

United States Department of the Interior
National Park Service

National 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 Santa Barbara Apartments
other names/site number N/A

2. Location

street & number 2052 S.E. Hawthorne not for publication
city, town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97214

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	1	_____ 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	1	_____ objects
			_____ 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]* January 23, 1989
Oregon State Historic Preservation Office Date
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:)

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)

Mission/Spanish Colonial Revival

Materials (enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other Concrete

Glass

Describe present and historic physical appearance.

EXTERIOR DESCRIPTION

This apartment building sits on the northeast corner of the block at the intersection of Hawthorne and 21st. The ell-shape building encloses a small open area at the street corner which serves as a yard. This area contains a rock garden with birdbaths, flowers, small trees and walkways. Three trees line the tree lawn on 21st.

This three-story building rests on a concrete foundation and has a full basement. A flat roof with a half parapet surmounts the top. The parapet along the front elevations has a cast stone coping and piers. The piers that rise from the parapet have ovoid medallions on their face and cast finials grace the tops. Every other section between these piers has a sloping hood covered with Spanish red tile. The two corners of the front elevations slightly project to form square towers. These towers rise one story above the roof and have cast stone quoins down their three exposed corners. The top floor of the towers has twin half-round arch openings. Above the arched openings is a frieze composed of relief arches in brick. The main entrance is situated in a diagonal wall panel at the intersection of the two wings.

The entire building is covered with red brick in a common bond. The primary windows are one-over-one double hung sash and large, single pane awning windows also of horizontal proportions. All window openings have yellow brick sills and soldier course lintels. The two walls facing the yard are balanced but not symmetrical, while the two street elevations are symmetrically composed. On the first floor, facing the yard, additional round-arch doorways with brick voussoirs above provide access to ground floor apartments. There are three on the east wing and two on the north. A larger, arched doorway is located in the center of the north street elevation, directly on the sidewalk.

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A decorative cast concrete facade surrounds the main door entrance and rises above it. The central part of this facade is flanked by square columns with many divisions which are embellished by decorative medallions, wall lamps, and a cast concrete finial resting on the top. Between these columns, a round-arch opening provides access to the front door and is supported by a pair of round columns on either side. A pediment surmounts the opening and above this, on the second floor, a large window composed of multiple panes of glass has another pediment over it. The ground floor main entrance consists of a recessed entry leading to the front door. The door itself is tripartite with narrow sidelights and a leaded glass transom. The floor in the recessed entry is laid with hexagonal red tiles.

INTERIOR DESCRIPTION

The foyer to the apartment building is polygonal in shape and features a large fireplace across the east wall. An open staircase leads to the upper floors. Within the interior, individual apartments are entered from long halls that penetrate to either end of the respective wings. The halls are embellished with ornate wall sconces which hold mock candles. The walls of the hallways and foyer are heavily textured plaster.

The apartments consist of three rooms: living room, bedroom and kitchen. The walls in the entry area have rounded corners. Round-headed arches separate the living room and kitchen from the hall, and the eating area from the kitchen proper. All rooms have coved ceilings. Kitchens and bathrooms have hexagonal ceramic tiles. Built-in cupboards and ironing board niches are also found in the kitchen.

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
1928

Significant Dates
1928

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Feig, Elmer E.

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

The elegant Santa Barbara apartment building, constructed in 1928, is significant under criterion C as an excellent example of the Spanish Colonial Revival style. The building was designed by Elmer Feig, a local architect who designed many of Portland's early apartment houses. It is also a fine representative of the many large apartment buildings which were built throughout the study area between approximately 1915 and 1930. There are six properties of this type included in the survey, three of which are considered potentially eligible for the National Register.

Buildings of this type are an important part of the streetscape in the study area, particularly along the commercial avenues of Hawthorne and Morrison. Smaller multi-family dwellings are generally located off the major transportation corridors and are integrated with single-family houses.

The emergence of large apartment buildings was largely the result of the continued demand for housing within the study area. By the 20s most of the inner southeast neighborhoods had been densely developed. Little vacant land remained and rapidly increasing population put severe pressure on the existing housing stock. During this period what little open space remained was developed quickly. The subject building was constructed at the height of this apartment building boom. An article in the December 1, 1929 edition of The Oregonian read: "APARTMENT HOUSES GOING UP RAPIDLY," and stated, "Apartment house construction is proceeding so rapidly and so illy-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."

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Feig based his design for the Santa Barbara Apartments on Spanish Colonial architecture first introduced to the area by the Lewis and Clark Exposition of 1905 and made popular by the Panama-California Exposition of 1915. The building is a singular example of the style as expressed in a large apartment building. Features of special interest include the handsome entrance with its classically inspired cast stone ornament; full-height corner belltowers with quoins; and tile coping and finials at the roofline. The interior of the building is also of note. A massive fireplace dominates the foyer. Wall surfaces consist of heavily textured plaster and round-arched door openings are found throughout--all in keeping with the Spanish theme.

Although architectural historians have been slow to appreciate Feig's work, in recent years it has been given somewhat more attention and he has been cited as one of the city's most colorful and capable designers. He designed numerous apartment houses around the city which were quite flamboyant in character. In general his work took two major tracks. Perhaps most unusual was his melding of the Egyptian revival style with Art Deco; however, he designed a number of apartments in the Spanish Colonial theme. The subject building is the only representative of Feig's work in the study area.

9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Ticor Title Company records, Portland, Oregon.
- . Multnomah County Tax Assessor records, microform, and card files, Portland, 1980.

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

UTM References

A

1	0
5	2
7	8
7	5

5	0
3	9
6	5
0	

Zone Easting Northing

B

Zone Easting Northing

C

D

See continuation sheet

Verbal Boundary Description

Colonial Hts. addition, Lot 13 & 14, Block 1

See continuation sheet

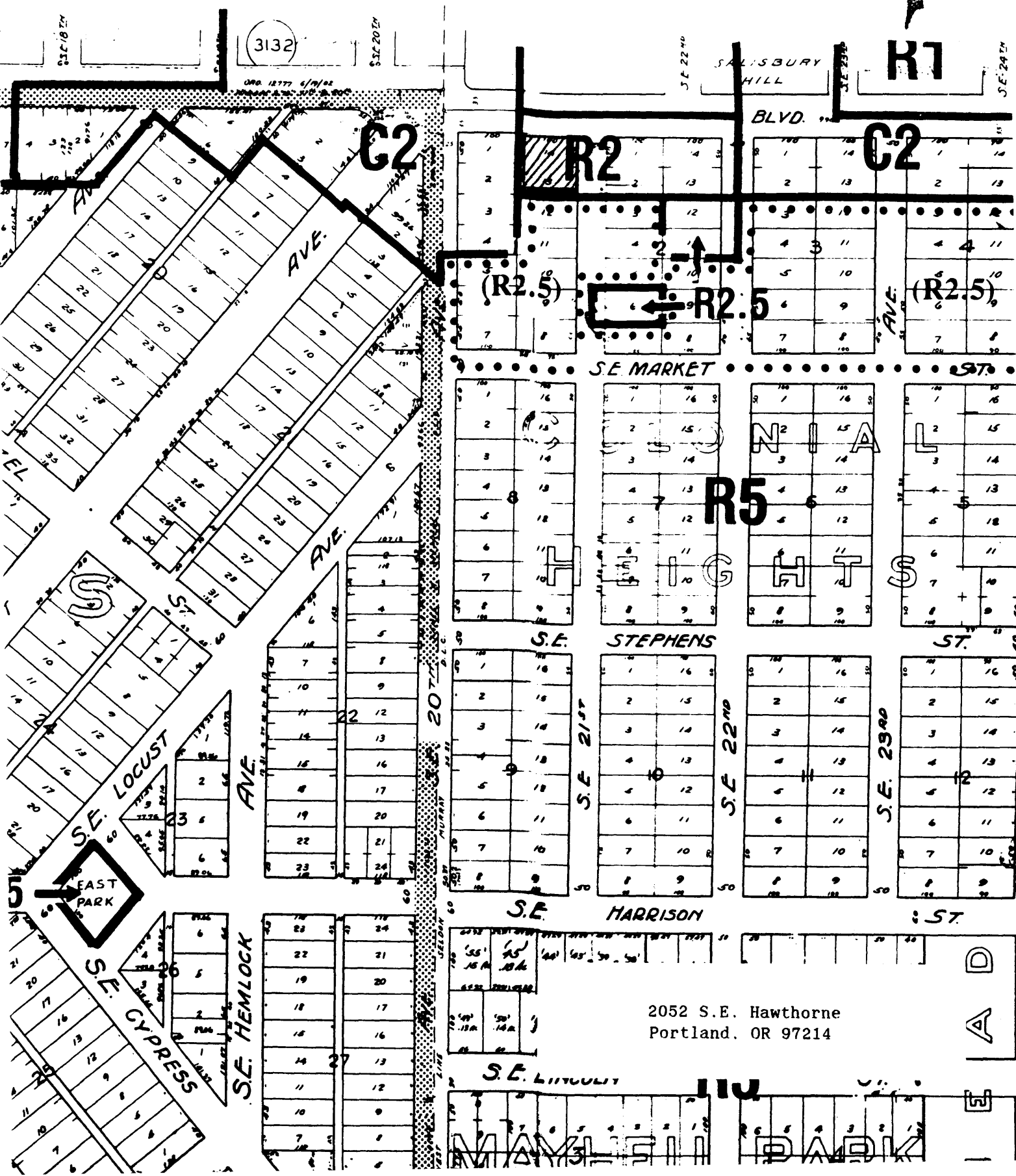
Boundary Justification

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



3132

R1

C2

R2

C2

(R2.5)

R2.5

(R2.5)

R5

NIA

HTS

2052 S.E. Hawthorne
Portland, OR 97214

D

A

E



- 1 Santa Barbara Apts. / 2052 S.E. Hawthorne
- 2 Portland, Oregon ; Multnomah County
- 3 Smith, Patrick
- 4 August 1988
- 5 Roll S-22 # 33
- 6 Looking southwest at north and east elevations
- 7 # 1 of 3

Portland Eastside
MPS



- 1 Santa Barbara Apts. / 2052 S.E. Hawthorne
- 2 Portland, Oregon, Multnomah County
- 3 Smith, Patrick
- 4 August 1988
- 5 Roll S-22 # 31
- 6 Looking south at multiple elevations
- 7 # 2 of 3

Portland Eastside
IMPS



- 1 Santa Barbara Apts. / 2052 S.E. Hawthorne
- 2 Portland, Oregon, Multnomah County
- 3 Morrison, Jane
- 4 July 1988
- 5 Roll J-3 # 24
- 6 Interior of apartment entry
- 7 # 3 OF 3

Portland Eastside mps