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**United States Department of the Interior**  
**National Park Service**

# National Register of Historic Places Registration Form

JAN 27 1989

## 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 Douglas Building  
other names/site number N/A

### 2. Location

street & number 3525-41 S.E. Hawthorne       not for publication  
city, town Portland       vicinity  
state Oregon      code OR      county Multnomah      code 051      zip code 97214

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	_____	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	objects
	<input type="checkbox"/> object	1	Total

Name of related multiple property listing:

Historic and Architectural Resources  
of Eastside Portland

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.

January 23, 1989

Date

Signature of certifying official

Oregon State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.

*Alvarez Bryan*      Entered in the  
National Register 3/8/89

- removed from the National Register.
- other, (explain): \_\_\_\_\_

*J. Signature of the Keeper*

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

COMMERCE/TRADE; Specialty Store

DOMESTIC; Multiple Dwelling

Current Functions (enter categories from instructions)

COMMERCE/TRADE; Specialty Store

DOMESTIC; Multiple Dwelling

**7. Description**Architectural Classification  
(enter categories from instructions)

OTHER; Commercial

Materials (enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other Concrete

Glass

Describe present and historic physical appearance.

**EXTERIOR DESCRIPTION**

On the southwest corner of the block, the Douglas Building is located in the heart of the Sunnyside commercial strip on Hawthorne Boulevard. Commercial buildings, one and two stories in height, line both sides of Hawthorne in the vicinity of this structure.

Two stories tall and rectangular in plan, this building rests on a concrete foundation with a full basement. The roof is flat and has a full parapet surrounding it. Although at first glance the south elevation appears symmetrical, in reality the east side of the elevation is longer than the west. The exterior surface material is of combed red brick laid in a common bond. In addition to the first- floor storefront windows, there are second-floor one-over-one double-hung sash windows with concrete sills.

In the middle of the south elevation, a slightly projecting two- story front entry rises to the roof, and is capped by a pedimented parapet; at its two corners is a quoin-like pattern of alternating concrete slabs and sets of brick stretchers. Within the recessed entry is the front door which has multi-paned sidelights and a transom light.

The first floor of this building is lined with storefronts on both the south and west faces. Along the south side are five shops with recessed entries and large display windows. In the middle is the inset front entrance which has a flat arch above and is surmounted by sunburst pattern brick work. Between the shop windows, brick pilasters rise to the frieze above the first level. These pilasters are made up of raised brick with every eighth row set back. Small concrete capitals grace their tops. Also above the shops are top-hinged casements which have been covered over by awnings or replaced. A wide frieze separates the two levels and consists of a projecting cornice-like extension that has molding detail and large dentils below.

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Directly above this cornice-band on the second floor are a line of vertically laid bricks which occupy the first three rows between the windows. The windows are set in pairs and two feet above each one is a rectangular concrete panel that contrasts with the brick surface. A very modest cornice projects above the second floor, broken only by the pedimented face above the main entry. Within this space there is a pair of windows surmounted by a round arch of concrete and patterned brick.

Canvas awnings have been added over some of the shop windows. The Douglas Building strongly retains its original integrity.

**INTERIOR DESCRIPTION**

The first floor of the Douglas Building is divided among five commercial uses. Three occupy single bays; the corner incorporates two bays; and the business that enters off the side street occupies the space across the back of the entire building. The interiors of the businesses have varying amounts of original finishes, although the front businesses are generally more intact.

The building has nine apartments on the second floor. The center entrance on the facade opens to a vestibule and then an enclosed staircase which turns once before reaching the second floor. The stairs have simple panelled and capped newel posts, as well as plain balusters at the second floor hall.

The apartments have simple finishwork, sand-finish plaster, built-in kitchen cupboards, oak floors and china cabinets. Some of the units have hexagonal ceramic tile countertops and bathroom floors. Round-arched openings separate the kitchen from the living room.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

 nationally     statewide     locallyApplicable National Register Criteria     A     B     C     DCriteria Considerations (Exceptions)     A     B     C     D     E     F     G**Areas of Significance (enter categories from instructions)**Architecture

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**Period of Significance**1929**Significant Dates**1929**Significant Person**N/A**Cultural Affiliation**N/A**Architect/Builder**DeYoung & Roald**State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.**

The Douglas building, constructed in 1929, is locally significant under criterion C as a well-preserved example of a commercial building type associated with the advent of the automobile. The date of construction is based on City of Portland building permit records. It was designed by the local architectural firm of DeYoung and Roald.

The Douglas building is an important element in an ensemble of historic buildings on Hawthorne Boulevard which extends from approximately 35th Avenue to 38th Avenue. The group consists primarily of one to two-story masonry commercial buildings. The subject property is located near the center of the ensemble on the north side of the street. The buildings in the group represent two distinct periods of development. The first period includes properties constructed prior to World War I which are associated with the streetcar-era. The second period is post-war construction associated with the automobile-era.

The subject building is an excellent representative of an auto-era commercial building type of which there are 19 examples in the study area. The type consists of a ground floor for retail use with apartments on the second floor. Buildings of this kind began to appear in the study area around the turn-of-the-century and were particularly popular during the 20s. The early examples are predominantly of wood construction. After about 1905 wood was replaced by masonry materials, primarily brick and stucco.

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The Douglas building is one of the largest and best-preserved of its type in the study area. The two-story building is distinguished by the restrained classical detail including the pedimented parapet above the central entrance, with sunburst pattern in the brickwork, and quoin-like detailing of alternating concrete slabs and bricks. The interior of the building is remarkably intact, particularly the second-story apartments.

## 9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform, and card files, Portland, 1980.
- . Polk, R. L. and Co., Portland City Directories, 1935.
- . Ticor Title Company records, Portland, Oregon.

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:

## 10. Geographical Data

Acreage of property Less than one acre      Portland, Washington-Oregon 1:62500

UTM References

A 1 0 0 5 2 9 1 5 0 3 5 0 3 9 7 2 5  
Zone      Easting      Northing  
C                                   

B                              
Zone      Easting      Northing  
D                            

See continuation sheet

## Verbal Boundary Description

Sunnyside addition & Plat 2 & 3, S. 89.4' of Lot 1-3, Block 55

See continuation sheet

## Boundary Justification

Taxlot lines

See continuation sheet

## 11. Form Prepared By

name/title K. Zisman, J. Koler, J. Morrison, B. Grimala, A. Yost  
organization Hawthorne Blvd. Business Association date August 15, 1988  
street & number 615 S.E. Alder telephone (503) 234-4801  
city or town Portland state Oregon zip code 97214