

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93000022

Date Listed: 2/19/93

Lindquist Apartment House  
Property Name

Multnomah  
County

OR  
State

N/A  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*for* Patrick Andrus  
Signature of the Keeper

2/19/93  
Date of Action

=====  
Amended Items in Nomination:

Significant Person:

The name of the architect--Elmer Feig--was incorrectly listed under Significant Person. The nomination does not support Criterion B, therefore, the documentation is amended to delete Elmer Feig's name.

This information was confirmed by telephone with the Oregon SHPO.

DISTRIBUTION:  
National Register property file  
Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

JAN 14 1993

### 1. Name of Property

historic name: Lindquist Apartment House  
other name/site number: N/A

### 2. Location

street & number: 711 N.E. Randall Street N/A not for publication  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>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<u>1</u>	<input type="checkbox"/> objects
			<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 1986, 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 Hamrick* \_\_\_\_\_ Date: December 30, 1992  
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:

<input checked="" type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	<i>Patrick Andrus</i> _____	<u>2/19/93</u> _____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain:)	_____	_____
	<i>for</i> _____ Signature of Keeper	_____ Date of Action

**6. Function or Use**

## Historic Functions

DOMESTIC: Multiple Dwelling

## Current Functions

DOMESTIC: Multiple Dwelling

**7. Description**

## Architectural Classification

Late 19th and 20th Century Revivals:  
Spanish Revival

## Materials

foundation: Concrete  
walls: Masonry - brick  
roof: Asphalt: Composition  
other:**Describe present and historic physical appearance.**

The Lindquist Apartment House was constructed in 1930. It was designed in the Spanish Revival style by Elmer Feig, a Portland architect who designed numerous apartments throughout the city during the 1920s and 30s. The original owner and builder was Fred W. Lindquist, a Portland developer who is known to have collaborated with Feig on a number of multi-family dwellings in the Portland area. The building retains its original use as a multi-family residence. It is in excellent condition, retaining integrity of design, materials, and workmanship.

**SETTING**

The building is sited on the northwest corner of the intersection of Randall and Hoyt Streets in the Kerns neighborhood of Northeast Portland, one block south of Sandy Boulevard. Sandy Boulevard is a heavily trafficked arterial which links Portland's Inner eastside with residential neighborhoods in the northeast quadrant of the city. The building is located in a transitional area between commercial and light industrial uses to the north and west, and apartment houses to the south. The surrounding area seems quite stable with little encroachment into the residential (apartment).

The building is oriented to the south and east away from the commercial uses to the north. The ell-shaped apartment house encircles a yard which contains a narrow paved walkway, a small lawn, and a large Lebanese cedar. Landscape features are generally unremarkable consisting primarily of a few small foundation plantings. A notable exception is the dense cover of climbing ivy which spreads over one entire corner of the building.

**EXTERIOR**

The three-story masonry apartment house rests on a concrete foundation; a finished basement is located beneath the western-most stem of the ell. The flat roof is obscured from view by a parapet wall which steps up at the corners to simulate square towers. The roof is covered in tar paper. The corner "towers" are perhaps one of the most character-defining features of the building. They project slightly from the wall surface and are articulated by heaving quoining on each of the three exposed corners. The top of the towers extend several feet above the parapet wall and are capped with a cast stone finial with small arched openings. A small pyramidal cap on the top of each finial has been removed. The original plans show a small flag flying from the cap. The current owners plans to restore the cap and flag.

Exterior walls are covered with red brick in a common bond pattern. The walls are accentuated with a variety of cast stone decorative elements including medallions with floral designs located in the upper parapet wall and on the corner towers, quoining at door openings and "towers, and pilasters with Corinthian capitals at the primary entrance and between the double doors above the entrance. The primary entrance is recessed in the center of the building where the stems of the ell

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meet. It consists of a round-arched opening articulated by the cast stone quoins and pilasters noted above. A neon sign above the opening reads: "Lindquist Apts--711". The "711" is the only portion of the sign which is currently electrified (green light); however, the current owner intends to restore the entire sign. The simple, glazed door is flanked by sidelights and has a delicate leaded-glass fanlight above. Above the entrance, at the second floor, is a pair of round-arched, multi-light doors which are separated by a smaller rendition of the pilasters at the entrance. The doors open out to a small wrought-iron balconette which, at this writing, is host to a number of potted flowering plants. A cast stone finial rises from the parapet wall above the doors.

There are two secondary entrances on the primary facade which provide access to ground floor living units. Both entrances consist of round-arched, multi-light doors with simple, wrought-iron handrails. There are also minor entrances on the sides of the building: one on the east end (Randall Street side) consisting of a small recessed, round-arched opening which contains a multi-light door, and a more elaborate entrance framed by decorative cast stone quoining and lintel on the south (Hoyt Street) end of the building.

Fenestration consists predominantly of six-over-one double-hung sash with a simple soldier pattern lintel; however, there are also a number of eight-over-one sash and a couple of single-pane casement windows. The original plans for the building indicate that the casement windows may have originally been lattice glass but there are no photographs or other documentation to confirm this.

A fire escape is located on the east end of the building.

The only changes to the exterior of the building are the probable removable (though unconfirmed) of original lattice glass in the casement windows and its replacement with a single pane of glass, and replacement of the original leaded glass in the fanlight.

**INTERIOR**

The interior of the Lindquist Apartment House remains intact as built. The building contains 20 units: 14 one-bedroom apartments; five two-bedroom apartments; and, one studio apartment. The units are arranged on either side of a central hall which runs the length of each wing of the ell.

Interior finishes are exceptionally well-preserved. A small foyer is located at the central entrance. It contains a large decorative fireplace and features a coved ceiling, and heavily textured plaster walls. A handsome wrought-iron handrail accentuates the stairway which provides access to the floors above. An interior door at the end of the foyer enters onto the central hall on the ground floor. The foyer and public hallways have been carpeted and the original mailboxes, recessed in the wall of the foyer, have been replaced.

The individual apartment units are well-appointed. Mop boards, like those throughout the building consist of a simple, capped molding. Walls are lathe and textured plaster and painted white. Ceilings are coved. The original oak flooring remains in the apartment units, as do the original kitchen and bathroom floors which are small hexagonal-shaped tile which are also original.

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Kitchens consist of a food preparation area which is separated from an eating alcove by small leaded glass cupboards. The food preparation area contains original countertops and cupboards. Built-in ironing boards are located in all units, as are small alcoves in the diningrooms presumably for telephones. Bathrooms contain all of the original fixtures.

Of particular note are the handsome fireplaces located in the living rooms. Each has a plastered surface; openings are lined with decorative tiles; and small alcoves are located above the openings.

**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**

Architecture  
Community Development

**Period of Significance**

1930

**Significant Dates**

1930

**Cultural Affiliation**

N/A

**Significant Person(s)**

Feig, Elmer

**Architect/Builder**

Feig, Elmer/architect  
Lindquist, Fred W./builder

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

The Lindquist apartment house is locally significant under criterion "c" as an exceptionally well-preserved and classic example of the work of Portland architect Elmer Feig. The general design of the Lindquist is one which Feig repeated in at least seven other apartment houses in the city (two on the westside and five on the eastside). The Lindquist is the best preserved of the seven and as such is a significant representative example of the work of this popular architect. The apartment house is also a fine representative of the many large-scale apartments which were built in northeast Portland during the 20s.

**HISTORIC OVERVIEW**

The emergence of large-scale apartment houses in Portland was in part a response to the increasing demand for housing between approximately 1915 and 1930. By this time most of Portland's inner neighborhoods had been densely developed. Little vacant land remained and rapidly increasing population put severe pressure on the existing housing stock (Zisman et al).

The Lindquist Apartment House was constructed just after the peak of Portland's apartment "boom". A December 1, 1929 article in the Oregonian headlined: "Apartment Houses Going Up Rapidly," and stated, "Apartment house construction is proceeding so rapidly and so ill-planned that it is time to put out the 'stop, look, and listen' sign, according to findings of a sub-committee of the research committee of the Portland Realty Board."

Elmer Feig was one of a number of Portland-area architects who benefitted immensely from the apartment house craze of the 1920s. Between 1925 and 1931 he designed over 81 apartment houses in the city, an average of at least 13 per year.

  x   See continuation sheet.

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Feig was born in Atwater, Minnesota in 1897 and came to Portland in 1910. He attended Portland public schools and the University of Oregon. His initial architectural experience was as a draftsman for Fenner Redicut Homes; he subsequently worked for the G.M. Standifer Construction Company from 1916 to 1919; and was a plans examiner for the City Of Portland from 1919 to 1927. In 1927 he opened the Architectural Services Bureau, which he advertised as specializing in construction planning and supervision.

Feig's budding career as a designer corresponded handily with what was a boom period for apartment construction, not only in Portland but in many cities throughout the United States. In many areas of the country twice as many multi-family dwellings were constructed during the decade of the 20s than in the previous one. Apartment living had become immensely popular and buildings were designed to accommodate everyone, from low-cost, studio units for the working person, such as those in the Oriental Apartments (located at 3562 SE Harrison Street and nominated to the National Register of Historic Places in 1992), to much more gracious units such as those in the Hancock Street Fourplex (1414 NE Hancock) constructed in Portland's Irvington neighborhood in 1928. A number of innovations in apartment construction were developed in the 1920s including the evolution of multi-building complexes, garden and landscaped apartments, and buildings constructed with garages (in response to the rapidly increasing number of tenants with automobiles).

Between 1927 and 1931, Feig worked with a number of developers such as J.C. Meyers, Harry Mittleman, S.E. Henderson, and Fred Lindquist designing and constructing large multi-family apartment buildings. The majority of these buildings are located in Northwest Portland and Inner Northeast neighborhoods.

Feig was as prolific in his variety of architectural styles as he was in the sheer number of buildings for which he was commissioned. His designs ran the gamut from handsome interpretations of Egyptian and Art Deco styles to fanciful Moorish designs, and, of course the popular Spanish Revival.

Feig based his design for the Lindquist Apartments on Spanish Colonial architecture, first introduced to Portland by the Lewis and Clark Exposition of 1905 and made popular by the Panama-California Exposition of 1915. Characteristic elements of the style include round-arched window and door openings, brick construction, wrought-iron railings, and ornamentation inspired by Spanish or Mexican Baroque architecture. The Lindquist is one of seven extant apartment buildings designed by Feig in this style. Four of the seven (including the subject building) are located in Northeast Portland (1729 NE Schuyler/1410 NE Schuyler/1620 NE 24th); a fourth, the Santa Barbara Apartment (listed on the National Register of Historic Places 1989) is located in southeast Portland (2052 SE Hawthorne), and the other two are located in Northwest Portland (26th and Marshall/23rd and Everett). The subject building is simple in its reference to the Spanish Revival style but it is nonetheless expressed in the round-headed openings, cast stone decorative elements, parapet walls and corner towers.

The Lindquist Apartment is significant because it is an exceptionally well-preserved example of Feig's work, and because it is the best representative example of his work in the Spanish Revival style in east Portland. All of the other Spanish Revival style apartments in east Portland have been either altered or simply are lesser representatives of the style: the Santa Barbara Apartment in southeast Portland has had its towers removed and numerous alterations have been made to windows; and the buildings at 1410 NE, 1729 Schuyler and 1620 NE 24th lack the finer details of the Lindquist such as the round-

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arched windows, towers and so forth, and all have had alterations to the windows and doors.

The Lindquist apartment house is highly significant as an exceptionally well-preserved historic apartment building associated with Portland's apartment boom period. More significantly, however, is the building's place in the architectural record of Elmer Feig, whose prolific designs had an immense impact on the character of Portland neighborhoods. Although architectural historians may immediately associate Feig with fanciful Egyptian/Art Deco designs, many of his extant buildings were designed in somewhat more understated period revival styles such as that represented by the subject building. This fact, combined with the building's fine state of preservation, make the Lindquist Apartment House an important element in our understanding and appreciation of Feig's contribution to Portland's architectural history.



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**SHPO SUMMARY**

The Spanish Renaissance-style Lindquist Apartments, the work of prolific apartment house builder Elmer Feig, occupies a 100-foot square lot at the corner of NE Randall and Hoyt streets on Portland's East Side. The location is a block south of the Sandy Boulevard arterial. Built in 1930 for Fred W. Lindquist, one of Feig's recurring investors, the three-story L-shaped building is distinguished by its fine rug-faced brick exterior accented by contrasting trim of cast stone.

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 apartment building has a straight parapet, and the wall plane is nearly unbroken from top to foundation except by window openings. A Romantic period air is nonetheless suggested by a restrained decorative program that includes staggered quoins setting off corner towers having miniature bell cote terminations, doorway framements surmounted by scrolled pediments and elaborate archivolts, loggia-type arched openings, engaged salomonica columns, and, at the parapet, inset panels of stylized foliate relief that recall the intricately decorated surfaces of Spanish Renaissance buildings in the Plateresque tradition.

In the angle of the equilateral wings, a graded courtyard fills the southeast corner of the lot to the street corner. Dominated by a mature cedar, the set-back effectively breaks up the scale of the multi-story building and makes it more compatible with conventional residential surroundings. The main entrance is set diagonally in the angle formed by the perpendicular wings. It is marked by a parapet gable and a balcony window overhead. Regularly-spaced windows, both single and paired, are fitted with double-hung wood sash having multi-paned top lights. Except for sills and lintels of soldier-coursed brick, the openings are unframed.

The interior is organized on a double-loaded corridor plan accommodating as many as 20 living units of varied scale. Wall surfaces are lath and plaster with a tactile, hand-troweled finish. Principal features of the main foyer are the geometric staircase with handsome wrought iron railing and a decorative fireplace with staggered quoin surround and bas relief tile insets. Individual apartment units are well appointed with deep coved cornices of

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plaster, basket-arched openings, fireplaces and good-quality built-in kitchen cabinetry.

The Lindquist Apartment Building meets National Register Criterion A for its significance as a reflection of economic and social forces giving rise to the apartment house "boom" in Portland in the 1920s and early '30s. Its basic plan is one that Elmer Feig repeated elsewhere in the city a number of times, but this particular project is thought to be the best preserved of the seven others of like kind identified in the Portland Historic Resources Inventory. As such, it meets Criterion C. The application gives welcome detail on the career of a builder-architect who, through more than 81 apartment buildings produced between 1925 and 1931, set a standard for dignified, livable and affordable multi-unit housing in the metropolitan area.

**9. Major Bibliographical References**

Koler/Morrison Planning Consultants  
 1988 Bowman Apartment House, National Register of Historic Places Registration Form.  
 Portland, City of, Planning Department  
 1982 Portland Historic Resource Inventory  
 Polk, R.L. and Company  
 1926-1940 Portland City Directory  
 Sanborn Insurance Company  
 1909/24 Fire Map of Eastside Portland  
 Ticor Title Company  
 1992 Deeds and Other Miscellaneous Records, 711 NE Randall Street, Portland  
 Zisman, Karen, et al  
 1988 *Architectural and Historical Resources of Eastside Portland*. Multiple Property  
 National Register of Historic Places Registration Form.

\_\_\_ 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**

Acreeage of Property: less than one (0.22)                      Portland, Oregon-Washington      1:24000

UTM References

A	10	528330	5041470	B	.	. . . .	. . . .
	Zone	Easting	Northing		Zone	Easting	Northing
C	.	. . . .	. . . .	D	.	. . . .	. . . .

\_\_\_ See continuation sheet.

Verbal Boundary Justification:

The nominated area is located in Logan's Addition, Block 2, Lots 7 and 8, Portland, Multnomah County, Oregon

\_\_\_ See continuation sheet.

Boundary Justification:

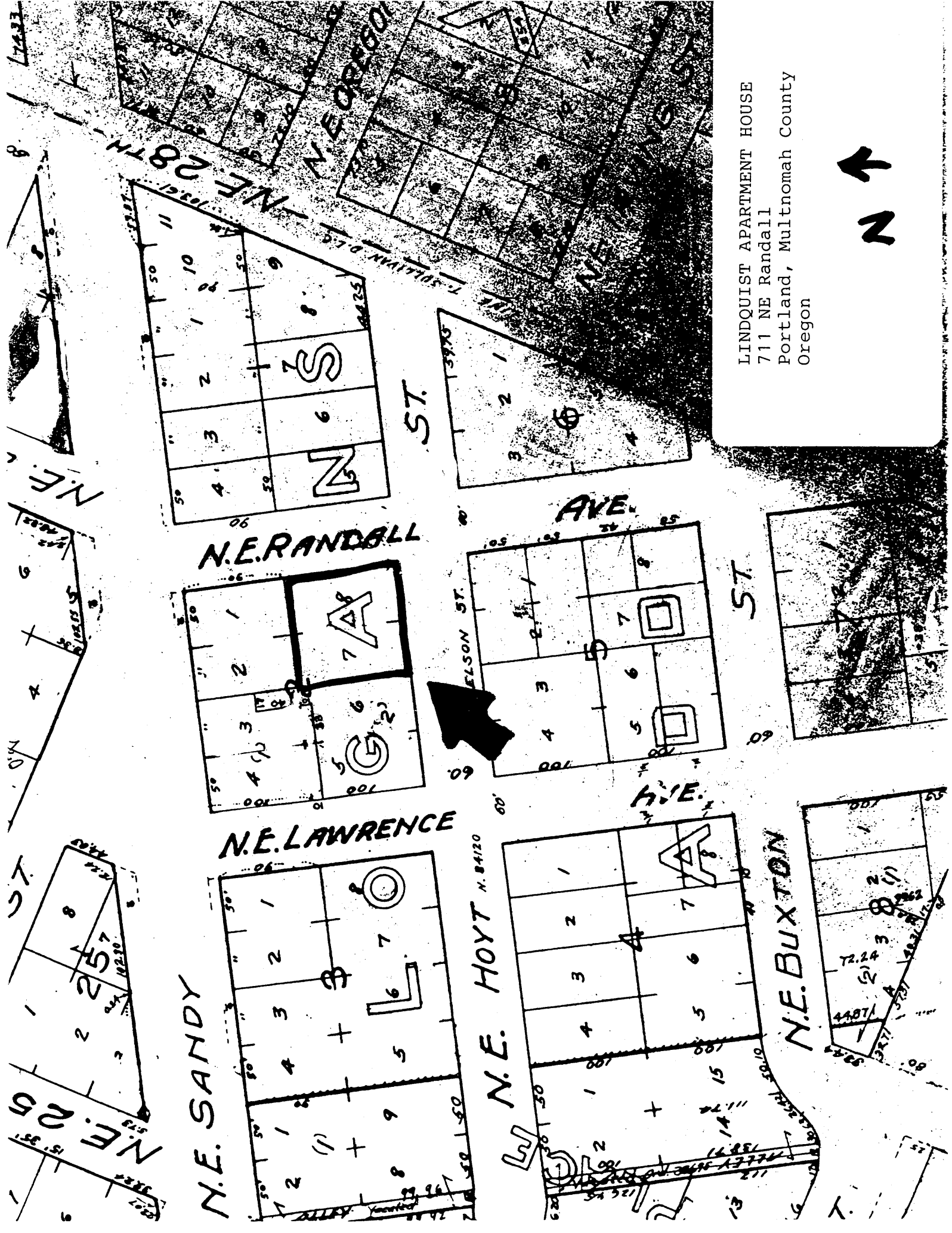
The nominated area is comprised of the apartment building designed by Elmer Feig and constructed by Fred Lindquist in 1930 and the city lots on which it was originally built.

\_\_\_ See continuation sheet.

**11. Form Prepared By**

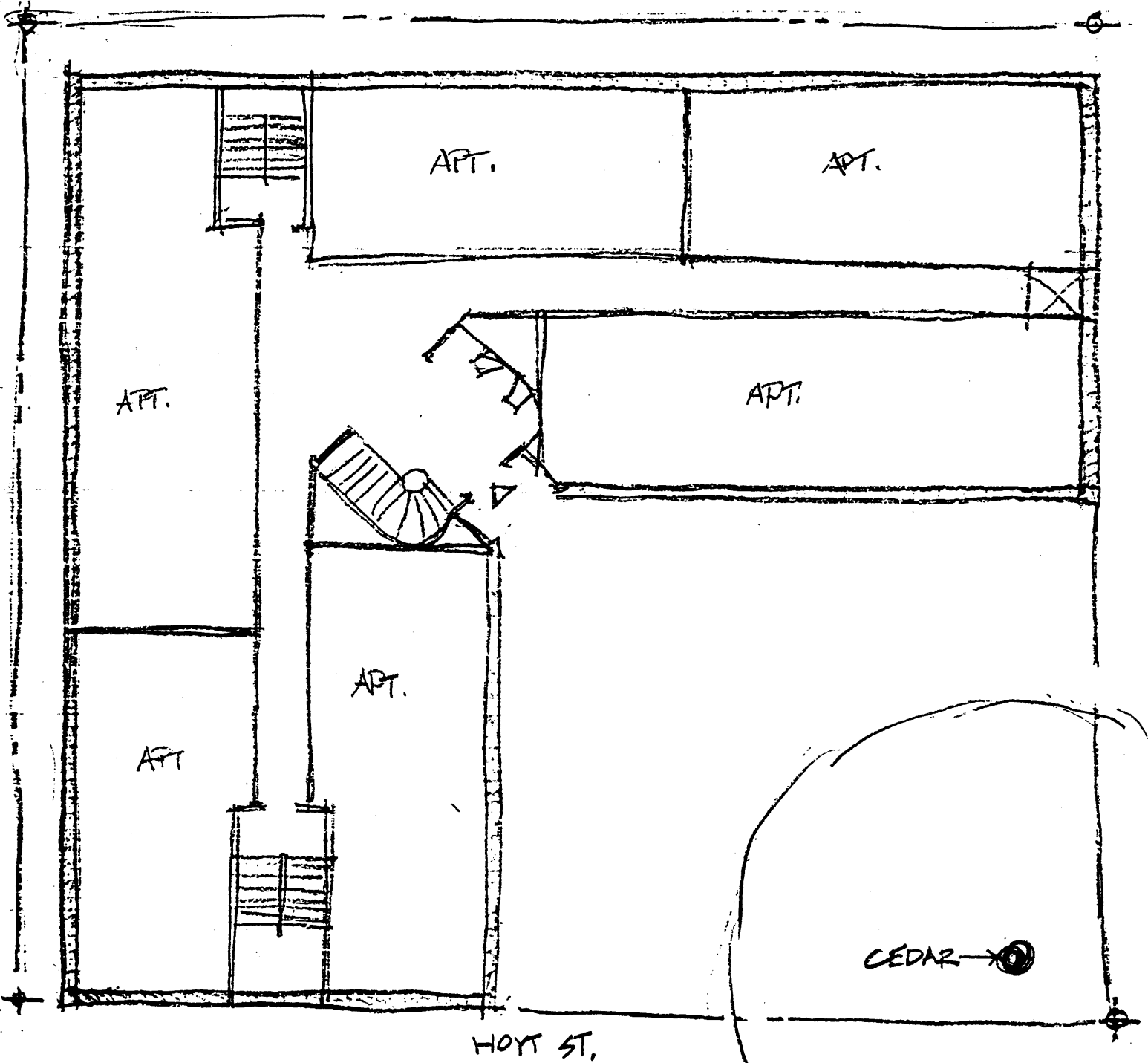
name/title: Jane Morrison  
 organization: Koler/Morrison Planning Consultants  
 street & number: 4053 S.E. Jennings Ave.  
 city or town: Milwaukie

date: August 1, 1992  
 telephone: (503) 654-2786  
 state: Oregon      Zip code: 97267



LINDQUIST APARTMENT HOUSE  
 711 NE Randall  
 Portland, Multnomah County  
 Oregon





LINDQUIST APARTMENT HOUSE  
 711 NE RANDALL ST.  
 PORTLAND, MULTNOMAH CO.  
 OREGON

SITE PLAN  
 TYPICAL FLOOR PLAN

