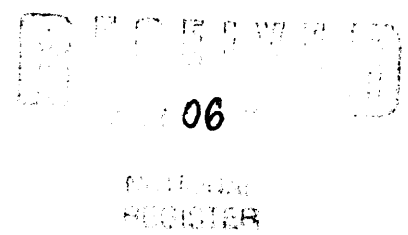


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations 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 Turner, Frederick, Fourplex  
other names/site number

2. Location

street & number 1430 NE Twentysecond Avenue N/A not for publication  
city, town Portland N/A vicinity  
state Oregon code OR county Multnomah code 051 zip code 97232

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	1	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		structures
	<input type="checkbox"/> object		objects
		1	0 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 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] Date: January 10, 1992  
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:)  
Entered in the National Register  
Signature of the Keeper: [Signature] Date of Action: 3/5/92

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**6. Function or Use****Historic Functions (enter categories from instructions)**Domestic: Multiple dwelling  

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**Current Functions (enter categories from instructions)**Domestic: multiple dwelling  

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**7. Description****Architectural Classification****(enter categories from instructions)**Late 19th and 20th Century Revivals:Tudor Revival  

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**Materials (enter categories from instructions)**foundation concretewalls stuccowood: weatherboardsroof asphalt: composition shinglesother \_\_\_\_\_  

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**Describe present and historic physical appearance.**

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Continuation Sheet**

Section number 7 Page 1

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The Frederick Bernard Turner Fourplex is a two-story, wood frame building constructed in 1928. It was designed by Portland architect Roscoe Hemenway in the Tudor Revival style. The building is located in the Sullivan's Gulch neighborhood of northeast Portland (Holladay Park 2nd Addition, Block 14, Lot 9 and west 28 feet of Lot 10), in Multnomah County, Oregon.

The fourplex is in excellent condition, retaining integrity of design, materials and workmanship. It retains its original use as a multi-family residence.

**SETTING**

The building is prominently sited at the southeast corner of the intersection of 22nd Avenue and Halsey Street. It is sited slightly above street grade and is oriented to the west toward 22nd Avenue. Foundation plantings are planted across the primary facade and north side of the building. The lawn in front of the fourplex is interrupted by a wide concrete stairway which ascends to the main entrance of the building.

An integrated garage on the southeast corner of the building is entered from both 22nd Avenue and Halsey Street via asphalt driveways. The garage is a two-story, rectangular building with a flat roof. It is sheathed in stucco. A small pent roof covered with red tile shingles extends across the front of the garage below which there are three large doors on overhead rollers. The doors are paneled and painted to simulate half-timbering associated with the Tudor style. A set of multi-light casement windows are located in the second floor of the garage.

The neighborhood surrounding the subject building is residential in character consisting primarily of early 20th century single and multi-family homes.

**EXTERIOR**

The Turner Fourplex is a slightly modified rectangle in plan. It rests on a concrete foundation and has a full basement. The multi-hipped roof is sheathed in composition shingles and pierced by two brick chimneys. Exterior walls consist of stucco (some surfaces decorated with mock half-timbering) and wide, horizontal lap siding. A gabled wall dormer with decorative bargeboard, leaded casement windows and mock half-timbering is located on the primary facade; a rectangular, gabled bay window projects from the second story on the north (side) elevation.

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Continuation Sheet**Section number 7 Page 2

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The main entry is recessed under the second floor and illuminated by an iron lamp fixture. The door is a wide paneled and glazed type with a handsome molded iron handle. The entry is further articulated by an oriel window with lattice glass located directly above the entry on the second floor.

Fenestration is varied. The two primary window types are casement with leaded glass, and six-over-one double-hung sash, some in groups of two, three and four. Wooden shutters further define the windows located in the wall dormer on the facade and striped canvas awnings cover all windows on the primary elevation.

A secondary entrance is located on the east (rear) elevation. It consists of a simple paneled and glazed door that provides access to a back hall and stair which serves all four apartment units.

The only changes to the exterior of the building are the addition of storm windows, awnings and the composition shingle roof.

**INTERIOR**

The interior of the Turner Fourplex remains intact as built. Each floor of the building contains two apartments located on either side of a central hall. The units have identical floor plans consisting of six rooms each: living room; dining room; kitchen; bath; and two bedrooms. Except for a few minor differences in finishes the only other difference between the units is that the downstairs apartment on the north side of the building is two feet longer than the others.

The interior finishes of the Turner Fourplex are particularly distinctive due to their excellent state of preservation. The central hall has plaster walls scored to simulate marble and a simple but elegant wrought-iron balustrade adorns the staircase. Window and door surrounds and mop boards throughout the building have simple, molded trim made of pecan wood which is stained a dark brown. The cove molding, which is gumwood, is also stained a dark brown. All the dining room chandeliers are original except for that in the first floor apartment on the south side of the building. Doors are a simple single-panel type with plain metal plate and glass knob. Walls are lathe and plaster and painted white. Floors throughout the units are oak, with the exception of the kitchen floors which have been covered with linoleum and bathroom floors which are covered with the original small tiles. The central hall and stairs have been carpeted.

With the exception of the above-noted floors, the kitchens retain virtually all their original finishes, including wood and tile counters; cupboards, with simple, molded panels; curvilinear cupboard doors located beneath the sink; and, built-in tables, linen closets and dumb waiters in three of the four kitchens.

The master bedrooms in each unit have a built-in armoire that consists of paired, hinged doors with a drawer below. The secondary bedrooms have closets.

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Section number   7   Page   3  

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Perhaps the most striking feature in the apartments are the large, stuccoed fireplaces in the living rooms. Extending from floor to ceiling, each has at least one small, tiled, round-arched niche with mantel; the downstairs unit on the north side of the building has two small niches. The fireplace openings and hearths are accentuated with decorative tiles. Additional features include a telephone niche in each apartment hallway and use of different colored tiles in the baths and kitchens.

**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

1928  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1928  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Hemenway, Roscoe (architect)  
Turner, Frederick B. (builder)

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

See continuation sheet

**9. Major Bibliographical References**

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

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

Specify repository:

City of Portland Bureau of Planning  
Oregon Historical Society

**10. Geographical Data**

Acreeage of property 0.17 acres Portland, Oregon-Washington 1:24000

UTM References

A 

1	0
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5	2	7	9	9	0
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5	0	4	2	0	6	0
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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

The nominated area is located in NE¼ Section 35, Township 1N, Range 1E, Willamette Meridian, in Portland, Multnomah County, Oregon and is legally described as Lot 9 and west 28 feet of Lot 10, Block 14, Holladay Park Second Addition to Portland.

See continuation sheet

Boundary Justification

The boundary of the nominated area corresponds to the legally recorded lot lines associated with the property developed by Frederick B. Turner at NE 22nd Avenue and Halsey Street in 1928.

See continuation sheet

**11. Form Prepared By**

name/title Jane Morrison  
organization Koler/Morrison Planning Consultants date August 15, 1991  
street & number 4053 SE Jennings Avenue telephone (503) 654-2786  
city or town Milwaukie state Oregon zip code 97267

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Continuation Sheet

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SUMMARY

The two-story, four-unit residential building standing at the southeast corner of NE 22nd Avenue and Halsey Street in the Sullivan's Gulch neighborhood of northeast Portland was built in 1928 for investor-contractor Frederick B. Turner. The rectangular volume has its major frontage on 22nd Avenue, facing west.

The building is of stucco and weatherboard-clad frame construction, and its multi-hipped roof encloses two apartments on each floor, one on either side of a central hallway. The floor plans are identical. Exterior elevations, however, reflect no such regularity. They were, instead, designed by the architect Roscoe Hemenway to look as much like those of a single family dwelling as possible, the better to integrate with single family houses in the immediate neighborhood. Hemenway's design, with its clean, sculptural lines, including slightly battered walls and an asymmetric, splayed entry recess, together with restrained use of Tudor Revival motifs, shows strongly the influence of the English Arts and Crafts movement.

The Turner Fourplex is locally significant under National Register Criterion C as a well-crafted, well-preserved example of Hemenway's multi-unit residential work in the Arts and Crafts style. Indeed, it is shown to be the sole remaining example of the architect's three known designs for multiple living units.

Roscoe Hemenway produced a sizeable body of traditional residential work in historic period styles in Portland and environs in his career, which spanned the period 1923-1959. The fourplex is an outstanding work in this context. Among the welcome fragments added by this application to the enlarging mosaic of recorded information on Hemenway is the fact that the architect shared an office with the building contractor Frederick Turner during the 1920s. The subject project appears to be an outgrowth of that informal association.

An attached garage volume on the southeast corner of the fourplex is not counted as a separately contributing feature because of its substantial connection to the main building. The exterior of the flat-roofed garage, like the fourplex to which it is attached, is finished with stucco and decorative half-timbering and is lighted



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by multi-paned casement windows. Its automobile bays are sheltered by tile-clad pent eaves.

The apartment interiors are notably unaltered and are appointed with the familiar fixtures of Arts and Crafts decor. Especially noteworthy are the false stone stairhall finish and Renaissance-style chimneypieces accented with ceramic tile and long and short work at the firebox opening.

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The Frederick Turner Fourplex is locally significant under criterion "c" as an exceptionally well-preserved example of the early work of Portland architect Roscoe Hemenway. The building is one of only three multi-family residences designed by Hemenway, one of the city's most popular residential architects from the 20s through the 50s, and the only one which is extant. The original owner was building contractor Frederick Bernard Turner who built numerous multi-family dwellings throughout the Portland metropolitan area. The date of construction for the fourplex is based on tax assessor records and confirmed by the architect's job list.

Roscoe Hemenway was born in Cottage Grove, Oregon on February 12, 1889. He was educated in Portland public schools, and graduated from the University of Oregon. He spent a period of time in Philadelphia before returning to Portland in approximately 1923 where he practiced until his death in 1959. According to his job list he designed at least 254 buildings during that period: 220 residences in the Portland metropolitan area; 24 residences (including three beach houses and a Mt. Hood vacation home) in communities outside of Portland; three apartment buildings; one barn; one parish building, and one commercial building.

Hemenway's job list reads like a social register. He designed primarily for well-to-do clients who lived in the prestigious neighborhoods of Portland's westhills as well as Laurelhurst, Alameda, Dunthorpe and Lake Oswego. The majority of his designs were adaptations of various period revival styles, although much of his later work was in the Colonial Revival style. Unlike some of Portland's more prominent architects from the period, such as Van Evera Bailey who experimented widely with subtleties of form, materials and environment, or Wade Pipes whose elegant interpretation of the English Arts and Crafts style left a rich array of historic residential architecture, Hemenway's contribution to Portland's architectural landscape was in the sheer number and variety of well-appointed period revival style dwellings which he designed.

Traditional architectural styles such as the Classic and Gothic Revival styles were popular in Oregon during the 19th century, each appearing during different though somewhat overlapping periods. The early decades of the 20th century, however, saw a shift from the dominance of any one particular style to the simultaneous appearance of a wide variety of

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styles. Between the First and Second World Wars, architects began to design buildings in various historic modes to meet the tastes of an increasingly sophisticated and cosmopolitan clientele. Some architects like Roscoe Hemenway were designing Colonial Revival, Jacobethan, Tudor, and English Cottage style houses at the same time and in the same neighborhoods. Hemenway's popularity stemmed in no small part from his architectural training which gave him the ability to apply more or less "correct" historic details to his residential designs and because he welcomed the opportunity to design in a variety of styles.

Hemenway's earliest work in Portland was in 1923 when he designed a residence for a "Miss Johnson." By 1928, the year in which the subject fourplex was designed, Hemenway had designed 14 residences almost all of which were designed in period revival styles including English Cottage, Tudor Revival and Colonial Revival. During the decade of the 30s Hemenway designed over 56 residences only one of which, the Hudson Residence designed in 1937 in the "Streamline Moderne" style, deviated from his trademark period revival styles.

The Second World War slowed Hemenway's practice; however, by the end of the decade he had designed a rectory for St. Mary's Parish at Mt. Angel and 40 residences. The majority of these dwellings like those which followed in the 50s were designed in the Colonial Revival tradition. Hemenway continued to work until shortly before his death at the age of 70 in 1959, in fact the final decade of his life was also the most prolific during which he designed 70 houses, one barn and one commercial building.

Relatively little is known about how Hemenway conducted his practice. City directories indicate that he was a sole practitioner although he shared an office with building contractor Frederick B. Turner for whom he designed the subject building, for several years during the 20s.

Hemenway designed Turner's fourplex in the Tudor Revival style which was particularly fashionable during the 20s and early 30s when it was rivaled only by the Colonial Revival in popularity. The building is quite simple overall, with reference to the Tudor tradition expressed in the mock half-timbering, stucco exterior walls, narrow windows in multiple groups and with multi-pane glazing, and facade dominated by a steeply pitched gabled wall dormer. Also remarkable is the fact that the interior remains virtually intact as built. Here finish details such as white walls with dark woodwork, large stucco fireplaces, built-ins, various niches and oak floors all combine to create a illustration of apartment dwelling during the 20s.

The Turner Fourplex is significant because it is an exceptionally well-preserved example of Hemenway's early work demonstrating his attention to historic detail and ability to carry that through in design of a multi-family residence. The building is also of note because it is the only extant example of a multi-family dwelling designed by Hemenway, and because it is an exceptionally well-preserved example of an early 20th century multi-family residence in general.

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Continuation Sheet**

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Hemenway, Roscoe

1923-1959 Jobs List, Oregon Historical Society Archives.

Oregonian

7/27/59 Roscoe Hemenway Obituary.

Polk, R.L. and Company

1924-1944 Portland City Directories.

Portland, City of, Planning Department

1982 Portland Historic Resource Inventory.

Sackett, Patricia

1989 Irving Street Bowman Apartments National Register of Historic Places Registration

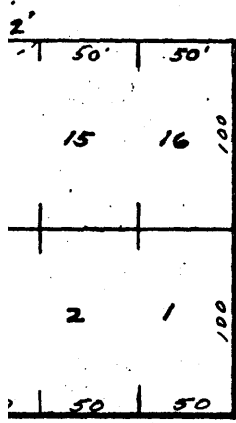
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1936 Fire Map of Portland, Oregon.

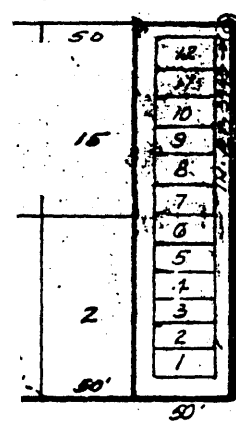
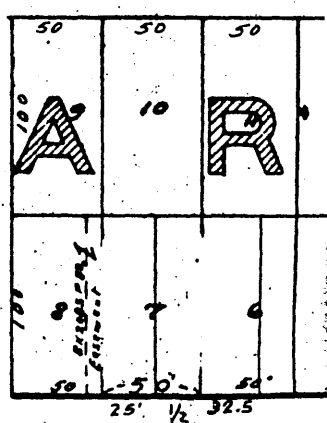
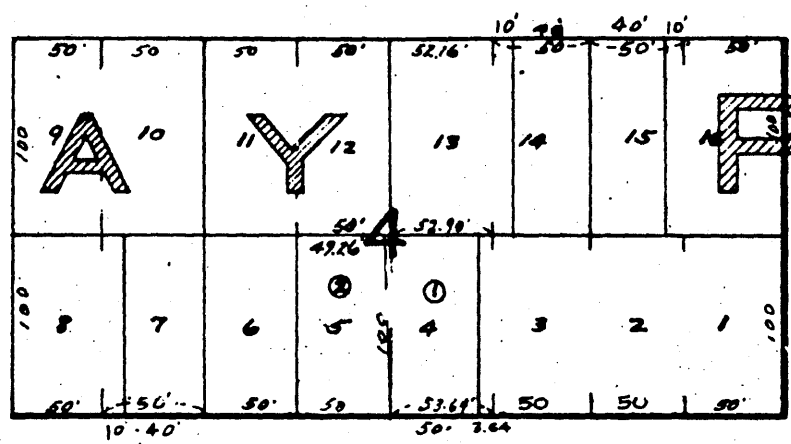
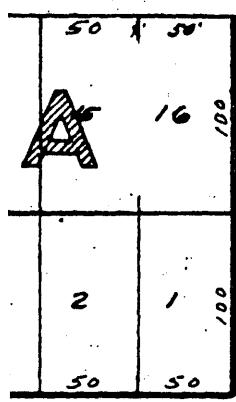
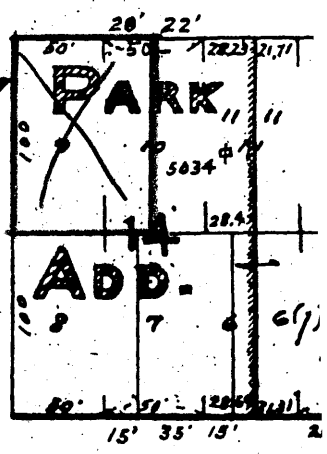
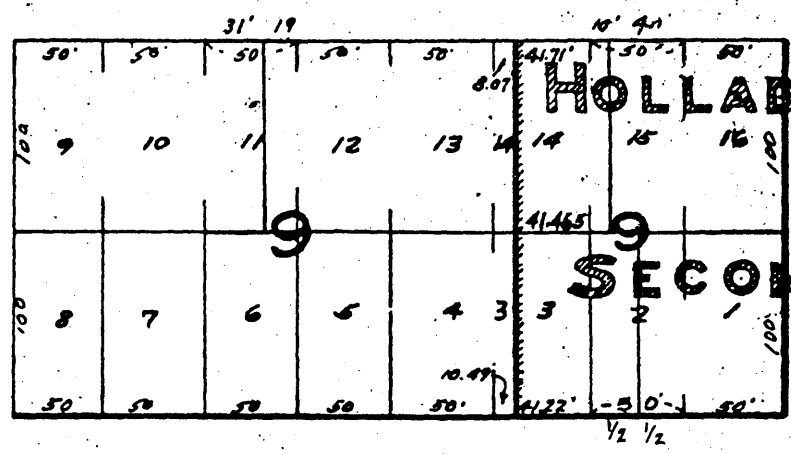
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1991 Deeds and Other Miscellaneous Records, Portland.

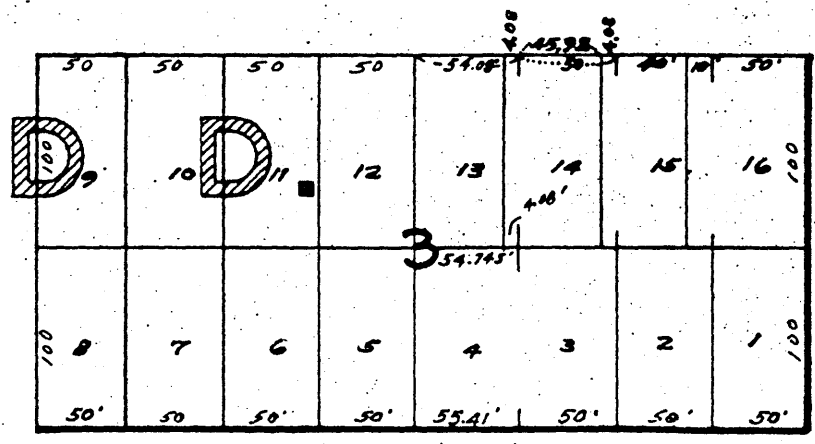
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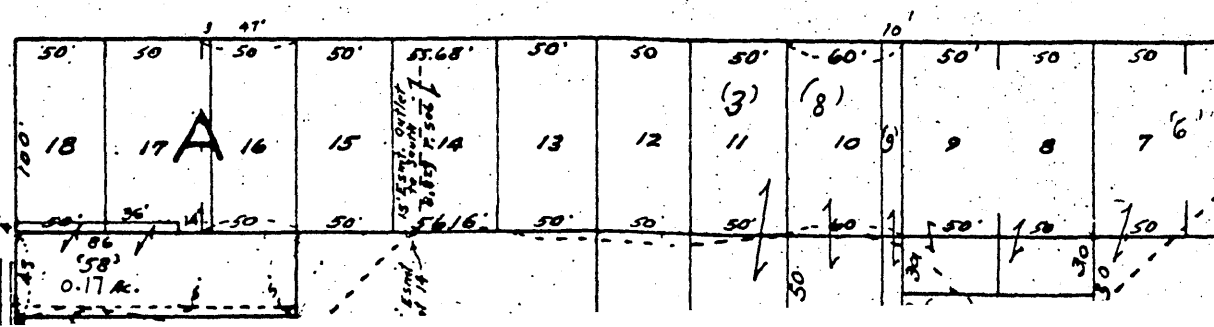
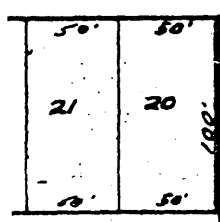
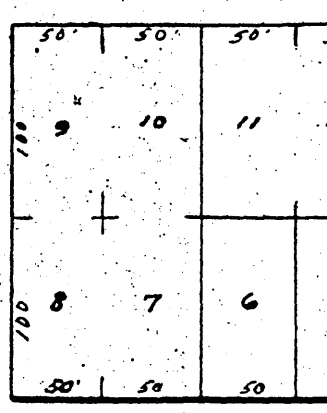
AVE.

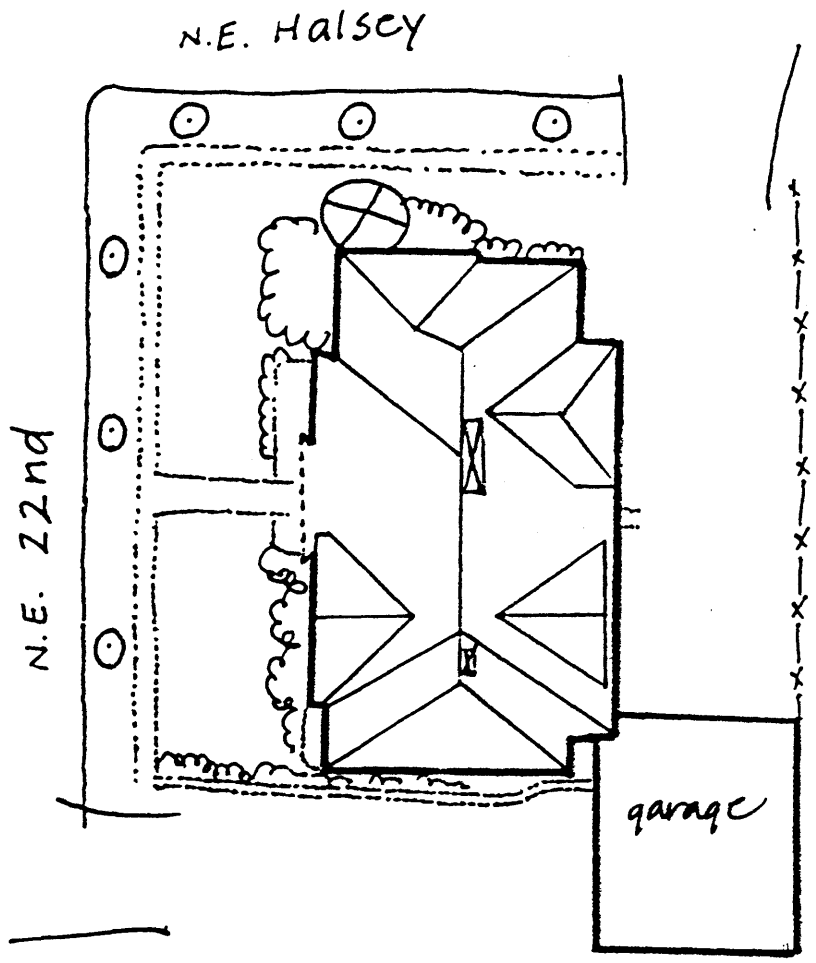


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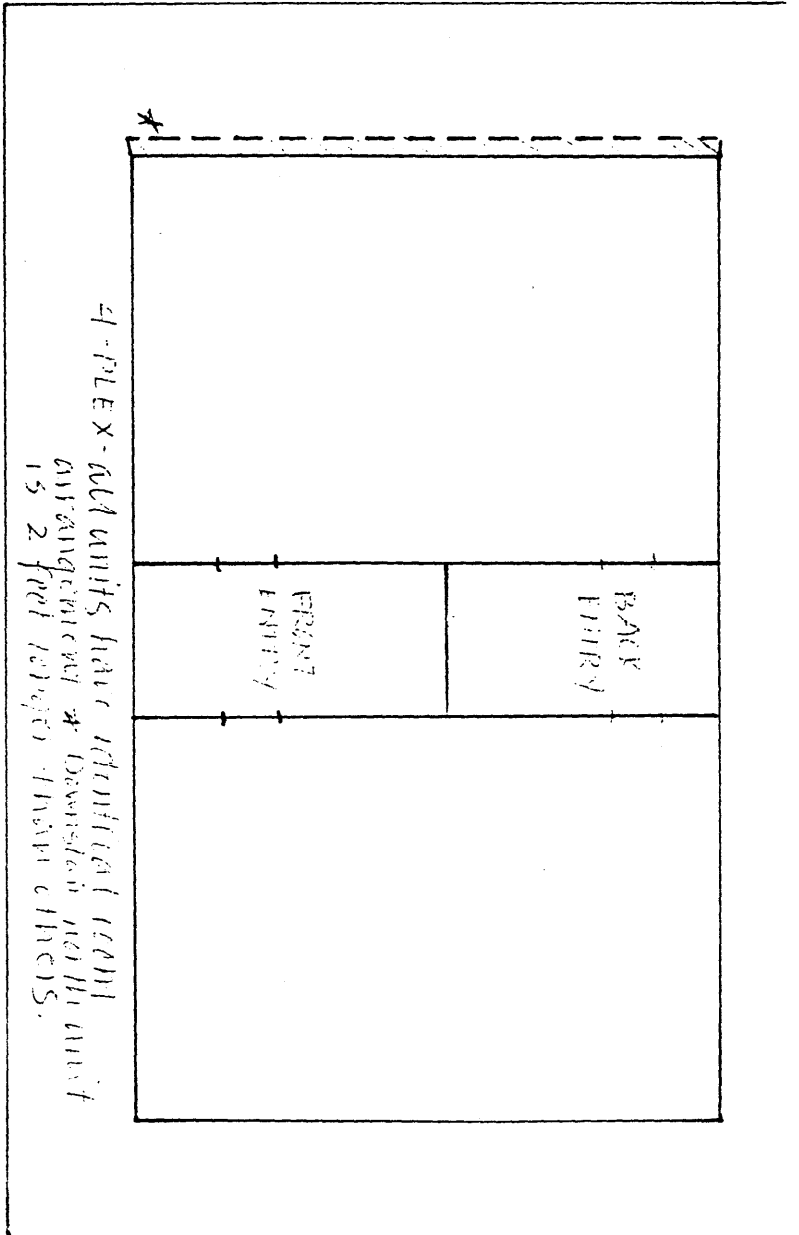
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Frederick Turner Fourplex  
Portland, OR  
8/15/91

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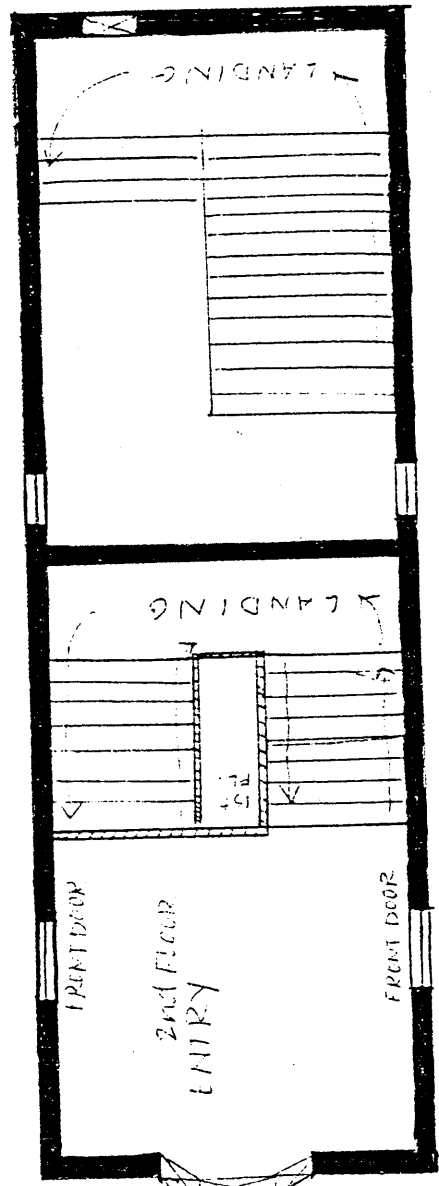
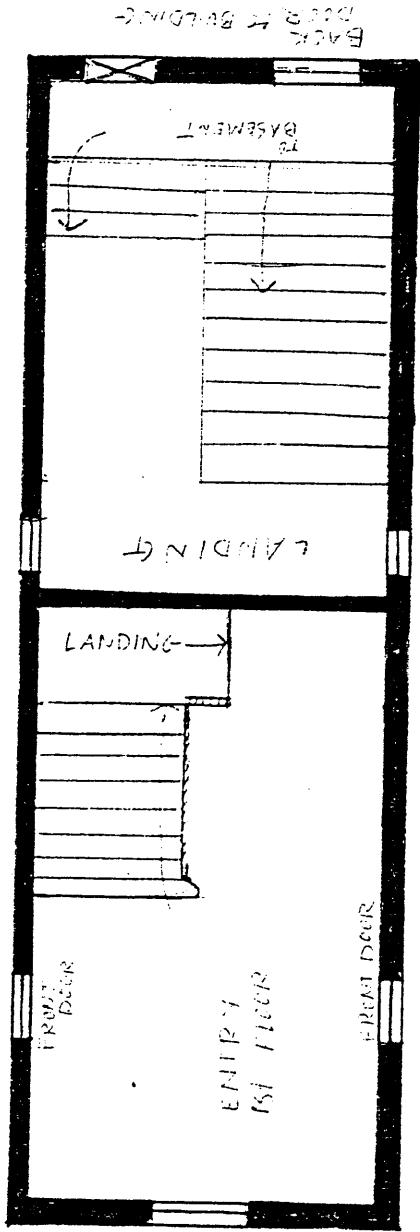
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4- PLEX- ALL UNITS HAVE IDENTICAL LAYOUT  
ARRANGEMENT & DOWNSTAIR NORTH UNIT  
IS 2 FOOT WIDER THAN OTHERS.

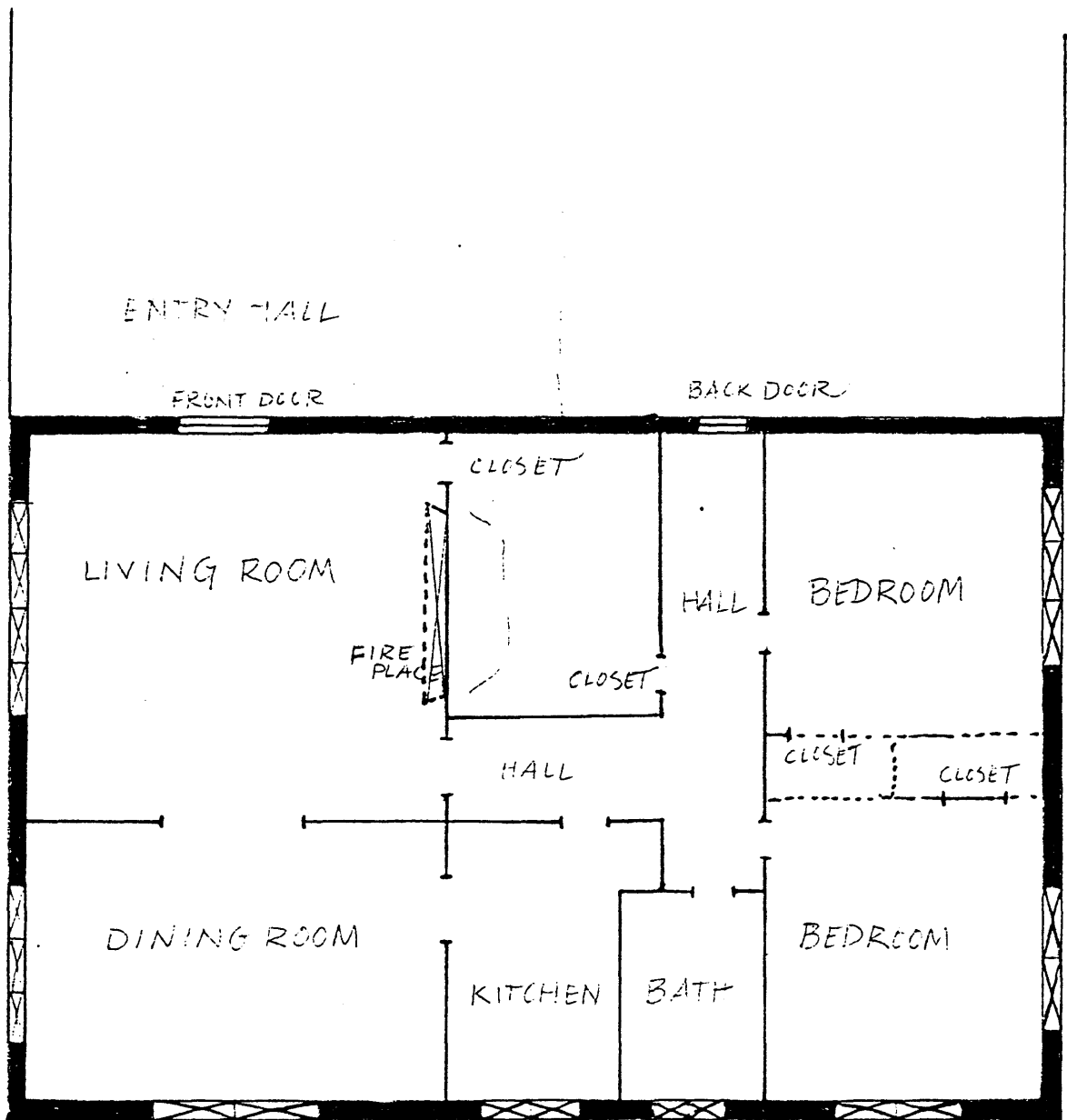
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Frederick  
Portland, OR  
8/15/91  
Turner  
Fourplex



Frederick Turner Fourplex  
 Portland, Oregon  
 8/15/91





^  
 Southern upstairs unit - all 4 units identical  
 room arrangement

Frederick Turner Fourplex  
 Portland, OR  
 8/15/91