

OREGON STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE RECORD

Instructions

Use this form to enter a property into the Oregon Historic Sites Database or to request that staff evaluate a property for inclusion in the National Register of Historic Places. **Do not use this form for historic district or archaeological surveys or to comply with state or federal preservation laws.**

To have a property evaluated for inclusion in the National Register, please complete all blanks and write neatly. Provide as much information about the interior and exterior as possible, such as the square footage, number of stories and rooms, under "General Description." Under "Building History," include any information about the architect, builder, original owners and subsequent occupants, and historic activities or events that occurred at the property. If available, attach historic photos, newspaper clippings, obituaries, and other documentation to help the reviewer better understand your property. Use additional sheets if necessary. Submit current exterior (all sides) and interior color photographs (entry, living room, dining room, kitchen, master bedroom, hallway spaces, etc). If the property has outbuildings, include photos of these.

Completion of Sections 1, 2, 4, 5, and 6 and photographs of each of the outside wall and one of each outbuilding are required to enter a property into the Oregon Historic Sites Database; although, complete documentation is preferred

Mail completed forms to National Register Program, Oregon State Historic Preservation Office, 725 Summer St. NE, Salem, OR 97301 or email them to tracy.zeller@oregon.gov with "HRR" in the subject line. Emailed submissions must be under 15MB in size and include digital photos of the property. Mail submissions must include printed photographs. HRRs are reviewed within two to four weeks after submission. All materials submitted to the Oregon State Historic Preservation Office become property of the State of Oregon and are available as public records. Materials submitted to the SHPO will not be returned.

Section 1: Applicant Information

Name	Andrew C. Smith, AIA		
Mailing Address	921 SW Washington St.		
City/State/Zip	Portland, OR 97205		
Phone Number	503-542-1245	E-mail	asmith@henneberyeddy.com

Section 2: Property Information

Historic Name, if known	Alco Apartments (1912-1939), Vivian Apartments (1939-present)		
Date of Construction	1912		
Street Address	100-110 NE MLK Blvd. (formerly Union Ave.)		
City/Town	Portland	County	Multnomah

Section 3: Owner Information

Complete if the applicant is not the owner. Response will be sent to the applicant and owner. Private property cannot be listed in the National without owner consent.

Name/Institution	Stark's, Inc.		
Contact Name	c/o Jim Meakin / Meakin Waxman Company		
Mailing Address	107 NE Grand Ave.		
City/State/Zip	Portland, OR 97232		
Phone Number	503-969-5972		

Section 4: Application Type

- | | |
|--|--|
| <input type="checkbox"/> Add this property to Oregon Historic Sites Database | <p><i>Staff will enter the data submitted in the Oregon Historic Sites Database, file this application in archive and may make a determination of eligibility for the National Register, but will not respond to the applicant.</i></p> |
| <input checked="" type="checkbox"/> Evaluate this property for inclusion in the National Register of Historic Places | <p><i>Staff will enter the data submitted in the Oregon Historic Sites Database, file this application in our permanent archive, and will make a determination of eligibility for the National Register, and respond to the applicant specific instructions on how to nominate the property to the Register.</i></p> |

Section 5: Exterior Description

Siding material(s). Original or replacement?

Original brick masonry

Window type(s) & material(s). Original or replacement?

The windows at the primary street elevations are aluminum replacement windows with a combination of fixed and operable sash, and aluminum storm windows. Based on photographic evidence, the original windows at these locations were wood double-hungs, similar to those that still exist at the rear lightwell elevations.

Section 6: Exterior Description, Continued

General Description:

The Vivian is a three story rectangular building (60'x100') with a full basement. The exterior walls at the NE corner of the site are set back to form a small light well. Each floor is 5,500sf for a total of approx 22,000sf including the basement. It is of brick masonry construction with ground floor storefront and punched windows at the second and third floor apartments. The west elevation fronts NE MLK Blvd and the south elevation faces NE Couch St. The east and north elevations outside the light well are solid party walls abutting adjacent structures. A metal fire escape is attached to the building on the west (MLK Blvd.) side.

The building retains a fairly high degree of integrity, including function (ground floor commercial/upper floor apartments), form, masonry, cornice, openings, entrance canopy and light well windows. With the return of the streetcar on MLK Blvd., its streetcar setting has also been restored.

Significant Architectural Features: How does your building stand out?

Although the building lies just outside the boundary of Portland Oregon's Eastside Historic and Architectural Resources, 1850-1938 MPS, it falls within the date range, and it is very much akin to the type of commercial buildings which are eligible for listing under the MPS, including its scale, form, function, and classic Streetcar Era Commercial Style design. The high-density redevelopment that is taking place in the area immediately adjacent to the property is progressively replacing buildings of this era and style.

A very close comparison can be drawn between this building and the Mayo Building, located several blocks to the north at 2403 NE Union Ave, which has been determined eligible/contributing.

Alterations and Approximate Dates:

The second and third floor windows at the street elevations have been replaced.

The storefronts have been modified (1956), although there is evidence of original transoms and frame remaining behind the board-up plywood which can be used to inform a storefront restoration.

Section 7: Interior Description

Significant features: How does your building stand out?

The materials and configuration of the ground floor retail spaces and upper floor apartments have remained largely the same over the 100+ year life of the building. The easternmost bay along NE Couch serves as the apartment entrance. The modest art deco-era lobby has an open stair which leads to the second and third floor apartment corridors. The primary (east-west) and secondary (north-south) residential corridors are mostly intact, complete with plaster walls, 4- and 5-panel wood entry doors with casing, wood flooring, baseboards, chair rail, and crown moulding.

Alterations and Approximate Dates:

The apartments underwent a significant renovation in 1939 by notable local architect George M. Post. According to *The Oregonian*, Post "designed the streamlined entry and stairway leading to the bright, airy living units with modern conveniences in the upper two floors..." Among the improvements made were "Pullman-type kitchens with modern gas ranges," interior finishes, carpets, and shower baths.

**Section 8:
Building History**

Please explain what events and persons are associated with this property and if the resource's architecture or construction methods used to build it are noteworthy. Use additional pages if necessary.

Construction History

The building was constructed in 1912 by Advance Construction Company at a cost of roughly \$27,000. Built for use as "Ordinary stores and Apartments" the Alco Apartments were advertised in *The Oregonian* as two room units. In 1939, upgrades to the apartment building were designed by Portland Architect George M. Post. The upgrades included improvements to the entryway and renovated the apartments into "26 light and compact units with modern conveniences," at a cost of approximately \$18,000. At this time, the building name was changed to The Vivian Apartments. Prior to the renovation, the apartments were at 40 percent occupancy. After the renovation, the building had 100 percent occupancy and many other potential tenants on a waiting list.

Advance Construction Company

Advance built stores, warehouses, apartment complexes and one of the first libraries on the east side.

George M. Post

George Post was an architect who practiced and taught in Oregon and has buildings scattered mostly throughout the Willamette Valley. Several of Post's buildings have been listed on the National Register of Historic Places – either as individual listings or contributing buildings – including the W.S. & Gladys Boutwell House (Lake Oswego), Mt. Hood Hotel Annex (Hood River), Post & King Saloon (Lakeview), Old Woodburn City Hall (Woodburn), Morado Apartments (Portland), and the Bixby Manor Apartments (Portland).

Information About Select Tenants*Thurlow Glove Company*

Thurlow Glove Shop was a long time tenant of the building (1934-1987) and a recognized leader in its industry. The company specialized in the manufacture and sale of deerskin (buckskin) and elkskin gloves and, to a lesser degree, jackets. A c.1950s brochure for the store listed two prices for each item – one for the retail price, and one for making gloves from a customer's own skins. Lawrence Thurlow, along with William Newell, invented a "seamless palm glove", for which they received a U.S. Patent in 1948 on behalf of Thurlow Glove Company. The Patent text indicates that "a drawback of such gloves has heretofore been that fullness across the palm could not be removed, with the result that such a glove was never considered suitable for semi-dress, sports wear, or driving gloves, but was more or less limited to use as a heavy work glove."

According to a 1950 article in *The Oregonian*, W.C. Thurlow started the company with \$100 and made his first pair of gloves in 1932. By 1950, the company was producing a whopping 90,000 pairs of gloves each year at its Union Ave. factory (subj. building), making it the "unchallenged leader in the entire West in the fabricating of such skins."

Broadview Dairy

Broadview Dairy had eight milk routes and one ice cream route by 1940. The company was purchased by Damascus Milk Co., another mid-sized dairy, in 1950.

Artistic Taxidermy Studio

Artistic Taxidermy was one of the longest-lived tenants in the building (1941-1990). Still in operation on SE Foster Rd., Artistic Taxidermy was the most popular taxidermy shop in the city, specializing in large game and fur carpets.

Occupancy HistoryOwner History

(1912) Widmer & Chambers

(1928) Ruppert & Brades

(1938) Wm. Chambers Estate

(1939) JB Widmer & JB Chiotti

(1945) Woodmere (Widmer?) & Wilson

(1956) Woodmer (Widmer?) & JB Chiotti

(1965) U.S. National Bank

(1993) Northwest Wholesale distributor

Business Tenant History

(1931-32) Ever Hot Heater Sales
(1931-34) Quirks Philip L gro
(1932-34) Telco Electric Company
(1932-36) Campbell Mfg Co.
(1933) Broadview dairy
(1934-1987) Thurlow Glove Shop
(1935) Osgood Wn P. gro.
(1935-37) Hills Fire Equipment Co.
(1935) Sondecker Ira B.
(1937-45) Wolff A J and Son whse
(1941-1990) Artistic Taxidermy
(1943) Crabtree D A
Crabtree Opal Mrs. Gro
(1949) all listed in store 417:
Eclipse Fuel Engineering
Farnes & Martig Inc.
Fischer and Porter Co.
Fulton Sylphone co.
Gotham Instrument
PreFex Corp.
Wheel Co.
(1949) 110 Grocery
(1950-1954) Farnes and Martig, Inc.
(1950-1954) Smith J. M. Mrs. Gro
(1956-85) Industrial Sewing Machine Service



COURN NE EREN



MLK SE



Courtyard

Lobby Stairs



Hunter, It Pays to Save Your Hide

BY GEORGE P. GRIFFIS

Special Writer, The Oregonian
*Hunter, spare that hide!
Cut not a single flank!
To truth 'tis suicide,
To lose this resource bank.*

A Glovemaking and Northwest Nimrods Have Built an Industry on Deer and Elk

NATURE LOVER George Pope Morris would, no doubt, pardon the liberties taken here with his immortal poem, "Woodman, Spare That Tree." For there is indeed a parallel in the potentialities of both the tree and the hide. Such is being demonstrated daily within a loud shout of the Willamette.

Payrolls, greater income for the region, full use of a natural heritage, and thrilling products to serve national market are all benefits that can be counted.

All this stems from the use of deer and elk hides. Northwest forest produced, in the making of long wearing gloves, stocking-soft moc-casins, fashion correct leather jackets, and a store full of other products.

Texas goes for those fabrications of Oregon workmen, and Hollywood, and Atlanta, and New York too.

The hide of the proud antler-bearer of the Tillamook burn, once tanned and sewn into a fascinating lady's handbag, for instance, is thus an important item of commerce. Just how important will surprise many.

Historically, the business of tanning hides is among the oldest known to man. In Oregon, too, considering the Indian, the transition of buckskin from deer's back to squaw's foot constitutes the area's oldest manufacturing.

As far back as the 10th century, France made gloves from leather for a commercial trade, and the Declaration of Independence was yet-to-be when the first Scottish glove makers arrived in this country.

But early as the business of mak-

ing gloves and other products from native animals might have started, it was a long while in building to a commercial business here in the Oregon country. It is making up for lost time now.

The beginnings and growth of the Thurlow Glove company illustrate many phases.

W. C. Thurlow had \$100 in cash and 22 years of experience in selling gloves on the road when he started his company in October of 1932. One glove cutter and one power machine operator made up the work force. Thurlow, himself, did the packaging, selling, and delivering. Horsehide and other more established leathers made up the raw material source.

One day a hunter came in with a deer skin . . . the evidence of his prowess as a woodsman. Could he get it tanned and maybe have some gloves made? A small tannery near Salem performed the first step and Thurlow the second. All were pleased, even amazed at the smoothness, style, comfort and long wear of the resulting product.

By the following year the word had so spread that 500 deer and elk skins were processed. By this time jackets from the skins of forest kings had also been added. The year 1937 saw 3000 skins going through the hands of the four glove cutters, six power machine operators, and two finishers then employed.

By 1938, too, glove maker Thurlow was taking trips to far away Idaho towns, selling along the way. Tough, deer-hide work gloves were sold to up-state merchants and displayed in his panel delivery truck by

green, unfinished skins picked up from lucky hunters.

A visit today to the Union avenue factory of this company finds bustling activity indeed. The single pair of gloves of 18 years ago has grown to more than 90,000 pairs annually. That one skin brought in by the venturesome hunter is today an impressive 12,000 from deer, plus an additional 3000 from elk. The company is the unchallenged leader in the entire west in the fabricating of such skins.

About one third of the skins are still handled on the "consistent order" basis of the first Thurlow glove transaction. Gun cases, hunting shirts, ladies' sports outfits, and the ever popular gloves for driving, dress, or work bring as much excitement as the original kill.

The balance of the thousands of skins used in a year are obtained by outright purchase from hunters or through exchange for a pair of gloves, much in the custom of bygone days.

The exchange method came about because of the long established laws of the Oregon game commission which specifically prohibits the selling of any part of a game bird or animal. During the recent war, however, the great demands of the army and air force for these proven hides from deer and elk (the services found them to be lightest, warmest, and most comfortable of all leathers for many war needs) brought about changes in game commission rulings.

Today they not only permit, but they actually encourage, hunters to bring in the hide of every animal killed. Permits are issued to purchasers, such as Thurlow, who are

required to submit reports of all transactions.

The hunter himself need only have proof that he killed the animal legally. "The hide does not have to be tagged," says the game commission.

That the watchdogs of our wildlife recognize a good thing when they see it is proven by these statistics: Last year the Oregon harvest of deer was 57,000 animals. Total elk take was an additional 8000.

On the basis of the last three years' trend, the tally for the present hunting season will be even greater. Add to this the kills of Washington, Idaho, Montana, and Northern California and you have hides in considerable quantities.

"It's a very big potential resource that should be preserved," says C. A. Lockwood, Oregon state game director.

Toward this end the game commission devotes an entire page in their hunting regulations book to the care of game animals. Skinning while the animal is still warm, careful removal of any fat, salting, and prompt shipment to the processor are recommended procedures.

Thurlow's is a mighty busy place during and immediately following the annual flush in the woods. Proud marksmen walk in with green skins and walk out with cash or gloves. Other skins arrive by freight, parcel post, and express.

Graded and cured they go to the modern tannery at Sherwood. Here, in a process exclusive with this firm, as they are tanned into leathers as soft as wet chammois and as smooth as soft butter.

Experts claim that the skin from a western-raised deer is superior when tanned to anything from other



Property & Location

Property map