

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



DEC 2 1981

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Sovereign Hotel
and/or common Sovereign Apartments

2. Location

street & number 710 SW Madison ___ not for publication
city, town Portland ___ vicinity of congressional district Third
state Oregon code 41 county Multnomah code 051

3. Classification

Category	Ownership	Status	Present Use
___ district	___ public	<input checked="" type="checkbox"/> occupied	___ agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	<input checked="" type="checkbox"/> commercial
___ structure	___ both	___ work in progress	___ educational
___ site	Public Acquisition	Accessible	___ entertainment
___ object	___ in process	___ yes: restricted	___ government
	___ being considered	<input checked="" type="checkbox"/> yes: unrestricted	___ industrial
		___ no	___ military
			___ museum
			___ park
			<input checked="" type="checkbox"/> private residence
			___ religious
			___ scientific
			___ transportation
			___ other:

4. Owner of Property

name Bruce B. Kegg
street & number 710 SW Madison, #901
city, town Portland ___ vicinity of state Oregon 97205

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse
street & number 1021 SW Fourth Avenue
city, town Portland ___ vicinity of state Oregon 97205

6. Representation in Existing Surveys

title Portland Historical Landmark Commission
Terra Cotta Survey has this property been determined eligible? ___ yes no
date March 27, 1980 ___ federal ___ state ___ county local
depository for survey records Portland Bureau of Planning
city, town Portland ___ vicinity of state Oregon 97205

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" 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 Sovereign Hotel opened its doors in February of 1923. As a residential hotel, the Sovereign was the first in Portland and was considered to set a new standard architecturally and in point of equipment"¹

Architect Carl L. Linde designed the Sovereign in the Georgian Style for developers Richard F. Wassell and Claude D. Starr, who together formed the Sovereign Hotel Company. At an approximate completion cost of \$650,000 the Sovereign is the result of artistic planning and care in the use of materials.

The building remains in excellent condition. Remodelling has included some partition additions and deletions which have served altered uses in the basement and on the main floor, and updating of the studio apartments.

The Sovereign Hotel stands on a 66-2/3 x 100 foot lot, Lots 1 and the North 16-2/3 feet of Lot 2, Block 206 in the Portland Addition, Multnomah County. It stands on the southwest corner of Southwest Madison and Broadway. It shares the block with the Oregon Historical Society; and is one block from the historical Park Blocks, and the Portland Art Museum, which property in 1923 was occupied by the Ladd Grade School. It is within close walking distance of many inner city landmarks such as Calvary Presbyterian Church, The First Congregational Church, The Paramount Theater, The Ladd Carriage House, City Hall, the Yamhill Historic District, and the Pioneer Courthouse. The Sovereign is aesthetically and geographically an essential part of the whole fabric that is Portland's character from the downtown mall, the renewed riverfront, the eclectic architecture of the commercial center, Portland State University Campus, the south urban renewal blocks and north to Old Town.

The Sovereign is nine stories high with a reinforced concrete foundation. The basement and main floor present an oblong base to eight stories which rise up in a reverse "L" shape. This orientation allows an interior light court to brighten the surrounding basement space and main floor lobby and office spaces.

Considered a skyscraper in 1923, walls were built with the lightest and most fire retardant medium of the time -- reinforced concrete with tapestry brick, and peach colored, glazed terra cotta facing. The south and west faces of the building are unadorned, unfaced concrete. On the east and north sides, terra cotta is used to suggest a high masonry base through the second story and as decoration on the upper stories, with the tapestry brick facing the third through the ninth stories. The roof is concrete and composition.

The salient features of the exterior are organized with bilateral symmetry in keeping with the Georgian Style. Accents are terra cotta decoration, wrought and cast iron balconies, and brass lighting fixtures. There are nine bays on the east side and ten on the north side, and either street facade is organized so that groupings of ordinary window openings alternate with wider balconied bays, those at the third story being framed by pedimented and segmental-arched framements with engaged columns.

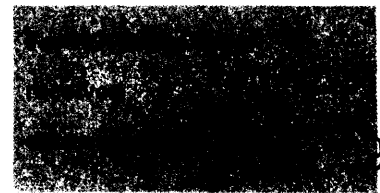
Those exterior terra cotta components at the historical primary entrance on Broadway are a floral garland and the Sovereign Hotel name in bas relief over an arched entryway, framed by four pilasters and classical entablature enlivened by lion's heads and a pair of spread-winged eagles. Terra cotta is used also on all the balconies on the north and east sides including the balcony centered in the ninth story of the east side which has an Ionic arch order with broken pediment filled with a cartouche with a sejant erect lion in bas relief. On the

¹ Oregon Journal, February 11, 1923.

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north side, over the Madison Street entrance is a bas relief, garland-supported plaque with the "Sovereign Hotel" name, and its year of opening in Roman numerals.

Surmounting the inventive classical terra cotta entablature and parapet are nine three-foot urns with a bas relief floral design marking the corners of the building and framing several small broken and scrolled pediments lined up over principal bays. The corners of the building's walls are accented by staggered terra cotta quoins.

Exterior ironwork can be seen in the wrought iron railings and set-in cast iron crests of the balconies. Additional original metalwork on the exterior includes the bronze light fixtures defining the Madison Street entrance, and those in the interior light courtyard off the basement lounge.

The original metal and glass canopy over the Broadway entrance, and the electric-light open framework "Sovereign Hotel" roof sign, are the only original exterior elements that have been removed.

There are two entrances on Broadway, the original lobby entrance, currently the canopied entrance to the florist shop; and south of this, the original storefront, now a designer's office. Three entrances currently service Madison Street. The east canopied entrance, now the main apartment lobby, was originally the main entrance to the "Henry Thiele Cafe." The center door, currently to the travel agency, is a storefront addition constructed some time after 1935. The west door remains the rear apartment or fire hall door.

One unused door, just east of the rear fire door, may originally have been a back door to the restaurant. However, it does not occur on the Sanborn maps and does not have a street address.

Other than the central Madison Street doorway, there have been no additions to the exterior.

The internal spatial organization of the building remains original from the second through the ninth floors with 72 living units. Originally each of these suites had a living room with wide French windows opening to the balconies, a kitchenette with an electric range, a dining alcove, a dressing room, and a full tiled bath. They featured wall type, Murphy beds, wall mounted ironing boards and solid doors. All door hardware was brass and remains so today, even to each apartment designation plate with its original design of the Sovereign Hotel abbreviation and suite number watched over by a spread-winged eagle. The units were plain and functional and stylishly decorated in colors of brown, mulberry and blue. All living accoutrements were furnished.

An angle-iron framework mail chute still sends mail from the ninth to the first floor.

In 1973 all the units were updated with new appliances, rugs and paint; and the Murphy beds were removed to provide more dressing space. However, all basic structural elements were left, such as the drop out ironing boards. Rotted sash and casements, where there was need, were replaced in ash, the original material.

The main floor and basement of the Sovereign have undergone more extensive change.

Originally, the main floor featured the Broadway entrance lobby with decorative porcelain tile, reinforced concrete ceiling with massive beams, and original brass light fixtures. South of the central stairwell, the main lobby continued back to an elevated storefront space, then west to the library with its fireplace and glass wall admitting light from the court. Directly across the light court, in the southwest corner, was Henry Thiele's auxiliary kitchen and delicatessen. Henry Thiele's restaurant utilized the entire north half of the main floor

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except for the west fire hall. His main canopied entrance was on Madison. Sovereign guests could also arrive via an arched entry off the main lobby. A hall began here and directed guests west past the restaurant to the large banquet hall or dining room. Thus, the banquet hall was conveniently served from the auxiliary kitchen in the southwest corner, and lighted from the central light court.

In 1973 renovations were carried out by Franklin Services Corporation. The changes are superficial to the extent that the original work was not torn out, but simply covered as in the case of floors and ceilings, or partitioned off as in the case of arched passages. The alterations are identifiable and the original work could be revealed in the future.

Lobby space for the apartments was shifted to the Madison Street entrance, thereby switching the use of the two elevators. The original main elevator (east) remains original right down to its Sovereign wallpaper and hoisting equipment, and currently is used as a service elevator. The service elevator (west) was updated and is now the main apartment elevator.

Partitions were erected to create a manager's office suite off the Madison Street entrance and individual rooms within the former banquet hall and west portion of the restaurant space. An arched passage was lowered between the new manager's office and lobby hall. This hallway still retains an original oak and glass doorway that separates it from the Madison Street lobby. It is this passage that originally separated the Broadway lobby from the restaurant and banquet hall.

The small storefront south of the Broadway entrance is leased to a designer. Added partition and an original stairwell with wrought iron railing divide this space from the flower shop.

The original lobby and the northeast portion of Thiele's restaurant are leased to Gifford Doving Florist. It is in this shop that portions of the original finish work can be seen. In the south corner the ceiling was never dropped and the cornice molding and original light fixtures are exposed. The hall leading to the Madison Street entrance, still has its original oak registration desk and oak panelling in the lobby were moved to the basement and are used currently in what is now the tenants' lounge area.

Originally, the basement housed Henry Thiele's main kitchen, a freezer with meat racks, food storage, the electrical plant, the pump room, house vacuum, laundry services, and storage. The main alteration here is that the kitchen has given way to the tenants' oak panelled lounge which opens onto the light courtyard. The laundry also opens to the courtyard, is updated and is, of course, self-serve. Some time in the past, perhaps in the 1973 renovations, one room was constructed with worktables and benches so that tenants would have a place to pursue hobbies and make home repairs. The vacuum plant also remains in place, but is not used. The rest of the rooms are either vacant or are used for storage. The entire building has been rewired.

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1923 **Builder/Architect** Carl L. Linde

Statement of Significance (in one paragraph)

The Sovereign Hotel, completed in 1923, was designed by local architect Carl Linde, who specialized in hotel and apartment buildings rendered in traditional styles. The 20-century "Georgian" hotel, converted to apartment use as early as 1938, is significant to Portland as one of the best-preserved and most fashionable examples of Pre-War multiple housing remaining in the downtown core. The German-American Linde arrived in Portland in 1906 via Chicago, where he had worked on several skyscrapers for Ryerson Steel Company. Linde worked in association with the leading architects of Portland before striking out on his own upon receiving his license in 1921. The nine-story Sovereign is of reinforced concrete construction and is among the outstanding buildings of any type in the city for the extent and richness of its terra cotta exterior decoration. Wrought iron balconies and specially designed brass hardware and lighting fixtures are noteworthy also. It possesses integrity of location, design, setting, materials, and workmanship, and it embodies the distinctive characteristics of its period, type and method of construction.

Used as a building material for thousands of years, terra cotta, or burnt clay, became an ideal facing material for the nation's early skyscrapers. Light weight and useful for ornamentation, fire-proof and economical, terra cotta could also be glazed and colored. After 1930, lighter construction materials and modular building techniques took precedence over the use of terra cotta.

Of further note are the wrought and cast iron work on the balconies, the brass door hardware, and brass light fixtures. Fred C. Baker, a noted local lighting designer, created and planned the Sovereign's exterior brass fixtures and the interior lighting which can still be seen in the original lobby space. In 1923, Fred C. Baker had his own business, Baker Manufacturing Company. By 1930, he had merged with John C. English's "Everything Electrical," to become the English-Baker Lighting Company. Evidently, Mr. Baker also designed the brass Sovereign crest which elaborates each apartment designation plate.

Exceptional woodwork can still be seen in the massive beams and cornice molding in the original lobby, now the florist shop. The original oak registration desk is still in use as a bar in the basement lounge, as is the oak panelling from this area. Window and doorway trim and oak doors are intact also.

A native of Germany, Linde settled with his family in Milwaukie, Wisconsin, in 1870. In 1883 Linde enlisted in the Navy in New York, but his release was purchased by his parents a year later. After apprenticing to an architect, Linde was graduated from the German-English Academy in Milwaukie in 1887. Before coming to Portland in 1906, Linde evidently worked as a brewery architect in Milwaukie, on several highrise buildings for Ryerson Steel in Chicago, and though unverified, as a draftsman for McKim, Mead & White.

In Oregon, Mr. Linde designed and supervised construction of the Electric Building while with Edgar Lazarus. He also worked with Whidden & Lewis, D. C. Lewis, A. E. Doyle, and Whitehouse and Fouilhoux, and received his license in 1921.

For the following 19 years Linde pursued his own architectural practice in Portland. In 1923 he was living on West Park and doing business from his office in the Artisans Building. It was then that he designed the Sovereign. Linde (1864-1945) was the architect of such other Portland buildings as the Ambassador Apartments, Royal Arms, Imperial Arms, Hamilton Arms, The Envoy, and The Embassy.

9. Major Bibliographical References

See attached continuation sheet.

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Portland, Oregon - Washington

Quadrangle scale 1:24000

UMT References

A

1	0	5	2	5	0	5	0	5	0	4	0	0	8	0
Zone	Easting				Northing									

B

Zone	Easting				Northing									

C

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D

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Verbal boundary description and justification

Lots 1 and the North 16 2/3 feet on Lot 2, Block 206, Portland Addition, City of Portland, County of Multnomah.

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 Susan O. Wade, Legal Assistant

organization Lindsay, Hart, Neil & Weigler date August 14, 1980

street & number 111 SW Columbia, Suite 700 telephone 503/226-1191

city or town Portland state Oregon 97205

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 Heritage Conservation and Recreation Service.


State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date June 10, 1981

For HCERS use only

I hereby certify that this property is included in the National Register

 date 12/2/81
Keeper of the National Register

Attest:  date 12-1-81
Chief of Registration

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When the Sovereign Hotel opened in 1923 it helped fill a housing gap created by an economy and a city in transition. Today it again fills a housing need and it is in this sense that the function of the building also bears historical significance to the city of Portland which augments its aesthetic value.

In 1923 Portland had experienced both a rapid population increase and a severe recession which resulted in inadequate housing. In 1916, fully 14 percent of Portland's population lived in apartments or "light housekeeping" rooms, many in slum conditions. As the economy began to revive following the war, and with the introduction of the automobile, the Portland business district began to expand into residential areas, which, in turn, were moving further out of the downtown. And with the concurrent innovation of elevators, commercial buildings also began to rise skyward.

The need for quality housing in this fluid city boundary was felt, and the Sovereign Hotel was built, in part, to meet the demand. Following its conversion to apartments in 1938, it has continued to help fill the need for quality, central urban, high density housing.

At its grand opening in February of 1923, the Sovereign was considered to offer high-class accommodations for a distinguished clientele. The fact that Henry Thiele chose to locate his restaurant, bakery and catering business there was an affirmation of this expectation. Bringing with him his brother Karl, as assistant manager, and his best help from the Benson Hotel, Henry Thiele added to the Sovereign's assets his distinguished reputation as a fine chef.

The building was purchased in 1938 by Harry Mittleman, a well-known builder and manager of several major apartment houses in Portland. But with his purchase of the Sovereign he felt in a better position to offer his clients the highest quality in apartment living. For Mr. Mittleman, the purchase was a vote of confidence in the stability of Portland's central business district.

In 1973, Franklin Services Corporation purchased the building and proceeded to invest approximately \$200,000 in remodeling and refurbishing. The intent was to provide more permanent units to tenants in the form of quality studio apartments, and to utilize vacant portions of the main floor as office space. In 1977, the present owner, Bruce Kegg, purchased the building and currently resides there.

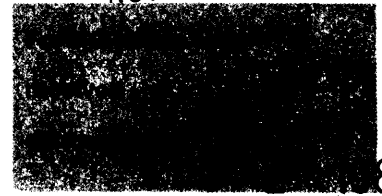
Mr. Kegg's stated intention, as far as planning for future work, is to restore the main floor as close as possible to its original configuration and elegance.

The Sovereign Hotel Apartments help make a portion of Portland's urban commercial scene into an inhabited neighborhood. It breathes life into the business district, and is an essential ingredient in the vital mix of Portland's inner city life.

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Oregon Journal, 2/11/23, Sovereign Hotel Open to Public, Cost is \$650,000.

Oregonian, 8/1/31, Hotel Suit is filed.

Oregonian, 6/16/35, p. 91, Interview of Local Businessmen.

Oregon Journal, 11/6/38, Mittleman Buys Sovereign Hotel.

The Oregon Journal, 7/13/45 Obit. Carl L. Linde, p. 4, C 2.

Oregon Journal, 9/23/77, Asphalt Jungle Full of Animals.

National Register of Historic Places Inventory Nomination Form for Ambassador Apartments, Portland, Oregon, Sheila Finch, AIA, September 1978.

Gaston, Joseph, Portland It's History & Builders, 1911.

Vaughan T., Ed., Space Style and Structure, Oregon Historical Society, 1974.

O'Donnell and Vaughan, Portland, A Historical Sketch and Guide, Oregon Historical Society, 1976.

MacColl, E. K., The Shaping of a City; Business and Politics in Portland, Oregon 1885-1915, Georgian Press, 1976.

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