

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Stokes, Francis Marion, Fourplex
other names/site number _____

2. Location

street & number 2253 NW Pettygrove Street N/A not for publication
city or town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97210

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
James Hannah January 5, 1996
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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): _____

Edson B. Beall 2/22/96
Signature of the Keeper Date of Action
Entered in the
National Register

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

Number of Resources within Property (Do not include previously listed resources in the count.)

- private, public-local, public-State, public-Federal

- building(s), district, site, structure, object

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Current Functions

(Enter categories from instructions)

Domestic: multiple dwelling

Domestic: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Materials

(Enter categories from instructions)

Late 19th and Early 20th Century Revivals, Mission/Spanish Colonial Revival

foundation concrete

walls stucco

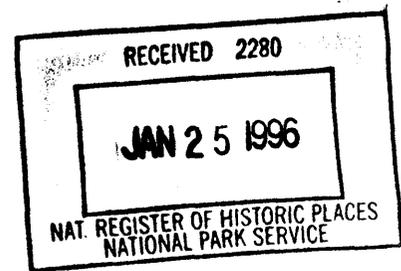
roof asphalt, built-up

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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The Francis Marion Stokes Four-plex is located at 2253 N.W. Pettygrove Street, Portland, Oregon. The building is specifically located on the west 20 feet of Lot 9 and the east 40 feet of Lot 12 of Block 308, Couch's Addition to the City of Portland, Multnomah County, Oregon.

Francis Marion Stokes designed the building in 1926 and lived there from 1929 to his death in 1975.

The building may be categorized as LATE 19TH AND EARLY 20TH CENTURY REVIVALS--Mission/Spanish Colonial Revival style. The Francis Marion Stokes Four-plex is eligible for listing in the National Register under Criteria "C" as the work and residence of the Portland architect, Francis Marion Stokes.

The building has an exceptionally high degree of integrity, is in good condition and is listed in the Historic Resources Inventory of Portland.

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Site

The Francis Marion Stokes Four-plex is located on at 2253 NW Pettygrove Street. It is located on the north side of the block, built on a parcel 60 feet wide and 100 feet deep. The four-plex is approximately 40 feet wide and 48 feet deep. It is located at the front (south) and along the east of the lot line with a concrete driveway along the west lot line leading to a two-car garage. At the rear is a lawn area, approximately 40 by 40. The lot is well landscaped with planting beds and mature shrubbery. The overall appearance is attractive, neat and orderly. To the rear of the lot is a relatively modern one story garage, roughly 20 feet wide and 25 feet deep.

The 2200 block of Pettygrove is predominately single-family residences. Neighbors immediately to the east, west and south are single family homes, although the block is an oasis surrounded by mixed use. One block to the south is the northern boundary of Good Samaritan Hospital complex and the Portland Campus of Linfield College. A block to the east are the Will Vinton Studios and the western boundaries of the industrial area. To the west is ever increasingly storefront commercial 23rd Avenue.

Exterior

Constructed in 1926, the building is a two-story and basement four-plex, with two flats on each floor. The building is faced with stucco having integral buff coloring. The stucco is in excellent condition with only a few small cracks visible.

The style of this building is best described as Moorish, because of the Moorish arch at the entrance porch, and the unusual curved enclosures at the small side porches at both sides on the first and second floors. Other exterior details are generally Mediterranean in style. There are tile roofs, built arches over the second floor windows, twisted columns separating the two small arched windows over the entrance porch, little half-round balconies, and elaborately detailed enframing of the two large tripartite windows at the first floor front. Details at the rear half of the building are simple and utilitarian, but do not detract from the effectiveness of the front half.

Windows are all double-hung sash. In the front half, they are six over six, except the center sash at the first floor front windows which are eight over eight. In the rear half, the windows are one over one.

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At the front entrance, wrought iron railings are set at either side of the steps. The front door is elaborately paneled with deeply recessed panels, detailed to have a handmade look. Four mail boxes are built into the porch wall, and an intercom telephone to call the four flats is still in place.

Everything on the exterior of the building is in original condition and in excellent repair.

Interior

The Stokes Four-plex is laid out in a rectangle with each of the two floors divided into an east and west apartment. The apartments are identical, though a mirror image from the east and west.

Access to the apartments is from a central stair with a landing at on the second floor. Like the front door, apartment doors are detailed to have a handmade look as are the window moldings in the central hall.

The apartments are spacious and well designed. Attention has been paid to separate the bedroom and bathroom from the more social spaces of the living and dining areas. Attention has also been paid to capture natural light through the arrangement of rooms. From the front door, visitors enter immediately into living room. Essentially square, the room feature a fireplace, side porch, and overhead light. From here, visitors may pass along a hallway to the bedroom and bathroom, or to the dinning room (with corner cupboard) and kitchen.

The interior spaces have an exceptionally high degree of original fabric. The bathrooms are tile in an attractive black and white pattern popular in the era. Floors are hardwood. Light fixtures are original. The kitchens have been updated, but original cupboards remain. From the hallway of each apartment is a rear door which leads to a hallway providing basement and rear yard access.

Garage

At the rear northwest corner of the property is a one-story, two car garage. It measures approximately 20 feet east to west and 25 feet north to south and accessed via a driveway on the west side of the property. Historical photographs indicate the driveway to be original to the property, hence suggesting the garage is as well. Regardless, the garage was enlarged by three feet and a new overhead door installed in 1953.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1926

Significant Dates

1926

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Francis Marion Stokes (1883-1975)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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
[X] Other

Name of repository:

Oregon Historical Society holds the architect's drawings and papers 1230 SW Park Avenue, Portland OR 97205

Stokes, Francis Marion, Fourplex

Multnomah County, Oregon

Name of Property

County and State

10. Geographical Data

Acreage of Property 0.13 acres

Portland, Oregon-Washington 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1 10 523690 5042000
Zone Easting Northing

3 Zone Easting Northing
4 Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John M. Tess, Richard Ritz, FAIA, and Robert Mawson

organization Heritage Investment Corporation date July 26, 1995

street & number 123 NW Second Avenue, Suite 200 telephone 503/228-0272

city or town Portland state OR zip code 97209

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name James M. Marquard and Elizabeth A. Tilbury

street & number 534 SW Bancroft Street telephone 503/224-6743

city or town Portland state OR zip code 97201

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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STOKES, FRANCIS MARION, FOURPLEX (1926)

2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The two-story, four-unit residential building located at 2253 NE Pettygrove Street in northwest Portland, Oregon was designed as a client's investment property by local builder/architect Francis Marion Stokes. From the time it was constructed, in 1926, Stokes resided at this address and pursued his long career as an independent designer of note. With its compact ground plan on a 60 x 100-foot lot, the brisk, stucco-clad apartment house volume conformed in scale to the immediate neighborhood, which historically consisted primarily of single family dwellings. With its clean wall planes, unbroken from foundation to roof line, the building had an air of modernity at the same time it displayed well-proportioned decorative details in the Spanish Colonial style, which was at the height of fashion on the West Coast in the 1920s following the Panama-California Exposition in San Diego in 1915.

The apartment building meets National Register criterion C as an intact and particularly tasteful example of the well-crafted and comfortably-appointed small-scale multi-plexes which typified Portland's fashionable East side and Northwest neighborhoods in the early 20th Century. The best of this type of housing stock in the city was produced by such architect-contractors as Elmer Feig, F. E. Bowman and Francis Stokes. While the nomination makes no claim to eligibility under Criteria B as a building with which the architect was personally associated, the fact that this was the long-time residence of Stokes enhances its importance nonetheless.

The apartment interiors are substantially preserved, displaying the millwork, plaster wall finish, hardwood floors, built-in cabinetry, French doors, and evocative, operable chimneypieces that were standards of the type. The building's architectural character is based on strict bilateral symmetry in floor plan, which is expressed on the formally organized facade, and by Mediterranean and Spanish Colonial decorative vocabulary, including inset, round arches over second-story windows which are accented with ceramic tile rectangles turned on point, and shed roofs of clay tiles over chimney haunches and the shallow projections of the central entrance bay. Other characteristic elements of the style, each displayed on the facade, are a Moorish entry arch to the porch, three-part ground story front window bays with elaborately carved frames, an upper story double lunette, or loggia, and corbeled balconets.

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Though small in area, the front yard is ideally maintained in the spirit of the original scheme. As is documented in a historic photograph, the graded site, planted in lawn, historically was bordered by retaining features and had the kind of small-scale, carefully-shaped foundation plantings that are a foil to the clean stucco exterior walls of the building. The historic view of about 1928-1930 shows that the garage, which stands at the northwest corner of the lot, at the back of a driveway bordering the west property line, was developed contemporaneously with the fouxplex. While it is not detailed in the Mediterranean style, it is counted a historic, contributing feature of the property. Its overhead, roll-up door was replaced in the 1950s.

This nomination can be appreciated for revealing details about the under-documented work of Francis Marion Stokes (1883-1975), son of a pioneer Portland builder, William R. Stokes, who practiced under the firm name of Stokes and Zeller and brought his son into the business as a apprentice carpenter at the age of 16. The younger Stokes was trained in architecture at Oregon Agricultural College in Corvallis. Upon his graduation, in 1906, he reentered the firm and became its president in 1916. It was he who changed the firm's emphasis on contracting to design services of growing sophistication. After the principals retired in the early 1920s, Francis Stokes continued under the former business title to 1937. Thereafter, he used his own name.

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Nob Hill, Slabtown and Apartment Houses in Northwest Portland

The 1926 Stokes Four-plex is located north of the Nob Hill neighborhood in Portland, in an ill-defined area known as "Slabtown". This area was part of Capt. John H. Couch's land claim. Couch was a Massachusetts seaman who first came to Oregon in 1840. Portland was not much more than a simple clearing in the wilderness at that time. He returned to the area in 1845 and claimed an area of land approximately bounded by the Willamette River and NW Twenty-first, Ankeny and Thurman-Donation land Claim #52. Couch chose this territory because he felt it had the greatest potential for the shipping and commercial industries. The total claim was perfected in 1849 to include 640 acres. In 1850, Couch sold one-half his interest in the claim to George Flanders.

The Couch family settled in the claimed area setting aside 13 acres for the Couch estate and orchard. The first residential houses were built north of A and B streets. The commercial district was near the water in the 1850's and was expanding northward. The first residential district was centered along 4th and 5th streets. Couch decided to move north as the city began to grow. Large, double blocks were given to the Couch children and the area between 16th and 26th began to develop into an area of elegant homes. People moving into the area were the successful merchants, doctors, and other professionals who had taken advantage of the opportunities that existed in the young city of Portland. The Nob Hill area was an isolated area of the city with the Couch family creating their own New England style niche in the neighborhood.

The early years of the 20th century were a time of rapid growth and development in Portland. The city's population more than doubled between the years 1900 and 1910 from 90,000 to 212,000. This growth surge was due in part to the 1905 Lewis and Clark World's Fair, which gave the city international exposure it had not previously known.

To the east of the Lewis & Clark Exposition was an area known informally as "slabtown". Its geographic boundaries are not precise. Narrowly defined, slabtown was along Savier Street between 14th and 16th Avenues. More broadly, it comprised the area north of Nob Hill and ran from Northrup to Nicolai, from 13th to Willamette Heights.

The name is a reference to block-sized slab wood piles from the variety of lumber-related enterprises that located along the river. These included George Weidler's Willamette Steam Mills

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Lumbering and Manufacturing Company (Portland's largest lumber mill of the time), as well as lesser factories. Up until the fair, the area was largely uninhabited with a few permanent homes and several large pockets of shanties.

Following the fair, when Portland's population boomed, the area filled somewhat although its primary growth came in the 1920s. The primary reason lay with the rise of the industrial area to the north. In the 1910s, Portland Railway, Light & Power built one of its three primary car barns at 24th and Savier; the others were located on the east side and in Sellwood. As in both, the car barn was an immediate and direct stimulus to neighborhood growth. Typically, motormen would well within walking distance and typically, car barns were the source of employment to nearly 1,000. During this time, C. F. Swigert started Electric Steel Casting Company (ESCO) and his Willamette Iron & Steel Company boomed with wartime contracts. In 1920-21, Montgomery Ward and American Can both located major facilities at 26th and Vaughn. In 1927, United State Steel located its regional distribution center at NW Nicolai.

Centrally located between downtown and these industrial enterprises was Slabtown. Served by the 21st and 23rd Avenue street car lines, the area was a blue collar workingman's neighborhood. And it was an immigrant neighborhood, with Germans, Dutch, Norwegians and Eastern Europeans many of whom immigrated to work in the wartime factories. As recalled by Lesandra Joyner, Slabtown was not a place as much as a period of history:

Slabtown was the old casket factory that lent color to a youngster's imagination. It was Thurman Street and Hagen's Drug Store, Fisher's Grocery and Market, the Uglesich Brothers and Eddie Forth the Tailor. It was kindly Dr. Dake, the dentist and Ideal Theater, which charged 5 cents admission. It was Sprentzer's whose showcases of penny candy tantalized and agonized the faces pressed against the glass. . . Slabtown was the Portland Baseball Park, the Forestry Building, MacCley Park and the streetcars.

To the south, on the well-heeled Nob Hill, Portland's population boom was absorbed in part with the stately mansions giving way to apartment houses. Newspaper articles from the period testify to the apartment house boom. They speak of a growing sophistication on the part of the public, which expected a high degree of quality in apartments. Real estate prices began to climb and apartment buildings were the wave of the future.

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Apartment buildings were virtually nonexistent before 1904. W.L. Morgan, Portland architect and contractor, built what was reported to be the first apartment building in the city in 1904 at what was then the southeast corner of 16th and Jefferson. The apartment building had 13 rooms and was opened in June of 1904. Morgan built two other apartment buildings at northwest 15th and Everett and the apartments rented immediately. In 1905 there were only three or four frame apartment houses in Portland. In the Nob Hill area, apartment buildings sprang up around the streetcar lines on 19th and Twenty-first avenues. This area became the most densely populated district in the state. By 1910, an article in the Oregonian reported that Nob Hill was an area where "the building is most marked" and was "being built up with fine apartment structures."

But to the north, in slabtown, apartments tended to a different form. Many of the buildings were fourplexes, designed and developed by O. M. Akers and E. G. Gudhart. Others were low-rise apartments and one-story garden apartments, such as those developed by the J. C. Meyer Company.

During the 1920's and 1930's, long time residents of the area continued to move away as older homes were being replaced and more homes were converted into apartment dwellings. With the advent of the automobile, the need to live close to the downtown area diminished and people began moving away from the city center. In the 1940's and 1950's inner-city problems, such as theft, traffic, and vandalism were on the increase in the Nob Hill area.

The 1960's and 1970's saw a rebirth of the neighborhood, families were moving back and older homes were being restored. The Northwest District Association was created in an effort to restore the neighborhood. The elegant days of the late 1800's are long gone, but historically and architecturally significant structures still exist. This character is preserved through the residences and apartment houses that were built during this period.

History of the Building

Francis Marion Stokes designed the building in late November 1925 as investment property for Esther Kuhn of Portland. Ms. Kuhn was the wife of a Jonus Kuhn, who worked as a typesetter at the Telegram Newspaper. She likely was attempting to capitalize in a small way on Portland's rapid growth in the 1920s. However, by 1927, both Esther and her husband are no longer listed in the City Directory and Stokes has ownership of the building.

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At the time of construction, the entire block contained only three dwellings: one on NW 23rd Avenue at Pettygrove and two on NW 22nd at Quimby. The specific parcel was predominately vacant containing only a one story wood frame shed building. Construction was completed in early 1926 at a cost of \$15,000.

In 1929, Stokes moved into Apartment 1. Other occupants in the building were professionals, indicating the quality and style of the building: In Apartment 2 is Ottomer Walter, Secretary and partner at the financial firm of Bankhead & Walter. In Apartment 3 lives physician Gordon Leitch and Apartment 4 was lawyer George Bronaugh. Stokes continued to live in Apartment 1 until his death in 1975.

Francis Marion Stokes

Francis Marion Stokes practiced architecture in Portland for five decades, designing over 270 buildings in Central and Western Oregon. With his father, architect/builder William R. Stokes, the family formed two generations of Portland design and architectural lasting over eighty years.

Father William Stokes was born in Ohio and had learned the building business there working for his father who was a brick mason. In 1882, Stokes ventured west to Portland where he joined with Richard Zeller, who was also a recent immigrant from Ohio. Together, they formed the firm of Stokes and Zeller, working as both architects and builders. For forty years, the firm created churches, schools, hospitals, fraternal buildings and commercial structures with special attention to residences and apartment buildings. A large percentage of their work was on the east side of the city, but also in towns throughout the state such as Baker, Pendleton, Heppner, Oregon City and Astoria.

After setting up business, Stokes sent for his family. It included a newborn boy, Francis Marion, born on August 4, 1883. In 1899, at the age of 16, the younger Stokes worked as a carpenter for his father. In 1902, he began his professional training at the Oregon Agricultural College (now Oregon State University) in Corvallis. After graduating in 1906, Stokes returned home and started work as a clerk for his father's firm in the Chamber of Commerce Building. By 1910, he assumed responsibility as a designer/architect. In 1913, he was serving as the secretary/treasurer for the enterprise and by 1916, the younger Stokes became president of the firm. Shortly thereafter, Stokes-Zeller discontinued their building activities and focused exclusively on architectural

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services. The younger Stokes expanded the geographical scope of the firm as well as giving their designs a greater degree of cosmopolitan air. With the passage of the state law requiring architects to register in 1919, Stokes was issued a grand fathered license number 92 in July 29, 1919. In 1920, William Stokes retired from the firm formally and it appears that Richard Zeller left the firm in 1922. The firm continued to operate as Stokes-Zeller until 1937 after which Francis Stokes practiced under his own name.

Shortly after World War II, Stokes formed a partnership with Frederick Stanley Allyn. Stokes & Allyn continued in business until 1958, when Allyn retired and the partnership dissolved. Stokes continued in solo practice until 1961 when he retired.

Stokes died on June 2, 1975 at the age of 91 while visiting his daughter, Vera Hopkins, in Los Angeles. In addition to his daughter, he was survived by his wife, Clara, and two granddaughters.

Comparison of Works by Francis Marion Stokes

During his fifty-year career, Stokes designed over 270 buildings. A large number seemingly were schools in towns around Portland and on the Oregon coast. Although an obviously prolific architect, Francis Stokes is only nominally [and likely under represented] in the Historical Resource Inventory for the City of Portland: Six buildings [including the Pettygrove Four-plex] are listed. One of those is the 1933 Georgian Revival Post Office in St. Johns, which is listed on the National Register.

The other structures are noteworthy but distinctly different forms. These include a 1917 one story brick utilitarian building/machine shop at 1350 NW Raleigh, a 1923 Tudor Revival residence for Dr. Albert Cantril at 2737 Alameda Street, a 1926 Spanish Revival Residence in Alameda for Dr. F. M. Dammasch (1834 22nd Avenue SE), a 1930 Zig Zag Moderne clubhouse for the Sellwood Masonic Temple, and a 1936 Zig Zag Moderne factory for potato manufacturer, Williams and Company (at 2045 NE Union).

Despite the large number of designs, Stokes has not received critical attention comparable to that of fellow architects of the era, such as Claussen & Claussen, Carl Linde or Elmer Feig. As demonstrated by the enduring style and livability of the Pettygrove Street Four-plex, Stokes was quite talented and underappreciated. Of one of his largest commission, Bosker and Lencek

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comment in Frozen Music:

The most powerful--and fantastical--contribution to Portland's industrial Deco tradition must have been the Williams and Company (once the city's leading potato chip maker) Building on 2045 SE Union. Built in 1936, and designed by F. M. Stokes, the building offered a dramatic composition of vertical elements in its boldly sculpted entrance tower.

Two reasons for this lack of attention are likely: Unlike these peers who worked predominately in Portland, Stokes' body of work is geographically dispersed through the state. Then too, few of Stokes' works are on the grand scale of downtown office buildings or large apartments. Stokes seem to prefer residential buildings and smaller institutional structures.

Upon taking possession of this property, the present owners discovered a cache of drawings and materials relating to Stokes' personal and professional life in the building. These materials, which have not yet been fully catalogued, were donated to the Oregon Historical Society in 1986. Listed in the materials are 38 architectural renderings, 19 rolls of architectural plans, 16 sets of building specifications, 300 photo prints, 50 envelopes of 5x7 film negatives, two cubic feet of black and white glass and nitrate negatives, and two photograph albums.

Certainly, these materials offer the opportunity for an in-depth analysis of his career and body of work.

Regardless, the building on Pettygrove stands as both a mature example of Stokes' work. As his residence for nearly 50 years, it must also reflect a preference in his sense of his body of work and hence to those interested in his heritage.

Spanish and Mediterranean Revival in Portland

The early twentieth century revival of Spanish or Mediterranean flavored architecture dates its American roots to the Panama-California Exposition in San Diego which celebrated the opening of the Panama Canal. Certainly, predecessors in the Spanish or Mission style can be found throughout the west, however, the exhibition turned what had been individual experiments into a movement around 1915 and finally a "craze" by 1925.

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The style is characterized by applique details, such as tile bulkheads, and signature red-tile roof. Other features include flat roofs surrounded by parapets, arches, plastered walls, doorways flanked by pilasters and window grills. Balconies with railings of wrought iron are also common. Windows often vary in size.

The exotic style adapted to commercial use in the 1920's quite well. It's foreign flavor gave stores and shops a sense of flair or flamboyancy. In Portland, that desire for flair can be seen in the extreme in the Hollywood Moving Picture and Vaudeville Theater. On a more restrained basis, the Mediterranean and Spanish Revival is found in a multitude of one-story strip type commercial structures along main thoroughfares such as Broadway and Grand on the east side.

The style also lent itself to residential structures. Apart from simply being in vogue, the Mediterranean and Spanish Revival styles gave a sense of nouveau and worldliness. Upscale Nob Hill apartments featured the style, such Feig's 1929 designs for apartments on the 1900 block of NW Irving or Linde's design for the Envoy. New residences in upscale neighborhood can be seen in the contemporary developments in the west hills and on a lesser scale on the east side in neighborhood like Ladd's Addition and Laurelhurst.

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National Register of Historic Places Continuation Sheet

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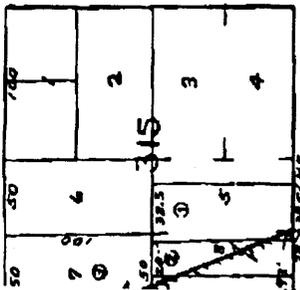
VERBAL BOUNDARY DESCRIPTION

The Stokes Four-plex is located on the west 20 feet of Lot 9 and the east 40 ' of Lot 12 on Block 308 of Couch's Addition to the City of Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.

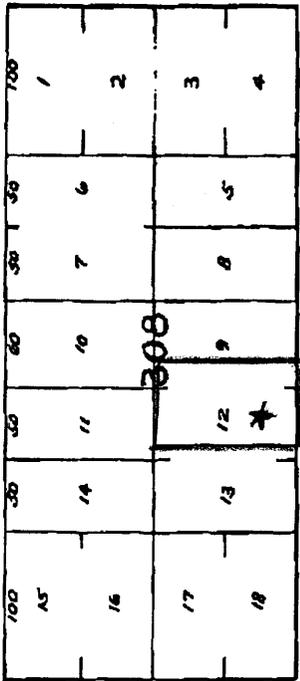
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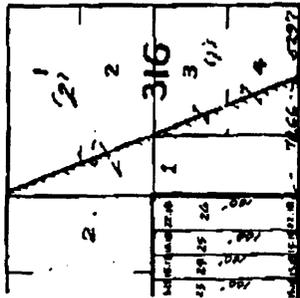
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2827

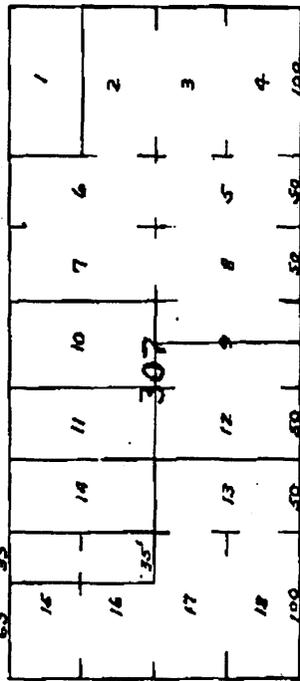
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316

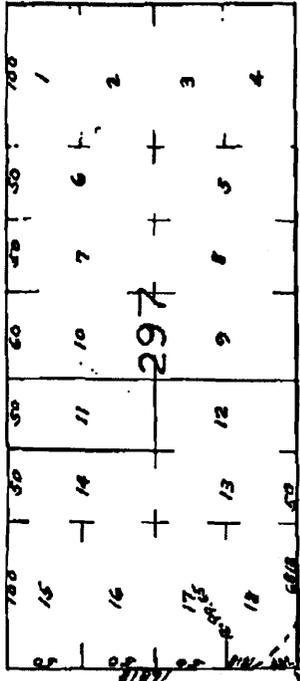


Petty Grove

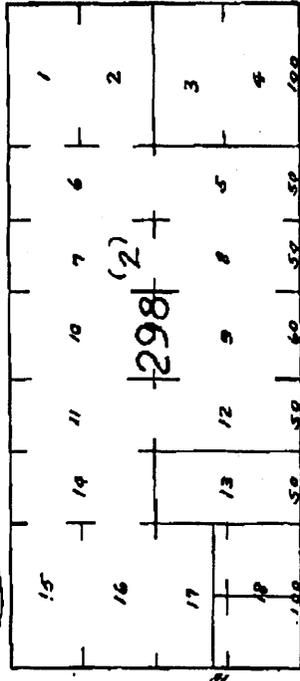


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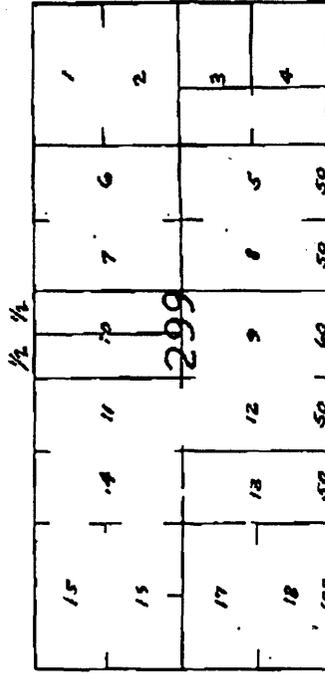
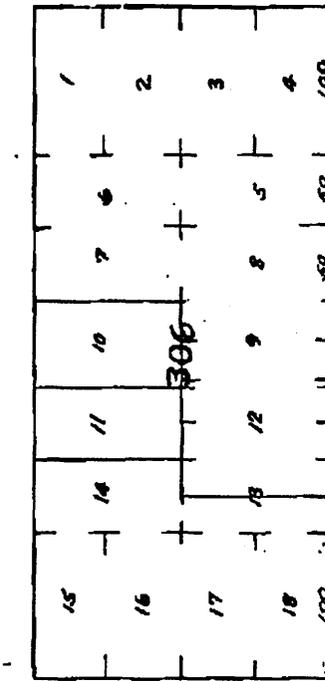
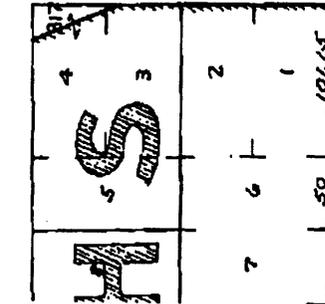
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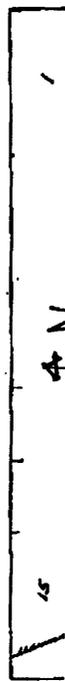


23 RD

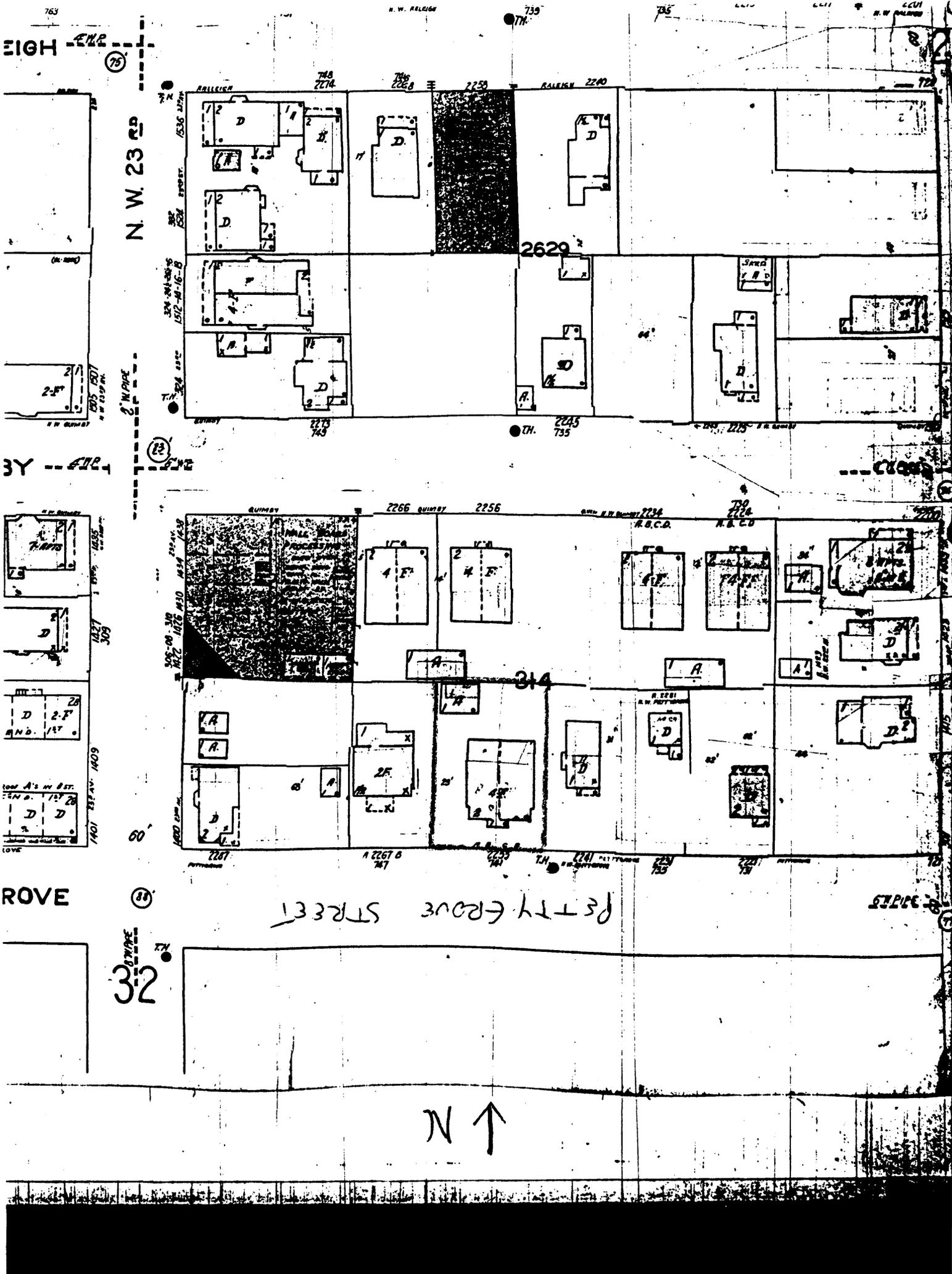
22 RD

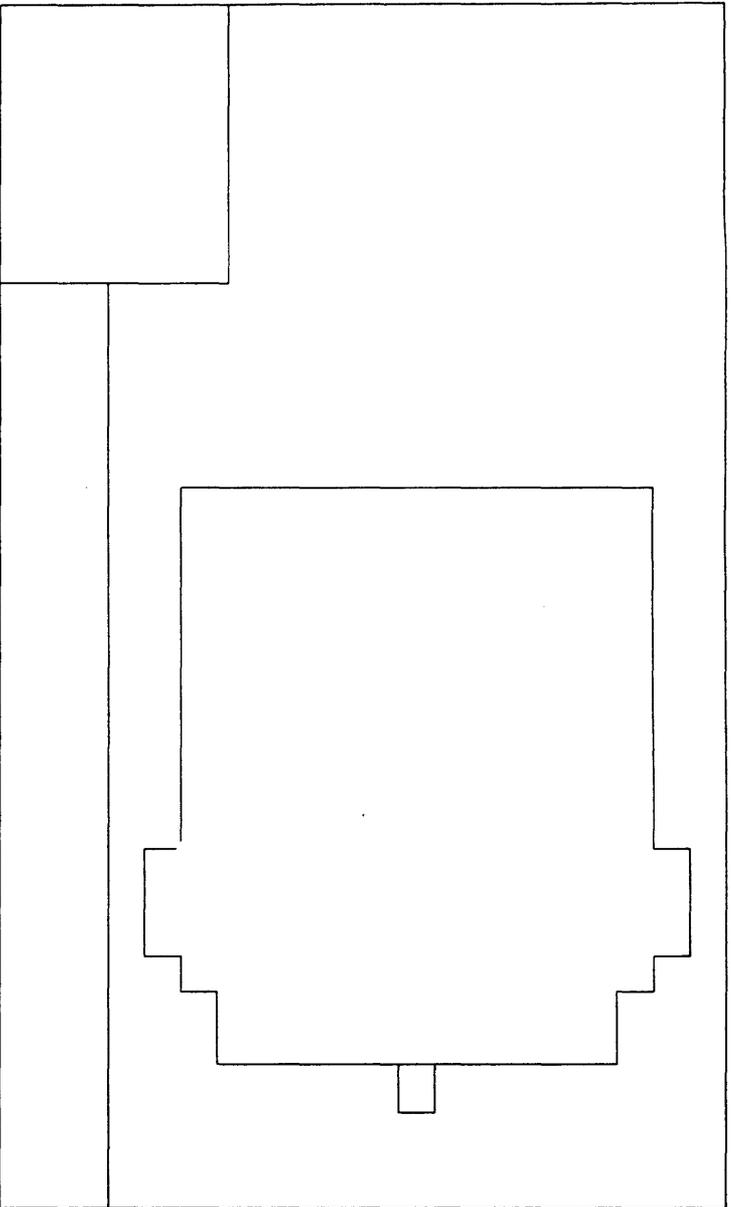
21 ST

Northrup



N

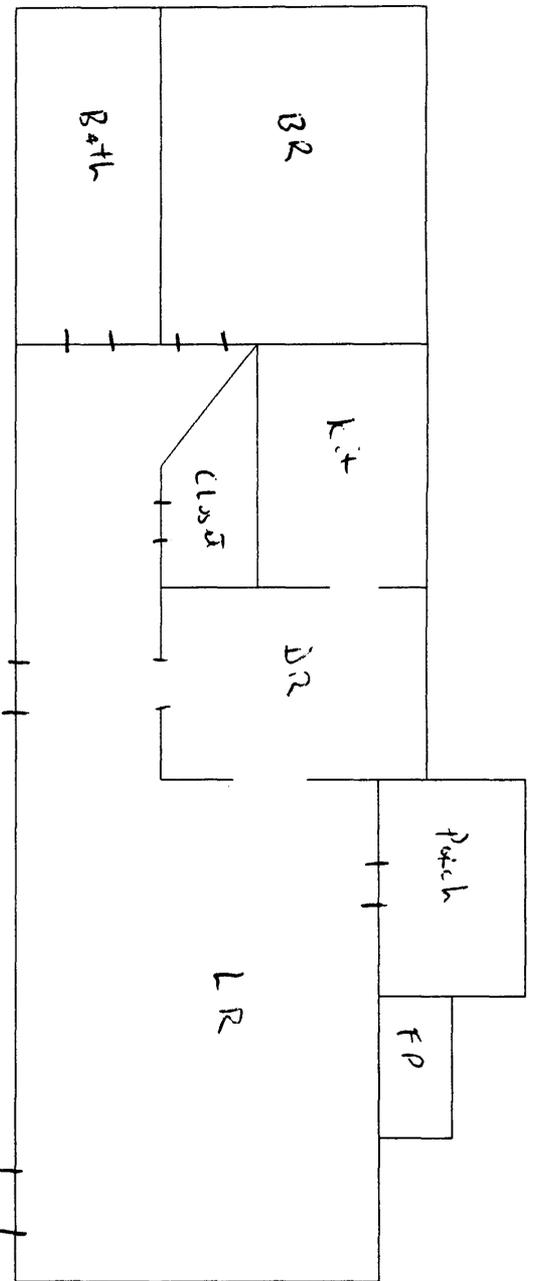




Francis Marion Stokes Four-plex

2253 NW Pettygrove Street, Portland, Multnomah, OR

1/4" = 4'



Francis Marion Stokes Four-Plex

2253 N Pettygrove Street, Portland, Multnomah, OR

Typical Apartment

1/8" = 1'



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior View, South
Facade, looking N

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 1 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior View, Looking
NE at West Facade

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 2 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior View, Looking
SE at West Facade

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 3 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior View, Looking S
at North Facade

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 4 of 24



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior View, Looking S
at East Facade

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 5 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior View, Looking N
at East Facade

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 6 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior Detail, Front
Entry, South Facade

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 7 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior Detail,
Windows, South Facade

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 8 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior Detail, Porch,
West Facade

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 9 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior View, Living
Room, looking N

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 10 of 22



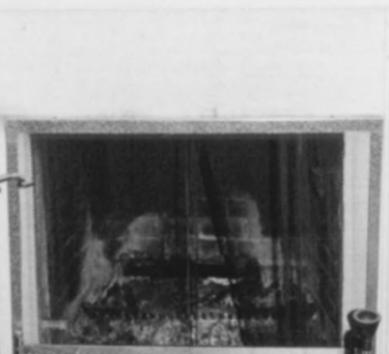
Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior View, Living
Room, looking SW

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 11 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior Detail, Living
Room Fireplace & Sconces

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 12 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior View, Dining
Room

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 13 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior View, Kitchen

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 14 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior View, Hallway

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 15 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior View, Bedroom

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 16 of 22
--- of ---



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior View, Bathroom

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123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

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Photo 17 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior View, Rear
Hallway

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 18 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior View, Basement

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 19 of 24



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Interior View, Basement

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 22 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior View, Garage,
looking NE

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 21 of 22



Francis Marion Stokes Four-plex
2253 NW Pettygrove Street
Portland, Multnomah County, Oregon

DESCRIPTION: Exterior View, Yard and
Garage, looking NW

HERITAGE INVESTMENT CORPORATION
123 N.W. SECOND AVENUE, SUITE 200
PORTLAND, OREGON 97209

Heritage Photo - 1995

Photo 22 of 22
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