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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Hanthorn Apartments

other names/site number Lexington Apartments

2. Location

street & number 1125 SW 12th Avenue ☐ not for publication

city or town Portland ☐ vicinity

state Oregon code OR county Multnomah code 051 zip code 97205

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** X **local**

Signature of certifying official/Title Date 6.27.14

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action 8.25.14

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Historic Resources in Downtown Portland, Oregon, 1906-1931

Number of contributing resources previously listed in the National Register

N/A

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.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS - Commercial Style

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: Brick
roof: Asphalt
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Hanthorn Apartments is located at 1125 SW 12th Avenue in downtown, Portland, Multnomah County, Oregon. Specifically, it is located on Lot 3 of Block E in the City of Portland. The six-story apartment building is sited within an urban setting surrounded by buildings of a similar use and many of a similar vintage. The building occupies a 50-foot wide by 100-foot deep interior lot and faces east onto 12th Avenue. Designed by Goodrich, King, and Goodrich, the building features a dramatic front façade of tan brick with matching mortar, complemented by a contrasting darker tan brick water table and lower level belt course, by russet-colored cast stone trim and upper floor belt courses, and by black decorative metal balcony rails. The interior floor plan is largely consistent from floor to floor. Floors two through six are essentially identical with ten apartments organized around a double-loaded, east-west corridor that includes a full height, classically detailed, open wood stair. The first floor (or ground floor) has apartments but also includes a meeting room and laundry. In the 1980s, the building was closed by the City for code violations. It was then acquired by the current owners and modernized as affordable housing sponsored by a HUD (United States Department of Housing and Urban Development) program. Exterior alterations included replacement of the eight-over-one window sashes with one-over-one sashes and new commercial grade balcony doors. Interior alterations included system upgrades, installation of a new elevator and modification of the apartment units to increase the number of units per floor from eight to ten. The property was recently modernized again using historic tax credits. Alterations included new energy efficient window sashes, new wood-clad balcony doors, and system upgrades.

Narrative Description

The Hanthorn Apartments is a six-story east-facing apartment building located on a 50-foot wide, 100-foot deep parcel. It is located in a largely urban high density residential area in downtown Portland's West End; that area adjacent to downtown west of 10th Avenue to Interstate 405.

SETTING

The building's setting is urban and developed. It is surrounded mostly by modern and older residential buildings of similar scale and vintage mixed with early 20th century churches and modern office buildings.

The building is located on a super-block that measures 200-feet east and west, and 460-feet north and south. The block is bounded by 12th Avenue on the east, 13th Avenue on the west, Main Street on the north, and Jefferson Street on the south. The apartment building is located on an east-facing interior parcel toward the northeast corner of the block. Adjacent to the north is a 10,000 square-foot surface-parking lot. To the west of this lot is Beth Israel, a 1925 former synagogue adapted in the 1980s to office use. Directly behind the Hanthorn Apartments is a modern, four-story homeless-youth residential facility. Adjacent to the south is a 1966 six-story office building that sits on a large interior lot spanning the width of the block and also includes a surface-parking lot at the west. Further south is a 1960 one-story office building that also spans the width of the block and also includes a surface-parking lot at the west. At the far south is a one-story commercial building, also spanning the block and subdivided into several storefronts.

On the block to the north across Main Street is the 1927 First Church of the Nazarene with the 1924 First Unitarian Church to the north beyond. On the block to the east across 12th Avenue, and directly across the Hanthorn, are two circa 1890 single family houses, now adapted for offices. South of these are a three-story 1923 apartment building and 1982 nine-story senior residence. Across 12th Avenue to the north is a 1910 five-story apartment building and north of that, a 1923 one-story commercial building.

SITE

Hanthorn Apartments sits on a 5,000 square-foot parcel, 50-feet north-south and 100-feet deep. The building is largely built to the lot lines. It measures 49-feet 5-inches north and south, and 91-feet 10-inches east and west. The east façade is at the lot line; the west (rear) elevation has a setback of approximately nine feet. The site is flat and there are no character-defining landscape features.

EXTERIOR

The building is a six-story, unreinforced brick masonry structure. In form, it is generally rectilinear. At the northeast, northwest, southeast and southwest, the corners are notched approximately 8 feet on both sides while at each floor the deck extends out and is rounded to create pie-shaped balconies which are enclosed with decorative metal rails. At the center of the north and south façade is a light well, three feet deep and approximately eight feet across.

Stylistically, the building may be loosely identified as "Commercial." This identification is largely based on its development as a commercial enterprise and a design reflective of that commercial use. While the lack of setbacks and side elevations with party walls and light wells is typical, the organization, materials and color particularly of the primary façade is quite unusual and locally unprecedented. The design reflects more of a pragmatic and inspired method than academic architectural approach, but nonetheless, the design is professionally competent and successful.

There is a single primary façade, facing east onto 12th Avenue. That façade is symmetrical and complex. Vertically, it has a central three-bay mass. The center bay is recessed with a balcony enclosed with a metal rail. Originally, access to these balconies was via a wood-framed doorway; today it is via a French door with matching sidelights. Flanking the three central bays are pie-shaped balconies with decorative metal rails.

The most notable feature is the horizontal bands of color. In general terms, the façade is tan brick with matching tan mortar. The first floor has a rusticated water table of darker tan brick with matching mortar; the distinctive belt-course between the second and third floors matches this material. The central recessed balconies, along with the corner balconies, have a russet-colored concrete deck. This russet color is repeated in a complex decorative belt course at the fifth floor, between the fifth and sixth floors, and, finally, above the sixth floor. The roofline is slightly crenulated with a gray sheet-metal coping. Decorative black metal rails at the balconies, along with black-painted window and door frames further complement the color scheme.

The primary entry is raised and recessed with marble steps leading to an oak-framed door ensemble with a single door complemented by sidelights. The recessed entry features include decorative rectilinear plaster panels and a wrought iron rail. Today windows are one-over-one-light, double-hung, metal sashes in the original wood frames with brick sills. The original windows were eight-over-one wood.

The rear, or west façade, is similar to the east but simpler in form and without the decorative cast stone trim. The north and south façades are mirror images with painted brick and a central light well which are two windows wide. The outside bays each have two windows which are vertically aligned from floor to floor. Windows match the rest of the building, with one-over-one-light, double-hung, metal sashes within the original frame.

The built-up roof is flat with a stepped parapet.

Alterations: The exterior is largely intact. The two primary changes are the replacement of window sashes and the installation of modern French doors at the balconies within the original openings.

INTERIOR

The Hanthorn is dedicated to apartment use.

As built, each of the upper floors had eight apartments. The basement had two apartments on the north while the south was utilitarian. On the upper floors, the four apartments at the corners were identical with entry vestibule, living room, dining room, kitchen, two closets, full bath and balcony; a bed was built into both the dining room and the living room. The two apartments at the east and west center were also identical with living room, bedroom, kitchen, full bath and balcony. Access to apartments was via a single east-west corridor; apartment doors were clustered at the east and west ends. Vertical circulation was at the center where a full-height stair was located on both the north and south side of the corridor. The original interior finishes are unknown, but it is likely that the building had plaster walls and ceiling with wood flooring.

Today, the overall floor plan is similar but with units modified so that each floor now has ten apartments. Each apartment has a living room/bedroom, kitchen and full bath; configurations varied somewhat from unit to unit. The apartments at the corners are identical. The two center apartments on the east and west are mirror images, as are the four central apartments at the north and south. When renovated in the mid-1980s, the smaller stair at the south side of the corridor was removed and the open north stair was rehabilitated. To meet fire codes, fire doors were installed at the east and west ends of this central section. Finishes are painted drywall walls and ceiling with wall-to-wall carpet and tile flooring. Access to the building remains the raised entry at the center east. The first (or ground floor) is slightly different in that it has a tenant “multipurpose room,” trash room and janitorial room on the east side.

Alterations: As noted, the interior has been modified so that each floor now has ten apartments. Floors continue to be organized around the central east-west corridor.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [ ] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Community Development

Period of Significance

1910

Significant Dates

1910

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Goodrich, King & Goodrich

Period of Significance (justification)

The period of significance is the date of construction (1910) as part of that collection of buildings that redefined downtown Portland in the decade following the Lewis and Clark Exposition.

Criteria Considerations (explanation, if necessary) N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The 1910 Hanthorn Apartments is located in downtown Portland, Multnomah County, Oregon. It is significant locally within the context of the updated multiple-property submission (MPS), "Historic Resources in Downtown Portland, Oregon, 1906-1914." The building is eligible for listing under National Register Criterion A, Community Development, as part of the collection of buildings that redefined downtown Portland. In particular, it illustrates the transition of rental multi-family housing from a design evoking values of a single family home to one that ultimately became commonplace by mid-decade and into the 1920s. This common paradigm includes a building without storefronts, built to the lot lines, organized in an "L" or "U" shape, with plans for both units and floors that are consistent from floor to floor. It also reflected the rise of amenities as an important aspect of apartment living. The Hanthorn Apartments meet both the general and specific registration requirements of the MPS and is specifically cited in the MPS as a resource for inclusion.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Hanthorn Apartments is locally significant and eligible for listing in the National Register under the historic context statement presented in the MPS, "Historic Resources in Downtown Portland, Oregon, 1906-1914," as amended, under Criterion A in the category of Community Development. As detailed in the MPS context statement, in the decade following Portland's Lewis and Clark Exposition, Portland experienced an enormous construction boom, which redefined downtown and to this day largely defines the massing, scale, materials, uses, and design palette of the city. As described by the Oregonian at the time, "The Lewis and Clark Exposition officially marked the end of the old and the beginning of the new Oregon." In total, the post-fair construction boom added over five and a half million square-feet of building space in the downtown.

As relates to Criterion A, the MPS states:

> "All buildings that meet the registration requirements and have sufficient integrity are significant under Criterion A under the categories of Commerce and Community Development. Commerce relates to the collection of properties that convey the synergism and dynamics of commercial growth that emanated from the boosterism associated with the Lewis and Clark Exposition. Community Development relates to the resource's ability as part of a collection to reflect the shift in the downtown's epicenter, the vertical growth in the downtown, the emphasis of commercial over residential in the downtown, and the emphasis of ground-floor retail in the downtown."

The general MPS registration requirements include having sufficient integrity to convey historic character, date of construction within the period of significance, and construction within the downtown area. The specific MPS registration requirements for this building type (apartments[1]) are singular; the MPS requires a functional design. The Hanthorn Apartments, which is specifically referenced in the MPS as a resource, meets both the general and specific registration requirements relating to Criterion A.

Developmental history/additional historic context information (if appropriate)

HISTORY OF THE BUILDING

On July 11, 1909, the Oregonian announced plans for an unnamed, six-story apartment building next to the 1888 Temple Beth Israel. Designs for the apartment had been completed by Goodrich, King, and Goodrich for property owner, J. O. Hanthorn:

[1] Apartment is defined as a suite of rooms forming one residence, typically within a building containing several of this style of living quarters.

> *The structure will be absolutely fireproof, the doors and baseboards to be the only frame material used in its construction. It will contain 27 two- and three-room apartments, each of which will possess a wall safe for the protection of jewelry and silverware. A vacuum air cleaning system is one of the modern improvements planned for the structure.*[2]

Temple Beth Israel faced east onto 12th Avenue with a dramatic twin-spired synagogue and occupied the northern 100-feet of the block. At the south end of the block were seven two-story, single family homes; further south the land was vacant. In general terms, the area to the east, toward the Park Blocks, had developed with single family homes; to the west, the land was still gradually infilling.[3]

Little is known about the architect; the partnership was apparently short-lived. It appears that "Goodrich and Goodrich" was the father-son partnership of William Wordsworth Goodrich and Clenath L. Goodrich. The senior Goodrich was New York-born, and had a long and distinguished career as a civil engineer and architect. His greatest notoriety was as the superintendent of the USS Monitor, the Union's Civil War armored turret gunboat. Goodrich also served as a Union spy, drafting plans of Confederate forts along the coast. It was after the war that he took up architecture and engineering, first in New York, later in Denver, then Oakland, Baltimore and finally Portland. He became the St. Johns City Engineer, designing the town's original City Hall at 7214 N. Philadelphia. Goodrich died in 1907. His son followed his father as the St. Johns City Engineer and later established his own architecture office. Among his projects were the Clayton Hotel (411 SW 12th Avenue), Meriwether's Restaurant (2601 NW Vaughn Street), an addition to the Parish of St. Michael & All Angels (1704 NE 43rd Avenue), Multnomah School (demolished), and an assortment of single family homes, commercial garages and industrial buildings. Goodrich's brothers, Thomas and William, both lived in Baltimore and were also architects. For a short while, brother Thomas worked in Portland as an architect. It is not known who the "King" in the firm's name refers to.[4]

It is noteworthy that while news accounts identified the apartment's architect as "Goodrich, King and Goodrich," the plans submitted to the City of Portland identified the architect as William Morgan. Morgan is best known for the 1913 Morgan Building, but was well-known as a developer in the years following the Lewis & Clark Exposition. Kentucky-born, he arrived in Portland in 1896 as the district manager of Pacific Mutual Life. In 1904, Morgan struck out on his own, selling insurance and leveraging the proceeds into real estate and construction. Morgan was responsible for Portland's first apartment building, the (now demolished) Jefferson in 1904. Eventually, he built 40 apartment buildings and a half dozen office buildings, all managed by his company. At its peak, the Morgan portfolio was worth $3 million. In the years prior to the licensing of architects, it may be speculated that C. L. Goodrich designed the building and that Morgan, as the fee developer, placed his name on the plans submitted to the city.[5]

The owner was J. O. Hanthorn. Hanthorn, then 58 years old, made his money first in cannery operations in Astoria and then in real estate investments. He came to Portland in 1862 as a child from central Ohio. He learned tinsmithing and opened his own shop at the age of 15. Shortly thereafter, he moved to Astoria, where he worked for Hapgood & Hume, then the oldest cannery on the Oregon coast. Two years later, he built his first cannery in Bay View, Washington. In 1876, at the age of 25, he formed a partnership with William Wadhams and Wesley Jackson to build a salmon cannery in Astoria, now known as Pier 39. Wadhams and Wesley shortly thereafter sold their interest to Hanthorn and the enterprise was renamed "J. O. Hanthorn & Co." A creative mind, one of Hanthorn's accomplishments was inventing a rotary can washer for washing cans after they were filled and ready for soldering.[6]

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[2] Oregonian, July 11, 1909, p. 6.
[3] Sanborn Fire Insurance maps, Volume 1, 1901 and Volume 2,1909. (See pages 24 and 25)
[4] Oregonian, February 11, 1907, p. 9.
[5] Heritage Consulting Group, "Morgan Building" research file.
[6] Oregonian, July 18, 1926, p. 72.

By the 1890s, the company's annual production was 30,000 cans. To improve business prospects, Hanthorn joined with others to invest in the Astoria & Columbia Railroad. Opening in 1898, this railroad connected Astoria with the Northern Pacific Railroad. In this same era, the salmon industry consolidated packing companies into the Columbia River Packers Association. Hanthorn played an active role in the Packers' Association and even after he retired in 1903 continued to serve an executive position. In addition to his Astoria cannery, Hanthorn also operated a summer canning facility at the mouth of the Taku River, near Juneau, Alaska. After retirement, Hanthorn moved back to Portland, living in the King's Hill neighborhood and maintaining an office in the Chamber of Commerce Building.[7] By now in his mid-50s, Hanthorn was looking for business opportunities; to that end, in the 1904 Oregonian he ran an ad:

> "If you want a large or small farm.
> If you want city business or residences property, West or East side.
> If you want a good clothing business, rooming-house, saloon or a furnished house.
> If you want timber land or guaranteed scrip. Ready for immediate use.
> If you want good mining investments.
> If you want Alaska oil stock.
> If you want to invest in salmon canning.
> If you want real estate in Astoria or Salem.
> If you want to loan money on good accurity.
> For bargains, call on J. O. Hanthorn."[8]

Over the next several years, he advertised farms, timber lands, businesses, and a 30-room house for sale.[9] It was a timely moment to be entrepreneurial in Portland. The city was embarking on the Lewis & Clark Exposition, an event that would be transformative for the city. As described by Joseph Gaston,

> *The exposition . . . attracted hundreds of thousands of people many of them wealthy, to this city, who knew nothing of the advantages of Portland and its surroundings. They were surprised and pleased at what they found and learned, and went away to spread the story of Portland's beauty and future prospects, and then came back to invest their money in Portland property and business.*[10]

The years following the Exposition saw unparalleled and explosive growth. The city's population nearly tripled in two decades while employment outpaced population growth. In the period 1905 to 1910, bank clearings increased by 150 percent to $558 million. Building permit values jumped 458 percent and real estate transfers grew from $15 million to $25 million. A significant amount of the capital came from outside the city.

Until 1904, apartment buildings did not exist in the Portland. While tenements,[11] boarding houses and furnished rooms were not uncommon in the 19th century, these living accommodations were mostly dedicated to those at the lower end of the economic spectrum. A deserved reputation for overcrowding and unsanitary conditions resulted in such buildings generally having a negative image. However, in late 19th century Europe, apartments were considered a desirable living arrangement. The first apartment building in the United States, which was designed for families and bachelors, is attributed to Arthur Gilman and located in Boston. The real beginning of the movement, however, came in 1869, when Richard Morris designed the Stuyvesant on Irving Place in New York City. The five-story building offered six-to-ten room suites on the lower floors for rents of $1200 to $1800 per year, while top floor studio apartments rented for $920 per year. His concept was imported from France and was a direct response to increased land cost in dense cities. Upscale apartment buildings were marketed on the basis of efficiency and modern domestic technology.[12]

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[7] Oregonian, August 31, 1924.
[8] Oregonian, February 4, 1904, p. 13
[9] Oregonian, August 10, 1904.
[10] Joseph Gaston, Portland, Oregon: Its History and Its Builders, *p. 611*
[11] A tenement is defined as a room or a set of rooms forming a separate residence within a house or building.
[12] Heritage Consulting Group, *Middle Class Apartment Buildings in East Portland.*

In Portland, William Morgan built what was reported to be the first apartment building in the city in 1904 at what was then the southeast corner of 16th and Jefferson Street. Morgan built two other apartment buildings at northwest 15th and Everett and the apartments rented immediately. In form, these were low-rise wood frame house-like structures. The Oregonian noted in 1906: "apartment houses seem to be in great favor among builders at the present time. Owners are beginning to wake up to the fact that Portland is far behind other cities in this particular and are taking measures to meet demand for fashionable apartments." As this building type demonstrated its success, more and more developers embraced the concept until the 1920s, when speculative real estate investment made apartment buildings commonplace.[13]

Despite being announced in July, it was not until October, 1909, that Goodrich filed plans for the Hanthorn. At that time, the $80,000 project was described in the Oregonian as follows:

> *The building will be a six-story, absolutely fireproof structure . . . and will be one of the really fireproof apartment houses on the Coast. The general design of the building is along the line of Italian Renaissance . . . The building will be thoroughly modern in every detail . . . the front of the building will be ornamental face brick, while the cornice will be of reinforced-concrete (sic). The apartments are to be equipped with high-speed automatic electric elevators, with dumb waiters, with disappearing furniture and all other modern conveniences. In the basement there will be a billiard room, a hot water heating plant, servants' quarters, and a reception hall. The roof is to be arranged as a roof garden.*[14]

In early 1910, the Hanthorn was complete and occupied. It advertised, "Most complete 3-room apartments in town" with "private exchanges connecting each apartment" and "private balcony for each apartment." Its early clientele included the City Councilman from the Fourth Ward, F. S. Wilhelm and his wife. Another tenant was Frederick Ungar, owner of Ungar Furs. Other tenants included an attorney, theater manager, business manager, as well as a train conductor, dressmaker and insurance salesmen.[15] The Hanthorn's competitors included the Heinz Apartments (14th Avenue and Columbia Street), Keeler Apartments (14th Avenue and Clay Street), the Almira (475 Salmon Street), and a handful of apartments on Nob Hill and East Portland. Response to the Hanthorn was thought to be strong; in December, 1910, William Morgan began construction of an apartment building at 11th Avenue and Clay Street, promoted as "virtually a duplicate of the Hanthorn apartments."[16]

Over the next couple decades, the Hanthorn Apartments continued to thrive, as did most downtown apartments. The only particular events associated with the building were a runaway 10-year-old girl being found at its doorway in 1916, and the fire that destroyed neighboring Beth Israel synagogue in 1923. At some point, perhaps following the death of J. O. Hanthorn, the apartment building was sold to Dephine Cyr. Upon her death in 1932, the property passed to children, Victoria Cyr Bodley and L. B. Cyr. Four years later, in 1936, Charles Swindell purchased the Hanthorn from the Cyr descendants.[17]

As with many downtown apartment buildings, as the property aged, it became more attractive to those on the lower end of the economic spectrum. By the depression years, tenants included salesmen, dressmakers, watchmakers, musicians, waitresses and teachers. By the 1950s, the property was becoming more blue collar with a higher number of factory and mill workers, but also included more single (divorced or widowed), working women. By the 1960s, with the rise of Portland State University, it also began to attract students. Through this period, the property was renamed "The Hawthorne." Throughout, the apartment building had a live-in manager and until the 1970s a high occupancy rate. In August, 1981, the property was cited by the City of Portland for a number of building and fire code violations. On September 15th of that year, the City closed the building. Shortly after, the property was acquired by the current owners, and modernized and adapted under

[13] Ibid.
[14] Oregonian, October 10, 1909, page 7
[15] Oregonian, December 12, 1911, p. 7; September 1, 1912, p. 10.
[16] Oregonian, November 12, 1910, p. 17; December 21, 1910, p. 15; December 25, 1910, p. 8;
[17] Oregonian, May 3, 1936, p. 21.

HUD low-income housing programs to its current form. At that time, the name was changed to the Lexington Apartments.[18]

THE HANTHORN AND EARLY APARTMENT BUILDINGS IN DOWNTOWN PORTLAND

Perhaps no period in Portland's downtown is as important as the decade following the Lewis & Clark Exposition. Most construction projects were office buildings. Consistently, the design of these projects followed the well-worn and standardized path of commercial architecture with high-rise construction, lot-line construction, ground floor storefronts, lobbies and upper floor, double-loaded corridors. This paradigm was common and accepted in the market place. The same could largely be said for hotel construction, the second most common building type of the era.

However, for middle- and upper-class apartment buildings, the marketplace did not have a standardized form well tested in the marketplace. Like office and hotel buildings, apartment buildings were commercial enterprises, investment and money-making opportunities. Because apartment living was relatively new, however, there was no clear understanding of what worked and what did not work in the marketplace. For example, to what extent would renters be willing to enter their units from the interior of a building rather than direct outside access? To what extent would these renters be willing to live in a standardized floor plan where each unit was a copy of the other? And to what extent would these renters be willing to live in a high-rise building?

By 1915, the marketplace for apartments had provided answers to these questions. Buildings like the Tudor Arms (NR; 1811 NW Couch Street) represented the successful apartment paradigm: located in a residential, not commercial area, single residential use without ground floor storefronts, typically quarter-block (100-by-100-feet) in size and mid-rise in height with elevator access. In form, architects typically organized the building in a "U" or "L" configuration to capture natural light and ventilation. Floor plans were consistent from floor to floor and typically from unit to unit. Access to buildings was usually via an elegant entryway with an equally elegant ground floor lobby. Elevators opened onto a small elevator lobby on each floor and corridors were typically double-loaded. Units commonly had extensive built-in cabinetry and modern appliances in the kitchen. Special features included small doors for milk delivery, building vacuum systems, and call buttons. Buildings varied from the high-end with large multi-room units and opulent finishes to more economical units, with more upscale finishes in the public spaces and more austere, smaller, studio-size units with built-in beds. The Tudor Arms developers replicated their design with the Rex Arms and Royal Arms. Additional examples include the 1915 four-story Brown Apartments (NR; 807 SW 14th Avenue) and the 1914 five-story Winters Apartments (929 SW Salmon Street). As this model moved into the 1920s, it came to be expressed in taller buildings, such as the 1922 Ambassador Apartments (1209 SW 6th Avenue). It also came to be expressed in a smaller walk-up design for a 5,000 square-foot parcel, such as the many apartments designed by Elmer Feig in northwest Portland.

However, when the first apartment buildings were built in the city in 1904, no such paradigm existed. Hence, the years from 1904 to 1915 were years of design experimentation. Early forms in "multifamily housing" consisted of flats;[19] these were one- and two-story, wood-frame buildings with shotgun-style units, each with an outside entry. Early apartments also included buildings such as the apartments at 1515 SW 10th (1904), the Guild (1907; 1830 NW 23rd Avenue), Braintree (ca 1908; 1402 SW 12th Avenue) and the apartment at 1415 SW 11th Avenue (ca 1908). These are all two- and three-story, wood-frame structures that at first glance appear to be large houses adapted for apartments rather than apartment buildings.

[18] Oregonian, August 21, 1981, p. 31.
[19] Flat is a British term for an "apartment" and is defined similarly as a floor of a building with a suite of rooms forming one dwelling, typically within a building containing several of this style of living quarters.

In contrast to the apartments that looked like houses is Harrison Court (NR; 1834 NW 5th Avenue). Built in 1905, Harrison Court was a three-story wood-frame, box-like building with two separate entrances, no lobby, narrow corridors, and few style amenities. Floor plans were consistent but each apartment on each floor had a different configuration. The austerity of Harrison Court is also found in the apartment at 1331 SW 12th Avenue, built in 1908. A three-story box, the building features a recessed doorway and a single north-south corridor. A later and more attractive version is found in the Carmelita Apartments (1910; 1232 SW Jefferson) and the 1911 Villa St. Clara, both of which feature a brick face with more elaborate exterior details and entry, while the Thoren Westfal Apartments (1910; 1880 SW Fifth Avenue) is a lesser brick-faced example.

One of the first buildings to look like an apartment structure as we know it today is the ca 1907 Grandview Apartments at 1329 SW 14th Avenue. Five-stories in height, with a street-facing U-shaped plan, the building featured a brick face, attractive entry, building lobby, elevator access, with double-loaded corridors and standardized floor plans. Construction of this building was followed by the 1909 Wheeldon Apartments (NR; 910 SW Park Avenue), Hanthorn Apartments, Cumberland (NR; 1405 SW Park Avenue), and the Clay Apartments (1910; 1110 SW Clay Street). Even later examples include the 1911 three-story Evelyn Apartments at 1215 NW 21st Avenue and the four-story Cambrian (1128 SW Columbia Street).

By 1910, apartment buildings were becoming consistent in design with projects such as the St. Francis Apartments, a quarter-block, street-facing "U" developed by William Morgan. This was followed by the 1911 Lucretia Court Apartments (31 NW 22nd Place), an "L" shaped building that featured a large open courtyard with garden and fountains, with individual units that featured a reception hall, built-in cabinetry, tile bathrooms and basement storage areas. This opulence was followed by the equally opulent 1911 Trinity Place Apartments (NR; 117 Trinity Place).

Within this spectrum, the Hanthorn Apartments represents an important step in the evolution of Portland apartment design. It came at a time when some apartments were still being built to appear as houses and without the kinds of design amenities that were clearly required for an apartment building to be profitable. The exterior featured dramatic styling with distinctive decoration and an opulent entry. (The Hanthorn did not, however, feature an opulent lobby.) It offered floor plans that were consistent from floor to floor with some units on each floor being similar to each other. At six stories, it was as tall as most apartment buildings and included elevator access. But it was not so large as to appear impersonal. Units featured some amenities, such as a balcony, but also tended to be frugal, with built-in beds.

COMPARATIVE ANALYSIS OF EARLY APARTMENT BUILDINGS IN DOWNTOWN PORTLAND

Apartment buildings in Portland in 1909 were still uncommon. In 1909, the Polk's City Directory included 589 rooming houses, 181 boarding houses, but only 55 apartment buildings. The largest concentration was in the greater downtown area with 27 buildings. The second largest concentration was in the Nob Hill area with 15 apartment buildings. The remainder were scattered in the city, mostly on the central east side and in north Portland. With only a couple of exceptions, all of these buildings were recent construction. The exceptions were boarding houses and flats advertised as apartment buildings, such as Mrs. E. D. Kuhns (342 Clay) and Mrs. B. Smith (580 2nd).

In terms of apartment buildings in the downtown still extant from the period, there are but a handful of resources:

	1405 SW 11th Avenue	1903	3+ stories	Wood-frame
	1124 SW Columbia Street	c. 1904	3+ stories	Wood-frame
	1515 SW 10th Avenue	1904	3+ stories	Wood-frame
Harrison Court	1834 SW 5th Avenue	1905	3 stories	Wood-frame
Hyland, Olive & Ellsworth	1424 SW Morrison Street	1905	3 stories	URM
Grandview	1329 SW 14th Avenue	1907	4+ stories	URM
Braintree	1402 SW 12th Avenue	c. 1908	3+ stories	Wood-frame
	1415 SW 11th Avenue	c. 1908	3+ stories	Wood-frame
	1331 SW 12th Avenue	1908	3+ stories	Concrete
Pine Cone Apartments	1025 SW 11th Avenue	1909	3+ stories	URM
The Wheeldon	910 SW Park Avenue	1909	4+ stories	URM
Hanthorn Apartments	1125 SW 12th Avenue	1910	6 stories	URM
Cumberland Apartments	1405 SW Park Avenue	1910	4+ stories	URM
Carmelita Apartments	1232 SW Jefferson Street	1910	5 stories	URM
Clay Apartments	1110 SW Clay Street	1910	6 stories	URM
C. H. Thoren Westfal	1880 SW 5th Avenue	1910	4+ stories	URM
Claypoole Apartments	1515 SW 11th Avenue	c. 1910	4+ stories	URM
Villa St. Clara	909 SW 12th Avenue	1911	5+ stories	URM
Cambrian Apartments	1129 SW Columbia Street	1911	4+ stories	URM
Winter Apartments	929 SW Salmon Street	1914	5+ stories	URM

Of these, the Hanthorn and its copy, the Clay Apartments, are both larger than most of the other apartment buildings and represent an early step forward in the apartment building as a commercial enterprise. As it demonstrated its viability, along with other apartments and residential hotels, it suggested the market would support what eventually became the apartment paradigm in the city by 1915.

INTEGRITY

As discussed, the Hanthorn Apartments is locally notable under Criterion A, Community Development, as outlined in the Multiple Property Submission (MPS), *Historic Resources in Downtown Portland, Oregon, 1906-1931*. The historic value of the Hanthorn Apartments is its place as part of that collection of buildings that fundamentally redefined downtown Portland in the early 20th century in terms of its epicenter, scale and design. In total, the construction boom of this era added five and a half million square feet of new building space to what became the city's new business district.

In addition to meeting the general and specific registration requirements of the MPS, a building must retain integrity. The National Park Service outlines seven aspects to be considered when evaluating integrity: Location, Design, Setting, Materials, Workmanship, Feeling and Association. In terms of the historic values associated with the property within the context of the MPS, those aspects that are most important are Location, Setting, Feeling and Association. Secondary aspects are Design, Materials, and Workmanship.

The Hanthorn Apartments retain the ability to convey its historic significance. Character-defining features include the massing, scale, and materials (including color), decorative wrought iron railing, and the recessed entry trimmed in marble, plaster and oak.

Alterations in the 1980s included replacing window sashes within the existing window frames and replacing the doors at the balconies. The interior was modified to create more units and to meet current fire and life safety codes. Recently, the property was again modernized using the federal historic tax credits and all work met the Secretary of Interior Standards for Rehabilitation. Recent work typically addressed modernization of the 1980s renovations. This included updated window sashes in the original frames, wood-clad French doors at the balconies, and updated interior unit finishes.

MULTIPLE PROPERTY DOCUMENTATION FORM: HISTORIC RESOURCES IN DOWNTOWN PORTLAND, OREGON, 1906-1914

The Hanthorn Apartments is being nominated under the historic context statement presented in the MPS, "Historic Resources in Downtown Portland, Oregon, 1906-1914," under Criterion A in the category of Community Development.

In mass, scale, material and design, downtown Portland today is largely defined by two historic periods: the decade that followed the 1905 Lewis and Clark Exposition, and the expansive years of the 1920s. The first is Portland-specific, as the city was transformed physically by the influx of people and money attracted by the Exposition. The second was a national trend, reflecting fundamental changes to financing real estate development.

The Hanthorn Apartments belongs to that group of buildings in the first category. As described by the Oregonian at the time, "The Lewis and Clark Exposition officially marked the end of the old and the beginning of the new Oregon." In the period 1906 to 1914, downtown Portland experienced an enormous construction boom. That boom added over five and a half million square feet of building space to the downtown. Today, most of the buildings, two-thirds of which are office buildings, from this era remain. These include distinctive structures such as the Wells Fargo and Henry buildings, but also less distinct buildings such as the Swetland and Beck buildings. Hotels comprise the second largest collection of uses; nearly a quarter of the buildings are in this category. It includes grand hotels such as the Multnomah and the New Imperial. More typically these hotels are like the Hotel Alma, Hotel Alder, and Blackstone: relatively low-rise structure with simple lobbies and ground-floor retail.

Particularly striking was the retail construction. Meier & Frank added a quarter-block addition to its 1898 store, patterned after Chicago's Carson Pirie Scott building. (In 1915, they would add a half-block addition.) In 1910, Olds Wortman & King built what was reputed to be the only full-block retail store in the Northwest. Two years later, Lipman-Wolfe built a ten-story, 200,000 square-foot store. Equally impressive was the growth in the number of public buildings: Multnomah County Library, Multnomah County Courthouse, Portland Police Headquarters, University Club, Arlington Club, and the downtown Masonic Temple.

In looking at apartments, what is notable is that as late as 1906, there was no standard design. By 1907, the commercial style of office building was widely embraced: high-rise, with elevator access; built to the lot line; with ground floor storefronts, notable lobbies, and generally well-appointed public spaces. A similar case - that the fundamental design paradigm had been established - may be made for hotels and retail uses.

In the case of apartments, this was not true. However, by the end of the period, that is, by 1915, the marketplace had provided answers to these questions. Generally, apartment buildings were located in a residential, not commercial area. The buildings were solely residential, without ground floor storefronts. Typically, the buildings were quarter-block (100-by-100-feet) in size and mid-rise in height with elevator access, and typically displayed an "L" or "U" shape in plan. Floor plans were consistent from floor to floor and

typically from unit to unit. Access to units was usually via an elegant entryway with an equally elegant ground floor lobby. Elevators opened onto a small elevator lobby on each floor, and corridors were typically double-loaded. Units often had extensive built-in cabinetry and modern appliances in the kitchen. Special features included small doors for milk delivery, building vacuum systems, and call buttons.

At the start of the era, however, no such apartment paradigm existed. First steps in "multifamily housing" consisted of flats; these were one- and two-story, wood-frame buildings with shotgun-style units, each with an outside entry. A parallel design was an apartment building that simply looked like a house. It was a wood-frame building, two-to-three-stories in height, with a central entry. As development of the apartment building type evolved, buildings gradually became slightly larger and more box- like in form, with a plan that was consistent from floor to floor. Developers experimented with these forms to find a balance of marketability and profitability.

By 1910, these designs began to gravitate toward the model that exists today. Building forms became more box-like, built to the lot lines, but with an increasing emphasis on distinctive exterior decoration and a pronounced entry. Height gradually reached five- and six-stories. Interior living quarters became more regular while an emphasis in marketing was placed on location.

The Hanthorn Apartments represented an important transition in this evolution. Its design was far more detailed than most predecessors. At six stories, it was taller. And its emphasis on amenities started to illustrate that such a package could be influential.

The end result of the rise of the downtown apartment is that it came to define that area adjacent to downtown but west of the Park Blocks as a residential apartment district. Although the city did not have specific zoning districts or standards in 1910, the cohesiveness and consistency of this West End area is striking, largely as a result of the multi-family housing boom from 1906 to 1914.

MPS Registration Requirements

The Hanthorn Apartments is being proposed for listing on the National Register under the MPS historic context of "Historic Resources in Downtown Portland, Oregon, 1906-1914" under Criterion A, for Community Development. In order to be considered, a property must meet the registration requirements detailed in the MPS document. Below is a synopsis of the relevant sections from that document.

As relates to Criterion A, the MPS states,

> "All buildings that meet the registration requirements and have sufficient integrity are significant under Criterion A under the categories of Commerce and Community Development. Commerce relates to the collection of properties that convey the synergism and dynamics of commercial growth that emanated from the boosterism associated with the Lewis and Clark Exposition. Community Development relates to the resource's ability as a collection to reflect the shift in the downtown's epicenter, the vertical growth in the downtown, the emphasis of commercial over residential in the downtown, and the emphasis of ground-floor retail in the downtown."

General MPS Registration Requirements

To be considered under the MPS, a property must meet the general registration requirements detailed in that MPS document. Those registration requirements include having a date of construction within the period of the MPS, being located within the general area of the MPS, and having sufficient integrity to convey its significance. The Hanthorn Apartments meet these general registration requirements. The building was constructed in 1910, approximately at the mid-point of the 1906-1914 timeframe addressed in this historic

context in the MPS. It is located southwest of the downtown core. Additionally, as detailed above, the building retains a strong degree of integrity, particularly on the exterior.

Specific Property Type: Apartment Buildings in Downtown Portland, 1906-1914

A property must also meet the registration requirements of its specific property type. During the post-Fair years, 15 apartment buildings were constructed. As a collection, these buildings represent the start of a transition of a partially-developed, primarily single-family district located west of downtown into the dense multifamily district that exists today. Until the recent condominium boom, this district from the Park Blocks to I-405 and south of Taylor displayed the city's largest, most dense concentration of apartment buildings.

In design, these buildings illustrate the changing nature of apartment buildings from looking like oversized homes or austere, box-like construction to a design that is readily recognized as an apartment building. By 1914, the successful apartment was single use. Buildings were quarter-block in size and mid-rise in height with elevator access. Buildings were typically configured in an "L" or "U" shape. Floor plans were consistent from floor to floor and typically unit to unit. Elevators opened to a small elevator lobby on each floor and corridors were typically double-loaded. Units commonly had extensive built-in cabinetry and modern appliances in the kitchen. Buildings varied from the high end with large multi-room units and opulent finishes, to more economical units with upscale finishes in the public spaces and more austere, smaller, studio-size units with built-in beds. As this paradigm moved into the 1920s, it came to be expressed in taller buildings.

Within this spectrum, as described above, the Hanthorn represents a significant step forward in demonstrating the core principles of this design. Located on a 5,000 square-foot parcel, the Hanthorn was smaller than what was common several years later, but featured most, if not all of the elements, of "modern" apartment design.

Significance: As with the other building types, the significance of these structures lies as part of the post-Fair building boom between 1906 and 1914 that transformed downtown. In particular, the city's population boomed. In 1900, prior to the Fair, the city's population was 90,426. By 1920, it was 258,288. Within the downtown, the population was accommodated by increasing density – transforming what had been a neighborhood of single family homes to a neighborhood of apartment buildings. As important was the establishment of apartment buildings as acceptable middle- and upper-class housing within the city. As late as 1909, the City as a whole had only 55 apartment buildings, but had 181 boarding houses and 589 rooming houses. It was in this era that the apartment was accepted and its design adapted for market conditions. The success of these buildings then directly led to continued apartment construction in the 1920s and the increasing residential density of the city's core. As with the rest of downtown, it was the buildings of this era that came to establish the fundamental land uses and design paradigms that we find in this area today.

Additional Registration Requirements:

There are 15 buildings for which this category is applicable. Two - the Wheeldon Apartments and Cumberland Apartments - are already listed individually in the National Register. Additional Registration Requirements for Apartments are limited to one additional requirement:

- Functional Design: The building's function largely determined the building's interior floor plan and affected its exterior design.

CONCLUSION

The Hanthorn Apartments is being proposed for listing in the National Register under the MPS historical context statement of *Historic Resources in Downtown Portland, 1906-1914*, under Criterion A for Community Development. The apartment building belongs to that collection of buildings constructed in the real estate boom following the Lewis and Clark Exposition that came to redefine downtown. In particular, it is an example

of an apartment building constructed in the era that came to define downtown's West End as an apartment district serving downtown. The Hanthorn meets the general and specific, associated building-type registration requirements for listing in the National Register under the Multiple Property Documentation Form.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Published Resources

Cromley, Elizabeth Collins. Alone Together: A History of New York's Early Apartments. (Ithaca, NY: Cornell University, 1990).

Ferriday, Virginia Guest, et. al. Historic Resources Inventory of Portland. Portland, OR: City of Portland, 1984.

Groth, Paul. Living Downtown: The History of Residential Hotels in the United States. Berkeley, CA: University of California Press, 1994.

MacColl, E. Kimbark. The Growth of a City: Power and Politics in Portland, Oregon 1915-1950. Portland, OR: The Georgian Press, 1979.

Polk's Portland, Oregon City Directory. Portland, OR: R. L. Polk & Co., 1909-1982

Ritz, Richard E., FAIA, Architects of Oregon. Portland, OR: Lair Hill Publishing, 2002.

Wright, Gwendolyn. Building the Dream: A Social History of Housing in America. (Boston: MIT Press, 1983).

Other Sources

City of Portland, Office of Planning & Development Review, microform and card files.

Heritage Consulting Group. Historic Portland research files. "Morgan Building" files and "Middle Class Apartment Buildings in East Portland."

Multnomah County Tax Assessor Records.

The Oregonian, February 4, 2013, August 10, 1904, February 11, 1907, July 1909, October 1, 1909, November 12, 1910, December 21, 1910, December 25, 1910, December 12, 1911, September 1, 1912, August 31, 1924, July 18, 1926, May 3, 1936, August 21, 1955 and August 21, 1981.

Sanborn Fire Insurance Maps for Portland, Oregon. Volume 2 (1901 and 1909)

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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
_x_Local government
____University
_x_Other
Name of repository: Oregon Historical Society

Historic Resources Survey Number (if assigned): 1-012-01125

10. Geographical Data

Acreage of Property 0.11 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates
(Follow similar guidelines for entering the lat/long coordinates as describe on page 55, *How to Complete the National Register Registration Form* for entering UTM references. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 45.517514 Longitude: -122.685958
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Verbal Boundary Description (Describe the boundaries of the property.)

The Hanthorn Apartments is located on Lot 3 of Block E, City of Portland, Multnomah County, Oregon.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is the original and current legally recorded boundary lines for the property for which National Register status is being requested.

11. Form Prepared By

name/title John M. Tess, President
organization Heritage Consulting Group date June 18, 2014
street & number 1120 NW Northrup Street telephone 503-228-0272
city or town Portland state OR zip code 97209
e-mail jmtess@heritage-consulting.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hanthorn Apartments

City or Vicinity: Portland

County: Multnomah **State:** Oregon

Photographer: Heritage Consulting Group

Date Photographed: January, 2014

Description of Photograph(s) and number:

Photo 1 of 21: OR_Multnomah County_ Hanthorn Apartments_0001
Exterior View, East (front) Façade, Main Entry in center, camera looking west

Photo 2 of 21: OR_Multnomah County_Hanthorn Apartments_0002
Exterior View, East Facade, Main Entry, camera looking west

Photo 3 of 21: OR_Multnomah County_Hanthorn Apartments_0003
Exterior View, East Façade, Main Entry and Door, camera looking northwest

Photo 4 of 21: OR_Multnomah County_Hanthorn Apartments_0004
Exterior View, East Façade, South End, Upper Floor Cast Stone Trim, camera looking west

Photo 5 of 21: OR_Multnomah County_Hanthorn Apartments_0005
Exterior View, East Façade, South End, Second Floor Balcony, camera looking northwest

Photo 6 of 21: OR_Multnomah County_Hanthorn Apartments_0006
Exterior View, North Elevation, camera looking south

Photo 7 of 21: OR_Multnomah County_Hanthorn Apartments_0007
Exterior View, North and West (Rear) Elevations, camera looking southeast

Photo 8 of 21: OR_Multnomah County_Hanthorn Apartments_0008
Exterior View, South and West Elevations, camera looking northeast

Photo 9 of 21: OR_Multnomah County_Hanthorn Apartments_0009
Exterior View, South Elevation, camera looking northwest

Photo 10 of 21: OR_Multnomah County_Hanthorn Apartments_0010
Interior View, Second Floor, Stairs up to Third Floor - Typical, camera looking west

Photo 11 of 21: OR_Multnomah County_Hanthorn Apartments_0011
Interior View, Third Floor, Stairs down to Second Floor - Typical, camera looking east

Photo 12 of 21: OR_Multnomah County_Hanthorn Apartments_0012
Interior View, Third Floor, East-West Corridor -Typical, camera looking east

Photo 13 of 21: OR_Multnomah County_Hanthorn Apartments_0013
Interior View, Third Floor, East-West Corridor and Stairs - Typical, camera looking east

Photo 14 of 21: OR_Multnomah County_Hanthorn Apartments_0014
Interior View, Third Floor, East-West Corridor Elevator - Typical, camera looking southeast

Photo 15 of 21: OR_Multnomah County_Hanthorn Apartments_0015
Interior View, Third Floor, East-West Corridor - Typical, camera looking east

Photo 16 of 21: OR_Multnomah County_Hanthorn Apartments_0016
Interior View, Third Floor, East-West Corridor - Typical, camera looking west

Photo 17 of 21: OR_Multnomah County_Hanthorn Apartments_0017
Interior View, Third Floor, East-West Corridor - Typical, camera looking west

Photo 18 of 21: OR_Multnomah County_Hanthorn Apartments_0018
Interior View, Third Floor, East-West Corridor - Typical, camera looking west

Photo 19 of 21: OR_Multnomah County_Hanthorn Apartments_0019
Interior View, Third Floor, Unit 308 - Typical, camera looking southeast

Photo 20 of 21: OR_Multnomah County_Hanthorn Apartments_0020
Interior View, Third Floor, Unit 308 - Typical, camera looking northeast

Photo 21 of 21: OR_Multnomah County_Hanthorn Apartments_0021
Interior View, Third Floor, Unit 308 - Typical, camera looking southwest

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name CSP-Lexington Limited Partnership (c/o Cedar Sinai Park; c/o James Winkler)

street & number 6125 SW Boundary Street telephone 503-225-0701

city or town Portland state OR zip code 97221

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Documents

Figure 1: Hanthorn Apartments - Site Plan

Figure 2: Hanthorn Apartments - Tax Map (Lot is outlined in red)

Figure 3: Sanborn Map, 1901 (Lot is outlined in red)

Figure 4: Sanborn Map, 1909 (Lot is outlined in red)

Figure 5: Sanborn Map, 1950 (Lot is outlined in red)

Figure 6: Current Floor Plans, First Floor (Old Basement), Hanthorn Apartments

Figure 7: Current Floor Plans, Second Floor, Hanthorn Apartments

Figure 8: Current Floor Plans, Floors 3 – 6, Typical Plan, Hanthorn Apartments

Figure 1: Hanthorn Apartments - Site Plan

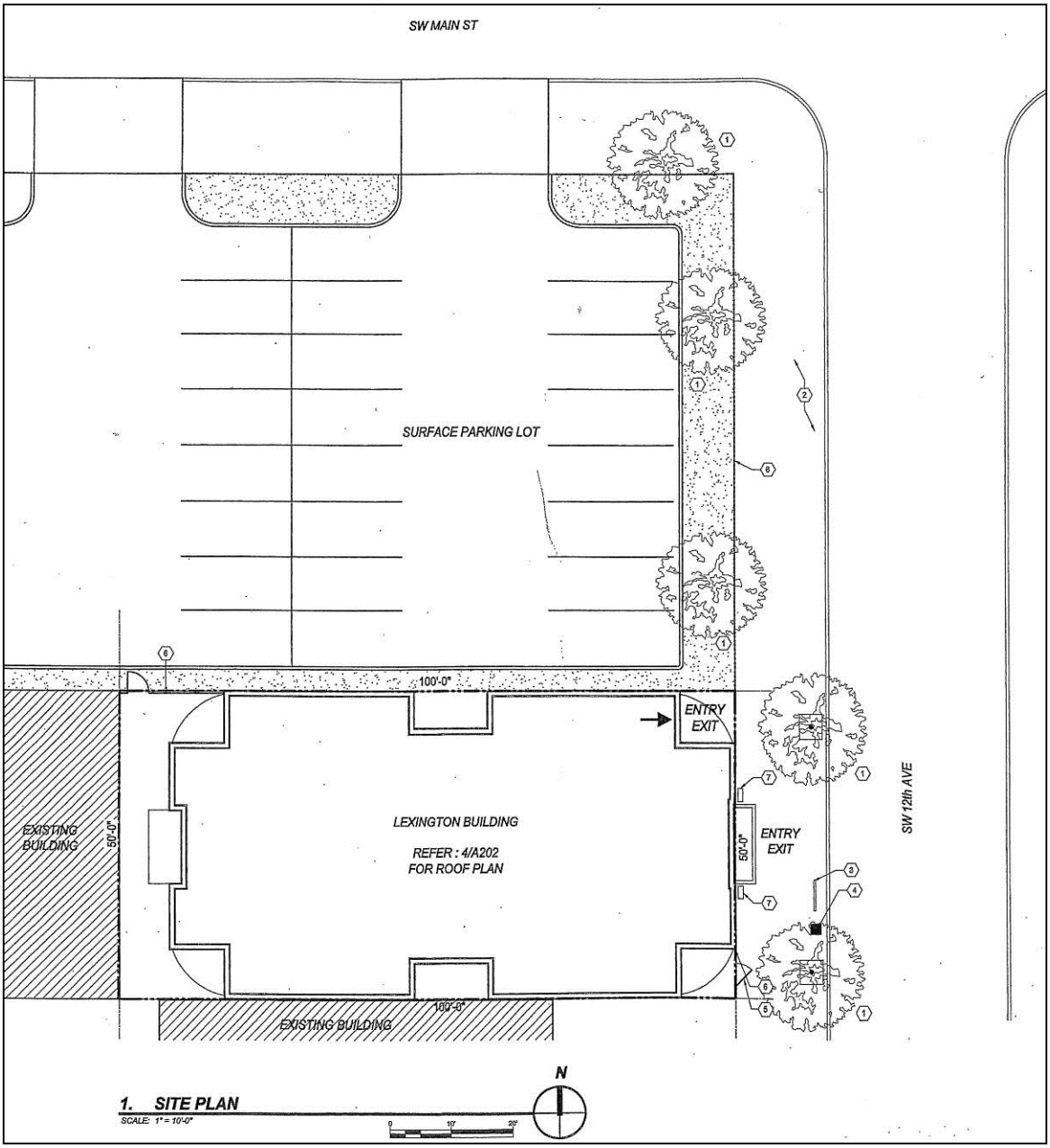

Figure 2: Hanthorn Apartments - Tax Map (Lot is outlined in red)
WGS84, Latitude: 45.517514, Longitude: -122.685958

Figure 3: Sanborn Map, 1901 (Lot is outlined in red)
WGS84, Latitude: 45.517514, Longitude: -122.685958

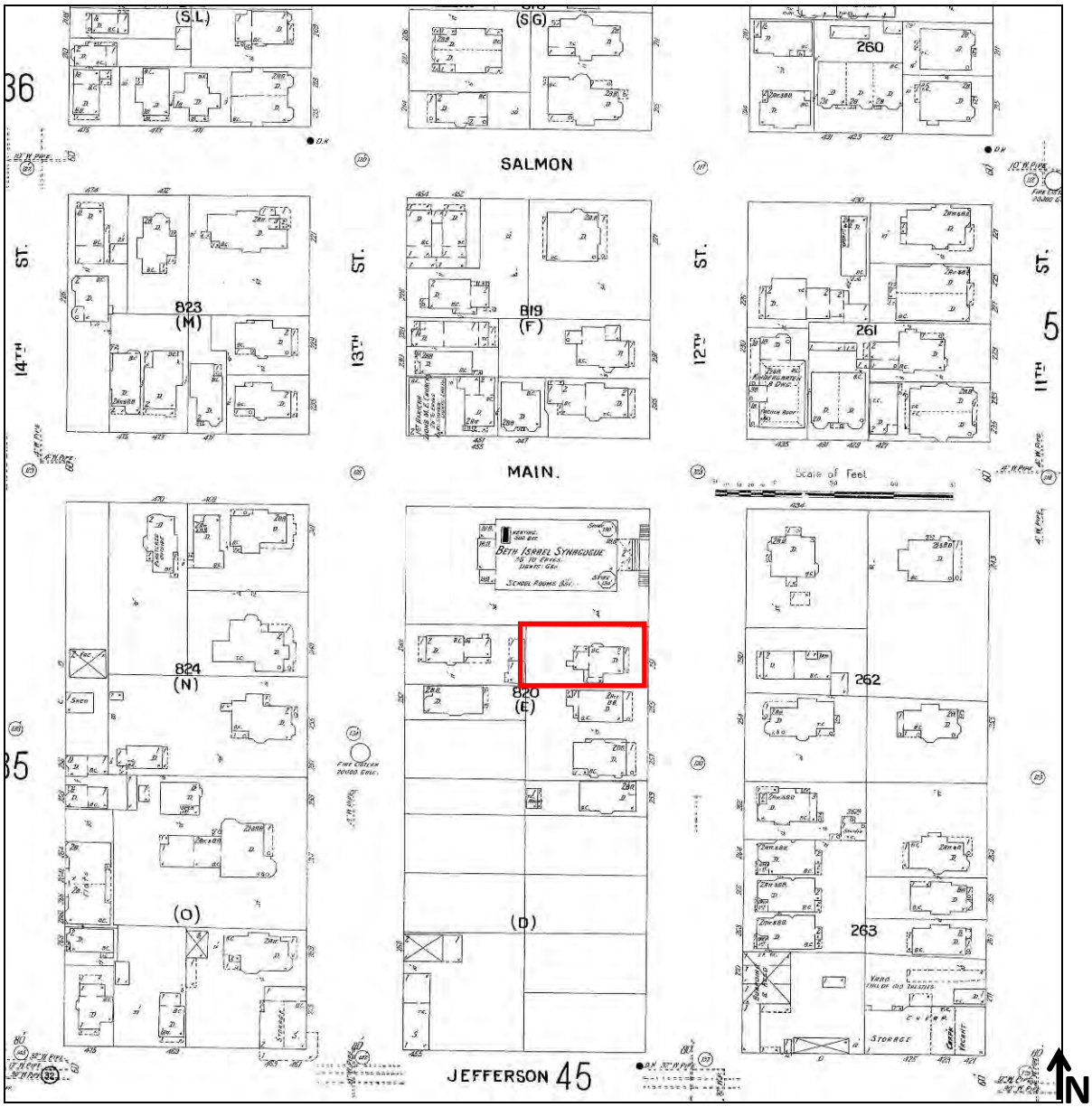

Figure 4: Sanborn Map, 1909 (Lot is outlined in red)
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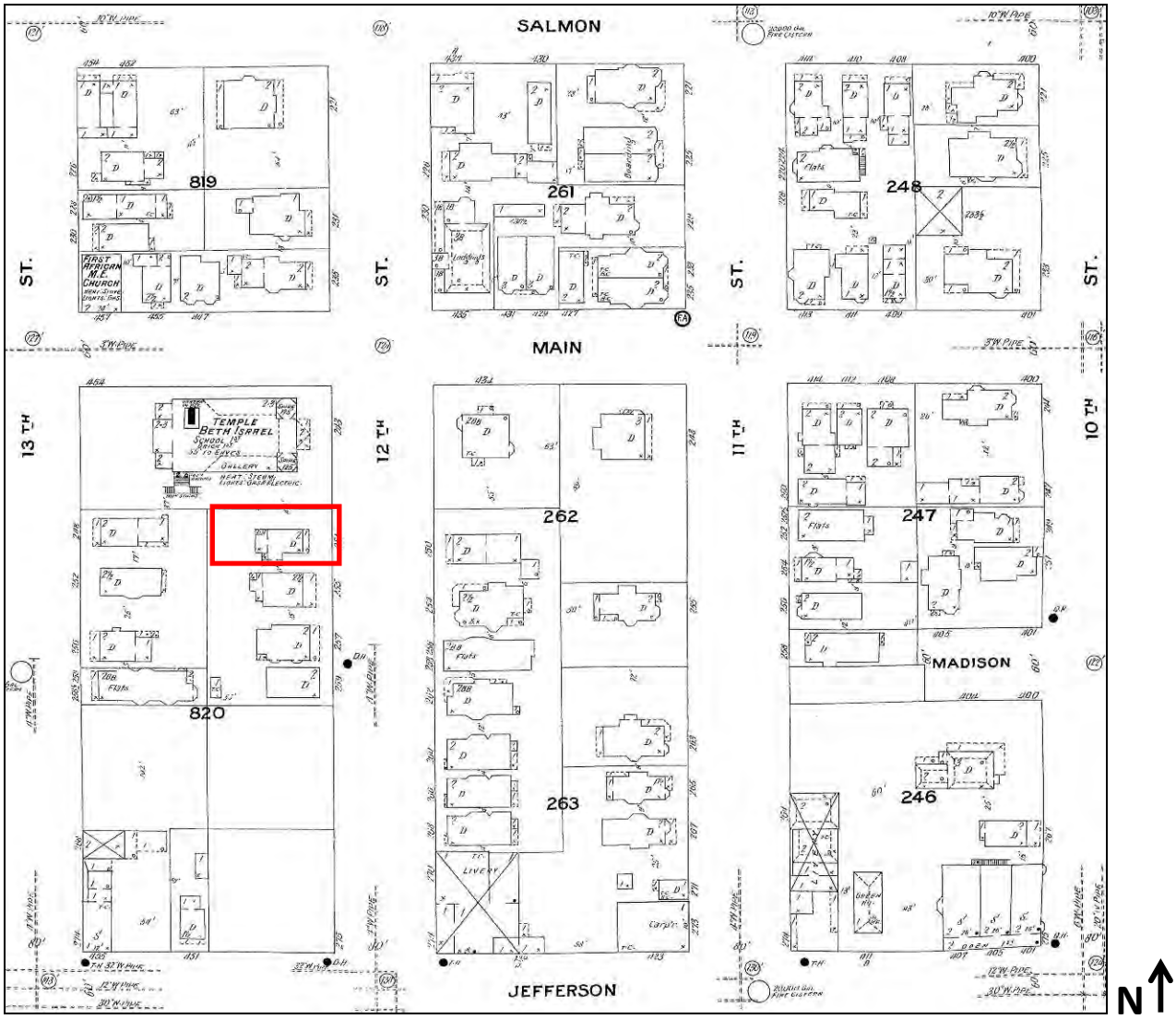

Figure 5: Sanborn Map, 1950 (Hanthorn Apartments is outlined in red)
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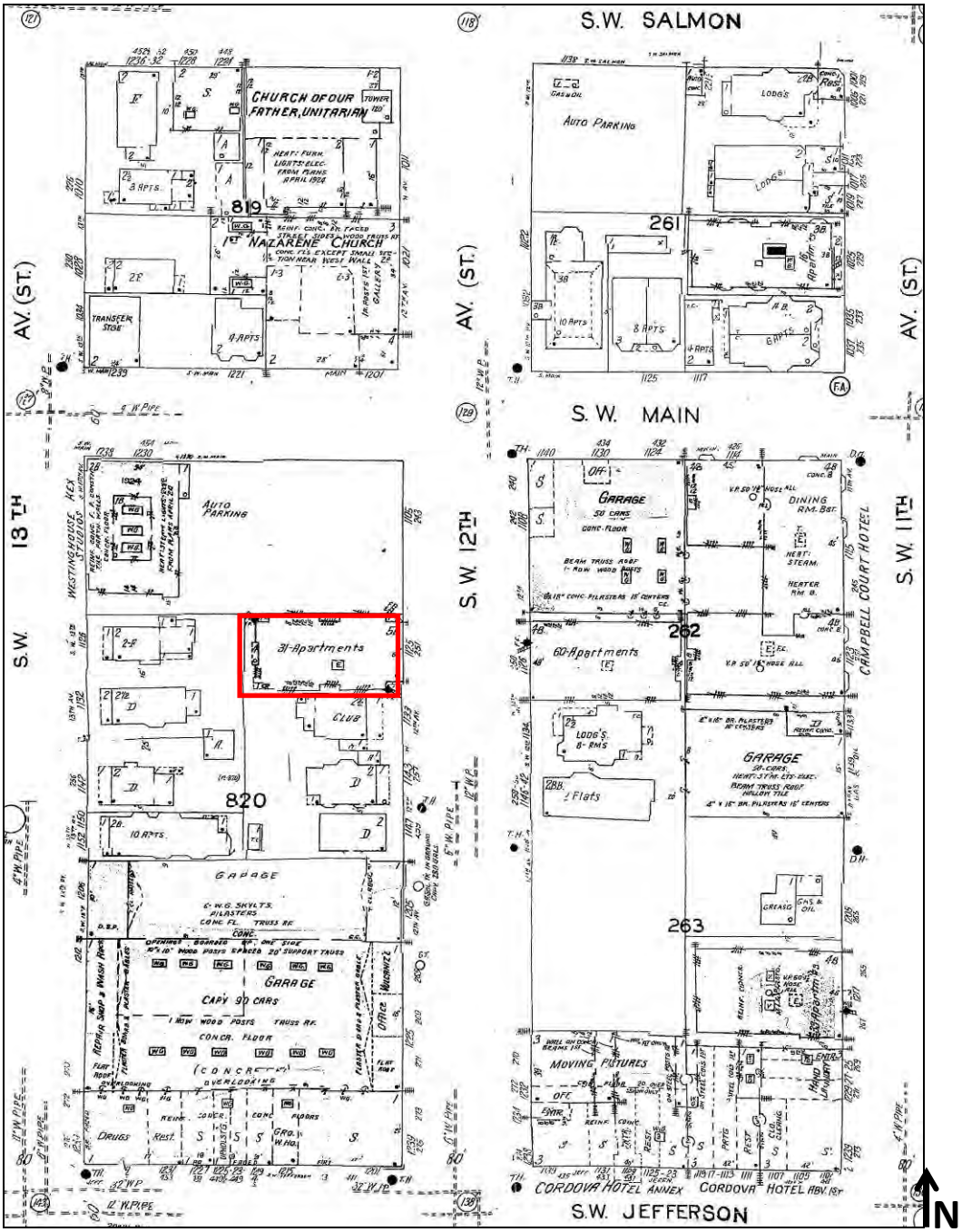


Figure 6: Current Floor Plans, First Floor (Old Basement), Hanthorn Apartments

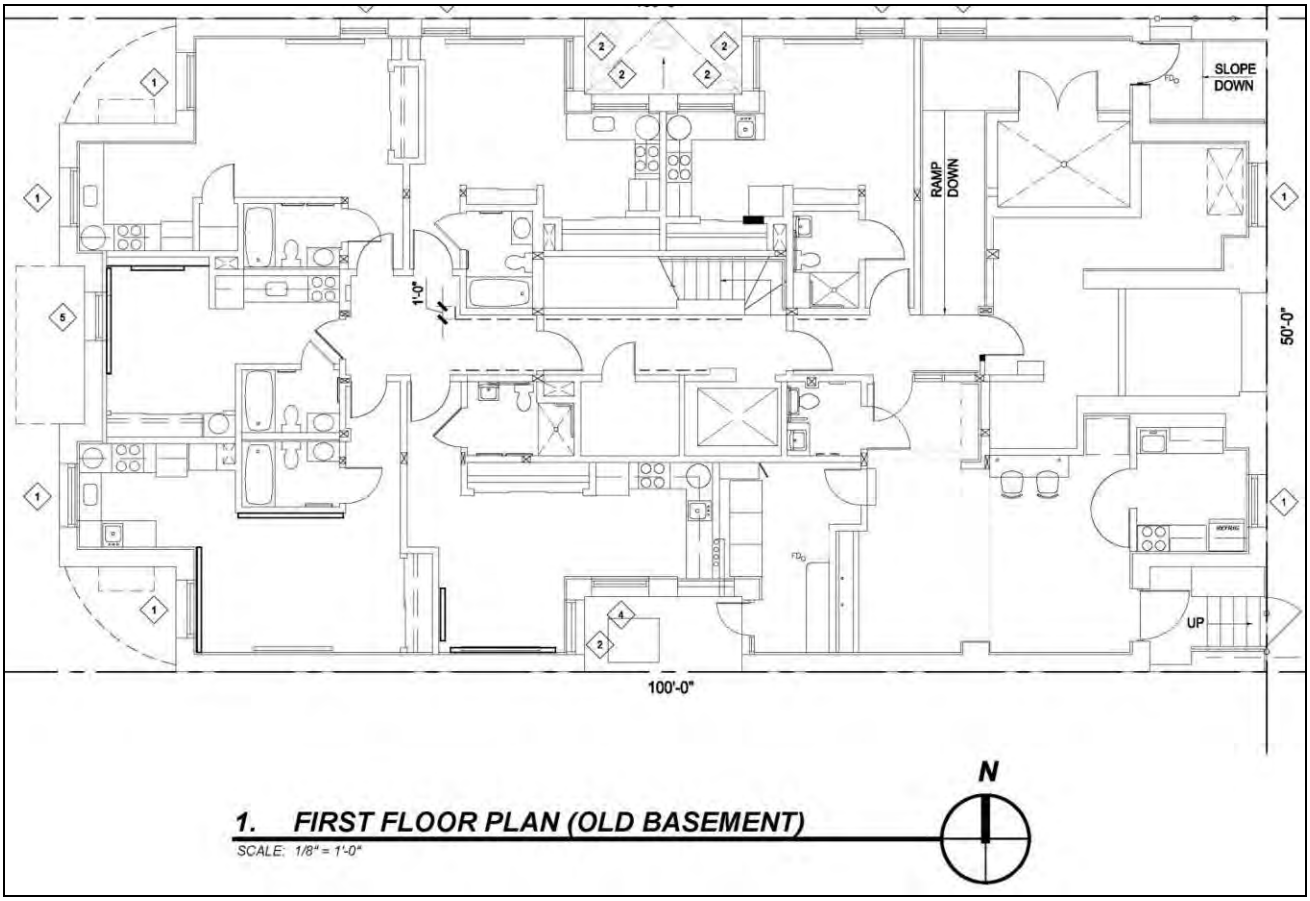


Figure 7: Current Floor Plans, Second Floor, Hanthorn Apartments

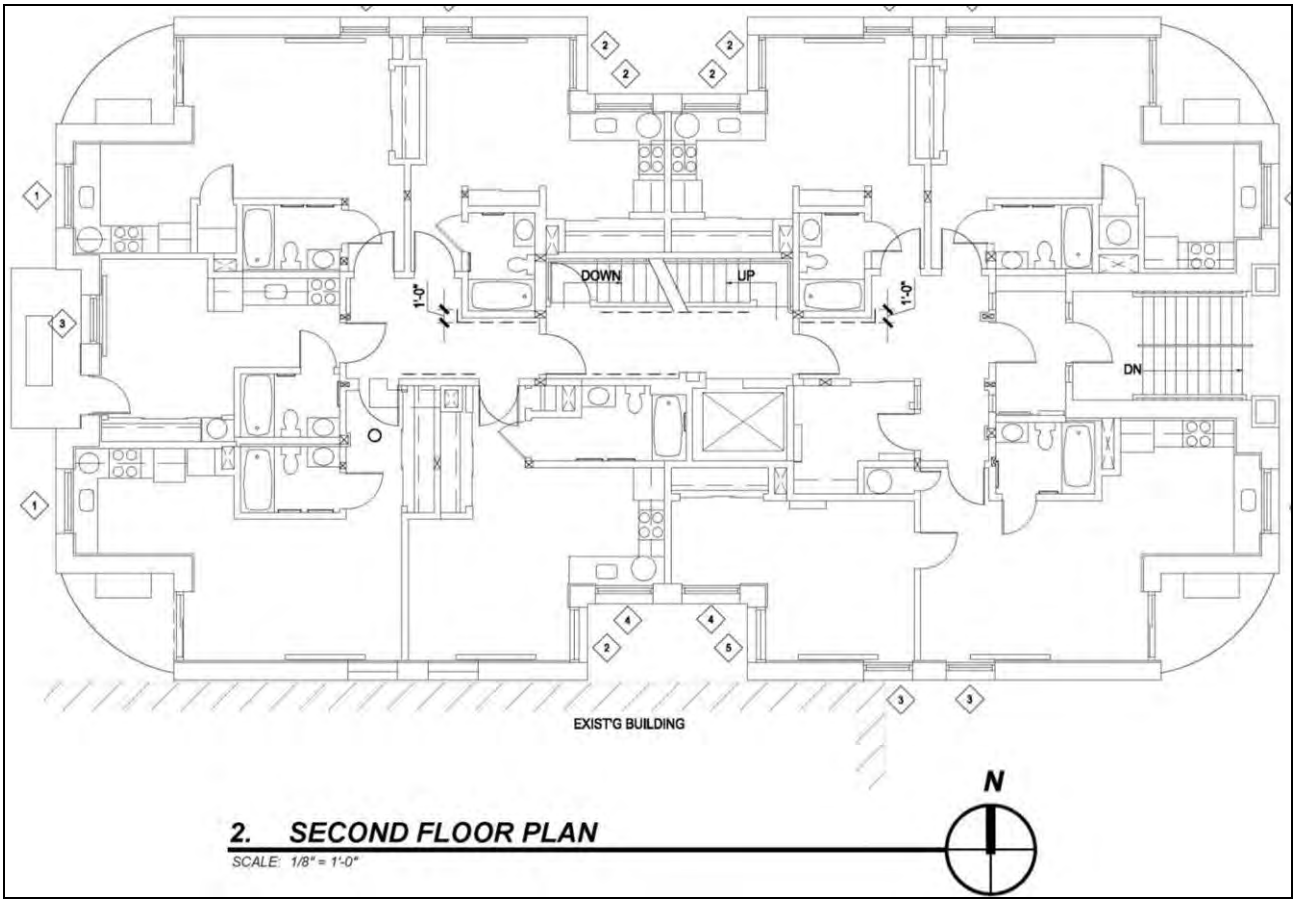
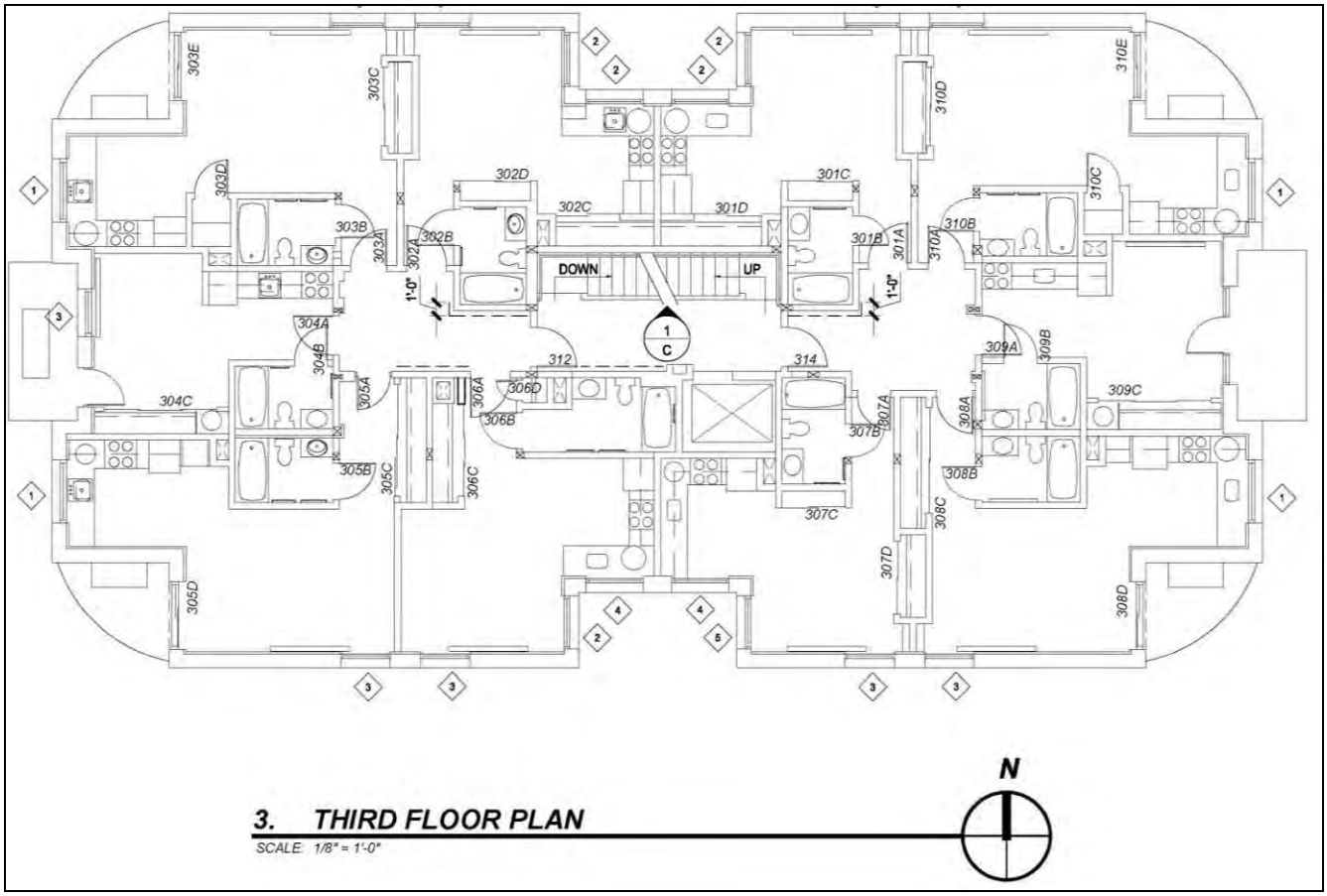


Figure 8: Current Floor Plans, Floors 3 – 6, Typical Plan, Hanthorn Apartments



LEXINGTON ARMS

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LEXINGTON APTS

OFFICE SPACE
FOR LEASE

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FIRE EXIT

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