

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON.



3-019-00707

707 N.W. Nineteenth Avenue

Couch's, Block 271, Lots 3, 4, East 2' of Lot 5
QUARTER SECTION MAP #: 2928
Northwest District Association

ORIGINAL NAME: Olympic Apartments

ORIGINAL FUNCTION: Apartment House

DATE BUILT: 1929

STYLE: Streetcar Era Apartments

ARCHITECTURAL PLANS BY: Feig, Elmer E.

ORIGINAL OWNER: Henderson, S.E., Inc.

TAX ASSESSOR'S ACCOUNT #: R-18022-5960

ZONING: RH

HISTORIC DISTRICT: Nob Hill (potential)

SPECIAL FEATURES AND MATERIALS:

Flat roof with curvilinear gable at parapet. Exterior finish of smooth stucco. Cast-stone decorative elements include coping along parapet, medallions, and cartouche with garland at center of gable.

AREAS OF SIGNIFICANCE: Architecture

911

2887

3-019-00707

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Feig, Elmer E., Olympic Apartments, plans, 1929, City of Portland Buildings Bureau Microfiche Collection.

OLD ADDRESS: 163 Nineteenth Street North

ORIGINALBUILDING PERMIT #: 193822

Present owners, as of May 1980: Oswald C. and Lorella E. Svehaug
MAILING ADDRESS: Harsh Investment Corporation, P.O. Box 2708, Portland 97208

No Preservation Funding

Negative: 746-21

Score - Design/Construction: 2
Score - Historical: 0
Score - Rarity: 0
Score - Environment: 8
Score - Integrity: 10
Score - Intrinsic: 2
Score - Contextual: 18
Score - Total: 25

912

2887

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: MULTNOMAH COUNTY**

HIST. NAME: Olympic Apartments
COMMON NAME: Olympic Apartments
ADDRESS: 707 Northwest Nineteenth Avenue
CITY: Portland
OWNER: Kliks, Dorothy L.
ADDRESS: 511 Oregon Pacific Bldg., Portland,
OR 97204

DATE OF CONSTRUCTION: 1929
ORIGINAL USE: Domestic: multiple dwelling
PRESENT USE: Domestic: multiple dwelling
ARCHITECT: Feig, Elmer E.
BUILDER: Henderson, S.E., Inc.
THEME: Culture: 20th Century Architecture
STYLE: Spanish Colonial Revival

T/R/S: T1N R1E S33
MAP NO.: 2928 TAX LOT: NA
ADDITION: Couch's Addition
BLOCK: 271 LOT: Lots 3, 4, E. of
Lot 5
ZONE: RH QUAD.: Portland
ASSESSOR NO.: R18022-5960

RESOURCE TYPE: Apartment
CONDITION: Excellent
MOVED (DATE):

Old Address: 163 19th Street, N.
RANK:

PLAN TYPE/SHAPE: U-shape
FOUNDATION MATERIAL: Concrete block
ROOF FORM & MATERIALS: Flat
w/parapet/tar
WALL/FRAME: Concrete, reinforced
PRIMARY WINDOW TYPE: 2/2 double-hung wood sash
EXTERIOR SURFACING MATERIALS: Stucco, smooth finish

NO. OF STORIES: 3
BASEMENT: Yes, raised

DECORATIVE FEATURES: Curvilinear gable at parapet; cast-stone decorative elements, cartouches, garlands, medallions; lobby has terra-cotta tile on entry floor; decorative wrought-iron railing flank front steps; brass signs over entrance "Olympic Apartments"; two-story arched openings over recessed entrance, Moorish design cast-stone coping around arches; two brick chimneys with corbelling and geometric designs; exterior finish of smooth stucco; wrought-iron gate arched over entrance, tracery designs, hexagonal wrought-iron/glass light fixture hanging from the center.

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Storm windows.

NOTEWORTHY LANDSCAPE FEATURES: Garden court entrance, rock garden with ferns, manicured shrubs.

ASSOCIATED FEATURES: None

SETTING: The apartment building is located on the east side of N.W. Nineteenth Avenue., a busy two-lane arterial. The building is flush with the sidewalk. The parcel is large, front facing and is on a corner lot. The Immanuel Lutheran Church is across the street. The area is characterized as primarily residential.

RECORDED BY: Donovan and Associates
Prohaska and Associates

SHPO INVENTORY NO.:
DATE: August 1991

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STATEMENT OF SIGNIFICANCE

Architectural: The Olympic Apartments, constructed in 1929, was designed by architect Elmer E. Feig in the Spanish Colonial Style. The apartment displays characteristics of the style in its curvilinear parapet, decorative wrought iron railing, arched openings, and stucco finish. The Olympic Apartment is a good example of a large-scale apartment complex designed in the Spanish Colonial Revival Style.

Historical: The property is associated with the following Portland families: Henderson, Chapman, and Sorrow.

PROPERTY OWNERSHIP HISTORY

- 1928-1929 S.E. Henderson purchased lots 5,8,and 10/Block 271 from Rodney L. Glisan and Florence Minott on October 10, 1928. Henderson deeded the east one-half of lot 5 to Frank T.and Pauline Chapman on April 4, 1929.
- 1919-1944 Chapman deeded the property to Far West Realty Company on June 28, 1934. Far West sold the property to Chris and Annette Sorrow on March 8, 1944.

OWNERS BIOGRAPHICAL INFORMATION

S.E. Henderson was a prominent developer in northwest Portland. Henderson was responsible for the financing and building of many apartment houses in the inventory. From the 1920s to the 1930s, Henderson constructed over 20 buildings in northwest Portland; sixteen are currently listed in the inventory. Henderson often worked with architects Elmer E. Feig, L.R. Cooke, and G.M. Post. In 1935, S.E. Henderson Inc. was a defendant in a bankruptcy suit. The complaint was filed by Herbert Gordon, a trust in the bankruptcy of Prudential Bank Corporation, which led to the foreclosure of twenty parcels of Henderson's real estate in Portland; four parcels were in northwest Portland.

Frank T and Pauline Chapman: No biographical information is currently available.

ARCHITECT

Elmer E. Feig (d. 1968) was born in Atwater, Minnesota and came to Portland in 1910, received his education at Portland public schools, University of Oregon, and Valley City, North Dakota. His architectural experience began as a draftsman with Fenner Redicut Homes, Portland, Oregon, in 1914-1918. He worked from 1916-1919 for G.M. Standifer Construction Company, Vancouver, Washington, as a structural and mechanical architect, and was a Plan Examiner for the City of Portland, 1919-1927. Feig opened the Architectural Services Bureau, located in the Western Bond and Mortgage Company Building, downtown Portland, in February, 1927. Feig announced he specialized in plan supervising, the construction of homes, and gave advice on city and state regulations as well. Ironically, during the period from 1927-1930, the Mr. Feig was engaged in several legal battles with the Planning Commission, which had his contractor's license

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revoked for a brief period in 1929, (allegedly he allowed unlicensed builders to use his license for a percentage). Feig appealed to the Portland City Council and his license was re-instated.

Elmer Feig designed over 81 apartment houses in Portland, during the period from 1925-1931. Working for builder/developers such as J.C. Meyers, S.E. Henderson, and Harry Mittleman, Elmer E. Feig designed and constructed groups of apartment buildings, over 25 in Northwest Portland, similar in scale and interior layout, typically three-story buildings with a raised basement, a centered, recessed entry with decorative cast-stone or brick surround and vestibule buzzer-entry system, cast-stone decorative features and best finishes, street side only, built up to the sidewalk, corner rooms of larger apartments having fireplaces and extra bedrooms. The interior finishes of most rooms feature plastered walls and coved-ceilings, hardwood floors and ceramic tile in bathrooms and kitchen areas, often glass-fronted china closets in the dining area of the kitchen. Feig-designed apartments are distinguished by the use of brick or stucco for exterior finishes, flat roof with raised parapet, the innovative use of cast-stone ornamentation, generally fixed, hinged or multi-pane windows or large steel case multi-pane windows, wrought-iron gates, grill work and lighting fixtures, and reflects the architectural styles of Mediterranean, Spanish Colonial, Moorish, Georgian and Tudor periods.

Feig designed three unique apartments in the Egyptian/Art Deco style, The Manhattan, located at 2209 Northwest Everett Street, The Blackstone, located at 1831 Southwest Park Avenue, and The Moreland Apartments, located at 1530 Northeast Tenth Avenue. These apartments feature large cast-stone Osiriid (Pharaoh) figures, frieze panels with griffons and winged disks, and lotiform cast-stone light fixtures, Cavetto cornices at roof line. A fourth, "The Egyptian", a nine-story brick apartment with colored "gargoyle" Pharaoh figures and a twenty foot neon apartment name sign, to be located at the corner of Twenty-second and Northeast Sandy Boulevard, was planned in 1929 but never built. The Great Depression of the 1930s and a local bricklayer's strike, 1931, as well as the bankruptcy of some of the developer/builders Feig worked with brought his impressive record of 3-5 apartment buildings under construction per season to a halt. By 1932, the only work under construction designed by Elmer E. Feig was a re-model for the school building on Sauvies Island. Feig was living in Orlando, Florida by 1947, and returned to the Portland area in 1965. He died at the age of 71, October 20th, 1968, in Yamhill County.

All the brick and stucco apartment buildings, with the exception of the Mayfair Apartments, 1929 Northwest Irving Street, designed by G.M. Post, on the block bounded by Northwest Irving-Johnson Streets, and Northwest 19th and 20th Avenues, were designed by Elmer E. Feig and built for S.E. Henderson and J.C. Meyer, 1927-1929. Prolific and dynamic residence designer, Feig created Northwest Portland area apartments that resemble Tudor castles, Spanish Villas, Moorish fantasies and regal Egyptian apartments.

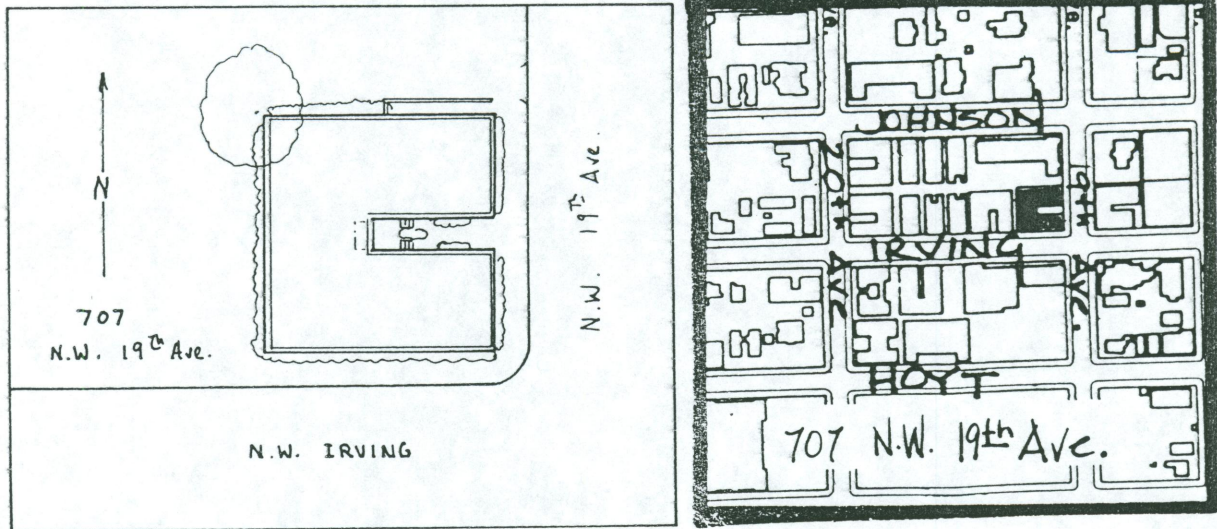
Sources: Ticor Title Company Records
Multnomah County Tax Assessor Records
City of Portland Building Bureau
Portland City Directories
Portland Block Books

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NEGATIVE NO.: Roll 24 #15,18

DATE: 2/7/1991



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