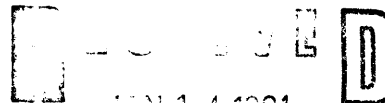


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name Del Rey Apartments
other names/site number _____

2. Location

street & number 2555 NE Glisan Street N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97232

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

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

James M. Harvath January 3, 1991
Signature of certifying official Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. 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 2/20/91
Signature of the Keeper Date of Action

Entered in the National Register

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: multiple dwelling;
apartment building

Current Functions (enter categories from instructions)

Domestic: multiple dwelling;
apartment building

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:
Mediterranean/Spanish Colonial

Materials (enter categories from instructions)

foundation cementwalls stuccoroof asphalt: built-upother clay tile, pent roofs

Describe present and historic physical appearance.

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Continuation SheetSection number 7 Page 1ARCHITECTURAL DESCRIPTION

The Del Rey apartment building is two stories in height, clad in stucco and is comprised of 30 units. The building is "L" shaped and divided into a three part rectangular plan that is subdivided into three segments. Each segment designed with the purpose of allowing the maximum amount of natural light into the apartments and the buildings interior hallways. The building was constructed in 1925 on a rectangular shaped parcel of land located in the Sandy Road place tract.¹ The parcel of land occupies four lots that are 50 x 100 feet in size. Lots 14 and 15 abut up against the intersection of N.E. Glisan and N.E. Buxton. Lots 1 and 2 abut up against N.E. Hoyt Street one block to the north. A vacated alley that parallels the lots on the western boundaries was added to the tax lot in 1921\1922. This subdividing of the property occurred in 1921 due to the construction of the Park Lawn apartments located west of the subject building. The Park Lawn apartments were also constructed by Eric Rasmussen and Lee Hawley Hoffman and still exist.

Eric Rasmussen, a local builder, constructed the Del Rey to match the common setbacks used by other buildings on the same block. The building is located on the eastern edge of the unique twelve-block triangular grid along Glisan Street that defies the typical 200 x 200 block street pattern common throughout Portland's residential neighborhoods. Nine large-scale older buildings are located in this district between N.E. Sandy and N.E. Glisan, and from N.E. 20th to N.E. 28th. The City of Portland planning document titled "Potential Historical Districts" identifies this area as having unique historical qualities due in part to this unique grid pattern.² The Del Rey apartment building exterior design, finishing details and scale reflect the essential features that characterize it as classic Spanish colonial revival architecture. The use of stucco detailing, wrought iron for the exterior hardware, railings, and balconies, repeated use of arches to define both the interior and exterior spaces, red clay tile for the various pent shed roofing, decorative niches, and demarcation of the two floors through a belt course, create a handsome and rare example of a 1920's apartment building designed in this tradition.³

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The building's size is impressive, extending in length from N.E. Glisan to N.E. Hoyt. The main entry to the building is located on N.E. Glisan and an auxiliary entrance to the central corridor can also be found off of N.E. Hoyt. A partial basement is located under the central portion of the building and is constructed of cement. The entire building is capped by a barrel domed roof which is hidden behind a false front curvilinear parapet built on the northern and southern elevations.

A tiled pent shed roof intersects the northern and southern elevations and is used as a visual tool to introduce the central recessed bays. These bays house the entryways found on N.E. Glisan and N.E. Hoyt Street. Both entryways exhibit more intricate stucco detailing typical of Spanish colonial Revival buildings.

The Glisan street entrance is the formal entrance to the building. Above the entrance on the second floor is a casement window sheltered by a tiled hip roof, which extends the length and width of the bay. The secondary or Hoyt street entry is distinguished by enclosure in a recessed bay with a large arched window located on the second floor. This window extends the length of the bay. Natural sunlight is used to accentuate the interior stairwell found inside the Hoyt street entry. Both the Glisan and Hoyt street entrance doors are supported by pilasters which are further defined by decorative arches added under the entablature and above the door. Additional doors constructed for service purposes are located on both the east and west elevations. One such is a side door located on the east elevation which opens into an interior stairwell leading down to the basement and up to the original manager's office on the first floor. The manager's office retains the original switchboard and cabinets. A set of double French doors is located on the west elevation lead into the exterior courtyard. Courtyards are typical design features in Spanish Colonial Revival architecture. All of the interior and exterior doors are original. A set of "state of the art fire-proof doors" were added to the interior central corridors. These heavy doors were skillfully hidden behind repetitive arches used to define the interior corridors.

Windows were incorporated into all four facades of the building; The north and south elevations have the most elaborate examples. Windows on the southern elevation were placed in each of the four bays with a decidedly vertical emphasis.

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Double hung sash windows, six over one, were used on the northern and southern facade with the lone exception of one casement window located on the second floor which opens into the front stairwell. Some of the second story windows on the north and south were further embellished with round arched openings, constructed of stucco and enhanced by low relief moldings\carvings. Aside from the stucco ornamentation, the window framing is spartan in its finished form in contrast to the stucco relief. By far the most dramatic windows are located on the southern elevations. Here facing Glisan Street are a pair of matched arched windows whose moldings and decorative detailing extend up through the pent shed tiled roof.

The lower casement of the windows are surrounded by a wrought iron balcony, another typical detail of the Spanish Colonial Revival style. Windows used on the east and west elevations are one over one, matched on both the first and second floors. Additional features include a central shaft enhancing lighting to the bathrooms and closets and providing ventilation.

The northern facade faces N.E. Hoyt and repeats the Spanish Colonial Revival characterization of the southern elevation. This is done through the continued use of groupings of arched windows highlighted by stucco embellishment and decorative detailing. Repetitive use of arches can also be seen in segmented arched windows found on the second floor directly above the entry door. Alterations over the past 65 years to the northern facade are minimal and even the original lighting fixtures remain. Entry doors and window frames also remain intact.

The western facade and its corresponding courtyard visually separates the Del Rey apartments from the Park Lawn apartments to the south. The western exposure windows look out over the treed courtyard and are used in matched groupings on the first and second floor. The first and second stories are separated by a belt course, a narrow band that wraps itself around all four elevations. The western and eastern facades are a straight forward lacking any ornamentation or detailing.

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INTERIOR DESCRIPTION

The building features two floors of apartments which vary in size from 600 to 850 square feet. Spacious central corridors are intersected with large double-hung windows, maximizing the amount of natural light inside the hallways. Hallway features were minimized to accentuate the large scale of the central corridor. Interior arches were used to define the auxiliary corridors extending up the main hallway. Additional features in each apartment include spacious bathrooms, built-in centrally cooled ice boxes, walk-in closets, kitchens with formal adjacent dining rooms, hardwood floors and leaded pane French doors. Residents could enter the building from either N.E. Hoyt or N.E. Glisan. Guests were announced to the tenants from the main switchboard located in the central office. Throughout the past 65 years, The Del Rey has retained virtually all of its original design elements and ambiance of simplistic elegance.

Remarkably, the Del Rey apartment building has not been changed since its construction date of 1925. The only proposed alterations by the current owners include enclosure of the courtyard with a painted wood fence and restoration of missing pieces of wood and stucco architectural ornamentation. The building still has its original facade, interior floor plan and even its neon sign identifying it as the Del Rey building. The Del Rey building's original function has served as an apartment house to the present day. The Del Rey is one of the earliest and most pristine examples of Spanish Colonial Revival architecture in Portland. The building pre-dates the majority of Spanish Colonial Revival apartment buildings listed on the City of Portland Historic Resource Inventory. Spanish Colonial Revival style was later used locally by architects such as Elmer Feig, Carl Linde, and Hougting and Dougan. The classical Spanish Colonial Revival detailing combined with Eric Rasmussen's craftsmanship have produced this handsome landmark.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARchitecture

Period of Significance

1925

Significant Dates

1925

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Rasmussen, Eric, builder
Hoffman, Lee Hawley, designer

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

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreeage of property 0.51 acres Portland, Oregon-Washington 1:24000

UTM References

A

1	0	5	2	8	2	3	0	5	0	4	1	3	6	0
Zone	Easting				Northing									

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone	Easting				Northing									

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The nominated property is legally described as Lots 1, 2, 14 and 15, Block 2, Sandy Road Place Addition to the City of Portland, Multnomah County, Oregon, including a vacated 12-foot wide alley right of way that runs the length of the western boundary.

See continuation sheet

Boundary Justification

The Del Rey Apartment Building occupies rectangular parcel of approximately half an acre, its north and south lot lines abutting NE Hoyt and NE Glisan at Buxton Street, respectively. The acreage includes a vacated alley transferred to the property in 1921. Thus, the nominated area corresponds with the legally recorded lot lines historically associated with the building.

See continuation sheet

11. Form Prepared By

name/title Barbara Grimala
organization House Histories date August 14, 1990
street & number 1411 SE 30th #2 telephone (503) 233-0841
city or town Portland state Oregon zip code 97214

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The Del Rey Apartments occupy a 100 x 200-foot lot extending between NE Glisan and NE Hoyt streets in the Kerns neighborhood of northeast Portland, Oregon. Built in 1925, the Mediterranean/Spanish Colonial apartment building meets National Register Criterion C as the leading example of its stylistic type among multi-unit dwelling places developed by Eric Rasmussen, a local builder. It is a leading example of its style among Portland neighborhood apartment houses, generally.

Briefly characterized, the two-story, stucco-clad building is L-shaped in plan, oriented longitudinally on its lot with the long axis of the base parallel with Glisan Street. The south-facing Glisan Street facade and the narrower, Hoyt Street facade are both organized as asymmetric, yet essentially balanced compositions in which low, or shallow parapet gables distinguish outer pavilions from recessed central sections. The entrance in either facade is framed by an inventive entrance surround that is a Mooresque arch order with a shed roof of Mission tiles. Set within deep reveals, the doors have a distinctive fret motif in a large glazed upper panel and square panels with raised centers below. On the Glisan Street facade, the cube-like tower crowning the entrance pavilion is capped by a low, pyramidal tile-clad roof and is offset to the west on the second story by a Platersque pedimented window surround framing a paired grouping of round-arched windows.

Fenestration in the street elevations is essentially regular, reflecting the standardized layout of apartment units within. Typical openings are very modestly framed and fitted with double-hung wood windows having six lights in upper sash. These assemblies are arranged in pairs and singly. In outer pavilions windows of outer bays are stacked in continuous, two-story inset panels that are terminated by arches decorated with a central cartouche. Either facade is a taut surface in which the pictorial relief depends in large part on the dark window voids and the play of light and shadow on shallow reveals and the thinnest of string courses.

Side elevations are unarticulated except by string courses and fenestration. The interior is distinguished by some fine finish details best expressed in the public spaces in Moorish corridor arches and handsome staircases employing sturdy cylindrical newel posts and solid railings with segmental-arched panels of balustered grillework.

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Eric Rasmussen, the apartment house contractor, was active in the period 1900 to 1930. His larger scale projects of the 1920s, exemplified by the Del Rey Apartments, represents the high point of his output. Two others of comparable distinction and scale are the Villa Royal on NE Hoyt in the Kerns neighborhood and the Rasmussen Village on SW Barbur Boulevard. From 1921 onward, Rasmussen worked in association with Lee Hawley Hoffman, a designer. A number of the firm's projects are located in the Kerns neighborhood.

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STATEMENT OF SIGNIFICANCE

The Del Rey apartment building located at 2555 N.E. Glisan/2524 N.E. Hoyt is significant under National Registrar criteria "C" as being one of the finest, intact and earliest examples of Spanish Colonial Revival architecture for an apartment building in Portland. The two story stucco clad building was constructed at a cost of over ninety thousand dollars in 1925 by Eric Rasmussen, Portland builder and contractor, in what is now know as the Kerns neighborhood.¹ The Del Rey has a unique three part floor plan, fine detailing and craftsmanship, and an identity as being one of the best examples of Spanish Colonial Revival architecture in Portland.

The Del Rey apartment building was built during the zenith of the style's popularity across the United States. Rosalind Clark, author of Oregon Style, states that "Spanish Colonial Revival architecture was one of many historic period revival styles that were built throughout Portland and Oregon between 1910 and 1935. Other historic styles included the English Cottage, Mission Gothic, Mediterranean, Italian Renaissance, and the Norman Farmhouse."² Spanish Colonial Revival styled buildings in Portland are somewhat rare compared to their less ornate cousins, the Mission and Mediterranean buildings.

STYLISTIC COMPARATIVE ANALYSIS

The City of Portland Historic Resource Inventory lists 17 Spanish Colonial/Spanish Colonial Revival buildings. Construction dates for the buildings range from 1912 to 1930. Types of building that match the characteristics of the style include four residential properties, four apartment houses, retail store, one church, one theatre, two garages and one warehouse. Thorough comparative analysis was completed on those identified as Spanish Colonial Revival buildings. Mediterranean and Mission style buildings were also compared due to their similarity of styles. Portland Historic Resource Inventory indicates that Mission and Mediterranean styled buildings have a much broader representation with 144 listings compared to Spanish Colonial style, though all are of a later date.³ The following buildings cited most closely compare to the Del Rey in style and context: However the Del Rey remains one of the finest examples of Spanish Colonial architecture built in Portland. The Del Rey also remains virtually intact as originally designed and executed by Eric Rasmussen, builder and land developer.

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1. Carmen Apartments (stucco) 1926
2030 N.W. Marshall Rank III
Stucco clad two story building with rectangular
massing the exterior facade lacks detailed stucco
ornamentation.
Location: Northwest Portland
2. Zenabe Court Apartments (brick) 1929
708 N.W. Twentieth Avenue Rank III
Two storied building with u-shaped floor plan. The
buildings brick exterior lacks the stucco treatment
and complex ornamentation.
Location: Northwest Portland
3. 1929
2250 N.E. Flanders Rank III
U-shaped floor plan, stucco exterior, flat roof
curvilinear gables, low relief ornamentation.
Location: Northeast Portland
4. 1930
2030 N.W. Flanders Rank III
U-shaped floor plan, stucco exterior

The City of Portland Historic Resource Inventory (1984) lists three properties constructed by Eric Rasmussen. All three properties are located in the Kerns neighborhood and built within one mile of the Del Rey Apartment building. Properties on the inventory include:

1. 2345 N.E. Sandy 1915
Historic Name: Salisbury/Malcolm Apartments
Architectural Style: Street Car Era Apartments
Features: Stucco exterior, HIP roof with wide
overhanging eaves, double hung windows and
arched openings.
2. 904 N.E. 23rd Avenue 1924
Historic Name: Granada Court
Architectural Style: California Mission Style/Garden
Apartments
Features: Stucco exterior, flat parapet roof,
double hung windows, arched openings, red tiled
roofs, individual groupings of single story
dwellings.

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-
3. 2509 N.E. Glisan 1929
Historic Name: Unknown
Architectural Style: Tudor
Features: Brick exterior, flat roof with parapet
with false gables, ornamental brickwork at belt
course, covered Tudor arched entry. Adjacent
garage with brick exterior and belt course.

Additional buildings constructed by Eric Rasmussen but not
listed on the City of Portland Historic Resource Inventory
include:

1. 2504 N.E. Hoyt 1921
2548 N.E. Hoyt 1922
Historic Name: Hoyt Glisan Apartments
Style: Street Car Era Apartments
Associated Persons: Lee Hawley Hoffman
2. 2555 N.E. Glisan 1925
2524 N.E. Hoyt
Historic Name: Del Rey Apartments
Style: Spanish Colonial Revival
- 2A. 903 N.E. 23rd 1924
Historic Name: Granada Courts Apartments
Style: Mission style, Garden Court Apartments
3. 2425/2437/2503 N.E. Hoyt 1926
Historic Name: Villa Real Apartments
Architectural Style: Mission
4. 2512 N.E. Glisan 1929
Historic Name: Rasmussen Apartments
Architectural Style: Tudor
5. S.W. Barbur Blvd. 1928
Historic Name: Rasmussen Village
Architectural Style: Art Deco

A telephone interview conducted with Malcolm Rasmussen, son of Eric Rasmussen, indicated that numerous other residences and buildings were constructed by Eric Rasmussen throughout Portland's neighborhoods.⁴ Eric Rasmussen's productive period of building was between 1900 and 1930, with his large-scale apartment complexes of the 1920's, and specifically the Del Rey Apartments, representing the peak of his building career.

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The Del Rey Building, Villa Royal Apartments on N.E. Hoyt, and Rasmussen Village on S.W. Barbur Boulevard remain as the flagship buildings in his expansive portfolio of residential architecture. These buildings reflect Rasmussen's superb technical experience in reinterpreting and executing classic historic period and particularly Spanish Colonial/Spanish Colonial Revival.

Eric Rasmussen was a builder and designer who also played a pivotal role in the economic development of the Kerns neighborhood between 1900-1930. His influence can be seen through the design and subsequent construction of the above listed apartment complexes that now line N.E. Sandy, N.E. Hoyt and N.E. Glisan. Significant features of his apartment buildings that were replicated in other buildings built during the same era include: two to four stories that featured U or L shaped building plans, central entrances, stucco or brick exteriors, interior vestibules, and exterior facades that featured a variety of exterior ornamentation.

Many of the buildings located within the immediate vicinity of the Del Rey have exteriors that are still intact, thus creating a strong historical context. The City of Portland Historic Resource Inventory of 1984 suggests that a future ensemble designation would be appropriate for this district. Eric Rasmussen is responsible for developing many of the buildings which make up this strong historic context of the 1920's. As a major developer of the area, he was responsible for developing and building six blocks of acreage that was centrally located in the Kerns neighborhood. His buildings were tailored to meet the changing needs of apartment dwellers who were dependent on public transportation and wanted to be in an urban environment that was close to shopping districts, parks, and schools.

Development of this special residential district began with the platting of Sandy Road Place. Multnomah County tax records indicate that Sandy Road Place was platted in 1908 by the Wauna Land Company.⁵ President of the Wauna Land Company was Harvard-trained architect, Lee Hawley Hoffman. L.H. Hoffman was a business associate of local builder Eric Rasmussen, previous owner of the acreage now known as Sandy Road Place. In subsequent years, Eric Rasmussen and H.L. Hoffman worked together as building contractors (1921-27)⁶ and completed numerous buildings on the east side of Portland. Their combination of skills worked well together.

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Lee Hawley Hoffman was from a prominent Portland family and had local social connections; Eric Rasmussen was a passionate builder who successfully integrated craftsmanship/design principles with emerging technology. Both Eric Rasmussen and L.H. Hoffman achieved their goals to become successful builders, contractors and businessmen in Portland.

Sandy Road Place was just one of the many new residential tracts platted in Portland after 1905. The success of the Lewis and Clark Exposition in 1905, coupled with a dramatic increase in Portland's population, ushered in a new era for Portland's emerging urban neighborhoods. Newly arrived residents were now able to live away from the downtown core of the city, due to the rapidly expanding streetcar lines. Astute businessmen such as Eric Rasmussen, coupled with developers such as L.H. Hoffman, built apartment buildings, commercial storefronts and residential homes located within the close proximity to streetcar lines and commercial strips such as Sandy Boulevard. In the Kern neighborhood, a large percentage of its housing was built during this period. These buildings, including Rasmussen's contributions, were built during Portland's great economic boom period in the 1920's. This brief period of economic prosperity provided the catalyst in which architects and builders, such as Eric Rasmussen, filled in many of the remaining parcels of land suitable for apartment buildings. Inner east neighborhoods were particularly vulnerable to this trend as they had not yet reached the urban density already achieved on the west side of Portland.⁷

The City of Portland also encouraged this trend by altering the City's zoning codes in 1924 to allow for more liberal interpretation of the code. Eric Rasmussen chose that time to begin development of the parcels of land he owned in the inner east side of Portland. The majority of his property was used for apartment buildings and duplexes. The remaining large parcel of land that he owned at N.E. 47th and Glisan was used as the Laurelhurst Golf Club until it was sold and became the site of what is now known as Providence Hospital. City of Portland building records indicate that L.H. Hoffman was involved in the construction of Providence Hospital (then known as St. Vincent's) in the 1940's.⁸

The first multi-unit apartment building completed by Eric Rasmussen on Portland's eastside was a two-building complex still standing at 2345 N.E. Sandy. The two-story buildings were named after his son, Malcolm, and his wife's maiden name, Salisbury.

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Eric Rasmussen used stucco to convey the simple lines of the commercial style apartment building. Relatively little ornamentation enhanced the exteriors and, as a result, the building's scale appears immense; two rectangular-shaped boxes jut out at an angle facing N.E. Sandy Boulevard. The two buildings feature the same salient features: hip roofs with wide overhanging eaves, double-hung windows, arched openings, and a sense of solidity that ties the buildings to the street-scape.⁹ Eric Rasmussen repeated the above-mentioned elements in many of his future apartment complexes including the Del Rey building.

In 1921 after the completion of the Malcolm and Salisbury buildings, Eric Rasmussen and Lee Hawley Hoffman became business partners. Lee Hawley Hoffman had been working as an architect since he returned to Portland in 1906,¹⁰ and had met Eric Rasmussen through the development of the Sandy Road Place tract. Polk City Directories indicate that Hoffman and Rasmussen worked together from 1921 to 1927.

One of their first projects was the completion of the Park Lawn Apartments. The Park Lawn Apartments (1921-1922), originally known as the Hoyt Glisan Apartment Buildings, were built four years prior to the Del Rey building and are now the neighboring complex to the west. The two buildings are separated by an outdoor courtyard, enhanced by the matured landscaping of oak, hemlock, maple, and red beech trees. The Hoyt Glisan apartment buildings are two stories in height, with a rectangular floor plan. Each building features a central corridor with entrances at both N.E. Glisan and N.E. Hoyt. Again, stucco was used as a finishing material for the two buildings.

The next project undertaken by Rasmussen was the Granada Court project. It covered two full blocks near Sullivan's Gulch and N.E. 23rd. Constructed in 1924, individual stucco bungalows were grouped around a central courtyard which ran the full width of the two blocks. The bungalows hinted of the Spanish Colonial Revival with their tiled roofs, stucco exteriors and arched doorways, but appeared stark and simplistic in their interpretations. Estimated building costs of the entire project billed out at \$10,000, according to building inspection cards filed with the City of Portland.¹¹

In 1925 Eric Rasmussen took on the most challenging building project to date, construction of the 30-unit Del Rey apartment building at 2555 N.E. Glisan.

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Inspiration for the building was clearly Spanish Revival whose popularity could be seen in neighborhoods throughout the United States in the 1920's. Eric Rasmussen also observed the building of the Hollywood Theatre at N.E. 41st and N.E. Sandy. The elegant Hollywood Theatre was an elaborate, high style, Spanish Colonial Revival building designed by Bennes and Herzog, and cost \$500,000 to complete.¹² It proved to be such a focal point in the community that the surrounding area became known as the Hollywood District. Two years later Mr. Rasmussen spent \$90,000 to create his own Spanish Colonial Revival landmark on N.E. Hoyt and N.E. Glisan Street. It was, by far, his most opulent project to date, outstripping in style and cost the Malcolm, Salisbury, and Hoyt\Glisan complexes.¹³

The Del Rey Apartment building would prove to be E. Rasmussen's only foray in designing and emulating the elegant and classical lines of Spanish colonial revival architecture. Rasmussen designed and laid out the floor plan of the building and then hired a draftsman to draw the architectural plans. The name of the draftsman is unknown.

After completing the Del Rey Apartment building in 1925 Eric Rasmussen would continue to incorporate new architectural styles in his work. His final project, completed in 1928, was Rasmussen Village on S.W. Barbur Boulevard, which served as his retirement home for the next 36 years. Gideon Bosker in his book on Portland's architectural history: Frozen Music describes it as such: "apartment complex of stucco buildings boasting gracefully streamlined interiors, the Rasmussen Village emanated the open-air, sociable tone of a Miami Beach ocean-front neighborhood. Each building in the development announced itself with a frontispiece decorated with rib mullions and planes of glass block. Bold horizontal "eyebrows" shading the doorway were reminiscent of the casual frivolities that tickled the white facades of small hotels and apartments in what is now designated as Miami's Tropical Deco Historic District."¹⁴

In retrospect, 65 years later, Eric Rasmussen designer and builder was able to recreate unique and distinctive classic historic period architecture in the 1920's. The Del Rey's Apartment building constructed in 1925 remains as his most significant and pristine example of Spanish Colonial Revival multi-unit apartment building in Portland. Mr. Rasmussen helped to introduce this style to Portland's urban neighborhoods by building one of the first Spanish Colonial Revival apartment building located in Portland. It remains as one of the earliest and most pristine examples of this type.

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Endnotes

¹ Poppeliers, John C., S. Allen Chambers and Nancy B. Schwartz, What Style Is It? A Guide to American Architecture, (Washington, D.C.: The Preservation Press, 1983).

² Ticor Title Company Record, Portland, Oregon for property located at 2555 N.E. Glisan.

³ City of Portland Historic Resource Inventory, Bureau of Planning, Portland, Oregon, 1984.

⁴ Bosker, Gideon and Lena Lencek, Frozen Music: A History of Portland, (Western Imprints, 1985).

⁵ City of Portland, Plumbing Inspection Cards 1920-1930.

⁶ City of Portland Planning Bureau, Kerns Neighborhood Plan, 1987. Page 2.

⁷ Op. cit., Poppeliers, Chambers and Schwartz.

⁸ Clark, Rosalind, Oregon Style Architecture From 1840 to the 1950's, (Portland, Oregon: Professional Book Center, Inc.) Page 153.

⁹ Ibid.

¹⁰ Phone Interview with Malcolm Rasmussen, August 5, 1990.

¹¹ Multnomah County Platting Records, Portland, Oregon.

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18 Op. cit., Rasmussen Phone Interview.

19 City of Portland Historic Resource Inventory Form for 2345 N.E. Sandy.

20 Polk City Directory for Portland, Oregon, 1900-1940.

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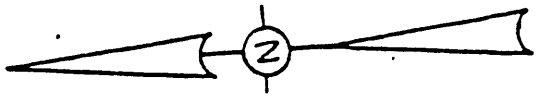
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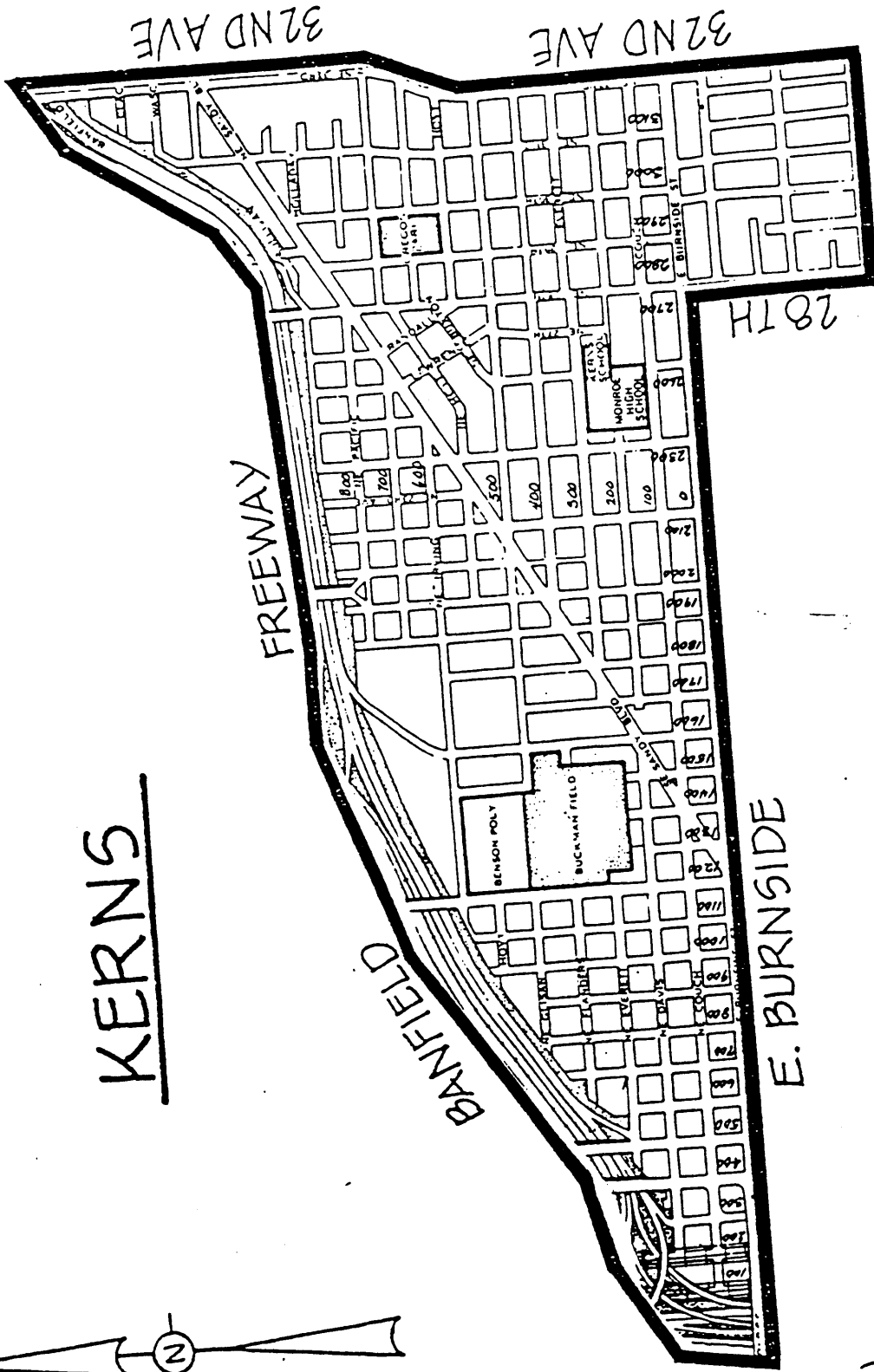
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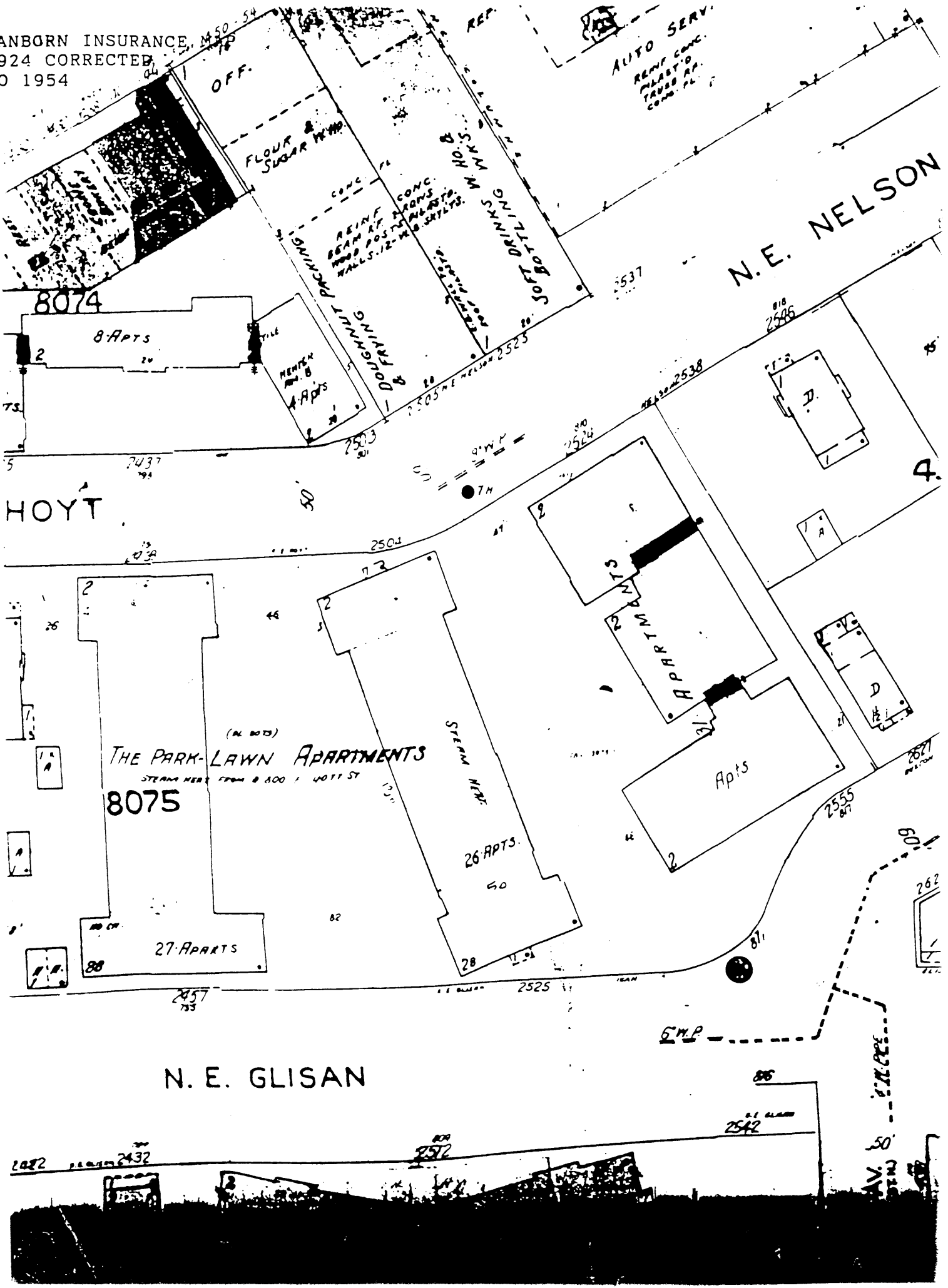


KERNS



0 600' 1200' 1800'
 P.D.C. 4/75

SANBORN INSURANCE, M 50-54
1924 CORRECTED
TO 1954



AUTO SERV.
REINF CONC.
PLASTIC
TRUSS FR.
CONC. PL.

N. E. NELSON

HOYT

(AL 8075)
THE PARK-LAWN APARTMENTS
STEAM HEAT FROM # 800 1 4011 ST
8075

N. E. GLISAN

CONC
REINFC CONC
BEAM RF
WOOD POSTS
WALLS 12-14 SETLTS

FLOUR & SUGAR MILLS

8 APTS

MENTH
A APTS

APARTMENTS

Apts

26 APTS

27 APTS

E.M.P.

N. E. GLISAN
2542

2482

2432

2572

AV. 50
ST

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON.



6-336-02512

2512 N.E. Glisan Street

Sandy Road Plat, Block 3, West 30' of Lot 2, Lots 3-6, Except North 25' in E.
Glisan St.

QUARTER SECTION MAP #: 3033

Kerns

ORIGINAL FUNCTION: Apartment House

DATE BUILT: 1929

STYLE: Mediterranean

ARCHITECTURAL PLANS BY: Feig, Elmer E.

ORIGINAL OWNER: Rasmussen, E.M.

TAX ASSESSOR'S ACCOUNT #: R-74450-0510

ZONING: R1

Rank III

SPECIAL FEATURES AND MATERIALS:

Brick exterior. Red tiled gable and pent roofs. False curvilinear gable.
Casement windows. Wrought-iron balconettes. Arched openings. Stucco entrance
porch with red tiled gable roof has entrance arch with alternating radiating
voissoirs.

AREAS OF SIGNIFICANCE: Architecture

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON.



6-777-02345

2345 N.E. Sandy Boulevard

Sullivans, Block 12, Lots 1, 2, 8, Lots 3, 4, 6, 7 except part in Sandy Blvd.

QUARTER SECTION MAP #: 2932

Kerns

ORIGINAL FUNCTION: Apartment House

DATE BUILT: 1915

STYLE: Streetcar Era Apartments

ARCHITECTURAL PLANS BY: Rasmussen, E.M.

ORIGINAL OWNER: E.M. Rasmussen & Son Inc.

TAX ASSESSOR'S ACCOUNT #: R-80610-0790

ZONING: M3

Rank III

SPECIAL FEATURES AND MATERIALS:

Stucco exterior. Hip roof with wide overhanging eaves. Double-hung windows.
Arched openings.

AREAS OF SIGNIFICANCE: Architecture

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON



7-023-00904

904 N.E. Twenty-third Avenue

Sullivans, Blocks 42, 31, Lots 1-8
QUARTER SECTION MAP #: 2932
Kerns

ORIGINAL FUNCTION: Apartment House

DATE BUILT: 1924

STYLE: California Mission Style, Garden Apartments

ARCHITECTURAL PLANS BY: Johnson, R.A.

ORIGINAL OWNER: Rasmussen, E.M.

OTHER OWNERS: Provident Life Insurance

TAX ASSESSOR'S ACCOUNT #: R-80610-3060

ZONING: M3, M3S

Rank III

SPECIAL FEATURES AND MATERIALS:

Stucco exterior. Flat parapet roof. Double-hung sash windows. Arched openings. Red tiled hoods at apartment entrance.

AREAS OF SIGNIFICANCE: Architecture