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United States Department of the Interior  
National Park Service

JAN 27 1989

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Piper, Charles, Building  
other names/site number N/A

2. Location

street & number 3610-24 S.E. Hawthorne  not for publication  
city, town Portland  vicinity  
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>      </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>      </u>	<u>      </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>      </u>	<u>      </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>      </u> objects
			<u>      </u> Total

Name of related multiple property listing:  
Historic and Architectural Resources of Eastside Portland  
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

[Signature] January 23, 1989  
Signature of certifying official Date  
Oregon State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

[Signature] 3/8/89  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)  
COMMERCE/TRADE; Specialty Store

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Current Functions (enter categories from instructions)  
COMMERCE/TRADE; Restaurant

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**7. Description**

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Architectural Classification  
(enter categories from instructions)

Mission/Spanish Colonial Revival

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Materials (enter categories from instructions)

foundation Concrete

walls Brick

Concrete

roof Asphalt

other Tile

Glass

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Describe present and historic physical appearance.

EXTERIOR DESCRIPTION

Situated on the northwest corner of the block at the intersection of Hawthorne Boulevard and 36th Avenue, this building is in the heart of the Hawthorne commercial district. The commercial structures that line both sides of Hawthorne date primarily from the 1920s. The surrounding residential neighborhoods consist of late 19th and early 20th century homes.

This single-story building, rectangular in plan, rests on a concrete foundation and has a flat roof. A parapet surmounts the street elevations. The walls are constructed primarily of concrete, but the two street facing elevations have applied facades of combed red brick laid in a common bond. Display windows with leaded glass transoms line the lower portions of the street elevations, and six multi-paned casements are found along the top of the wall on the southern elevation.

The north elevation, facing Hawthorne, is divided into four bays by the raised brick pilasters that rise to the roof. The three easternmost bays have recessed entries flanked by large, single-pane display windows. Two of these entries have single doors; the third is a double door. The bulkheads below the display windows are filled with yellow roman tile. Above the windows and doors in each of the bays runs a line of leaded glass transoms, the six sections of which are separated by decorative scroll-cut boards. At the top of each bay, four rows of stepped bricks allow for a smooth transition between the recessed bays and the main surface of the facade. Surrounding the top of the brick walls, just below the parapet, lies a row of vertically set stretchers. Surmounting the parapet are red tile hoods. The parapet is composed of two sections that are stepped toward the high point which is located over the main entrance on the northwest corner. The western elevation only has one of these window bays at the northern end of the wall. Because of its orientation, a canvas awning has been installed over the windows. A single door is located at the southern end of the wall.

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**National Register of Historic Places  
Continuation Sheet**

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The northwest corner which contains the main entry, has been clipped, creating a flat wall some six-feet wide. A round-arch opening frames the recessed entry. Within the recessed entry is a single glass-paned wooden door with a fanlight transom above. The exterior round-arch opening is further enhanced by a series of raised bricks in a keystone-like pattern that sets the main entrance off from the concrete wall it occupies. A neon sign has been attached to the wall above the main entry. Over this northwest corner of the building is a small hip roof of red tile, and it is the highest point of the parapet.

The awning over the window on the west side bay, the neon sign, and the possible addition of the door at the southern end of the western wall appear to be the only alterations. The building is in very good condition.

INTERIOR DESCRIPTION

The interior was constructed as four storefronts; each space was the full depth of the building. In 1985, the corner and adjacent space were converted into one occupancy by constructing a broad archway between the two spaces. Little original finishwork remains in any of the units.

**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.

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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 Portland, Washington-Oregon 1:62500

**UTM References**

A 10 529575 5039660  
 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**

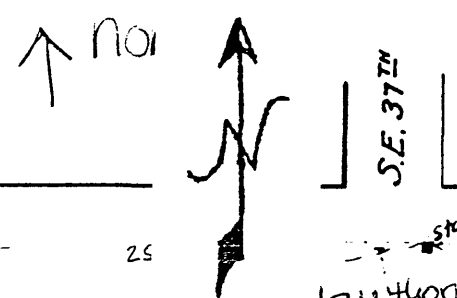
name/title K. Zisman, J. Koler, J. Morrison, B. Grimala, A. Yost

organization Hawthorne Blvd. Business Association date August 15, 1988

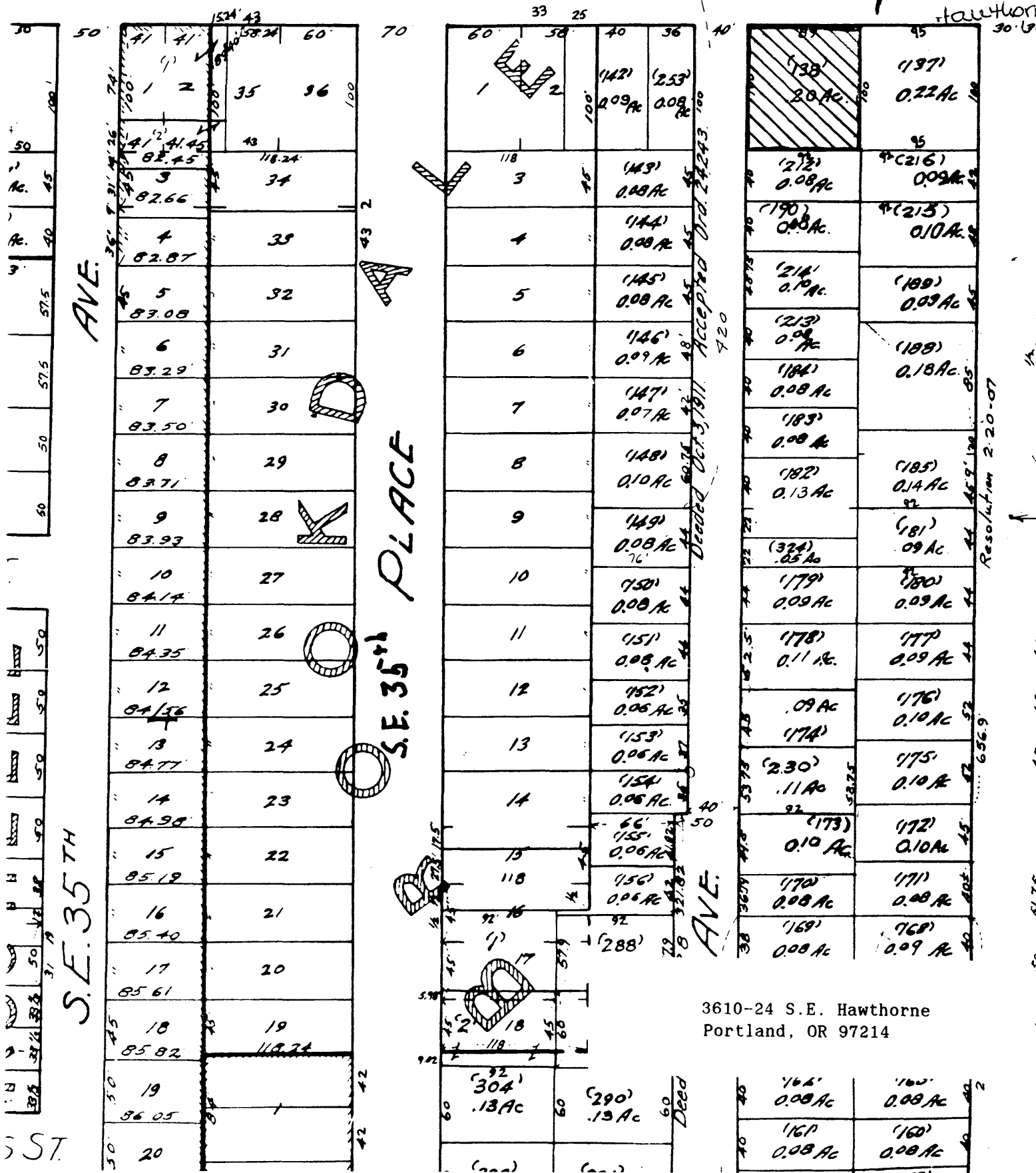
street & number 615 S.E. Alder telephone (503) 234-4801

city or town Portland state Oregon zip code 97214

S U N N Y S I D E



Hawthorne Blvd.



3610-24 S.E. Hawthorne  
Portland, OR 97214

Resolution 2.20-07