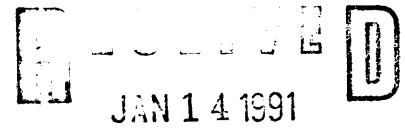


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name Regent Apartments
other names/site number _____

2. Location

street & number 1975 NW Everett Street N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97210

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
James M. Hamrick January 3, 1991
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Entered in the National Register
 See continuation sheet. 2/20/91
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: multiple dwelling;
apartment building

Current Functions (enter categories from instructions)

Apartment Building

7. Description

Architectural Classification

(enter categories from instructions)

Modern Movement: Moderne/Art Deco

Materials (enter categories from instructions)

foundation concrete
walls brick
roof asphalt: built-up
other _____

Describe present and historic physical appearance.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

The Regent Apartments are located at 1975 N.W. Everett Street on Tax Lot 3, Block 275 of Couch's Addition in Portland, Multnomah County, Oregon. Completed in August 1937, the Regent was designed for Harry Mittleman, by Portland architect Harry A. Herzog, perhaps the foremost proponent of the Art Deco style in Portland, and experienced designer of many fine apartment houses. The Regent is a 5 story masonry building executed in the MODERN MOVEMENT - Art Deco style of architecture. The Regent Apartments received a Rank III rating in the Portland Historic Resources Inventory. The Regent Apartment Building is eligible for listing the National Register under Criterion "C" as an excellent example of the apartment buildings designed by Harry A. Herzog.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Setting and Description

The Regent Apartments are located at 1975 N.W. Everett Street on Tax Lot 3, Block 275 of Couch's Addition in Portland, Multnomah County, Oregon. Completed in August 1937, they were designed by architect Harry A. Herzog, perhaps the foremost proponent of the Art Deco style in Portland, and experienced designer of many fine apartment houses. The Regent is located in the Nob Hill neighborhood and situated amongst residential, public and other apartment buildings.

The site of the Regent Apartments was formerly occupied by the house of Benjamin Wistar Morris, Episcopal Bishop of Oregon, and father of prominent New York architect Benjamin Wistar Morris I, who designed Portland's first steel skyscraper, the Wells Fargo Building. Across Everett Street, at 19th Street, was Trinity Church, then just beginning construction of their parish house addition. To the west on Everett Street toward 23rd Street, and across the street at Trinity Place, many fine apartment houses had been constructed since early in the century, already establishing the area as the quality apartment location. Its location within easy walking distance of downtown made it doubly attractive.

The Regent was built by apartment owner Harry Mittleman who had been building fine apartments in west side Portland since 1924. The Regent was his 15th apartment house and the first to be constructed in Portland since 1931 when Mittleman had completed his outstanding Parkway Manor and Jeanne Manor on S.W. Park Avenue. Mittleman felt that the grip of the Great Depression was over and that prosperity was returning. The Regent was his expression of confidence in the economy. That confidence turned out to be justified.

The Regent was designed to be the absolute best apartment in town. Everything was the most up to date in style and function. Rooms were large, appliances the best, baths tiled with colored plumbing fixtures; and special attention paid to adequate, non-glare electric lighting. Windows were equipped with venetian blinds for sun control.

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The building site was large, 150 feet by 175 feet, and the building exceeded the standards established for light and air. The building is set back 10 feet from Everett Street and 20 feet from 20th Avenue. At the center of the building behind the entrance lobby is a 31-foot by 70-foot landscaped courtyard with brick paving, plantings and a fountain. The setback of the building at the street is handled in a way unique to Portland apartments. A brick wall, varying with the slope of the streets from 2'-0" to 6'-0" in height, retains a landscaped area above which are the high windows of the ground floor.

Brick was selected for warmth of color in a range of light buff to light brown. Bricks have a wire cut face and are laid in common bond with buff colored mortar and 1/2-inch joints. Over the entrance the spandrel bricks are rusticated. Bands of dark red brick occur between windows at the corners and at either side of the entrance on Everett Street. At the top of the building bricks are laid at a 45 degree angle in "zig-zag" fashion. Windows are all steel casements, with four horizontal lights for each sash. Sashes are in groups of three.

The entrance lobby is a large space with a polished floor in two colors of 6"x6" marble tiles. At either side of the lobby short flights of stairs lead to ground floor apartments. Stair rails are Art Deco style, nicely executed in painted steel flat bars. An original light fixture at the ceiling was custom designed. At the back of the lobby large windows open onto the attractive, landscaped courtyard.

There are 52 living units range in size from studio units to five-room apartments. Rooms are very large.

The Regent Apartments were the pinnacle of the apartment building career of Harry Mittleman. Their Art Deco design by well known architect Harry Herzog still looks fresh and new, testifying to the skill of their designer. The Regent was an important event in the history of the apartment house in Portland. The building is in excellent condition.

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Alterations

The building was originally built for \$250,000 in 1937. In 1975, a hydroelectric closer was installed on the boiler room door, the service openings at corridors were closed up, and the first floor corridor was closed off. In 1981 remodeling of the first floor only took place, converting some lodgings/studios to one bedroom apartments and turning some unoccupied space into residential space.

Comparison with Other Apartments Designed by Harry Herzog

While in partnership with John Bennes, Bennes & Herzog, Harry Herzog was involved in the design of two fine apartment houses constructed in 1931. The Jeanne Manor and the Parkway Manor, both located on S.W. Park Avenue, are both in the Art Deco style. While it is not certain what the respective inputs to their design were made by the two partners, it appears likely that the design was principally Herzog's since Bennes was not known to work in the Art Deco style which was Herzog's forte. The Jeanne Manor and Parkway Manor can be considered steps in the development of the Regent with its extraordinary efforts to provide comfortable, attractive apartment living with all the latest technology.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1937

Significant Dates

1937

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Harry Albert Herzog, architect

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

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreeage of property 0.43 acres Portland, Oregon-Washington 1:24000

UTM References

A

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5	0	4	1	1	3	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The nominated area encompasses the south 16 feet of Lot 16, Lots 17 and 18, west 28 feet of south 16 feet of Lot 14, Lot 13 and west 20 feet of Lot 12, Block 275, Couch's Addition to the City of Portland, Multnomah County, Oregon. The property is bounded by NW Everett Street on the south and 20th Avenue on the west. It is otherwise identified as Tax Lot 3 at said location.

See continuation sheet

Boundary Justification

The nominated area corresponds to the legally recorded lot lines of property occupied by The Regent Apartments from 1937 onward.

See continuation sheet

11. Form Prepared By

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

organization Heritage Investment Corporation date July, 1990

street & number 123 NW Second Avenue, Suite 200 telephone (503) 228-0272

city or town Portland state Oregon zip code 97209

United States Department of the Interior
National Park Service

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SUMMARY

The Regent Apartments occupy an extensive (116 x 170-foot) site at the northwest corner of the intersection of NW Everett and 20th Avenue in the Nob Hill neighborhood of northwest Portland, Oregon. Constructed for developer Harry Mittleman in 1937, the Regent was designed in the Moderne style by Harry Herzog, a leading exponent of Art Deco architecture locally.

The apartments meet National Register Criterion C as an outstanding example of the Zig-zag Moderne aesthetic applied to apartment house architecture in Portland. It has been pointed out that in 1931, when Harry Herzog was associated with John Bennes in the firm of Bennes and Herzog, two fine apartment houses were constructed from the firm's designs on SW Park Avenue--The Jeanne and the Parkway Manor. These two are considered as steps in development to the ultimate expression of modern convenience and design realized in The Regent.

The Regent carried forward the traditional U-shaped apartment house form to the height of deluxe modernity. The latest and most functional in lighting, appliances, and mechanical systems was emphasized in this project comprising 52 living units of varied size. Reversing the conventional plan exemplified by apartment houses such as The Biltmore, The Regent presented solid facades to the street and made the light and ventilation court a private, interior courtyard landscaped as a paved terrace of geometric outline, a quincunx at its center, and neatly bordered by low evergreen shrubbery that served as a foil to plain unadorned stucco walls.

The apartment building is constructed of reinforced concrete. Flat-roofed, it rises to a height of five stories. Street elevations are clad with varicolored brick and are articulated by strip pilasters and window trim of rusticated header brick and novel, raised stretcher courses in the spandrels. Openings are fitted with steel sash. The lines of the exterior, clean and straight from foundation to parapet coping, epitomize the modern emphasis on form. Richness is nonetheless achieved through the polychromatic brickwork that culminates at the parapet in panels of chevron-patterned brick. The chevron was the pre-eminent hallmark of the Zig-zag Moderne. The perimeter wall that retains

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the graded building site was carried out in matching brick and it returns to the grade-level entryway centered on the Everett Street facade in a sloping, scalloped profile that is another Moderne, or Art Deco touch--namely, the contrast of curvilinear line with cubic mass. The original marquise, a lightweight canopy on slender steel poles, echoes the sloping, scalloped profile in its hood.

The ground floor lobby retains original features, including marble bases and floor tiles, streamlined-Moderne curvilinear stair rails, reeded millwork, and Art Deco fretwork and lighting fixtures.

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The 1937 Regent Apartment Building is located In Northwest Portland in the Nob Hill neighborhood.

Nob Hill and the Advent of the Apartment house in Portland

The Regent 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. Portland was not much more than a simple clearing in the wilderness at that time. 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 one-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 area of the city with the Couch family creating their own New England style niche in the neighborhood.

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

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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 the Regent and other developments. 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 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 speak of a growing sophistication on the part of the public, which expected a high degree of quality in apartments. Real estate prices began to climb and apartment buildings were the wave of the future. Apartment buildings were virtually non-existent before 1904.

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."

During the 1920's and 1930's, long time residents of the area continued to move away as 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

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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 Regent Apartment building was constructed in the spring and early summer of 1937 by Harry Mittleman, a prominent Portland builder and apartment house operator. Excavation began in early March, four months after the lot on 20th and Everett had been purchased by Mittleman from the Rosenblatt estate. Two houses originally standing on the property were knocked down to make way for the apartment building. With a footage of 160 by 173 feet, a height of five stories, and a projected cost of \$250,000 the new Regent was big news in 1937 Portland realty circles. In fact, it was the first apartment house to be erected in the city of Portland since 1931 when the Jeanne Manor and the Parkway Manor were built, also by Mittleman. The stock market crash of 1929 and the ensuing depression had taken a heavy toll on all types of construction during the years preceding the Regent's construction. Building permits issued by the city had dropped from 11,289 a year (valued at \$28,959,755) in 1927 to 3,101 a year (valued at \$2,301,431) by 1935.

In his first announcement of the building on March 14, 1937 Mittleman declared, "In starting construction now, I do so in the conviction that Portland is really back to normal economically." (The Oregonian, 14 Mar. 1937, S.2, p. 1) Mittleman's decision to undertake such a large business venture testified to the sense of optimism that was creeping into Portland business society at the time. As the noted economist Roger W. Babson of The Oregonian revealed to readers on January 1, 1937:

The year just closed has revealed a big gain in activity in the building trade in your city. From a low of \$45,000 a month in the value of building permits issued in the darkest days of the depression, there has been a steady climb to a

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recent level of around \$800,000. The latter figure brings you back to approximately your 1930 average. The next year I predict a gain of at least 25 percent in Portland building.

The increased building activity will be an important aspect of 1937. Building is perhaps the greatest stimulation of other industries of any form of activity. (The Oregonian, 1 Jan. 1937, "Portland Riding Crest of Wave," Avers? Babson, p. 1)

By constructing the first major apartment house in Portland in six years, Mittleman demonstrated both hope for the city's ability to bounce back from the depression and a willingness to contribute his energies and capital to making this hope a reality. The

construction of the Regent served in part as a signal to builders, investors and the general public that the worst of the depression was over.

Work began on the Regent on March 11, 1937 with a crew of 250 men, and the newspapers of the day followed the construction of the building closely throughout the spring of 1937. A series of articles in The Oregonian detailed the many new "innovations" that the Regent incorporated into its structure. The building itself was U-shaped and set back on the large 160'x175' lot rather than directly on the sidewalk, going beyond the strict demands established by the housing code of 1933 for light, air and ventilation. New types of materials for sound insulation and fire resistance were utilized in construction. Venetian blinds were hung throughout. Each apartment unit was planned to have a separate entrance vestibule into which opened every room in the apartment. (The Oregonian, 28 Mar. 1937)

The Regent had several "firsts" included in its design package as was observed by The Oregonian on 18 April 1937. The heating plant, for one, was the first of its kind to be found in a multiple dwelling in Portland. It was installed by the A. G. Rushlight Company of Portland and was a zone controlled, vapor vacuum plant designed to produce a steady flow of heat at once, thus reducing temperature fluctuations like those that plagued older apartment houses. The hot water tank held up to 1500 gallons and was the largest on record for an apartment of similar size in the

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Northwest. Bathrooms were the first in a Portland apartment house to use colored decorating schemes. In addition, the Regent was the first apartment house in the country to meet in every detail the rigid lighting requirements established by the Illuminating Engineering Society, according to The Oregonian, 4 April 1937.

After almost five months of construction the Regent opened on Sunday, August 8, 1937 to an open house. An eight-page special "Regent Section" was included in The Oregonian on Friday, August 6, detailing the many fine features to be found in the new apartment building. In addition to those previously stated, it described how the Regent had made use of its 350,000 feet of Oregon grown lumber, the largest single order of lumber for any Oregon residence since 1931.

Manager of the apartment was Lillian Messacar who had managed Mittleman's Parkway Manor for the previous five years.

Harry Albert Herzog

Harry Albert Herzog practiced in Portland for some 50 years. Herzog was born on January 9, 1893 in Tyler, Texas where his father had a general mercantile business. When Harry was 15 months old the family moved to Chicago. When he was seven the family moved again, this time to Seattle. In Seattle he attended Pacific Grammar School.

In 1905 the family moved to Portland where Harry attended D.P. Thompson Grammar School and the old Washington High School. He worked while in high school carrying an Oregonian newspaper route and giving violin lessons. Graduating from high school in 1912 he went to work as a draftsman for Bennes & Hendricks, staying there three years. In 1915 he entered the University of Pennsylvania School of Architecture, graduating in 1917.

Returning to Portland in 1917 Herzog worked for the Northwest Engineering Company which was constructing ships for the war effort. In 1919 he went east where he worked in architects' offices in Philadelphia and New York until 1922. Back in Portland in 1922 he went to work for John V. Bennes, and in 1926 became a partner in Bennes & Herzog which firm continued until 1931. In 1932 Herzog went into solo practice which continued until 1948 when

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he took into partnership his long-time employee Holman J. Barnes, for four years practicing as Herzog & Barnes. In 1952 Herzog went back to solo practice for a number of years before retiring.

Harry Herzog died in Portland on August 27, 1979 at the age of 86. He was survived by his wife Bertha, two daughters and a son.

Herzog joined the Oregon Chapter of the American Institute of Architects in 1922, serving as treasurer in 1931-32 and as vice president 1941-42.

With architects Morris H. Whitehouse and Herman S. Brookman, Herzog participated in the design and construction of the Temple Beth Israel (1926-28) in Portland. Herzog was supervising architect during construction. In the 1920s and 1930s Herzog designed many works in the Art Deco style, notably the Jeanne Manor and Parkway Manor apartments on the South Park Blocks in Portland, both constructed in 1931; and the Regent Apartments constructed in 1937. He also designed the Stone-Margulis jewelry store at S.W. Broadway and Morrison Street (about 1937), which has unfortunately been demolished; however, the Art Deco fixtures from that store have survived in the new Margulis jewelry store at S.W. Broadway and Yamhill Street. With Bennes, he also was involved in the design of the Hollywood, United Artists and Liberty theaters.

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"Building Will Go Beyond Demands," 28 Mar. 1937, Sec. 2, p. 1.

"New Apartments Meet Light Code," 4 Apr. 1937, Sec. 2, p. 2.

"Apartment Gets Newest Devices," 18 Apr. 1937, Sec. 2, p. 1.

"Manager Chosen for Mittleman's New Apartments," 9 May 1937,
Sec. 2, p. 3, C.7.

"Venetian Blinds in New Apartment," 4 July 1937, Sec. 2, p. 2, C.6.
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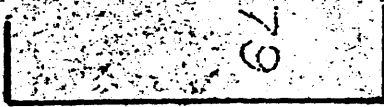
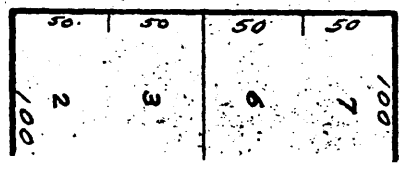
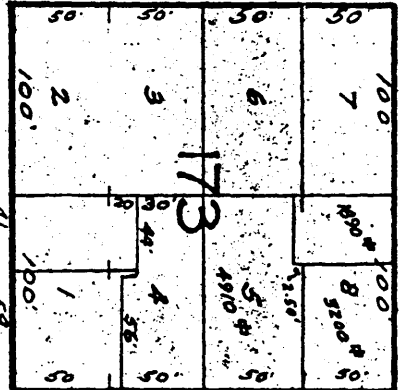
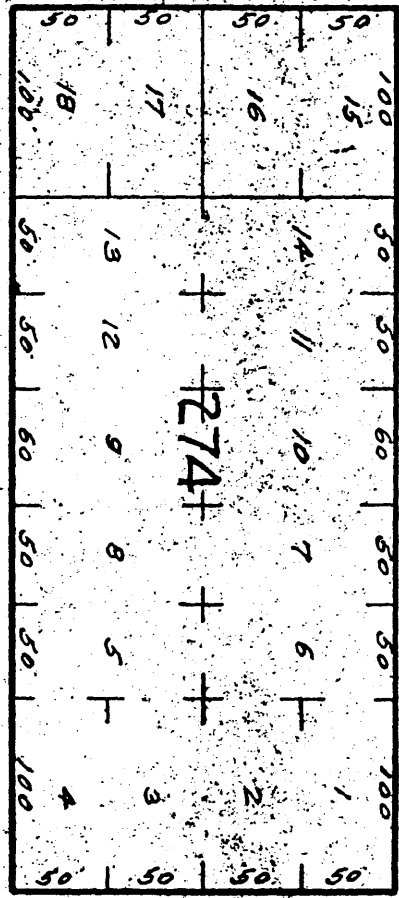
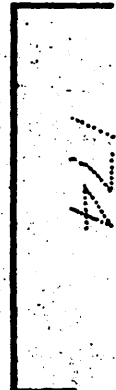
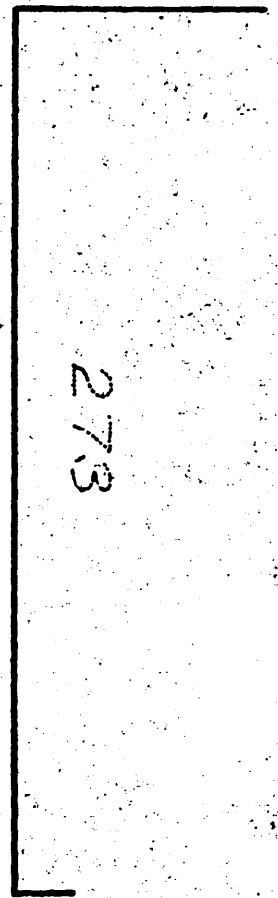
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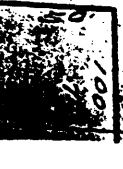
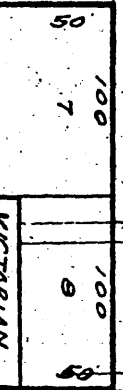
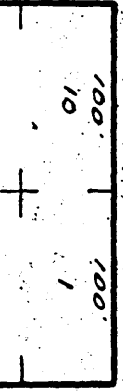
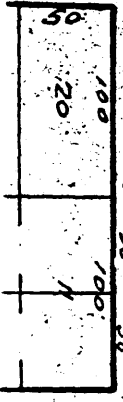
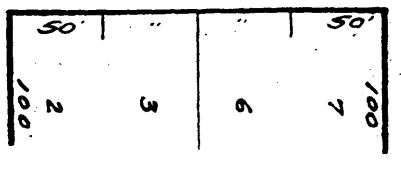
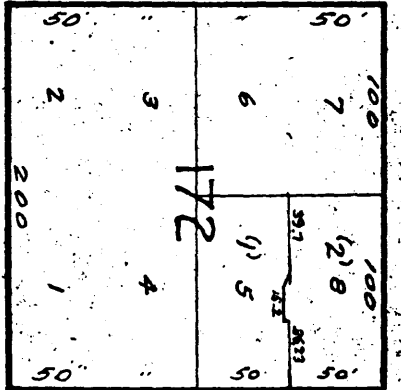
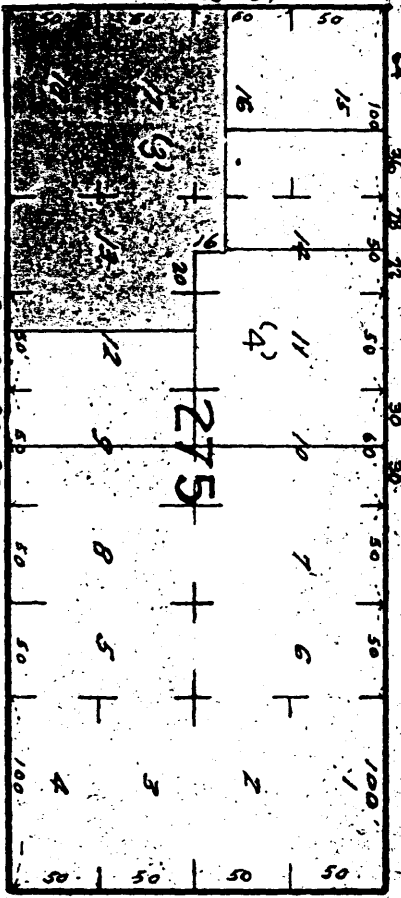
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NT



20TH AVE



N.W.

N.W.

N.W.

9TH AVE.

EVERETT

FLANDERS

GLISSAN

8TH AVE.

VICTORIAN
LANSIE

**Historic
Resource
Inventory**
CITY OF PORTLAND, OREGON



2-268-01975

1975 N.W. Everett Street

Couch's, Block 275, Tax Lot 3
QUARTER SECTION MAP #: 3028
Northwest District Association

OTHER NAMES: Regent Apartments

ORIGINAL FUNCTION: Apartment House

DATE BUILT: 1937

STYLE: Early Modern, Zig-zag Moderne

ARCHITECTURAL PLANS BY: Herzog, Harry A., Inc.

ORIGINAL OWNER: Hoyt Corporation

OTHER OWNERS: Mittleman, Harry

TAX ASSESSOR'S ACCOUNT #: R-18022-6800

ZONING: RH

Rank III

HISTORIC DISTRICT: Nob Hill (potential)

SPECIAL FEATURES AND MATERIALS:

Five-story apartment building with flat roof and smooth multi-colored brick on exterior. Decorative brickwork in geometric patterns at roofline. Steel sash.

AREAS OF SIGNIFICANCE: Architecture

2-268-01975

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Herzog, Harry A., Inc., apartment building for Harry Mittleman, plans, 1936. City of Portland Buildings Bureau Microfiche Collection.

ORIGINAL BUILDING PERMIT #: 236274

Present owners, as of May 1980: Patricia and Steven Gilley
MAILING ADDRESS: 900 S.W. Fifth Avenue, #1939, Portland 97204

No Preservation Funding

Negative: 570-2

Score - Design/Construction: 7

Score - Historical: 0

Score - Rarity: 0

Score - Environment: 8

Score - Integrity: 10

Score - Intrinsic: 7

Score - Contextual: 18

Score - Total: 40.5