevation



Photo 4 of 21: Front door on east elevation



Photo 5 of 21: East elevation brick detailing and cornice.



Photo 6 of 21: Wood frame portion of south elevation.

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Photo 7 of 21: Masonry wing, south elevation.



Photo 8 of 21: West elevation

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Photo 9 of 21: Courtyard looking southeast



Photo 10 of 21: Courtyard looking east

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Photo 11 of 21: West elevation



Photo 12 of 21: North elevation and community garden



Photo 13 of 21: Entry lobby looking southeast.



Photo 14 of 21: Lobby reception area looking east.



Photo 15 of 21: Ground-floor parlor looking north.



Photo 16 of 21: Lobby reception area looking west into dining room.



Photo 17 of 21: Dining room looking north.



Photo 18 of 21: Kitchen looking south.



Photo 19 of 21: Ramp to connecting the first and second floors, looking north.



Photo 20 of 21: Typical corridor.



Photo 21 of 21: Typical unit.