

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON



8-386-03610

3610-3630 S.E. Hawthorne Boulevard

Section 01, 1S, 1E, Tax Lot 138
QUARTER SECTION MAP #: 3234
Richmond

ORIGINAL FUNCTION: Retail

DATE BUILT: 1928

STYLE: Streetcar Era Commercial, Mediterranean

ARCHITECTURAL PLANS BY: Carson, F.P.

ORIGINAL OWNER: Piper, Chas.

OTHER OWNERS: Vinton, Olive-Donnell, Rorer, Diana

TAX ASSESSOR'S ACCOUNT #: R-99101-1380

ZONING: C2

SPECIAL FEATURES AND MATERIALS:

Flat roof with sloped tile coping. Tile, hipped-roof pavilion with stucco exterior. Round-headed entry with radiating voussoirs. Brick exterior.

SPECIAL F/M - ORIGINAL REMOVED:

Plate glass storefront below transom, 1934.

SPECIAL F/M - SIGNIFICANT ALTERATION:

Installed sliding doors, 1934.

AREAS OF SIGNIFICANCE: Architecture

373 451

4110

8-386-03610

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

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

Portland City Directory (Portland, Oregon).

OLD ADDRESS: 1080 Hawthorne Avenue

ORIGINAL BUILDING PERMIT #: 191886

MAJOR ALTERATIONS: 1934/225307

Present owner as of May 1981: Duke K. Won

MAILING ADDRESS: 3343 S.E. Hawthorne Boulevard, Portland 97214

No Preservation Funding

Negative: 795-12

Score - Design/Construction: 6

Score - Historical:

Score - Rarity:

Score - Environment: 6

Score - Integrity: 6

Score - Intrinsic: 6

Score - Contextual: 12

Score - Total: 33

379 452

4110

NEIGHBORHOOD: Sunnyside
CLASSIFICATION: Building

STATUS: Eligible

1988 OREGON CULTURAL RESOURCE INVENTORY
CENTRAL SOUTHEAST PORTLAND

COMMON NAME:	HIST. NAME: Piper, Charles, Build.
ADDRESS: 3610-24 S.E. Hawthorne	DATE BUILT: 1929
EARLY ADDR: 1080-1086 E. Hawthorne	ORIGINAL USE: Specialty Store
OWNER: U.S. National Bank of OR	PRESENT USE: Restaurant
ADDR: P.O. Box 3168	ARCH./BLDR.: Carson, F. P. (Bldr.)
Portland, OR 97208	STYLE 1: Mission/Spanish Colonial
TRS NO.: 1S, 1E, SE 1/4 Sec. 1	STYLE 2:
ADDITION: Section 01 1S 1E	INTEGRITY: Strong merit
BLK: LOT:	THEME 1: Service/Distrib. Goods
TAXCODE: R-99101-1380 ZON: C2	THEME 2: 20th Century Architecture

PLAN SHAPE: Rectangular
FOUNDATION MATERIAL: Concrete
ROOF FORM & MATERIALS: Flat roof with half parapet. Tar paper.
WALL CONSTRUCTION: Masonry/Concrete
PRIMARY WINDOW TYPE: Display. Transoms.
EXT. SURFACING MATERIALS: Combed red brick in common bond pattern.
DECORATIVE FEATURES: Red tile hoods extend off parapet. Leaded glass transom with scroll-cut dividers. Recessed entry with fanlight transom. Decorative brick surround around main entrance alcove.
OTHER:

NO STORIES: 1.0
BASEMENT: N
STRUCTURAL FRAME: Unreinforced

CONDITION: Good
EXT. ALTERATIONS/ADDITIONS (DATE): Roman tile placed in bulkheads (n.d.)
One canvas awning (n.d.). Sign above main entry (n.d.).

MOVED: DATE MOVED:

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None
KNOWN ARCHAEOLOGICAL FEATURES: None
GEOGRAPHIC LOCATION & IMMEDIATE SETTING: On the northwest corner of the block at the intersection of Hawthorne and 36th, in the middle of the Sunnyside commercial district. Surrounded by other one and two-story commercial bldgs.

STATEMENT OF SIGNIFICANCE: See attached.

SOURCES: See attached

ROLL/NEG. #: S43-5

PRODUCED BY: Hawthorne Blvd. Bus. Assoc.

SLIDE NO.: 174, 175, 176

RECORDED BY: W. Alan Yost
DATE RECORDED: 08/12/88
RESEARCH BY: Julie Koler
FIELD INVENTORY NO.: 424
STATE INVENTORY NO.:

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1929

Significant Dates

1929

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Carson, F. P.

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

The handsome Charles Piper Building, constructed in 1929 by F.P. Carson, is locally significant under criterion C as a well-preserved example of a commercial building type associated with the advent of the automobile. It is also significant as a fine example of the Mediterranean style as expressed in small-scale commercial buildings. The date of construction is based on City of Portland building permit records. The architect, if any, is unknown.

The building design is based on Mediterranean-inspired architecture made popular by the Panama-California Exposition of 1915. The building is one of several of its type constructed between 1926 and 1930, which incorporates elements of this architectural style. Features of special interest include the use of red tile at the roof; prominent corner entrance; and distinctive scroll-cut mullions.

The Piper Building is an important element in an ensemble of historic buildings on Hawthorne Boulevard which extends from approximately 35th Avenue to 38th Avenue. The group consists primarily of one to two-story masonry commercial buildings. The subject property is located near the center of the ensemble on the south side of the street. The buildings in the group represent two distinct periods of development. The first period includes properties constructed prior to World War I which are associated with the streetcar era. The second period is post-war construction associated with the automobile era.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

The subject building is an excellent representative of an auto-era commercial building type of which there are 19 examples in the study area. The type consists of a first floor dedicated to retail activity with apartments at the second floor. Buildings of this kind began to appear in the study area around the turn of the century and were particularly popular during the 20s. The early examples are predominantly of wood construction. After about 1905 wood was replaced by masonry materials, primarily brick and stucco.

9. Major Bibliographical References

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform, and card files, Portland, 1980.
- . Polk, R. L. and Co., Portland City Directories, 1930, 1935.
- . Ticor Title Company records, Portland, Oregon.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

A
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

Section 01 1S 1E, TL# 138 0.20 acres

See continuation sheet

Boundary Justification

Taxlot lines

See continuation sheet

11. Form Prepared By

name/title K. Zisman, J. Koler, J. Morrison, B. Grimala, A. Yost

organization Hawthorne Blvd. Business Association date August 15, 1988

street & number 615 S.E. Alder telephone (503) 234-4801

city or town Portland state Oregon zip code 97214

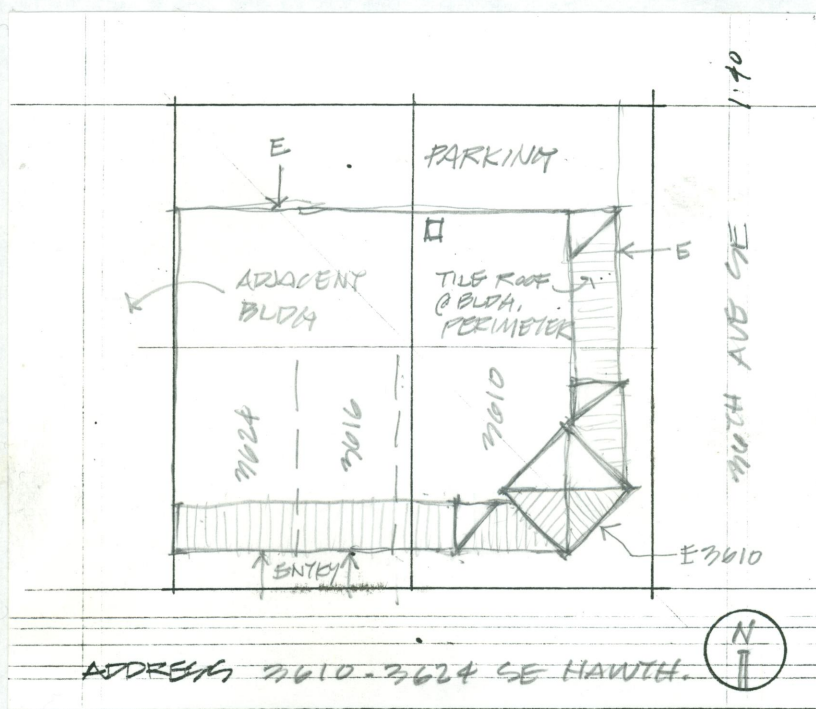
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CENTRAL SOUTHEAST PORTLAND

ADDRESS: 3610-24 S.E. Hawthorne



ROLL & NEG. NO: S43-5

SLIDE: 174, 175, 176



SITE PLANS DRAWN BY: David Bales, Phil Eschtruth

FIELD SURVEY NO.: 424
STATE INVENTORY NO: