

0101

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

JAN 27 1989

NATIONAL
REGISTER

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

1. Name of Property

historic name Wallace, John M., Fourplex
other names/site number N/A

2. Location

street & number 3645-55 S.E Yamhill not for publication
city, town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

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

Name of related multiple property listing:
Historic and Architectural Resources
of Eastside Portland

Number of contributing resources previously
listed in the National Register N/A

4. State/Federal Agency Certification

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

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

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

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

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Bruce J. Noble, Jr. 5/8/89

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC; Multiple Dwelling

Current Functions (enter categories from instructions)

DOMESTIC; Multiple Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman

Arts & Crafts

Materials (enter categories from instructions)

foundation Concrete

walls Shingle

roof Asphalt

other

Describe present and historic physical appearance.

EXTERIOR DESCRIPTION

Located on the southeast corner of the block at the intersection of 36th and Yamhill, this building sits in a quiet residential neighborhood of early 20th century homes. The house occupies its entire lot, so only a walkway and a few small plants are found around it.

Symmetrical in appearance, this multi-family dwelling is constructed on a concrete foundation and has a full basement. Two-and-one-half stories in height, the plan is U-shaped and covered by two parallel gable roofs on a north-south axis. Within both stepped gable parapet ends, a set of four, three-paned casements pierce the wall. Overhanging eaves project from the roof edge beneath which runs a dentilated cornice and pairs of decorative mock rafter ends. On the east and west elevations a miniature gable dormer, inset with a single three-paned casement, projects over a two-story polygonal bay. All of the gable ends are ornamented by a stepped parapet facade. A smaller gable running perpendicular to the two main gables connects the roofs. Off of the northern end of the east and west elevations, are two attached porches with flat roofs supported by square columns. The back porches lead to back entries. No balustrades are present. The roof is finished with composition asphalt shingles. Two rectangular, red brick chimneys rise from the roof; both are approximately in the middle of their respective gable.

The entire exterior surface of the building is clad with variegated shingles. Cornerboards, where necessary, frame the walls. The predominant window type is six-over-one double-hung sash, found in pairs and groups of three. Accentuated sills and molding surrounds enhance the window openings. To the south is a main elevation that has a pair of doors in a centered recess, above which sits a small porch bordered by doors and windows. The corners of the front elevation are recessed and serve as entrances on the first floor and porches above. The second-story porches all have criss-cross and vertical balusters in the balustrades and are supported by square columns with modest capitals. All of

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the front doors are original and consist of three vertical recessed panels and a single glass pane.

The building appears to be virtually intact.

INTERIOR DESCRIPTION

The building has four apartments; two are on each floor. Each unit consists of five rooms. The first floor units are entered directly from the street via a small foyer. The front room and dining room are separated by a round arch. The focal point of this area is the fireplace, which is recessed within a heavily trowelled and slightly battered wall. The firebox is framed by irregular ceramic tiles. There is a shallow polygonal bay window in this room as well. A small pass-through pantry joins the kitchen with the dining room. The pantry has retained its built-in bins and drawers, and small refrigerator. The bedrooms and bathroom are located off a small hall. The finishes were replaced in the bedrooms of the western unit after a fire in approximately 1984. The bathroom has retained heavily textured plaster walls above the chair rail.

The upper units are entered from the street by a set of stairs. They are essentially the same plan as the main floor. The second floor apartments, however, have access to a small balcony over the recessed front floor entry.

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8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

c.1915

Significant Dates

c.1915

Cultural Affiliation

N/A

Significant Person

Architect/Builder

Wallace, John

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

The John Wallace Fourplex, constructed in 1915, is significant under criterion C as an excellent representative of a small-scale, multi-family housing type, many of which were built throughout the study area between approximately 1905 and 1915. It is also of interest as an unusual variation on the Craftsman style. Secondly, it is significant under criterion C as an exemplar of work by John Wallace, a prominent local building contractor and long-time resident of the Sunnyside neighborhood, who constructed many of the area's early buildings.

Multi-family dwellings are an important part of the fabric of the inner southeast residential neighborhoods. They were constructed during the area's most significant period of growth when the demand for housing had skyrocketed. This growth coincided with the popularity of the Craftsman style which found expression in a wide variety of building types. There are thirty-three small-scale, multi-family buildings included in the survey. Of these, nine are considered potentially eligible for the National Register and all but ten are designed in the Craftsman style.

The Wallace Fourplex is an exceptionally well-preserved example of the type, incorporating all of the characteristic elements. It is distinctive among the small-scale apartments in both plan and detail. Of particular note is the formal facade arrangement which is articulated by the prominent paired, stepped gables. This singular design is further enhanced by the "Union Jack" pattern in the porch railing; denticulated frieze; and bands of multi-light windows.

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The interior of the building is also of note combining many characteristic Craftsman features in a distinctive manner. A massive battered fireplace dominates the living area. The heavily textured stuccoed surface is broken by a small niche and the fireplace opening is lined by decorative tiles. These elements, combined with the free-flowing plan, epitomize the Craftsman design ethic.

John M. Wallace (1865-1936) was one of the first residents of the Sunnyside neighborhood. A native of Illinois, he came to Portland some time prior to 1889 and affiliated himself with Archibald McKenzie, a Portland contractor. Soon thereafter he began purchasing lots from the Sunnyside Land and Improvement Company. In 1892 he built a house at 1019 E. 37 Avenue where he resided until his death in 1936. During that time Wallace constructed numerous single-family residences, and several apartment houses in Sunnyside and Northwest Portland. Like the majority of buildings constructed by local contractors, most of Wallace's designs appear to have come from pattern books and other publications available at the time.

9. Major Bibliographical References

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- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Ticor Title Company records, Portland, Oregon.
- . Loop, Joan (neighbor at 1019 S.E. 37th). Private Collections - miscellaneous notes on John Wallace.

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 # _____

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre Portland, Washington-Oregon 1:62500

UTM References

A 10 | 529300 | 5040100
 Zone Easting Northing

C _____ | _____ | _____

B _____ | _____ | _____
 Zone Easting Northing

D _____ | _____ | _____

See continuation sheet

Verbal Boundary Description

Sunnyside addition & Plat 2 & 3, S. 59' of Lot 9 & 10, Block 69

See continuation sheet

Boundary Justification

Taxlot lines

See continuation sheet

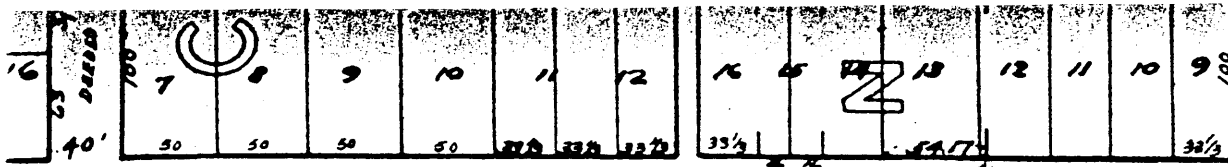
11. Form Prepared By

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

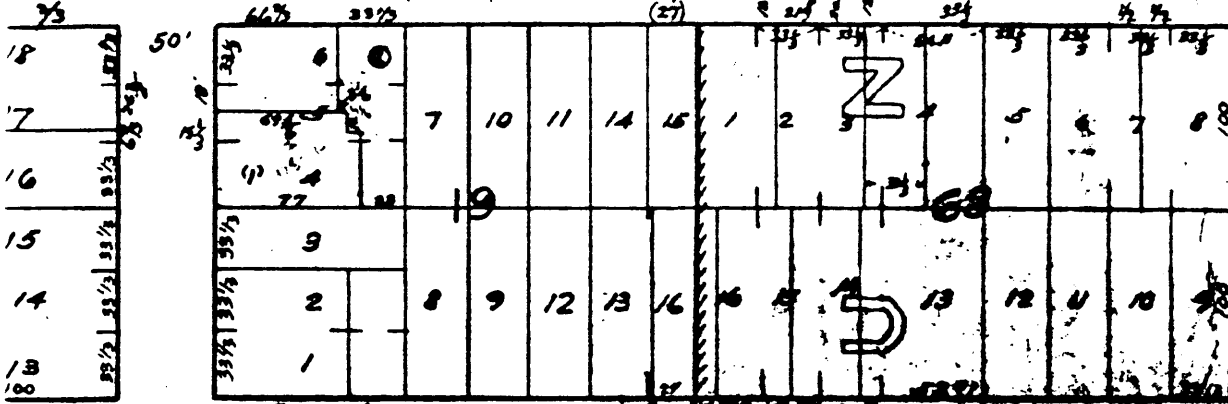
organization Hawthorne Blvd. Business Association date August 15, 1988

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

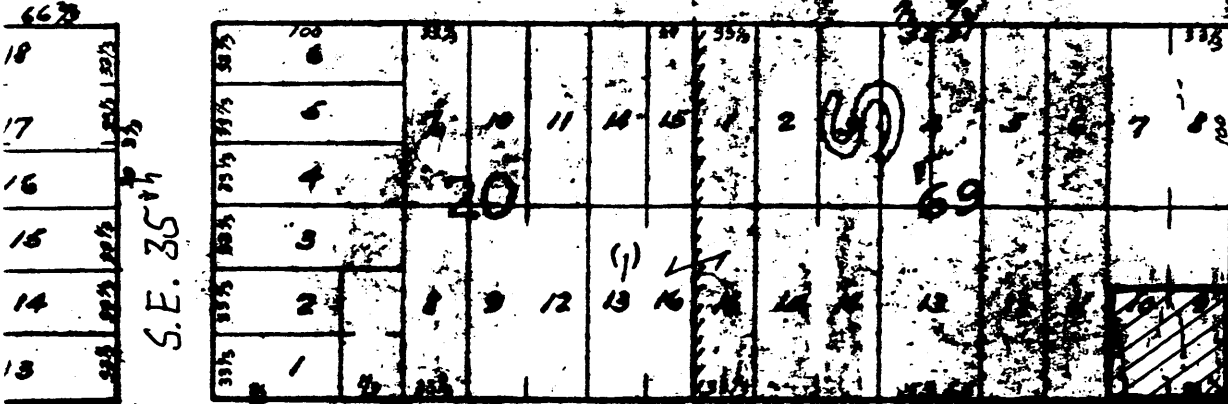
city or town Portland state Oregon zip code 97214



S.E. Belmont ST



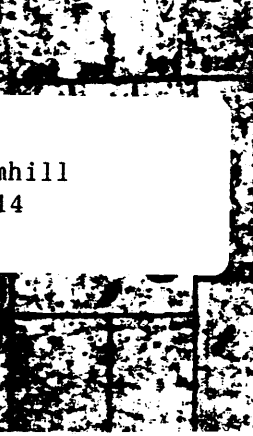
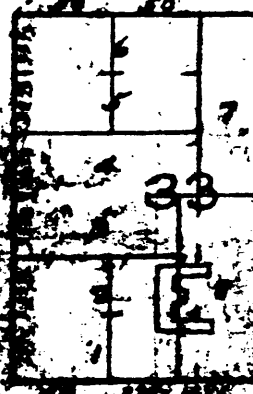
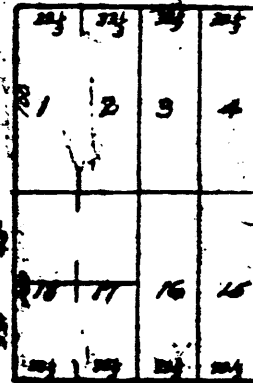
S.E. Yamhill ST



S.E. Taylor ST



S.E. Salmon ST



3645 -55 S.E. Yamhill
Portland, OR 97214