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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 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 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 Tannler-Armstrong House  
other names/site number \_\_\_\_\_

2. Location

street & number 4420 NE Alameda not for publication \_\_\_\_  
city or town Portland vicinity \_\_\_\_  
state Oregon code OR county Multnomah code 051  
zip code 97213

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 x meets \_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_ nationally \_\_\_\_ statewide x locally. ( \_\_\_\_ See continuation sheet for additional comments.)

James H. Smith July 22, 2002  
Signature of certifying official / Deputy Date  
SHPO

State or 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 commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I, hereby certify that this property is:

☒ entered in the National Register

Edson H. Beall 9/6/02

☐ See continuation

☐ determined eligible for the  
National Register

☐ See continuation

☐ determined not eligible for the  
National Register

☐ removed from the National  
Register

☐ other (explain):

[Signature]

Signature of Keeper

Date of Action

#### 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

☐ object

Number of Resources within Property

Contributing Noncontributing

1 N/A buildings

N/A N/A sites

1 N/A structures

N/A N/A objects

2 N/A Total

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

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic	Sub: single dwelling
Domestic	secondary structure

Current Functions (Enter categories from instructions)

Cat: Domestic	Sub: single dwelling
Domestic	secondary structure

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:

English Cottage

Materials (Enter categories from instructions)

foundation	Concrete
roof	Composite Shingle
walls	Stucco
other	Decorative Brick
	Decorative Wrought Iron

Narrative Description: See continuation sheets

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Multnomah County, Oregon

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### Summary

The historic period revival English Cottage style Tannler-Armstrong House was built in 1924 and designed by Portland architect Ronald M. Hopkins. The single-family home is located at 4420 NE Alameda on Block 19, Tax Lot 1 of Lots 1, 2 in Portland's Beaumont-Wilshire neighborhood. The building is significant under criterion C as a well-preserved and locally distinctive example of the English Cottage style. Over fifty homes in Northeast Portland were built in this style between 1920 and 1935 (Portland Historic Resources Inventory, 1984). The house displays characteristics of the style, including a rolling, mock thatched roof, intersecting gables, eyebrow dormers and stucco siding. Fenestration is also indicative of the style, featuring simple casing trim, small panes, and narrow, paired windows. The house has two stories with an attic and a basement. The Tannler-Armstrong House is restrained but contains whimsical details associated with the English Cottage style, such as tiled surfaces and arched doorways.

The plan indicates that this particular house was built for wealthy occupants without children. Rooms are large and open, and there are only two bedrooms. The first floor consists of an entrance vestibule, and from south to north, a sitting room with a sunroom on the southwest corner, a dining room, an entrance hall and central staircase, a kitchen, breakfast nook and a water closet. The second floor contains a master bedroom and bath, a second bedroom, a sewing room and a second bathroom. The house is on two lots, which is unusual for the area. The decision to use hollow clay tile rather than wood for the house's structure may stem from the architect's past work as a construction engineer for US Steel. This method of wall construction was common in commercial buildings of the time. The application of stucco over the clay tile instead of over wood may have contributed to the house's excellent condition, as clay offers a more permanent bond. Similarly aged, wood-substrate stucco houses in the general area show significantly greater deterioration.

### Setting

The Tannler-Armstrong House is located on lots 1 and 2, block 19 in the Beaumont subdivision of the Rose City Park plat of the City of Portland. The Alameda and Wisteria Drive wind through northeast Portland along a prominent ridgeline creating a sharp contrast with the rigidity of the grid pattern that is typical throughout Portland. The house is located at an outer point of a curve on top of the ridge. Because it sits back on the lot it is afforded one of the best views in the neighborhood. The property is flat from the street to the house on the east side. A brick footpath approaches the front door from the sidewalk. Directly west, behind the residence, is a half-circle flagstone patio with a central fountain. The property then drops in a steep grade and levels out again at Wisteria Drive. Because the house is built into a hill, there is a daylight basement accessible from the west elevation. Most of the yard is on this steep slope and is in the process of being landscaped. A large concrete patio occupies the property northwest of the residence and looks out over the Willamette River and the Portland skyline.

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The Tannler-Armstrong House is two stories and consists of two intersecting volumes. The focus of the façade is a projecting volume just off center, which is vertical in massing and is highlighted by the front-end gable. The less prominent volume is horizontal in massing. The overall massing is relatively asymmetrical and informal. Gable ends are prominent on the north, south, east and west elevations. Rounded ridges and an eyebrow raise over a front window suggest the thatched roof of an English country cottage. Roofing material is composition shingle. The foundation of the house is concrete, and a red brick belt course details the division between the foundation and the first story all the way around the house. The rest of the building is sheathed in white stucco. All windows feature red brick sills and red trim. Although double hung windows are common in English Cottage style residences, casements reflect the medieval influence on the style in its purest form. In the Tannler-Armstrong House, many double hung windows are designed to look like casement windows, especially when they are paired or flank a picture window. Often, owners requested double hung windows over casements, as they could be easier to clean and maintain.

## Plan

The two-story Tannler-Armstrong House is asymmetrical and informal in plan. There is an entrance vestibule and hall, which opens onto the large sitting room to the south and the kitchen to the north. At the southwest corner of the sitting room is a sunroom and access to the veranda. This veranda can also be accessed from the sitting room itself. The sitting room opens onto the dining room to the north. The kitchen can be accessed from the east side of the dining room and is situated at the north end of the first floor. The entrance vestibule accesses a hall to the north that has doors to the basement, kitchen and water closet. The second floor contains an open landing and hallway off of which are located a master bedroom, a second bedroom, a sewing room and a bathroom; a second bathroom is accessed through the master bedroom. The attic is accessible by a ladder inside a hall closet on the second floor.

A mock thatched roof with an intersecting front gable covers the structure. There is an eyebrow dormer on the front elevation. A chimneystack penetrates the south elevation. The roof is covered in composition shingles. The exterior of the house is sheathed in stucco. The windows are primarily double hung wood sash or fixed single pane.

## Exterior

### *East Elevation*

The main entrance to the Tannler-Armstrong House is located in the vertical volume of the east elevation. Offset to the south, the entrance has a round-arched doorway and is surrounded by decorative brickwork reminiscent of medieval-style stonework.

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The round-arched door itself is heavy, paneled oak. On the south side of the vertical projection is a miniature, six-over-one window to the entrance vestibule that is located above eye level. North of the entrance in the same volume are two, four-over-four double hung windows to the entrance vestibule and the water closet, which are paired and slender to look like casement windows. There is a single eight-over-one double hung kitchen window on the north end of the horizontal volume. The south end of the horizontal volume includes the sitting room's picture window flanked on either side by narrow, four-over-four double hung windows. From south to north, the second floor features a six-over-one double hung window over which the roofline curves and partially covers in order to suggest a thatched roof. On the second floor, above the main front entrance to the house, is a small balcony enclosed by a decorative wrought iron railing. French doors open onto the balcony. North of the balcony is a six-over-one double hung window. The top of the window is set slightly higher than the top of the doors, creating an asymmetrical design. A small, vertical four-paned attic window resides in the apex of the gable.

### *South Elevation*

Details on the south elevation are fairly symmetrical. The central stucco covered chimney outline is visible on the south elevation gable end. The chimney steps in becoming narrower as it reaches the roof. It has simple brick cap detailing but is otherwise stuccoed. On the first floor, a six-over-one window flanks either side of the chimney. The three, narrow, fixed single pane windows on the south side of the sunroom are visible west of the gable end. On the second floor, a six-over-one window of the master bedroom also flanks either side of the chimney.

### *West Elevation*

The west (rear) elevation looks toward the Willamette River and downtown Portland. A volume at the north end of the elevation projects in the same fashion as it does from the east elevation. The roof on the west elevation has a much steeper pitch than it does on the east elevation. From north to south on the first floor, there is a six-over-one, double hung window and a picture window flanked by two, narrow, four-over-four double hung windows. Further south, the roof covers a rear veranda, which has steps down to a flagstone patio. The veranda's floor is of square, rust colored, clay tiles. The railing is of decorative wrought iron. South of the veranda is an enclosed sunroom which projects from the back of the house. It has a single-paned picture window that is flanked by two narrow, single-paned windows. From north to south, the second floor contains a pair of six-over-one double hung windows, as well as a miniature, vertical, four-paned attic window in the gable apex. To the south, directly above the sunroom is a projecting dormer with a single, one-over-one double hung bathroom window. A daylight basement is accessible from the exterior underneath the veranda steps. From north to south, the basement has a pair of three-over-three double hung windows, a three-over-three double hung window in the entryway, and then two more three-over-three double hung windows.

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### *North Elevation*

This elevation is less symmetrical in detail than the south elevation. There is a side porch centered on the first floor and four west-facing concrete steps leading to the kitchen. The upper half of the white kitchen door is a fixed, single pane and the bottom half is paneled. The porch floor is an extension of the main concrete foundation. The porch is enclosed with painted latticework on two sides and is covered with a sloped, mock-thatch roof. Directly above the porch on the second floor of the north elevation is a six-over-one, double hung bathroom window. Additional fenestration to the east includes a smaller, six-over-one double hung window set slightly lower than the window to its west. A fixed, four paned, miniature attic window resides in the gable end.

### **Garage**

Located north of the residence is an original, detached garage, which matches the main structure. It has a gable-on-hip roof covered in composite shingles. The siding is white stucco and has red brick decorative trim around the base. The main car entrance is on the east elevation, and there is a pedestrian entrance on the south elevation. Additionally, a six over six, double-hung window with a red brick sill and red trim resides in the west elevation.

### **Interior**

The interior of the Tannler-Armstrong house features well-crafted details. For example, painted wood molding around each doorway is substantial and projects up to several inches from the wall. Painted wood molding also exists around every window in the house. Additionally, original tile work exists on both of the fireplaces, and in both of the original bathrooms. All floors are oak hardwood and there is crown or picture rail molding and base molding in every room except for the bathrooms.

The main entrance to the Tannler-Armstrong House opens onto a small vestibule with a multicolored tiled floor. On the north side of the entrance vestibule is a doorway to a service area behind the kitchen. This area has an entrance to the kitchen, basement access and a water closet at the north end. The entrance vestibule opens onto an entrance hall via three steps. A half turn staircase, which rises east to a half pace landing, continues west to the second floor.

South of the entrance hall is the sitting room, which comprises much of the first floor. The room is well lit as it has windows on three sides. The south wall has a set of French doors leading out to the rear veranda.

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The main focus of the sitting room is the fireplace at its south end. The fireplace has a prominent, painted wood mantel. The face is tiled with alternating squares of rust and blue tile. Further decorative details include two square insets of intricate tile work, which use additional colored tiles. The actual fireplace opening is a Tudor arch made up of alternating rust and blue pieces. The hearth is made up of square, multicolored tiles as well.

The south end of the west side of the sitting room opens on to a sunroom. The north wall contains a single, multi-light door that opens out on to the veranda. Built-in banquettes line the south and west sides of the room. The dining room is accessed through a double doorway at the northeast corner of the sitting room. The north wall features a large, painted wood, built-in buffet. The buffet has two sets of five drawers in the center, flanked by two cabinet doors with an additional drawer above each door. All drawers and doors have crystal knobs. The east wall of the dining room has a doorway to the kitchen. The kitchen is located north of the entrance hall and has access west to the dining room, south to the entrance hall, east to the back hall and north, to outside. An eight over one double hung window is located on the east wall, with a view of The Alameda. There are cabinets and counters on the north and east walls. To the west, the kitchen also features a breakfast nook that is accessed through a doorway capped by a Tudor arch. Two sets of corner shelves and cabinets flank the window on the west wall. The built-in shelves feature Tudor arches at the openings. Below the shelves, the built-in corner cabinets have multi-paned glass doors.

### *Second Floor*

The half-turn stair leading to the second floor has oak treads and an oak handrail, as well as an oak banister. The landing following the stair's turn contains a set of French doors leading out to the balcony located directly above the main entrance. The second floor features painted wood picture rail molding, baseboard molding and window trim in each room except for the two bathrooms. All second floor rooms have coved ceilings.

Directly south of the second floor landing is the master bedroom. This room roughly equals the size of the sitting room and has a fireplace at the south end. The fireplace has a painted wood mantle, and as supports, two engaged columns. The face is tiled with rust colored terra cotta squares. The west wall has a pair of multi-paned French doors that lead to a master bath. Instead of a bath, the French doors originally opened on to a balcony overlooking the Willamette River and the Portland skyline. To the north, the master bedroom features a wall of four, painted wood built-in closets. The two inner closets have paneled doors and those on either end have mirrored doors. A row of three drawers is located beneath the closet doors. All doors and drawers have crystal knobs. Four hinged, paneled storage spaces are located above the closet doors. Directly to the west of the second floor landing is a smaller, second bedroom with a single closet on the north

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wall. The plaster walls have original painted wood door, base, floor and window trim and the floors are wood.

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A hallway runs north from the second floor landing. On its east wall is a closet with access to the attic via a built-in ladder. Continuing east is an L-shaped room, probably a sewing room. The ceiling of this room is angled and reflects the exterior pitch of the roof. Research determined that this room was not a third bedroom, as it does not have a closet. Continuing north in the hallway, there is a linen closet on the west wall. All walls are plaster with original painted wood base and crown molding. Painted wood door and window trim is also original. The floors are wood. The hallway terminates in a bathroom that features detailed octagonal and square blue and white tile work on the floor. The walls are also tiled two thirds of the way to the ceiling. Fixtures are not original, but are compatible.

### Alterations

While the house has been maintained in excellent condition there have been several alterations designed to be compatible with the house. The most significant of these is the c. 1960 alteration of the roof. The roof was originally covered with cedar shingles. It is now covered with composition shingles, which reduces the rolling effect at the edges. The current owner plans to restore the roof to its original appearance within the next several years. The second major alteration was the 1960s conversion of the master bedroom balcony into a master bathroom. However, the original French doors remain intact.

Additional alterations are minor. The entrance vestibule's original square terra cotta tile floor has been replaced by a compatible tile floor. The windows on the south and west walls of the sunroom that were originally narrow, four over one double hung have been changed to single fixed pane windows. However, the dimensions of the windows remain identical. Additionally, the banquettes in the sunroom were built in the 1960s. In the kitchen, the tiled countertops have been replaced with new tile. The kitchen's original wood floor is now covered in vinyl. The window in the breakfast nook has also been replaced.

## 8. Statement of Significance

Applicable National Register Criteria (Check 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 (Check all the boxes that apply.)

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

Areas of Significance	Period of Significance	Significant Dates
Architecture		1924

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder Hopkins, Ronald M.

Narrative Statement of Significance: See continuation sheets

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### Summary

The white stucco clad English Cottage style residence situated on NE Alameda at 44<sup>th</sup> in the Beaumont-Wilshire neighborhood of Portland, Oregon was built in 1924 for Simon Tannler and his wife to live in at retirement from a career in the creamery business. It occupies two lots in the contoured layout of the historic Rose City Park development of 1910.

The house is significant under National Register criterion C for architecture as a well-preserved and locally distinctive example of the historic period English Cottage style. Although architect Ronald M. Hopkins has not been celebrated in Portland history, the English Cottage style was extremely popular in the wealthy subdivisions emerging east of the Willamette River during the 1920s. According to the City of Portland's Historic Resources Inventory, the house is one of over fifty English Cottage style homes built in Northeast Portland between 1920 and 1935. In addition to being a representative example of a popular style in the area, it is illustrative of the architect's excellent structural workmanship.

The house displays many characteristic features of the English Cottage style based on medieval archetypes as transformed by 19<sup>th</sup> Century romanticism. Such features include the asymmetrical plan, intersecting gables, the rolling, mock thatch roof, the eyebrow dormer, grouped windows, round-arch openings, balconies, varied projections and stucco sheathing. Verandas enclosed under portions of the main roof are also common. Stylistic character is sustained on the interior with Tudor arches, unglazed terra cotta, polished oak floors, and decorative ceramic tile accents on the fireplace and in the bathrooms. Additionally, the house has wrought iron railings on the veranda steps and the front balcony, and presumably had them on the back balcony, which is now a bathroom.

Katherine Moore Armstrong was the home's most notable resident. She was the widow of Thomas J. Armstrong, a successful Portland businessman who started the Noon Bag Company. After her husband's death in 1927, Katherine Moore Armstrong operated the business for twenty-one years until her own passing. She was also prominent in Portland's social and philanthropic circles, donating a large sum of money to Lewis and Clark College and a stained glass window to the First Baptist Church on NE 12<sup>th</sup> Avenue and Taylor.

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### English Cottage Style

A resurgence of diverse historic period styles typified architecture of the early 20<sup>th</sup> Century. Revived styles included Tudor, Mediterranean, Colonial and English Cottage. Sir Edward Lutyens (1869-1944) is credited with bringing the English Cottage style to Portland, and it was a popular style for such notable Portland architects as A.E. Doyle, Ellis Lawrence, and Wade Hampton Pipes. This style is much influenced by a romantic view of the medieval English countryside. The buildings are constructed with studied casualness, often asymmetrical in massing with irregular gables and wings protruding from the building. Roofs are typically central hipped with gabled extensions. The dominant feature that distinguishes the English Cottage style from the Arts and Crafts is the mock thatched roof. This feature is not only aesthetic but also functional. The eaves clipped in rounded forms to a sharp edge serve to channel rainwater away from the house. Often, the roof rises like an eyebrow over dormer windows and adds to the heavy, medieval appearance. Exterior materials typical of the style include exposed stonework, woodwork or roughcast stucco sometimes combined with half-timbers. Often, leaded panes will also be used in the windows to create a diamond pattern or sometimes more imaginative designs. Dozens of non-architect designed English Cottage houses were built in the Alameda, Irvington and Laurelhurst neighborhoods in the 1920s and 1930s (Hawkins, 1999, pp. 351-353).

### Rose City Park and The Alameda

The Tannler-Armstrong House is located in what was once known as Rose City Park, a plat that encompassed the area between 37<sup>th</sup> and 62<sup>nd</sup> Avenues, Fremont and Sullivan's Gulch. Within Rose City Park are multiple subdivisions including the Beaumont subdivision, where the Tannler-Armstrong House is located. Early in the century, Hartman and Thompson, bankers in Portland promoted Rose City Park as the City's "...most beautiful and scenic suburb." The area was developed with the upper class and the growing upper middle class in mind. Many original residents were families in the manufacturing business like the Tannlers and Armstrongs who could afford to move away from their first homes closer to the Willamette River (*Oregon Journal*, September 6, 1976).

An early real estate brochure lauded Rose City Park's features: Bull Run water, electric car service, telephone connections, electric lights, fifteen minutes to the business district, and "magnificent scenery." It described The Alameda as "...an 80 foot boulevard, part of Portland's system of city drives, is one of the most magnificent in the United States... a different view is obtained at every step" (Rose City Neighborhood History Book, 1991, p. 7). The neighborhood is home to many historic period style homes, including Tudor and English Cottage styles, as well as many Craftsman homes. Expansion and development of Rose City Park was slow due to geographical barriers and unimproved local streets. The paving of Sandy Boulevard spurred

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commercial growth of the Hollywood District, as evidenced by the construction of the Hollywood Theater, Grant High School and the Steigerwald's Milk Bottle Building in 1925-1926 (Crum House NRN, 1999).

Race and class discrimination were commonplace in the real estate business in the early 20<sup>th</sup> century, especially in new subdivisions. At one point, adjacent Alameda neighborhood "boasted" the largest restricted residence section along the Pacific Coast. One advertisement promoted Alameda as having restrictions against persons "...of undesirable colors and kinds," as well as against apartment houses, hotels and stables. In the Pacific Northwest, it was the Japanese and Chinese in particular who were banned at that time.

### Comparative Analysis: English Cottage Style Houses in Northeast Portland

The Tannler-Armstrong House is an example of a well-preserved, locally significant example of the historic period revival English Cottage style in Portland. The residence is significant on a local level, in that it represents a prevalent style in early 20<sup>th</sup> Century Portland architecture, especially the northeast section of the City.

In northeast Portland, new subdivisions were emerging to accommodate the expanding wealthy and upper middle classes as they moved away from the central city. Historic period revival designs accounted for a majority of residences in developments like Rose City Park and Alameda Park. Sixty-three residences were constructed in the English Cottage style in northeast Portland between 1916 and 1939. Fifty of these were built between 1925 and 1930 (Portland Historic Resources Inventory, 1984).

These English Cottage style residences on the east side of the Willamette River differ dramatically from those on the west side. On the west side, the houses located almost exclusively in the upper class Southwest Hills are grand, high style examples of the English Cottage style, each with its own landscape plan and usually designed by an architect of note. On the east side, many of the houses were part of early subdivisions and therefore their siting was planned as part of a larger context. Materials also differed between the east and the west sides. East side homes were predominantly clad in stucco, while the west side homes combined materials like brick, wood and stone. Additionally, few of the East side homes were architect designed (Portland Historic Resources Inventory, 1984). Although they exhibit all of the characteristics of the English Cottage style, they are usually somewhat smaller, and have fewer of the fairy-tale qualities for which the higher style residences are known. The east side examples are also situated on much smaller urban lots.

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To date, not one of the fine examples of the English Cottage style of Portland's east side has been nominated to the National Register of Historic Places. The Tannler-Armstrong House is a well-preserved and locally significant example of the English Cottage style in northeast Portland. Of the sixty-three English Cottage style houses built in northeast Portland in the early 20<sup>th</sup> Century, fifty-four do not merit comparison because they are either much smaller or larger and similar to west side mansions. Nine northeast Portland English Cottage style residences will be compared to the Tannler-Armstrong House because they are the most similar in size, massing, materials and details.

1. 3608 E. Burnside Street (1920)

This house has a multi-gabled roof with rolled eaves, which imitate the thatched roof of an English country cottage. The front gable is prominent. It also has an eyebrow dormer on the second story façade and is sheathed in white stucco. The façade contains a large picture window and most of the windows are paired, multi-light casements. This house is in excellent detail and similar in size, massing and detail to the Tannler-Armstrong House.

2. 2208 NE 28<sup>th</sup> Avenue (1925)

This house, which is clad entirely in white stucco, has an intersecting gabled and hipped roof with a prominent front gable. It has a mock thatched wood shingled roof and an eyebrow dormer on the second story façade. Paired, multi-light casement windows prevail. The picture window on the façade is leaded in a spiderweb design. The door is of dark, paneled wood. The house also has wrought iron railings. This house is in excellent detail and similar in massing, materials and detail although somewhat more whimsical than the Tannler-Armstrong House.

3. 3838 NE Alameda (1926)

This residence, designed by Hubert A. Williams, has a smooth stucco exterior, as well as a cross gable roof. The asymmetrical plan is highlighted by the prominent gable and front entrance. The main entrance to the house features a brick Tudor arch. The majority of windows are six over one double hung, except for the picture window on the first floor of the façade. This house is in excellent condition and has many similar features to the Tannler-Armstrong House, excepting a mock thatched roof.

4. 4748 NE Alameda (1922)

The roof of this house has rounded eaves to suggest the look of an English cottage. It has rounded dormers, but they are more exaggerated than eyebrow dormers. The massing is asymmetrical, with the doorway located to one side. The windows are paired and tripartite casements, except for a picture window flanked by two sidelights on the first floor façade. The exterior is clad in stucco and features a belt course. This house shares many characteristics with the Tannler-Armstrong House and is an excellent example of the English Cottage style. It is in excellent condition.

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5. 2220 NE 30<sup>th</sup> Avenue (1926)

This house, designed by Universal Plan Service, has a cross-gable roof with a prominent front gable. The second story features two eyebrow dormers on the second floor. Windows are six over one double hung, and are single or tripartite. The first floor is clad in stucco and the second floor is wood siding. There is a sunroom off of one side. The main entrance features a round-topped doorway and door. This house compares to the Tannler-Armstrong in size, massing and details like the prominent front gable and eyebrow dormers. It is in good condition.

6. 3660 NE Merges Drive (1928)

The exterior material covering this house is white stucco and the roof is wood shingle. The roof has cross gables with two prominent front gables and chimneystack. Shed roofed dormers on one side are covered in wood shingled siding. The main entrance is round-headed and is surrounded by un-coursed stone detailing. A small balcony located above the entrance on the second floor has a wrought iron railing. The windows are one over one double hung and appear to have been changed out. There is also a picture window on the first story façade. This house is in excellent condition. The exterior materials and wrought iron detailing are similar to the Tannler-Armstrong house, and both have stonework highlighting the doorway.

7. 3260 NE Alameda (1923)

This house, designed by Charles M. Ertz, has stucco siding and a cross gable roof. The front gable is the most prominent. It is a jerkinhead, as are the second story dormers. The windows are single or paired six over one or four over four double hung style, except for a multi-light picture window on the first floor façade. The main entrance has a Tudor arch opening. Directly above the main entrance on the second floor is a door-sized, round-topped, multi-light window. The house is in excellent condition and compares to the Tannler-Armstrong house with its prominent front gable, the opening above the front entrance, fenestration, and the Tudor arch details.

8. 2918 NE Edgehill Place (1924)

This house, designed by S.G. Ward has intersecting gabled and hipped roofs and the massing is asymmetrical. The front gable with attached chimneystack is prominent. The windows are four over four double hung and are either paired or tripartite. The exterior is clad in white stucco, except for one wing, which is clad in beveled wood siding. The house is in good condition and is similar to the Tannler-Armstrong house in its massing, size, and exterior material.

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Tannler-Armstrong House  
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9. 3627 NE Couch Street (1918)

The roof of this residence is multi-gabled, with the front-end gable being the most prominent. A majority of the structure is sheathed in smooth stucco except for the second floor of one wing, which is clad in wood shingles. The entrance portico has a round-topped opening, somewhat similar to the Tannler-Armstrong House. The windows are six over six double-hung style except on the first floor façade where there are tripartite casements. Size and massing are also similar to the Tannler-Armstrong House. The house is in good condition.

The Tannler-Armstrong House is one of nine English Cottage style houses within the comparable category, which are similar in style, building materials, size and scale. The Tannler-Armstrong House compares favorably to the buildings listed above in terms of stylistic character, design and plan, and integrity of character-defining features such as stucco siding, a prominent front gable, asymmetrical massing, a mock thatched roof, and arched doorways. Compared to the other residences in this group, the exterior stucco siding is in excellent condition due to the fact that the walls were constructed from hollow clay tile rather than wood. Additionally, interior details such as tile ornamentation, floors, molding, and cabinets have maintained their quality to a high degree. The Tannler-Armstrong House is one of most well-preserved, locally significant examples of a medium-sized English Cottage style residence that exists in Portland.

### Architect

#### Ronald M. Hopkins

The Oregon State Board of Architectural Examiners licensed Ronald M. Hopkins to practice architecture in August of 1919. Hopkins presumably worked alone and was never connected to an architectural firm. He is listed as an architect for the first time in the Polk's Portland City Directory in 1921. Prior to that, he was listed as a construction engineer for Northwest Steel Company. His past work in the steel industry is reflected in the structure of the Tannler-Armstrong House. The structure of the house is hollow clay tile rather than wood, a common method used for commercial buildings.

In 1923, Hopkins moved into an office in the Railway Exchange Building, located at 320 SW Stark. This was considered a good location for a downtown professional office. In addition to the Tannler-Armstrong residence, Ronald M. Hopkins designed a commercial building located at 2438 NE Broadway that is still extant. This 1928 building is a departure from the romantic country style of the Tannler-Armstrong residence. It is built in the Streetcar Era commercial style with elements of Mediterranean. It has a mock clay tile roof and a galvanized iron cornice. Both of his notable Portland buildings are well suited to their context.

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Ronald M. Hopkins's architect's license expired in 1956 and he died in Oregon in May of 1964. Although Hopkins practiced and resided in the Portland area for over forty years, other designs have yet to be identified.

### **Simon and Elsie Tannler**

Simon and Elsie H. Tannler originally occupied the house on "The Alameda" but only lived there from 1925-1927. Simon Tannler was the president of the Home Creamery Company located at 260 NE Russell Street in Portland from at least 1920 until 1930. The creamery's address is adjacent to the Tannler's previous home address, 259 ½ NE Russell Street. This indicates that the Tannlers probably lived above their shop. The move to The Alameda would have been a significant upgrade in neighborhood and likely reflects the culmination of many years of hard work in the creamery business.

Many creameries functioned in Portland while the Home Creamery Company was in operation. The 1925 City Directory lists at least 25 of them (Portland City Directory, 1925). The Tannler family emigrated from Switzerland, and many family members were involved in the dairy business as farmers or milk and cream distributors in Portland, as well as in Scappoose (Interview, Nancy Tannler). The City Directory from 1927 lists Joshua Tannler as a pasteurizer and bottler, Fred Tannler as a creamery worker, Henry Tannler as a dairy farmer, Ulysses Tannler as a creamery worker, and Anna Tannler as the Home Creamery Company's bookkeeper. The reason that the Tannlers moved from the residence in 1927 is unclear. Simon Tannler died in 1934.

### **Katherine Moore Armstrong**

Katherine Moore Armstrong occupied the Tannler-Armstrong House from 1929 until her death in 1948 (*Oregonian*, November 2, 1948). She moved into the house following the 1927 death of her husband, noted Portland businessmen Thomas J. Armstrong. Prior to Thomas J. Armstrong's death, the couple resided at 2208 NE 23<sup>rd</sup> Avenue in the Irvington neighborhood.

Both Katherine Moore Armstrong and Thomas J. Armstrong were born in North Sydney, Nova Scotia and came west at different times (Lockley, 1928, p. 838). Thomas settled first in San Francisco in 1881 where he had an uncle who operated a bag manufacturing company. He then moved to Portland in 1884 to expand his uncle's bag operation and bought the Noon Bag Company.

In 1904, Thomas Armstrong was made president of the Noon Bag Company, which manufactured cotton and burlap bags (Lockley, 1928, p. 849). Though the business was small when it started, Armstrong focused on its upbuilding and it began to evolve. Armstrong is said to have had very

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Tannler-Armstrong House  
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high standards for efficiency and quality of production. The business constantly expanded, keeping pace with the development of the city and the country as a whole.

Thomas J. and "Katie" Moore Armstrong were highly regarded figures on Portland's social and philanthropic scenes. According to Lockley's History of the Columbia Gorge from the Dalles to the Sea, the couple "...manifested a deep interest in matters touching the welfare and progress of Portland." The two were continually listed in the Blue Book of Social Registry. Katherine continued to be listed following her husband's death, along with a niece, Kathleen M. Moore, and is said to have enjoyed "...the esteem of a wide circle of friends..." Although Thomas and Katherine had no children, it is written that they had an ideal union together (Lockley, 1928, p. 849). It is also likely that Katherine played a strong role in Thomas's business affairs. Additionally, the two were active members of the First Baptist Church at NE 12<sup>th</sup> Avenue and Taylor for many years. In 1930, Katherine donated one of a pair of front stained-glass windows in memory of her husband (*Oregonian*, May 12, 1930). The other window was donated in memory of Oregon Senator Dolph by his wife.

Katherine Moore Armstrong also donated \$20,000 to Lewis and Clark College in honor of her deceased husband to be used for new school facilities. The donation was used to assist the College, then known as Albany College, in its move from downtown Portland to its present location at Fir Acres estate. The Armstrong Lounge located in the Frank Manor House at the heart of campus now bears both Thomas and Katherine's names. Additionally, Katherine bequeathed \$2,000 to the Boys and Girl's Aid Society upon her death, as well as to other charities and 12 longtime employees of the Noon Bag Company.

## 9. Major Bibliographical References

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See 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: City of Portland

☐ University

☒ Other

Name of repository: Oregon Historical Society; Multnomah County Library

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National Park Service

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Tannler-Armstrong House  
Multnomah County, Oregon

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### INTERVIEWS

Telephone interview with Nancy Tannler by Katelin Brewer, June 6, 2001

### NEWSPAPERS

"\$57,542 Refund to Estate," *Oregon Journal*, 11 September 1929

"Alameda Still Upper Crust," *Oregon Journal*, 6 September 1976

"Estate Valued at \$500,000," *Oregon Journal*, 10 May 1927

"Memorial Given to Church," *Oregonian*, 12 May 1930

*Oregonian*, 23 April 1927

*Oregonian*, 24 April 1927

*Oregonian*, 27 April 1927

*Oregonian*, 1 May 1927

*Oregonian*, 18 September 1927.

*Oregonian*, 2 November 1948

*Oregon Journal*, 19 October 1948

"Will Found," *Oregonian*, 25 August 1927

### OTHER SOURCES

Hawkins, William J. and William F. Willingham. *Classic Houses of Portland, Oregon 1850-1950*. Portland: Timber Press, Inc., 1999

Lewis and Clark College Website

Lockley, Fred. *History of the Columbia River Valley from the Dalles to the Sea, Volume III*. Chicago: The S.J. Clarke Publishing Company, 1928. (Biography, Thomas J. and Katherine Moore Armstrong)

*Polk's Blue Book and Social Registry*. Portland: R.L. Polk & Co. Publisher, 1925-1948

*Polk's Portland City Directory*. Portland: R.L. Polk & Co. Publisher, 1920-1955

*Portland Historic Resources Inventory*, City of Portland, 1984

*Sanborn Fire Insurance Maps*, 1924

*Scrapbook 122*. Oregon Historical Society, p. 211 ½

*Oregon State Death Certificates*, Multnomah County Library, for Simon Tannler and Ronald Hopkins

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Tannler-Armstrong House  
Multnomah County, Oregon

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*Rose City Neighborhood History Book*, Rose City Neighborhood Association, 1991

### Additional Sources where no information was found:

#### NEWSPAPERS

*Oregon Journal*, 2 February 1916  
*Oregon Journal*, 13 October 1934  
*Oregon Journal*, 18 October 1924  
*Oregonian*, 5 May 1912  
*Oregonian*, 7 February 1935  
*Oregonian*, 30 May 1937  
*Oregonian*, December 28, 1927  
*Oregonian*, 29 May 1927  
*Oregonian*, 19 June 1927  
*Oregonian*, 17 July 1927

#### OTHER SOURCES

Biography Files. Oregon Historical Society: Portland, Oregon  
Photo Files. Oregon Historical Society: Portland, Oregon  
Vertical Files. Oregon Historical Society: Portland, Oregon

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## 10. Geographical Data

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Acreage of Property less than one acre

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

Zone	Easting	Northing
<u>10</u>	<u>5291880</u>	<u>5043190</u>

☐ See continuation sheet

## Verbal Boundary Description

The nominated area of less than one acre is comprised of Lots 1 & 2, Block 19 of the Beaumont Addition in the City of Portland in Multnomah County, Oregon. The property has its frontage on NE Alameda and is surrounded by other residences.

## Boundary Justification

The nominated area encompasses the residence and the tax lots associated with the residence.

## 11. Form Prepared By

name/title John M. Tess, President

organization Heritage Consulting Group, Inc. date \_\_\_\_\_

street & number 123 NW 2<sup>nd</sup> Avenue telephone 503.228.0272

city or town Portland state OR zip code 97209

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## Additional Documentation

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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)

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## Property Owner

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

name Tim Walters

street & number 4420 NE Alameda telephone (503) 287-8988

city or town Portland state OR zip code 97213

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**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 the 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 Project (1024-0018), Washington, DC 20503.

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# National Register of Historic Places Continuation Sheet

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Multnomah County, Oregon

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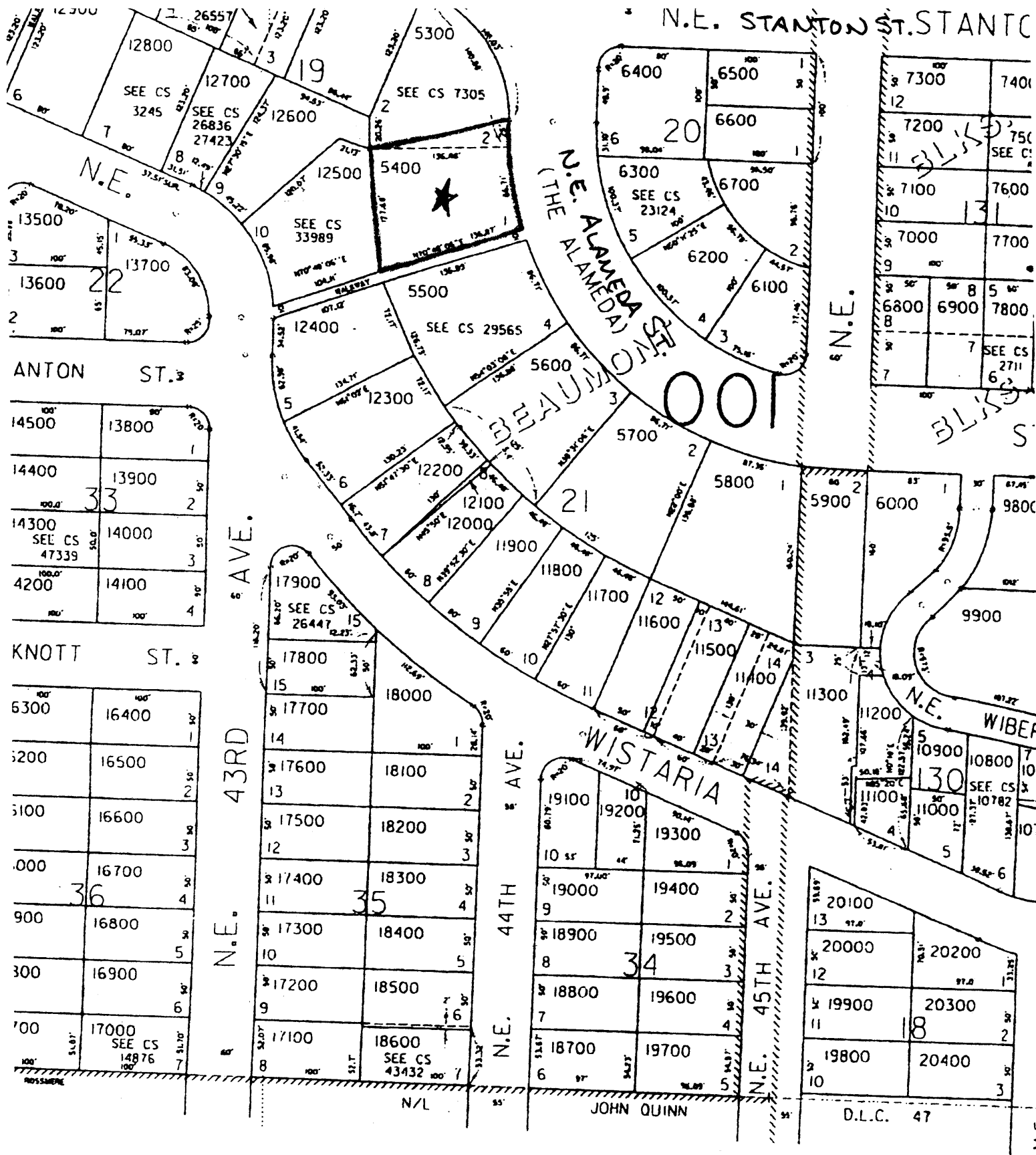
## Photograph List

The following information applies to all photographs:

Tannler-Armstrong House  
Multnomah County, Oregon  
Photographed by Kim Lakin  
Photographed on June 20, 2001  
Negatives held by Heritage Consulting, 123 NW 2<sup>nd</sup> Avenue, Portland, Oregon 97209

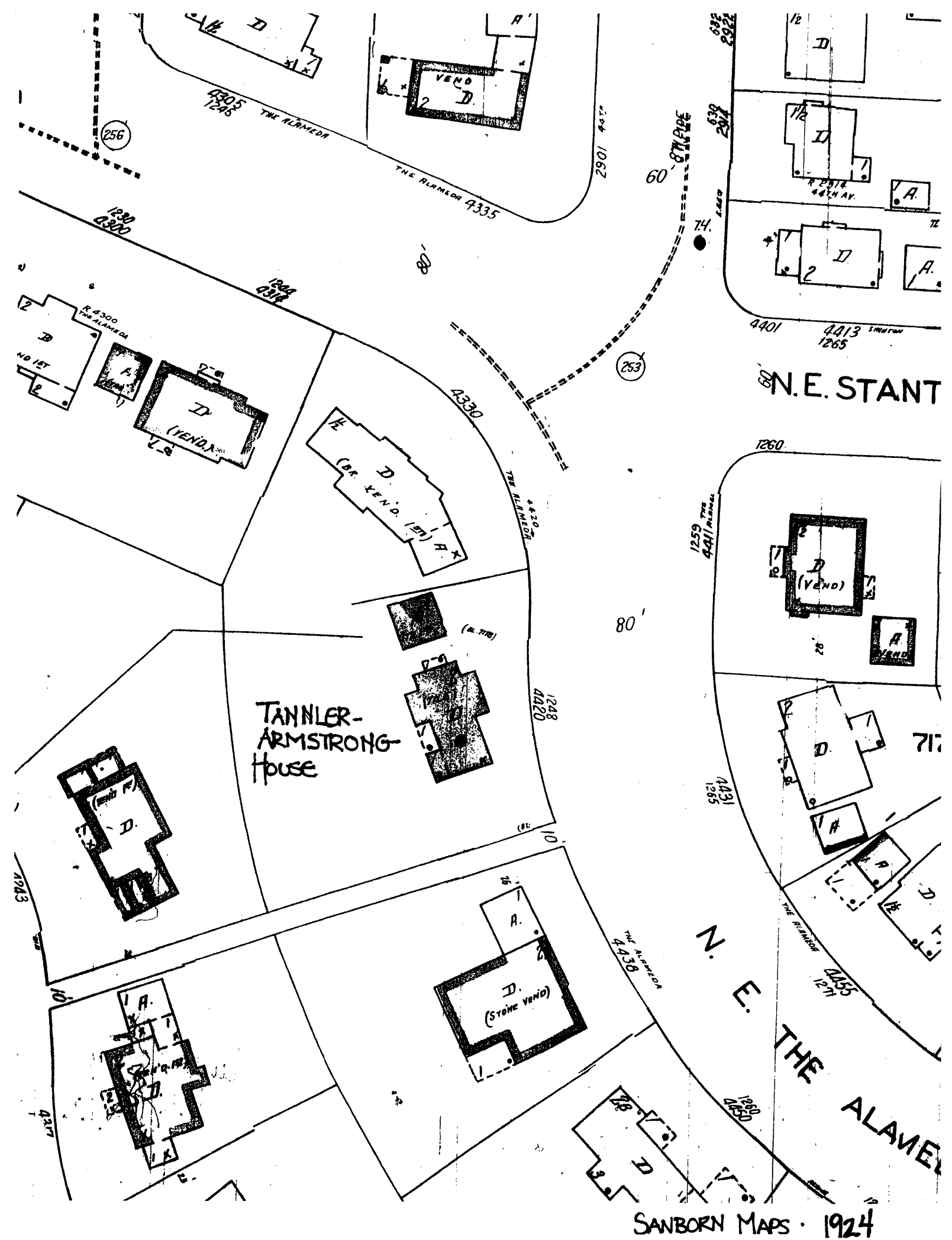
The following information is unique to each photograph:

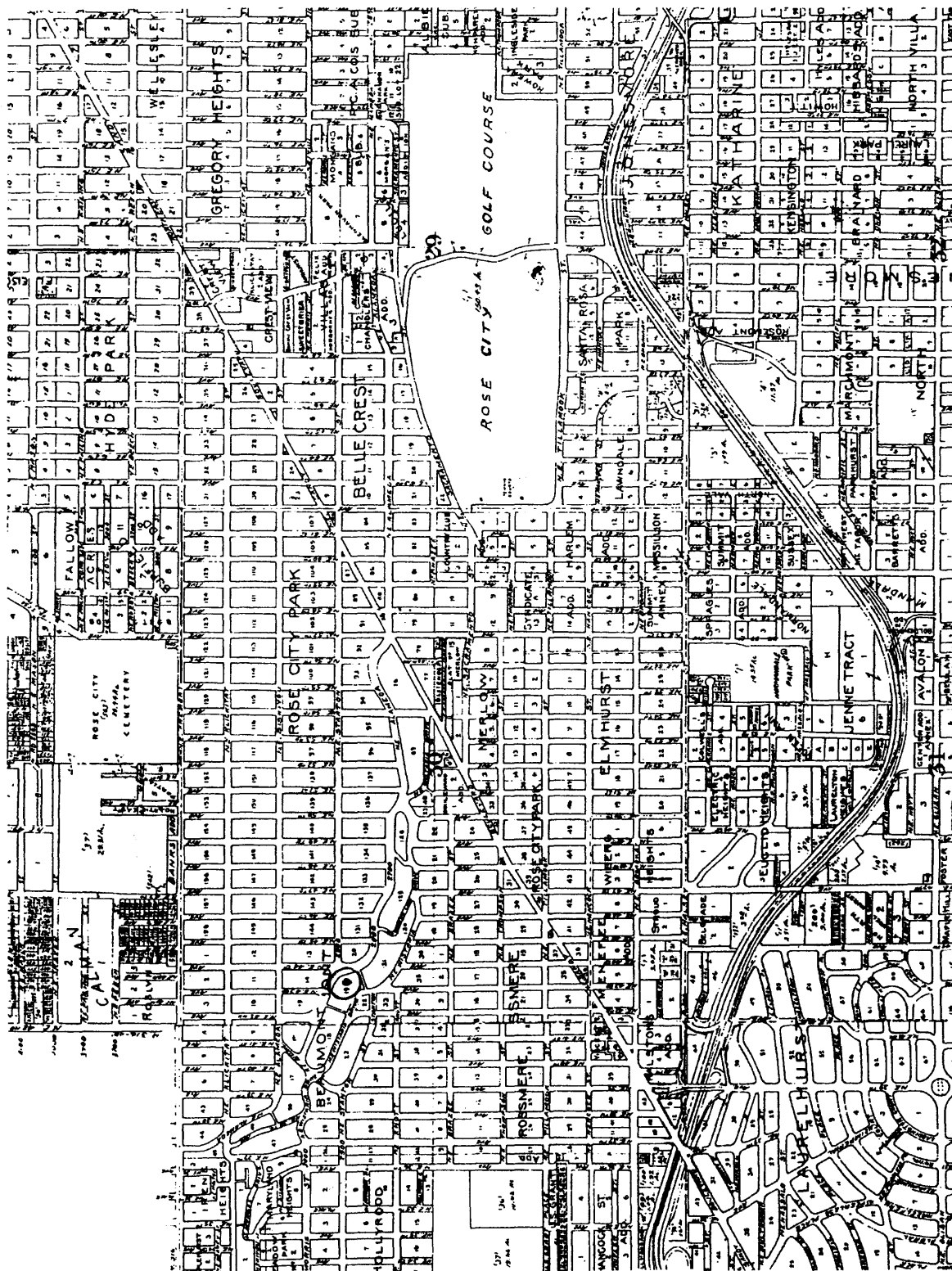
1. East elevation, looking west
2. Entrance on east elevation, looking west
3. Detail of eyebrow dormer on east elevation, looking west
4. South elevation, looking north
5. West elevation, looking southeast
6. Veranda on west elevation, looking east
7. North elevation, looking southeast
8. Front door in entrance vestibule, first floor, looking east
9. Entrance hall, first floor, looking west
10. Fireplace in sitting room, first floor, looking south
11. Dining room with buffet, first floor, looking northwest
12. Breakfast nook, first floor, looking west
13. Master bedroom with fireplace, second floor, looking south
14. Hallway and bathroom, second floor, looking north
15. Garage, east elevation, looking west
16. Garage, west elevation, looking east



IN 2E 30BC  
PORTLAND

1,457,500





Rose City Park



Tanner Armstrong House  
Multnomah County, Oregon  
1 of 16



Tanner-Armstrong House  
Multnomah County, Oregon  
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Tanner - Armstrong House  
Multnomah County, Oregon  
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Tanner - Armstrong House  
Multnomah County, Oregon  
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Tanner - Armstrong House  
Multnomah County, Oregon

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Tanner - Armstrong House  
Multnomah County, Oregon  
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Tannler- Armstrong House  
Multnomah County, Oregon  
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Tanner-Imstrong House  
Multnomah County Oregon  
8 of 16



Tanner - Armstrong House  
Multnomah County, Oregon  
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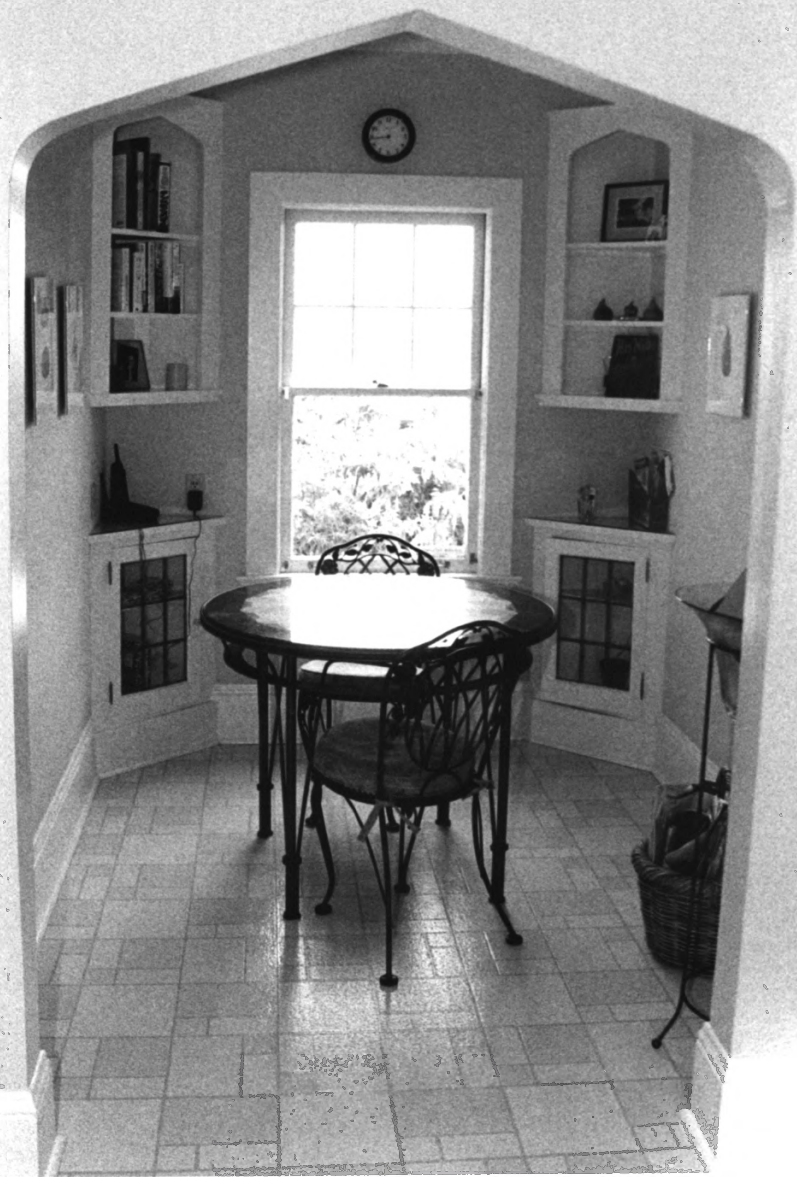
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Tanner- Armstrong House  
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Tanner - Armstrong House  
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Tanner - Armstrong House  
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Tanner - Armstrong House  
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