



2324 SW CACTUS DRIVE & 839 SW GREEN AVENUE
**PORTFOLIO OFFERING OF 2 HISTORIC KINGS HILL
PLEXES - TOTAL OF 7 UNITS FOR \$1,845,000**

The Historic Kohn House at 2324 SW Cactus Drive and the Cedar Hill Apartments at 839 SW Green Ave are currently offered to the public market for the first time in almost 50 years. Historically they've been owned as a package due to shared access, parking and water & sewer lines.

2324 SW Cactus Drive was originally built as a single-family home and designed by architect Earnest Boyd MacNaughton. The property was converted to a duplex in 1956. The architectural details remain, adorning both of the two units. A parking lot with six spaces is adjacent, offering parking for both plexes.

839 SW Green Avenue, the Cedar Hill Apartments, was one of Portland's early reinforced concrete buildings, designed by Architect Henry Hefty. This 5-plex has 5 studio apartments, all lovingly restored to period appropriate quality finishes and systems in 2006-2008. Both buildings share panoramic views including the city, Mt St Helens, Mt Rainier and the Historic neighborhoods of Kings Hill & the NW Alphabet District.

THE DAN VOLKMER TEAM
SPECIALIZING IN HISTORIC AND ARCHITECTURALLY SIGNIFICANT PROPERTIES





2324 SW Cactus has the two larger units, out of the 7 combined apartments. Unit A encompasses the formal rooms on the main floor, as well as a lower daylight level - totaling 2,397 square feet (approx.) plus two expansive covered porches span the back of the property showcasing panoramic city & mountain views.



The original foyer is intact, and shared between the upper and main floor unit. Architectural details remain such as quarter-sawn, old-growth fir millwork and front door with beveled panes. Sidelights and a functional transom window surround the front door. The door is adorned with dentil molding which is repeated throughout the property. Because the conversion to a duplex left original floor plans and the original staircase intact it would be straightforward to convert the home back to a residence. However, the buyer should verify conversion potential with the city.



Oak hardwood floors grace the formal rooms, complemented by high ceilings with picture-rail moldings. An original wood-burning fireplace is flanked by beveled-edge leaded-glass built-ins. The built-in beveled mirror, crowned with intricate dentil molding, beautifully reflects the panoramic view visible through the expansive bay window.



The property features original built-ins and elegant egg-and-dart woodwork that encircles the expansive mantel, along with the original light fixture, all of which would appeal to buyers who value historical significance and Old-World craftsmanship.

This residence clearly reflects the pride of both its original owner and the architect who designed it. The spacious living room is bathed in natural light from a three-sided bay window, offering picturesque views of the historic neighborhood. Additionally, pocket doors provide access to the formal dining room.



The dining room exudes an unspoiled elegance, showcasing architectural details that remain not only intact but also pristine in their original finish, highlighting the rich grain of the old-growth fir woodwork. The ceiling is adorned with box beams, while wainscoting featuring a plate-rail cap runs along the walls. An original built-in unit, complete with leaded-glass cupboards and a mirrored panel, is perfectly suited for displaying dishes or barware. The intricate egg-and-dart molding is thoughtfully repeated along both the built-in and the wainscoting.

Two built-in window benches offer delightful views, and a pair of French doors opens to an expansive covered porch, nearly 40 feet wide, supported by stately two-story columns.



This covered deck provides year-round enjoyment, offering breathtaking panoramic views of Mount St. Helens, Mount Rainier, the shimmering city lights, and historic neighborhoods such as Kings Hill and the Northwest Alphabet District. Envision savoring your morning coffee or an afternoon cocktail during a spring rainstorm.



This kitchen is tidy and likely dating from the 1956 conversion, with wood cabinets and drawers. Adjacent to the dining room is a main floor den, utilized as a media room. Also rounding out this level is a full bathroom, with tub and shower.



The lower daylight level has a family room, with a door out to the 40 foot patio, two bedrooms, a full bathroom and a laundry room.

The patio is adjacent to the back of the Cedar Hill 5-Plex.

This door serves as convenient access for the tenants in the 5-plex to transverse to and from their parking space in the lot adjacent to the SW Cactus home. Historically the roof of the 5-plex was landscaped and served as a lawn and garden for the Cactus home.

See the Historic Info page of this brochure.



Unit B is situated on the top two floors of 2324 SW Cactus, encompassing 2,199 square feet (approx.) making it the second largest apartment among the seven units available.

Upon entering the central hallway, one is immediately drawn to the original architectural details, including a built-in linen closet featuring a set of drawers and storage cupboards above. An additional closet, complete with an inset mirrored door, is conveniently designed for coats and shoes. The oak hardwood floors extend throughout the space, leading to two bedrooms, a living room, a kitchen, and a full bathroom.



The living room also boasts oak flooring, includes a closet, and features a door that opens to a balcony, offering breathtaking views—a truly enviable vantage point.



Opposite the living room lies a well-appointed kitchen featuring period-appropriate checkerboard flooring. Adjacent to it is a full bathroom, showcasing delightful original tiles and fixtures.



The two bedrooms, each featuring oak hardwood floors and generous closet space, are situated on the building's south side. The primary bedroom includes a door that opens to a tiled balcony, offering picturesque views of the historic neighborhoods, cityscape, and surrounding mountains.



The balconies, each featuring tiled floors, offer a prime vantage point nestled among the treetops, providing an unparalleled view of one of the most breathtaking cityscapes in Portland.



This apartment also has its own dedicated laundry as well as a top-floor aerie bonus room. This light-filled vaulted space would make a fantastic art studio, yoga retreat or hobby space.



839 SW Green, known as the Cedar Hill Apartments, was built in 1910 as one of Portland's earliest reinforced concrete buildings. Designed in the American Renaissance style by Architect Henry Hefty, the two story bays are adorned by ornate corbels and fluted skirting. The inset entrance creates a covered stoop and leads to the lobby of the building.



Each of the five studio apartments vary in size. A handsome central staircase leads to each apartment, numbered from 1 to 5. In 2008, each unit underwent a comprehensive refresh, featuring period-appropriate finishes in the kitchens and bathrooms, as well as refinished oak hardwood floors. Additionally, the kitchen balconies received new railings. The building itself benefited from significant upgrades, including updated electrical systems and meters, as well as the installation of a new roof. The apartments share a water and sewer line with the 2324 SW Cactus building, and several parking spaces in the SW Cactus parking lot are leased to the tenants of the five-plex.

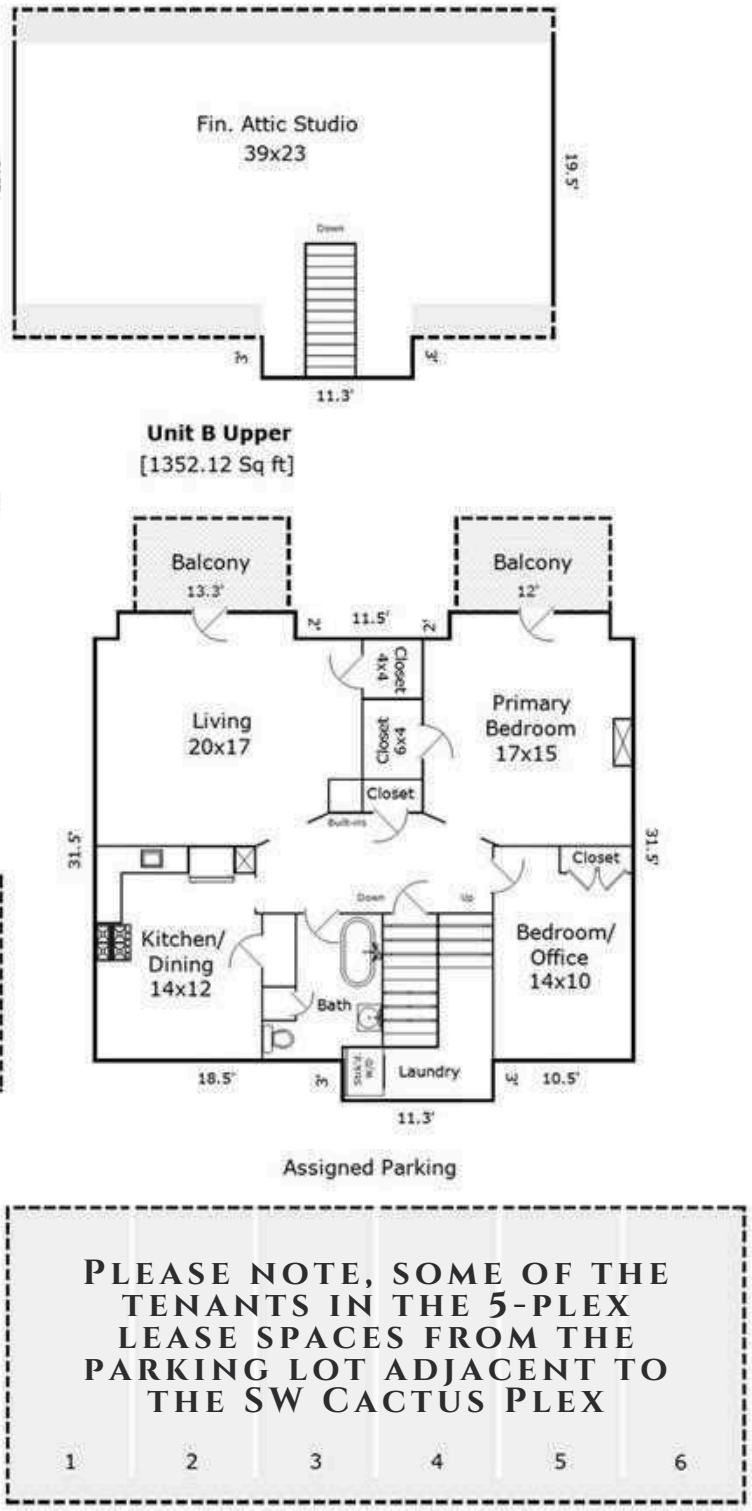
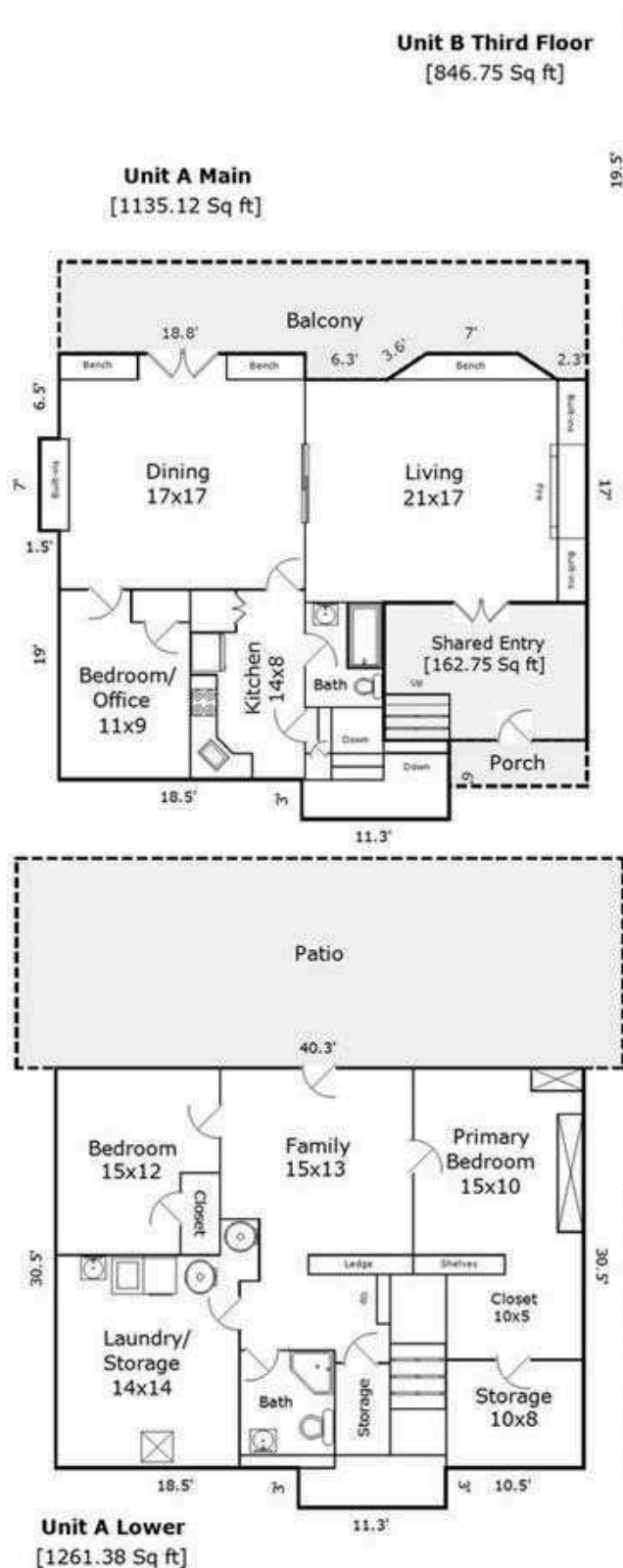


The photographs above depict Unit 3; each apartment features a comparable layout and interior finishes.

FLOOR PLAN FOR 2324 SW CACTUS - UNITS A & B

APARTMENT A: 2,397 SF (APPROX.)

APARTMENT B: 2,199 SF (APPROX.)



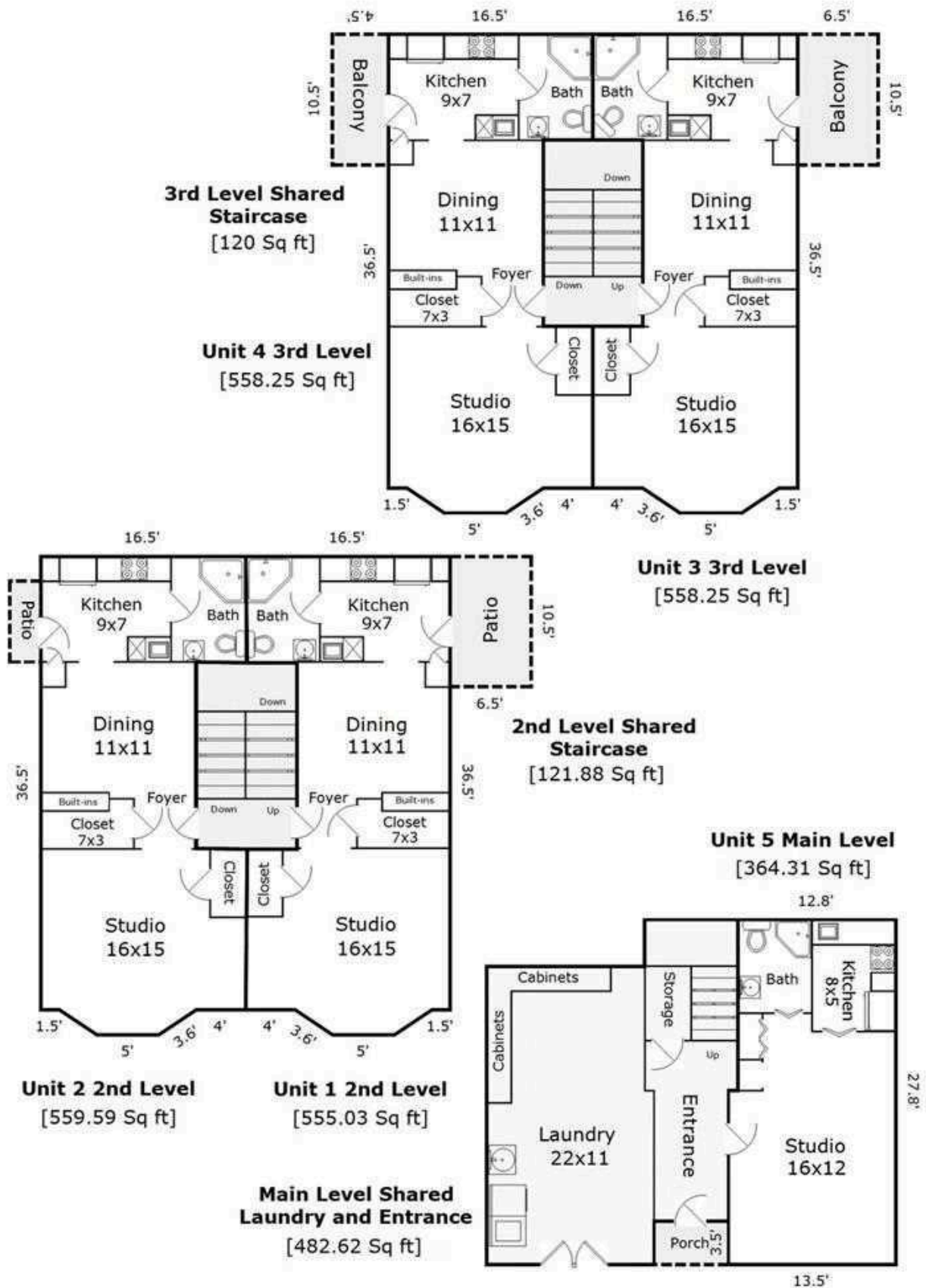
Unit A Main + Unit A Lower + Unit B Upper + Unit B Third Floor = 4,595 Sq ft

Sketch Prepared for Named Client Only

Measured on 06/19/25

This sketch and the measurements shown herein, are approximate and are only provided for rough illustrative purposes. The measurements are not guaranteed and should not be relied upon. It is recommended that the tenant obtain a professional measurement of the space. This sketch is prepared in the project's best interest with the understanding that the client will verify the accuracy of the measurements. If a professional measurement is required, the client should obtain one. The client's responsibility is to verify the accuracy of the measurements. The client's responsibility is to verify the accuracy of the measurements. The client's responsibility is to verify the accuracy of the measurements.

FLOOR PLAN FOR 839 SW GREEN - UNITS 1-5



Sketch Prepared for Named Client Only
Measured on 06/19/25

This sketch and the measurements shown herein, are approximate and are only provided for rough demonstrative purposes. The measurements are not guaranteed and should not be relied upon. If measurements are material to the reader, then the reader should independently measure the dimensions. This sketch is provided to the proposer's client along with various limitations and conditions that apply to this sketch and which should be reviewed along with this sketch. If a person other than the designated client uses the information herein (except a prohibition on such use), then such person agrees to be subject to the same terms and limitations as the designated client. Separation of this text from the sketch above will subject the separating party to liability.

HISTORIC INFO FOR 839 SW GREEN AND 2324 SW CACTUS

An interesting historical note is that the roof of SW Green once functioned as the backyard for the residence located at 2324 SW Cactus. It is rumored that the owner of 2324 SW Cactus constructed the apartment building beneath this former backyard, thereby leveraging the existing water and sewer lines.

Looking down from the new Panorama apartments the other day I saw something that I had never noticed before, although I thought I was quite familiar with the area.

Just off SW Vista up toward the entrance to Washington Park are two apartments on the slope, one above the other. The roof of the lower three-story apartment serves as the lawn for the apartment above. Is a large green lawn with flowers and shrubs.

Otto Decker throws some light on it. The apartments, he says, were constructed in 1907 or 1908 by the late Fred Breske, who came here from Germany when he was 18 years old with the vow he wouldn't go back to Germany to see his folks and friends until he had made his fortune.

Well, he made a reasonable fortune in real estate and building in Portland, and

went back to Germany in 1909, where he met Decker, a clerk in his brother's store, and persuaded him to come to Portland, too. Decker lived in one of the apartments for a time, and spent many evenings on the rooftop lawn looking out over the growing city of Portland.

The apartments were designed by the late E.B. MacNaughton, an architect, who later became president of the First National Bank, Reed College and other institutions.

Insofar as I know it is the only apartment in Portland that has the roof of another apartment for a lawn, and I doubt if there are very many such situations in the entire country. There was some opposition to the apartments because they were fairly close to some of the finest residences in town at that time. Now it is becoming almost entirely an apartment house district, with some of the city's finest.

Original Owner: Frederick Breske

Architect: Henry Hefty

Year Built: 1910

Style: American Renaissance

Alteration: Minor

Classification: Primary Contributing

Use: Apartment

Tax No: R-14480-0286

Plat: Cedar Hill

Block: N/A

Lot: Tax lot 4 of lot 26

Description: This three story apartment building faces east on S.W. Green Avenue, and is sited at the street edge. It is rectangular in plan with a flat roof. The front elevation is symmetrical with a central entrance with a pedimented hood. Two story bay windows, which dominate the facade, have a dentil course and cornice and are supported by ornate carved brackets in the form of consoles. There is an ornate cornice at the roof line and windows are single-pane double hung. The building is constructed of concrete and was surfaced on the front elevation with a rough cast stucco.

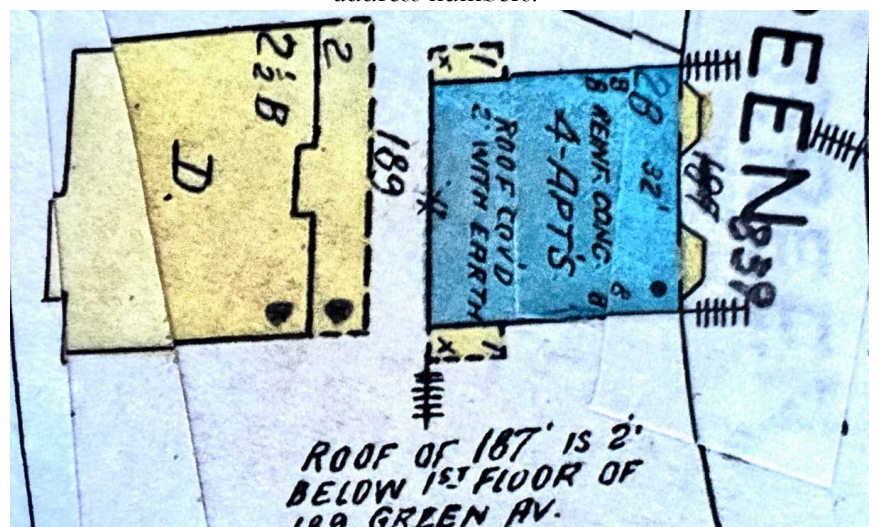
Significance: The Cedar Hill Apartments are significant according to criterion c for their architectural style, and architect Henry Hefty. Little information can be found on original owner Frederick Breske, who purchased the property in 1910. Breske was a real estate agent who also did business in loans and insurance. His office was located in room 720 of the Board of Trade building. After his apartments were completed, he resided in the building. [Polk Directories, Ticor Title Company]. Breske sold the apartment building in 1924 to the Burlington Company, Inc. C. D. and Mary E. Etherton bought the apartments in 1925 and retained possession for the next 20 years. [Ticor Title Company]

The design for the apartments was by Henry Hefty, an early Portland architect. Hefty was born in Switzerland in 1858 to a local architect and builder. Hefty graduated from high school in 1879 and studied construction with his father for two years. He followed his bother to Portland in 1881, and opened his own construction firm with 25 employees. In 1884 Hefty promoted himself as an architect, and designed several early Portland landmarks, including the Romanesque Washington Block, St. Helen's Hall, and the Fourth Presbyterian Church of South Portland. In 1890 he was appointed superintendent of construction for his design of the First Congregational Church. Hefty married Agatha Durst in 1881 and the two raised three children. His death date is unknown. [Hines, *History of Oregon*, p. 952-53]

The three story apartment building is an interesting example of the American Renaissance style. It has the flat roof, decorative cornice with dentils and brackets, and symmetrical facade with bay windows common to the classical detailing. Built in 1910 in response to an increase in prosperity and population, the Cedar Hill Apartments represent a transition between the traditional, 19th century single-family residence with landscaped lots to the high-density multi-family buildings erected after 1900. Technological advances in reinforced concrete construction and a new streetcar line connecting downtown Portland and the once-distant King's Hill area made the area more accessible to larger numbers of people. The Cedar Hills Apartments are one of several such dwellings concentrated on the northern edge of the neighborhood, adjacent to the streetcar line.

According to the *Pacific Builder and Engineer* (May 7, 1910) the apartment was constructed with two feet of earth covering the flat roof which served as a back yard for the house above on the slope.

A color copy of a historic Sanborn Map showing the SW Green apartment building is reinforced concrete and reflecting the historic address numbers.



PROPERTY SPECIFICS AND DETAILS:

2324 SW Cactus Drive:

- Built in 1910 - Designed by Architect Earnest Boyd MacNaughton
- 4,596 Total SF (Approx.)
- **Unit A:** main floor and lower daylight level :2,397 SF (approx.)
- Original architectural details include a wood-burning fireplace, oak hardwood floors and old-growth fir millwork
- Forced air gas heat plus electric zonal heaters
- Two covered outdoor spaces: Covered deck and lower patio
- **Unit B:** Upper two levels : 2,199 SF (approx.)
- Original architectural details including oak hardwood floors and built-ins
- Forced air gas furnace - replaced in 2016
- **Utilities:** 2 electrical meters one for each unit, 3 gas meters, one for each unit, plus a 3rd for the common hot-water heater. Tenants pay gas & electrical bills. Landlord pays gas for common hot-water heater and garbage, water & sewer bills.
- Private laundry hook-up within each unit
- Roof - installed 2000
- 2023 Taxes: \$18,186.38
- 5,200 SF Lot (approx.)
- MLS# 175139492

839 SW Green Avenue/Cedar Hill Apartments:

- Built 1910 - Designed by Architect Henry Hefty
- 3,321 Total SF (approx.)
- 5 Studio apartments: each with own storage unit
- Improvements: 2006-2008: New roof, renovated kitchens & bathrooms, including new interior water lines + 18 fixtures, updated electrical including 5 meters. 2025: Decommissioned oil tank by Soil Solutions per DEQ requirements
- Heat: Electric heated floors in kitchens & baths, plus zonal radiant heat
- 5 Electrical meters - one for each unit, however smaller studio (number 5) is on common meter, with a counter meter for unit 5 who receives an invoice from landlord each month. Landlord pay gas for common hot-water heater as well as garbage, water & sewer bills
- Gas hot water, shared/common
- Shared laundry (coin-op owned by landlord) in storage/common room
- 2023 Taxes: \$11,246
- 3,500 SF lot (approx.)
- MLS#665770755

AT YOUR FINGERTIPS: THE LOCATION EPITOMIZES URBAN PERFECTION



2324 SW Cactus & 839 SW Green are situated in the historic turn-of-the-twentieth-century neighborhood of Kings Hill in Southwest Portland. The properties are around the corner from Portland's Washington Park. Uptown Shopping Center with Zupan's, Starbucks and other conveniences are roughly 650 feet away from the front doors. Across the street from the Uptown Shopping Center is lively charm of NW 23rd Avenue. Enjoy easy access to locally owned boutiques, specialty shops, acclaimed restaurants, cozy cafés, and favorite neighborhood spots like ice creameries and coffee houses. Portland's Providence Park is less than a half a mile away - one can walk to sports games or enjoy one of the Summer Concerts from your very own balcony.



THE DAN VOLKMER TEAM

SPECIALIZING IN HISTORIC AND ARCHITECTURALLY SIGNIFICANT PROPERTIES



From Left to Right, Licensed Real Estate Brokers:
Fritz Benz, Kim Hayworth, Mardi Davis,
Dan Volkmer (Principal Broker) and Kishra Ott

Archie - Chihuahua Mix: Resident Preservationist
Watson - Boxer: Resident Historian


Windermere
REAL ESTATE
Licensed in the State of Oregon
WINDERMERE REALTY TRUST
Team@Danvolkmer.com
503-781-3366

LOCATION! LOCATION! LOCATION!

