

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

JAN 27 1989

NATIONAL
REGISTER

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

1. Name of Property

historic name Eugenia Apartments
other names/site number N/A

2. Location

street & number 1314 S.E. Salmon ☐ not for publication
city, town Portland ☐ vicinity
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

Ownership of Property

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u> </u> Total

Name of related multiple property listing:
Historic and Architectural Resources
of Eastside Portland

Number of contributing resources previously
listed in the National Register N/A

4. State/Federal Agency Certification

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

Signature of certifying official [Signature]
Oregon State Historic Preservation Office
State or Federal agency and bureau

January 23, 1989
Date

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:) _____

[Signature] Entered in the
National Register

3/8/89

[Signature]
Signature of the Keeper

Date of Action

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)

Colonial Revival

Mediterranean Revival

Materials (enter categories from instructions)

foundation Concrete

walls Stucco

roof Asphalt

other Wood

Describe present and historic physical appearance.

EXTERIOR DESCRIPTION

This house is located in the middle of the block on the south side of Salmon. It occupies almost its entire lot except for a small section in the back which has a wooden patio and is surrounded by a six-foot tall fence. The main floor of the house is elevated four feet above grade, on a concrete foundation with a full basement, and is approximately twelve feet set back from the sidewalk.

This two-story house is rectangular in plan with a two-story porch in the center toward the street. A shallow pitched hip roof of composition shingles crowns the structure with overhanging eaves below which runs a one-foot wide dentilated cornice. Two hip dormers with single three-over-three double-hung sash windows face the east and west. Three dormers are grouped at the front (north) edge of the roof. A central dormer has a round-headed window with radiating muntins in the upper sash and is flanked by pedimented dormers. These also have single three-over-three double-hung windows. Four red brick chimneys rise from the roof.

The exterior surface is covered with a pebble-grain stucco. Porch, cornice and window trim is wood. On the first floor are one-over-one double-hung sash windows and two large fixed picture windows surmounted by leaded glass transom lights. The primary windows on the second floor are six-over-one double-hung sash as well as two multi-paned doors that lead to the porch. There are four leaded glass fixed sash windows incorporated into the side walls of the house. Toward the northern end of the east and west elevations are full-height, slightly projecting polygonal bays.

The front elevation of the house is symmetrical except for the recessed entry which is slightly off center. The attached porch has four regularly spaced Doric columns with a plain balustrade. A classical entablature surrounds the top of the porch with a frieze of triglyphs and guttae. Above the porch on the second level there is a balustrade between four square piers. The majority of

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National Register of Historic Places
Continuation Sheet

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the surface decoration appears on the second level. At the center, there is a segmented wood arch within which are two round-arch windows divided by curved muntins. Between these windows a floral design executed in plaster ornaments the spandrel. Two multi-paned doors on either side of this segmented arch are themselves flanked by wood pilasters with recessed panels and simple capitals. A pair of six-over-one double-hung windows are found on opposite sides of this second-floor decorative facade.

At street level, underneath the front porch, a recessed concrete "tunnel" leads to a door that provides access to the basement. Other than some patch work that has been done to the exterior surface, the overall condition of this building is good.

INTERIOR DESCRIPTION

The building has four apartments on each floor and three housekeeping units in the basement. The apartments have a front staircase, which is off the lobby, and a rear set of stairs which are located at the end of a long, central hall. The central hall is open to the roof and acts as a light well. The floor plans are identical on both floors.

The front units are entered from the front stair hall. Finishwork is simple. The living rooms have leaded windows and oak floors. The original dining rooms also have oak floors and shallow polygonal bay windows; these rooms are now generally used as bedrooms. The "bed closets", as originally named, are used as walk-in closets. The cupboards in the kitchen have been retained, although the fixtures and finishes have been updated within the past five years. The bathrooms have concrete floors. Second-floor, front units also have access to the balcony.

The rear units have similar finishwork and built-in cabinetry. They have a separate bedroom instead of the bay window, balcony access and leaded glass amenities. The kitchen and bathroom cabinetry is like the front units, and the bathrooms also have concrete floors. The flooring materials were replaced throughout the building in 1926. New fixtures were installed at that time.

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

1911

Significant Dates

1911

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

This elegant apartment building, constructed in 1911, is significant under criterion C as an excellent example of the Colonial Revival style, incorporating some elements of the Italian Renaissance style. It is also a fine representative of a medium-scale, multi-family housing type, many of which were built throughout the study area between approximately 1910 and 1930.

Multi-family dwellings such as the subject building are an important part of the fabric of the inner southeast residential neighborhoods. They were constructed during the area's most significant period of growth when the demand for housing skyrocketed. There are ten medium-scale, multi-family buildings included in the survey three of which are considered potentially eligible for the National Register. Of these ten buildings two are designed in the Colonial Revival style.

The subject building is the best example of the style as expressed in the medium-scale, multi-family dwellings. It is also an exceptionally well-preserved example of its type. Features of special interest include the formal facade arrangement with its prominent portico; pedimented and arched dormers; and decorative details derived from the Adam prototype of the Colonial Revival including fanlights, round-arched windows and garland motifs. The overall delicacy and lightness of the building is also characteristic of the Adam prototype. Italian Renaissance features include the low-pitched hip roof with deep, boxed eaves and the masonry exterior wall surface.

☐ See continuation sheet

9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Barry, Mark D. and Associates, "Appraisal Report for 1314 S.E. Salmon".
January 21, 1988.

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

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

UTM References

A

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

B

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Zone Easting Northing

C

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D

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☐ See continuation sheet

Verbal Boundary Description

Hawthorne Park addition, E. 1/2 Lot 1 & 2, Block 289

☐ See continuation sheet

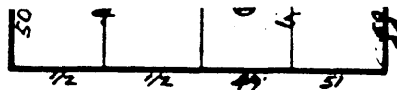
Boundary Justification

Taxlot lines

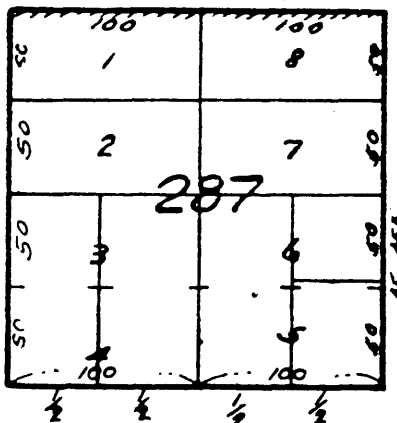
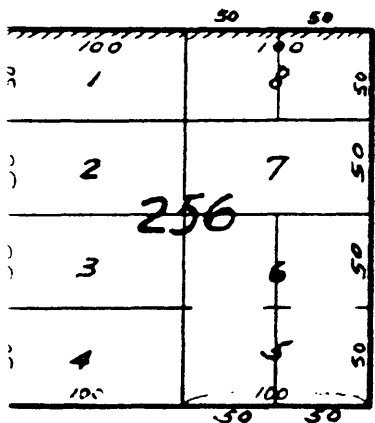
☐ See continuation sheet

11. Form Prepared By

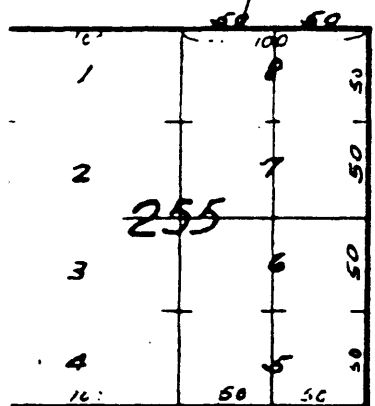
name/title K. Zisman, J. Koler, J. Morrison, B. Grimala, A. Yost
organization Hawthorne Blvd. Business Association date August 15, 1988
street & number 615 S.E. Alder telephone (503) 234-4801
city or town Portland state Oregon zip code 97214



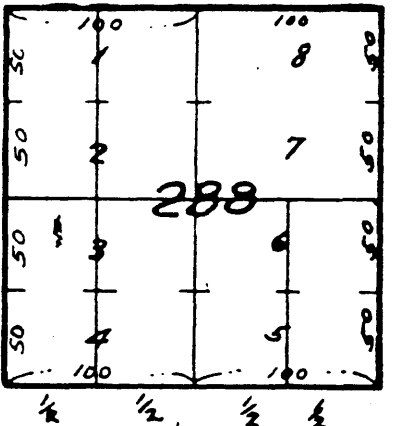
60



S.E. Taylor

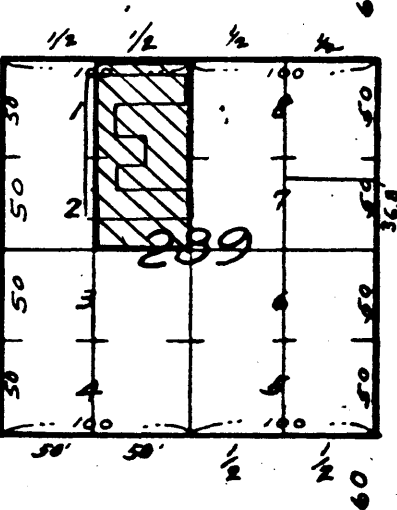
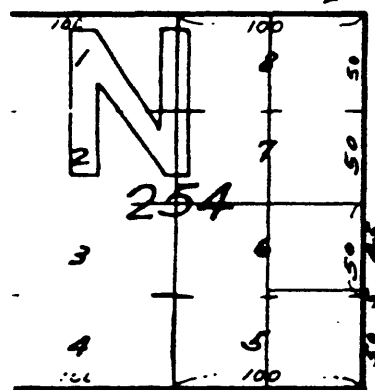


S. E. 13th Ave.

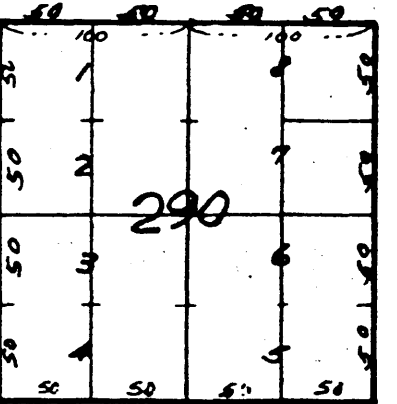
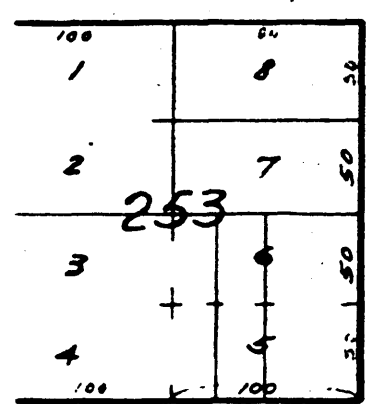


S.E. 14th Ave.

S.E. Salmon



S.E. Main



296

295

294

1314 S.E. Salmon
Portland, OR 97214





- 1 1314 S.E. Salmon RUBENIA ARANTMANIS
- 2 Portland, Oregon, Multnomah County
- 3 Smith, Patrick
- 4 August 1988
- 5 Roll S-21 # 24
- 6 Looking southeast at north and west elevations.
- 7 #1 OF 3

Portland Eastside
mps



1 1314 S.E. Salmon ~~EUGENIA~~ APARTMENTS
2 Portland, Oregon, Multnomah County
3 Smith, Patrick
4 August 1988
5 Roll 5-21 #22
6 Looking south at north elevation
7 #2 of 3

Portland Eastside
mps



1 1314 S.E. Salmon ~~EUGANIA~~ ~~APARTMENTS~~

2 Portland, Oregon, Multnomah County

3 Morrison, Jane

4 July 1988

5 Roll J-2 #6

6 Interior detail of leaded glass casement

7 #3 OF 3

Portland Eastside mps