

15-11

United States Department of the Interior  
National Park Service

SEP 24 1990

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 Buck Apartment Building  
other names/site number Margaret Apartments  
Goodrick Apartments

2. Location

street & number 415 NW Twenty-first Avenue  not for publication  
city, town Portland  vicinity  
state Oregon code OR county Multnomah code 051 zip code 97209

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. Hannah September 15, 1990  
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.  
 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:)

entered in the  
National Register  
Arlene Byrne 10/25/90  
\_\_\_\_\_  
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)

Early 20th Century American Movements

Commercial Style

Materials (enter categories from instructions)

foundation concrete

walls brick

roof asphalt

other

Describe present and historic physical appearance.

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**Setting**

The Buck Apartment building is located on Lot 3, Block 38, of King's Second Addition in Portland, Oregon at N.W. Twenty-first Avenue between Flanders and Glisan. The Buck Apartment Building is more specifically located in the Nob Hill neighborhood of Northwest Portland.

**Description**

The Buck Apartments were constructed in 1910, on Tax lot 3, Block 38 of King's Second Addition to Portland. The apartment house was designed by Alexander C. Ewart, an architect who specialized in apartments, and apartment hotels, in the early part of the Twentieth Century before World War I. This was a time when there was a boom in apartment house construction in Portland, particularly in Northwest Portland, as a result of the rapid population growth following the Lewis & Clark Exposition.

Located on a 50' x 65' interior lot, only the street front elevation, and a short return at each side, received architectural treatment. The side and rear elevations of this five story building, facing narrow light courts, are utilitarian, common brick walls. Windows on the side and rear have shallow brick arches over the wall opening, and windows are double hung, one-over-one, wood sash.

The street elevation architectural treatment is fairly elaborate. The facade consists of a ground floor base of cement plaster, scored to simulate stone, over which is a second story faced with orangy-brown colored brick, surmounted by three stories of cream colored brick. In the base, the entrance is at the center within a high, segmental arched opening, which extends into the second story brown brick. At either side of the entrance, wide openings hold Chicago-type windows for shops. At the second floor, a blind arch is located over the entrance, and at either side, large tripartite windows are contained in wide segmental arched openings. keystones and impost blocks of cast-stone are used at all of the arches, and the brick at this level is quite carefully, and elaborately detailed. Brick panels are located in the window spandrels, and in the blind arch panel.

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The orangy-brown brick at the second floor is of a color which suggests that it was brick which was brought to Portland from England as ballast in the holds of square-rigged grain ships, which loaded in Portland from the 1890s until the end of World War I. Brick of this color was extensively used in Portland in this period. Here the brick is laid in common bond with thin joints of dark mortar. The arch brick are recessed from the face of the wall, and are outlined by a course of brick which follows the curve of the arch, and is set flush with the wall face. The spandrels and the blind arch opening are both recessed, with a raised panel of brick.

The cream colored brick of the top three stories is laid simply in common bond, with joints of dark colored mortar. This brick is the color which became so popular in Portland between the Lewis & Clark Exposition and World War I. Some of the brick of this color came from Chehalis, Washington, but much of it also came from Spokane. The face brick, and simulated stone on the street elevation return at each side, around the balconies, which occur at the corners of the 3rd, 4th, and 5th floors.

The three top stories have octagonal bays at either side, with a pair of windows in the center, over the entrance. Window openings are square headed, and windows at these levels are all double hung, one-over-one. Sills at the center windows are cast-stone.

The building is surmounted by a heavy, widely projecting wood and sheetmetal cornice, supported on six large consoles. The cornice extends out over the bay windows. This cornice returns at the corners over the balconies at either side. The railings of the balconies are wood, and detailed in a Craftsman Style with alpine overtones.

Although a number of apartment buildings of this period featured corner balconies and octagonal bays, the two story base with a different color of brick, and the wide segmental arched openings are unique to this building.

At the rear of the building, the original wood frame sleeping porches have been enclosed.

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Architect Ewart did not often repeat himself in the many apartment designs which he produced, and this design has a number of original features among his works. The exterior of this building is in reasonably good condition for its eighty years, although an old settlement crack is evident in the brickwork over the entrance.

Much of the interior finish and detail is original. The elevator is original, with its open work shaft enclosure, constructed with woven metal screening.

The floor plans are interesting also. At the ground floor, there was originally a small manager's apartment, a bedroom for a janitor, a Laundry, and the Boiler Room. As shown on the drawings, there was a small veranda recessed behind the openings at either side of the entrance, and these openings were not glazed. Inside the entrance door is a small Lobby, and beyond this the Stair Hall, where the stair wraps around the screened elevator shaft.

The Second Floor is divided into two identical apartments, and the original plans show open verandas at the front, behind the two large arched openings, which is the way it was constructed. These verandas were enclosed at a later date.

At the third, Fourth, and Fifth Floors, which are identical in plan, there are three apartments.

The Buck Apartments is a good example of Alexander Ewart's apartment design. The building is in good condition.

**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

1910  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1910  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

Alexander Charles Ewart  
\_\_\_\_\_  
\_\_\_\_\_

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 less than one Portland, Oregon-Washington 1:24000

UTM References

A 

1	0	5	2	3	9	5	0	5	0	4	1	2	1	0
Zone		Easting						Northing						

B 

Zone		Easting						Northing						

C 

Zone		Easting						Northing						

D 

Zone		Easting						Northing						

See continuation sheet

Verbal Boundary Description

The nominated area is comprised of Lot 3, Block 38 of King's Second Addition to the City of Portland, Multnomah County, Oregon.

See continuation sheet

Boundary Justification

The nominated area is the entire urban tax lot occupied by the Buck Apartment Building from 1910 onward.

See continuation sheet

**11. Form Prepared By**

name/title John M. Tess, President, with Richard E. Ritz, FAIA  
organization Heritage Investment Corporation date March 15, 1990  
street & number 123 NW Second Avenue, Suite 200 telephone (503) 228-0272  
city or town Portland state Oregon zip code 97209

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The building historically known as the Buck Apartments, located at 21st Avenue and Flanders in northwest Portland, was designed by Alexander C. Ewart, an apartment house specialist during the twelve years he practiced in Portland. It was opened for use in 1910.

The building is a five-story wood-framed brick masonry construction, the principal facade of which is detailed in the Commercial style with a showy eclecticism in the Free Classic spirit. The building occupies a 50 x 65-foot lot and has an irregular footprint resulting from a stair tower on the north side elevation and short, inset returns at each side of the facade plane. The distinctive features of the building front are its broadly overhanging sheet metal cornice supported by outsized consoles, both single and grouped; a pair of three-story oriels, or polygonal window bays which are separated by a double central entrance bay, and wood balconies cantilevered from the side planes of the front section. The first and second stories of the facade are organized as a wide three bays in which a relieving arch separates two Diocletian windows on the second story, and the central portal giving access to the vestibule is headed by a segmental-arched toplight.

The finish brick of the building front is variegated, with orange-brown brick on the second story accenting creme-colored brick of the top three stories. Cast stone is used for trim elements, and the ground story is coated with cement plaster. At the rear of the building, the original wood frame sleeping porches have been enclosed.

The hierarchial facade elevation expresses well the organization of the interior in which upper stories contained three apartments each, and the ground story was relegated to lobby and stairhall, staff quarters and utility area. Originally, arched openings of the second story front were for porches contained within the building envelope.

The building is proposed for nomination under National Register Criterion C as a prime example of the mature work of A. C. Ewart whose specialized practice in Portland spanned the period 1904 to his death in 1916, a period of unprecedented demand for multiple-unit housing in the city. Of the more than seven apartment houses designed by Ewart in that time, the three surviving were each built in 1910 and are located in the Nob Hill neighborhood. One of two hotels attributed to Ewart, the Campbell Hotel of 1904 on West Burnside Street, has been listed in the National Register.

The nominated property was operated as the Buck Apartments to 1923.



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The 1910 Buck Apartment Building is located In Northwest Portland in the Nob Hill neighborhood.

### Nob Hill

The Buck 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 the George Heusner residence, both on the National Register. However, many of the mansions were replaced in the first two

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decades of this century by apartment houses like the Buck 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."

Another article reported that the Buck apartments would be "the best appointed apartment building in the city." The development of apartment buildings was almost entirely on the west side of the city, close to the financial district. By 1910 the apartment building had come to stay in Portland to accommodate the city dweller.

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.

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The 1960's and 1970's saw a re-birth of the neighborhood, families were moving back and older homes were being restored. The 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 Buck Apartment Building

The five story brick apartment building located on 21st Avenue between Flanders and Glisan, was completed in the spring of 1910. The building was owned by Dr. Louis Buck and his family. The Buck family had owned the property since 1908. Hattie and Julia Buck purchased the land and a one story dwelling (built sometime before 1898) for \$5,500 in 1908. Dr. Buck was a native of Hartford Connecticut, born there in 1869. He moved to Portland in 1885 and completed his literary studies in the city. He entered the University of Oregon medical department in Portland and graduated in 1897. He continued on with post-graduate work at the University of California, San Francisco, where he met his wife Miss Hattie Wagner. They returned to Portland and Dr. Buck served as an intern at St. Vincent's Hospital. Dr. Buck practiced medicine in Portland for almost 40 years and was a resident of the city for 50 years. He died of heart disease in 1938. The Buck family owned the building until 1923 when they sold it to Henry and Eva Amoth.

### Architect - Alexander Charles Ewart

The Buck Apartment Building was designed by Alexander Charles Ewart. Ewart practiced in Portland from 1904 until his death in 1916. He was a native of Ontario Canada and he came to Corvallis, Oregon in 1878. He married Annette Chase in 1881 and lived in Corvallis for 13 years. The Ewart family moved back to Canada, then to Los Angeles, and finally to Portland in 1904. Ewart came to Portland at the beginning of the explosion of apartment building in the city. Ewart was known as Portland's pioneer apartment-house builder. A 1911 article in the Oregonian noted that A.C. Ewart "was one of the pioneer designers of apartment houses in Portland." (Oregonian January 1, 1911, p.8). Ewart focused his work primarily on hotels and apartment houses. One of Ewart's first projects in Portland was the Campbell Hill Hotel, 2255 W. Burnside

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Street(1904). He designed the Bushmark or Mayberry Hotel at 1717 W. Burnside in 1906. A list of Ewart's apartment buildings includes the Horsman Apartments at 2164 NW Hoyt(1910), the Everett Apartments at 2018 NW Everett(1910), the Buck Apartments at 415 NW 21st Avenue(1910), the Highland Court Apartments at 2181 NW Glisan Street(1911), and several apartments which are no longer in existence; the Avalon Apartments(285 Ross, 1261 Ross), the Heinz Apartments(295 14th, 1329 SW 14th), and many smaller apartment houses in other parts of the city. Ewart's Campbell Hotel on NW Twenty-third Avenue was built in 1912 and is on the National Register of Historic Places. Ewart's surviving works include the Campbell Hotel, the Bushmark/Mayberry Hotel, the Housman/Leslie Apartments, the Buck Apartments, and the Everett Apartments. He also designed a warehouse on SE Madison near the Hawthorne Bridge, but it is no longer standing.

In comparison with Ewart's earlier works of the Bushmark and Housman Apartments, the Buck Apartments are a lavish turn in the use of ornamentation. A richer appearance is noted in the elliptically arched window and door openings with prominent baystores and impost blocks, polygonal window bays, and exterior balconies. The building was made of light pressed brick and was planned to contain 12 suites of three and four rooms each. Ewart definitely made a significant impression on the architectural development of hotel and apartment buildings in Portland during the 12 years he practiced here.

The apartment building was named the Buck Apartments until 1923. In 1924 the named was changed to the Margaret Apartments. This named held up through the 1980's, when the name was changed to the Goodrick apartments. Dale and Friedel Goodrick purchased the building in 1982. The building was also owned by Ben and Mabel Moore from 1927 to 1946.

**Alterations**

The apartment house was originally built for \$25,000. In 1937 a brick dummy wall was taken out on the fourth story to enlarge a living room. In 1940 two windows were put in open arches and part of a blind wall was taken out. Some doorways were rearranged in 1940 and a full set of plumbing was set in each two room apartments. In 1966 the building was re-roofed. In 1973 the furnace was enclosed and the apartment doors opening to the stairway were replaced. In 1974 aluminum siding was placed on the

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west wall and aluminum covering was placed around the window sills.  
In 1975 some work was done to restore the building after fire  
damage was incurred. No structural damage was caused by the fire.

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"Apartments are the style," The Oregon Journal (18 Dec. 1909), p. 7.

"Buck Apartments," photo, The Oregon Journal (1 May 1910), p. 3, sec. 2.

"Flats Popular in Central District," The Oregonian (3 Apr. 1910), p. 3, sec. 7.

"Modern Apartment Houses Rise in Portland to Meet Popular Demand," The Oregonian (1 Jan. 1910), p. 3, sec. 2.

"Nob Hill is Busy," The Oregonian (26 Dec. 1909), p. 10, sec. 4.

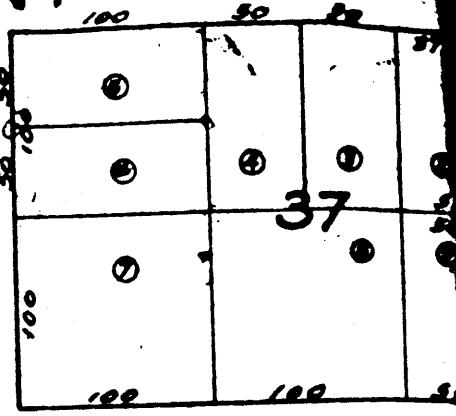
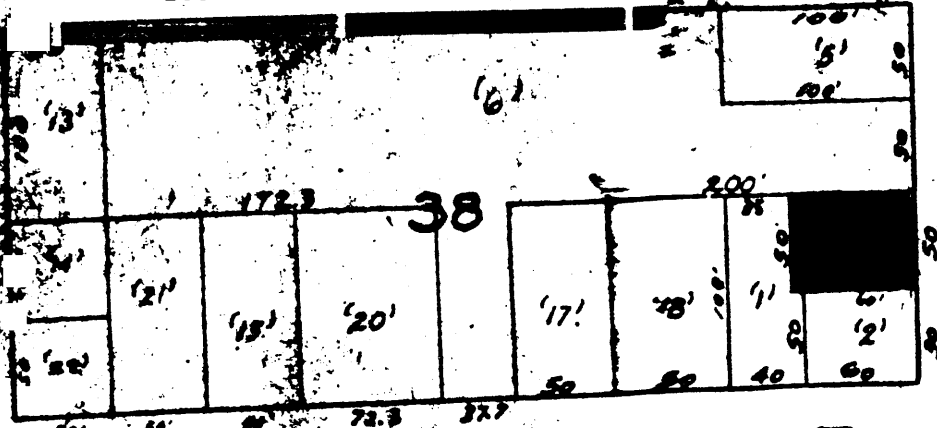
Obituary (Dr. Louis Buck), The Oregonian (9 Jul 1938), p. 12.

"Portland Builder Dies," The Oregonian (10 Jan 1916), p. 5.

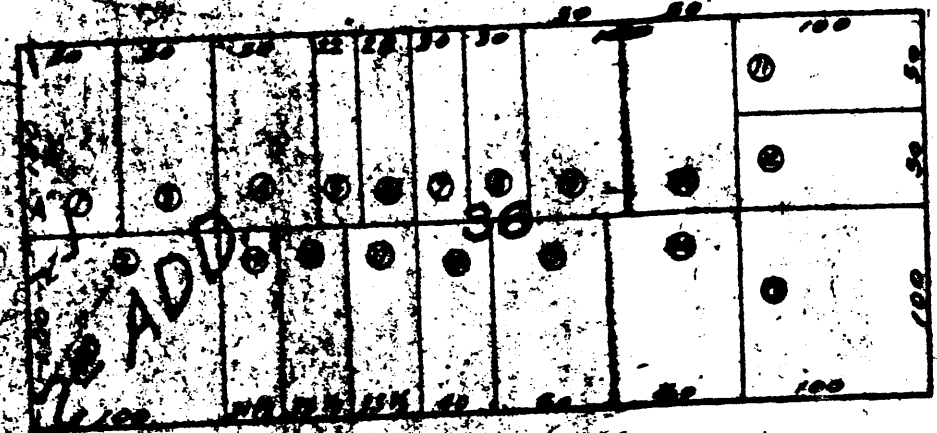
BUCK APARTMENTS

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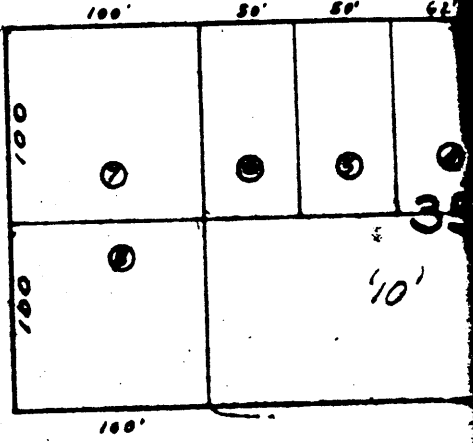
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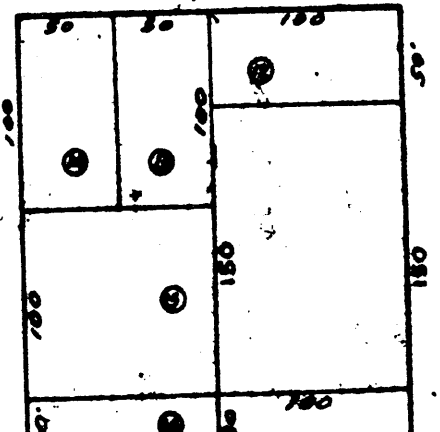
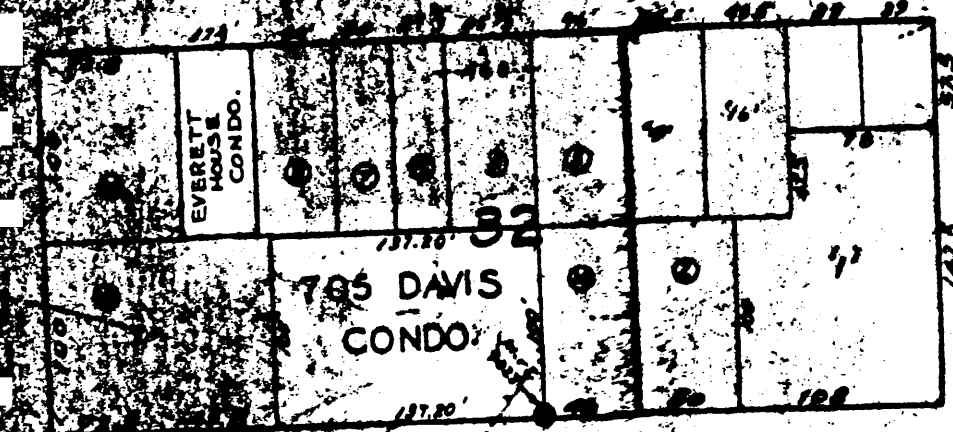
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AVE.



ST.



ST.

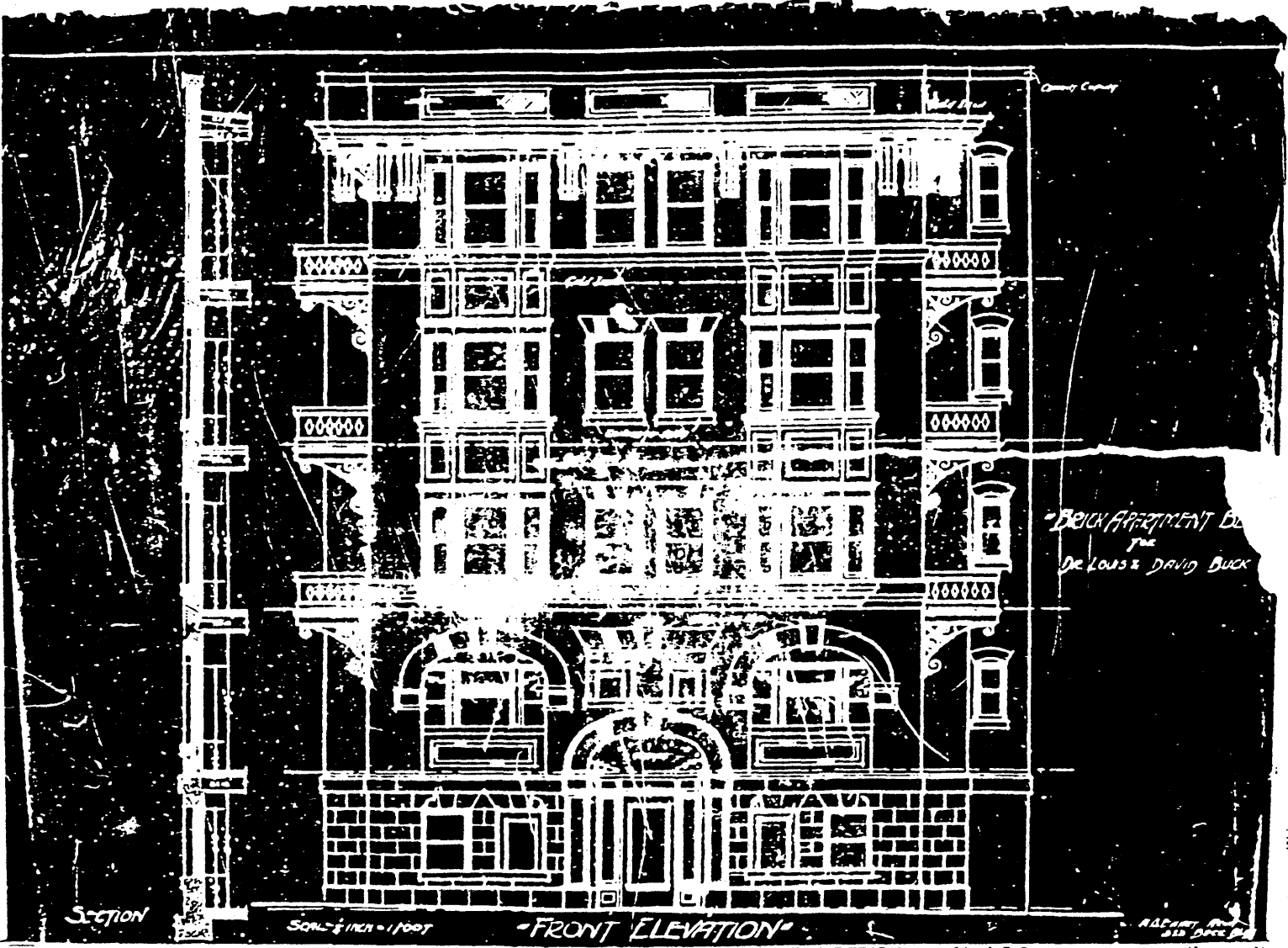


N. W. 21ST

N. W. 20TH

1913

13



Chas. C. Conroy

BEICH APARTMENT BLDG  
for  
DR. LOUIS & DAVID BUCK

Section

Scale 1/2" = 1'-0"

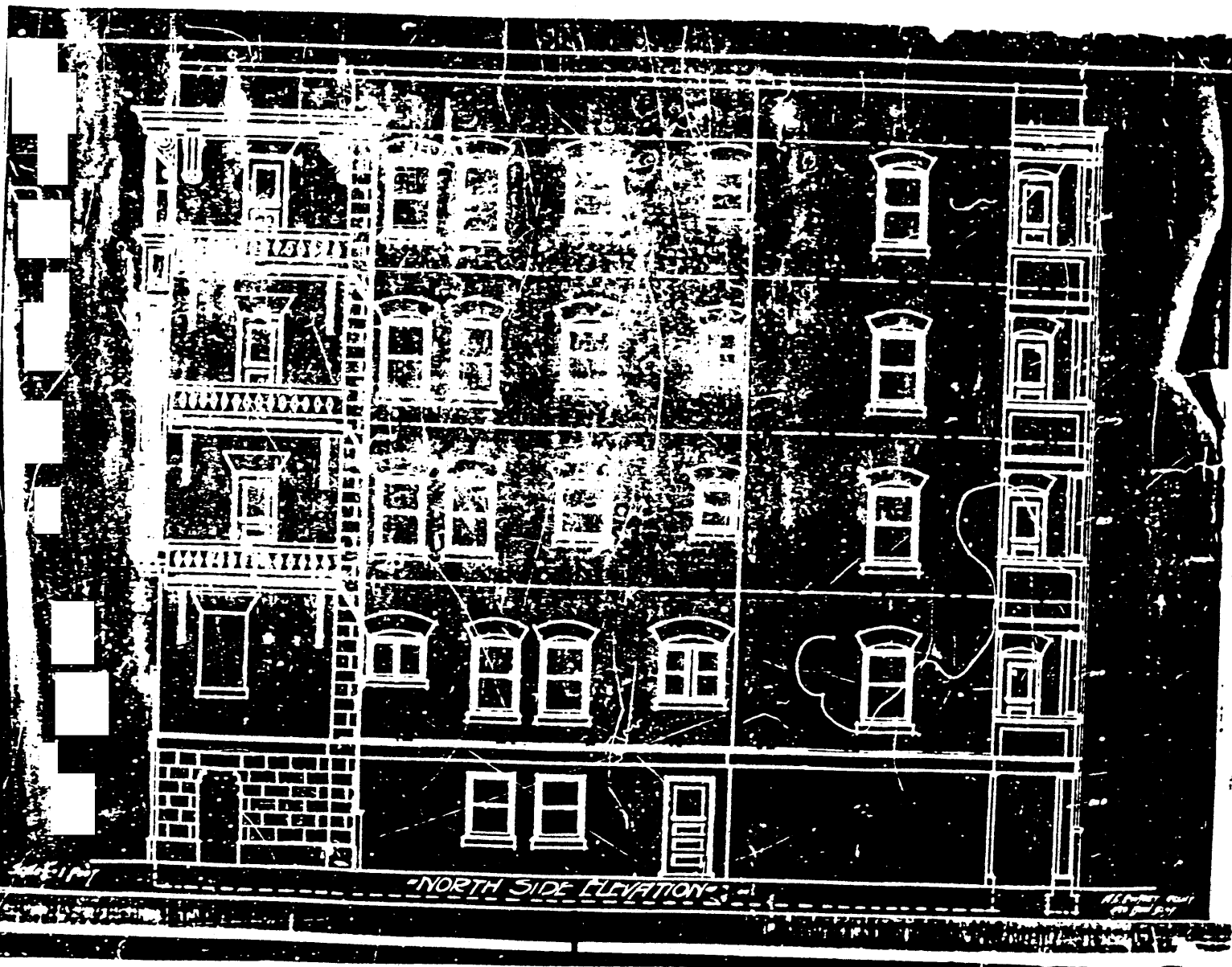
FRONT ELEVATION

ADD. BY DR. BUCK  
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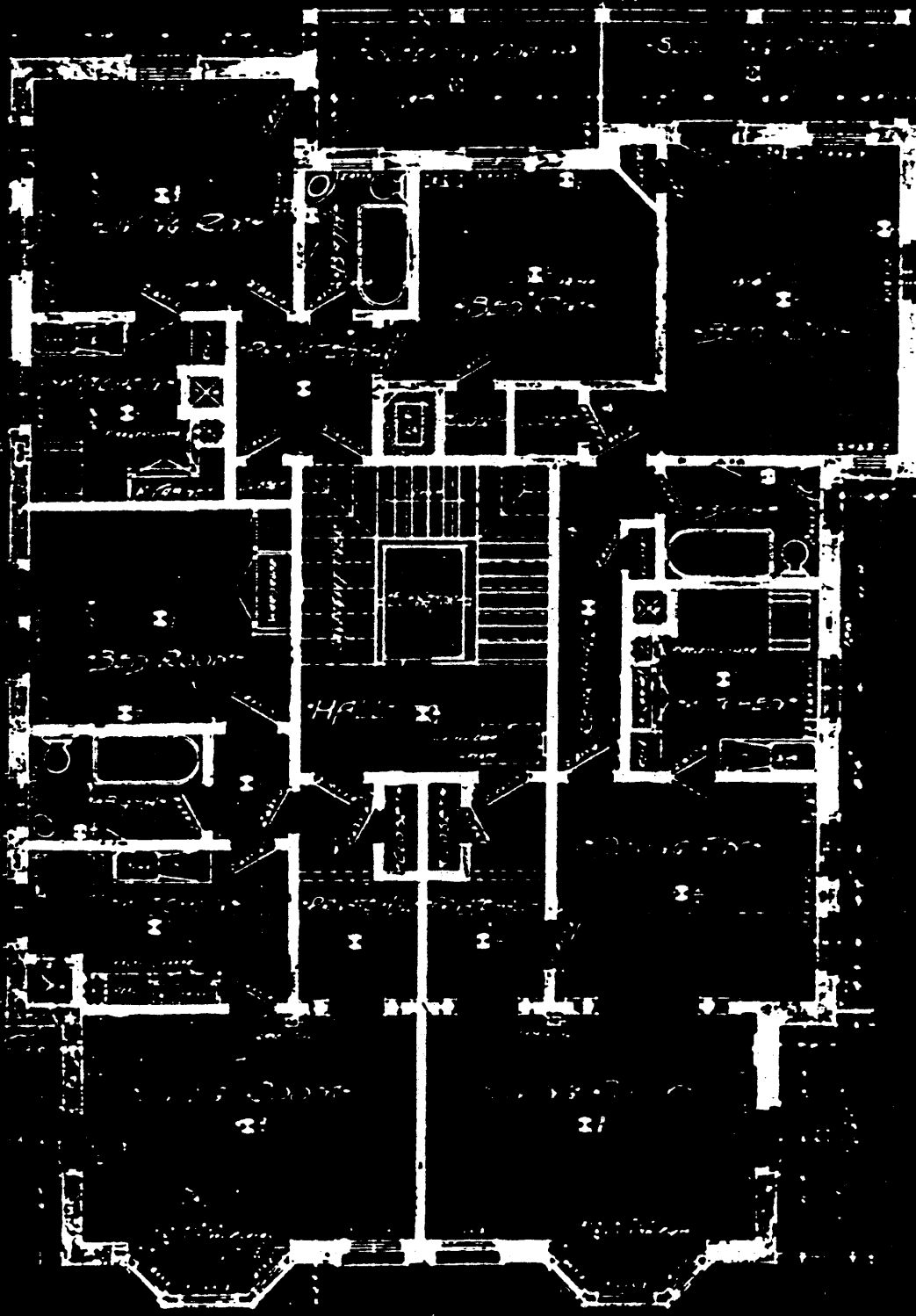


18591

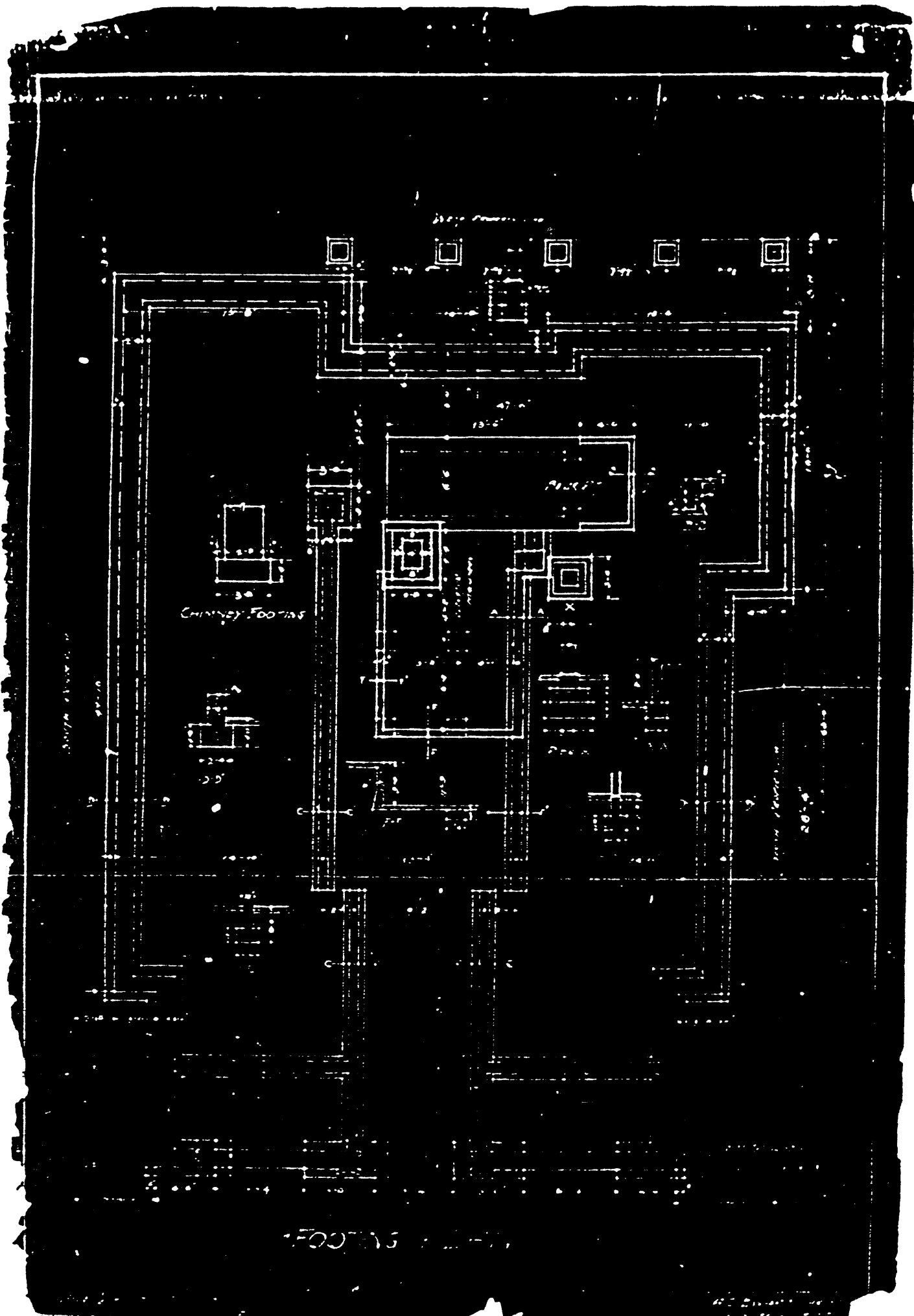
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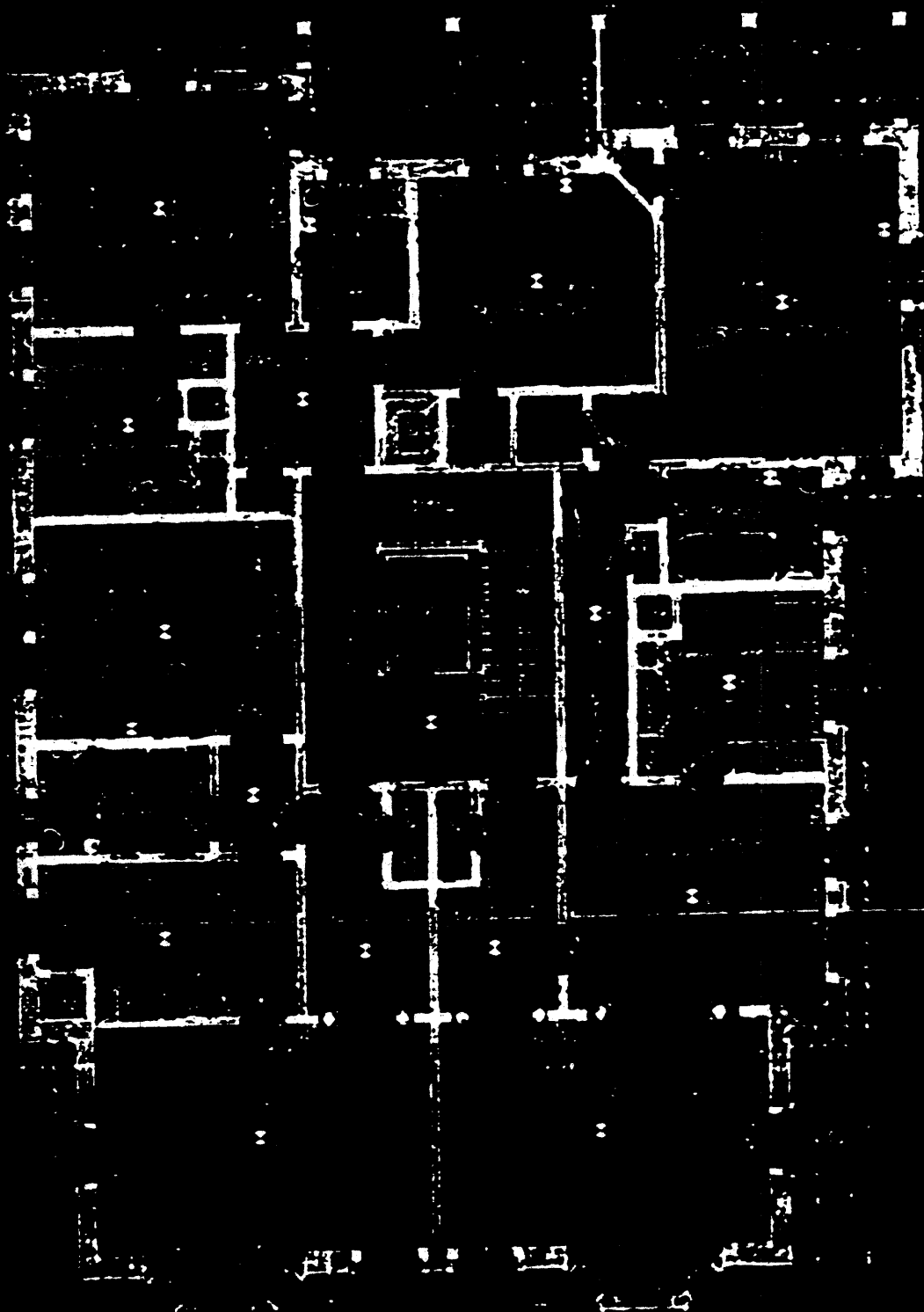


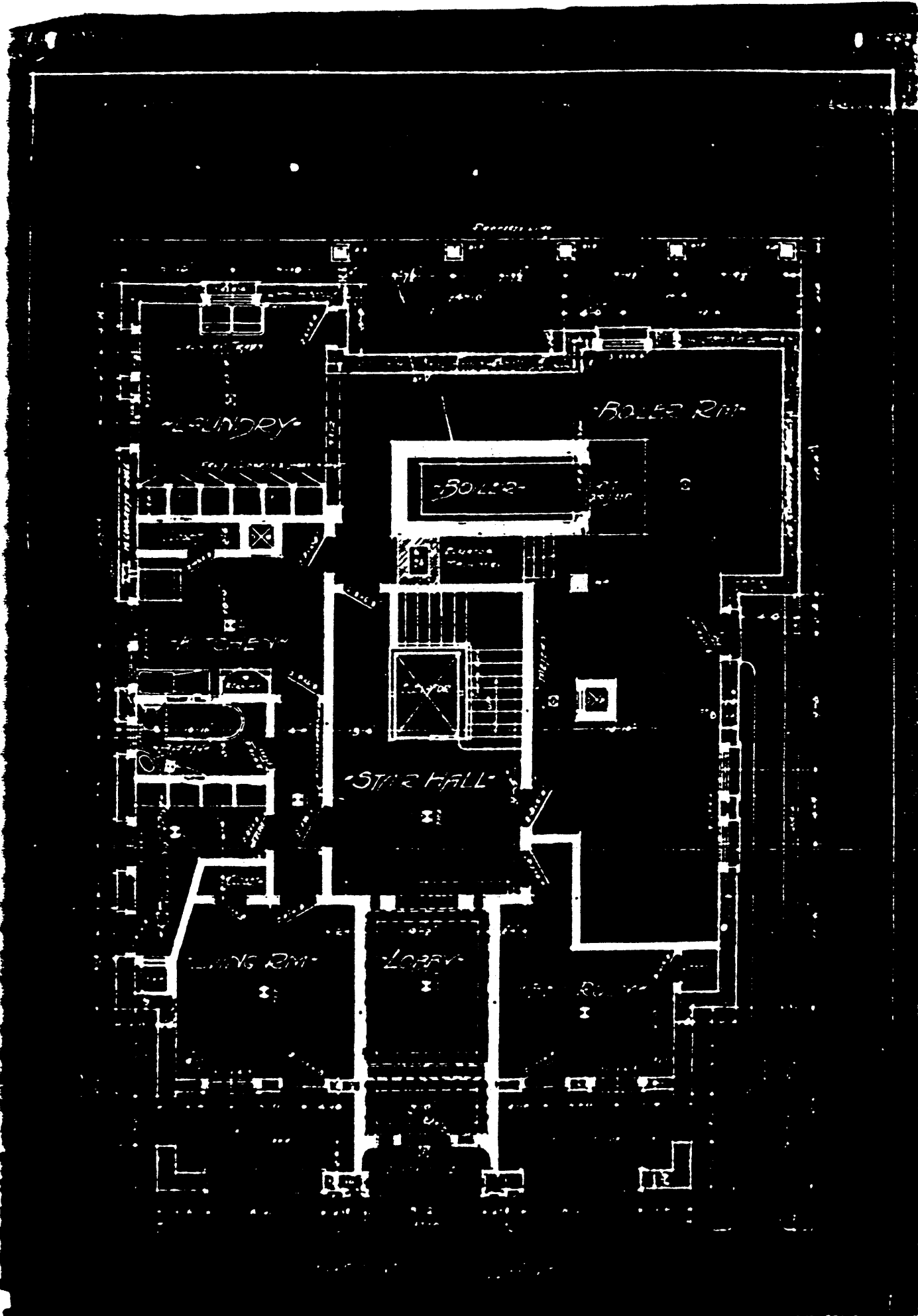
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UT-13







LAUNDRY

BOLLEZ RM

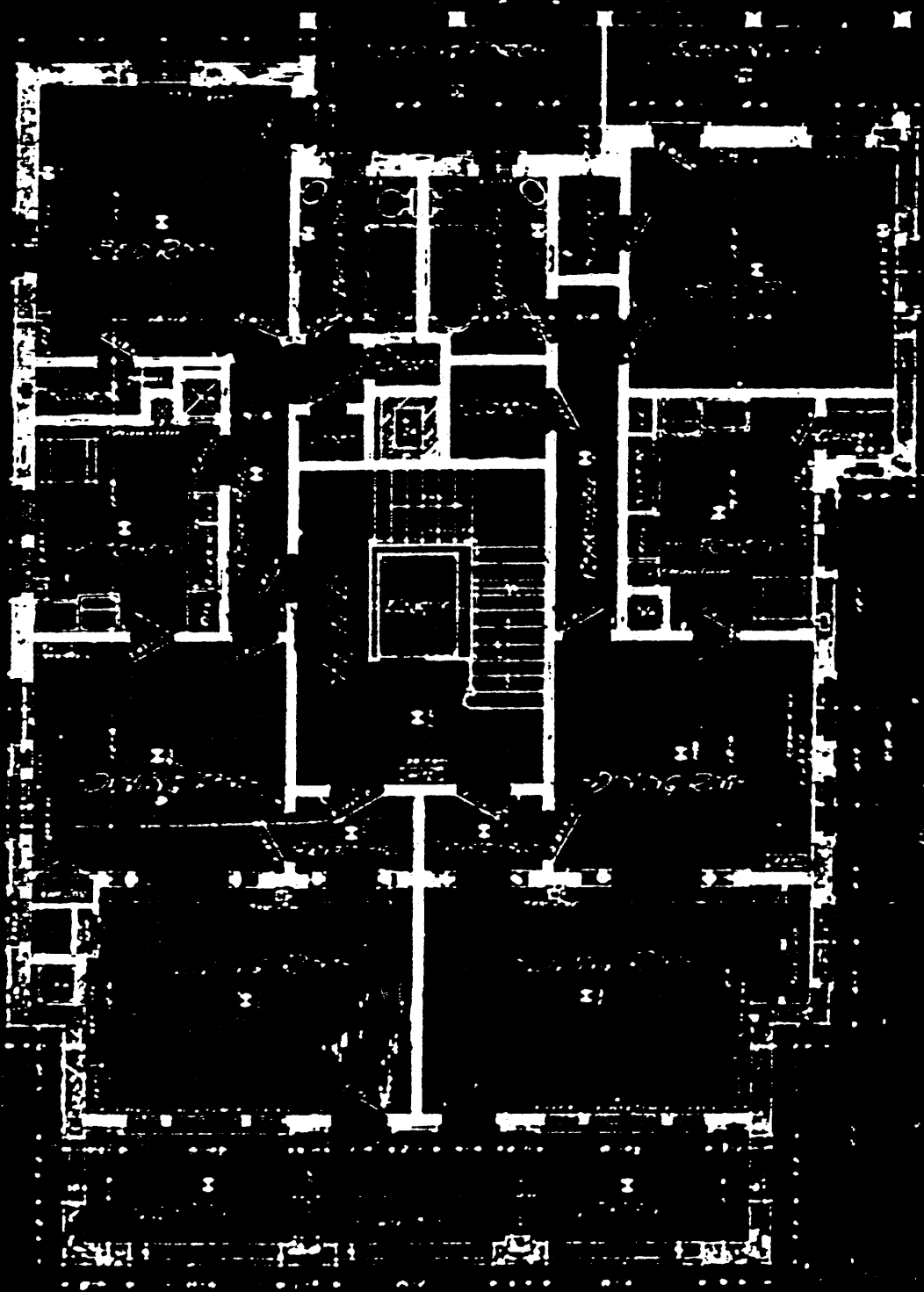
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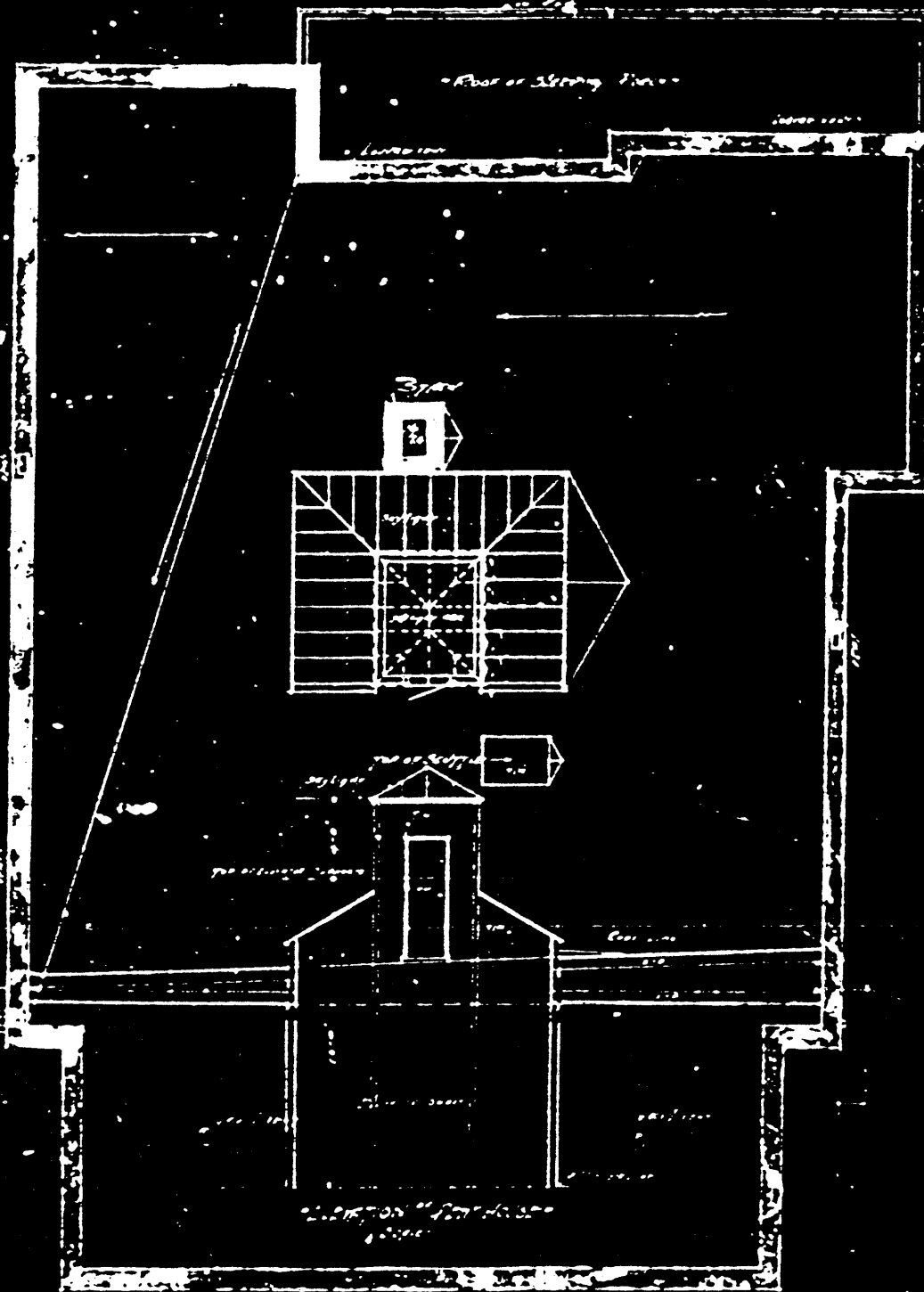
STAIR HALL

LIVING RM

LOBBY

ROOM





ROOF PLAN