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United States Department of the Interior
National Park Service

JAN 14 1993

National Register of Historic Places Registration Form

1. Name of Property

historic name: N/A
other name/site number: Hancock Street Fourplex

2. Location

street & number: 1414 N.E. Hancock Street N/A not for publication
city/town: Portland N/A vicinity
state: Oregon code: OR county: Multnomah code: 051 zip code: 97212

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> 0 </u> objects
			<u> 0 </u> Total

Name of related multiple property listing: N/A
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 1986, 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.

Sam Hamrick _____ Date: December 30, 1992
Signature of certifying official
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:

<input checked="" type="checkbox"/> entered in the National Register <u> </u> See continuation sheet.	<i>Delores Byer</i> _____	entered in the National Register <u>2/11/93</u>
<input type="checkbox"/> determined eligible for the National Register <u> </u> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain: _____)	_____	_____

Signature of Keeper Date of Action

6. Function or Use**Historic Functions**

DOMESTIC: Multiple Dwelling

Current Functions

DOMESTIC: Multiple Dwelling

7. Description**Architectural Classification**Late 19th and 20th Revivals:
English Cottage**Materials**foundation: Concrete
walls: Wood
roof: Asphalt: Composition
other:**Describe present and historic physical appearance.**

The English Cottage style Hancock Street Fourplex was constructed in 1928. It was built by the firm of Reimers and Jolivette, which constructed numerous buildings throughout Portland in the early decades of the 20th century. The architect, if any, is unknown. The building retains its original use as a multi-family residence. It is in excellent condition, retaining integrity of design, materials, and workmanship. The construction date is based on a City of Portland building permit and confirmed by Portland City Directories.

SETTING

The Hancock Fourplex is located on the southern periphery of northeast Portland's Irvington neighborhood, two blocks north of Broadway Avenue. Broadway is a heavily trafficked arterial lined with commercial buildings which links the residential neighborhood of northeast Portland with the downtown core area. The Irvington neighborhood extends from Fremont Street on the north 12 blocks south to Halsey; and from 7th Avenue on the west 17 blocks east to 24th Avenue. Largely developed in the early decades of the 20th century, the neighborhood's housing stock ranges from large--some palatial--single-family dwellings in an array of popular period styles, to modest bungalows. Although a few multi-family dwellings are scattered throughout the neighborhood, most are concentrated on the southern edge of the area along Schuyler, Hancock and Tillamook Streets between 9th and 17th. Mature street plantings grace many of the rights-of-way.

The subject building is sited on the south side of Hancock Street in the heart of this concentration of apartment buildings. Adjacent to the west and across the street to the north are two large historic apartment houses. Next door to the east and across Hancock to the northeast are two large contemporary apartment buildings.

Unlike its neighbors, the Hancock Fourplex has the intimate scale and form of a single family dwelling. Landscape features contribute to the building's charm: groups of perennials flank the front walkway; mature foundation plantings, rhododendrons and camelias, flank the front door; and climbing vines combine with colorful flowers in window boxes to enhance the exterior walls.

EXTERIOR

The two-story woodframe building is a slightly modified rectangle in plan. It rests on a concrete foundation and has a full daylight basement which has been divided

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into four storage areas. The multi-gable roof is one of the most significant character-defining features of the building. Originally sheathed in decorative wood shingles (since replaced with composition material), the eaves are rolled to simulate a thatched roof. On the primary facade the eaves undulate to repeat the shape of the round-headed windows below. The roof is further articulated by two brick endwall chimneys. Exterior walls are stuccoed on the ground floor and covered with wide, combed, cedar shingles on the second.

The primary entrance consists of a recessed porch at the center of the Hancock Street facade. Here, a multi-light leaded-glass door is flanked by sidelights of the same. The beveled glass panes replace the originals in-kind. The most interesting element of the entry, however, is the wall above, which, echoing the rolled eaves, projects out from the wall surface in a soft, rounded fashion to accentuate the opening below. Directly above the entry on the second story is a round-headed, leaded glass casement window which draws the eye upward from the entry to the rolled eaves.

Fenestration consists primarily of multi-light casement windows and some double-hung sash. Second story windows on the primary facade are particularly noteworthy. They consist of multi-light double-hung sash with rounded heads, and fanciful wood shutters. The shutters are rounded to compliment the shape of the windows and the roof configuration above, and each has a delicate crescent-shaped cutout.

A secondary entrance is located on the south (rear) elevation. It consists of a simple, multi-light wood door.

The only change to the exterior of the building is the replacement of the original roofing material, noted above, with composition shingles; and the replacement of one multi-light casement window with a single pane of glass.

INTERIOR

The interior of the building remains intact as built. It contains four living units with two per floor located on either side of a central hall. The units are identical in plan.

Interior finishes are remarkable in their exceptional state of preservation. Upon entering the building, a small foyer is flanked by the entrances to the ground floor units. The floor of the foyer is oak enhanced by handsome walnut inlays (the same inlay pattern is repeated in the living room of the units). Elegant gum wood paneling further embellishes the foyer. A simple, open stairway provides access to the second floor. It is graced by a delicate wrought-iron handrail. A large round-headed, built-in mirror is recessed into the wall at the landing between the floors. On each wall flanking the stairs is a large painting recessed into the wall in the same manner as the mirror. The paintings are contemporary with the building; and executed in warm earth tones which compliment the gum wood paneling. A large original pendant light fixture hangs at the second floor landing.

Mop boards throughout the building consist of a six inch board with simple crown molding. Walls are lathe and plaster and painted white. The apartments have oak floors with the exception of the kitchen and bathroom floors which have tile floors.

Character-defining features in the living units include fireplaces, kitchen and bathroom appointments, and French doors. The fireplaces are stuccoed like the walls. The openings

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are accentuated by decorative tiles illustrating a seasonal theme--spring, summer, winter and fall--one in each individual apartment. An arched alcove is located above the fireplace openings. The alcove is flanked by wall sconces with candelabra bulbs. Kitchens consist of a food preparation area which is divided from the eating alcove by a small leaded-glass cupboard. The food preparation area contains original cabinets and countertops. Bathrooms contain all the original fixtures. Bathroom floors contain small, hexagonal tiles, common to the period, but these tiles were laid in a distinctive floral design.

Additional features of note include the built-in window screens which pull down from above (located in the window head); and an exhaust system consisting of a fan recessed into the wall above the windows (located in the dining room and bathroom). Although the latter are no longer functional, when originally built the fan automatically engaged when the small metal device which enclosed it was opened.

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

Architecture
Community Development

Period of Significance

1928
1928-1930

Cultural Affiliation

N/A

Significant Dates

1928

Significant Person(s)

N/A

Architect/Builder

Reimers and Jolivette, builders

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

The Hancock Street Fourplex is locally significant under criterion "a" as an intact multi-family dwelling in the Irvington neighborhood which is associated with the economic and social forces of the 1920s which significantly shaped the physical character of the area. The building is also significant under criterion "c" as an excellent example of the English Cottage style expressed in a multi-family dwelling, and a singular example of this stylistic type expressed in a multi-family building in the Irvington neighborhood.

HISTORIC OVERVIEW

Although the city of Portland, Oregon had its beginnings on the west side of the Willamette River in 1843, by 1900 increasing population and dense development led Portlanders to turn their sites to the wide open spaces across the river for further expansion. Prior to construction of the Morrison Bridge in 1887 and the subsequent extension of streetcar lines, east Portland consisted primarily of scattered farms and orchards. With the construction of streetcar lines, people were no longer entirely dependent on river traffic and development began to move out from the waterfront. By the outbreak of World War I, most of inner northeast Portland stretching from the river east to 39th Avenue had been developed, with pockets of intensive development stretching as far east as 82nd Avenue (Zisman et al 1989).

The period from 1914 to 1940 may be considered the second phase of major expansion on Portland's Eastside. Intense shipbuilding activity during World War I brought Portland out of the economic slump of 1914-1916; however, the demand for ships dissipated following the Armistice in November 1918. In the decade that followed, Portland's economy saw steady, if unspectacular growth as a wholesaling, processing, transportation, and financial center for Oregon and southwest Washington.

Irvington was one of the earliest neighborhoods to develop on the Eastside. It was platted in 1887 and underwent initial development in the 1890s. Unlike Sunnyside, platted at about the same time, Irvington was planned as a self-contained middle to upper class residential district. The oldest surviving apartment unit in the neighborhood, the F.E. Bowman Apartment House located at 17th and Tillamook (listed National Register of Historic Places 1989), is an excellent example of a multi-family dwelling designed to accommodate the tastes of the monied classes.

 x See continuation sheet.

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The increasing popularity of the automobile in the early decades of the 20th century had a significant impact on the character of the neighborhood. Between 1916 and 1930 automobile registrations in Multnomah County rose from 8,800 to 88,000. Automobiles and paved streets made it feasible for development to continue eastward as previously remote areas became more accessible and infill of existing neighborhoods intensified. A building boom in the 20s resulted in thousands of new houses and multi-family residences, with the construction of single-family dwellings peaking in 1924 and apartments in 1926.

An examination of Sanborn Fire Maps from 1924 to 1935 indicates that infill development in the Irvington neighborhood was particularly active between the world wars. It was during this period that the subject building was built along with numerous other multi-family dwellings.

In order to determine the significance of the subject building it was necessary to compare it to other buildings of its type. The Portland Historic Resource Inventory served as the basis for analysis. All multi-family dwellings were divided into one of four categories: combined retail and apartment units; duplexes and fourplexes; medium-scale apartments (5-10 units); and large-scale apartments (11 or more units). The earliest multi-family housing type in east Portland is of structures which combine retail activities on the first floor with between one and four living units on the upper floor. Constructed of wood and sometimes reinforced concrete or brick, these buildings are generally two stories in height. Generally, these buildings were located along the streetcar lines; however, there are no intact examples of this type remaining in the Irvington neighborhood.

Far more ubiquitous on Portland's Eastside are the duplex and fourplex housing types, most of which were constructed between approximately 1905 and 1912. In many instances they were designed in the Craftsman-Bungalow style and resembled single-family dwellings, the distinguishing characteristic being a paired entrance or, in the case of some fourplexes, four entrances. There are several examples of this type in the Irvington neighborhood dating to this early period; the subject fourplex is a singular example dating from the 20s.

Medium-scale apartment houses were constructed on the Eastside beginning in approximately 1912. These buildings differ from the earlier housing types in three major ways: construction material; plan, and massing. Unlike most of their predecessors, which were wood-clad, these buildings generally have masonry exterior surfaces, usually brick or stucco. Although rectangular plans remained common in the teens and 20s, U-shaped, V-shaped and H-shaped configurations were introduced during this period as was a single, primary entrance--often with an elaborately embellished vestibule. These buildings were generally two to three stories in height with a raised basement which was often used as living space. The earliest examples of this building type were constructed in the Craftsman style. Later examples were generally designed in period revival styles, particularly the Mediterranean, Spanish Colonial Revival and Tudor Revival.

Large-scale apartment houses were constructed beginning shortly after World War I. Anywhere from two to four stories in height (in Northwest Portland, which became the "hub" of apartment house construction, many large buildings of over six stories were constructed) these buildings were generally designed in either a rectangle, or a U or ell-shape, with symmetrical facades and central entrances. The earliest example, c. 1915, located in the Hosford-Abernethy neighborhood, was designed in the Prairie style. The

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majority, however, were designed in some variation of the period revival styles noted above.

The 1920s were a boom period for apartment construction in many cities throughout the United States. In many areas of the country twice as many multi-family dwellings were constructed during that decade than in the previous one. Apartment living was immensely popular and buildings were designed to accommodate everyone, from low-cost, studio units for the working person, such as those in the Oriental Apartments (located at 3562 SE Harrison Street and nominated to the National Register of Historic Places in 1992), to much more gracious units such as those in the Hancock Fourplex. A number of innovations in apartment construction were developed in the 1920s including the evolution of multi-building complexes, garden and landscaped apartments, and buildings constructed with garages.

The apartment boom of the 20s was also characterized by high density buildings with seemingly little concern for the comfort of the occupant; the amount of living space per unit averaged 850 square feet. Newspaper articles from the period attest to citizen concerns regarding the proliferation of large apartment houses. These concerns ranged from rent profiteering to health questions related to the small size of the living areas and the lack of accessible outdoor space, as well as fears about destruction of the quality of single-family residential neighborhoods. In a number of instances, citizens took action. For example, in 1921 Irvington residents stopped construction of a huge multi-unit complex at the intersection of 21st and Tillamook, just blocks from the subject property (Koler/Morrison 1989).

Despite citizen opposition to the large complexes, a number were constructed on the periphery of the neighborhood. Sanborn Insurance maps indicate that approximately 15 medium to large-scale apartments were constructed on Schuyler, Hancock and Tillamook between 9th and 17th during the 20s. Today, twelve remain.

The Hancock Fourplex is unusual as a singular example of the fourplex type from this period. It appears from the building's relatively small scale, fine detailing, and generous proportions (units average approximately 1300 square feet) that the builder was interested in addressing the growing public concern regarding apartment house living conditions.

Between the First and Second World Wars, many multi-family buildings were designed in various historic period revival styles to meet the tastes of an increasingly sophisticated public. Relatively few apartment houses, however, were designed in the English Cottage style probably due to the fact that it was difficult to replicate the picturesque qualities of the style in a large building. Unlike the larger and more prominent historic apartment buildings in the neighborhood, most of which were designed in Colonial Revival and Spanish/Mediterranean styles, the Hancock Fourplex is the only multi-family dwelling designed in the English Cottage style in the Irvington neighborhood and quite possibly in the entire city. Hallmarks of the style which are embodied in the building include a medium-pitched gable roof with rolled eaves, prominent chimneys, small-paned windows, round-arched openings, and stucco and wide-shingle siding. Landscape features contribute to the picturesque qualities of the fourplex: lush perennial plantings border the walkways, mature foundation plantings soften the primary facade, and climbing vines and window boxes full of colorful flowers lend a "storybook" quality to the building.

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The Hancock Street Fourplex is highly significant as an exceptionally well-preserved historic apartment building associated with Portland's apartment boom period. Its primary significance, however, is within the context of the Irvington neighborhood where it represents an interesting departure from the large-scale apartment houses popular during the period. A departure no doubt inspired by the public outcry against the proliferation of large, ungainly multi-family dwellings. Additionally, the building is significant as a fine, and rare if not singular, example of the English Cottage style executed in a multi-family residence.

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SHPO SUMMARY

The English Cottage-style fourplex that occupies a 50 x 100-foot lot at 1414 NE Hancock Street in northeast Portland, was built in 1928 by the contracting firm of Reimers and Jolivette. It represents the continuing influence of the English Arts and Crafts movement successfully applied to small-scale, multi-unit housing in a residential neighborhood.

A well-preserved example of traditional design of intimate scale having pleasing finish details, the Hancock Street Fourplex is the only multi-unit residence in the English Cottage vein in the greater Irvington district. No architect has been associated with the design to date.

The two-story building of frame construction is a rectangular volume oriented longitudinally on its lot. The front half is enclosed by a set of parallel gables that cross at a right angle to the longitudinal gable roof. The ground story exterior is stucco-clad, and the upper story is sided with shingles. Stylistic character is heightened by the rolled eaves of the front gable and the swept porch hood and eyebrow wall dormers that are a hallmark of the thatch-imitating idiom. The present roof cover is composition type. The original cover of wavy-coursed shingles complemented the allusion to English vernacular archetypes.

The facade, facing north onto Hancock, is formally composed, its bilateral symmetry foretelling the disposition of mirror-image, box car-type living units on either side of the central entry stairhall. The layout is identical on two stories, with the living room in front backed up by a kitchen and dining space, and a longitudinal passage on the party wall leading to two bedrooms at the far end that are separated by a bath. The interior has standard, good-quality fittings and finish work of the period.

In keeping with the English Cottage style, window openings, both casement type and double-hung, are multi-paned. Those of the upper facade have arcuated heads following the contour of the dormer. Outside end chimneys of brick with clay flue pots bracket the front section of the house. The second cross gable is finished at the ends with asymmetric double verges, another hallmark of the English Arts and Crafts tradition.

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As an illustration of the high point of apartment construction in close-in neighborhoods on Portland's East Side during the 1920s, the Hancock Street Fourplex is considered significant under Criterion A. Comparative analysis of historic East Side apartment buildings shows that in the period 1905-1912, Bungalow-style duplexes and fourplexes were the norm. In the 1920s, however, large-scale apartment complexes gained the edge. The Hancock Street Fourplex was designed, at least in part, in response to public outcry against over-population of the livable neighborhoods in which people wanted single-family housing to predominate. The controversy over large-scale housing development in the Irvington neighborhood had been chronicled in local newspapers, the Oregon Journal and the Telegram, throughout 1921. With its comparatively generous living quarters concealed from the street by an elongated plan, the face of the Hancock Street Fourplex could accept the picturesque touches of rolled eaves and eyebrow wall dormers. The building is believed to be the only example of an English Cottage style apartment house, not only in Irvington, but anywhere on Portland's East Side.

9. Major Bibliographical References

- Koler/Morrison Planning Consultants
 1988 *Bowman Apartment House*, National Register of Historic Places Registration Form.
- Koler/Morrison Planning Consultants
 1992 *Oriental Apartment Hse.*, National Register of Historic Places Registration Form.
- Portland, City of, Planning Department
 1982 *Portland Historic Resource Inventory*
- Polk, R.L. and Company
 1926-1940 *Portland City Directory*
- Sanborn Insurance Company
 1909/24 Fire Map of Eastside Portland
- Ticor Title Company
 1992 Deeds and Other Miscellaneous Records, 1414 NE Hancock Street, Portland
- Zisman, Karen, et al
 1988 *Architectural and Historical Resources of Eastside Portland*. Multiple Property National Register of Historic Places Registration Form.
- MacColl, E. Kimbark, *The Growth of a City: Power and Politics in Portland, Oregon 1915-1950*. Portland: The Georgian Press, 1979. Pages 325-328. Also, on apartment construction & zoning, see JOURNAL 2/25/21, pg. 3; 3/22/21, pg. 1; TELEGRAM 12/21/21, pg. 9.
- 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 (0.11) Portland, Oregon-Washington 1:24000

UTM References

A	<u>10</u>	<u>527340</u>	<u>5042390</u>	B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>

___ See continuation sheet.

Verbal Boundary Justification:

The nominated area is located in Holladay's Addition, Block 259, East 49 feet of Lots 1 and 2, Portland, Multnomah County, Oregon.

___ See continuation sheet.

Boundary Justification:

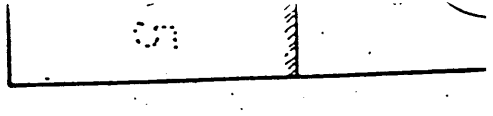
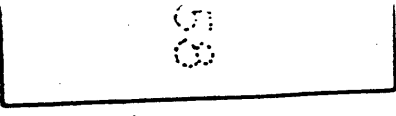
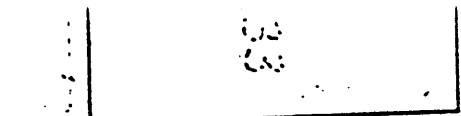
The nominated area is comprised of the apartment building constructed by Reimers and Jolivette in 1928 and the city lots on which it was built.

___ See continuation sheet.

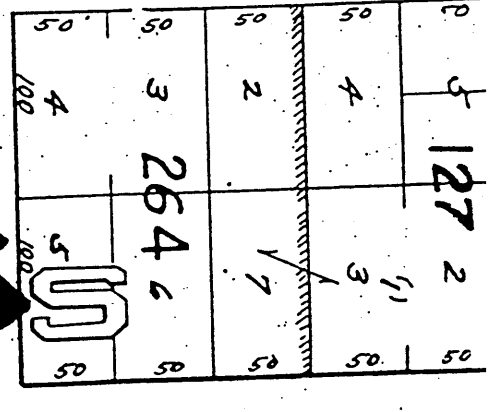
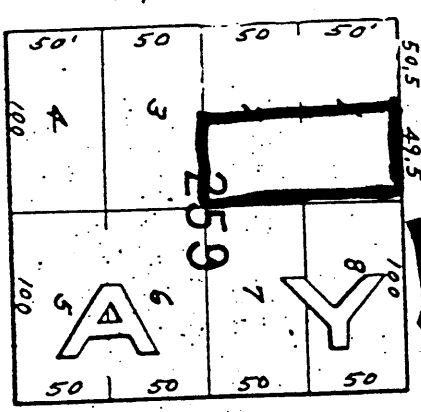
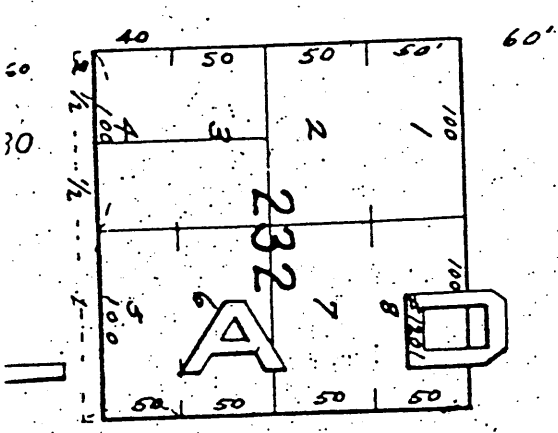
11. Form Prepared By

name/title: Jane Morrison
 organization: Koler/Morrison Planning Consultants
 street & number: 4053 S.E. Jennings Ave.
 city or town: Milwaukie

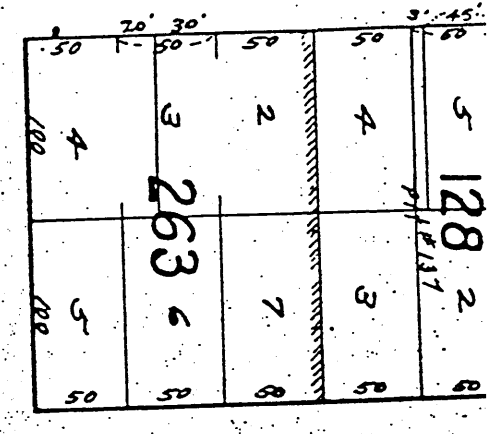
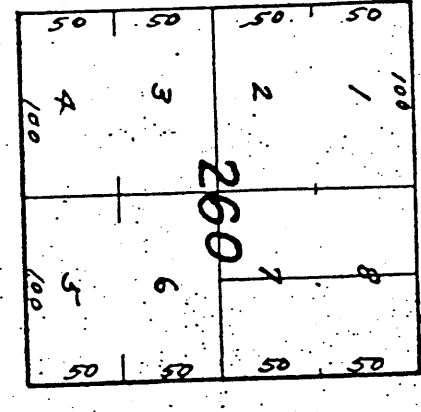
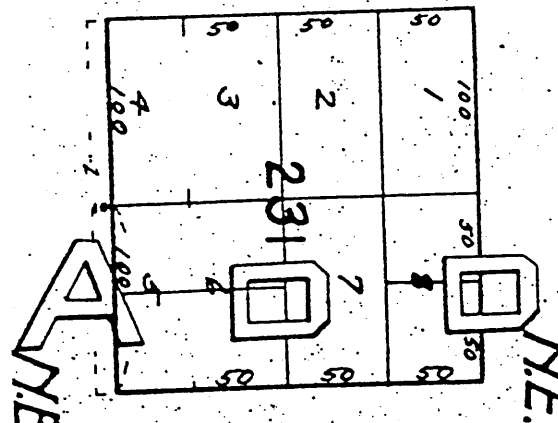
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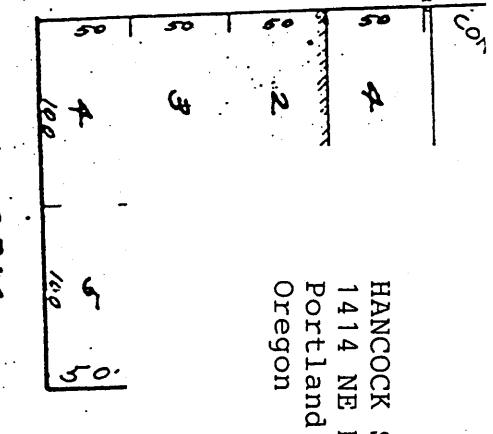
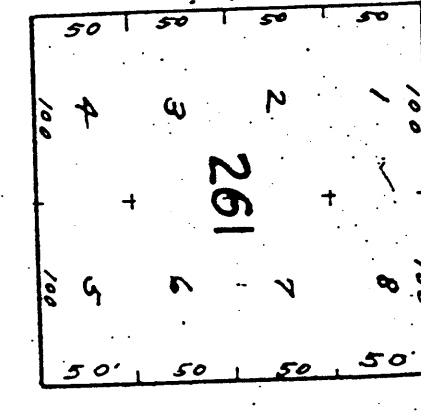
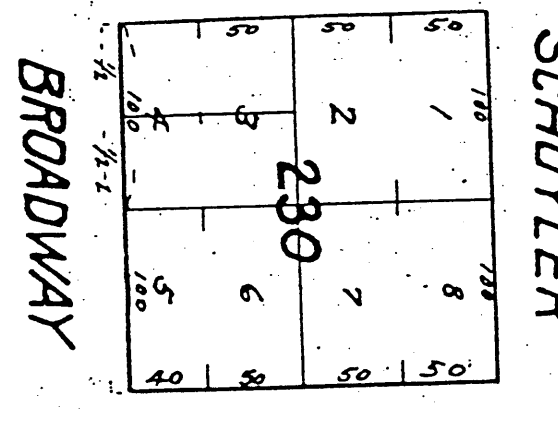
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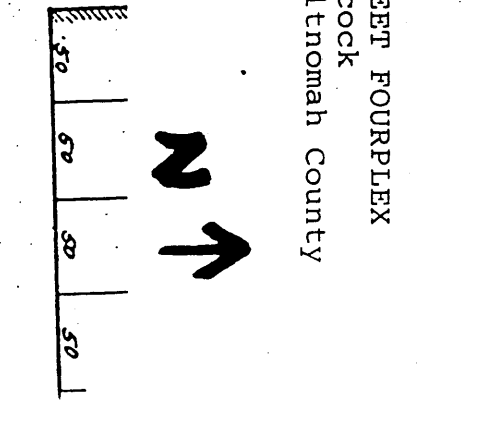
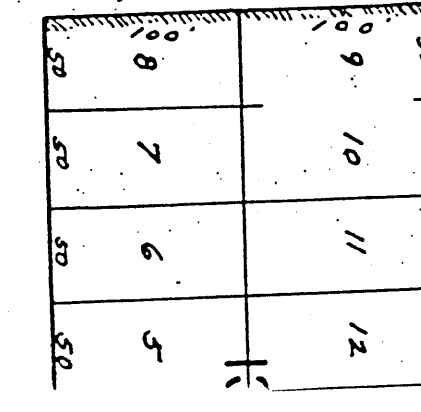
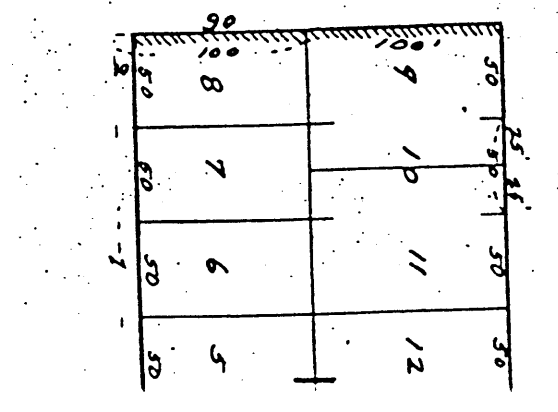
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16th Street



17th Street



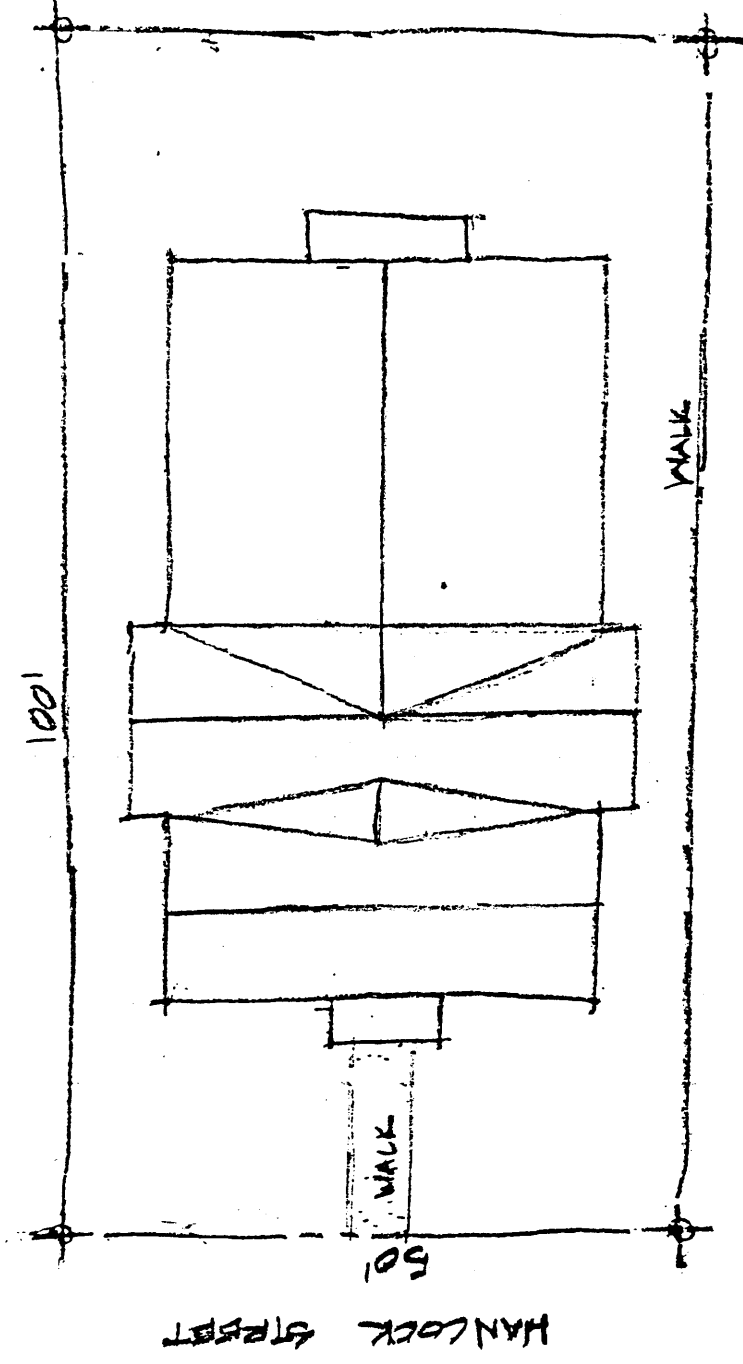
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N.E. SCHUYLER

N.E. HANCOCK

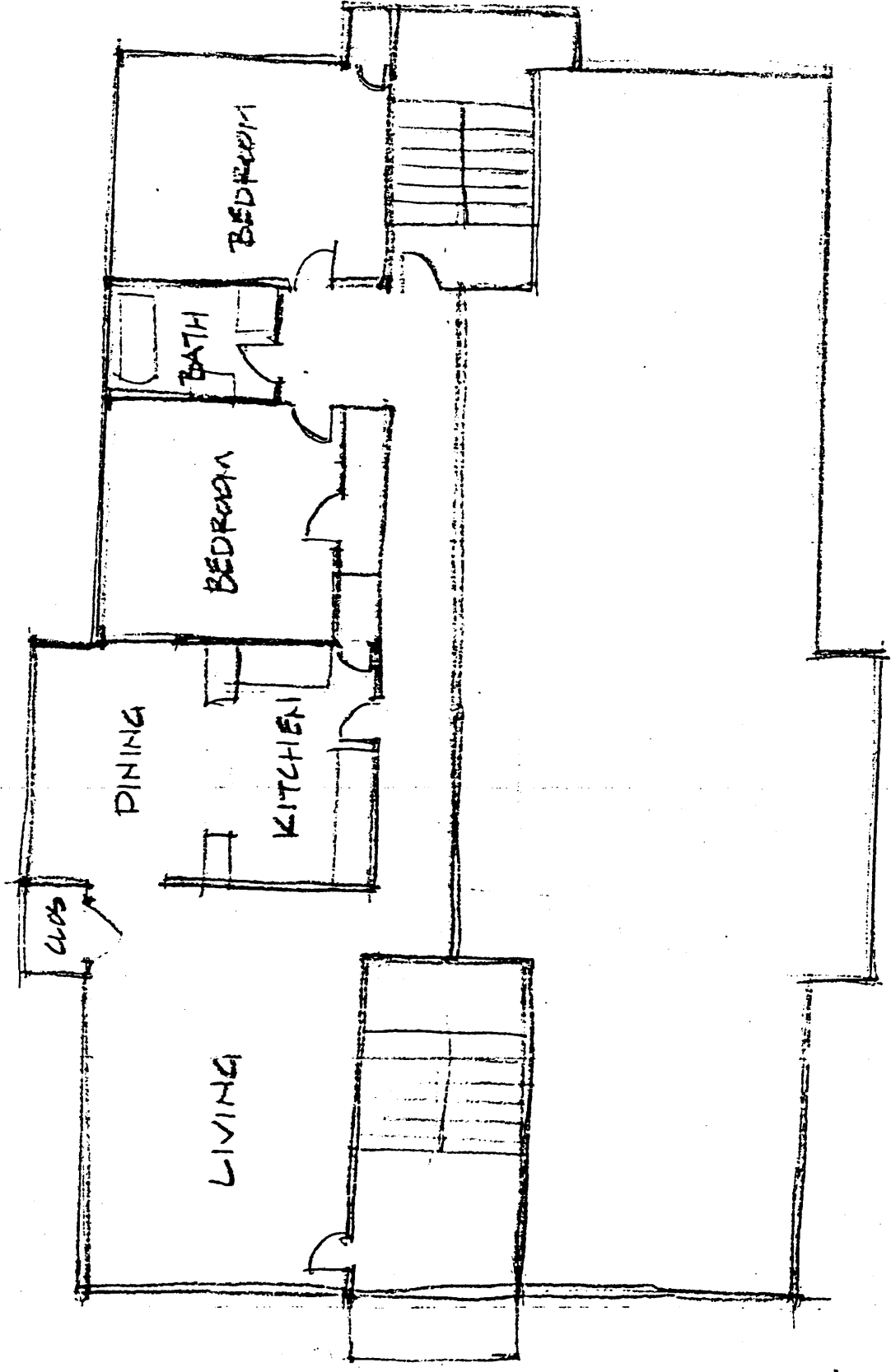
HANCOCK STREET FOURPLEX
1414 NE Hancock
Portland, Multnomah County
Oregon





SITE PLAN

HANCOCK FOURPLEX
 1414 NE HANCOCK ST
 PORTLAND, MULTNOMAH CO.
 OREGON



FLOOR PLAN

HANCOCK FOURPLEX
1414 NE HANCOCK ST
PORTLAND, MURKINOMAH CO.
OREGON



The Hancock Street fourplex
Portland, Multnomah County, Oregon
Victoria Williams Caldwell

July 1992

Vicky Bennett, 1414 NE Hancock #4, 97212

View from Hancock

1 of 8



The Hancock Street fourplex
Portland, Multnomah County, Oregon
Victoria Williams Caldwell

July 1992

Vicky Bennett, 1414NE HANCOCK #4 97212

Detail of view from Hancock

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The Hancock Street fourplex

Portland, Multnomah County, Oregon

Victoria Williams Caldwell

July 1992

Vicky Bennett, 1414 NE Hancock #4 97212

Detail of window, view from Hancock

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The Hancock Street complex
Portland, Multnomah County, Oregon
Victoria Williams Caudwell

July 1992

Vicky Bennett, 1414 NE Hancock #4, 97212

Side elevation

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The Hancock Street fourplex
Portland, Multnomah County, Oregon
Victoria Williams Cauldwell

July 1992

Vicky Bennett, 1414 NE Hancock #4, 97212
rear elevation

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The Hancock Street Fourplex
Portland, Multnomah County, Oregon
Victoria Williams Caldwell

July 1992

Vicky Bennett, 1414 NE Hancock #4. 97212
Staircase
6 of 8



The Hancock Street Busplex
Portland, Multnomah County, Oregon
Victoria Williams Couldwell

July 1992

Vicky Bennett, 1414 NE Hancock #4, 97212
Kitchen

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The Hancock Street Furphy
Portland, Multnomah County, Oregon
Victoria Williams Cauldwell

July 1992

Vicky Bennett, 1414 NE Hancock #4, 97212

bathroom

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