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United States Department of the Interior National Park Service

JAN 26 1990

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 Trinity Place Apartments
other names/site number

2. Location

street & number 117 NW Trinity Place
city, town Portland
state Oregon code OR county Multnomah code 051 zip code 97209

3. Classification

Ownership of Property: private (checked)
Category of Property: building(s) (checked)
Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1

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 (checked) does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: [Signature]
Date: January 19, 1990
State or Federal agency and bureau: Oregon State Historic Preservation Office

In my opinion, the property meets (checked) 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 (checked)
determined eligible for the National Register
determined not eligible for the National Register
removed from the National Register
other, (explain:)

Entered in the National Register

[Signature]

2/23/90

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)

Late 19th and 20th Century Revivals:

Jacobethan

Materials (enter categories from instructions)

foundation brick and stone

walls brick

roof asphalt: built-up

other

Describe present and historic physical appearance.

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The Trinity Place Apartments, located in the Nob Hill neighborhood of Northwest Portland, were designed by the architectural firm of Knighton & Root in 1910 and completed in 1911. Both the exterior and interior of the building exhibit numerous examples of William C. Knighton's trademark logo, which suggests that the design was Knighton's. The Trinity Place Apartments are significant under National Register criterion "c". This four story (with full basement) luxury brick apartment house was built for the Trinity Place Investment Company; an association of three individuals: Louis G. Clarke, Chester G. Murphy and Timothy Kinney. The Trinity Place Apartments are "U"-shaped in plan and designed in the Jacobethan style which is an unusual style in Portland. The building faces west on Trinity Place and is situated in the middle of the block. The Trinity Place Apartments are in excellent condition and maintain a high degree of physical integrity.

The massing of the building is characterized by a rectangular volume along a north-south axis from which two rectangular wings project. The result is a symmetrical, tripartite elevation of three major facades. The recessed area between the projecting wings is planted as an entrance court. A walkway and series of concrete steps lead to the two major entrances located in recessed areas at the juncture between the main volume of the structure and either projecting wing. The building is unique in this way as there is no central entrance. Rather, the building is treated as two separate entities in plan, each with an identical main entrance. The building measures approximately 150' x 100', and occupies Lots 14, 15 and the north 25" of Lot 16, Block 227 of Couch's Addition to Portland. The load bearing brick walls are laid in a Flemish bond with recessed joints. The major facades of red face brick are liberally embellished with stone quoins, lintels, sills, beltcourse and sill course. The stone has a tooled surface and has been painted a warm white color which contrasts with the red face

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brick of the major facades. Wood elements such as the balconies of the projecting wings and the curved bases of the bay windows have been painted to match. The exterior is characterized by a proliferation of projecting two-story bay windows and balconies which give light and air to all rooms and texture to the facade. The use of stone architectural elements to accent the brick results in a lively facade. The roof is essentially flat, with parapets defined by stepped geometric shapes and a stone coping which extends along the top edge of the parapet at all major elevations. Knighton's trademark signature; a three dimensional symbol consisting of an inverted bell shape overlaying a trapezoid, is highly visible on the major elevations of the building. This symbol adorns the major facades of the projecting wings, the two main entrances to the building and also appears in an abstracted form in other locations on the exterior and the interior.

SETTING

The Trinity Place apartments are located in a dense urban neighborhood characterized by a predominance of multi-family apartments and dwellings. Trinity Place, a short one way street on a north-south axis lies between W. Burnside (a major arterial) and N.W. Everett, and N.W. 19th and 20th Streets. The west side of Trinity Place is densely populated; defined by a concentration of brick apartment buildings and frame houses. The majority of structures on this street date from the 1910s and 1920s. These buildings are representative of the growing population of Portland following the turn of the century and were constructed to take advantage of the Trolley and Street Car lines which ran up and down West Burnside Street. A three story brick apartment building contemporary in date is located to the south of the Trinity Place Apartments, and a two and one half story frame house is sited to the north. The east side of Trinity Place, and directly across from the Trinity Place Apartments, is the location of the Belle Court Apartments designed by Ellis F. Lawrence in 1912. This structure is also a "U"-shaped brick luxury apartment house in the

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Jacobethan style and shares many similar characteristics with the Trinity Place Apartments such as projecting bays and contrasting quoins and lintels. The major facade of the Belle Court Apartments lies perpendicular to the street and faces south towards a large vacant lot. The Belle Court Apartments were placed on the National Register of Historic Places in 1986. To the north of the Belle Court Apartments and adjacent the Trinity Place Apartments, is the rear elevation of Trinity Episcopal Church, located on the northeast corner of N.W. 19th and Everett. Throughout its history, Trinity Church has been the cornerstone of the neighborhood both socially and visually.

The buildings on the west side of Trinity Place, including the two projecting wings of the Trinity Place Apartments, are built up to the public-right-of-way. The recessed entry court of the Trinity Place Apartments is planted with low shrubs, neatly clipped hedges and small trees. The west side elevation of the Belle Court apartments fronts the street edge directly across from the Trinity Place Apartments, resulting in a sense of enclosure for this portion of the street.

PLAN

The Trinity Place Apartments are "U"-shaped in plan. Two wings project from a rectangular volume and form the main facade on the east side of the building. There are two slight projections off the rear of the building and small brick bays at the west edge of either side. There are four levels with a full daylight basement. There are a total of 36 apartments in the building with 32 apartments located on the four main floors. The basement includes a large 4 bedroom apartment; originally designed as the "Bachelor's Suite", service rooms and storage lockers for the tenants. There are also two one bedroom apartments and one studio apartment. According to an article printed in The Oregonian, these were originally occupied by service staff. The apartments on the upper floors are represented by 16 one bedroom apartments and 16 two bedroom apartments. Originally there

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were 24 one bedroom apartments and eight two bedroom apartments. Because the doorways between the living room and dining rooms in some of the apartments were sealed off, these became the additional two bedroom apartments. These will be restored to the original condition by the new owner of the building. Each floor has a total of eight apartments with a stairway and an elevator in each of the projecting wings. The floor plan of the Trinity Place Apartments is unusual as the "U"-shaped building is treated as two separate halves with no circulation between the two except for at the basement level. Each half includes four apartment suites; a combination of two one bedroom apartments and two two bedroom apartments.

Access to the Trinity Place Apartments is provided by two main entrances composed of an intricate set of screens and doorways at the southwest and northwest corners of the recessed entrance court between the two projecting wings. A concrete step leads to an arcade of brick and stone in the form of a Tudor arch, through a multi-paned screen of the same Tudor arch shape. This entrance is open to the exterior and leads to the entrance foyer; the location of the main door to the building and the original telephone system used to contact tenants. This system remains operable in both entrance foyers. A reception hall is entered through the main doorway. A stairway is located to the west, immediately past the entrance. A linear hallway provides entry to the four apartment suites on the first floor. This stairway, and an elevator located across the hall from the entrance, provide circulation throughout the four floors on the south side of the building. The floor plan of the north wing is identical.

APARTMENT TYPES

An article printed in The Oregonian at the time of construction, described the apartments of the Trinity Place Apartments as including a "sleeping porch", pantry and buffet and "ample closet facilities". In addition, a fireplace is located in each living room and glass cabinets with inlaid colored glass in the built in buffet. All apartments on the four main levels of the building have balconies. The style types are listed on the next page.

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STYLE "A"

Style "A" is the largest of the apartment types on the four main floors of the building. It is an "L"-shaped two bedroom apartment located on the northeast and southeast corner of the north and south wings of the building. A single large entrance hall provides circulation throughout this apartment. Bedrooms are located at the southeast and northwest ends of the "L". A large bathroom is located at the end of the hallway on the east wall between the southeast bedroom and the living room. To the west of the living room is the dining room with a balcony which overlooks the planted entrance court. A kitchen is located between the dining room and the northwest bedroom.

STYLE "B"

This is a rectangular shaped, one bedroom apartment located in the center of the south side of the south wing and the north side of the north wing. It has a simple floor plan with rooms accessed off a central hall. The living room, dining room with bay window and kitchen are located to the west of the hall and a sun porch with balcony, bathroom and bedroom are located to the east of the hall.

STYLE "C"

A large "L"-shaped one bedroom apartment located at the southwest and northwest corners at the rear of the building. Style "C" is a spacious unit with a kitchen located directly across from the entrance to the west and a large bedroom adjacent to it. The bathroom is situated between the bedroom and the living room with balcony. These rooms are accessed by a spacious hallway.

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STYLE "D"

Essentially square in plan, Style "D" was originally a one bedroom apartment but has been modified into a two bedroom unit. The current owners of the building plan to restore this to its original condition as a one bedroom unit. Two apartments of this type are located in the recessed volume of the apartment building between the two projecting wings and face east and west. A central hall provides access to all rooms. A bathroom, kitchen with balcony and bedroom are situated on the west half of the unit. The bedroom adjacent to the kitchen was originally the dining room. On the east half of the apartment, a bedroom is located across from the kitchen and bathroom and a living room is situated across from the other bedroom. The bedroom and living room face west.

BASEMENT

The basement of the Trinity Place apartments includes the "Bachelor's Suite", two one bedroom apartments and a studio apartment. In addition, the basement level houses storage lockers for the tenants, laundry facilities, the boiler room, shop, storage room and a mail room.

A one bedroom apartment has been added at the southwest corner of the building in an area originally used for storage. The one bedroom apartment and studio apartment located at the front of the north wing were originally the quarters for the servants.

"BACHELOR'S SUITE"

This suite is located in the south wing of the building and comprises the whole of the projecting wing. Originally a five bedroom apartment, it has been modified into a four bedroom apartment. Access to the suite is provided by a door off the main hall in the basement and a door to the exterior off the east wall. In addition, the suite was originally accessible by

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the elevator, however the door to the elevator located in the apartment suite itself has been sealed shut. A large central reception hall off the main entrance provides circulation throughout the suite. Two bedrooms are located to the north off the hall. A large living room occupies the northeast corner of the wing. To the south are two bedrooms. A bathroom and a half bath are located to the west of the bedroom and at the rear (west end) of the suite is a large kitchen.

EXTERIOR

ENTRANCES

The two major entrances to the Trinity Place Apartments are approached by a recessed, planted entrance court which faces Trinity Place. The entrance is marked by two cast iron lamp posts positioned on either side of the central walkway on the grassy strip adjacent the sidewalk. Each lamp post consists of a slender column with projecting and incised linear ornament. A single opaque glass sphere rests atop a capital form at the crown of the column and three identical glass spheres are suspended by brackets attached to the column. Each bracket is embellished with a Greek Key motif. These lamp posts were constructed by the "Independent Foundry Company of Portland" and appear in an early photo of the building. A series of neatly clipped hedges align the walkway which approaches the concrete steps leading to the two entrances. The entrances are located at the northwest and southwest recesses of the entrance court. They consist of a brick and stone arcade, a wood screen and the door to the entrance hall. The arcade is constructed of red brick laid in a common bond and accented with carved stone elements. A massive brick pier marks the corner of the arcade which encloses a protected space prior to entering through a multi-paned Tudor arch screen. A narrow brick wall projects from the wall of the building and is pierced by a slender Gothic arch opening. The elements of the arch are of stone with incised and carved

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linear projections. The side of this gateway is the main view seen from the entrance court. The major facade of the gateway is in the form of a Tudor arch with stone voussoirs; each embellished with a high relief carving of William Knighton's logo. The capital of the pier is also adorned with Knighton's signature in stone. Stone coping atop the brick parapet forms a stepped, geometric pattern, echoing the roof parapets of the building. A series of three concrete steps (painted red) lead to a multi-paned screen of wood mullions and muntins. Through this screen one enters the entrance foyer. The floor of the entrance foyer is surfaced with small white hexagonal tiles with a decorative border of red, yellow and green. There is a nine inch baseboard of marble in green and rust hues in the entrance foyer, and the walls are surfaced with the same marble. The article in The Oregonian describes this marble as "Mexican Onyx". Wood surfaces and walls are painted warm white. The final entrance includes the main door of 15 glass panes, surrounded by sidelights and transom in the form of a Tudor arch. The wood mullions and muntins and door are painted warm white.

EAST FACADE

The major facade of the Trinity Place Apartments faces east. It is symmetrical and separated into three bays; the major facades of the projecting north and south wings and the exposed face of the main volume of the building recessed behind the wings. The whole is a cohesive blend of architectural elements; Knighton's personal expression of a popular historical style of the period - Jacobethan. The Trinity Place Apartments include such Jacobethan elements as Tudor arches, bay window projections, battlements or crenellations, multi-paned windows and polychromy.

The facades of the projecting north and south wings are identical with the exception of a doorway which leads to the basement level of the south

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wing. Each elevation is separated vertically into three sections by a stone beltcourse immediately below the fourth floor level and a sillcourse below the first floor level. A door in the center of the south facade leads to the "Bachelor's Suite" located in the basement. A storm door has been installed over the original multi-paned door. Flanking the doorway are two sets of window groupings of three multi-paned, double-hung wood sash windows. The central window is six over six and the two side windows are four over four. Stone quoins define the door jamb and a lintel above the door is set with rabbeted joints. A drip molding of stone is positioned directly above a lintel course and a slender beltcourse forms the window sills of the first floor level. A small casement window of 16 panes centered over the doorway occurs in this location on all four floors. Flanking this window are two window groupings identical to those at the basement level. The second and third floors are highlighted by the use of a two story, semi-hexagonal bay window at either side of the small casement window. Extensive use of the stone for quoins, lintels and sills give this portion of the facade an interesting texture and emphasizes the vertical connections of the window groupings. A series of crenellations with stone coping defines the top portion of the bay window. A slender beltcourse of stone separates the third and fourth floors. Knighton's trapezoidal signature marks the edge of the beltcourse at either end of the bay windows. This curious emblem which appears light colored in an historic photograph, has been painted black. Window configurations at this level are similar to that of the first floor. The sill of the central casement window steps down to adjoin the beltcourse which wraps the facade at this location. The slightly pitched parapet of stepped geometric forms and keys provides a cap to the facade. A linear strip of coping stones laid atop a stretcher course of brick follows this intricate pattern. Knighton's logo in the position of a keystone is located in the center of the parapet and is flanked by geometric medallions, painted black to match. The east facade of the north wing is identical to the south with the exception of a window located in the position of the door at the basement level of the south wing.

The recessed east facing facade of the main volume of the building is a more compact version of the facades of the north and south wings. Paired

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two story, semi-hexagonal bay windows identical to those of the north and south wings are located in the center of the facade. At the first and fourth floor levels, paired groupings of three double-hung wood sash windows are located above and below the bay windows. Each window grouping is composed of four over four double-hung windows on either side of a six over six double-hung window. Flanking the bay windows at the second, third and fourth floor levels are paired, double-hung, six over six wood sash windows. The parapet is identical to that of the north and south wings except that it is not ornamented with Knighton's characteristic logo.

NORTH AND SOUTH FACADES FACING PLANTED ENTRANCE COURT

The south facing elevation of the north wing, and the north facing elevation of the south wing, face the planted entrance court of the building. A stone sill course and beltcourse continue from the major facades and separate each elevation vertically into three sections. Design intentions of these interior elevations are functional. Rather than a symmetrical arrangement of elements as on the east facing facades of the building, fenestration on the interior elevations occurs in a logical pattern, combined with functional elements such as balconies and an engaged chimney stack at the east edge of either elevation.

Above each of the main entrances, casement windows composed of three windows of eight panes light a recess. This is the location of an alcove with built in seats located at the top of the stairwell on each floor. Each floor of the elevation consists of an identical arrangement. At the west edge of the facade, an eight over eight double-hung wood sash window is situated directly above the sillcourse at the first floor level. To the east, and slightly raised, is a casement window of 12 panes with a transom of four lites.

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Multi-paned French doors open onto wood balconies overlooking the entrance court. The balconies are constructed of wood and include Arts and Crafts details such as the carved brackets which support the balcony. The rails consist of alternating wide and narrow slats. The wider slats are decorated with a cut-out abstracted version of Knighton's logo. A brick chimney stack one brick thick is located at the east edge of either facade. It extends from the basement level and diminishes to a more slender form at the fourth floor level. Stone quoins highlight curiously intermittent areas of the chimney edge. Knighton's logo appears at either side of the chimney, overlaying the beltcourse at the fourth floor level. Knighton's logo also occurs at the west edge of the facade in the same location. The parapet of the interior elevations is similar to that of the main facade. However, it extends a greater distance to cover the space over the engaged chimney form.

NORTH AND SOUTH (SIDE) ELEVATIONS

The north and south elevations of the Trinity Place Apartments are of common red brick laid in a common bond with a struck joint. A header course occurs every six courses. The basement level of both elevations is surfaced with stucco which has been painted to match the painted stone of the major facades of the building. Two eight over eight, double-hung wood sash windows are located to the east of a doorway to the basement at the lower level. A six over six double-hung wood sash window is on the other side of the door. A brick bay and large brick chimney project at the west edge of the north facade. The brick chimney stack is for the boiler which is original to the building. An identical bay is located on the south elevation. Fenestration on all four floors is identical. Two double-hung eight over eight wood sash windows are located at the east edge of the facade. French

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doors open onto a wood balcony identical to those facing the planted entrance court. To the west of the French doors is a semi-hexagonal bay window. A six over six double-hung wood sash window is located to the west of the bay and is followed by a casement window to the west. The brick bay which projects from the side elevation has segmental arched windows of eight over eight on all sides. Similar windows flank the large chimney stack projection. The south elevation is identical to the north with the exception that it has no large projecting chimney stack.

REAR ELEVATION

The rear of the building consists of two slightly projecting wings and a longer central volume. The walls are of common red brick laid in a common bond. The surface is covered with projecting bays, both semi-hexagonal and rectangular, which allow light and air into the west facing rooms of the rear apartments. All window openings at the rear of the building are located in projecting bays.

INTERIOR

The floor of the entrance hall is surfaced with 6"x 6" red tiles. Circulation throughout the four stories of the building is provided by a stairway directly to the west of the main entrance and an elevator located across the hallway. A finely detailed Tuscan column atop a base of stone identical to that in the entrance foyer stands at the foot of the stairwell. The carved wood bannister of the stair leads up the stairwell and along the hall to the west where the stairway continues down to the basement. Carved wood newel posts are decorated with the abstracted forms of Knighton's trademark logo. The stair rail is composed of narrow, rectangular wood slats. Every fourth rail is wider and is embellished with a cut out design patterned after the same logo. The newel posts and top of the stair rail have the original dark wood finish. Slats of the stairwell, the column, and other interior wood features have been painted white.

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An alcove at the top of the stairwell on each floor includes built-in window seats that face the planted entrance court. Simple geometric moldings and panels make up the surface walls of the alcove and the box seats have operable lids. The end posts, top rails and seat covers have the original dark wood finish; the remainder has been painted white.

The various apartment types have in common pantries and buffets with built in cabinets, drawers and cupboards. The majority of bathrooms throughout retain their historic fixtures and tile floors consisting of small white hexagonal tiles with decorative borders of light blue. Each living room has a fireplace; originally gas burning but no longer operable. Floors are of quarter sawn oak. Cabinets over the built in buffets have leaded glass insets with geometric, herringbone designs inlaid with colored glass. The alcove above the counter top is in the form of an elongated Tudor arch with a subtle, projecting keystone which echoes the Jacobethan elements of the exterior of the building. There are false-beamed ceilings in some of the apartments. In apartments where these beams have been removed, these ceilings will be restored by the new owners of the building.

The dominant room of the "Bachelor's Suite" located in the basement is the "Clubroom". It is characterized by dark finishes on all wood elements. The suite is composed of four bedrooms, the Clubroom, bathroom, half bath and dining room. The suite originally included five bedrooms however a wall was removed to create a larger bedroom out of two small bedrooms. There is a separate street entrance off the east wall of the clubroom. Dark wood wainscoting reaches almost to ceiling height. The beamed ceiling is lit by the original brass light fixtures. These consist of a central fixture composed of five lamps and four single fixtures. Each brass fixture is a cylindrical form, characterized by ornate, cut out filigree patterns. A large brick fireplace with stepped shoulders is located on the north wall. The brick is laid in a common bond with recessed joints. A simple wood mantelpiece rests upon two carved wood brackets. The bracket ends are carved in a bell shaped form to echo Knighton's trademark logo. The hearth of the fireplace is of brick laid in a herringbone pattern. A built in buffet of

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darkly finished fir located on the south wall has an alcove in the form of a Tudor arch with a keystone. Drawers and cabinets are highlighted with painted geometric patterns. A massive wood pier is located adjacent the exterior door. The capital is embellished with geometric, herringbone patterns painted white.

ALTERATIONS

Alterations to the Trinity Place Apartments are minor and generally associated with fire damage that has occurred over the history of the building. The most recent fire occurred in March 1989. The result was the total loss of one apartment (number 27), which has subsequently been remodeled. Several bay windows at the rear of the building were also damaged and repair is in process at this time. Other alterations to the building have been the addition of partition walls in #8 and #38 to add bedroom space and the removal of a wall in the "Bachelor's Suite" to alter two bedrooms into one. The partition walls will be removed by the current owners of the building. All main doors to the apartments are multi-paned glass doors with overhead glass paned transoms. The glass transoms have been fixed and painted over to comply with Fire Code regulations. Likewise, the glass panes of the doors have been painted for the same reason.

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

1910-1911

Significant Dates

1911

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

William C. Knighton, 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 0.34 acres Portland, Oregon-Washington 1:24000

UTM References

A

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

B

Zone			Easting				Northing			

C

Zone			Easting				Northing			

D

Zone			Easting				Northing			

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Verbal Boundary Description

The nominated area is located in SE $\frac{1}{4}$ Section 33, Township 1N, Range 1E, Willamette Meridian, in Portland, Multnomah County, Oregon. It is comprised of Lots 14, 15 and the north 25 feet of Lot 16, Block 227 of Couch's Addition to Portland. Multnomah County Assessor's Map Ref. No. 3028.

See continuation sheet

Boundary Justification

The nominated area of 0.34 acres is the entire urban tax lot developed as Trinity Place Apartments in 1911.

See continuation sheet

11. Form Prepared By

name/title Kimberly Demuth, Kim Lakin, Patty Sackett

organization Demuth & Associates date July 30, 1989

street & number 50 SW Second, Suite 420 telephone (503) 224-0043

city or town Portland state Oregon zip code 97204

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SUMMARY

The five-story Trinity Place Apartment Building of brick masonry construction, located on NW Trinity Place in the Nob Hill neighborhood of Portland, Oregon, was completed and opened for use in 1911. Its configuration is U shaped to provide maximum natural light and ventilation to each apartment, and its exterior is detailed in an all-encompassing Jacobethan historic period style. Contrasting with red brick wall planes are cast stone trim elements. Also characteristically Jacobethan are the oriels with staggered quoin surrounds and low-pitched parapet gables. The detailing is of unmistakable quality and reveals in its decorative, bell-shaped keystones and slatted balcony railings the signature motifs of its designer, William Knighton. This Nob Hill apartment building, highly ranked in the City of Portland Historic Resource Inventory, meets National Register Criterion C as an example of the neighborhood's fashionable large-scale, multiple living units of the early 20th century. In addition, it is one of relatively few examples of high style Jacobethan architecture in the metropolitan area. Only 18 Jacobethan buildings citywide were identified in the City's Historic Resource Inventory. The developers of this building were Chester Murphy, L.G. Clarke and Timothy Kinney, whose Trinity Investment Company was organized in 1910 for the purpose of carrying out this, its single project.

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The Jacobethan style Trinity Place Apartments, built in 1911 is significant under criterion "c" as an excellent example of this particular style, as designed by noted Oregon architect William C. Knighton (1864-1938), while in partnership with Edward Thompson Root (1867-1917). The Trinity Place Apartments, built by the Trinity Investment Company, are located in the historic Nob Hill area of Portland, Oregon. The building is locally significant as representative of the period's trend towards the development of high-class apartment buildings. Nob Hill had at this time transitioned from affluent single family dwellings to affluent multi-family dwellings. The Trinity Investment Company was made up of three investors: Chester Murphy, Gaylord Clarke and Timothy Kinney and was organized for the sole purpose of developing Trinity Place Apartments. At the time of its construction, The Oregonian touted Trinity Place Apartments as a "model"; incorporating features "never before used in any apartment house in the West". The article stated the "owners instructed the architect to design a building that would be the most complete, most nearly fireproof and best arranged of any structure of its kind on the Pacific Coast". Due to its U-shape, each room was to have outside light rather than a light court or vent shafts, a feature considered highly desirable by the newspaper. The article also praised the fact that no concealed beds were necessary as the rooms were quite large. The building was described as being "probably the most distinctive type of the pure English style of architecture in the city...". (Oregonian. 4/30/1911. Section 4. p.9)

The basement was to contain eight rooms for servants' quarters thus demonstrating the anticipated class level of the occupants. All apartment suites were to be equipped with luxury materials and facilities. The Pacific

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Builder and Engineer reported the building as costing \$100,000 in May of 1910, an amount which was raised to \$150,000 by September of that same year. (Pacific Builder and Engineer, 5/14/1910, p. 8; 9/3/1910, p. 9) A unique feature of the building is that the two halves of the symmetrical plan have no circulation between them. The bachelor's clubroom in the basement is elaborately detailed with varnished woodwork, a beamed ceiling and brass light fixtures.

The building's red brick exterior accented by stone quoins, lintels, sills, and beltcourses, its projecting bay windows, and its castellated parapet are characteristic elements of the Jacobethan style. It is the only known apartment building designed by Knighton (as identified in the Portland Historic Resource Inventory), and is one of only six apartment buildings designed in the Jacobethan style in Portland. Three of these (including The Trinity Place Apartments) are located in Northwest Portland in the Nob Hill area; the Belle Court apartments designed by Ellis Lawrence in 1912, currently listed on the National Register and located directly across from Trinity Place Apartments, and the apartments located at 1811 NW Couch designed by Carl Linde in 1915. The Jacobethan style is unusual in Portland; only eighteen buildings are identified in the Portland Historic Resource Inventory are in the Jacobethan style; most of them have educational functions. It is a style, however, which was used frequently by Knighton in his institutional designs throughout the state of Oregon.

NOB HILL

The section of Portland in which The Trinity Place Apartments is located is known as Nob Hill and was originally developed in the late 1800s as a residential area for the affluent of Portland. After the turn of the century however, this area began to develop into a high class apartment building neighborhood with Trinity Apartments and the neighboring Belle Court Apartments located in the center of this new development. Some former occupants of Trinity Place include: Mr. Walter and Mrs. Eleanor McMonies, Mr. and Mrs. McKenna, and Mr. Sydney Bell. Mr. McMonies was part of

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the Metzger-Parker Real Estate Company that once owned the building; Mrs. McMonies was very involved with the Portland Symphony. Mr. McKenna was an important Portland businessman; and Sydney Bell was a notable Oregon artist. Trinity Episcopal Church, Portland's most socially prominent church, located to Nob Hill in 1907 just across the street and north of the Trinity Apartments. The trend toward multi-family housing in Nob Hill has continued to the present day. This area is currently experiencing a revival and is viewed as a desirable place to live by the young Portland professional.

William C. Knighton

William Christmas Knighton, born in 1864 in Indianapolis, Indiana, arrived in Salem, Oregon in 1893 where he was an apprentice draftsman with C. S. McNally. In 1896, he moved to Los Angeles for two years and then back to Indiana (Birmingham). He met and married Eleanor Waters of Salem in 1898. They returned to Oregon in 1902 settling in Portland. Knighton worked alone except for brief associations with architects William Travis in 1904-5, J.T. Wilding in 1910, and Edward Root in 1911, until his appointment as State Architect in 1913. Selected by Governor Oswald West, he was the first to serve in this post. He returned to private practice until 1919 when Governor Ben Olcott appointed him first president of the Oregon State Board of Architect Examiners, a post which he held until 1924. Knighton continued to work in the private sector throughout this period and in 1922 he joined in partnership with architect Leslie Howell. This partnership lasted until his death in 1938.

In addition to his terms in public service, Knighton was also involved in various civic organizations. He served as secretary and later president of the Oregon Chapter of the American Institute of Architects. He was a member of the Architectural Club of Portland, a Mason and the Knights of Pythias.

Knighton's work is distinctive for his use of a signature ornamental motif

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which he frequently incorporated into his designs thus identifying his work for future generations. This bell shaped motif appears on both his commercial and residential work. It is used profusely on the Trinity Place Apartments on both the interior and exterior.

Edward Thompson Root

Edward T. Root was born in Providence, Rhode Island in 1867. He attended Brown University between 1885 and 1889. In 1909 he is listed as working in partnership with William Knighton in Polk's Portland City Directory. By 1913 he had changed businesses and was working as Root and Hoose. In 1914 he was listed by himself and in 1915 his business is listed as Root and Kerr. This partnership lasted until his death in 1917. At the time of his death, Root is listed as living at Trinity Place Apartments.

The Trinity Place Investment Company

The Trinity Investment Company was made up of three men; Chester Murphy, Louis G. Clarke, and Timothy Kinney. This organization was created exclusively for the development of Trinity Place Apartments. There are no other projects which this company undertook. All of the involved parties including the architect, William Knighton (although Knighton was not an investor) had Salem connections. Knighton's and Clarke's wives were both daughters of prominent Salem families. Clarke's wife was Elizabeth Church, stepsister to Chester Murphy. Murphy's family was a well-known Salem family. The third business partner, Timothy Kinney was the father of Murphy's wife Angela. Presumably Murphy was the active partner in this venture since his name appears first on the deed as owner in 1910 and selling to Trinity Place Investments later that same year. He also invested in other real estate projects and was the younger partner of the three by many years. The property remained under

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ownership of Trinity Investments until "Murphy et al " purchased it in 1957 at which time the Murphy estate retained ownership until 1978.

Louis Gaylord Clarke

Louis G. Clarke was born in Zanesville Ohio in 1855 and came to Portland in 1876 where he established a drug business with C.H. Woodard. He married Elizabeth Church (Murphy's stepsister) in 1890. The firm of Woodard, Clarke and Company was changed to the Clarke-Woodward Drug Company in 1904 and in 1925, the firm sold out to the Blumauer-Frank Drug Company and the Liggett Drug Company. Although Clarke was retired at this time, he continued to serve as director of the Oregon State Bank. He also helped to organize the Oregon Life Insurance Company. He was one of the founders of the Oregon State Pharmaceutical Association, served as first president of the State Board of Pharmacy, and served as police commissioner under Mayor Joseph Simon. He was also director of the Oregon Tuberculosis Association. Mr. Clarke died December 4, 1943.

Chester Griffin Murphy

Born in Salem, Oregon in 1876, Chester Murphy was the son of Elizabeth Lister Church Murphy and John Joseph Murphy, noted Salem attorney. Murphy attended Willamette University in Salem, Stanford University and finally Harvard Law School. He was a skilled athlete and was what is currently referred to as a "cross trainer", for he participated in football, baseball and track. He was captain and member of the Stanford football and baseball teams for his four years of attendance. He also played on the Harvard Law School football and baseball teams. When he returned to Portland in 1903, he worked in the office of Judge William D. Fenton until 1906 when he established his own practice. In addition, between 1906 and 1914 he served as Referee in Bankruptcy for the United States district court. He specialized in corporate and real property law and was a shrewd investor and businessman himself. He owned a hops farm in Marion County and a stock ranch in Polk County. He invested in The Trinity Place

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Apartments and other real estate such as the Bligh Hotel and Salem Theater in Salem, and the Murlark Hall in Portland. Murphy also organized and became secretary-treasurer in the Oregon-Washington-Idaho Airplane Company, organized for promoting commercial aviation in the northwest. He married Angela Kinney in 1912, daughter of Timothy Kinney the third investor with the Trinity Place Investment Company, one year after the completion of the Trinity Place Apartments. Murphy and his wife are listed as living in the apartments shortly after their completion for a period of about two years. During World War I, Murphy was sent by the YMCA to Aix-les-Bains in southeastern France to serve as director of recreation and athletics for the U.S. troops who were sent there on leave each week.

Timothy Kinney

Timothy Kinney was the father of Angela Kinney, Murphy's wife. Biographical information on Chester Murphy states that Kinney was a "well known Wyoming capitalist". He was born on September 24, 1846 in Derry Ronane County, Mayo, Ireland. It is not known when he moved to the United States, however he had an office in Salt Lake City, and operated a number of bussinesses from that location. Mr. Kinney died on May 16, 1923, while in Salt Lake City. (Interview with Marion Burtchell, July, 1989)

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Lockley, Fred. History of the Columbia River Valley. Vol. II, Vol. III.
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Oregonian. 3/16/1938, p. 6; 9/24/1949, p. 6.

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Transamerica Title Insurance Company.

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National Register Nominations

Schnabel, Charles J. and Elsa, House. Prepared by Robert Clay.

Belle Court Apartments. Prepared by Elizabeth O'Brien and Melissa Darby.

Interviews

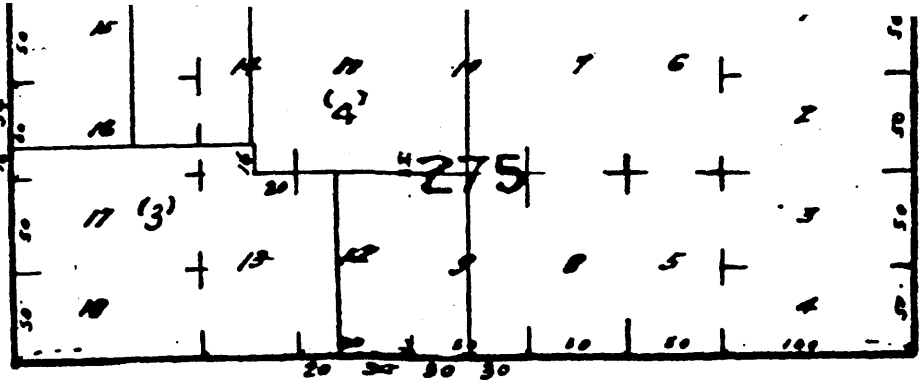
Burtchell, Marion Murphy. Telephone Interview. August 1989.

McMonies, Walter. Personal Interview. July 1989.

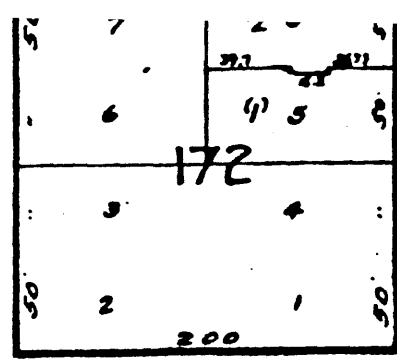
Stinson, Cheryl. Personal Interview. July 1989.

Stout, Gary. Telephone Interview. July 1989.

AVE

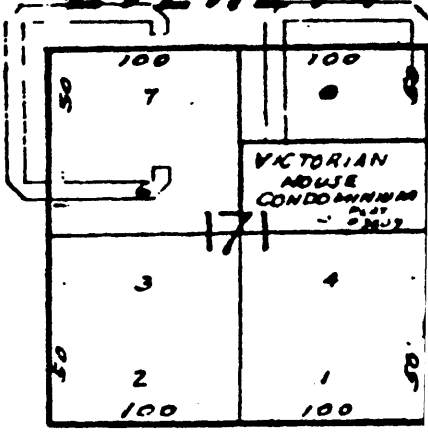
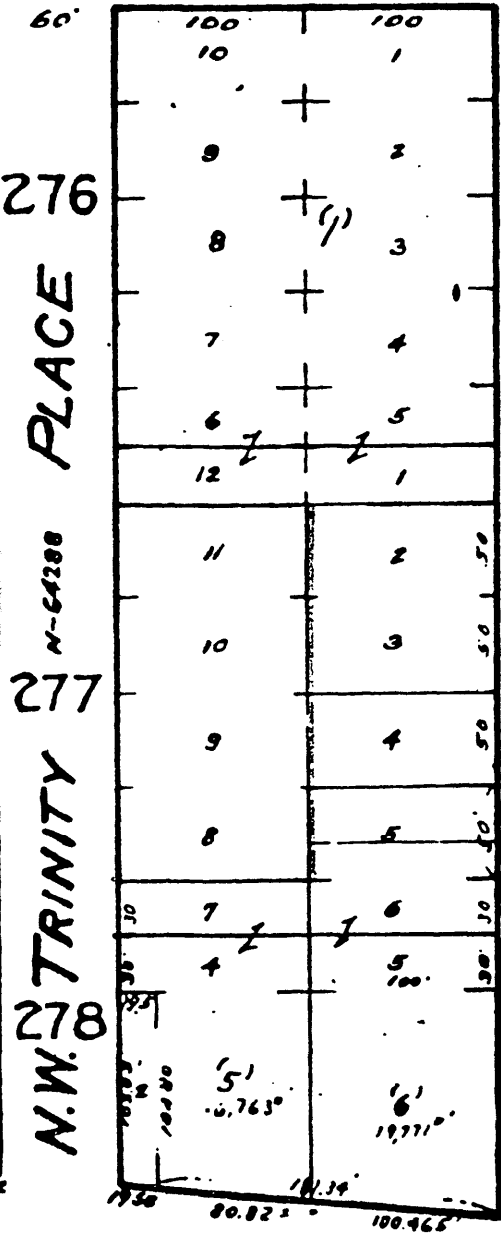
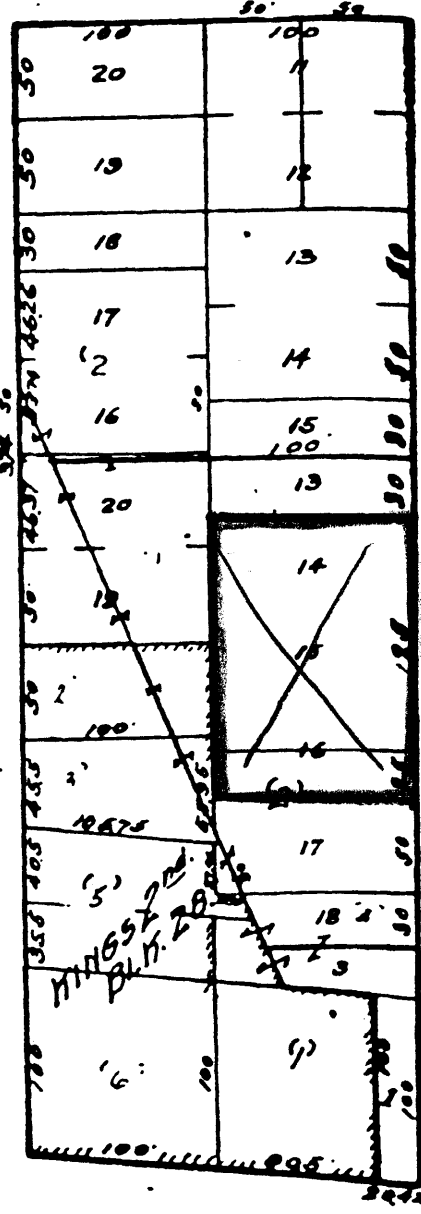


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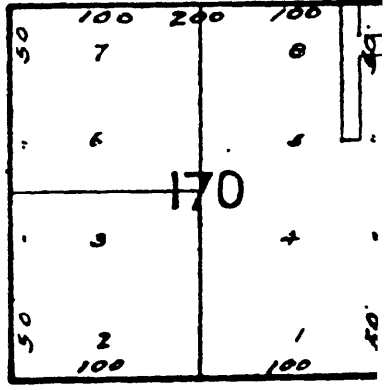


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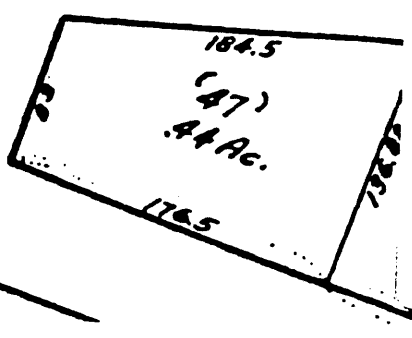
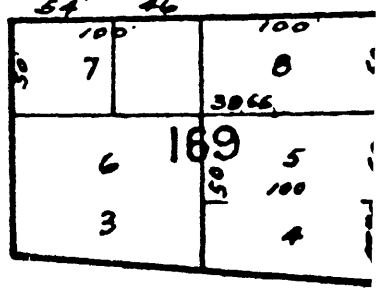
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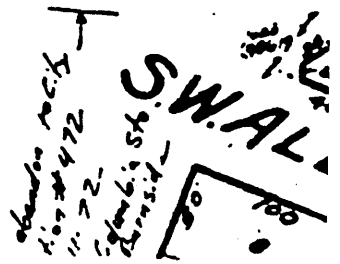
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N.W. COUCH

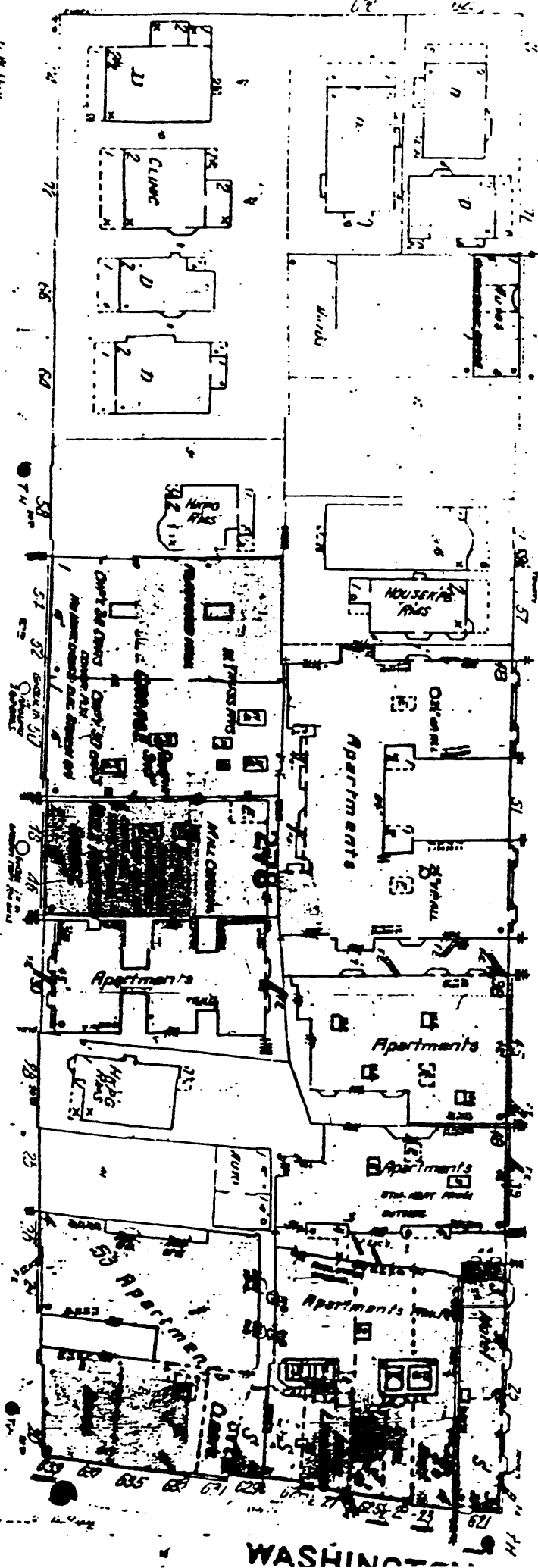
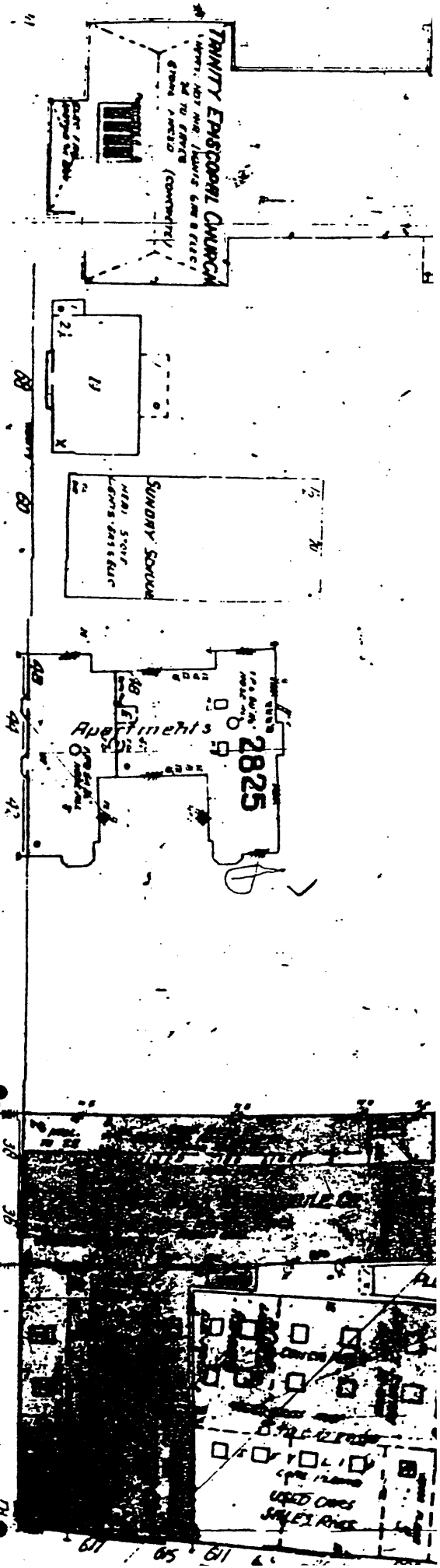


Multnomah County Tax Map
 3028, 1985
 SE 1/4 Sec. 33 1N 1E

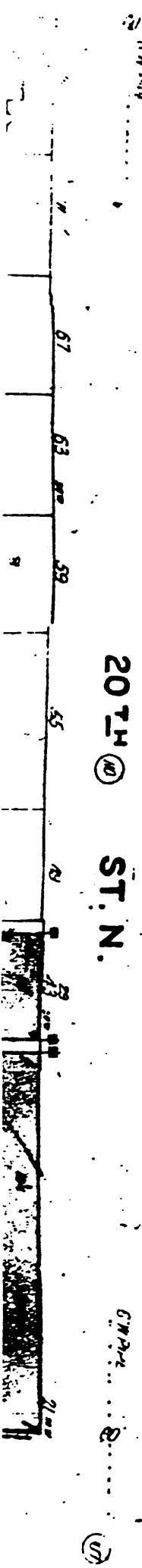




TRINITY PL.



20TH ST. N.



Historic
Resource
Inventory
CITY OF PORTLAND, OREGON



2-898-00117

117 N.W. Trinity Place

Couch's, Block 277, Lots 14, 15, North 25' of Lot 16

QUARTER SECTION MAP #: 3028

Northwest District Association

ORIGINAL NAME: Trinity Place Apartments

ORIGINAL FUNCTION: Apartment House

DATE BUILT: 1910

STYLE: Jacobethan

ARCHITECTURAL PLANS BY: Knighton, William C.

ORIGINAL OWNER: Trinity Investment Company

TAX ASSESSOR'S ACCOUNT #: R-18022-7260

ZONING: RH

Rank II

SPECIAL FEATURES AND MATERIALS:

Flat roof. Brick walls with parapet and stepped gables. Polygonal bay windows with battlements at top. Cast-stone elements include quoins around windows, lintels, decorative panels, parapet coping, and hoods over entries. Balconies. Courtyard.

AREAS OF SIGNIFICANCE: Architecture, Law, Development in association with Frank B. Riley

Law, Development in association with Frank B. Riley: Riley was born in Oscola, Iowa in 1875 and came to Oregon with his parents in 1891. He graduated from Stanford in 1900 and from Harvard Law School in 1901. Returning to Oregon, he practiced law with his father. Known as a gifted public speaker, he was always in demand as an orator. He was an avid promoter of Oregon and made annual trips around the country to attract business and industry to the state.

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

Gaston, Joseph, PORTLAND, OREGON: ITS HISTORY AND BUILDERS (Chicago, 1911).

MacColl, E. Kimbark, THE GROWTH OF A CITY: POWER AND POLITICS IN PORTLAND, OREGON 1915 - 1950 (Portland, 1979).

OLD ADDRESS: 47-51 Trinity Place

ORIGINAL BUILDING PERMIT #: 22947

Present owners, as of May 1980: Marion M. Burtchell and Metzger-Parker Company

MAILING ADDRESS: Metzger-Parker Company, 2500 N.E. Sandy Boulevard, Portland 97232

No Preservation Funding

Negative: 570-9

Score - Design/Construction: 11

Score - Historical: 5

Score - Rarity: 0

Score - Environment: 8

Score - Integrity: 10

Score - Intrinsic: 16

Score - Contextual: 18

Score - Total: 74