

United States Department of the Interior
National Park Service

JAN 15 1988

NATIONAL REGISTER

National Register of Historic Places Registration Form

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 Envoy Apartment Building
other names/site number N/A

2. Location

street & number 2336 SW Osage N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97205

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>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			<u> </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.

Signature of certifying official *William G. ...* Date January 5, 1988
Deputy State Historic Preservation Officer
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. Patrick Andrews 3/9/88
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

[Signature] Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: multiple dwelling

Current Functions (enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Mediterranean

Materials (enter categories from instructions)

foundation Concrete
walls Stucco
roof Ceramic tile
other Glass
Steel
Wrought iron

Describe present and historic physical appearance.

The Envoy Apartment Building, located at 2336 SW Osage Street on property legally described as Lots 18-21, Cedar Hill Addition, Portland, Multnomah County, Oregon, is a seven-story reinforced concrete structure with a smooth stucco exterior finish and Mediterranean-influenced decorative elements. The building was designed by noted Portland architect Carl Linde for developer Jack Easson. Built in 1929, its exterior and interior both retain a high degree of original fabric in good condition.

The Envoy occupies an irregularly-shaped parcel at the northwest corner of King's Hill, between SW Osage Street and SW Cactus Street. The site slopes steeply down to the north, affording dramatic views to the north and northeast. The building is fairly functional in design, materials, and in its lack of ornament. It therefore stands as an exemplary work of transitional architecture between the more decorated, brick-clad, historically derivative apartment architecture that preceded it and the purely functional architecture that followed.

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SETTING

The Envoy Apartments falls within the boundaries of the King's Hill potential Conservation District, as identified in a 1978 report of the City of Portland. It is located at the northwest corner of the district. Many of the other properties within King's Hill are developed with late nineteenth century residences belonging to some of Portland's prominent families. A later phase of development, in the early decades of this century, included the construction of multi-story brick-clad apartment houses, concentrated along the northern tier of the district. The 1929 Envoy is somewhat of a culmination to this activity, and also is a precursor to the larger, post-war reinforced concrete apartment towers also found in the district.

North of the Envoy site, and just outside of the King's Hill district, lies the Uptown Shopping Center which straddles W. Burnside Street west of 23rd Avenue. A block to the west lies Washington Park, originally known simply as City Park, the city's oldest.

EXTERIOR

North Elevation

The primary elevation of the Envoy is the north elevation facing Osage Street and Burnside beyond. This elevation is basically symmetrical, although the east wing jogs a few degrees to the south and the two penultimate bays vary somewhat in width and window position. The elevation is composed of five bays in an A-B-C-D-A pattern.

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The elevation is clad in pink and white painted smooth stucco. With little exception, the elevation is simple and functional in design. All windows are set in openings with plain concrete sills. Windows are all steel industrial sash, typically multi-light and flat-headed. Some major window openings feature large central panes with small perimeter lights. A simple belt course divides the sixth and seventh floors, and a bevelled cornice caps the facade.

The central bay is the only bay with ornament of any note. On the first floor, low relief panels at the ends of the central bay suggest quoins. The entry at the first floor is framed by banded columns with Doric capitals. The head of the entry features "stone" in a radiating voussoir pattern, with a woman's head decorating the keystone. All of the decorative "stone" work is in fact molded stucco.

The columns at the first floor entry support convex molded brackets which support the second floor balcony. The balcony is enclosed with wrought iron railing, and is framed by engaged square pillars and by round columns with stylized capitals. Above the second floor balcony opening is a cornice, in turn supporting an elliptically arched pediment featuring an eagle.

A simple belt course separates the first and second floors.

There is a balcony at the seventh floor in the central bay. The seventh and eighth (i.e. penthouse) windows are set in round-arched insets. The upper floor windows feature multi-light round-arched heads. All other windows on the north elevation are flat-headed.

Crowning the center bay of the north elevation is a large green-lettered neon sign, reading "Envoy," which is apparently original to the building.

As already noted, the balance of the center bay and the side and end bays of the north elevation are unadorned. The only decorative elements on the two end bays are simple balconies with arched projecting supports at the second floor. There are also inset panels capping the end bay elevations, with the red-tile roof above.

The north elevation also features the irregular massing of the two penthouse suites. Like the rest of the building the penthouse level is clad in smooth stucco with industrial casement windows, some of which have arched heads.

In addition to the building proper, the north elevation features several other elements. These include a row of twenty door-less garages which line Osage Street. These concrete garages are intact as originally built, except for holes cut into the side walls to allow for the opening of car doors. Concrete walkways ascend to the main entry from the east and west.

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Two stairways with solid concrete railings arrive at a landing in front of the main entry. This landing also connects, via a covered walkway, to the non-original exterior elevator. The elevator descends to the Osage Street level, and is accessed from the lower level through one of the carports.

Grass lawns and planted areas cover the balance of the site not devoted to structures or walkways.

South Elevation

The other street elevation of the Envoy, facing S.W. Cactus Street, is the south elevation. Because of steep sloping up to the south, this elevation is not as visible as the north elevation. Indeed, only the fourth through seventh floors and the penthouse of the south elevation can be completely seen, as most of the lower floors cut into the hillside.

The south elevation is fairly similar in design and detail to the north elevation, including the slight south-ward jog of the eastern two bays, the smooth stucco surface, the industrial casement windows with typically flat heads and multi-lights. Other features of the south elevation include simple belt courses separating the sixth and seventh floor end bays, similar cornices capping the facade, and recessed panels at the top of the end bays. Unlike the north elevation, the south face of the penthouse level is flush with the rest of the elevation. The three windows in both the second and fourth bays of the eighth floor (i.e. lower penthouse level) feature round-arched heads. All other windows on the south elevation are flat headed.

The only decorative element on the south elevation is the entry, which occurs at the fifth floor (the level of Cactus Street). A small gable roofed projection protrudes out from the building to the sidewalk. An arched opening is framed by spiral columns with stylized capitals.

Side Elevations

The east and west elevations are both narrow end elevations. There is no decoration on either of these elevations. Each features the cladding and fenestration common to the building. A plain belt course between the sixth and seventh floors and a roof cornice match similar features found on the primary facades. There are fire escapes in the center of each end elevation.

INTERIOR

The Envoy contains 43 units of varying layouts. Most units consist of three to five rooms. There are two penthouse units, each two stories in height. The configuration of rooms and circulation is intact as originally constructed and much original interior surface fabric remains. Some cosmetic changes have been made over the years.

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The basic floor plan follows the linear layout of the building. A central east-west corridor extends the full length of the building, jogging slightly to the south in the east wing. A cross axial lobby serving the single elevator and exterior access (on the first and fifth floors) is located at the mid-point of the building.

The corridors and common areas feature wood trim at the baseboard ceiling and at doors. All doors to individual units are wood, with unit numbers inlaid into each door. The doors also feature their original knockers and knobs, and the original delivery drop-off doors for each unit also remain. The first floor lobby features a tile floor and floor-to-ceiling mirrors on the south and west walls. The fifth floor entry lobby features wainscoting with mirrors above the wainscot.

Individual units retain their original hardwood floors, plaster-covered walls, and wood trim at ceilings, baseboards and window sills. Many bathrooms and kitchens retain their original tile floors and walls. Other original fabric still remaining include steam radiators, intercoms, and leaded glass kitchen cabinets.

A solarium-like extension to the north of the eighth floor lobby serves as a sort of waiting lounge for the penthouse suites. It features hardwood floors and its walls are punctured with round-arched headed windows.

The penthouse units each have a major living room with vaulted ceiling. Much of the original fabric in each unit remains, including plaster walls; hardwood parquet floors; wood trim at baseboards, ceilings, and window sills; fireplaces; some tile in kitchens and bathrooms; and some original kitchen cabinetry. The two-story portion of each unit is located toward the center of the building, and is accessed by stairs with wrought-iron railing. Each unit also has an exterior deck on the north side of the building.

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

1929

Significant Dates

1929

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Carl L. Linde

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

The Envoy Apartment Building is a spreading, seven-story construction of reinforced concrete, rectilinear in plan and mass, which dominates the peripheral scene at the three-way intersection of Westover Road, NW 23rd Avenue and Vista Avenue with West Burnside in Portland. From its hillside site, the building, with its sparingly-employed Mediterranean decoration, looms over a small shopping center at the foot of SW Vista.

The 43-unit building with its two penthouse apartments was erected in 1929 from plans prepared by Portland architect Carl Linde, designer of some of the city's most distinguished apartment structures, including, most notably, the Ambassador and Sovereign, completed in 1922 and 1923, respectively. While Linde's earlier works, both of them listed in the National Register, were vertical masses, or towers on standard city lots, the Envoy was an exercise in adapting a large building mass to an elongated hillside site. Linde's earlier apartment buildings were lavishly ornamented in historic period styles. The Envoy is nearly Modernistic by comparison, owing to its clean, angular lines, frameless fenestration, and otherwise taut surface treatment.

The Envoy may be seen as the culminating project of a period of development of multi-family dwelling places on King's Hill brought on by population increases following the Lewis and Clark Centennial Exposition of 1905. Some 20 apartment buildings dating from the first decades of the 20th Century are found on the northern tier of King's Hill. Of these, the Envoy is clearly outstanding for its scale, accommodation to site contours, and its modern emphasis on form, as opposed to ornament. It prefigured the high-rise apartment house construction which was ushered in during the Post War years. The Envoy was the tallest apartment house in Portland upon its completion.

The Envoy meets Register Criterion C for local significance as the ultimate statement of its building type in the period closed by the onset of the Great Depression. It was the connecting link between traditional period style apartment towers and the purely functional King's Hill apartment buildings of the Post War era epitomized by the King Tower (1950), the Vista St. Clair (1951), and the Panorama (1964).

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:

Portland Bureau of Planning

10. Geographical Data

Acres of property less than one

UTM References

A

1	0	5	2	3	5	5	0	5	0	4	0	8	7	5
Zone			Easting				Northing							

C

Zone			Easting				Northing							

B

Zone			Easting				Northing							

D

Zone			Easting				Northing							

See continuation sheet

Verbal Boundary Description

The nominated area is comprised of Lots 18 through 21, inclusive, excepting those portions along the north lot lines taken for public right-of-way (SW Osage Street), in the Cedar Hill Addition to the City of Portland, in Multnomah County, Oregon. The irregularly shaped area is only slightly less than one acre.

See continuation sheet

Boundary Justification

The nominated area comprises the entire 200-foot square parcel (approximate measurement) historically occupied by the Envoy Apartments from 1929 onward.

See continuation sheet

11. Form Prepared By

name/title John MacTess
 organization Heritage Investment Corporation date December, 1986
 street & number 123 NW Second Avenue telephone (503) 228-0272
 city or town Portland state Oregon zip code 97209

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KINGS HILL

The Envoy lies at the northwest edge of King's Hill, which has been identified as a potential Conservation District in a document published by the Portland Historic Landmarks Commission (PHLC) in October 1978. This district contains numerous National Register properties, including the Allen Lewis residence, the Wilcox residence, the Town Club, and the W.R. MacKenzie residence.

King's Hill was originally a part of Daniel Lownsdale's land claim, which he filed in the mid-1840s. A small creek flowed at the eastern edge of the hill, near what is now Civic Stadium. Lownsdale established a tannery on the creek, thus giving it its name, Tanner Creek.

In 1848 Lownsdale sold his claim to two partners, Aberson and Balance, who sold the property to Amos N. King the following year. King's property originally covered an area much larger than what is now called King's Hill. It covered 513 acres, and extended from Canyon Road north to Lovejoy Street, and from 18th Avenue on the east to what is now the MacLeay Park on the west. In 1871 King sold 40 acres to the city in the southwestern portion of his property. This 40-acre parcel, originally named City Park, was the city's first park. It now is part of Washington Park, the core of the city's extensive system of West Hills parks.

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As the city grew in the late 1880s and 1890s, streetcars along Jefferson, 18th and Washington (now Burnside) made King's Hill more accessible. It was during this period that the first great mansions were built housing some of the city's prominent families. This may be called the first period of development in King's Hill. Victorian era homes are still a predominant use in King's Hill, especially in the southern half of the district.

The 1905 Lewis and Clark World's Fair was a major turning point in the city's history. The decade 1900 to 1910 saw the population more than double, from 90,000 to 212,000. This population explosion instigated the second phase of development in King's Hill, that being the development of multi-story masonry clad apartment houses. There are about twenty such structures, concentrated for the most part in the northern tier of the district. These structures are typically brick-clad, with traditional architectural elements such as bay windows, bracketed cornices, double-hung wood sash windows, and cast-stone decorative elements.

The Envoy comes at the end of this second period. As an attached listing of apartment house construction in King's Hill attests, very little activity was to occur in apartment house construction in the fifteen years following the construction of the Envoy. This was due in large part to the fact that the city's population stopped growing at the onset of the depression. (The population remained virtually at a standstill from 1930 to 1940.) A headline article in the Portland Oregonian, dated December 1, 1929, stated:

APARTMENT HOUSES GOING UP RAPIDLY

The article dealt with the concerns of the real estate industry, to the effect that:

Apartment house construction is proceeding so rapidly and so illy-planned that it is time to put out the "stop, look and listen" sign, according to the findings of a sub-committee of the research committee of the Portland Realty Board . . .

Hardly had these words been written when apartment construction dropped off dramatically, at least in King's Hill. The Envoy thus stands at the end of the second development period. In terms of its design and style, however, the Envoy looks forward more than it looks back. The very scale of the building (at seven stories with two penthouse levels, the Envoy was apparently the tallest residential structure in the city) as well as its

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largely functional design and materials make the Envoy a precursor to later high-rise apartment construction in King's Hill and throughout the city. As addressed in the Description, the Envoy is a reinforced concrete structure with smooth stucco cladding. It features industrial casement windows in simple openings, and has very little decoration. The Envoy thus is a transitional structure between the more "traditional" style of apartment architecture which preceded it and the purely functional post war high-rise construction.

The role of the Envoy as a primary expression of the transition between "traditional" and "modern/functional" apartment architecture is manifest not just within the limited context of King's Hill. It serves as an expression of this transition of city-wide significance. An examination of other apartment buildings in the city, and particularly those listed on the National Register, bears out this role of the Envoy.

Portland has a myriad of apartment buildings. There is no exact count but in the 1986 Yellow Pages there are 378 listings for the metropolitan area. Of this large number, ten are presently listed on the National Register and eight are City of Portland Landmarks. Of these, six are in both categories. The National Register buildings are readily grouped. First come the early wood buildings built at the turn of the century exemplified by the Corkish and Day apartment houses (construction dates of 1890 and 1907, respectively). Next are the pre-World War I traditional brick-clad structures including the Wickersham (1910) and the Hyland or Bronough (1905). The most recent is the 1928 Clovelly Garden, (designed by the architect of the Envoy, Linde) an early court apartment. In addition there are two, the Ambassador (1922) and 705 Davis (1913), that were built for luxury apartments. These listed buildings represent stylistic trends up to the 1920s but no overall survey has been made and, excepting the luxury units, there is no basis for claiming they are the best of their respective groups.

Apartment buildings during the first three decades of this century gradually increased in height from two or three to as many as four or five stories but the Envoy with its seven stories and two-story penthouse towered above them all when it was built in 1929, apparently the tallest apartment building in Portland at the time. The Hamilton on S.W. 16th Avenue, the Manhattan, the Metropolitan and the Regent, all on N.W. Everett, are typical of structures built during the late 1920s and 1930s: four or five stories, fireproof frame faced with brick and some stone or

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terra cotta ornament to relieve the plain box form. The Envoy departed from all this. Its prominent position against the hills is both emphasized and made compatible by its slightly irregular form which is reinforced by the clean appearance of the smooth stucco finish on concrete.

The Envoy truly represents a turning point in the design of multi-story apartments in Portland. Its relatively unadorned facades and its scale look forward to the large functional towers that were to follow twenty to thirty years later.

CARL L. LINDE

Carl L. Linde (1864-1945), was a German native who settled in Milwaukee, Wisconsin in 1870. Before graduating from Milwaukee's German-English Academy in 1887, he apprenticed to an architect. In 1883 he went to New York to enlist in the Navy. After serving a year at the Newport, Rhode Island, naval training station, his parents purchased his release. It is unclear whether he stayed in New York for a short time then, or returned to New York after graduating from the Academy. Mr. Fred C. Baker, a close personal friend of Mr. Linde's, asserts that Linde worked as a draftsman for McKim, Meade & White in his youth. No confirmation has yet been found in the McKim, Meade & 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 Milwaukee, Wisconsin. 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. Linde later worked for Whidden & Lewis, D.C. Lewis, A.E. Doyle and Whitehouse & Fouilhoux before applying for his license in 1921. From 1921 until 1940 he maintained his own architectural practice in Portland. From 1941 until his death in 1945 he was "associated" with the army engineers at Vancouver Barracks, Washington. 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 and Loan in Seattle. For a period of time Mr. Linde maintained an office in Seattle as well as in Portland.

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The early work of Linde was strongly derivative and traditional, reflecting his possible apprenticeship with the firm of McKim Mead & White in New York, and his associations with Doyle, Whidden & Lewis, and Whitehouse & Foulhoux. Earlier works include the National Register "Ambassador" (Jacobethan structure built in 1922), and the "Sovereign" (Georgian architecture, also dating to 1922). Two other striking apartment houses, both Rank II, are the Second Renaissance Revival "Embassy" (1924) and the Jacobethan "Tudor" (1915), both in Northwest Portland.

Two Linde apartment houses designed fairly contemporaneously with the Envoy exhibit some stylistic similarities to the Envoy. These structures are a 1929 Spanish Colonial apartment at 2250 NE Flanders. The Envoy stands as a more significant work of architecture due to its prominence and its setting. Moreover, the Envoy is an even stronger expression of Linde's evolution to modernism. The facades of the Envoy read as Reinforced Concrete Utilitarian, i.e. functional architecture with Mediterranean ornament, rather than reading as primarily Mediterranean architecture.

This is the greatest architectural significance of the Envoy. It looks forward to later modernist work by Linde (such as the 1938 Ongford at 1417 S.W. 10th Avenue) and by others, and to the even later, purely functional, apartment houses developed in King's Hill in the 1950s and 1960s (i.e. the Vista St. Clair, the Panorama, King Tower, etc.). As such, the Envoy is also an important architectural link within the context of King's Hill, connecting earlier, smaller scale, traditional-styled structures to the later, modern apartment towers.

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APARTMENT HOUSES IN KING'S HILL

I. "TRADITIONAL" APARTMENT STRUCTURES

Building Name (if identified)	Address	Height (in stories)	Inventory Rank (if applicable)	Year
1.	801 SW Green	3	--	1904
2.	2362 SW Cactus Dr.	2	--	1907
3. King's Hill	731 SW King	4	--	1908
4.	2161 SW Yamhill	3	--	1909
5. Allendale	730 SW St. Clair	4	III	1910
6. Kingsbury	760 SW Vista	6	III	1910
7. The Cedar Hill	839 SW Green	3	III	1910
8. Fordham	742 SW Vista	6	--	1911
9.	2124 SW Taylor	2	--	1911
10. Marshall Arms	715 SW King	7	III	1911
11. Belvoir	751 SW Vista	3	III	1926
12.	800 SW Green	2	--	1926
13. San Carlos	831 SW Vista	4	--	1926
14.	2185 SW Yamhill	5	--	1926
15. The Shannon	911 SW 21st	4	--	1926
16. The Envoy	2336 SW Osage	7+	III	1929
17. The Adelle	761 SW Vista	3	--	1929

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18. The Charmain	805 SW Vista	3	--	1929
19. Rene Villa	815 SW Vista	3	--	1930
20. (Court Apartments)	912 SW Vista	2	III	1931
21. Vista Avenue (Court) Apartments	800-864 SW Vista	2	II	1941

II. "MODERN" APARTMENT STRUCTURES

1. King Tower	901 SW King	12	III	1950
2. Portland Tower	950 SW 21st	12	--	1951
3. Vista St. Clair	1000 SW Vista	14	--	1951
4. Park Vista	2323 SW Park Pl.	10	IV	1958
5. 900 St. Clair	900 SW St. Clair	5	--	1959
6. Hadley House	2020 SW Salmon	8	--	1963
7. Four Seasons	2020 SW Main	7	--	1963
8. Park West	2211 SW Park Pl	10	IV	1964
9. Panorama	735 SW St. Clair	22	--	1964
10. Royal Manor	2021 SW Main	6	--	c.1970
11. Park Place Condos	2245 SW Park Pl.	10	--	1982

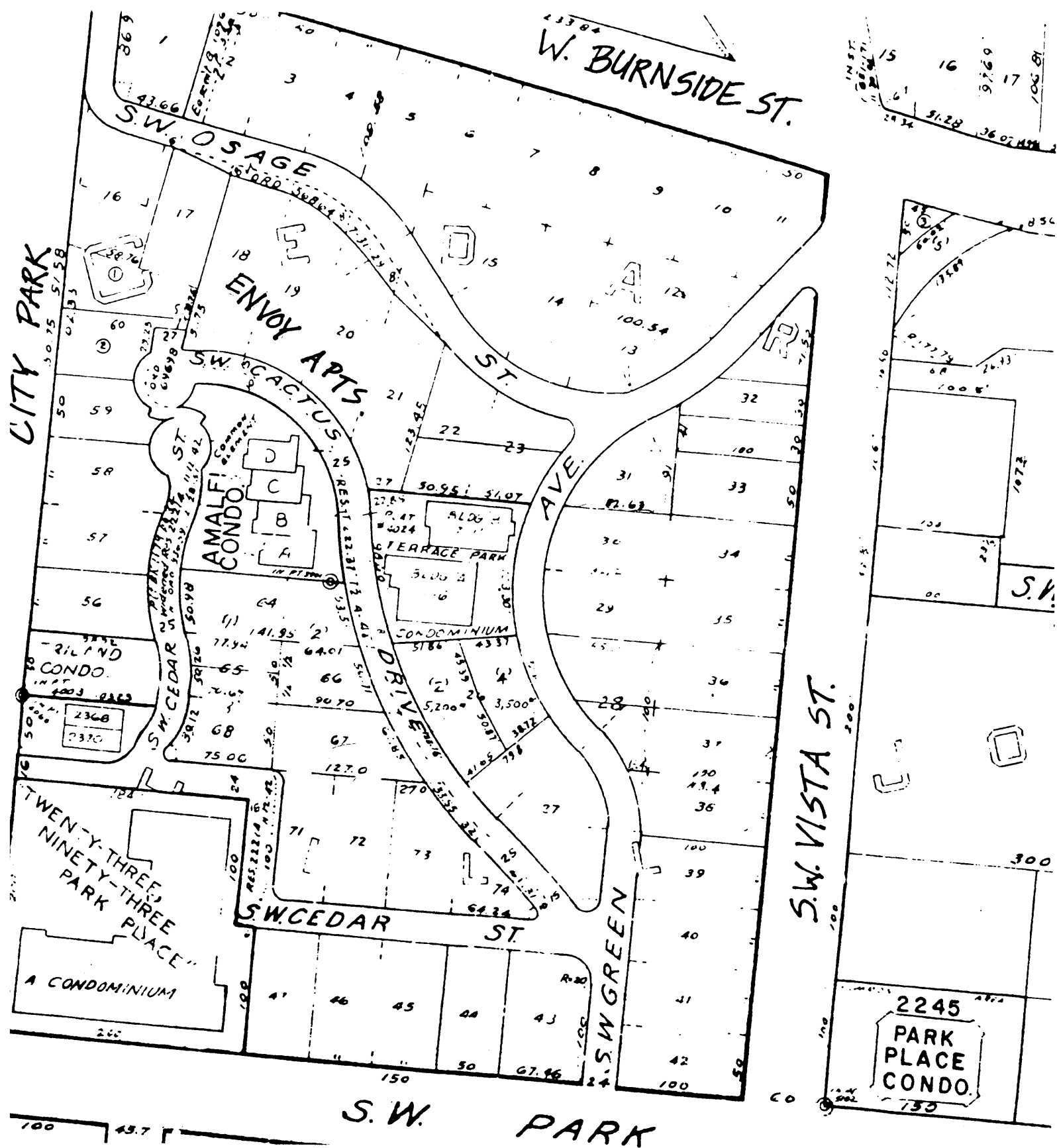
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CITY PARK

W. BURNSIDE ST.

S.W. OSAGE ST.

ENVOY APTS

AMALFI CONDO

TERRACE PARK

S.W. CEDAR ST.

AVE.

S.W. GREEN ST.

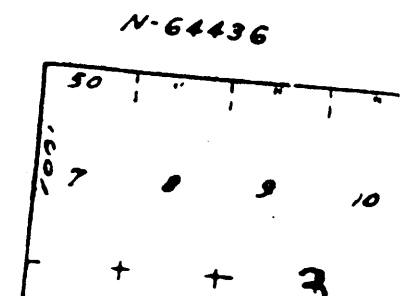
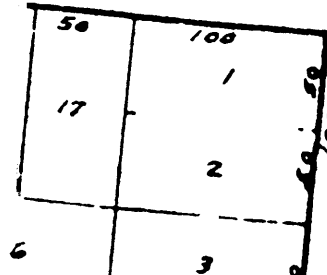
S.W. VISTA ST.

TWENTY-THREE NINETY-THREE PARK PLACE
A CONDOMINIUM

2245
PARK PLACE CONDO.

THE ENVOY APARTMENTS

S.W. PARK



N-64436