

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH 0695688

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RECEIVED JAN 29 1979

DATE ENTERED

FEB 26 1979

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Ambassador Apartments

AND/OR COMMON

LOCATION

STREET & NUMBER
1209 S.W. Sixth Avenue

__NOT FOR PUBLICATION

CITY, TOWN
Portland

CONGRESSIONAL DISTRICT
3rd

__ VICINITY OF

STATE
Oregon

CODE
41

COUNTY
Multnomah

CODE
051

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME
Ambassador Associates

STREET & NUMBER
625 S. W. Washington

CITY, TOWN
Portland

__ VICINITY OF

STATE
Oregon 97204

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Multnomah County Courthouse

STREET & NUMBER

CITY, TOWN
Portland

STATE
Oregon 97204

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Portland Historic Landmark Designation in process

DATE

__FEDERAL __STATE __COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS
Portland Bureau of Planning

CITY, TOWN
Portland
424 S.W. Main Street

STATE
Oregon 97204

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The building is a nine story structure H-shaped in plan with approximately 6,000 square feet per floor. The site is in the center of the city with the principal eastern facade on Sixth Avenue, a main street. It is nestled between the museum area on a linear park strip two blocks to the west and high-rise business and government buildings to the east. Near neighbors include the Portland Art Museum*, Oregon Historical Society, First Congregational Church*, City Hall*, and the University Club. The latter, next door to the Ambassador, was built in 1913 in the developed Jacobethan style.

Three units are found in each vertical of the H, the lobby and vertical circulation are located in the cross bar. The concrete and hollow clay tile construction has a veneer of Columbian brick, made in Portland, and Boise sandstone for all of the exterior decorative details.¹ The 3/4 excavated, partially raised basement is of concrete with an exterior veneer coat pointed to resemble the sandstone.

The building is Period? Architecture in style, although the projecting tiers of bay windows and crenelated parapet on the eastern recess are evocative of the Jacobethan Revival. Many decorative details are more nearly Renaissance Revival in style. On the eastern recess of the H the bay projections rise from ground level to the roof; on the north and south faces they begin at the third floor belt course and continue to the roof. The decorative detailing and brick are confined to the east and north street facades, continuing on the south side only to include the single southern bay projection at the eastern end. The balance of the south side and the west side are of painted concrete. It is not known if these surfaces were originally painted, but had been painted prior to 1957 with aluminum reflective paint.² This has been continued.

The decorative details on the east and north sides include a prominent belt course at the third floor; string courses in the eastern recess at the second and third floors; quioning on all the bay projections and eastern facade windows. Among the Renaissance Revival details are: a roof balustrade on the east facade; decorated escutcheons flanking the east facade windows on the ninth floor; and token balconies with brackets and newels on the eighth floor.

On the third floor a three bay unit consisting of a central broken pediment with finials supported by columns is flanked by pilasters. The whole is supported on brackets connected with segmental arches. Appearing at the street face of the eastern recess are lions sejant erect holding escutcheons with fleur-de-lis atop composite columns. Paired square brick columns appear behind the stone columns. A projecting one story covered exterior entranceway appears in the eastern recess. The facade is divided into thirds with columns supporting segmental arches. None of the decorative details were

* Denotes buildings presently listed in the National Register

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originally painted, but prior to 1957 all of the sandstone up to the belt course had been painted a light beige to match the exposed stone. This painting has been continued.

Originally there were two freestanding street lamps at the curb line flanking the entrance.³ These were removed in the late 1950s at the request of the City of Portland. The steps and walkway in the eastern recess were originally brick, the steps semi-circular in plan. The brick has been replaced by a concrete slab; the curved steps replaced by straight concrete steps. This was done in the early 1960s because tenants were slipping on the wet brick. A small fountain originally stood in the center of the entrance walkway. This was removed by the owners in the late 1950s as a result of vandalism.²

The original exterior lighting fixtures, designed by Fred C. Baker, a noted lighting designer, in the entrance recess are extant. Although the original glass entrance doors with sidelights remain, the wrought iron grille attached to the interior side was removed after 1957 by the owners. The existing canvas and aluminum canopy was installed in 1957.²

The original plans show large wrought iron gates hinged at the square brick entrance columns. No source consulted remembers their being in situ, but fastenings appropriate for such gates remain in the columns.

Although most of the original sash is extant, some units on the upper and lower floors have had aluminum frame windows installed after 1957. The original sash is wood frame casement. On the south side it is steel frame wire glass with small rectangular fans. On the other three sides the original is: 3 fixed fan panes over 9 casement panes; 2 fixed over 6 casement; or 3 fixed over 6 casement.

The original plans indicate a roof garden, but it was never developed because it did not conform to code requirements.¹ The current owners plan, at some later date, to install a roof garden suited to the building. An exit door has been installed recently on the western recess of the H. This door is hidden from the street and is to be used by tenants for access to the parking lot to the west. No other exterior changes are anticipated.

Among the interior amenities was a circulating brine system,¹ piped from a compressor in the basement to cooling boxes in each unit. This system was the first installed in the city and eliminated the

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necessity for carrying ice. The existing freight elevator is probably original; the passenger elevator was replaced in the late 1950s.² The brass tenant mailboxes are not original to this structure, but are the originals from the Fifth Avenue Branch of the Bank of New York and were given to the owners when the Bank was remodeled around 1960.²

All of the interior lobbies are spatially intact, retaining all of the original sash and radiators. The interior surfaces have been changed over the years. Approximately two thirds of the individual units have been modernized at some time, replacing the original bathroom, kitchen and lighting fixtures with newer equipment. It is anticipated that individual tenants will renovate the remaining interiors. Nearly one fourth of the units have been enlarged by taking rooms from adjoining units. There are no plans for these units to be reduced to their original size.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input checked="" type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1922

BUILDER/ARCHITECT

Carl L. Linde-Architect
Richard Wassall-Contractor

STATEMENT OF SIGNIFICANCE

The Ambassador is significant in being the oldest continuously fashionable apartment residence in Portland's central business district. It is an important anchor of good design on a main downtown throughfare in an area of transition between business on one side and high-rise residential on the other. Although not as elaborate as those in other parts of the country, it has always been one of Portland's most ornate apartment structures.

The building was designed by Carl L. Linde (1864-1945), a German native who settled in Milwaukie, Wisconsin in 1870.⁴ Before graduating from Milwaukie's German-English Academy in 1887⁵ he apprenticed to an architect. In 1883 he went to New York to enlist in the Navy.⁶ After serving a year at the Newport, Rhode Island, naval training station his parents purchased his release.⁶ It is unclear whether he stayed in New York for a short time then, or returned to New York after graduating from the Academy. Mr. Fred C. Baker, a close personal friend of Mr. Linde's, asserts that Linde worked as a draftsman for McKim, Mead & White in his youth.⁷ No confirmation has yet been found in the McKim, Mead & White files.

At some time Mr. 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, Mr. Linde worked as a brewery architect in Milwaukie, Wisconsin.⁸ No specific chronology for this period in Mr. Linde's life is currently available.

After coming to Oregon in 1906, Mr. Linde worked in Edgar Lazarus' office where he designed and supervised construction of the Electric Building for which he received national attention.⁴ Linde later worked for Whidden & Lewis, D.C. Lewis, A.E. Doyle and Whitehouse & Fouilhoux before applying for his license in 1921.⁵ 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.⁴

Mr. Linde is remembered primarily for his residences and apartment houses in Portland, although he did a bank and brewery in Vancouver, Washington, and the Cameron Hotel and Puget Sound Savings & Loan in Seattle.¹ Among his residences were the Banfield home on the Oregon coast,

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .22 acres

UTM REFERENCES

A 1 0 | 5 2 5 0 4 0 | 5 0 4 0 0 8 0
 ZONE EASTING NORTHING

B [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []
 ZONE EASTING NORTHING

C [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []
 D [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

VERBAL BOUNDARY DESCRIPTION

Lots 1 & 2, Block 184, Portland Addition, City of Portland

North Boundary - S W Madison

East Boundary - S W Sixth

South Boundary - Lot 3, Block 184

West Boundary - Lots 7 & 8, Block 184

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Sheila Finch AIA

ORGANIZATION

Sheila Finch-Architect

DATE

September 7, 1978

STREET & NUMBER

1209 S W Sixth #405

TELEPHONE

(503) 227-0786

CITY OR TOWN

Portland

STATE

Oregon 97204

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

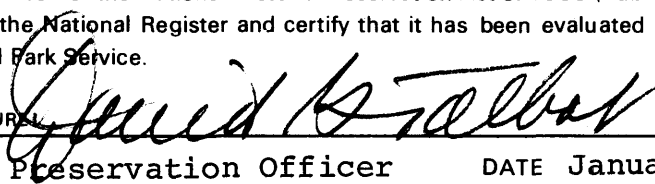
NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE

State Historic Preservation Officer

DATE January 17, 1979

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
 ATTEST W. Ray Luce
 KEEPER OF THE NATIONAL REGISTER

DATE 2-26-79
 MEMBER OF THE NATIONAL REGISTER
 DATE 2/23/79

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the Jack Barde house (Portland Historic Landmark), and the McBride, Poole and Wakeman residences in the Portland area.^{1,7} Prior to designing the Ambassador, Linde designed five wood-frame brick-veneer apartment houses for Richard Wassall, developer and contractor. All of the apartments that Mr. Linde designed he named with royal or diplomatic names, i.e. Royal Arms, Imperial Arms, Tudor Arms. The five for Mr. Wassall were the "Arms". After 1922 Mr. Linde designed the Sovereign, the Envoy and the Embassy.

The Ambassador Apartments were designed for partners Richard Wassall and Donald B. McBride. Mr. McBride was the owner of D. B. McBride Woolen Co., suppliers of fine woollens and tailors trimmings.⁹ A socially prominent man, he was listed in the Portland Blue Book.¹⁰ McBride and Wassall sold the building to Bradner Building Company in 1931. Subsequently a number of building investment companies owned it until it was purchased in 1946 by Louis Albert. Mr. Albert was president of Albert's Products Co., a local beverage manufacturer.¹¹ Mr. Herbert Malarkey purchased the building from Mr. Albert in 1958.¹² It is while he owned it that most of the exterior changes occurred. A prominent lumberman, he was the owner of Malarkey Roofing Co. in Portland. His estate sold it in 1977 to Ambassador Associates. One of the partners in Ambassador Associates is William W. Rosenfeld, Jr., whose uncle, Walter J. Rosenfeld, was a tenant of the apartments from 1948 to 1951.¹¹

The Ambassador Apartments have always been the residence of prominent business and professional people in Portland. Among the tenants have been:

1. Fred Fritsch^{13,7} (1924-31)^{14*} a prominent architect associated with the firm of Sutton & Whitney. He was the designer and project architect for the Fruit and Flower Nursery and Masonic Temple in Portland, both designated Portland Historic Landmarks.
2. Louis Gerlinger, Sr.¹⁴ (1929-40) owner of several lumber companies and a prominent benefactor.
3. C.C. Chapman¹⁵ (1925-56) owner-publisher-editor of The Oregon Voter, an influential business and political paper. He served one term as Multnomah County Representative in the State Legislature and was the father of the gasoline sales tax in Oregon.

*Dates given are for length of residence in Ambassador Apartments

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4. William S. U'Ren¹⁶ (1927-49) candidate for governor on the Republican ticket in 1913, and state legislator beginning in 1896. He is the author of the nationally known Initiative Petition and Referendum law in Oregon.
5. Jack Lynch¹⁷ (1930-73) appointed to fill a vacancy after 1935, he served as Multnomah County's Senator until 1951. At one time executive secretary for the Oregon State Pharmacy Association, he was later in the insurance business.
6. Louis Ireland¹⁴ (1930-32) founder and owner of Ireland's, a popular restaurant chain.
7. Fred C. Baker⁷ (1931-32) a craftsman and designer of lighting fixtures. His work appears in most of the important buildings, churches and residences in Portland. He has been a partner in several lighting firms and currently owns Fred C. Baker Lighting Co.
8. Dan Marx¹⁸ (1937-40) founder and owner of a fine local jewelry store that bears his name.
9. Evelyn Gibson¹⁹ (1937-40) founder and owner of "Evelyn Gibson Gowns", a high fashion women's store.
10. Forrest Berg²⁰ (1938-74) president and owner of Charles F. Berg's, a fashionable store for young ladies and women founded by his father in 1907.
11. John C. Higgins²¹ (1939-65) a prominent attorney and partner in Sullivan & Cromwell in New York City. Among his law partners were John Foster Dulles and Ambassador Arthur Dean. After retiring to Oregon in 1938, he became active in mining and forest products. Known as "Mr. Republican" in Oregon, he was a member of the National Finance Committee for the party and Chairman of Thomas Dewey's Oregon campaign.
12. Herman J. Blaesing, Sr.²² (1949-59) of Blaesing Granite Co., founded by him in 1896. Originally engaged in memorials, the company later supplied stone for many large buildings, including the Oregonian Building and the Equitable Building, listed in the National Register.
13. Robert S. Farrell, Sr.²³ (1950-51) President Chinook Investment Co. and partner in Everding & Farrell, feed and commission merchants. Mr. Farrell also had extensive fishing and logging interests. He served as State Representative from Multnomah County from 1907 to 1910 and as Senator from 1913 to 1924. Mr. Farrell's daughter, Mrs. Lyle

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Kingery, moved into the building in 1977.

14. Lewis A. McArthur²⁴ (1950-51) Vice President of Pacific Power & Light Co., he is locally better known for his definitive work OREGON GEOGRAPHIC NAMES, first published in 1928.
15. Stanley C. Wiley²⁵ (1952-56) nationally known in real-estate associations, he is the founder and owner of Oregon's largest residential real-estate concern, Stan Wiley, Inc.
16. Edith Green²⁶ (1962-69, 1971-77) Representative from the 3rd Oregon District to United States Congress from 1954 to 1974. She is nationally known for the legislation she sponsored in the field of education. After her retirement from Congress, she maintained her office on the ground floor of the building.

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- 1 Partial set of original plans. Telephone interview 17 August 1978 with Thayne Logan, architect, who worked in Linde's office from 1920 until 1925.
- 2 Telephone interview with Mrs. Herbert Malarkey 23 August 1978.
- 3 Photographs 1923,1932. Negatives at the Oregon Historical Society, 1230 S W Park Avenue, Portland, Oregon 97205.
- 4 THE OREGON JOURNAL, 13 July 1945. Obituary of Carl L. Linde. P4, c 2.
- 5 Telephone interview with Eleanor Gundrum 24 July 1978. She relayed all of the relevant information from Mr. Linde's application for his State architectural license.
- 6 THE OREGONIAN, 16 June 1935. Magazine section, p 9. A series of interviews with prominent local business and professional men.
- 7 Interview with Mr. Fred C. Baker 6 July and 17 August 1978.
- 8 Telephone interview 18 August 1978 with Bertram Heims, architect. Mr. Heims worked in Mr. Linde's office.
- 9 POLK'S PORTLAND CITY DIRECTORY. Portland, Polk & Co., 1921. p793,1324.
- 10 BLUE BOOK AND SOCIAL REGISTER OF PORTLAND, 1925. Portland, Blue Book Co.,1925 p 85.
- 11 POLK'S PORTLAND CITY DIRECTORY. Portland, Polk & Co. Relevant years.
- 12 County records, Multnomah County Court House, Portland, Oregon.
- 13 Withey, Henry & Elsie Rathburn; BIOGRAPHICAL DICTIONARY OF AMERICAN ARCHITECTS (DECEASED). Los Angeles, New Age Pub. Co., 1956.
- 14 Dates of residence are taken from the Portland City Directory. They have been verified with the tenants or their descendants if possible. Unless other sources are noted, occupations have been verified with the Portland City Directory for the relevant years.
- 15 HISTORY OF THE COLUMBIA RIVER VALLEY FROM THE DALLES TO THE SEA, Vol II. Chicago, S.J. Clarke Pub. Co., 1928. p764-6.
- 16 Gaston, Joseph; PORTLAND, ITS HISTORY AND BUILDERS Vol II. Chicago, S J Clarke Pub. Co., 1911. p649.
- 17 Interview with Mrs Jack Lynch, 4 July 1978.

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- 18 Telephone interview with Mr. R Block, Mr. Marx' nephew, 30 June 1978.
- 19 Telephone interview with Ms. Gibson, 30 June 1978.
- 20 Telephone interview with Mr. Berg, 10 June 1978.
- 21 THE OREGON JOURNAL, 19 March 1965. Obituary. Sec 4, p 1, c 1 & 3.
- 22 Telephone interview with Mr. Blaesing's daughter, Mrs La Roche, 8 July 1978.
- 23 CAPITOL'S WHO'S WHO FOR OREGON, 1942-44. p 144.
- 24 McArthur, Lewis A.; OREGON GEOGRAPHIC NAMES. Portland, Oregon Historical Society, 1974. Preface by his son, Lewis L. McArthur.
- 25 Telephone interview with his executive secretary 30 June 1978.
- 26 Telephone interview with Mrs. Green 31 August 1978.