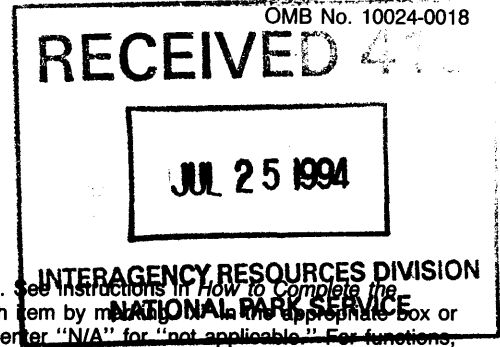


United States Department of the Interior
National Park Service

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Eugene Apartments

other names/site number N/A

2. Location

street & number 2030 NW Flanders Street N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97210

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
James Hamrick June 27, 1994
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the 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.
 - removed from the National Register.
 - other, (explain:)

for
Edson H. Beall Signature of the Keeper Date of Action 8.26.94

Entered in the
National Register

Eugene Apartments

Name of Property

Multnomah County, Oregon

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Spanish Revival

Modernistic

Materials

(Enter categories from instructions)

foundation cement

walls cement

roof asphalt: built-up

other

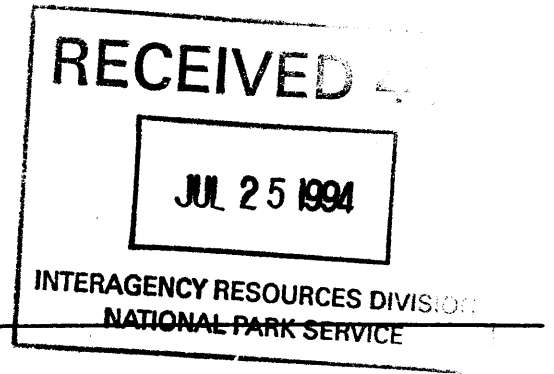
Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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The 1930 Eugene Apartment Building is located at 2030 N.W. Flanders Street in the northwest commercial district of Portland, Oregon. It specifically is located on tax lot 2 of block 35, King's Second Addition in Portland, Multnomah County, Oregon. The building was designed by Elmer E. Feig, a local contractor who was very prolific with apartment house design and construction in Portland, Oregon during the decade between the mid-1920's and mid-1930's. The developer was S. Earl Henderson, a builder with whom Feig had an intensive three year relationship resulting in nine apartment structures. The Eugene is the last known building resulting from that association and the last known building constructed by S. E. Henderson.

The building may be categorized as LATE 19TH AND EARLY 20TH CENTURY REVIVAL--Mission/Spanish Colonial Revival Style of Architecture.* The building is eligible for listing in the National Register under Criterion "C" as an excellent example of the work of Elmer Feig. The building is listed in the Portland Historic Resources Inventory.

*Spanish Revival

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SETTING

The Eugene Apartment Building is located mid-block on Flanders Street between 20th and 21st Avenues. Specifically, it is located on lot tax lot 2, block 35, King's Second Addition, in Portland, Multnomah County, Oregon. The lot is 98 feet along Flanders and 100 feet deep. It is on the south side of Flanders with the street elevation facing north.

The Eugene is located in the Nob Hill neighborhood. Once the fashionable home of Portland's well-heeled, the area became a major concentration of apartment building development in the first part of the 20th century. Today, the area surrounding the Eugene is a mixture of apartments and large homes.

Adjacent to the Eugene are several historic properties already listed on the National Register. Immediately to the west are a group of three similar apartments, the Ormonde, Dayton and Day. These are located at 2046-48, 2056-58, and 2068 NW Flanders. Built in 1907-08, each is a 3-story wood frame structure. Next door to the Eugene to the east is the George Heusner House at 333 NW 20th. Also listed on the Register, the 1894 building, which faces on 20th, is a large 3-story shingle house designed by Edgar Lazarus. And next door to the Heusner House on 20th is the Isam White House. This 1905 wood clapboard house, also listed on the Register, was designed by Whidden & Lewis. One block to the east of the Eugene is the 1926/1928 Temple Beth Israel (NR).

Immediately across the street is surface parking. To the east is the 5-story brick Embassy Apartments, facing Flanders at the corner of 20th. Across the street to the west is a modern, indistinguishable 6 story apartment. Other nearby noteworthy structures include the Elite Apartments, located at the southeast corner of Flanders and 20th, the Premier Apartments, located at Everett and 20th, and Williams Plaza, operated by the Housing Authority of Portland, located behind the Eugene on Everett.

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EXTERIOR DESCRIPTION

The Eugene is a three story U-shaped reinforced concrete apartment house. Constructed in 1930, the building was designed by Elmer E. Feig. It is executed LATE 19TH AND EARLY 20TH CENTURY REVIVAL Mission/Spanish Colonial Revival Style of Architecture. The most striking exterior feature of the building is its U-shaped street elevation. Feig used a strong sense of symmetry and balance combined with a heavy use of Spanish Colonial decorative applique. The street facade is symmetrical with two legs of 42 feet divided by a courtyard entry. Each leg of the street elevation is divided vertically into three bays, through the use of fluted pilasters running from the water table to the height of the building and surmounted by urns. The two outside bays on each leg are identical, 10 feet wide. Each is tied together visually with a scroll pilaster framing the windows and topped by a curved cornice window head. Window openings are 36 by 42 with wood casement windows. Between each floor is a rectangular cartouche featuring an urn in relief.

The central bay of each leg, 22 feet wide, uses four fluted pilasters to tie together two smaller casement windows and fire exit. The windows are identical in proportion to the larger outside windows. The fire exit is off the central hallway of each wing with a sash window, six over six lights. This ensemble is topped by a cornice window head repeating that of the outside bays and sandwiched by two rectilinear cornices. The entire central bay is then topped by a curved gable with cartouche.

The central courtyard is 12 feet wide and 60 feet deep. It leads to a recessed entryway. At the entrance, Feig uses a row of columns to create a colonnade effect on the ground floor and uses large vertical windows with arched decorative applique on the upper two floors to maintain the overall affect. The entryway facade is then topped by an elaborate curved gable.

The building has a cement plaster exterior with what is known in the trade as a spanish finish. It has been painted pastel green with spanish white trim on the windows and decorative elements. Apart from the street facade, windows are double hung sash, eight over one. The exterior is in intact with no modifications. It is in good condition and showing signs of on-going maintenance.

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INTERIOR DESCRIPTION

The building is entered through the courtyard opening onto Flanders. It consists of a recessed entry supported by three columns leading to a single door flanked on each side by vertical windows 22" x 72". The entrance also feature original clay tile floors with ceramic tile accents. From this foyer, visitors may turn left or right to the apartments.

The building does not have an elevator. Access to each floor is via a stairway located in each wing which runs from the basement to the roof and have the original wrought iron railings. The basement is utilitarian and well maintained. It is used for the heating plant, recycling bins and storage. It also features one studio apartment on each side.

The overall design of the interior space is efficient and straight forward. Each floor has ten apartments and a central foyer, for a total of 30 apartments in the building. Four are studios overlooking the courtyard; six are one bedroom located on the outside wall of the building. Many of the bedrooms feature doorways at each end, allowing flexibility for changing a studio into a one bedroom and vice versa.

The floor plan for each apartment is essentially the same. Each unit begins with a small entrance vestibule. From there, visitors may turn left to a living room, 15 feet by 21 feet. Six of the apartments have a false fireplace; all have a small alcove 3 feet deep. There are arched openings between living rooms and hall, and between the hall and kitchen. Directly in the center of the apartment is the bath. These have the original porcelain sink, tub and tile. To the right is a short hall leading to the kitchen and bedroom. The hall has a built in linen cabinet. The kitchen, six feet by 15 feet contains many of the original features including tile splash, sink, cupboards and linoleum floor. Kitchens also have built-in cupboards which have leaded glass doors. The bedrooms are 12 feet square.

Interior doors are all double panel and have their original hardware.

Windows are numerous and large, giving the rooms an overall airy feel. Generally, the living room in each apartment has a double window, each four foot across eight over one. The bedrooms and kitchen have a single window while baths have a single shorter

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window. The exception are windows on the west facade which are steel sash with casement ventilators. The glass areas are broken up into small lights with steel muntins. These are all of a similar size, four foot square; these windows likely are original.

The interior spaces are largely intact and numerous original details remain. The windows are original, including those of the foyers which feature decorative designs. Doors to each apartment have three panels each with a bullseye decoration and a elaborate brass peephole. Bathrooms and kitchens have original fixtures, tiles and floors. Even the mirrors in the foyer on each floor are original.

The Eugene is a fine building in a remarkably good state of repair and in nearly original condition.

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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development
Architecture

Period of Significance

1930

Significant Dates

1930

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Feig, Elmer E.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

Eugene Apartments
Name of Property

Multnomah County, Oregon
County and State

10. Geographical Data

Acreeage of Property 0.22 acres

Portland, Oregon-Washington 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 0 | 5 2 4 0 5 0 | 5 0 4 1 1 7 0
Zone Easting Northing
2 | | | | | | | | | | | | | | | | | | | | | |

3 | | | | | | | | | | | | | | | | | | | | | |
Zone Easting Northing
4 | | | | | | | | | | | | | | | | | | | | | |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John M. Tess, President
organization Heritage Investment Corporation date January 14, 1994
street & number 123 NW Second Avenue #200 telephone 503/228-0272
city or town Portland state OR zip code 97209

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Dr. Nathan Shlim
street & number 2901 NW Quimby Street telephone _____
city or town Portland state OR zip code 97210

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Continuation Sheet

Section number 8 Page 1

SHPO SUMMARY

The Eugene Apartments, the work of Elmer Feig, occupies a lot just under 100 feet square on NW Flanders, near 20th Avenue, in the Nob Hill neighborhood of northwest Portland. Built in 1930 for the investor S. E. Henderson, the three-story, U-shaped building of reinforced concrete is distinguished primarily by its facade detail of painted cement plaster in the tradition of the Spanish Renaissance.

As is characteristic of apartment houses of the early 1930s that were designed for economy and efficiency in response to a growing taste for Modernism, the building has a straight parapet for the most part, and the painted plaster-coated exterior is unbroken from top to foundation except for window openings punched in the wall plane and the surface ornament so indispensable to achieving the desired Romantic air. Intaglio relief in the form of fluted strip pilasters are a Modernistic motif. Typical windows are of the casement type.

The historical decorative program is economical, even sparing, and consists of curvilinear gables with elaborate coping and pinnacles that are centered on the two sections of the divided street wall and the courtyard entrance section. The ornament of the north-facing street facade is rounded out by continuous, multi-story window bay framements with barley twist molding, spandrel carouches, and tabernacle crestings.

At the back of its long recess of 60 feet, the courtyard facade has a three-part organization with Moorish-arched loggia superimposed by window arcades with Baroque, keystone frames. At the second story of the entrance facade, the window arcade is fronted by a fine wrought iron balcony which complements the wrought iron grilles covering glass-paneled main-floor door and side lights.

The interior is organized on a double-loaded corridor plan which is expressed in the fire exits centered in either leg of the street facade. Individual apartments are well appointed with deep coved cornices, ogee archways and good quality built-in kitchen cabinetry. Several of the apartments have false fireplaces.

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The Eugene Apartment Building meets National Register Criteria A and C in the areas of community planning and architecture. The Nob Hill district of northwest Portland is noted for an extensive array of genteel, upper middle-scale apartment houses of the early 20th Century. Those which stand out in a field where solid construction and quality craftsmanship were the norm are the more sizable buildings that achieve the optimum in arrangement of comfortable living space, provision for light and air, and fitness of decorative program. As also has been pointed out in earlier summary remarks by SHPO, builder-architect Elmer Feig, through more than 81 apartment projects produced between 1925 and 1931, set a standard for dignified, livable middle-scale multi-unit housing in the metropolitan area. The last of his apartment buildings to have been entered into the National Register was the Marquam Manor (1930) in southwest Portland. Together with the firm of Bennes and Herzog, the independent Feig dominated the apartment house field locally in through the late 1920s and early 1930s. Feig and his various investors were given to producing reiterations of various schemes, sometimes with differing period trappings.

Of Feig's sometime investor, S. Earl Henderson, the proponents give good information concerning his career in Portland real estate. The list of apartment buildings created as a result of this collaboration begins with the Estelle Court of 1928 (720 NW 20th), includes seven others and ends with the Eugene in 1930.

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NOB HILL AND THE ADVENT OF THE APARTMENT HOUSES IN PORTLAND

The 1930 Eugene Apartment Building is located in the Nob Hill neighborhood in Portland in an area once part of Capt. John H. Couch's land claim. Couch was a Massachusetts seaman who first came to Oregon in 1840. Portland was not much more than a simple clearing in the wilderness at that time. He returned to the area in 1845 and claimed an area of land bounded by the Willamette River and NW Twenty-first, Ankeny and Thurman-Donation land Claim #52. Couch chose this territory because he felt it had the greatest potential for the shipping and commercial industries. The total claim was perfected in 1849 to include 640 acres. In 1850, Couch sold one-half his interest in the claim to George Flanders.

The Couch family settled in the claimed area setting aside 13 acres for the Couch estate and orchard. The first residential houses were built north of A and B streets. The commercial district was near the water in the 1850's and was expanding northward. The first residential district was centered along 4th and 5th streets. Couch decided to move north as the city began to grow. Large, double blocks were given to the Couch children and the area between 16th and 26th began to develop into an area of elegant homes. People moving into the area were the successful merchants, doctors, and other professionals who had taken advantage of the opportunities that existed in the young city of Portland. The Nob Hill area was an isolated area of the city with the Couch family creating their own New England style niche in the neighborhood.

The early years of the 20th century were a time of rapid growth and development in Portland. The city's population more than doubled between the years 1900 and 1910 from 90,000 to 212,000. This growth surge was due in part to the 1905 Lewis and Clark World's Fair, which gave the city international exposure it had not previously known.

Much of the population growth in Portland was absorbed in Nob Hill, an area which had previously been distinguished by its stately mansions, owned by many of the city's leading families. Some of these mansions still remain, including the Ayer-Shea residence and the George Heusner residence, both on the National Register. However, many of the mansions were replaced in the first two decades of this century by apartment houses like the Eugene.

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The area became, and remains to this day, an intensely urban concentration of residential, commercial, and institutional uses. It boasts a number of properties listed or eligible for the National Register. Besides the mansions listed above, these include the Regent Apartments, the Ormonde Apartments, the Campbell Hotel, Trinity Episcopal Church, and the Belle Court Apartments.

Newspaper articles from the period testify to the apartment house boom which occurred in Portland and which was focused in Nob Hill. These articles also speak of a growing sophistication on the part of the public, which expected a high degree of quality in apartments. Real estate prices began to climb and apartment buildings were the wave of the future. Apartment buildings were virtually non-existent before 1904.

W.L. Morgan, Portland architect and contractor, built what was reported to be the first apartment building in the city in 1904 at what was then the southeast corner of 16th and Jefferson. The apartment building had 13 rooms and was opened in June of 1904. Morgan built two other apartment buildings at northwest 15th and Everett and the apartments rented immediately. In 1905 there were only three or four frame apartment houses in Portland. In the Nob Hill area, apartment buildings sprang up around the streetcar lines on 19th and Twenty-first avenues. This area became the most densely populated district in the state. By 1910, an article in the Oregonian reported that Nob Hill was an area where "the building is most marked" and was "being built up with fine apartment structures."

During the 1920's and 1930's, long time residents of the area continued to move away as older homes were being replaced and more homes were converted into apartment dwellings. With the advent of the automobile, the need to live close to the downtown area diminished and people began moving away from the city center. In the 1940's and 1950's inner-city problems, such as theft, traffic, and vandalism were on the increase in the Nob Hill area. The 1960's and 1970's saw a re-birth of the neighborhood, families were moving back and older homes were being restored. The Northwest District Association was created in an effort to restore the neighborhood. The elegant days of the late 1800's are long gone, but historically and architecturally significant structures in the Nob Hill district still exist. This character is preserved through the residences and apartment houses that were built during this period.

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SPANISH COLONIAL REVIVAL IN PORTLAND

The early twentieth century revival of Spanish flavored architecture dates its American roots to the Panama-California Exposition in San Diego which celebrated the opening of the Panama Canal. Certainly, predecessors in the Spanish or Mission style can be found throughout the west, however, the exhibition turned what had been individual experiments into a movement around 1915 and finally a "craze" by 1925.

The style is characterized by applique details, such as tile bulkheads, and signature red-tile roof. Other features include flat roofs surrounded by parapets, arches, plastered walls, doorways flanked by pilasters and window grills. Balconies with railings of wrought iron are also common. Windows often vary in size.

The exotic style adapted to commercial use in the 1920's quite well. It's foreign flavor gave stores and shops a sense of flair or flamboyancy. In Portland, that desire for flair can be seen in the extreme in the Hollywood Moving Picture and Vaudeville Theater. On a more restrained basis, the Mediterranean and Spanish Revival is found in a multitude of one-story strip type commercial structures along main thoroughfares such as Broadway and Grand on the east side.

The style also lent itself to residential structures. Apart from simply being in vogue, the Spanish Revival styles gave a sense of nouveau and worldliness. Upscale Nob Hill apartments featured the style, such Feig's design for the Eugene or Carl Linde's design for the prominently sited Envoy. New residences of the era in upscale neighborhood can be seen in the contemporary developments in the west hills and on a lesser scale on the east side in neighborhood like Ladd's Addition and Laurelhurst.

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ELMER E. FEIG

Elmer E. Feig is said to have designed 81 apartment houses in Portland in the late 1920s and early 1930s.

He was born May 9, 1897, in Atwater, Minnesota. He came to Portland in 1910. From 1914 to 1916, Feig was a draftsman at Fenner Redicut Homes. From there, as America prepared for World War I, he worked in the engineering department of G.M. Standifer Construction Company, a Portland shipbuilding firm. In 1921, he returned to Fenner Redicut, again working as a draftsman.

From 1924 to 1927 Feig was consecutively a clerk, deputy inspector and assistant examiner for the City of Portland Bureau of Buildings. In 1928, he started architectural practice, although there is no record that he was ever licensed as an architect. He did have a contractor's license, however, and in this connection was charged in 1929 by the Bureau of Buildings with lending his license to others for projects which he did not himself construct. His license was suspended.

During this time, Feig was prolific in construction. He completed four apartment buildings in the 1900 block of NW Irving and over twenty in the 1928-31 period. Feig continued to call himself an architect in the City Directory through 1934. After that he was listed as a residence designer. After 1937, there were no further listings for Feig in the directory.

For most of his adult life, Feig lived on southwest Corbett Avenue with his wife Gladys. In 1934, however, they were listed at separate addresses, with Elmer's mail going to the home of other Feig family members in Northeast Portland. In his last listing, in 1937, Feig is listed as living with a new wife (Dora) at 2142 N.W. Thurman Street.

As an apartment designer, Feig was prolific with the majority of his designs in the Nob Hill neighborhood. He explored virtually every concept being explored by apartment designers of the era. These concepts included front courtyard, garden-style, bungalow court, U-shaped and L-shaped. They also included many small apartments squeezed into 50x100 foot lots.

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Feig also employed virtually every architectural style of the era, with a leaning toward the revival styles. Many of his designs were in the Spanish Colonial. These include the Eugene, but also the 1929 Zenabe, the 1928 Garage at 1801 NW Irving, and the 1929 Worthington. Feig also designed several structures in the similar Mediterranean revival style, such as the 1900 Irving Street apartment buildings, the 1928 Estelle Court, the 1929 Treshnor Manor and the 1929 Apartment Building at 2512 NE Glisan. He used Tudor at 2509 NE Flanders and Art Deco for Marquam Manor. Feig even used the relatively uncommon Egyptian-revival style, found in the 1930 Manhattan and the 1930 Blackstone, both with cast-stone Pharaoh pilasters. An example of his diversity can be found in comparing the Spanish Colonial Eugene and the Art Deco Apartment at 1983 Flanders, which Feig designed for Harry Mittleman. Nearly across the street, built in the same year, he designed two structures for different developers with differing tastes.

Although never licensed as an architect, Feig took advantage of the rush to build apartments in Portland in the mid to late 1920's and certainly mastered the concepts. The Eugene represents an intact outstanding example of Portland's premier apartment designer of the era.

S. EARL HENDERSON

The Eugene was built and owned by S. E. Henderson, Inc. The brainchild of S. Earl Henderson who ran the company for over two decades. Little is known of the company or the man except what can be gleaned from the city directories.

The first listing of Henderson was in the 1926 directory. Nothing is known of where he came from or what his position was prior. In 1926, Henderson listed as a realtor. His office was located on the third floor of the Western Bond and Mortgage Building at Broadway and Oak. He lived with his wife, Georgia, in an apartment at 668 (now 2076) NW Johnson--a building Henderson built and owned. Successful with the Johnson Street venture, Henderson moved across the street to live in the more luxurious and upscale American Apartments in 1927. He also incorporated his business and hired William O. Azling to serve as Secretary/Treasurer of the firm. Azling also lived in the American Apartments.

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Around this time, Henderson acquired the remaining land from the Rodney Glisan estate, which was bounded by 19th and 20th, Irving and Johnson. J. C. Meyer, Inc. had developed three lots of the block on the west end of Johnson at 20th Street. The first two, both built in 1927, were relatively simple and uninspiring three story apartment buildings on the lots. The third, the Treshnor, was a Mediterranean Revival, designed by Feig and built in 1929.

With the 1928 Estelle Court Apartments at 730 NW 20th, Henderson and Feig began a three year association. Their association resulted in nine apartment buildings, all in the then popular Spanish or Mediterranean Revival style. Seven were located on the Glisan block. One, the Worthington, was across the street on 19th, built at the same time as the 1929 Olympic. The ninth and last was the Eugene at 650 (now 2030) Flanders.

Henderson wanted his buildings to have style. He was preferential to the Spanish and Mediterranean revival. He wanted them to be family size. While some developers built studios and one-bedrooms, Henderson's buildings often featured 2, 3 and 4 bedroom apartments. And he wanted them to be modern. As an Oregonian advertisement for the Eugene states: "The most modern place in town . . . Everything that is desirable . . . Soundproofing, Frigidaire, Pembroke tubs with showers". Another advertisement spoke of tiled baths, concealed radiators, fireplaces and carpeting.

Shortly after building the Eugene in 1930, Henderson went through a period of financial and personal decline. In 1931, he laid off Azling, who eventually went to work for Alliance Personal Loan. He lived in a series of apartments with no long-term fixed address. And he eventually became involved with and in 1933 married another woman. Given Henderson's strategy of holding apartments, he most likely faced ever increasing vacancies in the depression years, which in turn caused his personal and business financial troubles. Regardless, the Eugene is Henderson's last known building.

In 1934, Henderson's fortune reversed once again. With Luke Walker of the Slate Manufacturing Company, he shrewdly formed Henderson & Walker. The company bought and sold receivables, warrants, pass books and loans. Already brimming with receivables, the duo were able to acquire more for cents on the dollar as America was getting back to work. Within a year, he had revived his financial state to restart S. E. Henderson, Inc. and to move into a new home at 11388 SW Riverwood. The new company included Kenneth Eckert as Vice President and Vernal D. McMullen as Secretary/Treasurer. Walker

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continued the receivables company, renaming it the Northern Liquidation and Union Acceptance Company.

By 1940, Henderson's fortunes had begun to slide once again. Men are going off to war and vacancy rates climb. He remains essentially inactive, listing his occupation as investor. Eckert and McMullen leave the firm. By 1950, he owns the 19th Avenue Garage at 1835 Couch. Within two years, he has sold the business and left the city.

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VERBAL BOUNDARY DESCRIPTION

The Eugene Apartment Building is located on tax lot 2 of block 35, Kings 2nd Addition in Portland, Multnomah County, Oregon.

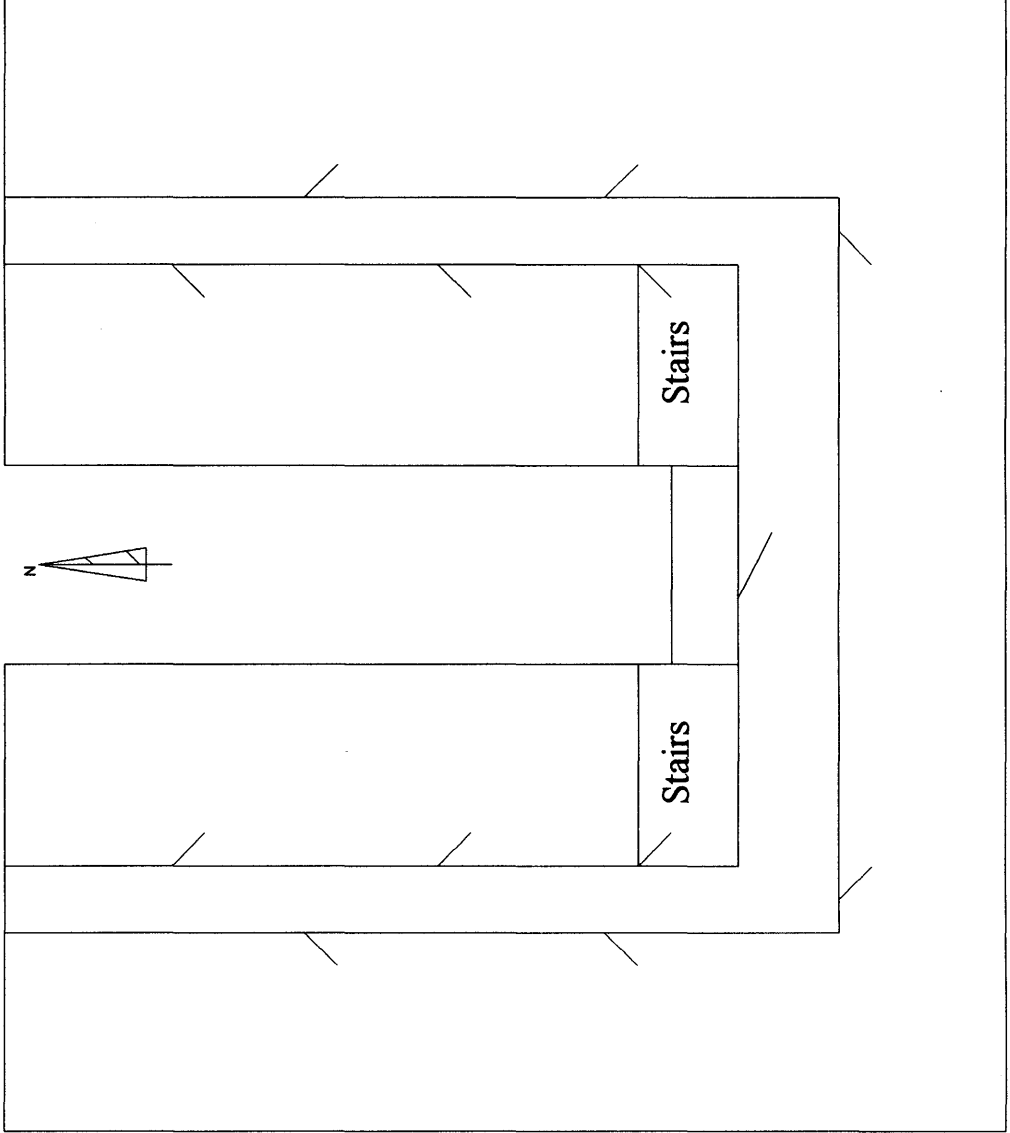
BOUNDARY JUSTIFICATION

The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.

The Flanders

2030 NW Flanders

Portland, Multnomah, Oregon

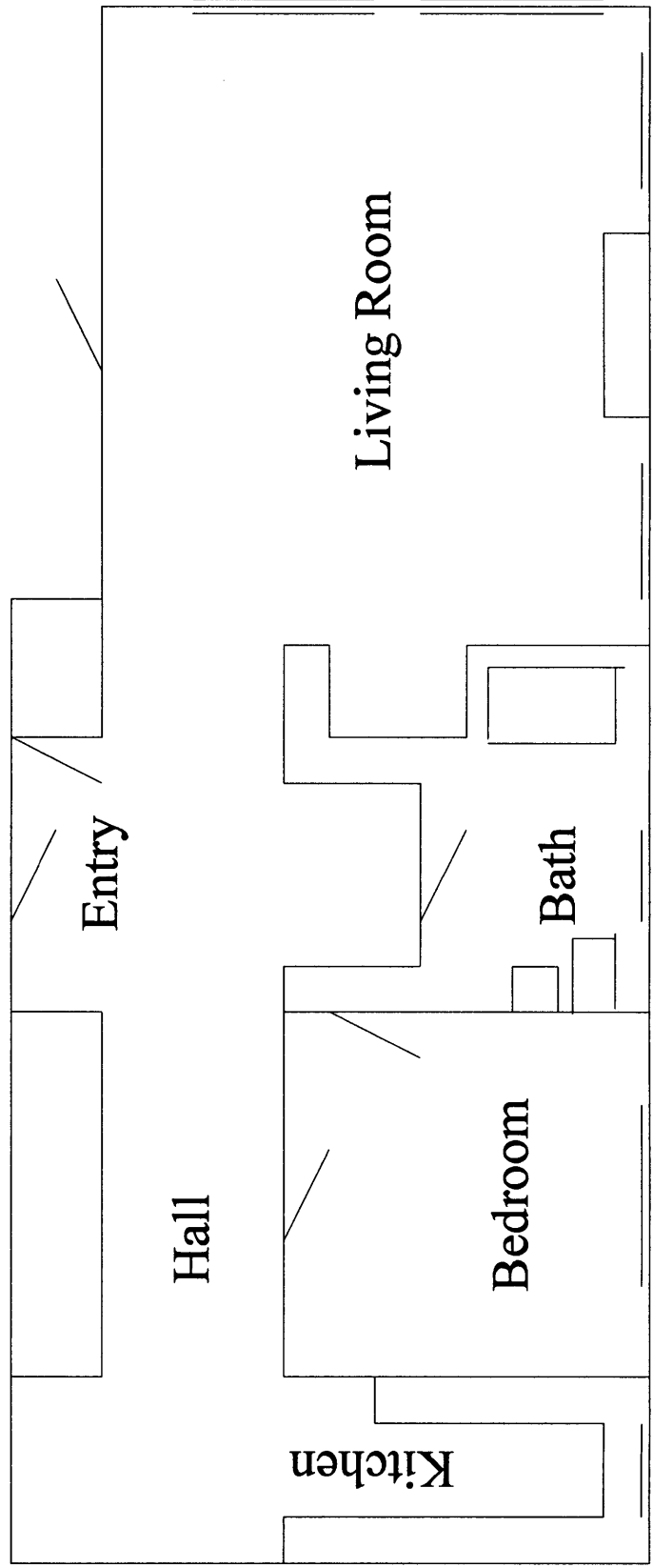


1/16" = 1'

THE FLANDERS

2030 NW Flanders

Portland, Multnomah, Oregon



Typical Floor Plan

1/2" = 1'