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NATIONAL REGISTER

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Tudor Arms Apartments

other names/site number _____

2. Location

street & number 1811 NW Couch Street not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97209

3. State/Federal Agency Certification

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

James Hamrick December 15, 1993
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register. See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:)

for Signature of the Keeper Entered in the Date of Action
Gregory Laporty National Register 1/28/94

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

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

Contributing Noncontributing
1 buildings
sites
structures
objects
1 Total

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

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

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: multiple dwelling

Current Functions

(Enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revivals:

Jacobethan

Materials

(Enter categories from instructions)

foundation concrete

walls brick

roof asphalt, built-up

other trim: glazed terra cotta cement plaster

Narrative Description

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

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SITE

The Tudor Arms Apartments at 1811 N.W. Couch Street are situated on Lots 1 and 4 of Block 170, Couch's Addition in the city of Portland, Multnomah County, Oregon. The building occupies a 100 x 100 foot site at the northwest corner of N.W. 18th and Couch Streets. The site was part of the half-block site of the palatial home of Senator George H. Williams, which he occupied from 1885 to his death in 1910.

EXTERIOR

The building has five stories, including the ground floor, which is largely above grade. In plan the building is "U" shaped, having a 10-foot-wide by 54-foot-long light court, offset slightly to the west of center, and opening onto Couch Street. At the west and north walls of the building are five-foot-wide light courts to provide light and air for windows along those sides. The ground floor is of rusticated concrete, cement plastered. Windows at this level are double-hung wood sash, 10 lights over one. There is a tradesman's entrance on 18th Street, and another entrance to the ground floor in the west wing, onto Couch Street. The light court leads along a tiled walk, between narrow landscaped beds at either side of the court to the main entrance of the building. The court is entered from Couch Street through a large archway, elaborately decorated with white terra cotta, having pilasters, entablature, and exuberant naturalistic ornament projecting above the cornice.

The rustication at the ground floor is capped by a projecting terra cotta water table, above which the second floor spandrel is decorated with alternating terra cotta and brick panels. Above the spandrel, the second floor walls are faced with white terra cotta, into which are set panels of brick in the wall area between the windows. The overall impression is of horizontal stripes around the building, interrupted by the terra cotta enframing of the windows, producing a very rich effect. At the second floor level, as well as in the third, fourth and fifth floor levels, the windows are typically 10 over one wood sash, with the single-paned lower sash being of the awning type, hinged at the top and swinging open at the bottom.

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At the third and fourth floors the windows are set in the brick wall, without enframingent. The windows have terra cotta lintels with drop molds, and terra cotta sills. There is a slight offset of the walls at either side of the projecting balconies, and there are terra cotta quoins at the offsets as well as at the building corners. At the third, fourth and fifth floors, there are paired balconies at each wing on Couch Street, and two pairs of balconies on 18th Street. The balconies have wrought iron railings and concrete slab floors. On Couch Street a fire escape between each pair of balconies terminates at the second floor in a counterbalanced ladder.

At the fifth floor there is a horizontal band of terra cotta running continuously on both street elevations at the window lintel and sill levels. Above this, a terra cotta cornice projects slightly from the face of the brick wall. Above the cornice is a brick parapet wall with open terra cotta balustrades above the windows, and a half-round section of the brick parapet wall projects above the coping at four locations, centered between the paired balconies. Large terra cotta finials project above the parapet wall over each quoined corner.

This is indeed a very lively wall, with the sparkling white glazed terra cotta, manufactured by Denny-Renton of Seattle, contrasted with the heavily textured dark red brick produced by the Pacific Brick Company (a division of the Willamina Clay Products Company of Willamina, Oregon). The brick is laid in common bond with 1/4-inch raked joints, colored almost black with the addition of lamp-black to the mortar. The brick is particularly notable, being made from clay mixed with coarsely ground shards, and having a wire-cut face. The effect is much more heavily textured than a tapestry brick, with its torn surface and deep shadows, which make the dark red clay appear even darker.

The west and north walls along the property lines are faced with medium-red common brick laid in common bond. Windows here are the same as on the street elevations, except that there are some smaller sized windows.

This handsome exterior treatment at the street fronts is in original condition, except that aluminum-framed storm sashes have been attached to the outside of the wood sash, and the doors to the balconies have been replaced with aluminum-framed sliding glass doors. Although contemporary newspaper accounts describe the building as being of Tudor design, this is only nominally accurate, as there are no Tudor arches at the openings. However, despite this, there is a Tudor or Jacobean feeling to the building.

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INTERIOR

The main entrance of the building from the landscaped court opens into a pleasant two-story lobby, with a coffered ceiling, lighted by stained glass windows high above the entrance doors. This lobby is finished with Classical pilasters of mahogany, and with mahogany panelling which also extends into the hallway at the elevator and the west stairway. Originally, the second floor hallway opened onto the upper part of the lobby, but this has been closed off in response to fire-code requirements. The present elevator is a replacement which was installed in 1950.

At the ground floor, in addition to the manager's apartment, are five other apartment units. The balance of the ground floor is occupied by a laundry, electric room, furnace room, shop, garbage and storage rooms. The "U"-shaped corridor exits at its two ends through doors opening onto Couch Street. There is also a service entrance from 18th Avenue, and another on the north wall opening onto the driveway of the adjoining building.

Floors two through five are occupied by 12 apartment units on each floor. The corridor on these floors is also "U"-shaped, and the two ends of the corridor onto two fire escapes at the Couch Street side of the building. These fire escapes are combined with four foot wide balconies, reached by doors from the adjoining apartments at each floor. Originally, the fire escapes were accessed through break-glass doors, and the Couch Street ends of the corridor were incorporated in the apartment units adjoining. This area is now cut off from the apartments and added to the corridor to provide direct access by a door to the fire escape, to meet fire-code requirements. The two stairs located at either side of the base of the "U"-shaped corridor are enclosed.

The apartment units are of two general types: studio and double-studio. There are two sizes of double-studio units. There are also three larger units at the rear of the building. All units have a separate room for the kitchen. The baths, which originally had claw-foot tubs and hexagonal tile floors, have mostly been altered with built-in tubs and cabinet showers, but a few remain in original condition. Floors are oak, but are mostly covered with carpet.

There are balconies for the four apartment units at the third, fourth and fifth floors facing 18th Avenue. At the third floor one large balcony serves two apartments. At the fourth and fifth floors there are four smaller individual balconies. There are also two balconies at each floor in the light court at the north side of the building.

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.)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
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.
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:

- owned by a religious institution or used for religious purposes.
removed from its original location.
a birthplace or grave.
a cemetery.
a reconstructed building, object, or structure.
a commemorative property.
less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1915

Significant Dates

1915

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Carl L. Linde

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Tudor Arms Apartments

Multnomah County OR

Name of Property

County and State

10. Geographical Data

Acreeage of Property 0.23

Portland, Oregon-Washington 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 0 5 2 4 3 5 0 5 0 4 0 9 7 0
Zone Easting Northing

3 Zone Easting Northing
4 Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title John M. Tess, President, and Richard E. Ritz, FAIA

organization Heritage Investment Corporation date June 14, 1993

street & number 123 NW Second Avenue #200 telephone 503/228-0272

city or town Portland state OR zip code 97209

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name E. Charles Shafer

street & number PO Box 10201 telephone

city or town Portland state OR zip code 97201

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Continuation SheetSection number 8 Page 1**SHPO SUMMARY**

The Tudor Arms Apartment Building occupies a 100-foot square lot at the northwest corner of NW Couch and 18th Avenue in the fashionable Nob Hill neighborhood of northwest Portland, Oregon. Designed by Carl Linde in the Jacobethan style and completed in 1915, the Tudor Arms is an outstanding example of the kind of "atmospheric" apartment buildings which epitomized the upper middle class multi-unit housing market in Portland between the world wars. It was designed by Carl Linde as one in a series of stylistically related apartment-house projects for the Royal Arms Associates and Richard F. Wassell, who will be remembered as the developer of the W. S. Salmon property on SE Morrison. Elizabethan and Jacobean architecture of England's Renaissance period combined as a particularly popular style for apartment houses locally. The same developers and architect produced the essentially concurrent Rex Arms and Royal Arms which similarly evoked the reign of the Tudor royal family and their successors.

The list of noted and lesser Portland architects who designed apartment houses in the Jacobethan style is very inclusive, and much of the work was concentrated in the Nob Hill area. Three leading examples, based on comparable scale, craftsmanship and state of preservation, are William Knighton's Trinity Place Apartments of 1910, Ellis Lawrence's Belle Court Apartments of 1912, and the Tudor Arms. Whereas Knighton's rendition of the genre is more inventive, Linde's is noteworthy for the richness of its detail in architectural terra cotta. The Tudor Arms meets National Register Criterion C in the area of architecture as an outstanding exemplar of its stylistic type locally.

The brick-faced building rises five stories, including a ground floor that is largely above street grade. Conventional in its tight U-shaped plan, it was designed for 60 units was equipped with the modern conveniences of the day. The principal facade faces south onto Couch Street, where the entrance to a narrow light court with tile walkway and border plantings leads to a raised portico. The building's detailing in the Jacobethan mode draws its chief effect from polychromy, the high contrast between dark red, specially-textured face brick and glazed white terra cotta trim elements. The ground story is rusticated concrete skim-coated with

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cement. The pattern of terra cotta enframements and horizontal banding on the second story creates a lively chequered effect. The balance of the exterior is trimmed with quoining at building corners and offsets in the wall plane, as well as string courses, cornice and a weighty balustraded parapet terminated with obelisks and semi-circular false gables. It has been observed that the Tudor Arms, with its strong color contrast and sculptural ornament, recalls late 19th century work in the Jacobean genre by the noted English architect Richard Norman Shaw [e.g. Albert Hall Mansions, London, 1879; New Scotland Yard, London, 1888]. Notwithstanding the relatively diminutive scale of the Portland project and its drier exhibition of the decorative vocabulary, the comparison is useful in pin-pointing the origins of the revival.

Third and fourth story lintels are finished with label molding. Window assemblies are the awning pivot type and have ten small lights over one. Perhaps the handsomest single feature of the facade is the two-story entry archway at the streetfront which consists of a Tuscan arch order, a double entablature and crest of Flemish strapwork flanked and terminated by obelisks. It is this archway that proclaims the historic period theme of the building unequivocally as "Jacobethan."

The proponents have identified the source of the very fine architectural terra cotta as the Denny-Renton Company, presumably a Seattle-area firm which became a subsidiary of the West Coast's major supplier, Gladding, McBean and Company of northern California. The supplier of brick for this project was Pacific Brick Company of Willamina, Oregon.

The two-story lobby interior with its mahogany paneling, fluted classical pilasters and heavy cornice is largely intact. No modification has been made in the layout of floors two through five, which hold 12 living units each.

Carl Linde, a talented specialist in the period-style apartment house, was noted for the quality of design and craftsmanship represented in his work, which built to a high point before the stock market crash in 1929. Those of his apartment buildings which have been listed in the National Register to date include the Ambassador (1922) and the Sovereign (1923), the Clovelly Garden Apartments (1928), and the Envoy (1929).

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COUCH'S ADDITION

The 1915 Tudor Arms Apartment Building is located in the Nob Hill neighborhood in Portland. This area was part of Capt. John H. Couch's land claim. Couch was a Massachusetts seaman who first came to Oregon in 1840, when Portland was not much more than a simple clearing in the wilderness. He returned to the area in 1845 and claimed an area of land bounded by the Willamette River and NW Twenty-first, Ankeny and Thurman-Donation land Claim #52. Couch chose this territory because he felt it had the greatest potential for the shipping and commercial industries. The total claim was perfected in 1849 to include 640 acres. In 1850, Couch sold half his interest in the claim to George Flanders.

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

NOB HILL AND THE ADVENT OF THE APARTMENT HOUSES IN PORTLAND

The early years of the 20th century were a time of rapid growth and development in Portland. The city's population more than doubled between the years 1900 and 1910 from 90,000 to 212,000. This growth surge was due in part to the 1905 Lewis and Clark World's Fair, which gave the city international exposure it had not previously known.

Much of the population growth in Portland was absorbed in Nob Hill, an area which had previously been distinguished by its stately mansions, owned by many of the city's leading families. Some of these mansions still remain, including the Ayer-Shea residence and the George Heusner residence, both on the National Register. However, many of the mansions were replaced in the first two decades of this century by apartment houses like

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the Tudor Arms. The area became, and remains to this day, an intensely urban concentration of residential, commercial, and institutional uses. It boasts a number of properties listed or eligible for the National Register. Besides the mansions listed above, these include the Regent Apartments, the Ormonde Apartments, the Campbell Hotel, Trinity Episcopal Church, and the Belle Court Apartments.

Newspaper articles from the period testify to the apartment house boom which occurred in Portland around the years 1910-1913, and which was focused in Nob Hill. These articles also reveal the public's growing sophistication and expectation of high-quality apartments. Real estate prices began to climb and apartment buildings-- which had been virtually non-existent before 1904-- were the wave of the future.

W.L. Morgan, Portland architect and contractor, built what was reported to be the first apartment building in the city in 1904 at what was then the southeast corner of 16th and Jefferson. The apartment building had 13 rooms and was opened in June of 1904. Morgan built two other apartment buildings at northwest 15th and Everett and the apartments rented immediately. In 1905 there were only three or four frame apartment houses in Portland. In the Nob Hill area, apartment buildings sprang up around the streetcar lines on 19th and Twenty-first Avenues. This area became the most densely populated district in the state. By 1910, an article in the Oregonian reported that Nob Hill was an area where "the building is most marked" and was "being built up with fine apartment structures."

At the time the Tudor Arms was constructed in 1915 the surrounding neighborhood was still a very elegant area, occupied by the fine houses of Portland's most well-to-do families. Many of these houses had half and full-block sites, and some even had double-block sites. Several streetcar lines ran on Washington Street, a block to the south (now called Burnside Street), and a half block to the west on 19th Street was the Willamette Heights car line. Across 18th Street, to the east, were the houses of Henry Jones, David Tuthill and Samuel Mears. Across 19th Street, to the west, was the Bishop Scott Academy. Trinity Episcopal Church had been constructed in 1905 at the corner of 19th and Everett Streets.

The appearance of this newly constructed apartment house in 1915 must have been startling, with its contrasting dark-red brick and gleaming white glazed terra cotta. The neighboring houses were painted in somber greys, browns and olive greens.

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During the 1920's and 1930's, long-time residents left the area as these older homes were being replaced and more homes were converted into apartment dwellings. With the advent of the automobile, the need to live close to the downtown area diminished and people began moving away from the city center. In the 1940's and 1950's inner-city problems, such as theft, traffic, and vandalism were on the increase in the Nob Hill area.

The 1960's and 1970's saw a re-birth of the neighborhood, families were moving back and older homes were being restored. The Northwest District Association was created in an effort to restore the neighborhood. The elegant days of the late 1800's are long gone, but historically and architecturally significant structures in the Nob Hill district still exist. This character is preserved through the residences and apartment houses that were built during this period.

HISTORY OF THE BUILDING

The Tudor Arms was built on the northwest corner of 18th and Couch Streets. On the site was the home of George H. Williams. The home was one of dozens of luxurious mansions along 18th and 19th Streets. The Williams' home was built about 1885, designed by Joseph Sherwin.

Born in a log cabin in upper New York state in 1823, Williams had practiced law in Iowa in 1845. He first came to Oregon in 1853 when President Millard Fillmore appointed him chief justice of the Oregon Territory. In 1859, he entered private practice. Five years later, in 1864, the Oregon legislature sent him to Washington as one of its first senators. He served one term and, in 1871, President US Grant named him Attorney General. Later, in 1875, Grant attempted to name him Chief Justice of the Supreme Court, but stiff opposition from East Coast senators forced him to withdraw the nomination. Williams returned to Portland in 1881, formed a law partnership with George H. Durham, William Lair Hill and F. Pierce Mays. In 1902, Portland elected him Mayor, a position he served until 1905. He died in 1910.

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Five years later, in February, 1915, realty broker C. M. Everett sold the parcel to R. F. Wassell and the Royal Arms Associates for \$40,000. Wassell's associates included A. C. Going and D. B. McBride. From the outset, Wassell planned to demolish the elaborate Williams home and construct in its place a modern apartment building at a cost of \$100,000. In March, Wassell had financing for construction. The Lumberman's Trust Company issued a \$65,000 bond. Issued in \$500 and \$1000 denominations, the bonds would pay 6% over a 2 to 7 year term. The building itself would be comprised of five stories and 60 apartments, each two or three bedrooms. In concept, the Tudor Arms was to be similar to the Royal Arms and the Rex Arms, two previous projects of the Royal Arms Associates.

Construction proceeded at a reasonable pace over the next five months. On September 1, the Tudor Arms opened for tenants, with considerable advertising hoopla in the Journal:

Adhering closely in its architectural design to the romantic period of the Tudors, a royal family reigning in England from the fourteen to seventeenth centuries, when the four-centered obtusely-pointed arch was characteristic of the buildings of the time, the Tudor Arms apartments, just completed at the corner of Eighteenth and Couch streets, is not only remarkable for the artistic beauty of its exterior but is undoubtedly the most modernly constructed and appointed apartment house yet constructed on the Pacific coast.

When finished, it was a fireproof building of 53 apartments of 2-4 bedrooms. The building was well appointed with oak floors and modern appliances, including Hughes electric ranges, Hoosier kitchen cabinets, private phones, vacuum cleaning, and a large laundry room with steam dryers. At completion, the Tudor Arms cost \$125,000.

CARL L. LINDE

Carl L. Linde designed the Tudor Arms in 1915.

Linde was a German native who settled in Milwaukee, Wisconsin in 1870. Before graduating from Milwaukee's German-English Academy in 1887, he apprenticed as an architect. In 1883 he went to New York to enlist in the Navy. After serving a year at

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the Newport, Rhode Island, naval training station, his parents purchased his release. It is unclear whether he stayed in New York for a short time then or returned to New York after graduating from the Academy. Fred C. Baker, a close friend of Linde, asserts that Linde worked as a draftsman for McKim, Mead & White in his youth. No confirmation has yet been found in the McKim, Mead & White files.

At some time, Linde returned to the midwest and worked as a staff architect for Ryerson Steel in Chicago. He worked on several high-rise buildings in the Chicago area during the "time of the union troubles" at Ryerson. Sometime before coming to Oregon in 1906, Linde worked as a brewery architect in Milwaukee, Wisconsin. No specific chronology for this period in Linde's life is currently available.

After coming to Oregon in 1906, Linde worked in Edgar Lazarus' office where he designed and supervised construction of the Electric Building for which he received national attention. Linde later worked for Whidden and Lewis, D.C. Lewis, A.E. Doyle and Whitehouse and Fouilhoux before applying for his license in 1921. From 1921 until 1940 he maintained his own architectural practice in Portland. From 1941 until his death in 1945 he was "associated" with the army engineers at Vancouver Barracks, Washington.

Linde is remembered primarily for his residences and apartment houses in Portland, although he did a bank and brewery in Vancouver, Washington, and the Camlin Hotel and Puget Sound Savings and Loan in Seattle. For a period of time Linde maintained an office in Seattle as well as Portland. The early work of Linde was strongly derivative and traditional, reflecting his possible apprenticeship with the firm of McKim Mead & White in New York, and his associations with the other firms previously mentioned.

COMPARISON OF LINDE-DESIGNED APARTMENTS

The Tudor Arms was designed by the talented Portland architect, Carl L. Linde, who designed a large number of fine apartment buildings in Portland in the 1910s and 1920s. Built in 1915, the Tudor Arms is one of his earliest apartment building designs as well as his first venture into the Jacobethan style. Overall, Linde's apartment building designs were elegant and rich in ornamentation, particularly in his early years which in addition to the Royal Arms and Tudor Arms included the Ambassador Apartments (1922) and the Sovereign Hotel (1923)--all done for Richard Wassell.

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The Royal Arms Apartments (1915) at N.W. 18th and Lovejoy Streets has a similar plan and windows, but the applied trim and decoration of cast stone is very simple, and limited to belt courses, lintels and sills. The general feeling of that building suggests the Craftsman style, because of the wide projecting, heavily bracketed cornice and simple wall treatment.

Linde's 10-story Ambassador Apartments (1922) at S.W. Sixth and Madison, on the National Register, does have the Tudor or Jacobean feeling of the Tudor Arms, but also has Classical details which suggest Georgian. The detailing of the terra cotta on the Ambassador is quite different from that on the Tudor Arms, and its total decorative scheme is designed to emphasize the height of the building.

The Sovereign Apartment-Hotel by Linde (1923), similar to the Ambassador in size and height, and also being of brick with terra cotta trim, has a definite Georgian feeling with its Classical applied decoration.

Later in the 1920s, Linde moved more into the Spanish Revival theme, notably the 1930 Salerno Apartments at 2325 NE Flanders and the 1929 Envoy Apartment building at 2336 Southwest Osage.

Carl Linde was a very talented, creative architect. He did not repeat himself, but approached each new commission as a unique building, in which he undertook to compose all of the elements harmoniously. Linde designed a large number of fine apartments. The Tudor Arms represents an important stage in his development of apartment house design, and is certainly one of his best.

RICHARD F. WASSELL AND THE ROYAL ARMS ASSOCIATES

The Tudor Arms Apartment Building was constructed by Royal Arms Associates. Richard F. Wassell led the ten year partnership, which also included Alvin C. Going and Donald B. McBride. Together, they built the 1914 Rex Arms Apartments, now demolished but once located at 1230 SE Morrison, the 1915 Royal Arms Apartments, located at 1829 NW Lovejoy and the 1922 Ambassador Apartments located at 1209 SW Sixth.

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Going, an early Portland settler, was born on December 27, 1855 and lived with his wife Stella at 662 Wasco. He was employed in the stove and hardware business as president of Lowenberg and Going Company of Portland, and later as Vice President of Going and Northrup of Seattle. At the time of the Royal Arms Associates, Going was 60 years old. He died at the age of 99 on May 2, 1954.

McBride was born in Glasgow, Scotland in 1865. He arrived in Portland in 1893, joining in the marine supply business with William Honeyman. In 1918, he formed the Oregon Marine and Supply Company and, later, the Pacific Marine and Supply Company of Seattle. At the time of the Royal Arms Associates, McBride was 50 years old. He died at the age of 80 on January 27, 1945.

Both Going and McBride were silent partners in the association. The head of Royal Arms Associates was Richard F. Wassell. Born on October 24, 1887, Wassell was educated in Scotland, the native land of his parents. Beginning in the 1910s, he emigrated west with his family, first stopping in Walla Walla, Washington. There, he met and eventually married his wife, Alice, on October 11, 1911. He came to Portland in 1912, at age 25 and became active in the construction business. At first, he was an independent brick contractor with his brother Oliver. He also became a member of the Masons, Shriners and Elks. He lived with his extended family at 204 E. 15th.

In 1914, at the age of 27, he formed the Royal Arms Associates and built the Rex Arms. The following year, he built the Royal Arms, designed by Carl Linde. The Tudor Arms, also designed by Linde, was his third project. Curiously, in 1918, he worked as General Manager of the Portland Evaporating Company at 1636 E. 13th; a position he held for one year until the company evaporated in 1919. In 1921, he moved to 570 E. Madison. The following year, Royal Arms Associates built the Ambassador Apartments at 1209 SW 6th and the Sovereign Apartments, both designed by Carl Linde. Four years later, he built the Prince of Wales Apartments at 1225 SW Alder, designed by John H. Grant.

On July 18, 1927, Wassell died suddenly after a one week illness at the age of 39. He was survived by his wife, Alice, and two daughters (Helen Frances and Shirley Ann). He was also survived by his father, Joseph D. Wassell of Portland, his sisters, Mrs. W. J. Lewis of Portland and Mrs. Homer Bessett of St. Paul, and his brother, Oliver, of San Francisco.

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JACOBETHAN REVIVAL

The Jacobethan Revival Style came to prominence in the United States in the latter half of the 19th Century. Andrew Jackson Downing in particular enjoyed the style, "in its simpler forms, [it might be] adopted for country residences here in picturesque situations with a quaint and happy affect." However, actual examples of the style are likely to have been built since 1890. Although most Jacobethan designs may have been houses, it was on educational architecture that the style had its greatest impact proportionately--often referred to as "collegiate gothic".

Hallmarks of the style are distinct windows, gables and chimneys. Windows are rectangular and are divided into rectangular lights by stone mullions; the larger windows, which may be very large, have stone transoms. Bay windows are frequent features. Gables which rise above the roof, either are of a steep-sided triangular form or have a silhouette composed of segmental curves and straight lines in combination. Roofs are ridged, or flat and parapeted. In large buildings, towers and turrets may be crowned with curvilinear roofs. Chimneys are tall, with a separate shaft for each flue, with shafts grouped. Doorways are usually round arched, and may be enclosed within tabernacle frames. Brick and stone are the favorite materials--brick for the walls and stone for window frames, parapets, quoins, and ornament. A type of ornament peculiar to the style is strapwork, which consists of flat scrollwork that somewhat resembles leather straps.

In the case of the Tudor Arms, the most noteworthy design elements are the contrasting glazed terra cotta quoins, window frames and decoration on the first floor. Terra cotta decoration on the entryway is also prominent.

As noted, the Jacobethan style most often appeared in educational buildings. However, through Wassell and Linde, Portland has two exceptional examples of the style in the 1915 Tudor Arms and the 1922 Ambassador Apartments. Nearby the Tudor are two other strong examples: the 1910 Trinity Place Apartments, designed by William C. Knighton, and the 1912 Belle Court Apartments, designed by Ellis F. Lawrence.

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HISTORY OF TERRA COTTA IN PORTLAND BUILDINGS

There are different types and uses of glazed terra cotta. Portland office buildings generally used architectural terra cotta. This type is a design of hollow blocks of baked clay hand-pressed into molds and used to decorate the exteriors of buildings. Most of the terra cotta buildings are found in the downtown core of the city, but there are also residential and institutional examples outside the city center. These buildings were constructed in Portland from 1905 to 1930. The Tudor Arms is a strong example of the decorative use of architectural terra cotta with Linde using the materials to give the building its stylistic definition.

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

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

Given the decorative nature of the facing, terra cotta ornamentation begins with a set of shop drawings translated from the architect's drawings. These drawings outline each individual piece of terra cotta, with details including how it is to be secured. From the drawings, sculptors employed by the terra cotta firms make plaster and clay models; the plaster for the main body and the clay for the detail. In interpreting the relatively simple shop drawings, the model makers also had to supply their own sense of proportion, scale and texture to any ornamentation. In addition to the detailing required, terra cotta firms must also plan for shrinkage when the clay is baked; shrinkage would vary according to the clay used but could be as much as 10%. From the models, the manufacturers created plaster molds. From there, grog (ground-up, previously burnt clay) is added to the clay to control plasticity and firing behavior. The mixture is wetted, blended, aged

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up to 24 hours and then hand-pressed into the molds. Carefully pressed, the clay is left in the mold for several hours. After which, the presser removes the clay and cleans off any imperfections. The terra cotta is then placed on a drying rack for about 24 hours. The piece is then glazed accordingly and fired. To allow the piece to warm and cool gradually, firing generally stretches from days to a week. Subsequently, the pieces are checked for size in the fitting room and shipped.

The terra cotta for the Tudor was provided by Denny-Renton Clay & Coal Company of Seattle. The firm was formed in 1905 when the Denny Clay Company combined with the Renton Clay Works. Eventually, in the mid-1920s, Denny-Renton would be acquired by Gladding, McBean & Co. of San Francisco which became the dominant firm manufacturing handmade architectural terra cotta for the Portland market. Other terra cotta firms active in Portland during the period were N. Clark & Son and Washington Brick, Lime & Sewer Pipe Company.

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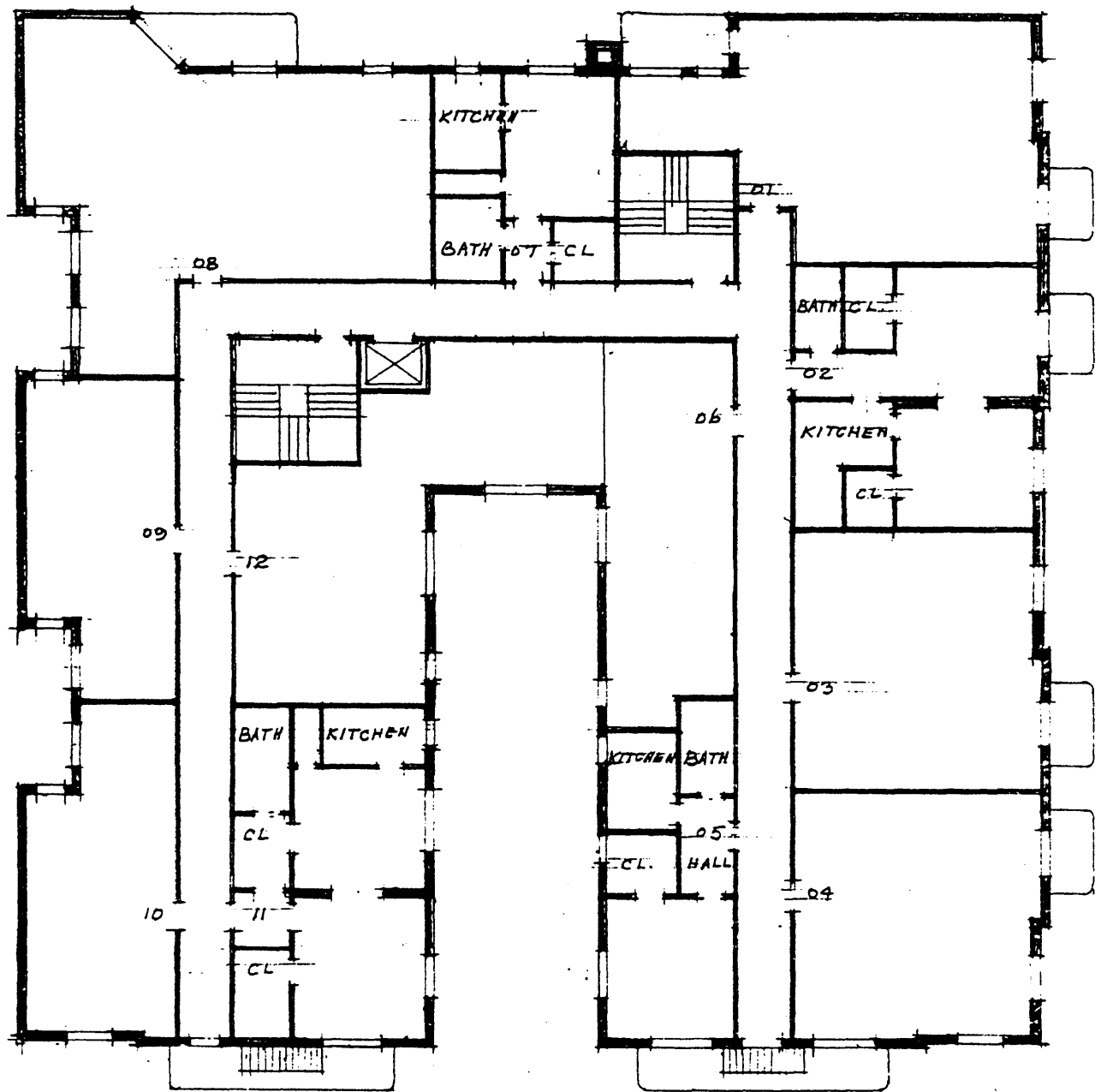
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VERBAL BOUNDARY DESCRIPTION

The Tudor Arms Apartment Building is located on the Lots 1 and 4 of block 170, Couch's Addition in the city of Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

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



COUCH STREET

EIGHTEENTH STREET

TYPICAL FLOOR PLAN SCALE: 1/16" = 1'-0"

TUDOR ARMS APARTMENTS - PORTLAND, OREGON



Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: Looking Northeast at the Southwest facade

Copy Negative :

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

John Tess Photographer 1993

1 of 14



Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: South facade, Main entry

Copy Negative :

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

John Tess Photographer 1993

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Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: Main entryway

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123 NW Second Avenue #200
Portland, Oregon 97209

John Tess Photographer 1993

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Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: Exterior View, looking Northwest at
South and East facades

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123 NW Second Avenue #200
Portland, Oregon 97209

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Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: Exterior View, Looking Southwest
at the North and East Facades

Copy Negative :

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123 NW Second Avenue #200
Portland, Oregon 97209

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Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: Exterior View, Looking West at the
North Facade

Copy Negative :

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123 NW Second Avenue #200
Portland, Oregon 97209

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Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: Exterior view, window

Copy Negative :

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123 NW Second Avenue #200
Portland, Oregon 97209

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Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: Interior View, Lobby Detail

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Portland, Oregon 97209

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Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: Interior View, Lobby

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Portland, Oregon 97209

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Tudor Arms Apartments

1811 NW Couch

Portland, Multnomah Co., Oregon 97210

Location: Interior View, service stair

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Tudor Arms Apartments

1811 NW Couch

Portland, Multnomah Co., Oregon 97210

Location: Interior View, Hallway

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Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: Interior View, typical apartment

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Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210

Location: Interior View, Kitchen

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**Tudor Arms Apartments
1811 NW Couch
Portland, Multnomah Co., Oregon 97210**

Location: Interior View, bathroom

Copy Negative :

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123 NW Second Avenue #200
Portland, Oregon 97209**

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