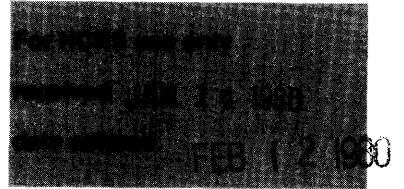


United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

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



1. Name

historic Campbell Townhouses

and/or common Irving Street Brick Rowhouses

2. Location

street & number 1705-19 N.W. Irving St., 715-19 N.W. 17th Avenue ___ not for publication

city, town Portland ___ vicinity of congressional district First District

state Oregon code 41 county Multnomah code 51

3. Classification

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

4. Owner of Property

name Multiple, see attached

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 1021 S.W. Fourth Avenue

city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title Portland Historical Landmark has this property been determined eligible? ___ yes no

date 1973 ___ federal ___ state ___ county local

depository for survey records Portland Bureau of PLanning 424 SW Main Street

city, town Portland state Oregon 97204

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Campbell Townhouses consist of six attached buildings located in what was once the elegant Nob Hill area of Portland. These unique brick residences were erected in 1893. Although sharing a common disposition of compositional elements in the elevations, they are each individualistic in plan and use of exterior Queen-Anne detailing. No architect is known for the townhouses, erected and originally owned by Daniel Campbell.

Daniel Campbell, born 1851, resided at 581 Kearney Street (18th and Kearney) from at least 1890 until his death in 1933, at the age of 82. Listed in City directories as a contractor, carpenter and builder throughout his lifetime, he is also listed in directories of the 1890's as a member of the "Builders Exchange".

The townhouses occupy Lots 1 and 4 of Block 161, Couch's Addition in Northwest Portland. The quarter-block on which the buildings are located is 100' x 100', at 17th and Irving Streets. Each building occupies varying sized portions of the lot.

Campbell built the brick townhouses in 1893, before which time the rest of block 161 had already been developed: 4 wood frame structures on Lots 2 and 3 were built in 1884, 4 identical wood frame structures on Lots 5 and 8 were built between 1884-87, and 4 dwelling units in two pairs of connected buildings were built on Lots 6 and 7 between 1889-95. Block 161 appears to have been the earliest densely built block in Nob Hill with 18 dwellings in 1894. By 1900, the street car lines were well established; lines ran on 16th to Burnside and a transfer line ran along Flisan Street. The Nob Hill area was changing from an exclusive, almost suburban district to an area of growing residential rental development.

The primary external stylistic characteristics of the townhouses are Queen-Anne. The buildings are in excellent condition and have had little or no structural alteration. Most have been restored or are in the process of being restored. Built by Daniel F. Campbell, a local contractor/builder, the buildings are compositionally reminiscent of rowhouses found in the Eastern United States. No other buildings of this type are found in Portland or in Oregon. Although Mr. Campbell continued to live and work in Portland, he erected no similar set of buildings.

Altogether, there are six rowhouses, 4 of which front on Irving Street and 2 of which front on N.W. 17th Street. Although the four structures on Irving Street appear as a discrete entity, each is uniquely articulated, and each rowhouse has its own exterior personality. The bonding system used for the bricks of the structures is known as "American" or "stretcher bond" which became fashionable in the United States about the middle of the 19th Century.

The Irving Street facade is divided into four rowhouses (East to West: 1705, 1709, 1715, 1719 N.W. Irving). The 17th Street facade is divided into two rowhouses (North to South: 719, 715 N.W. 17th). Each of the rowhouses is then divided into 2 bays, a main entrance bay with a projecting one-story wood porch and a two-story square, projecting bay window. The square projecting bay windows on Irving have gabled roofs; the bays on 17th have hipped roofs.

The porches of 1719, 1705 N.W. Irving and 719 N.W. 17th all have flat roofs with box cornices. The porches of 1715, 1709 N.W. Irving and 715 N.W. 17th have pediment porch roofs with carved panels. All of the porch roofs are supported by square brick columns and turned wood posts. Each townhouse unit has a basement entry (to the East on Irving, and to the South on 17th Street) just below the main entry.

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Property Owners

Dennis & Jean Wilde
1719 N.W. Irving Street
Portland, Oregon 97209

Douglas and Cheryl Macy
1715 N.W. Irving Street
Portland, Oregon 97209

Eunice Noell
719 N.W. 17th Street
Portland, Oregon

George Sheldon
3033 N.W. Quimby
Portland, Oregon 97209

Victor Sabin
1323 N.W. 19th Street
Portland, Oregon

Max and Catherine Bolte
715 N.W. 17th
Portland, Oregon

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Above each main entrance porch at the second story level at 1719, 1705 N.W. Irving and 715, 719 N.W. 17th are double-hung one-over-one sash windows with relieving arches and tin grillage attic vents. The second stories of 1715 and 1709 N.W. Irving have 2 windows, one large one-over-one double-hung sash and one of the same style but half the size. The windows of 1715 have a double relieving arch with an ornate pattern over the smaller window and a sunburst over the larger, while the windows of 1709 have a common relieving arch and sunburst.

The townhouse units at 1719 and 1705 N.W. Irving have similar square bay windows; there is a large picture window with leaded glass transom at the first story level, and 2 double-hung one-over-one sash windows on the second story. Pedimented roofs cap each bay. The bay on 1719 N.W. Irving, has a pressed tin panel, while 1705 N.W. Irving's pediment is plain. 1715 and 1709 N.W. Irving have square bay windows with 2 one-over-one double-hung sash at the first story level; the second story has a center picture window with transom and one-over-one double-hung sash with lights. Pedimented roofs with similar pressed tin panels cap the bays.

The square bay windows of 719 and 715 N.W. 17th have large picture windows with transoms at the first story level and 2 double-hung, one-over-one sash windows at the second story level. The East facade of 1705 has a set of 6 windows at each level of the structure.

All doors are original and each is uniquely articulated. Exterior alterations include:

- a. Removal of the existing concrete steps from each of the six townhouses, followed by replacement with new wooden decking and stairs. Repair and replacement of the railing and necessary decking on the upper porches.
- b. Repointing the bricks where required, spraying the bricks with sealer, and painting the exterior trim.
- c. Reroofing the main roof and replacing the skylights. Replacing the coping, wall flashings, gutters, roof scuffers, and downspouts, as well as miscellaneous repairs on the cupolas.
- d. Replacing the back porches and restoring the back, inner courtyard.
- e. Landscaping both around the buildings and in the interior courtyard. The landscaping is controlled so as to preserve the existing mature courtyard trees.

INTERIOR

Of the six townhouses, three are virtually intact: 1719, 1715 and 1705 N.W. Irving. 1709 N.W. Irving has been gutted to the studs and restoration is underway. The interiors of 715 and 719 N.W. 17th were altered in the 1940's when additional bachelor apartments were added, connecting the two structures.

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Most of the units exhibit almost all the original woodwork, including wall molding, door and window frames, and baseboards with cap and shoe moldings. Original floors are tongue-and-groove fir strips restored in most of the units. (Kitchen floors have been tiled). Walls and ceilings are plaster on wood lath. (Sheetrocking has been added in the upstairs hall of 1705, and in the kitchen of 1715 N.W. Irving). The original wainscoting remains in portions of all but one unit. Original panel doors are evident in all units, with two-over-two vertical panels, or two vertical panels over one horizontal over two vertical panels. Door and window frames are identical with circle-patterned square corners. Original sliding doors separate various rooms on the first floor of each unit.

The main stairway in each unit (except 715 17th, where it has been removed) has turned balusters, formed handrail, and a carved newel post with cap molding.

Each fireplace is original and unique, but all are oak and ornately detailed. (The mantel at 715 and 719 N.W. 17th have been removed).

Each main entry is uniquely articulated; there are double entry paneled doors at 1705 N.W. Irving, and single paneled doors on the other rowhouse units. Each door has a different window element, and all are topped by a transom. The original street number is evident in the stained glass transom at 1715 N.W. Irving.

Each floor arrangement is also unique, as the townhouse units range in size from two to five bedrooms. Each first floor consists of a main entry hall, living room, dining room, kitchen, and pantry. (The pantry has been removed in 715 N.W. 17th.) Each second floor consists of a hall, bath, and three to five bedrooms. Each townhouse has a full basement; the townhouses at 1705 Irving and 719 17th contains a basement apartment. All baths have been somewhat remodeled.

Interior alterations include:

All townhouses:

- New electrical service and wiring.
- Remodeling and repair of bathrooms and kitchens.
- Sheetrocking, plastering and finishing wall areas, where necessary.
- Cabinets and tile flooring in the kitchens.
- Skylights replaced above the hall on the second floor.

Individual alterations:

1719 N.W. Irving

- Carpeting in downstairs hall, some carpeting upstairs.
- Window added in upstairs bedroom (Southeast corner) overlooking stairs.

1715 N.W. Irving

- Carpeting in upstairs hall.
- Kitchen walls altered.
- Southeast corner upstairs bedroom opened up into sitting room/study.

1709 N.W. Irving

- Gutted to studs, restoration in progress.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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1703-05 N.W. Irving

--Kitchen walls altered.

--Upstairs front bedrooms combined into one.

715 N.W. 17th

--previously gutted to studs

--Room/wall/floor alteration throughout house.

--Fireplace mantel removed.

719 N.W. 17th

--Room/wall alterations throughout house.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1893

Builder/Architect Daniel F. Campbell, Builder

Statement of Significance (in one paragraph)

The major significance of the Campbell Townhouses (Irving Street Rowhouses) lies in the fact that they are the only example of brick rowhouse construction in the City of Portland and in the State of Oregon. These structures, once located on the edge of the great mansions of the 19th Street area, stand on Block 161 of the sub-divided Couch Family Donation Land Claim. The property was deeded by Caroline Couch (widow of Captain John Couch) in 1872 to several Couch heirs. The Nob Hill area, where the townhouses were built, referred to in its heyday as the West End, has represented wealth and sophisticated culture since its early development in the 1870's. Ship Captain John Heard Couch laid claim to a 640 acre parcel in 1845, which he partially platted in 1849, ten years after his arrival in Portland. Later, he subdivided the land on both sides of 19th Street, giving birth to a residential area unparalleled anywhere in the city in terms of high society prominence and culture.

Beginning in 1881, three of Couch's four daughters and his brother-in-law George Flanders built large and elegant homes on 200' by 400' blocks along 19th Street, and the "Couch Compound" was born, then somewhat isolated from the rest of the City of Portland. John Couch had passed away in 1870, followed by the death of his wife Caroline in 1885. Their daughters and sons-in-law were willed Nob Hill properties that became lucrative in terms of real estate value as the area developed. The parcel of land on which the Campbell Townhouses are situated, along with the rest of the block and other land, was willed by Caroline Couch to several Couch heirs (for the sum of \$1.00): Robert and Caroline Couch Wilson, Cicero H. and Clementine Couch Lewis, Rodney and Elizabeth Couch Glisan, and Mary H. Couch. This transaction took place in November of 1872. This particular parcel was one of the 200' by 200' blocks on the fringes of the Couch family estates.

C. H. Lewis and the Couch heirs et al held the property from 1872 to December of 1886 when Lots 1, 2, 3, and 4 of Block 161 (Townhouses located on Lots 2 and 3) were sold to George Watkins and Fred Bartels for \$5,050.00. Lots 1 and 4 were vacant, but the Couch family had built four frame houses on Lots 2 and 3 at 18th and Irving prior to the transaction. Watkins and Bartels retained the property for a short time, selling Lots 2 and 3 with the 4 houses to William MacMaster (of MacMaster and Birrell, Mortgage and Investment Company) in the winter of 1887; the vacant lots 1 and 4 were sold in the summer of 1887 to D. Marx. Mr. Marx, in turn, sold the lots in the spring of 1889 to Noah Lambert, listed in City directories of the time as a "capitalist", residing at 434 Yamhill Street. Lambert held the property, unbuilt, until March of 1890, when he sold the lots of Cecilia and Daniel Campbell for the sum of \$7,000.00.

The early 1890's were years of fluctuation for the City of Portland. The City Directory of 1892 noted "remarkable progress" as evident in an increase in building and population, and the extension of the mass transit system. In 1892, the Directory alluded to many vacant residences in the City because of easy access to suburban areas where land was cheaper. By 1894, the year of considerable flooding, discussion of a business depression was unavoidable. The directory again noted a large number of vacant homes but also went on to point out that the necessity for economy had caused a doubling over of families into single tenements. The growing consolidation of the City was also noted in the 1894 directory.

9. Major Bibliographical References

See Attached sheet

10. Geographical Data

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

Acreage of nominated property less than one (0.229)

Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UMT References

A 10 524405 5041465
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Lots 1 and 4, Block 161, Couch's Addition to the plat of Portland, Multnomah County, Oregon

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Catherine M. Galbraith

organization

date August 20, 1979

street & number 1415 S.E. Sherrett Street

telephone (503) 239-4155

city or town Portland

state Oregon

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer's Designee

date December 1979

For HCRS use only

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

acty Sally Goldstein
Keeper of the National Register

date 2/12/80

Attest: W. Ray Luce
Chief of Registration

date 1-30-80

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Campbell's dense development (6 units on a quarter block) of rental housing units is not so unusual when viewed in the context of the trends in the 1890's, briefly discussed in the directories. The rest of the block was in rental housing. The 1890 Trenkman houses, 8 single-family rental houses, were already built on a half-block parcel just one block away. Couch school was less than two blocks away. Block 161 may well have been the first full block of rental property in Nob Hill.

What is unusual is that Campbell chose to build townhouses made of brick, unheard of in residential development in Oregon. At the time of construction, the townhouses were unique and remain unique to this day. Campbell may have been attempting to imitate similar structures of the East or San Francisco and he either had the buildings designed by an architect (unknown) or used a set of building plans from the East. Available information does not present Campbell as a very wealthy man, since little is known of him, yet he obviously spent a great deal of care and cost on the exquisitely built townhouses. He continued building as an occupation, but never built a similar structure or other notable structures.

Campbell profited by sale of the townhouses to K. F. and William Hughes in 1894 for the sum of \$30,000. Mr. and Mrs. Hughes were residents of Heppner in Morrow County, where William was considered one of the richest ranchers and possibly the first Irishman in the County. He had left his native Tipperary for Morrow County, arriving in 1870 and he immediately rose to prominence in the stock business and financing of sheep ranchers. There is no record of any residence in Portland, or of any ties with Daniel Campbell, unless they were simply fellow-native Irishmen. William Hughes sold the townhouses in 1898 to John Hughes also of Heppner in Morrow County, in 1898 for \$35,000. Again, there is no record of a Portland residence for John Hughes and he apparently collected rents from a distance. In 1908 the townhouses were sold back to K. F. and William Hughes.

An early townhouse resident, Mrs. Laurence Durkheimer (who lived at 719 17th Street from 1903-13) remembers the Townhouses and the neighborhood as prestigious and well-kept during this period. For her family, the Townhouse residency immediately preceded building of their own home at Main and Vista. Townhouse residents were mostly semi-professional. Mrs. Durkheimer's father was in real estate, and raised in San Francisco. She remembers the Townhouses as "different" and admired by her father for their similarity to San Francisco architecture.

Between 1910-32, the Townhouses were converted to housekeeping rooms, along with most other dwellings on the block. The once-elite Nob Hill area had changed into a declining area of run-down rentals and commercial and industrial development beginning in the 1920's. The established families of Nob Hill were relocating to suburban areas of Portland and major demolition and redevelopment began to erode the residential qualities of the neighborhood. The houses on the half-block on Johnson Street were removed between 1926-32, for commercial development. By 1932, major commercial development along 18th and 19th had occurred, and light industry had pushed its way west to this area.

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During the years 1936-43, City directories show older women living in the townhouses, some renting individual rooms to other tenants. In 1939, the office of Price Administration took over the units and they were vacant for a period of one year. During this time, the O.P.A. substantially altered the interior of the 719 and 715 17th Street units, creating additional apartments by creating openings between the two units. Later, the O.P.A. abandoned the project, and previous tenants at 1719 Irving, the Desse Bell Brindle Family, moved back into the building. In 1948 the Brindle family bought the Townhouses from William Hughes' widow, renting 4 of the townhouses as housekeeping rooms.

The Townhouses, along with other houses in the area continued to deteriorate, functioning as low-rent rooming houses. These uses continued until 1973 when a private restoration program was developed for the Townhouses. Today, the restoration and re-use of these and many other residences is taking place on a grand scale in the Northwest.

In 1973, the Townhouses were designated local historical landmarks by the Portland Historical Landmarks Commission. They also returned to individual family units. Irving Street has been designated one-way between 17th and 18th to reduce traffic. Street trees and other landscaping have been planted and street lights and fences have been replaced. The back common courtyard has been restored and restoration work is continuing. Other restorations in the neighborhood will undoubtedly take place as the Northwest renaissance continues. Other Portland Landmark buildings in the area include: The Herman Trenkman residences on 17th and Hoyt; the Richard Koehler residence at 732 N.W. 19th; the W. B. Ayer residence at 811 N.W. 19th; and the John Shea residence at 1809 N.W. Johnson.

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