

0102

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

JAN 27 1989

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Troy Laundry Building  
other names/site number N/A

2. Location

street & number 1025 S.E. Pine  not for publication  
city, town Portland  vicinity  
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>        </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>        </u>	<u>        </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>        </u>	<u>        </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>        </u> objects
			<u>        </u> Total

Name of related multiple property listing: Historic and Architectural Resources of Eastside Portland  
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

[Signature] January 23, 1989  
Signature of certifying official Date  
Oregon State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Alvord Byers Entered in the National Register 3/8/89  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)  
 COMMERCE/TRADE; Specialty Store

Current Functions (enter categories from instructions)  
 COMMERCE/TRADE; Warehouse

**7. Description**

Architectural Classification  
 (enter categories from instructions)

Colonial Revival

Industrial

Materials (enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other Concrete

Glass

Describe present and historic physical appearance.

**EXTERIOR DESCRIPTION**

The Troy laundry building is sited on the southern half of the block with its main entrance facing Pine. The original building has an addition to the north—a single story formed concrete addition with a flat roof and full parapet fills the northeast corner of the block. It was added in 1953-54 for parking. Also attached to the north elevation (to the west) is a smaller single-story addition that encloses some office space and several elevated loading docks (1953-1984). A parking lot occupies the rest of the block. Just off of Sandy Boulevard, this building is in an area of mixed commercial, warehouse, and residential development.

This two-story building sits on a gently western sloping grade and is constructed on a concrete foundation with a 60% basement. On the western end of the building multi-paned casement windows are along the partially exposed foundation. The majority of the walls consist of red brick laid in a common bond. Several cast concrete elements embellish the surface. A flat roof with a full parapet capped by cast concrete covers the structure. On the east and west elevations, the parapet is stepped and decorated with cast concrete sections which surround the red brick pattern in the central area of the stepped parapet. Two smaller stepped parapets of similar design grace the corners on the southern elevation.

The exterior surface of the building is only finished on three sides. The north elevation has a rough look and the windows are surmounted by brick voussoirs. The windows on the first floor consist of two-over-two double-hung sash with two-paned transom lights set in pairs and in groups of three. On the second are four-over-four double-hung sash windows with cast concrete sills and lintels. These windows are set in slightly recessed bays created by the raised pilasters of brick that divide up the surface. At the top of the pilasters a cast concrete, triangle-like ornament is inset; and set above is a diamond ornament of cast concrete. Seven bays of varying width run across the southern face. In

See continuation sheet

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three of the bays, a pattern consisting of three overlapping squares, executed in cast concrete and brick, contribute further decoration to the surface. The most intriguing brickwork is found in the relief frieze that surrounds the building below the flat concrete cornice. This frieze incorporates rows of raised stretchers, vertically laid stretchers, and a band of vertical stretchers and headers.

Several alterations have been made to this building. Original windows and doors in the front entry have been replaced by aluminum windows and doors in 1958. On the north side of the building the original full-length drive-through for the laundry is intact, but the entries have been bricked over, probably since the 1920s. Aluminum awnings over the second-story on the west and south elevations were installed in the 1960's.

INTERIOR DESCRIPTION

As originally designed, the Troy Laundry building was open in plan with the exception of the office space, employee lunchroom and boiler room. Currently, the office space has been expanded. Original portions have wainscoting and other finishwork. The open areas are used for inventory storage. A loft above the open areas has been retained. The employee lunchroom has been altered, however, brick interior walls and window surrounds are intact.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
Commerce

Period of Significance

1913-1938  
Same

Significant Dates

1913

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Lawrence, Ellis

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

The Troy Laundry Building, constructed in 1913, is significant under criterion A for its association with the long-operating Troy Laundry which led the local industry in technological advances, marketing, and personnel management. Secondly, it is significant under criterion C as a well-preserved example of an early commercial building designed by noted Portland architect Ellis Lawrence. The date of construction has been confirmed by building permit records and tax assessor information.

The Troy Laundry was established in 1889 by John F. Tait. Tait came to Portland from his home country of Scotland, where he had apprenticed in the laundry trade. His knowledge of the business and his innovative management skills led to the establishment of one of the most successful and longest-running laundry concerns in the city.

The original building, located on the west side of the river, was destroyed by fire in 1894. At that time Tait moved the laundry into a building on the inner east side, at the northeast corner of Grand and Salmon streets. Beginning in 1892, city directories ran advertisements for the laundry which show that it was a large operation with pick-up points located throughout Portland, Vancouver and Oregon City. In 1890 there were twenty-five laundries in Portland eighteen of which were owned and operated by Chinese. The majority of these early laundries were small neighborhood operations. The Troy Laundry was one of two large laundries which catered to both individuals and commercial-industrial clients.

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The company grew rapidly between 1890 and 1915. In 1890 Tait employed ten people. Within 25 years his staff increased to 150. By 1913 the laundry had outgrown its earlier quarters and the subject building was built at 10th and Pine streets. Tait, who was twice president of the Washington, Oregon and California Laundrymen's Association, was a leader in the improvement of employee relations and working conditions within the laundry industry. Tait was also one of the first people in the industry to switch to an eight-hour work day. The new building incorporated a variety of innovative features including a large employee dining room and lounge, a relatively new concept at that time as evidenced in an article from the period which described it as "a most humanitarian and thoughtful" addition on the part of Tait.

Tait incorporated the latest technological advances in the new facility. The laundry housed its own electrical generators and the newest electrical engines that ran over 44 commercial washers and 22 extractors. Along with the standard oil burners-dryers and steam equipment of the day, the new building was equipped with the newest drying system, the tumbler, considered revolutionary for its speed and quality of work. Tait's personnel philosophy and innovative laundry system allowed his business to handle over \$600,000 worth of work a week, representing a customer base of 10,000, including many major industrial and commercial business clients.

Tait, extolled as "perhaps the most prominent laundry man of the Pacific Coast" in The Oregonian of November 29, 1928, moved to Astoria in 1918 to establish another laundry. He retained an interest in the Portland laundry but was no longer active in its direct management. Troy Laundry operated through the historic period, remaining in operation until 1983 as one of Portland's largest commercial laundries.

Ellis Lawrence, a native of Portland, has been described as a driving force behind the professionalization of the practice of architecture. He was the founder and dean of the University of Oregon School of Architecture and responsible for the creation of the Pacific Architectural League, founded in 1909. In this same year Ellis established the Portland Atelier, a gathering place for aspiring students to study with established architects.

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The Troy Laundry building is of interest as a good and relatively early example of Ellis Lawrence's design style, a synthesis of traditional form and modern details. Traditional elements are seen in the formal facade arrangement which divides the building into three distinct levels. Modern features include the continuous bands of windows and the use of restrained geometric ornament.

**9. Major Bibliographical References**

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform, and card files, Portland, 1980.
- . Ticor Title Company records, Portland, Oregon.
- . The Oregonian. July 29, 1928, Section 1, p.12
- . The Astoria Evening Budget. July 28, 1928, p.1
- . Gleason, Caroline. "Power Laundries in Portland". Unpublished Typescript, 1914. Oregon Historical Society Collection.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreege of property Less than one acre Portland, Washington-Oregon 1:62500

UTM References

A 1,0 5,2,7,0,5,0 5,0,4,0,6,5,0  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

Verbal Boundary Description

East Portland addition, Lot 1-8, Block 224

See continuation sheet

Boundary Justification

Taxlot lines

See continuation sheet

**11. Form Prepared By**

name/title K. Zisman, J. Koler, J. Morrison, B. Grimala, A. Yost

organization Hawthorne Blvd. Business Association date August 15, 1988

street & number 615 S.E. Alder telephone (503) 234-4801

city or town Portland state Oregon zip code 97214

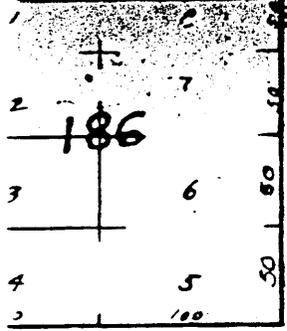
**United States Department of the Interior  
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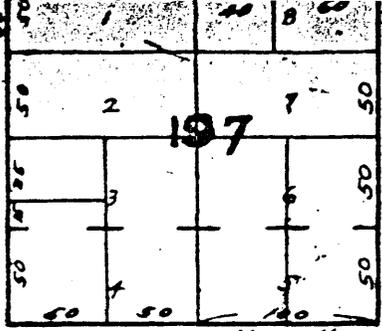
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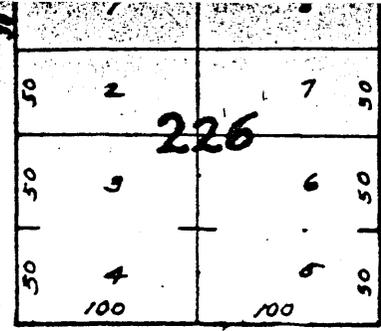
. "Oregon Country", April 1, 1914, Volume 20, No. 4.



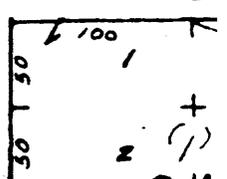
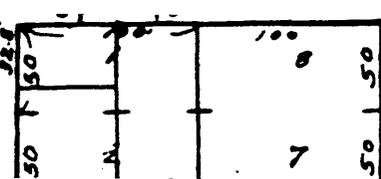
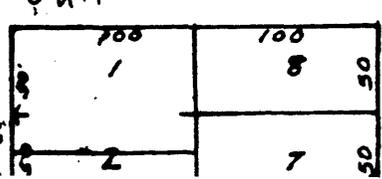
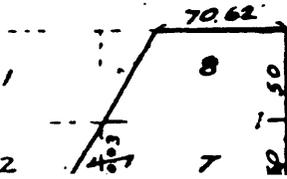
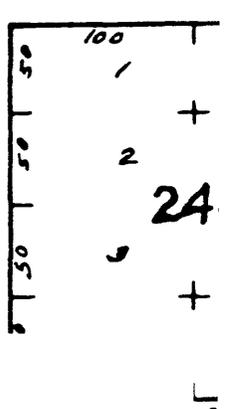
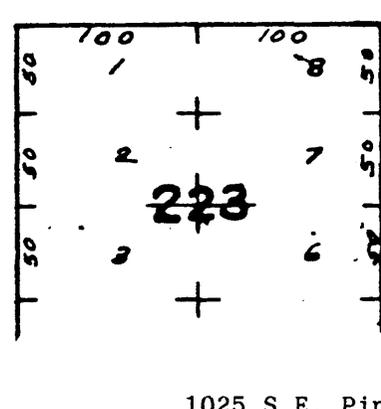
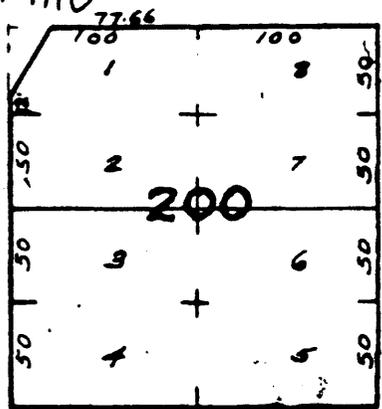
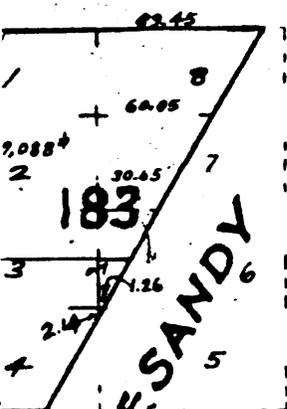
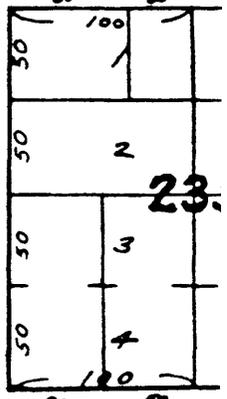
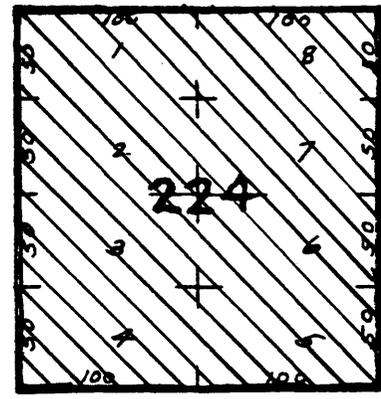
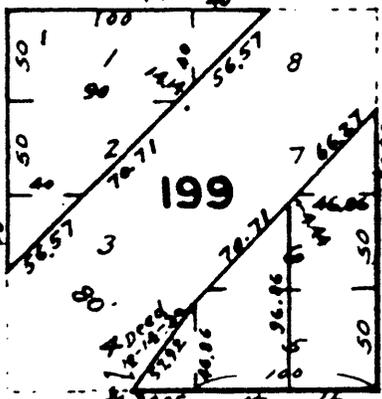
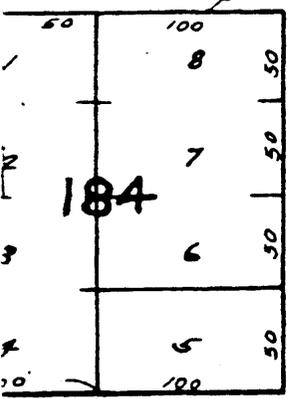
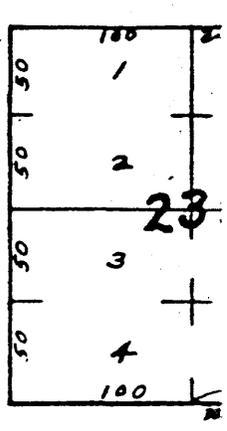
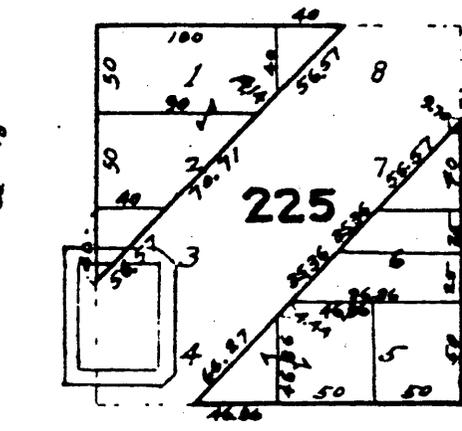
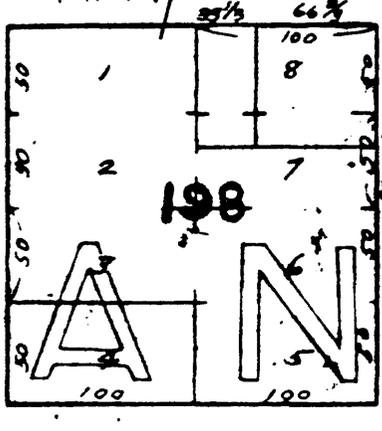
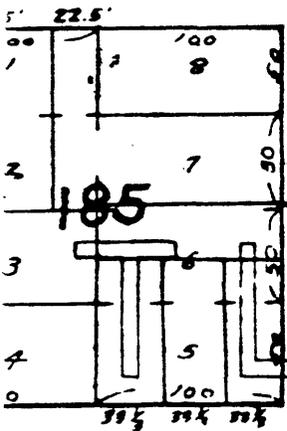
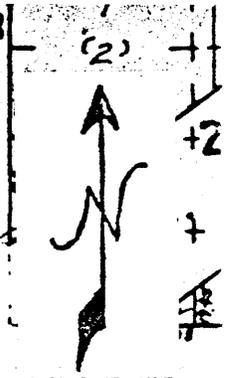
9th AVE.



10th AVE.



11th AVE.



9th

Ankeny

10th

11th

Ash

Pine

Oak

1025 S.E. Pine  
Portland, OR 97214

S. SANDY

PM

10-20



- 1 Troy Laundry / 1025 Pine Troy Laundry Building
- 2 Portland, Oregon, Multnomah County
- 3 Patrick Smith
- 4 August 1988
- 5 Roll S-39 #9
- 6 Looking west at east elevation
- 7 #10F3

Portland Eastside MPS



Tracy Laundry / 1025

Portland, Oregon

Patricia Smith

August 1988

Roll 5-30... 11

Looking northwest at ea

# 2 of 3

1  
2  
3  
4  
5  
6  
7



## Building

- 1) TROY LAUNDRY, 1025 SE PINE
- 2) PORTLAND, OREGON, Multnomah County
- 3) PATRICK SMITH
- 4) AUGUST 1988
- 5) ROW 542 # 9
- 6) VIEW LOOKING NORTHWEST
- 7) #3 OF 3

Portland Eastside MPS