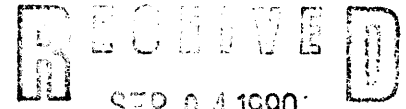


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

**NATIONAL
REGISTER**

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

1. Name of Property

historic name Cumberland Apartments
other names/site number _____

2. Location

street & number 1405 SW Park Avenue N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97201

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:
Architecture of Ellis F. Lawrence MPS
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
James M. Hamrick August 27, 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. **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): _____

Arlene Boyer 10/17/90

ju 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)

20th Century Historic Period Styles:
Jacobethan

Materials (enter categories from instructions)

foundation concrete

walls brick

roof bituminous built-up

other

Describe present and historic physical appearance.

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The Jacobethan Style Cumberland Apartments are located at 1405 S.W. Park Avenue in Portland, Oregon. The four story apartment building was designed in 1909 - 1910. The building is rectangular in plan, constructed of red brick and covered with a flat roof. Exterior decorative features include a wide cornice, stepped parapet and decorative brickwork around the windows. The Tudor arch front entrance is cast stone. Windows throughout the building are single pane casements with transoms and two story oriel windows on the north and east (main) elevation. The foundation is concrete. There are two stairwells off the central hall on all floors. An elevator, original to the building, operates off the central hall and there is a full basement.

SETTING

The Cumberland Apartments, located on Lot 1, Block 225 of the Portland Addition, are sited at the southwest corner of S.W. Columbia Street and S.W. Park Avenue in an urban residential and commercial area. The Park Blocks, lined with tall oak trees, are directly opposite the building. The building is flush with the public right-of-way. An unimproved parking lot is located along the south elevation.

PLAN

The building was designed with a central hall plan aligned along the east-west axis; apartments are to the north and south, east and west. There is a small lobby off the entrance, with steps leading to a set of double doors and the main hall. The original elevator which remains in working condition, is located in the center of the building on the north side of the hall. There are two stairwells; one in the center of the south elevation and one near the rear of the building to the north. Three apartment types featured in the building are described below:

Type A - One bedroom unit includes: bedroom, kitchen and bathroom, living and dining rooms

Type B - Single studio includes: one room with kitchen, living and dining area and bath

Type C - Double studio includes: two rooms with a bay window, kitchen area, and bathroom

EXTERIOR

The Cumberland Apartments have an impressive front elevation which faces east. Both the north and east elevations are adorned with two story, tripartite oriel windows, which span the second and third floors. The east elevation is divided into three sections. The first section includes the ground floor, with a central entrance flanked by paired windows at the basement level and Tudor arch paired casement windows above on the first story. The windows are framed by projecting brick and cast stone surrounds. The middle section of the building, including the second and third floors, has two oriel windows detailed with multi-paned transoms over louvered, single panes. There is wide panel below each of these windows, which are finished with a projecting cornice. Two sets of single pane

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double hung sash windows, and a wrought iron fire escape railing are located between the two oriel windows. The top section of the east elevation is comprised of the fourth floor and is distinguished from the other two sections by a beltcourse which extends around the north elevation. There are three sets of double casement windows at this level with brick surrounds. The upper story is topped with a projecting cornice and stepped parapet decorated with the letter "C". The elaborate entrance to the building is detailed with a recessed Tudor arch, embellished with crest, decorative scrolls and organic patterns in cast stone. The wood double doors with single lights are topped with a Tudor arch transom above. Granite plinths support the arch. The base of the building is horizontally scored concrete. There is red face brick on the main facade and common brick on the bearing walls.

The second most dominant facade is on the north elevation, also divided into three sections. Oriel windows are located at the east and west ends and two additional sets of double hung sash windows flank either side of the central, paired double hung sash windows. The base of the building projects slightly and there is a central basement entrance.

The south and west elevations are plain with no concrete at the ground level. The brick facades are void of ornament, except for arched wooden window surrounds. The west elevation is composed of two volumes the major one recessed from the other. The south elevation which is more complicated, in design has a central volume and two projecting wings.

INTERIOR

First Floor

The Cumberland Apartments have four stories and a basement level. The interior is notable for the varnished wood, paneled entrance hall, the elevator which is embellished with wrought iron detailing, and the wood detailed stairwell. The building is entered at the street level through double doors which lead into an alcove, where wide marble steps and a second set of double doors lead to the central hall of the first floor. The alcove is finished with a marble veneer, wood paneling, and crown molding. The central hall beyond the second set of doors has been carpeted. There are doorways leading to apartments on both sides of the hall. The elevator on the north side of the hall has painted decorative wrought iron on the door and inside the elevator. A stairwell on the south side of the hall is accessed through a metal fire door. The stair treads have been carpeted, however the railing, balusters, window seat and window surrounds retain their natural wood finish. The stair railing has square ballusters and newel posts with boxed caps. A pair of one over one double hung sash windows above window seat are located at the intermediate level at each landing. A fire door has been added and the wide opening between the stairs and hall enclosed on all floors except the fourth floor. The stairwell at the rear of the building, to the north, is identical to the front stairwell.

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As described above, there are three apartment types in the building. There is one of the Type A, one bedroom apartments per floor. There are two Type B, single studio apartments per floor, all are located along the south elevation. The Type B, double studio apartments vary according to floor: there is one on the first floor and two on the second, third, and fourth floors. The double studio apartments have bay windows and are located on the east and north elevations. There are a total of eight apartments per floor and one apartment in the basement. The basement also contains storage areas and the heating system.

DESCRIPTION OF INTERIOR OF INDIVIDUAL APARTMENTS

The door to each apartment is paneled and topped with a painted transom. Wood floors have been carpeted in some of the apartments. Each apartment has wooden baseboards and a picture railing. The dining area has built-in cupboards with leaded glass windows in a tulip shape design with amber panes. A pull out, "Murphy Bed" is located below these cupboards. The three sided oriel window has louvered single panes topped with a multi-light transoms of five lights over one. The kitchen has a one over one double hung sash window. The cupboards in the kitchen have been painted. The living area includes a large step-up closet. The bathrooms have original claw foot tubs and built-in cupboards. Both the closets and bathrooms have five paneled doors.

ALTERATIONS

The Cumberland Apartments are very intact with minor alterations. Some of the individual apartments have been carpeted, however the distinguishing features of the original design remain in good condition and unaltered. The interior stairwells have been changed by the addition of a partial wall at the landings and firedoors at each floor. On the exterior, the cast stone and concrete foundation have been painted black.

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
1909-1910

Significant Dates
1910

Cultural Affiliation
N/A

Significant Person

N/A

Architect/Builder

MacNaughton, Raymond & Lawrence

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

See continuation sheet

9. Major Bibliographical References

See continuation sheet

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 # _____

Primary location of additional data:

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

Specify repository:

Kimberly Lakin
2026 NE 52nd, Portland OR 97213

10. Geographical Data

Acreeage of property less than one Portland, Oregon-Washington 1:62500

UTM References

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated area of less than one acre is comprised of Lot 1,Block 225, Portland Addition, Cityof Portland, Multnomah County, Oregon. It is located in Section 4, Township 1S, Range 1E, Willamette Meridian.

See continuation sheet

Boundary Justification

The nominated area encompasses less than one acre and includes one lot associated with the building.

See continuation sheet

11. Form Prepared By

name/title Kimberly Demuth, Kimberly Lakin, Patty Sackett
organization Demuth/Lakin Joint Venture date March 8, 1990
street & number 1314 NW Irving, Suite 510 telephone (503) 224-0043
city or town Portland state Oregon zip code 97209

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The Jacobethan style Cumberland Apartments, designed from 1909-1910, are architecturally significant under criterion "c" as an example of the multi-family residential property type within the early period of work by architect Ellis Lawrence. This building received a high ranking in the "Ellis Lawrence Building Survey" for its integrity, distinction and associative value, and meets the registration requirements for the National Register of Historic Places. The Cumberland Apartments are significant as only one of three Jacobethan style buildings designed by Lawrence. It was designed within the early period of Lawrence's work while he was with the firm of MacNaughton, Raymond, and Lawrence.

The building is located on S.W. Park Avenue in Portland and is considered a visual landmark due to its impressive street elevations. There is much embellishment on the exterior of the building: a wide cornice, decorative parapet and cast stone around the windows on the upper story. Two story oriel windows are located on the north and east elevations and paired, Tudor arch windows are below. The entrance to the building is detailed with a recessed Tudor arch which is detailed with a crest, decorative scrolls and organic patterns in cast stone. The oriel window, use of brick with contrasting stone moldings, and the Tudor arch for window and door openings are characteristic of the Jacobethan Style. The interior of the building on the main floor is notable for the varnished wood paneled entrance hall, the original elevator with wrought iron detailing, and the stairwell. The stair railing has square balusters and newel posts with boxed caps. The individual apartments have built-in cupboards with colored glass, wooden baseboards and picture railings. There is a great amount of natural light in the apartments due to the numerous windows.

BEACON INVESTMENT COMPANY

In December of 1909, the firm of MacNaughton, Raymond and Lawrence prepared plans for the Beacon Investment Company, for the construction of an apartment house. E.B. MacNaughton was secretary-manager of the company. In May 1910, the Beacon Investment company sold the lot to F. Breske, a Portland real estate broker, and the plans completed by the architectural firm were implemented. An article in the Oregonian described the building as a "design that is of the Tudor period of architecture."

ELLIS F. LAWRENCE (1879-1946)

Ellis F. Lawrence was born in Malden, Massachusetts in 1879. He received both his Bachelor's and Master's Degrees in architecture from Massachusetts Institute of Technology. After graduating in 1902, Lawrence worked for architects John Calvin Stevens and Steven Codman. He also studied in Europe for six months, where he met and married Alice Louise Millett of Portland, Maine. In 1906 Lawrence left for the Pacific Coast where he intended to open an office in San Francisco. He stopped in Portland, Oregon along the way to visit his friend E. B. McNaughton, a Portland architect. After his visit, and the disastrous earthquake and fire in San Francisco of the same year, Lawrence decided to remain in Portland. He joined the firm of McNaughton and Raymond in November 1906. In February of 1910 Lawrence left the firm and work independently

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Section number 8 Page 3

until 1913 when his friend and former M.I.T. classmate William G. Holford joined him in partnership. (Ellis Lawrence Building Survey)

Ellis F. Lawrence was to become a prolific designer, civic activist and a visionary in city planning and education. Both his teaching and design work influenced the development of architecture within the State of Oregon. In 1914 Lawrence founded the University of Oregon School of Architecture and Allied Arts in Eugene, Oregon. He organized the school around teaching methods which rejected the traditional philosophy of the Beaux Arts school. He believed in the integration of all the arts and an informal, non-competitive teaching environment; ideas which were regarded as progressive for the era. This teaching philosophy as developed by Lawrence remains the basis for education at the University of Oregon School of Architecture and Allied Arts.

Lawrence eventually became acquainted with many of Portland's most influential businessmen. He also knew many nationally known figures such as Frank Lloyd Wright, Bernard Maybeck and the Olmsted brothers. He even collaborated with the noted landscape architects and city planners, John and Frederick Olmsted, on the Peter Kerr residence in Portland. Lawrence was selected as the first vice president of the American Institute of Architects and served on juries for numerous national design competitions, such as the Victory Memorial in Honolulu, the Stock Exchange Building and Bank of Italy in San Francisco. He was president of the Collegiate Schools of Architecture Association from 1932-1934.

Ellis Lawrence was also active at the city and state level in Oregon. He served as state advisory architect for the Home Owners Loan Corporation, and during 1933-1934 served on the Northwest District committee for the Public Works of Art project of the U.S. Treasury Department. He was also president for the local chapter of the A.I.A., an organization he helped to form. Lawrence was involved in the organization of the Portland Architectural Club, the Architectural League of the Pacific Coast

and the Oregon Association of Building Construction. He served on the Portland City Planning Commission and belonged to the Portland Art Association, the Irvington Club and the City Club. Ellis Lawrence, his wife Alice and their three sons, Henry Abbot, Denison Howells, and Amos Millett, resided in the Irvington neighborhood. Lawrence worked three days a week in his Portland office and spent two days a week teaching and serving as dean of the Architecture and Allied Arts School in Eugene. He died in Eugene in 1946 at the age of 67. (Wells/Guthrie Residence National Register Nomination and Ellis Lawrence Building Survey).

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Continuation Sheet**

Section number 9 Page 2

Bibliography

Ellis Lawrence Building Survey. 1989.

Lakin, Kimberly and Demuth, Kimberly. Wells/Guthrie Residence National Register Nomination. 1989

The Oregonian, May 8, 1910.

Pacific Builder and Engineer, December 18, 1909.

Polk's Portland City Directories.

OREGON INVENTORY OF HISTORIC PROPERTY
ELLIS LAWRENCE BUILDING INVENTORY
COUNTY: Multnomah

HISTORIC NAME: CUMBERLAND APARTMENTS

COMMON NAME:		RESOURCE TYPE: Building
OTHER NAMES:		STATUS: built & survives
		<u>LAWRENCE</u>
		(JOB#) YEAR: ()
		(JOB#) YEAR: ()
		(JOB#) YEAR: ()
CITY: Portland	Oregon	FIRST DATE: May 1910
STREET: 1405 SW Park		DESIGN BEG: Dec. 1909
OWNER: Breedlove, James & Marion		DESIGN END:
1837 SW Elm St. #1 Ptd. 97201		CONSTR BEG:
		CONSTR END:
TOWNSHIP: 1S	RANGE: 1E	SECTION: 04
MAP#: 3128		TAX LOT: 1S-1E-04-
ADDITION: Portland		ORIGINAL USE: residence/apartments
BLOCK: 225	LOT: 1	QUAD: Portland
ASSESSOR #: R-66772-4040		PRESENT USE: residence/apartments
THEMES: 20C Architecture		SITE: 0.1 acres, approx.

DATA BELOW IS ON LAWRENCE FIRM'S DESIGN AS-BUILT:

ARCHITECT: MacNaughton, Raymond and Lawrence CHIEF DESIGNER: probably EFL
ENGINEERS & CONSULTANTS:

CONTRACTORS:

ARTISTS & CRAFTSMEN:

STYLE: Jacobethan
PLAN TYPE/SHAPE: rectangular (sides long)
FOUNDATION MATERIAL: concrete STORIES: 4.0 BASEMENT: yes
ROOF/MATERIAL: essentially flat /Bitum. builtup
WALL CONSTR: nailed wood frame STRUC.FRAME: nailed wood frame
PRIME WINDOW TYPE: wood single-pane casement w/transoms
EXTERIOR SURFACE MATERIAL: brick,
DECORATIVE FEATURES/MATERIALS:
Tudor arched 1st floor windows, wide cornice, decorative parapet, 2 story oriel
windows on north and main elevation, decorative brickwork around windows;
OTHER:
Tudor arched front entrance of cast stone

CONDITION: good
MOVED: not moved
ALTERATIONS/ADDITIONS (dated):
storm windows added to basement level windows

LANDSCAPE FEATURES:
none

ELLIS LAWRENCE BUILDING INVENTORY

HISTORIC NAME: CUMBERLAND APARTMENTS

ASSOCIATED STRUCTURES:

SETTING:

urban residential/commercial: faces east on corner of Columbia and Park

SIGNIFICANCE OF LAWRENCE FIRM'S DESIGN:

EXTER.DETAILS/CRAFTSMANSHIP: High-quality skilled work: some fine materials.

INTER.DETAILS/CRAFTSMANSHIP: High-quality skilled work: some fine materials.

EXTERIOR INTEGRITY: Essentially intact as originally built.

INTERIOR INTEGRITY: Unknown.

SITE INTEGRITY: Essentially intact as originally built.

SETTING INTEGR: Historic character & relationship of surroundings is intact.

SIGNIFICANCE STATEMENT:

SOURCES/DOCUMENTS: Description (Location)

E. Lawrence Collection/U of O Special Collections;
Multnomah County Tax Assessor Records;

Polk's Portland City Directory;
Portland Building Permits;

Sanborn Fire Insurance Maps

PUBLICATIONS:

PACIFIC BUILDER AND ENGINEER. 12/18/1909.

SLIDE NO.:

SHPO INVENTORY NO.:

RESEARCH BY: S.I. & K.M.

RECORDED BY: K. Lakin

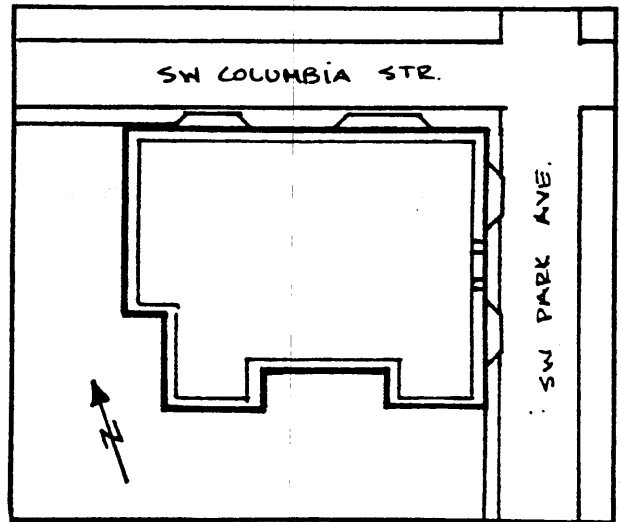
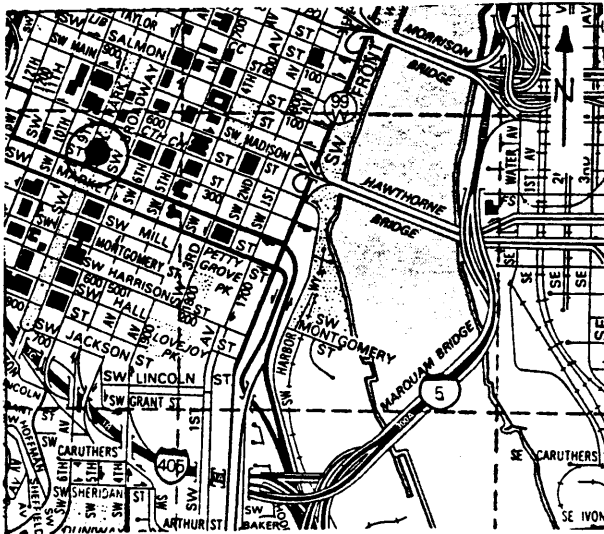
DATE: 03/12/89

DATE: 03/13/89

ELLIS LAWRENCE BUILDING SURVEY
HISTORIC NAME: CUMBERLAND APARTMENTS

RECENT PHOTO
NEGATIVE #s:
SIR2, #19

*First # above
is upper-right
photo; second #
is just below.
If no # above,
see sources at
bottom of page.*



HISTORIC PHOTO/OTHER GRAPHIC SOURCE: S. Igleheart and S. Donovan

OREGON INVENTORY OF HISTORIC PROPERTY
ELLIS LAWRENCE BUILDING INVENTORY

E V A L U A T I O N

HISTORIC NAME: CUMBERLAND APARTMENTS

<u>INTEGRITY OF:</u>	<u>NUMERICAL</u>
1. EXTERIOR: Essentially intact as originally built.	9
2. INTERIOR: Unknown.	0
3. SITE: Essentially intact as originally built.	9
4. SETTING: Historic character & relationship of surroundings is intact.	5

INTEGRITY TOTAL 23

DISTINCTION OF:

1. EXTERIOR DETAILS & CRAFTSMANSHIP: High-quality skilled work: some fine materials.	7
2. INTERIOR DETAILS & CRAFTSMANSHIP: High-quality skilled work: some fine materials.	7
3. STYLE: (Jacobethan) It has distinctive features of its identified style. Compared to Lawrence's other surviving Oregon buildings, this style is one of few (5 or less) in its city/town or rural area.	2
4. ORIGINAL USE: (residence/apartments) Compared to Lawrence's other surviving Oregon buildings, this use is one of few (5 or less) in its city/town or rural area.	2
5. ARCHITECTURAL DESIGN: Compared to Lawrence's other surviving Oregon buildings, this design is above average quality and significance. Is it part of an ensemble of surviving buildings by Lawrence? No other Lawrence buildings are nearby. Are structural or technical aspects of the design significant? Of moderate significance.	5 0 0 5
6. LAWRENCE'S PERSONAL INVOLVEMENT IN THE DESIGN PROCESS: Lawrence was probably chief designer, though little evidence	6

DISTINCTION TOTAL 34

EDUCATIVE OR ASSOCIATIVE VALUE:

1. HISTORIC EVENTS OR ACTIVITIES: No known association with historic events or activities.	0
2. HISTORIC PERSONS: No known association with a significant historic person.	0
3. SYMBOLIC ASSOCIATION WITH AN IDEAL, INSTITUTION, OR POLITICAL ENTITY: No known significant symbolic association.	0

EDUCATIVE OR ASSOCIATIVE TOTAL 0

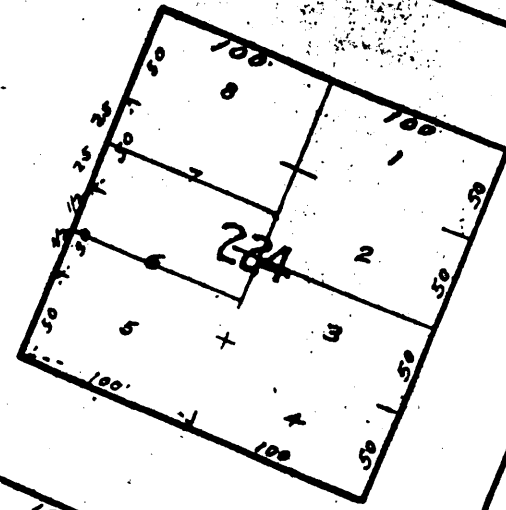
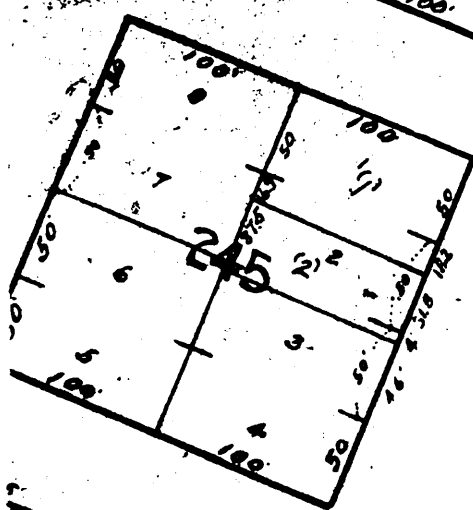
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RANK: PRIMARY

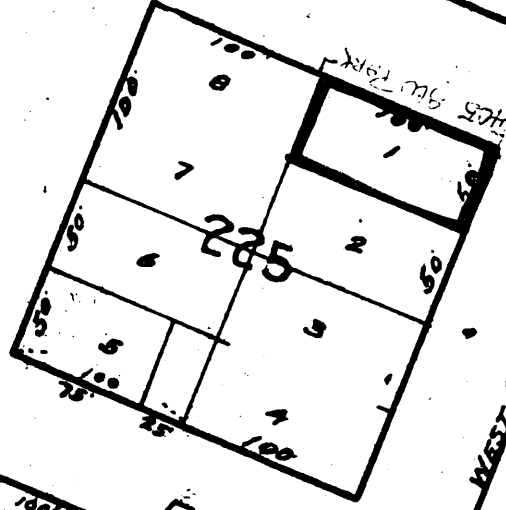
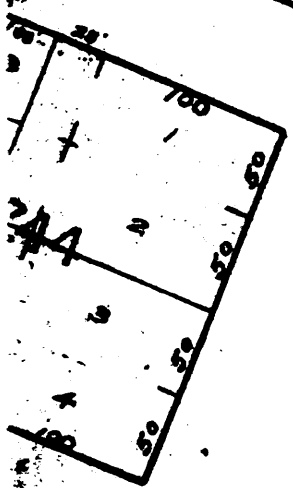
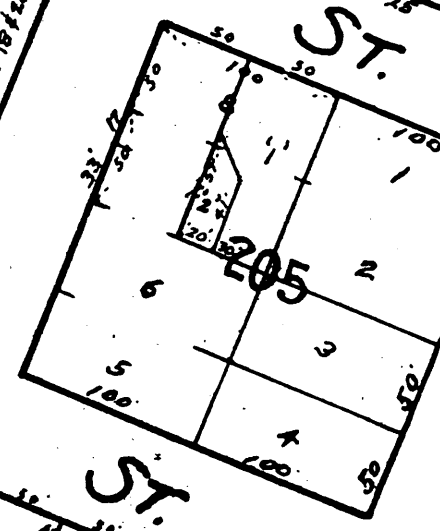
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PORTLAND 23RD ST. 155N

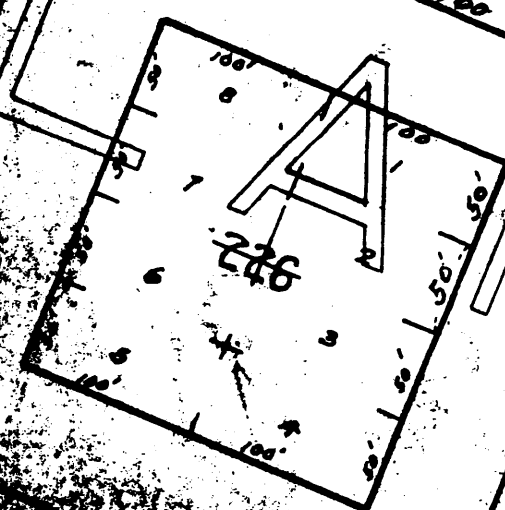
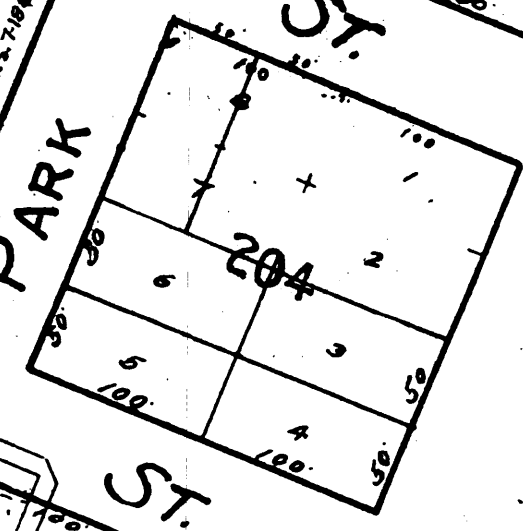
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SEE T.L.P.
PORTLAND PARK BLK'S 7-18 & 20



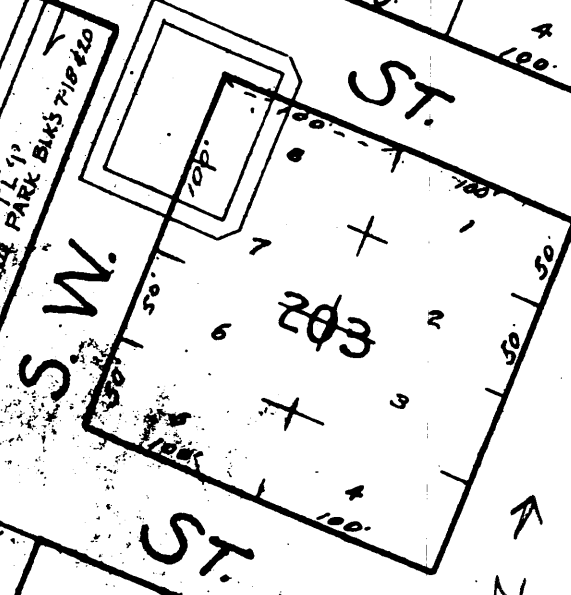
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SEE T.L.P.
PORTLAND PARK BLK'S 7-18 & 20



WEST BARK ST.
SEE T.L.P.
PORTLAND PARK BLK'S 7-18 & 20



SEE T.L.P.
PORTLAND PARK BLK'S 7-18 & 20



S.W.

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