

PH0507237

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	NOV 16 1977
DATE ENTERED	JAN 30 1978

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## 1 NAME

HISTORIC \*\*  
Trenkman Houses (preferred)  
AND/OR COMMON  
Hoyt Street Group

## LOCATION

STREET & NUMBER  
525 NW 17th Ave., 526 NW 18th Ave., 1704, 1710, 1716, 1720, 1728, 1734 NW Hoyt St.  
CITY, TOWN  
Portland  
STATE  
Oregon  
VICINITY OF  
First  
COUNTY  
Multnomah  
CODE  
41  
CONGRESSIONAL DISTRICT  
First  
CODE  
051

## CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S) <sup>1/26/78</sup>	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

## OWNER OF PROPERTY

NAME  
See Continuation Sheet

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

## LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Multnomah County Courthouse

STREET & NUMBER  
1021 SW Fourth Avenue

CITY, TOWN

Portland

STATE

Oregon 97204

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE  
City of Portland Designation as Portland Historic Landmark

DATE  
November 8, 1976  
 FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS  
Portland Historic Landmark Commission  
City Hall Annex - 424 SW Main

CITY, TOWN

Portland

STATE

Oregon 97204

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The eight houses in this proposed district are all balloon frame construction on brick foundations. The exteriors of the structures above the foundations begin with a belt course, followed by seven-inch tongue-and-groove siding covering the first story; the second stories of 1710, 1716, 1728 and 1734 NW Hoyt are covered with cedar shingles in various shapes: square, fish-scale, octagon, Gothic arch, etc. 526 NW 18th has tongue-and-groove siding on the first story, followed by a five-foot belt of fish-scale (octagon) shingles which is followed in turn by more tongue-and-groove siding and shingles removed prior to this. The current owners, assuming the original exterior was like the Hoyt Street houses, considered duplication of the original appearance too costly and opted to follow the design used on 526 NW 18th and have just a belt of fish-scale shingles with tongue-and-groove siding below and above belt. This was accomplished in 1976. The residence at 525 NW 17th still is covered with asbestos shingles; the basic structure of the house remains unaltered but it is difficult to determine precisely what is left under the shingles.

The cornice moldings are simple, making use of flat facing boards with cove moldings. Each house has at least one slanted bay window and four of them (1704, 1710, 1728 and 1734 NW Hoyt) have two slanted bays. There are arched brackets on the porch pillars of each house. Some porch pillars are square with routed corners and three houses have turned pillars (1716 and 1720 NW Hoyt and 526 NW 18th). Each house has added, in 1976, an uncovered back porch with railings similar to the front porch railings. The houses at 1704, 1710, 1728 and 1734 NW Hoyt have the same floor plan except that 1704 NW Hoyt is a reverse of the others. Each of these houses has friezes over the windows on the first floor, trimmed with inserted parallel vertical half-round pieces. 525 NW 17th and 1716 NW Hoyt have the same floor plan.

Each structure has two ornate brick chimneys except for 1716 NW Hoyt and 525 NW 17th, each of which has one chimney covered with ornate sheet metal over brick and one exposed brick chimney; all are original except for those on 1710 NW Hoyt, which were rebuilt in 1976, and one of the two on 526 NW 18th, built in 1976 on an existing chimney to replace a metal jack.

There have been no alterations to the fronts of any of the houses except 1704 NW Hoyt where (as mentioned previously) it was necessary to replace original tongue-and-groove siding and cedar shingles.

The interior spaces vary from house to house. In all cases the owners of the seven houses involved in the Hoyt Street Group (i.e., not including 525 NW 17th) have kept, where existing, the original door and window trim moldings, baseboards, stair railings, hardware and stained-glass or clear-glass leaded windows. 1728 NW Hoyt still has a "disclaimer plate" over the front door which reads E. TRENMANN, 424 Market Street. This was attached prior to 1930, as that was the year when Portland street numbers were changed.

The site is almost half of the city block. The houses are set back from the sidewalk and a low concrete wall (constructed to resemble cut sandstone blocks) retains soil excavated from the basements intervening between the sidewalk and the houses. This provides a grade separation between the curb level and the houses' foundation lines. The backyards of the properties have, by notations on each deed, been combined and will be developed as a common space to be used by occupants of the seven houses in the Hoyt Street Group (excluding 525 NW 17th). This common space is now surrounded by a board-and-batten cedar fence, constructed in October 1976 as a means of defining the property, providing privacy and security, and establishing an area in which children of occupants are safe from the street. When the Trenkman Houses were constructed, their backyards were all separated from each other by wooden fences.

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Trenkmann Houses, Portland, Multnomah County, Oregon

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

OWNER OF PROPERTY: Multiple Ownerships

✓ Fred Langlois Estate  
525 NW 17th Avenue  
Portland, OR 97209

✓ Christopher M. Spence et al  
526 NW 18th Avenue  
Portland, OR 97209

✓ Philip A. Pincus &  
Lauriette C. Nielson  
1704 NW Hoyt  
Portland, OR 97209

✓ Robert F. Phillips, Jr.  
1710 NW Hoyt St.  
Portland, OR 97209

✓ William D. LaCour  
1716 NW Hoyt  
Portland, OR 97209

✓ Spencer B. & Jane M. Beebe  
1720 NW Hoyt Street  
Portland, OR 97209

William R. Jamison &  
Emlyn S. Thomas  
1728 NW Hoyt St.  
Portland, OR 97209

Harold J. Folberg  
1734 NW Hoyt St.  
Portland, OR 97209

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ITEM NUMBER 7 PAGE 1

The Hoyt Street Group has joined its neighbors on the north side of NW Hoyt Street to apply for a street modification project on NW Hoyt between NW 17th and 18th Avenues; the proposal has been approved in concept, but details are sketchy at the time of this application. Purpose of the modification will be to discourage (and reduce) vehicular traffic on the street between the NW 16th-18th Ave. one-way couplet, and thereby enhance the residential character of the block. It is worth noting that there is no evidence of any early improvement of Hoyt Street in this area, i.e., unlike the street east of NW 13th Avenue, this segment had no cobblestone or paving brick characteristic of early city street improvement; in 1890 and subsequent years until the asphalt paving program reached the area, the street was dirt or gravel. The Hoyt Street Group will consult with the State Historic Preservation Office to assure that the modification design will be appropriate.

The six house fronting Hoy Street are oriented to the north. Those at 525 NW 17th Avenue and 526 NW 18th Avenue face east and west, respectively. The entire group forms a kind of horseshoe-shaped development around the north half of the block.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1890

BUILDER/ARCHITECT Herman Trenkmann

## STATEMENT OF SIGNIFICANCE

By their proximity to each other, and because of the care and accuracy with which they were restored to their original appearance, the eight homes being nominated comprise a small homogenous enclave exemplifying the Eastlake style of Victorian architecture. These homes are situated in an older, non-descript and (until recently) declining neighborhood, but one which is relatively rich in surviving Victorian residences. It is to be expected that the striking success realized by the owners, <sup>thus</sup> of the nominated structures in restoring their homes will encourage others to do the same, ~~thus~~ serving the multiple purposes of preserving worthy structures, assisting in improvement of the surrounding neighborhood and checking encroachment into a residential area by commercial enterprises.

In 1890, Herman Trenkmann constructed eight houses on the north half of a city block in Northwest Portland defined by NW Glisan Street on the south, NW 18th Avenue on the west, NW Hoyt Street on the north, and NW 17th Avenue on the east. They were built with wood frame, balloon construction on brick foundations, in the Eastlake style of Victorian architecture, for use as single-family residential rental units.

Herman Trenkmann was born Feb. 9, 1843, in Altenberg, Germany. Prior to coming to the United States, he learned the blacksmithing and machinist trades. On arrival in America, he worked in New York, Chicago and San Francisco before moving to Portland some time between 1868 and 1870. He came to Portland on the stagecoach, setting up his first shop as a contractor at Front and Ash Streets (according to the Oregonian of Feb. 25, 1913), although he is not listed in the Portland City Directory until 1873. In the City Directory of that year, Trenkmann is listed as a machinist and toolmaker, located at 157 Front Street; he maintained a residence on the SE corner of H (now Hoyt) and N. (now NW) 14th Streets. (A contradiction appears in the Oregonian's Jan. 8, 1874 death notice of Herman Trenkmann's young (22 years, 8 months) wife, Emma. It listed their residence as N. (now NW) 13th and H (now Hoyt) Streets).

In 1881 Trenkmann's business address was 62 Front Street, near Pine. His residence then was 267 First Street. Trenkmann joined with F. Wolff in 1882 to form Trenkmann & Wolff Machinists, and they moved the firm to the north side of F (now Flanders) Street between 3rd and 4th. 1888 is the last year Trenkmann & Wolff is listed as a firm in the City Directory. A Feb. 25, 1913 Oregonian article on Trenkmann said he had been retired for 25 years, which may account for the lack of a City Directory listing after 1888.

Trenkmann did extensive work on the new penitentiary (corner laid in May, 1871) in Salem and other state and municipal construction over the years. He died on March 1, 1913, at St. Vincent's Hospital in Portland of heart disease, asthma and kidney failure.

In 1975, seven of the eight 1890 Trenkmann houses were purchased, each by separate buyers who agreed to the stipulation that the exterior elements be restored to as close to the original as possible, and that the back yard area be held in common by the group so it could be landscaped and utilized by all occupants.

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Portland City Directories 1870-1873, S.J. McCormick, Publisher, Portland.  
Portland City Directories 1880-1890, R.L. Polk & Co., Portland.  
Sandborn Fire Insurance Atlas 1890, Sandborn Map Co., Portland.  
The Oregonian, Jan. 8, 1874, p. 1; Feb 25, 1913, p. 18; Mar. 2, 1913, p. 7.  
Oregon Journal, Oct. 12, 1938, p. 25.  
The Oregon Historical Society Scrapbook No. 36, pp. 151, 155.  
The Oregon Historical Society Picture Collection.

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY 1/2 acre

UTM REFERENCES

A 

1	0
ZONE	

5	2	4	3	8	0
EASTING					

5	0	4	1	4	2	0
NORTHING						

B 

ZONE	

EASTING					

NORTHING							

VERBAL BOUNDARY DESCRIPTION

N 1/2 Block 163, Couch's Addition to plat of Portland.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

**11 FORM PREPARED BY**

NAME / TITLE

William R. Jamison and Charles M. Spence

ORGANIZATION

Hoyt Street Group Hoyt Street Group

DATE

May 20, 1977

STREET & NUMBER

1728 NW Hoyt Street 526 NW 18th Ave.

(503) 223-7299

(503) 223-4308

CITY OR TOWN

Portland

STATE

Oregon 97209

**12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

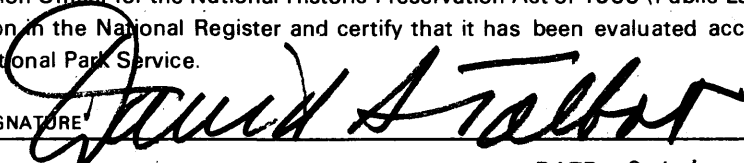
NATIONAL   

STATE   

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE State Historic Preservation Officer

DATE October 31, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER



DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

DATE 1-30-78

ATTEST:

DATE 1-30-78

KEEPER OF THE NATIONAL REGISTER

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For the most part, the exteriors of the structures had not been extensively altered, although they had been covered, either with "fake brick" celotex-asphalt siding or with asbestos shingles (probably in the 1930s or 1940s), and prior to application many cornice and other moldings were removed. Fortunately, however, nothing was removed from the 1710 NW Hoyt house, so it served as a guide for restoration of the others.

The eighth 1890 Trenkman house, 525 NW 17th Ave., is standing but at the present time is not part of the Hoyt Street Group because at the time the Group was formed, it was occupied by an elderly couple who could neither relocate nor participate in the objectives of the Hoyt Street Group. The elderly man died in early 1976 and the house is not in an estate settlement, but is included in the application for nomination to the National Register.

The 525 NW 17th house is covered with asbestos shingles, but does not appear to have any structural alterations. The present members of the Hoyt Street Group are disposed to welcome consideration of inclusion of the eighth house in the Group.

It is significant that in 1977, seven of the eight houses contiguous to each other and built in 1890 by the same builder are still standing in Portland, and that they are all now in the process of restoration and renovation, with some prospect that the eighth house may subsequently receive similar treatment.