

United States Department of the Interior
National Park Service

Listed in the Nation Register
of Historic Places on 08/30/2010
NRIS # 10000599

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Arlington Club

other names/site number _____

2. Location

street & number 811 SW Salmon Street not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97205

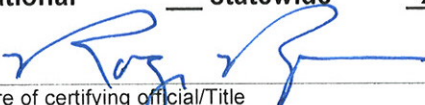
3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local


Signature of certifying official/Title

7-7-10
Date

Oregon SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Historic Resources in Downtown Portland, Oregon
1906-1914

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

SOCIAL: clubhouse

Current Functions

(Enter categories from instructions.)

SOCIAL: clubhouse

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:
Classic Revival

Materials

(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK

roof: ASPHALT
other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Arlington Club is located at 811 SW Salmon Street in downtown, Portland, Multnomah County, Oregon. Specifically, it is located on the lots 2 and 3 of Block 6 on the Portland Park Blocks in the City of Portland. The building is located in an urban setting, prominently sited at the north end of the South Park Blocks. It occupies the south half of the block, facing south onto Salmon Street with city streets on the east and west. The parcel is 100 by 100 feet. The building is four-story with full-basement. It was constructed as a club house and remains in this use. Built in 1910, the Arlington Club is clad in red-brick with white terra-cotta trim. Designed by the prominent Portland architecture firm of Whidden & Lewis, the building may be classified as being in the Late 19th Century and 20th Century Revival - Classical Revival style. The interior features primarily public rooms on the lower two floors, while the upper two floors house smaller, private rooms that are a combination of offices, small conference rooms and living accommodations. The basement is utilitarian. The building retains a high degree of integrity on the exterior. The interior has been modified, largely with updated finishes, but changes are appropriate to the design and the evolving club house needs.

Narrative Description

The Arlington Club is located at 811 SW Salmon Street, facing south onto the South Park Blocks, and is located just southwest of the city's downtown retail core.

Setting

The setting is urban and developed. The building is located just southwest of downtown Portland's retail core. That core, approximately defined by Pioneer Courthouse Square, Macy's and Nordstrom, is two-plus blocks away. The area is dense and urban with mid-to-high rise buildings constructed to the lot lines, a mix of modern typically full-block buildings and older more commonly quarter-block buildings. Uses are generally commercial with ground-floor storefront retail with upper floor office.

Despite its proximity to the city's core, the building is defined more by its prominent location at the north end of the South Park Blocks. The South Park Blocks consist of a green space spine of 20,000 square foot blocks that run south from the Arlington Club to Interstate Highway 405. The blocks, each unique, offers a landscaped park dominated by mature and historic trees and early 20th century statuary. Flanking the South Park Blocks are the city's leading cultural institutions, including the Center for the Performing Arts, Oregon History Center, the Portland Art Museum and the city's largest concentration of churches, mostly built in the early 20th century. At the south end of these blocks is Portland State University. Other uses are largely mid-rise residential.

The building faces onto Salmon Street, a primary east-bound arterial with two traffic lanes and parking on both sides of the street. It is bracketed by Park Avenue on the east and 9th Avenue on the west, both with a single travel lane with parking on both sides; Park is north-bound and 9th is south-bound.

Directly across Salmon Street is the Simon Benson Memorial, a small concrete wall with seating at the south side of Salmon Street. Beyond is Shemanski Plaza, a concrete plaza with perimeter seating and the Temperance Fountain. Directly to the east, across Park Avenue, is the ten-story Park Tower apartment building, constructed in 1927 as a hotel. Cater-corner to the southeast is the rear of the Arlene Schnitzer Concert Hall, designed by Rapp & Rapp in 1927 and listed on the National Register. Cater-corner to the southwest is the eight-story Roosevelt Hotel; now condominiums, the building was designed by Carl Linde in 1925 and also is listed on the National Register. Directly to the west is the four-story Bates Motor Ramp Garage, built in 1928. All of these buildings are built to the lot line and, with the exception of the theater, have ground-floor retail.

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The block on which the Arlington Club sits is 20,000 square feet, 100 feet east and west and 200 feet north and south. The club occupies the south half; the north half has a single building, the Paramount Hotel, a high-rise upscale modern hotel.

Site

The Arlington Club parcel is 10,000 square feet, 100 feet square. The building is constructed to the lot lines. There are no character-defining landscape features. Framing the building on three sides (west, south, and east) are city downtown sidewalks with street trees. The site is flat but slopes down slightly (less than 5%) from west to east by about 10%. The site also slopes down slightly (less than 5%) from south to north by about 10%.

Structure

The Arlington Club is a four-story with basement reinforced concrete structure. At the third floor, the building has a central light well and becomes closed "U" in form. The building was seismically upgraded in 2008.

Exterior

With extensive yet strategic use of classically detailed white terra-cotta trim against a dark red-brick facade, the Arlington Club is a zestful expression of Classical Revival design. The primary facade is on the south with similar secondary facades on the west and east. Materials are consistent on all facades with red-brick in Flemish bond with gray mortar, double-hung one-over-one wood sashes in wood frames. Primary windows are accented with white terra-cotta trim with a pronounced sill and enlarged detailed lintel; secondary windows are half-size and feature decorative iron grilles.

The primary facade is 100 feet across and organized in a tripartite fashion. The first floor, which slopes down from the west, is a one-story water table defined by alternating bands of five brick courses separated by a single recessed course. This is surmounted by a white classical terra-cotta Greek-fret belt course. While the central portion is three stories, the lowest floor reflects the public nature of the floor with a greater window-to-wall ratio than the upper floors. Windows here are both taller and greater in number. The upper two floors reflect their heritage as guest rooms with five single windows across (one per room) separated by four half-size windows providing light and ventilation to the baths. The roofline is defined by a pronounced, complex, dentilated cornice surmounted by a brick parapet with terra-cotta coping and integrating terra-cotta balustrades

Vertically, fenestration divides the facade into five bays, a visual construct reinforced by the balustrades at the parapet. The center bay is dominant with the building's primary entry. This entry is classically framed with rusticated pilasters and fluted Ionic columns supporting an entablature that aligns with the belt course at the second floor. Granite steps lead to a recessed entry featuring double paneled wood doors with painted wood framed side lights and double arched glass transom. Above at the second floor is a grouping of three equal sized double-hung windows separated by classically trimmed mullions. A common decorative lintel unifies this ensemble. The third and fourth floors are similar with a single double window, flanked by half-sized windows. The outer bays are mirror images: The first and fifth bays have a tripartite window on the lower first and second floors, while the second and fourth bays are simpler with a single window.

The secondary west and east facades are similar to the primary south but with a more utilitarian approach to window placement. Both are 100 feet in length. On the east facade, the windows on the first and second floors are paired at the southernmost bays. The other bays have a single full-size window. On the upper two floors, the windows vary between full-size and half-size as determined by need. The west is similarly defined by function: the windows on the first and second floors are paired at the center and again where there are half-sized windows on the third and fourth floors, at the first and second, the window is full-size. A painted wrought iron fire escape is located at the north on both facades.

The roof is flat, covered with asphalt.

Interior

The Arlington Club is four-stories with a full-basement. The space has been largely modernized over the years; uses and floor plans are largely intact but finishes are largely modern though appropriate to an upscale social club.

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Entry to the first floor is from the center south. The double entry doors lead to a vestibule with double full-glass doors flanked by sidelights and transom. The walls here have marble wainscot; above is plaster with classical molding. The ceiling is coffered and the floor is marble.

This vestibule opens to the lobby area. Centered is an open stair to the second floor. To the right (east) is the reception desk, elevator and coat closet. To the left (west) is a receiving area with fireplace. The lobby is flanked by public rooms. Along the west wall is the "Fireside Room", a small reception room with fireplace along the north (interior) wall. To the north of this room is the library. Along most of the east wall is the dining room, behind which (to the north) is a card room. At the north are service areas.

The center stair reverses and leads to the second floor. At the mid-point landing is a dramatic three-part leaded interior window. The stair opens to a reception area that continues south to the "Parkside Room", a large reception/meeting room. Along the east wall is the main dining room with a small private dining room at the northeast corner. At the southwest is another meeting room with a smaller such room to the north of that. The kitchen and service areas are again located at the north.

The third floor, as built, was devoted largely to guest rooms. Today, the third floor has been adapted for use as small meeting rooms accessed by a "U" shaped corridor. The fourth floor is similar to the third except that it remains as guest rooms with a mix of two-room and single room units and club offices at the northwest. In total, the floor has eight units.

The basement is dedicated to service uses with utilitarian finishes. These uses include storage and back-of-the-house rooms.

Alterations and Additions

The club house is in excellent condition, with no deferred maintenance. It is largely intact on the exterior, while interior changes have been made to accommodate the club's evolution over time.

Exterior alterations are limited. Louvers have been installed immediately below the third-floor windows. These louvers are painted metal. Two uplighting fixtures have been installed in the belt course on each facade. At one time, a significant portion of the building was covered with ivy; this ivy was long ago removed, though some telltales are evident at the southeast corner. The green canvas canopy at the front-entry was added in 1985.

The building's interior has been updated and modernized over the years. In general, these changes are limited to updated finishes, but do include some changes to interior partitions. Uses on the lower floors in general have remained constant. The first major work appears to have occurred in 1974, in response to city-required code upgrades. This work included enclosing the secondary stair and fixing the guest transoms in place for improved fire rating. Through the 1980s and 1990s, select areas were updated with new finishes. In 2002, a unisex bathroom was installed as well as a women's locker room. The property recently finished a major remodeling in 2008 by DECA, Inc. This work included a seismic upgrade that entailed lowering and replacing selected ceilings as well as expanded mechanicals and updating finishes. Finally, over time, residential uses have dwindled and rooms adapted as small conference rooms with work primarily limited to new finishes. Today, the residential units are limited to the 4th floor.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1910

Significant Dates

1910

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Whidden & Lewis

Period of Significance (justification)

The period of significance is the date of construction (1910) as part of that collection of buildings that redefined downtown Portland in the decade following the Lewis and Clark Exposition

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The 1910 Arlington Club, located in downtown Portland, Multnomah County, Oregon, is significant locally in the context of the Multiple Property Documentation Form (MPD), "Historic Resources in Downtown Portland, Oregon, 1906-1914." The building is eligible for listing in National Register of Historic Places under Criterion A for Community Planning and Development as part of that collection of buildings that redefined downtown in the 1900s and 1910s, and National Register Criterion C for Architecture as a distinctive work by Whidden & Lewis. It meets both the general and specific registration requirements of the MPD and is specifically cited in the MPD as a resource for inclusion in the National Register. The period of significance is the building's date of construction, 1910.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Arlington Club is locally significant and eligible for listing in the National Register under the historic context statement presented in the Multiple Property Documentation (MPD) form, "Historic Resources in Downtown Portland, Oregon, 1906-1914," under Criterion A in the category of Community Planning and Development and under Criterion C in the category of Architecture. As detailed in the MPD context statement, the decade following Portland's Lewis and Clark Exposition experienced an enormous construction boom, which redefined downtown Portland and which today largely continues to define the massing, scale, materials, uses, and design palette of downtown Portland. As described by the *Oregonian* at the time, "the Lewis and Clark Exposition officially marked the end of the old and the beginning of the new Oregon." In total, the post-fair construction boom added over five million square feet of building space in nearly 6-dozen buildings over a 60-block area.

As relates to Criterion A, the MPD states, "all buildings that meet the registration requirements and have sufficient integrity are significant under Criterion A under the categories of commerce and community development. Commerce relates to the collection of properties that convey the synergism and dynamics of commercial growth that emanated from the boosterism associated with the Lewis and Clark Exposition. Community Planning and Development relates to the resource's ability as a collection to reflect the shift in the downtown's epicenter, the vertical growth in the downtown, the emphasis of commercial over residential in the downtown, and the emphasis of ground-floor retail in the downtown." The general MPD registration requirements include having sufficient integrity to convey historic character, date of construction within the period of significance and construction within the downtown area. The specific MPD registration requirements for this building type (public buildings) are singular; the MPD requires a functional design. The Arlington Club, which is specifically referenced in the MPD as a resource, meets both the general and specific registration requirements relating to Criterion A.

As relates to Criterion C, the MPD states the historic resources are potentially eligible under the category of architecture. Architecture relates to "the practical art of designing and constructing buildings and structures to serve human needs." Many of the resources discussed within the MPD were designed by noted architects, most locally based. Prominent names include, but are not limited to, Whidden & Lewis, A. E. Doyle, William Knighton and D. C. Lewis. In addition, as a collection, the buildings established a design palette for the downtown; many of the resources particularly illustrate that palette. Under this MPD, a property that meets the general and specific registration requirements may also be eligible under Criterion C provided that the property is distinctive or the work of a master. The Arlington Club is both, a distinctive work by Whidden & Lewis, one of the city's premier architectural firms.

Developmental history/additional historic context information (if appropriate)

History of the Resource

In April, 1909, Whidden & Lewis filed plans for the new Arlington Club. According to the *Oregon Journal*, "the newer structure was designed to be one of the most complete and perfectly equipped club buildings on the Pacific Coast"¹ This structure was to be the club's third home. The Arlington Club first formed when 35 leading Portland citizens gathered in December 1867. Their purpose was to create "a club where they could fraternize for mutual enjoyment and relaxation, and to provide a meeting place for discussing their own and Portland's destiny."² The goal of the club's founders was to

¹ *Oregon Journal*, June 19, 1910, p. 5-4

² *Ibid.*

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create an elite men's club, patterned after London's West End gentlemen's clubs. Such clubs were considered a place of civility where grand ideas could be graciously explored. Such clubs were also the avenue to social honor in a community. Membership carried with it the mark of being "upper crust", of being a gentlemen in the most civilized sense of the word. Membership also offered the added benefit of access to what is popularly known as "the old boy network". These gentlemen's clubs are distinctive from the extroverted orientation of clubs as the Rotary where the focus is oriented to community service. Rather, gentlemen's clubs are introverted, with events and interactions solely for the benefit of members.³

Such clubs historically were rare. It is estimated that fewer than 200 existed in the United States. The first recorded club was the "State of the Schuylkill", a Philadelphia eating and drinking club founded in 1732. Other early examples include the Hasty Pudding Institute, formed at Harvard in 1770, the Porcelain Club formed at Harvard in 1791, and Yale's "Skull and Bones" originating in 1832. The first "London West End-style" non-university clubs arrived with the Philadelphia Club in 1832 and the Union Club of New York in 1836.

Nineteenth century America saw the formation of dozens of these clubs and most major cities had at least one such example. More well-known examples include the Tavern Club in Boston and Chicago, the Cosmos Club in Washington, D.C., the Cactus Club in Denver, the Bohemian Club in San Francisco and the Rainier Club in Seattle. In Portland, the Arlington Club was the first of its kind, though it was followed by the Multnomah Amateur Athletic Club in 1891, Waverly Golf Club in 1896, and the University Club in 1898.⁴

At its start in 1867, the loosely and unnamed organized group met in an assortment of venues, including restaurants, hotels, and government chambers. It finally became formally established as the Arlington Club on December 10, 1881. Membership required a \$50 initiation fee and \$5 monthly dues. At the time the club had approximately 100 members. While there is no clear story as to how the club came to be named, the record is clear that its purpose was intended to "signify the 'finest' or the 'highest' and is appropriate to the club's character."⁵ Club membership represented many if not most of the city's first families. Early members included: Henry Failing, W. S. Ladd, C. H. Lewis, and H. W. Corbett among others. Beginning with membership limited to white Protestant men in the 19th century, through the 20th century, barriers of creed, color, and gender have disappeared and today club membership is unrestricted.⁶

As the club formally organized, one of the tasks was to find a permanent home. At the December 10, 1881 meeting, members voted to approve the lease of the home of J. C. Ainsworth. Ainsworth was one of the 1867 founding members and a dominant businessman of the era. Among his ventures were the Oregon Steam Navigation Company and later Ainsworth National Bank. In 1880, Ainsworth moved to Oakland, California. His vacant Italianate Revival house was located at southwest Third Avenue and Pine Street, a short distance from the New Market Theater, then considered the center of Portland.⁷

The club remained at the Ainsworth home for a decade. Concerned with future growth, the inability to modify the leased house, and the need to create spaces more specifically appropriate to club functions, the Arlington Club took steps at its annual meeting on December 11, 1886 to look for a new home. Members investigated a number of options and settled on a site at the northwest corner of West Park Avenue and Alder Street. To finance that building, the club organized the Arlington Club Building Association, which would own the building and lease it to the club. The architect was Ion Lewis of Whidden & Lewis. Lewis was an Arlington Club board member, a one-time Club president and a resident of the club. In 1892, shortly after the Portland Hotel opened and as the City was building its new City Hall, the club moved into its new home. That building was a four-story \$100,000 "Colonial" red-brick building on a quarter-block lot. At the time, it was surrounded by residences and the building was designed specifically as a club house. It featured such amenities as a four lane bowling alley, billiard room, library, and dining room. The top floor housed private dining rooms, five bedrooms, and servant quarters⁸

³ Peter Martin Philips, "A Relative Advantage: Sociology of the San Francisco Bohemian Club," Dissertation, University of California-Davis (1992).

⁴ Ibid.

⁵ Walter W. May, *Arlington Club and the Men who Built It*, p. 3; Donna Sinclair and J. Kenneth Brody, *Arlington Club: Where Leaders Meet*, p. 3

⁶ Ibid.

⁷ Walter W. May, *Arlington Club and the Men who Built It*, pp. 21-25; Donna Sinclair and J. Kenneth Brody, *Arlington Club: Where Leaders Meet*, pp. 1-3.

⁸ Walter W. May, *Arlington Club and the Men who Built It*, p. 36-45; Donna Sinclair and J. Kenneth Brody, *Arlington Club: Where Leaders Meet*, p. 30-34.

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In 1908, with continued growth surpassing club facilities - and a proposal to build a five-story, full-block department store across the street from the clubhouse - the Arlington Club began to look for a new home. In its search, thirty possible locations were considered and evaluated by the members. The 10,000 square foot parcel on Salmon Street was selected and purchased for \$55,000. The site had been part of club founder T. J. Carter's estate. The parcel was a prominent one, a half-block facing south onto the Park Blocks. With street frontage on the east and west, it was also a desirable one, providing ample light and ventilation. The Park Block area had established itself as a premier residential neighborhood as early as the 1880s. It included homes for some of Portland's leading families on full- and half-blocks. It also included most of the premier Portland churches. At the turn of the century, the future Arlington Club site consisted of two parcels, a single family home on a 5,000 square foot interior parcel and a vacant 5,000 square foot parcel at the south. The rest of the block included two homes.⁹

Again, Ion Lewis was the architect. The 51-year-old Lewis was born in Lynn, Massachusetts on March 26, 1858. He studied architecture at the Massachusetts Institute of Technology, where he became acquainted with his future partner, William M. Whidden. After finishing his schooling, Lewis worked in the offices of Boston architects Peabody & Stearns, and later Cabot & Chandler. In 1889, Lewis came to Portland to visit Whidden and stayed to form the firm of Whidden & Lewis. Nearly upon arriving, Lewis became a member and resident of the club.¹⁰

The partnership was and is considered perhaps the city's most prestigious architectural firm, with its most important output between 1889 and 1914. At the time of the Arlington Club, Whidden & Lewis was at the pinnacle of its influence. The firm was the supervising architect for the 1905 Lewis & Clark Exposition and responsible for dozens of important commissions. Its primary competitor, the architect who eventually would eclipse Whidden & Lewis, was A. E. Doyle, who had apprenticed at the firm. Perhaps it's most notable institutional building was Portland's 1895 City Hall. Other prominent public buildings include the original Arlington Club (1890; demolished), Forestry Building (1905; demolished), the old Portland Art Museum (1905; demolished) and the Multnomah County Courthouse (1914). Major commercial commissions included the Concord Building (1890); Gilbert Building (1893); Hamilton Building (1893); Failing Building (1897); Failing Building (1907 and 1913); Corbett Building (1907; demolished); New Imperial Hotel (1910); Wilcox Building (1911); and Stevens Building (1914). A complete list of the residential projects designed by Whidden & Lewis would include more than 40 fine houses. Outstanding works include the McKenzie House (1892); Wilcox House (1892); Good House (1895); McCamant House (1899); W.B. Ayer House (1903); Isom White House (1903) and the Koehler House (1905).¹¹

Within the firm's body of work, the Arlington Club is particularly distinctive. First and foremost, as Ion Lewis' residence, one which he designed, the club house holds considerable unique associative values to one of Oregon's premier architects. Given the club's elite membership, the commission also demonstrates the architect's social standing in the city and likely proved to be a gateway to many of the firm's commissions. Finally, the club house itself is a unique form among the firm's buildings, distinct from numerous high rise structures and single family homes. The building's high degree of integrity reinforces this distinctiveness.

Construction on the new Arlington Club began in the summer of 1909 and progressed without issue. By fall, excavation was complete. By the end of the year, the masonry shell was done. By May, 1910, the building was in the final stages. On June 20, 1910, the building was occupied.¹² The club building was constructed at a cost of \$150,000, supplemented by \$42,000 in furnishings. For his efforts, Lewis was paid \$5,390. The new building, as the old, was intended as a social gathering spot for members, but with the opportunity for permanent residents. As built, the first floor with an entry from the south opened to a large main hall. To the left was a billiard room and three card rooms to the north. To the right was the visitor's receiving room and a 1,500 square foot cafe. To the north was a private dining room. The second floor featured a lounging room at the south with a library and writing room along the west. The main dining room was along the east, to the north of which was a small breakfast room. The third and fourth floors were devoted to bachelor guest rooms, with 36 guest rooms, 18 shared baths and 4 other baths. The third and fourth floors were identical except that space on the fourth floor also housed a squash court.¹³

During this era, typically about 75% of the Arlington Club's rooms were occupied by permanent residents. This residential function paralleled the rise of residential hotel living in the era. This trend began in the late 19th century and continued

⁹ Ibid.

¹⁰ Richard Ritz, *Architects of Oregon*, pp. 253-255, 414-417;

¹¹ Ibid.

¹² Walter W. May, *Arlington Club and the Men who Built It*, pp. 21-25; *Oregon Journal*, June 19, 1910, p. 5-4, *Oregonian*, January 1, 1910, p. 38, *Oregonian*, May 22, 1910, p. 3-8, *Oregonian*, March 3, 1957, p. 24.

¹³ Walter W. May, *Arlington Club and the Men who Built It*, pp. 21-25; Whidden & Lewis, *Arlington Club Working Drawings*, April, 1909.

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well into the 20th century. In expensive hotels, approximately 20% of the clients were permanent residents. "Prestigious addresses, time saved in traveling to work, snob appeal, spectacular views, and having unctuous service without supervising servants are conveniences that keep busy and wealthy residents at exclusive hotels."¹⁴ In addition to status, people chose hotel life because it eliminated the routine responsibilities of managing a large house and garden, devising details for dinner parties and family meals, and supervising often unruly servants. Hotel life also offered a gregarious existence not possible in private residences. Grand hotels were built for crowds, and hotel life was spectacularly public. In expensive hotels, it was possible to argue politics in the bar while following social graces in the dining room. At the same time, once above the public rooms, the hotel provided nearly absolute privacy and relative isolation in the rooms and selectivity in patrons in quasi-public spaces. Perhaps ironically, the cost of hotel living was a fraction of the cost of maintaining a residence at a comparable social level. The club offered many, if not most, of these same benefits to its permanent residents.¹⁵ Notable permanent residents at the Club included its architect, Ion Lewis, and the Bishop of the Episcopal Bishop of Oregon, Benjamin Dagwell. Railroad tycoon, James J. Hill, also used the Arlington Club as his residence when in Portland. In the decades following the Second World War, living at the Arlington Club waned, following similar trends for residential hotels and more generally downtown living. The last permanent resident departed in the 1980s.

The club itself served through the 20th century as a center for making deals informally and out of the public eye. In the late 1920s, conversations at the club appear to have been influential in unifying plans for the St. Johns Bridge and associated bond issue. In the 1930s, Portland's waterfront strike was resolved following a secret meeting organized by Port of Portland Vice President Henry Corbett at the Arlington Club. Lunch at the private Arlington Club was considered the supreme setting for business recruiting, such as in 1947 when the Portland Area Postwar Development Commission attempted to recruit Brown Boveri to establish a manufacturing facilities at Swan Island; Brown Boveri was a Swiss-based international leader in power technologies.

In the late 20th century, the club expanded membership to include women as well as all races and creeds. Nonetheless, while broadening its membership ranks, the club has continued into the 21st century as a center for social gatherings with city and region-wide economic, civic and political results.

Multiple Property Documentation Form: Historic Resources in Downtown Portland, Oregon, 1906-1914

The Arlington Club is being nominated under the historic context statement presented in the MPD, "Historic Resources in Downtown Portland, Oregon, 1906-1914," under Criterion A in the category of Community Planning and Development and under Criterion C in the category of Architecture.

In mass, scale, material and design, downtown Portland today is largely defined by two historic periods: The decade that follows the 1905 Lewis and Clark Exposition, and the expansive years of the 1920s. The first is Portland-specific, as the city was transformed physically by the influx of people and money attracted by the Exposition. The second was a national trend, reflecting fundamental changes to financing real estate development.

The Arlington Club belongs to that group of buildings in the first category. As described by the *Oregonian* at the time, "the Lewis and Clark Exposition officially marked the end of the old and the beginning of the new Oregon." In the period 1906 to 1914, downtown Portland experienced an enormous construction boom. That boom added over five million square feet of building in nearly 6-dozen buildings over a 60-block area.

Today, most of the buildings of this era remain. Two-thirds are office buildings. These include distinctive buildings such as the Wells Fargo and Henry buildings, but also less distinct buildings such as the Swetland and Beck buildings. Hotels comprise the second largest collection of uses; nearly a quarter of the buildings are in this category. It includes grand hotels such as the Multnomah and the New Imperial. More typically these hotels are like the Hotel Alma, Hotel Alder, and Blackstone: relatively low-rise structure with simple lobbies and ground-floor retail.

Particularly striking was the retail construction. Meier & Frank added a quarter-block addition to its 1898 store, patterned after Chicago's Carson Pirie Scott (in 1915, they would add a half-block addition). In 1910, Olds Wortman & King built what was reputed to be the only full-block retail store in the Northwest. Two years later, Lipman-Wolfe built a ten-story, 200,000 square foot store.

¹⁴ Paul Groth, *Living Downtown: The History of Residential Hotels in the United States*, p. 2.

¹⁵ *Ibid.*, pp. 26-55.

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Equally impressive was the growth in the number of public buildings: Multnomah County Library, Multnomah County Courthouse, Portland Police Headquarters, the University Club and the downtown Masonic Temple. It is in this group that includes the Arlington Club.

It is this collection of downtown buildings that established a design palette that continues today. It was created by virtue of the sheer magnitude of construction in a short period of time; within less than a decade, it transformed downtown. As important, the collection of architects designing these buildings largely represented a common design ethic. Nearly all the buildings were designed by local architects. The dominant architectural firm of the period was Whidden & Lewis, responsible for many of the city's most important designs. At one time or another, the most prominent architects in the city worked for the firm.

The end of the Lewis and Clark boom came quickly, beginning in 1913. Rapid drops in exports, particularly wheat, flour and timber, slowed Portland's growth in population and wealth. This drop came to be reflected in new construction: Citywide, the value of building permits fell from a peak of \$20 million to \$7 million at mid-decade and \$3 million in 1917. By 1915 and to 1920, Portland experienced only one or two new major buildings per year. Significant development in the downtown would not start up again until 1922-23.

MPD Registration Requirements

The Arlington Club is being proposed for listing on the National Register under the MPD historic context of "Historic Resources in Downtown Portland, Oregon, 1906-1914" under Criterion A, for Community Planning and Development, and Criterion C, for Architecture. In order to be considered, a property must meet the registration requirements detailed in the MPD document. Below is a synopsis of the relevant sections from that document.

As relates to Criterion A, the MPD states: "All buildings that meet the registration requirements and have sufficient integrity are significant under Criterion A under the categories of commerce and community development. Commerce relates to the collection of properties that convey the synergism and dynamics of commercial growth that emanated from the boosterism associated with the Lewis and Clark Exposition. Community Development relates to the resource's ability as a collection to reflect the shift in the downtown's epicenter, the vertical growth in the downtown, the emphasis of commercial over residential in the downtown, and the emphasis of ground-floor retail in the downtown."

As relates to Criterion C, the MPD states the historic resources are potentially eligible under the category of architecture. Architecture relates to "the practical art of designing and constructing buildings and structures to serve human needs." Many of the resources discussed within the MPS were designed by noted architects, most locally based. Prominent names include, but are not limited to, Whidden & Lewis, A. E. Doyle, William Knighton, and D. C. Lewis. In addition, as a collection, the buildings established a design palette for the downtown; many of the resources particularly illustrate that palette. Under this MPS, a property that meets the general and specific MPS registration requirements may also be eligible under Criterion C provided that the property is distinctive or the work of a master. The Arlington Club is both, a distinctive work by Whidden & Lewis, one of the city's premier architectural firms.

General MPD Registration Requirements

To be considered under the MPD, a property must meet the general registration requirements. Those registration requirements include having a date of construction within the period of the MPD, being located within the general area of the MPD, and having sufficient integrity to convey its significance. The Arlington Club meets these general registration requirements. The building was constructed in 1910, approximately at the mid-point of the 1906-1914 timeframe of the MPD. It is located in the center/southwest of the downtown core, and the building retains a strong degree of integrity, particularly on the exterior. Finally, although not an MPD registration requirement, the Arlington Club remains in the use for which it was designed.

Specific Property Type: Public Buildings & Social Organizations in Downtown Portland, 1906-1914

As detailed in the MPD, in the era following the Lewis and Clark Exposition, downtown Portland saw the construction of a number of important public buildings. These include now demolished theaters, the Multnomah County Library, the Multnomah County Courthouse, Portland Police Headquarters, the Masonic Temple, and the Arlington Club. As a collection, these buildings represent an important facet of the post-fair building boom, buildings that reflected the growing cultural, government and social needs of the community. These buildings varied in form as the designs reflect their uses. All of the buildings were designed by professional architects. Most were full-block buildings.

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Designed by professional architects, these buildings were predominantly steel-frame, though some were reinforced concrete, with a few utilizing unreinforced masonry. Most were full-block buildings, usually five stories or above in height, clad in varying hues of brick with terra-cotta decoration or trim. The Central Library is a full-block structure, which has a red-brick exterior with sandstone trim and base. Designed by Doyle, Patterson and Beach, it has a grand marble staircase on the interior with a leaded-glass dome. The Multnomah Courthouse was designed by Whidden and Lewis is also a full-block and consists of a steel frame with concrete fireproofing. It is finished with granite and limestone with a terra-cotta roof cornice. The Police Station was designed by Emil Schacht and Son and consists of a smooth stone exterior on the ground floor with brick above. It is an impressive structure with round-arched windows and decorative stone work at the roofline and entry. The Masonic Temple was designed by Richard Martin and is a five-story building clad in tan brick. The decorative elements include cast-stone segmental and pedimented window heads, a sheet-metal cornice with block modillions. The Arlington Club was designed by Whidden and Lewis and is clad in red-brick laid in Flemish bond. Glazed terra-cotta decorates the windows, belt course and cornice.

As with the other buildings of the era, the significance of these structures is found as part of the post-fair building boom occurring between 1906 and 1914 that transformed downtown. Collectively, they represent uses critical to the larger social good; their construction in downtown further established that the central core was more than simply a business district, but a social and cultural center as well. The nature of these buildings is that the function largely drove the design, whether it was a library, courthouse, or Masonic hall, both on the interior and exterior.

Additional MPD Registration Requirements for Public Buildings:

There are five buildings for which this category is applicable. Three are already listed individually on the National Register. These are the Multnomah County Courthouse, the Police Headquarters, and the Central Library. Although the MPD specifically discussed the Arlington Club, the club is one of the two buildings not listed.

Functional Design: The building's function largely determined the building's interior floor plan and affected its exterior design. The Arlington Club's function as a social club, with meeting and dining areas on the lower floors and guest rooms on the upper floors, very much defined the building's interior and exterior design. The Arlington Club fulfills this registration requirement.

CONCLUSION

The Arlington Club is eligible for listing in the National Register under the MPD "Historic Resources in Downtown Portland, Oregon, 1906-14," under Criterion A for Community Planning and Development, and under Criterion C for Architecture. The Arlington Club belongs to that collection of buildings constructed in the real estate boom following the Lewis and Clark Exposition that came to redefine downtown. In particular, it is an example of public buildings constructed that further established that central core was more than simply a business district, but a social and cultural center as well. Most of these buildings have survived today, including the Multnomah County Library and County Courthouse.

The Arlington Club, designed by Whidden & Lewis, arguably the City's most influential architectural firm and displaying exceptional integrity, also stands as a distinctive architectural statement conveying those aspects that came to define the city's core design palette. The building meets the general and specific associated building type registration requirements for listing in the National Register under the Multiple Property Documentation Form.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Published

Ferriday, Virginia Guest. *Last of the Handmade Buildings: Glazed Terra Cotta in Downtown Portland*. Portland, OR: Mark Publishing Company, 1984.

Ferriday, Virginia Guest, et. al. *Historic Resources Inventory of Portland*. Portland, OR: City of Portland, 1984.

Gaston, Joseph. *Portland, Oregon: Its History and Builders*. Chicago, IL: S. J. Clarke Publishing Co., 1911.

Groth, Paul. *Living Downtown: The History of Residential Hotels in the United States*. Berkley, CA: University of California Press, 1994.

MacColl, E. Kimbark. *Merchants, Money & Power: The Portland Establishment, 1843-1913*. Portland: The Georgian Press, 1988.

_____. *The Growth of a City: Power and Politics in Portland, Oregon 1915-1950*. Portland: The Georgian Press, 1979.

_____. *The Shaping of the City: Business and Politics in Portland, Oregon 1885 to 1915*. Portland: The Georgian Press, 1976.

May, Walter W. R. *Arlington Club and the Men Who Built It*. (Portland, OR: Arlington Club, 1968).

Polk's Portland, Oregon City Directory. Portland, OR: Polks.

Ritz, Richard E., FAIA. *Architects of Oregon*. Portland, OR: Lair Hill Publishing, 2002.

Sinclair, Donna L. and Brody, J. Kenneth. *Arlington Club: Where Leaders Meet*. Portland, OR: Arlington Club, 2007.

Other Sources

City of Portland Office of Planning & Development Review microform and card files.

Heritage Consulting Group historic Portland research files.

Heritage Consulting Group, National Register Multiple Property Documentation Form, "Historic Resources in Downtown Portland, Oregon, 1906-1914."

Multnomah County Tax Assessor Records

The Oregon Journal

The Oregonian

Sanborn Fire Insurance Maps for Portland, Oregon.

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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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Oregon Historical Society

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property less than one acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>10</u>	<u>524941</u>	<u>5040324</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The Arlington Club is located on Lots 2 & 3 of Block 6, of the Portland Park Blocks, City of Portland, Multnomah County, Oregon.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the original and legally recorded boundary lines for the property for which National Register status is being requested and which historically has been the Arlington Club.

11. Form Prepared By

name/title John M. Tess, President
organization Heritage Consulting Group date Feb. 24, 2010; rev. June 15, 2010
street & number 1120 NW Northrup Street telephone (503) 228-0272
city or town Portland state Oregon zip code 97209
e-mail jmtess@heritage-consulting.com

Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Arlington Club

City or Vicinity: Portland

County: Multnomah **State:** OR

Photographer: Heritage Consulting Group

Date Photographed: February 2010

Description of Photograph(s) and number:

- 1 of 10: Exterior View, south looking north at south elevation
(OR_MultnomahCounty_ArlingtonClub_0001)
- 2 of 10: Exterior View, east looking northwest at east elevation
(OR_MultnomahCounty_ArlingtonClub_0002)
- 3 of 10: Exterior View, west looking northeast at west elevation
(OR_MultnomahCounty_ArlingtonClub_0003)
- 4 of 10: Interior View, first floor, lobby, looking southwest from northeast
(OR_MultnomahCounty_ArlingtonClub_0004)
- 5 of 10: Interior View, first floor, library at northwest, looking north
(OR_MultnomahCounty_ArlingtonClub_0005)
- 6 of 10: Interior View, third floor, stair/elevator lobby, looking northeast
(OR_MultnomahCounty_ArlingtonClub_0006)
- 7 of 10: Interior View, second floor, reception, looking north
(OR_MultnomahCounty_ArlingtonClub_0007)
- 8 of 10: Interior View, third floor, east-west corridor, looking east
(OR_MultnomahCounty_ArlingtonClub_0008)
- 9 of 10: Interior View, third floor, meeting room at southwest, looking southwest
(OR_MultnomahCounty_ArlingtonClub_0009)
- 10 of 10: Interior View, fourth floor, guest room at west, looking northwest

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(OR_MultnomahCounty_ArlingtonClub_0010)

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Arlington Club (c/o Mike Legg)
street & number 811 SW Salmon Street telephone (503) 223-4141
city or town Portland state Oregon zip code 97205

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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N/A

Name of multiple listing (if applicable)

Section number Documents Page 1

List of Figures

1. Assessor map showing location of Arlington Club taxlot and nominated property boundaries.
2. Arlington Club, first floor plan.
3. Arlington Club, second floor plan.
4. Arlington Club, typical upper floor plan.
5. Arlington Club, basement floor plan.
6. Historic Photo of Arlington Club, *Oregonian*, January 1, 1910.
7. Historic Photo of Arlington Club, *Oregonian*, May 22, 1910.
8. Historic Photo of Arlington Club, circa 1910, Oregon Historical Society, OHS Neg. CN007776

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NW1/4 NW1/4 SEC. 3 T.15. R.1E. W.M.
MULTNOMAH COUNTY

IS 1E 38B
PORTLAND



Figure 1

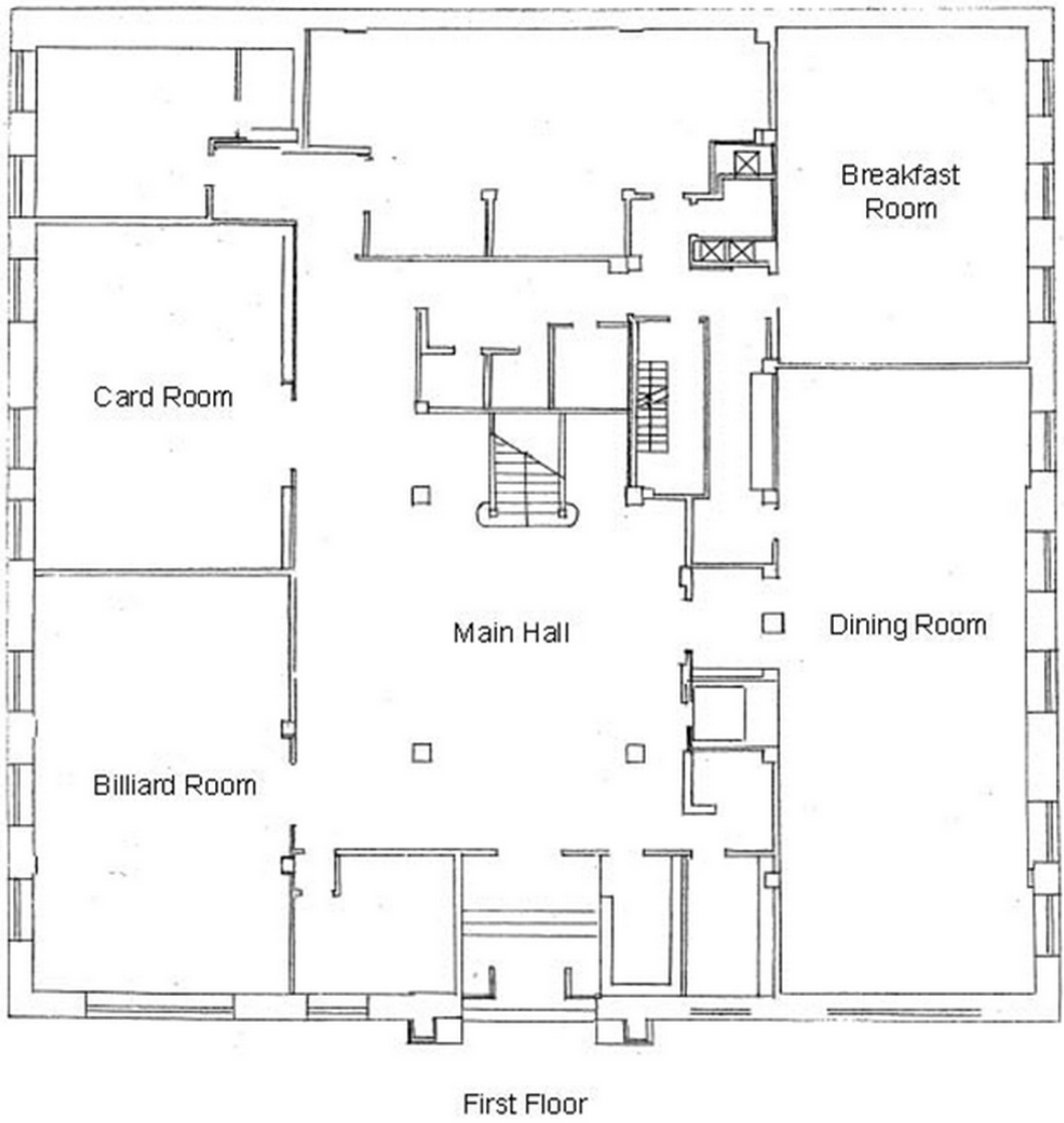


Figure 2

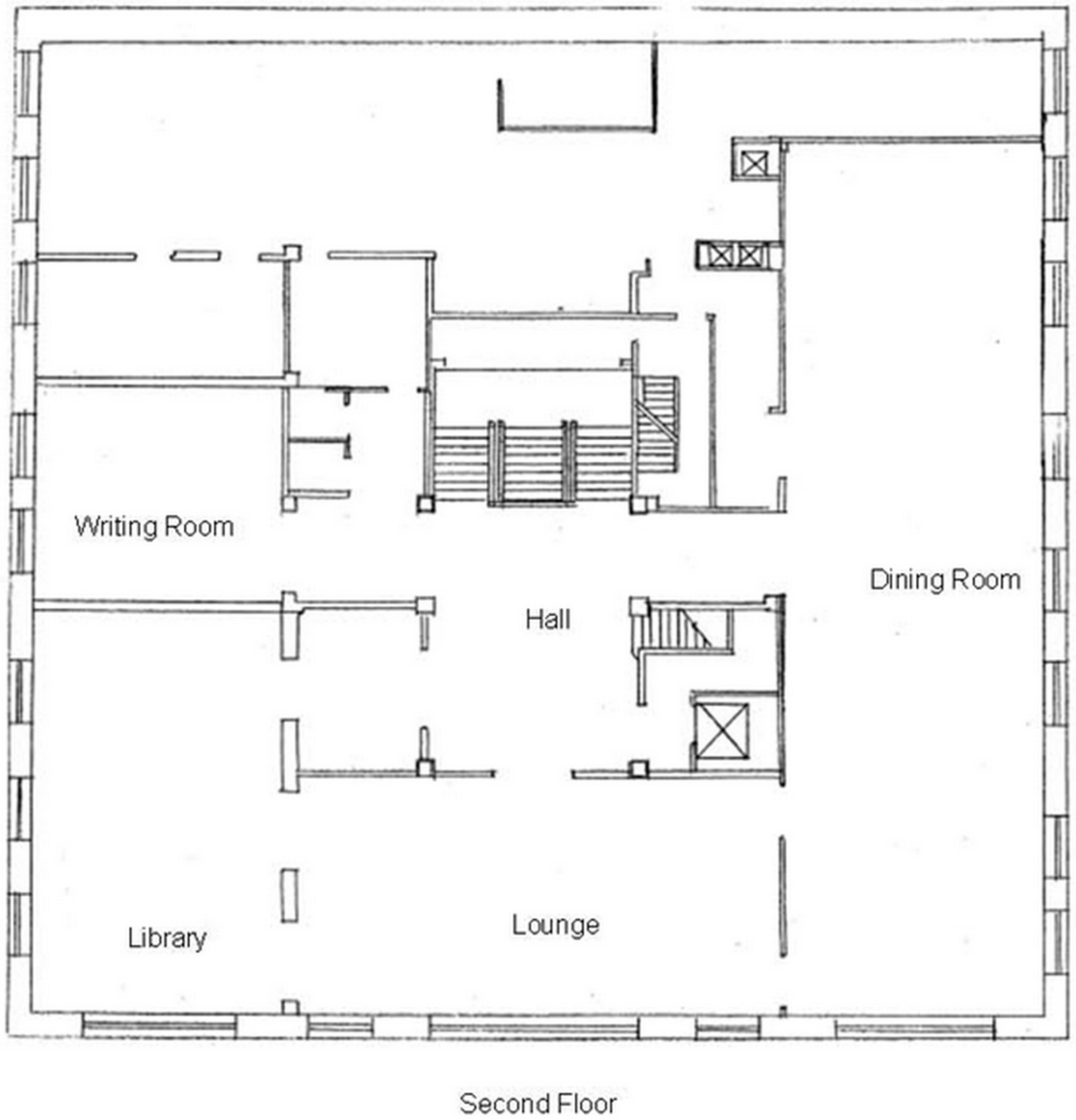
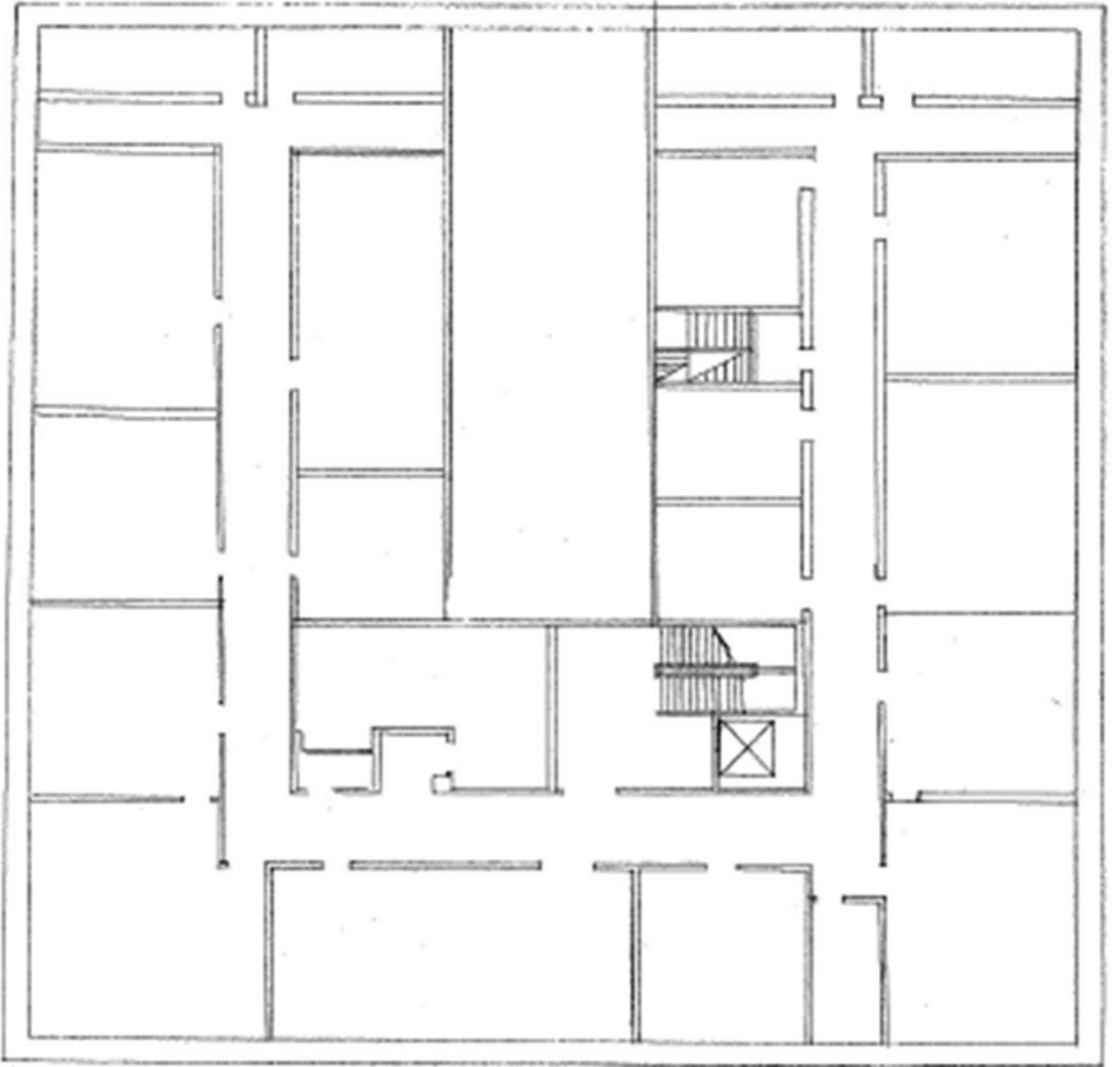


Figure 3



Typical Upper Floor Plan



Basement Floor Plan

Figure 5

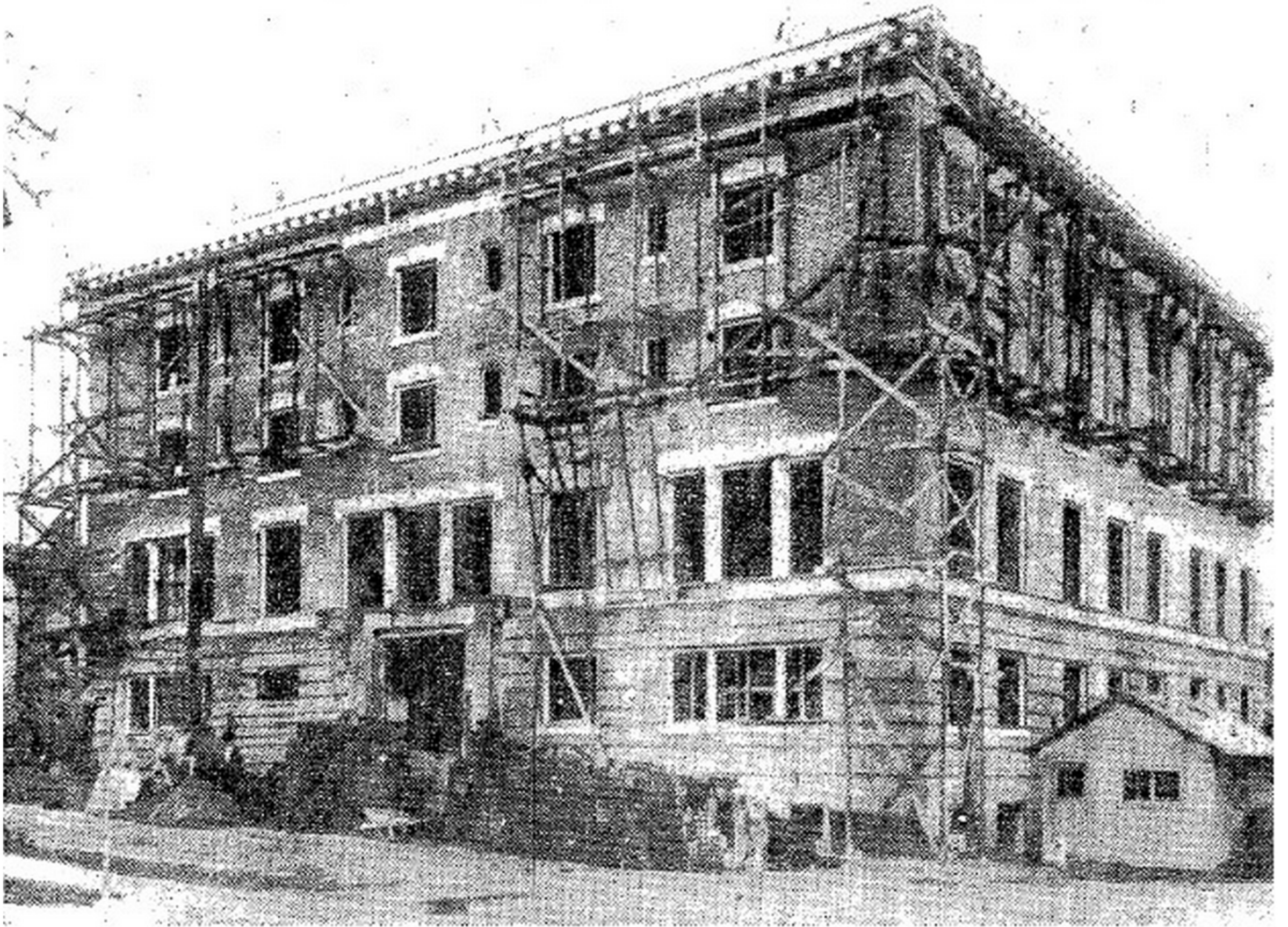


Figure 6



Figure 7



Figure 8

Arlington Club Photographs



OR_MultnomahCounty_ArlingtonClub_0001



OR_MultnomahCounty_ArlingtonClub_0002

Arlington Club Photographs



OR_MultnomahCounty_ArlingtonClub_0003



OR_MultnomahCounty_ArlingtonClub_0004

Arlington Club Photographs



OR_MultnomahCounty_ArlingtonClub_0005



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Arlington Club Photographs



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Arlington Club Photographs



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