

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	1125 SW 12th Ave Portland, Multnomah County	historic name:	Hanthorn Apartments
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	
		twshp/rng/sect/qtr sect:	1S 1E 4
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	6.0
elig evaluation:	eligible/significant	total elig resources:	1
prim constr date:	1910	NR Status:	Individually Listed
	second date:	date indiv listed:	08/25/2014
primary orig use:	Multiple Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Late 19th/20th Amer. Mvmts: Other	sec style comments:	
secondary style:	Commercial (Type)	siding comments:	
primary siding:	Brick:Other/Undefined	architect:	Goodrichm King & Goodrich
secondary siding:		builder:	
plan type:			
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:		Type of Grouping	Date Listed
Historic Resources in Downtown Portland, Oregon, MPD		MPS	08/11/2004
			Date Compiled
			2004
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	08/25/2014	Federal Tax Program	106 Project(s):
ILS survey date:		Status Start Compl	None
RLS survey date:		Complete 07/01/2013 2014	Special Assess Project(s):
Gen file date:	06/20/2012		None
ARCHITECTURAL / PROPERTY DESCRIPTION			
(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)			
<p>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. 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.</p>			
HISTORY			
(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)			
<p>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 ingredient to 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.</p>			
RESEARCH INFORMATION			
<input checked="" type="checkbox"/> Title Records <input checked="" type="checkbox"/> Sanborn Maps <input type="checkbox"/> Obituaries <input checked="" type="checkbox"/> City Directories	<input checked="" type="checkbox"/> Census Records <input type="checkbox"/> Biographical Sources <input checked="" type="checkbox"/> Newspapers <input type="checkbox"/> Building Permits	<input checked="" type="checkbox"/> Property Tax Records <input type="checkbox"/> SHPO Files <input type="checkbox"/> State Archives <input type="checkbox"/> State Library	<input checked="" type="checkbox"/> Local Histories <input type="checkbox"/> Interviews <input type="checkbox"/> Historic Photographs
Local Library:		University Library:	
Historical Society:	Oregon Historical Society	Other Repository:	Local government
Bibliography:			

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)