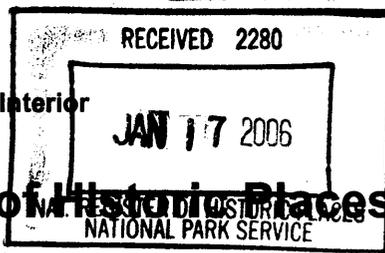


United States Department of the Interior
National Park Service



AUG 24 2005

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction 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 classifications, 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 McAvinney Fourplex

other names/site number _____

2. Location

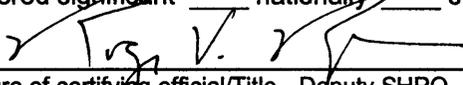
street & number 2004 NE 17th Ave not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97212

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally.


Signature of certifying official/Title - Deputy SHPO

8-16-05
Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

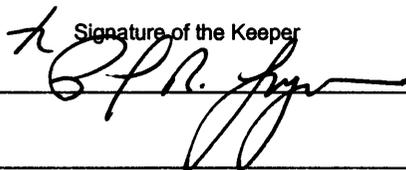
entered in the National Register
See continuation sheet.

determined eligible for the National Register
See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): _____

 Signature of the Keeper
2/6/06 Date of Action

McAvinney Fourplex
Name of Property

Multnomah, OR
County and State

5. Classification

Ownership of Property
(check as many 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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | | 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

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 20TH CENTURY REVIVALS:
Neo-Classical

foundation: CONCRETE
walls: WOOD: Weatherboard
roof: ASPHALT
Other: _____

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

See continuation sheets.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

NARRATIVE DESCRIPTION

The McAvinney Fourplex, built in 1913, is a two-story rectangular apartment building in a symmetrical layout containing two units on the first floor and two nearly identical on the second. It was designed in the Neo-classical style as evident by four full-height porch columns with Ionic capitals, and a full-width porch at the first and second stories. Both the exterior and interior retain a high level of integrity and have been relatively well preserved for many years by only a few owners since McAvinney ownership during its first three decades. The McAvinney Fourplex stands on the east side of NE 17th Avenue between NE Tillamook Street to the north and NE Hancock Street to the south inside the Irvington district. It sits at 2004 NE 17th Avenue in the southern portion of Irvington surrounded primarily by old and more modern apartment buildings.

Setting

The general Irvington neighborhood recognized by the city of Portland covers the blocks between NE 7th and NE 24th from west to east, and NE Broadway to NE Fremont from south to north in a relatively close-in portion of NE Portland. The neighborhood is primarily composed of single-family homes with the exception of a diverse assortment of apartment buildings on the south side along with commercial structures along NE Broadway on the south boundary, which is today designated a major transportation corridor. Many of the oldest homes in the district were lost to redevelopment in this proximity and primarily during the 1960s and 1970s. The subject building is located near the most northwesterly portion of the John Irvings Addition subdivision, the earliest "Irvington development" that runs east to NE 24th Avenue and south to NE Halsey Street in today's Sullivan's Gulch neighborhood east of the Lloyd Center. Across the street to the west is the northeasterly portion of Hollidays Addition, a large subdivision that runs west to NE 1st and many blocks far south of the Lloyd District to NE Glisan, south of the Banfield freeway gulch. Immediately north of the subject property at Tillamook Street is the main Irvington plat containing primarily single-family residential homes.

The McAvinney Fourplex sits on the south fifty feet of lots 9 and 10 of Block 20 of John Irvings Addition to East Portland, an oversized block of that subdivision that fills in the gap to Irvington at Tillamook Street. NE 17th Avenue has an eighty foot right-of-way, unlike many of other nearby streets due to being on the subdivision boundary with Hollidays Addition to the west. To the north of the subject property is a two-story ranch-style apartment building that replaced the original 1906 McAvinney home in 1969-1970, and to the south is another modern two-story apartment complex constructed in 1967 that replaced the well-known 1903 McClung home and its gardens. Across the street is a fourplex built in 1912 by prominent building contractor Frederic E. Bowman. This building's wood siding was covered with asbestos about fifty years ago. It was recently extensively remodeled and altered and divided into condominiums. To the north of that structure is the more famous 1913 F. E. Bowman Apartments that face NE Tillamook. This beautiful building was designed in the Arts and Crafts style with the use of clinkerbrick on the outside and spacious units inside and listed in the National Register in 1989. One block west and another south on NE 16th is another F. E. Bowman built apartment building (1912) also with a decorative clinkerbrick exterior. This building was listed in the National Register in 2002.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Also throughout this proximity of Hollidays Addition, many other fine older apartment buildings of 1910s or 1920s vintage stand in a variety of architectural styles from the Arts and Crafts, Mediterranean, Colonial Revival, and more rare English Cottage. One block south of the McAvinney Fourplex on the west side of NE 17th is the elegant Westminster Presbyterian Church (1912-14), designed by Irvington architect Ellis Lawrence and constructed of basalt blocks with its main edifice facing NE Schuyler.

Exterior Description

The B. E. McAvinney Fourplex is a rectangular apartment building of two full stories with a full-width front porch at both levels and a low-pitched hip roof in fashion with the Neo-classical style, a less common style for apartment buildings of this time. It is constructed of wood framing with narrow board siding on all facades, supported by a perimeter concrete foundation. There are two interior chimneys that service four fireplaces, one for each unit's dining room. Most of the windows are of the double-hung variety and some of the primary windows have divided-light sashes in the upper portions. The building is generally 36' wide and 63' long, not including the large front porch, and has a full basement below. The basement has a finished concrete floor with a laundry room in the middle front portion and large storage units containing furnaces and other utility functions for each unit. The building's front wall is set back 25' from the front right-of-way on NE 17th and the building is on a bank about four feet higher than the grade of the street. The south side is set back five feet from the side property line.

The front (west) facade exhibits the decorative symmetry typical of the Neo-classical style and is dominated by a full-width porch at both stories that is 30' wide and 8' deep. As typical in this style, fluted columns in the Ionic order rise from the porch floor, up two stories to the roof. At the center of the porch is the original oak front door with a transom and symmetrical sidelights. At the second-story balcony is a similar door with the same window treatments for common access to the balcony deck. On each front building corner is beaded corner trim with Ionic capitals at the top. A centrally placed hipped-roof dormer with windows provides light and ventilation at the attic. Practically all the porch materials, doors, windows, and columns are original and in good functional condition.

The side facades (north and south) are identical mirror images of each other, by bay and window layout, with the same materials. Near the front, a two-story projecting bay indicates walk-in closets at both stories. Next, a two-story angled bay holds dining room windows at each story. The last twenty feet of the façade shows a projecting bay holding the bedroom and enclosed sleeping porches at both stories. The concrete foundation is a straight line from front to back on the side elevations.

The rear (east) facade is dominated by the enclosed sleeping porches that all four units had. It appears that the original window openings were retained when they were glazed, probably during the 1920s. Weep holes in the siding are still present where water would once drain off the porch floors when open to the weather. In the center of the façade, a deeply recessed, open stairhall provides access to all four apartments to the backyard. A stairway on the right side goes down below grade to the basement.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Interior Description

The McAvinney Fourplex is divided into four spacious, equal-sized, single-story living units numbered units A to D. All four units are typical in layout and size with similar finishing materials inside. The interior closely resembles the Arts and Crafts style with smooth single-paneled doors, flat casing or moulding around the doors and windows, all of wavy grained Douglas-fir. The secondary doors throughout the building for the rear, bathrooms, kitchens, and closets are of the five-panel type, typical of the period. Most of the wood doors and trim inside retain their original unpainted finishes in the main rooms. All the mouldings above the windows and doors are crowned. All the dining rooms have fireplaces with plate rails at the mid-level and wavy-grain Douglas-fir paneling. Hardwood floors of oak exist in the living room, foyer, and dining room of each unit as well.

Once entering the large front door, there is a foyer with hardwood floors of oak. To the immediate right there is the door to Unit A and to the left is Unit C. Ahead on the right side is another door that goes down to the basement. On the left side, there is the stairway to the upstairs units. On the back wall of the stairway chamber are small windows with a rough surface that add light into the interior closets of each unit. At the top landing of the stairway is a door on each side that leads to either Unit B or D. Straight ahead are sidelights and an operable transom window adorning a glazed exterior door leading outside to the second-story balcony.

In each of the four similar units the front door opens directly into the living area. Against the exterior wall is a walk-in closet with a window on each side. Originally, the closets contained a drop-down bed (Murphy bed) and Unit D still contains the original bed frame inside the closet. To the side of the closet is a built-in cabinet with glass doors. Next to the cabinets is a wood-framed opening leading to the dining room. There were originally square columns for support that were later removed and put into the attic. Douglas-fir wall paneling runs half way up the walls to plate rails. On the exterior wall is a bay window allowing much natural light. On the back wall is a simple fireplace with a large Douglas-fir mantel on top. Adjacent to the fireplace hearth is a swinging door for the kitchen. On the interior wall side is a door to a large interior closet. The only natural light to that closet is a window connecting to the stairway chamber. Going through the kitchen door is the kitchen space, which originally had glass cabinets that only survived in Unit B but are scheduled for replacement in the others. The floors in the kitchen, bedroom and closets are tongue-and-groove Douglas-fir. Behind the kitchen by the outside wall is the bedroom with a walk-in closet. To the rear of the bedroom is another room, originally a sleeping porch with exposure on the side and rear exterior walls. On the interior side from the kitchen is the bathroom. The original hex tiles remain on the bathroom floor in all units and some of them still have the wall tiles as well. To the side of the bathroom is a door that leads outside to the staircases that access the backyard.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

STATEMENT OF SIGNIFICANCE

The McAvinney Fourplex of 1913 is significant in architecture and retains a very high level of integrity inside and outside. It is the only apartment building in the Neoclassical style in the Irvington neighborhood and a rare form of the many smaller apartment houses throughout the lower Irvington area and Lloyd District/Sullivan's Gulch neighborhood to the south as well. It is also one of the older multi-family dwellings built in the district as there are less than a dozen built between 1910-1913. Designed by Luther R. Bailey, a very active architect and builder of many fine homes and buildings on Portland's eastside during the early twentieth century, this building is one of his earliest known works. The lower or southern portion of Irvington has a large collection of early twentieth-century apartment houses. Some are architecturally remarkable and many are in the Arts and Crafts style. Others built during the 1920s and 1930s are in other styles such as Mediterranean, Mission Revival, and English. Four of these buildings have been previously listed on the National Register of Historic Places in context to architecture.

Irvington and the McAvinneys

On 27 January 1906, Bernard E. and Lena F. McAvinney purchased lots 9 and 10 of Block 20 of John Irving's First Addition to East Portland from Henry J. and Agatha Hefty for \$2,800.¹ The Irvington neighborhood evolved from the Donation Land Claim (DLC) of Captain William Irving and his wife Elizabeth. William Irving was born in Scotland in 1816 and ventured out to sea when young and worked up to a rank of captain. In 1849, he was drawn to the California Gold Rush in Sacramento and operated steam-powered sternwheelers. He soon arrived in Portland and established shipping commerce connections. In 1851, he married Elizabeth Jane Dixon and they established a 640-acre land claim (320 acres each) plus a strip of land that ran down to the Willamette River and got title to the land cleared in an 1865 patent deed from the U.S. Government. In January 1871, the Irvings sold a portion of their land along the southern boundary to Ben Holladay to be incorporated into Holladays Addition to East Portland. Development in the formerly Irving owned parcel did not commence until 1888 and the blocks between N.E. Halsey and N.E. Hancock from N.E. 1st to N.E. 17th cover this tract today, spanning three different neighborhoods.

In 1882, efforts were started to subdivide some of the remaining Irving DLC into parcels. Son John Irving platted a portion at the southeast portion naming it John Irving's First Addition to East Portland, now primarily inside the Irvington neighborhood, covering the blocks between N.E. 17th and N.E. 24th. Also at this time, Elizabeth Irving, a widow by now, platted a portion of her land at the southwest corner near the river, using her name, which is now inside the Eliot Neighborhood. Lot sales were very slow until the advent of streetcar service to Irvington in 1891. Later in 1882, Elizabeth and John Irving sold the eastern portion of the Irving DLC plus most of the blocks

¹ Multnomah County Deeds.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

of the John Irving plat to a business syndicate for \$62,000. Elizabeth Irving retained ownership of the western portion west of present day N.E. 14th.²

On 24 October 1887, David P. Thompson, a renowned surveyor and developer, filed a plat for "Irvington" on paper with Multnomah County. The plotted subdivision covered both the land they and Elizabeth Irving owned, running between N.E. 7th to N.E. 24th inside the parameters of the present day neighborhood. They conceived it to be a well planned upper-middle class development laid out in long rectangular blocks.

In July 1891, lot sales were opened in Irvington east of N.E. 14th in the southern blocks with strict deed covenants for building. Only individual homes were allowed with a minimum cost of \$2,500 with a twenty-five-foot setback and excluded Chinese. These appear to be the earliest known private covenants, as the city of Portland just acquired this area inside the city limits when the municipalities on the east side of the river were consolidated. At this time, Irvington was touted to be an affluent streetcar suburb to draw residents from the busy west side. Also in 1891, the City and Suburban Company expanded their streetcar line from the Steel Bridge into Irvington along N.E. 15th from Holladay Street providing a downtown connection. During 1891 and 1892, the average lot price was over \$1,000 and sales accelerated. Things reversed for the Irvington development beginning in April 1893, when a severe nationwide panic in the banking industry caused a sharp depression. Portland was hard hit due to drastic drops in shipping, timber demand, and manufacturing. The Irvington developers soon pulled the sale of new lots off the market rather than face drastic price reductions. There were many foreclosures to deal with, some on lots with houses. They waited until 1898 to resume lot sales, when there was improvement in the real estate industry. When the big building boom occurred in response to the Lewis and Clark Centennial Exposition of 1905, the developers opened many other blocks north of N.E. Thompson Street. Lot prices rose much more with a new flurry of heavy building activity. By 1910, most of the southern and western portion of Irvington was filled in with houses, then with duplexes and other multi-family dwellings soon to follow. By the time Bernard and Lena McAvinney had a house designed and built for their two oversized lots at the north end of the subdivision in 1906, newspapers were reporting Irvington to be Portland's most popular suburb for construction of costly homes.³

Bernard E. McAvinney was born November 1861 in Iowa but both of his parents came from Canada. Around 1890, he married Lena F. who was born December 1862 in New York City and had parents of German descent. It appears his wife Lena was previously married and living in Illinois as two step-sons Charles (June 1882) and Martin (December 1883) were living in the household.⁴ The family came to Portland in the late 1890s and lived in two different houses in the lower Albina area before 1906. Bernard McAvinney was involved in the sale of agricultural commodities. In 1902, he became a salesman for Kerr, Gifford and Co., a grain purchasing and shipping firm and had an office downtown at the Concord Building. During the 1900s, expansion of eastward railroads through the Columbia River Gorge and the start of a large building boom in Portland, the firm became

² Roy Roos, *The History and Development of Portland's Irvington Neighborhood*, 1997, pp. 11-21.

³ *Ibid*, pp. 21-42; Portland City Directory, 1907.

⁴ U.S. Census, 1900.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

very successful from the increase of grain supplies and export markets. McAvinney remained with the firm over two more decades.⁵

On 13 August 1913, a plumbing permit was started on construction underway on a large fourplex (flats) at the rear of McAvinney's property that faced N.E. 17th. Bernard McAvinney hired architect Luther R. Bailey to design and construct the building in the Neoclassical style of architecture.

The Neoclassical Style

The Neoclassical style evolved in the 1890s as a renewal of the Early Classical Revival movement in the United States during the early 1800s. Another name often applied to the Early Classical Revival is Jeffersonian Classicism, as Thomas Jefferson is often credited as the foremost proponent of the style in the years following the Revolution. In 1784, Jefferson went to France and requested the assistance of a French architect to help him in the design of the Virginia State Capitol. When that building was finished in 1798, it had a large influence on architecture in America and the Early Classical Revival movement was born. It was the most popular style for public buildings including the United States Capitol, completed in 1835. The high-end residential architectural scene was also influenced, as many mansions in the eastern and southern states were built in the decades before the Civil War. Especially notable were the large plantation houses of the south.⁶

The Neoclassical style also draws features from the Greek Revival style, which followed the Early Classical Revival movement. This style was popular from the early to mid-1800s in the U.S., and featured conspicuous porches, prominent supporting columns, and traditional classical pediments in the gables above. The Greek Revival style's resemblance to the temples of ancient Greece made it a favorite for government buildings, and later financial institutions. Early examples of the Greek Revival style typically had much ornament and details, but it grew more vernacular after the 1840s as it migrated westward, eventually to Oregon, and was commonly fused with the steeper pitched rooflines of Victorian-era residences. One significant local example is the Captain John C. Ainsworth House (1851) at Oregon City. Most of the vernacular versions had the porches reduced with the temple form fused into the gable end on the main frame. After the Civil War, the popularity of the Greek Revival faded, even on public buildings.⁷

The Neoclassical style borrowed from the elements of ancient Roman and Greek architecture as the Early Classical and Greek Revivals did, but applied modern touches to the buildings. The central entry covered by a columnated porch with Corinthian or Ionic details persisted, but the roofline was more quiet and other details were reduced in scale such as the columns and doorway pediments. The pediment over the prominent front porch was reduced or eliminated in this modern version of the earlier classical revival styles. The Neoclassical style gained popularity after the 1893 World's Columbian Exposition in Chicago set a new taste in architectural trends.

⁵ Polk Directory, op.cit., 1902-1928, 1950-1980.

⁶ John Poppeliers and S. Allen Chambers, Jr., *What Style Is It?*, 2003, pp. 32-38.

⁷ Robert K. Sutton, *Americans Interpret the Parthenon*, 1992, pp. 87-88.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Under the direction of architect Daniel Burnham, all the major buildings in the fair were designed in the classical style, which sparked a wave of popularity for the style's use on public and institutional buildings. It was reported that more marble was used between 1900 and 1917 in the United States than was ever used during the Roman Empire.⁸ Of the more famous were the Lincoln Memorial Building (1909-1917) in Washington, D.C. and more locally, the U.S. National Bank Building (1915-1917) in downtown Portland, designed by A. E. Doyle.

The Neoclassical style was popular for residential construction as well as for public buildings. The prominent architectural firm of McKim, Mead and White of Boston especially favored the style when designing mansions for wealthy industrialists and financiers in numerous east coast cities during the later portion of the 1890s. Other architects followed suit throughout the country and at the beginning of the twentieth century, still in demand by the wealthy, the style began to be utilized in downscaled versions to suit upper-middle-class residents who favored the appearance of wealth and European-derived establishment.⁹ The style's dramatic character-defining features, including full-height columns on classical facades, pedimented gables, and conspicuous porches made it easy to give a touch of class to both single- and multi-family dwellings in urban settings. The Neoclassical debuted in Portland by 1900 in some upper-class residences, and a few apartment houses by 1910. Here, they were typically constructed of wood but were not the usual style of choice by local architects. One large apartment building with dominant Neoclassical features stands in the Lloyd District (Holladays Addition) at 1010-16 N.E. Weidler. It was built for Mrs. C. Green in 1910 but has suffered exterior alterations on the front façade including asbestos siding during the mid-twentieth century. Only two single-family homes in Irvington nearly pure to this style stand. The Fred O. Miller House, a large house with prominent columns and Colonial Revival touches was custom built in 1914 at 2329 N.E. Thompson, and a second home of moderate size at 2524 N.E. 16th, about four blocks north of the McAvinney Fourplex. The second home was built on speculation in 1908 by B. T. Stapleton and sold to Charles A. Painton, a manager for an importing firm. This house has Arts and Crafts characteristics but the large two-level front porch is dominated by fluted square columns in the Neoclassical fashion. Another home with many Neoclassical elements is the H. P. Palmer House (1909), designed by Richard Martin, Jr. and built at 1831 NE Thompson. This fine Irvington home also has Arts and Crafts and Colonial Revival characteristics but the Ionic columns and reduced size front porch do display the Neoclassical touch strongly. By the 1910s, the Neoclassical style was quickly fading from popularity by the growing dominant popularity of the Arts and Crafts styles, especially in the Pacific Northwest region area. The distinctive elements were rare to show up in any buildings constructed after 1920 in the local area.

L.R. Bailey and Co., architects

The firm L. R. Bailey and Co. completed the McAvinney Fourplex by December 1913, after interior plumbing fixtures were finally inspected and passed. Luther Raeford Bailey was a very influential architect on the building of high-class homes and buildings on the east side of Portland during the 1910s and 1920s. He was born 23 September 1873 in Hackneyville, Alabama and went to Southern University in Greensboro, Alabama receiving a

⁸ Marcus Whiffen, *American Architecture Since 1780*, 1974, pp. 167-171.

⁹ Gordon Bock, "The Neoclassical Style (1890-1920)," *Old House Journal*, Feb. 2002, pp. 68-73.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

PhD degree. A few years later, he studied building engineering at a post-graduate level at Boston University. He taught engineering school on the east coast for four more years. In 1901, he married Willie Doris Upshaw of Goodwater, Alabama.¹⁰ Bailey came to Portland around 1907 and was initially the coast manager for Underwood and Underwood, a firm who produced stereographs and lantern slides. He may have worked for the firm before coming to town, as it appears they were branched out across the US. During 1909, he was the president of the Portland Realty and Construction Company and presumably the designer of homes they built during a period of a phenomenal building boom in Portland's history. In 1910, Luther Bailey and his family moved to the east side of Portland after building a home in the Beaumont neighborhood at 4640 NE Alameda Drive.¹¹ His family was soon comprised of four children: Raeford, Joe A., Doris, and John U.

Late in 1910, he established his own firm, L. R. Bailey and Co. and he was the chief designer. Polk Directories list the firm as contracting architects and builders. The firm became immediately active in the construction of mainly residences, many on organized speculation. It is apparent the firm paralleled the activities of F E Bowman and Co., another active builder of houses and apartments in the same general area of town. During the 1910s, a large number of houses were built in the Irvington neighborhood. The earliest known home is a Dutch Colonial designed for Eugene Langdon, completed in 1911 at 2722 NE 22nd Avenue. In 1917-18, nearly an entire block of homes were constructed on a speculation contract with Edgar W. Smith between NE 19th, NE 20th, NE Siskiyou, and NE Klickitat. These fine homes all still stand in a diverse range of architectural styles and sizes appearing not at all like a group of "spec" houses. It is believed he designed nearly 50 houses in Irvington alone between 1911 through 1925 and possibly another 100 in the other east-side neighborhoods of Alameda, Beaumont, Rose City Park and Laurelhurst. As L. R. Bailey and Company quickly grew during the 1910s, they also took on other projects such as apartment houses, commercial buildings, theatres, and churches.¹² The McAvinney Fourplex is the earliest known larger building designed by Luther Bailey. During the 1920s, he designed several groups of commercial buildings in the Hollywood District along NE Sandy Blvd. He was noted for his design of the Highway Theatre at 5233 NE Sandy. In 1928, Luther Bailey and his wife moved to Arizona and ceased operation of his firm here due to a slowing local economy. They returned to Portland in the early 1930s and Bailey spent the rest of his career working as an engineer for the federal government.

The McAvinney Fourplex

While the original drawings for the McAvinney Fourplex have been lost over time, Luther Bailey's design intentions remain clearly evident in the building itself. Bailey took full advantage of the character-defining features of the Neoclassical style, which was revived at the turn of the twentieth century after discoveries of ancient ruin in Italy and Greece. The most prominent of these features were elements such as columns, capitals and symmetrical building form, and all of these were utilized on the exterior of the McAvinney Fourplex, and are still intact. Most dominant on the fourplex are the four, slender, fluted, two-story Ionic columns on the front porch

¹⁰ Richard Ritz, *Architects of Oregon*, 2002, pp. 18-19.

¹¹ Roos, pp. 62-63.

¹² *Ibid.*, p. 63.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

with Ionic capitals at the top. The corner trim is also fluted, with small capitals also at the top. The size of the front porch, the roofline, and the perfect symmetry also are typical characteristics of the Neoclassical style.

McAvinneys rented the fourplex units out while they remained living in their home at 1710 NE Tillamook. Around 1920, the family moved to the Montavilla area in the outer east side of Portland at 8709 SE Morrison. The McAvinneys retained ownership of the fourplex until about 1942. It is not known what happened to them after that date. The newspapers indexed no obituaries.

The character of the greater Irvington district began to change after World War II, in response to a sharp increase of housing pressure. Higher density zoning followed throughout the neighborhood where many larger homes were converted into multi-family dwellings. In 1943, tax assessment records list Donala J. and Juanita M. Turkington as the owners of the McAvinney Fourplex. Neither of these two women was listed living in the building but no editions of Portland directories were published for 1944-1948. Tax assessment records in 1947 listed Herbert R. and Louise B. Finzer as the new owners but the 1949 edition of the directories did not list them here. In 1949, Charles L. and Ruby M. See purchased the building and moved into Apartment C. Charles See worked as a clerk for Columbia Food Stores at their nearby branch store at 1216 NE Broadway. By 1962, the Sees moved to the Alameda neighborhood into a home at 2628 NE Dunckley and Charles See started a new job as janitor at the recently completed Lloyd Center Mall. The Sees retained ownership of the fourplex until they died in 1996. Chris Mealy, the current owner, purchased it in November 1996 through the See estate.

Conclusion

The McAvinney Fourplex fully exemplifies the Neoclassical style and an excellent intact example of this style in the architecturally rich Irvington district of Portland. It meets National Register Criterion C for architecture and is the only standing example of an apartment building built in the Neoclassical style in the Irvington neighborhood and much of lower NE Portland as well. The building retains a very high level of integrity both inside and outside. On the exterior, all of the original architectural elements are present and original. All the floor plans throughout the building are original along with all original doors, mouldings and even some fixtures as well. In addition, it is one of the earlier multi-family dwellings built in Irvington and quite likely the first designed by architect Luther R. Bailey.

McAvinney Fourplex
Name of Property

Multnomah, OR
County and State

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).

Areas of Significance
(Enter categories from instructions)

- 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.
- 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.

ARCHITECTURE

Period of Significance
1913

Significant Dates
1913

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

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder
Bailey, Luther R., architect
L. R. Bailey & Co., builders

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

McAvinney Fourplex
Name of Property

Multnomah, OR
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 527572 5042471
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

Verbal Boundary Description: South 50' of Lots 9 & 10, Block 20, John Irvings 1st Addition to East Portland; inside the William Irving DLC; also inside the SE ¼ of Section 26, T1N, R 1E, Willamette Meridian.

Boundary Justification: The nominated parcel encompasses the tax lot that has been associated with the property legal historically.

11. Form Prepared By

name/title Roy E. Roos

organization Old House Histories date 25 February 2005

street & number 53 NE Thompson telephone (503) 282-9436

city or town Portland state OR zip code 97212

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

name Chris J. Mealy
street & number 1608 Three Wood Dr. telephone (503) 730-2366
city or town Mt. Horeb state WI zip code 53572

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.460 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, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

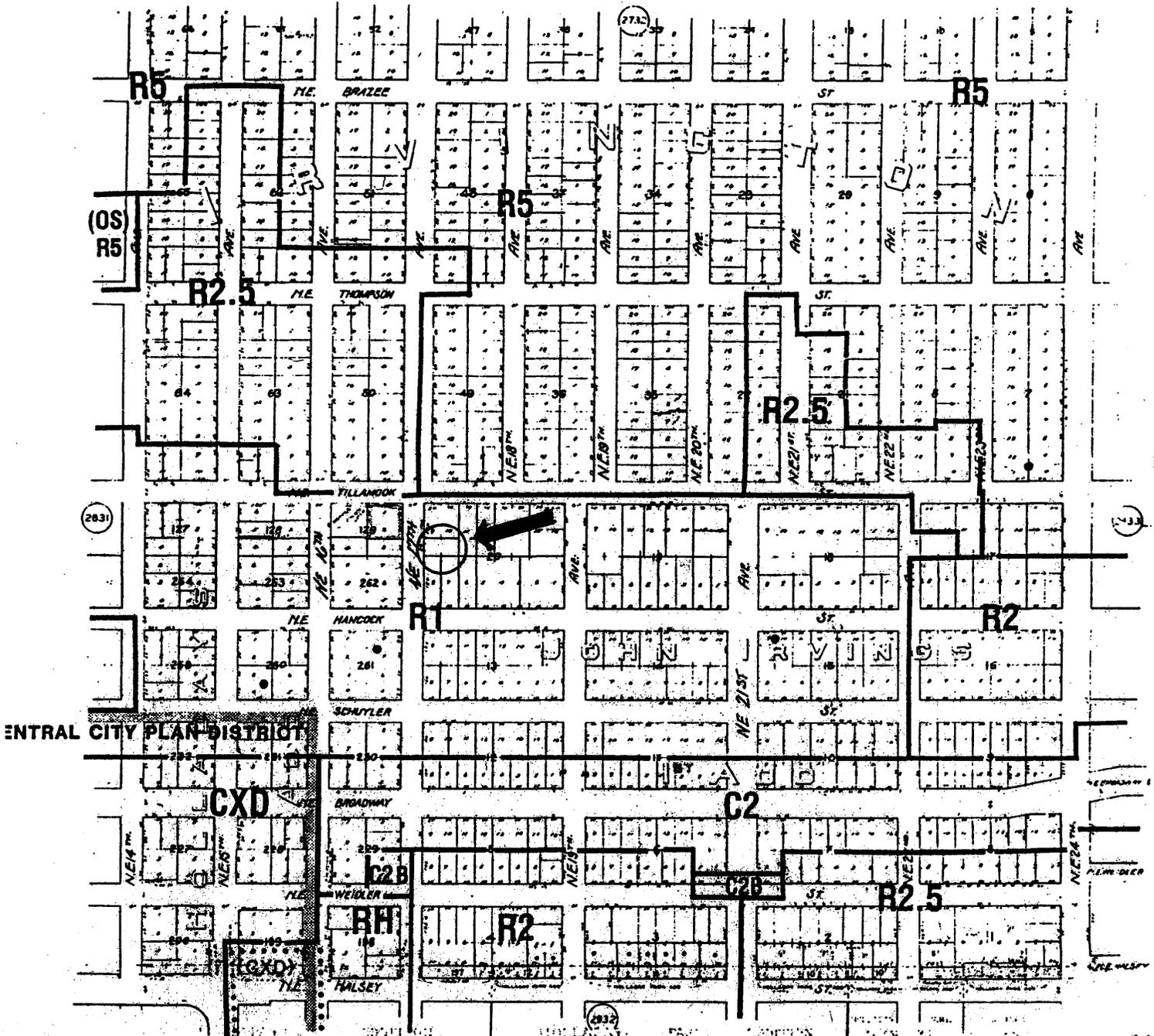
Section number 9 Page 1

9. Major Bibliographical References

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

1. Bock, Gordon, "The Neoclassical Style (1890-1920), Old House Journal, February 2002.
2. Multnomah County Deed Recordings, 1906-50.
3. Polk Company, Portland Directories, 1900-80.
4. Poppeliers, John C. and S. Allen Chambers, Jr., *What Style Is It*, John Wiley and Sons, New Jersey, 2003.
5. Portland Buildings Bureau Record and Permit Center, building and plumbing permits.
6. Ritz, Richard Ellison, *Architects of Oregon*, Lair Hill Publishing, Portland, OR, 2002.
7. Roos, Roy E., *The History and Development of Portland's Irvington Neighborhood*, 1997.
8. Sutton, Robert K., *Americans Interpret the Parthenon*, University Press of Colorado, 1992.
9. United States Census of 1900.
10. Whiffen, Marcus, *American Architecture Since 1780*, Massachusetts Institute of Technology, 1974.

B.E. McANNIEY Apex (R13)
 200A NE 17th, Portland
 Multnomah Co., OR



CENTRAL CITY PLAN DISTRICT

● HISTORIC LANDMARK

SE 1/4 Sec 26-1W-12

CITY OF PORTLAND • BUREAU OF PLANNING

| | | | |
|-------------|--|-----------------|----------------------|
| R5 | Current Zoning | SCALE 1" = 200' | ZONING REVISION 7-88 |
| (R5) | Maximum Potential Zoning as per Comprehensive Plan | 2832 | |

6/84

Appendix A

PortlandMaps

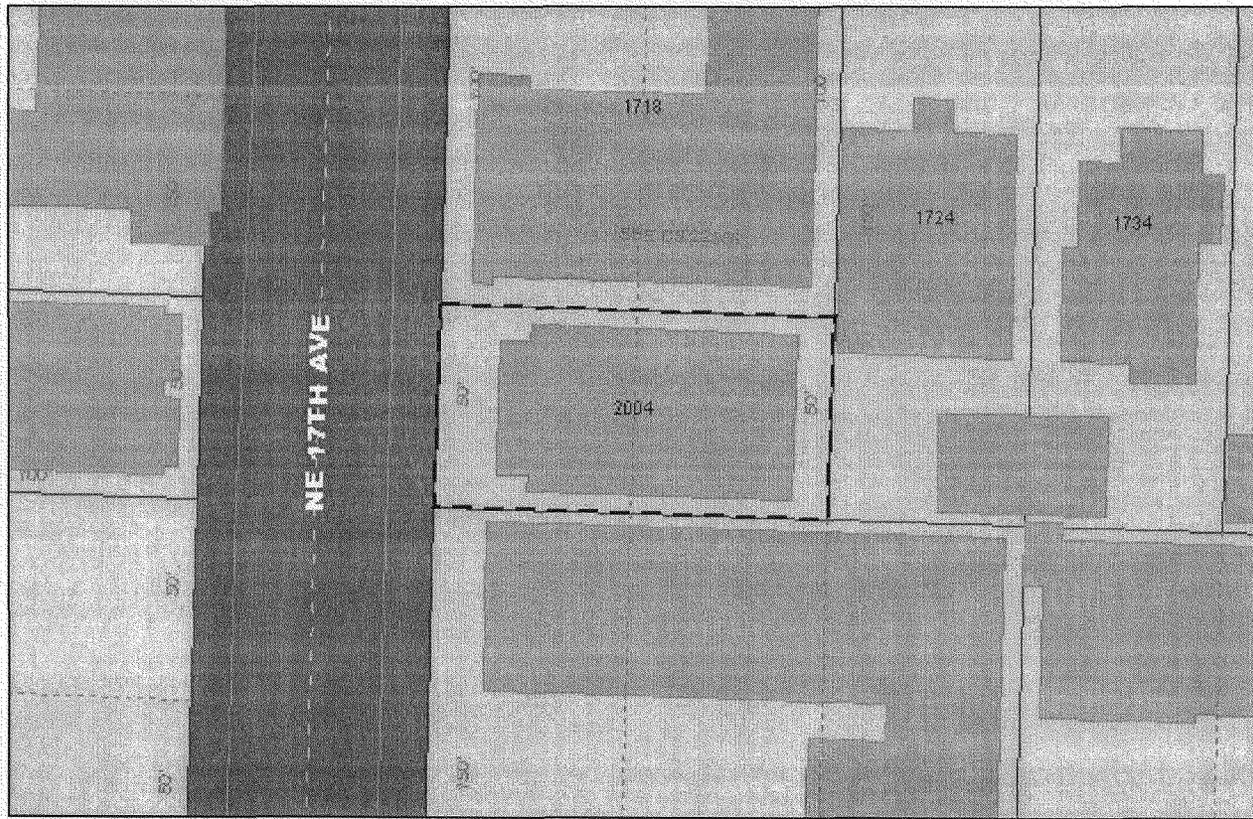
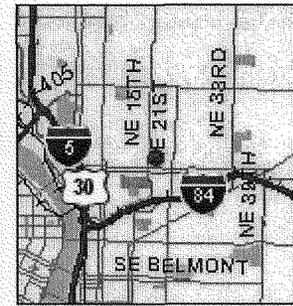
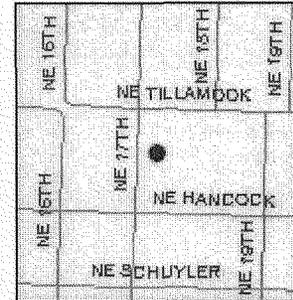
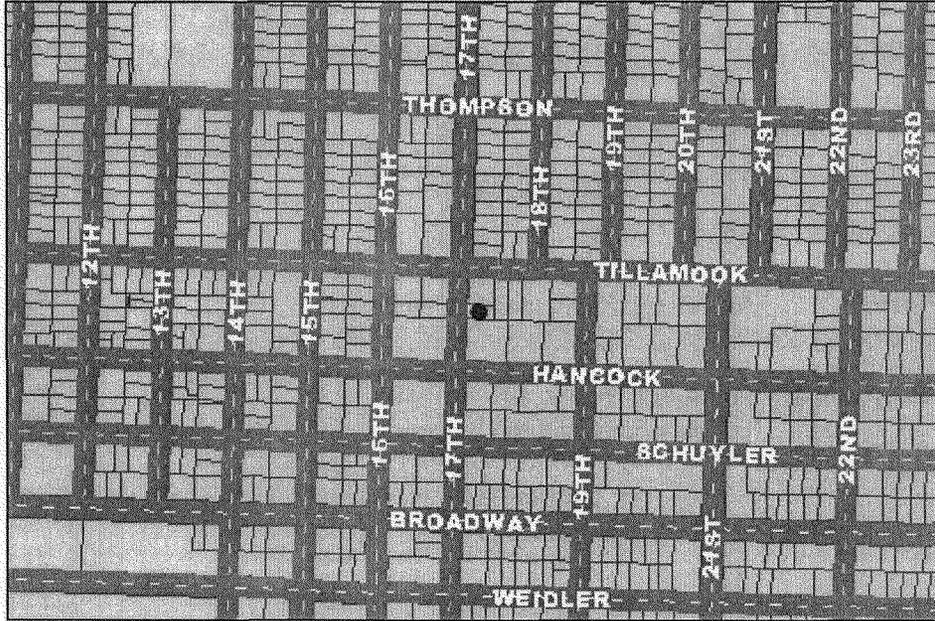
[New Search](#) | [Mapping](#) | [Help](#)

2004 NE 17TH AVE - IRVINGTON - PORTLAND

[Explorer](#) | [Property](#) | [Maps](#) | [Crime](#) | [Census](#)

[Summary](#) | [Elevation](#) | [Garbage](#) | [Hazard](#) | [Photo](#) | [Property](#) | [Water](#) | [Sewer](#) | [T](#)

Property & Location



City of Portland, Corporate GIS

8/2/2005

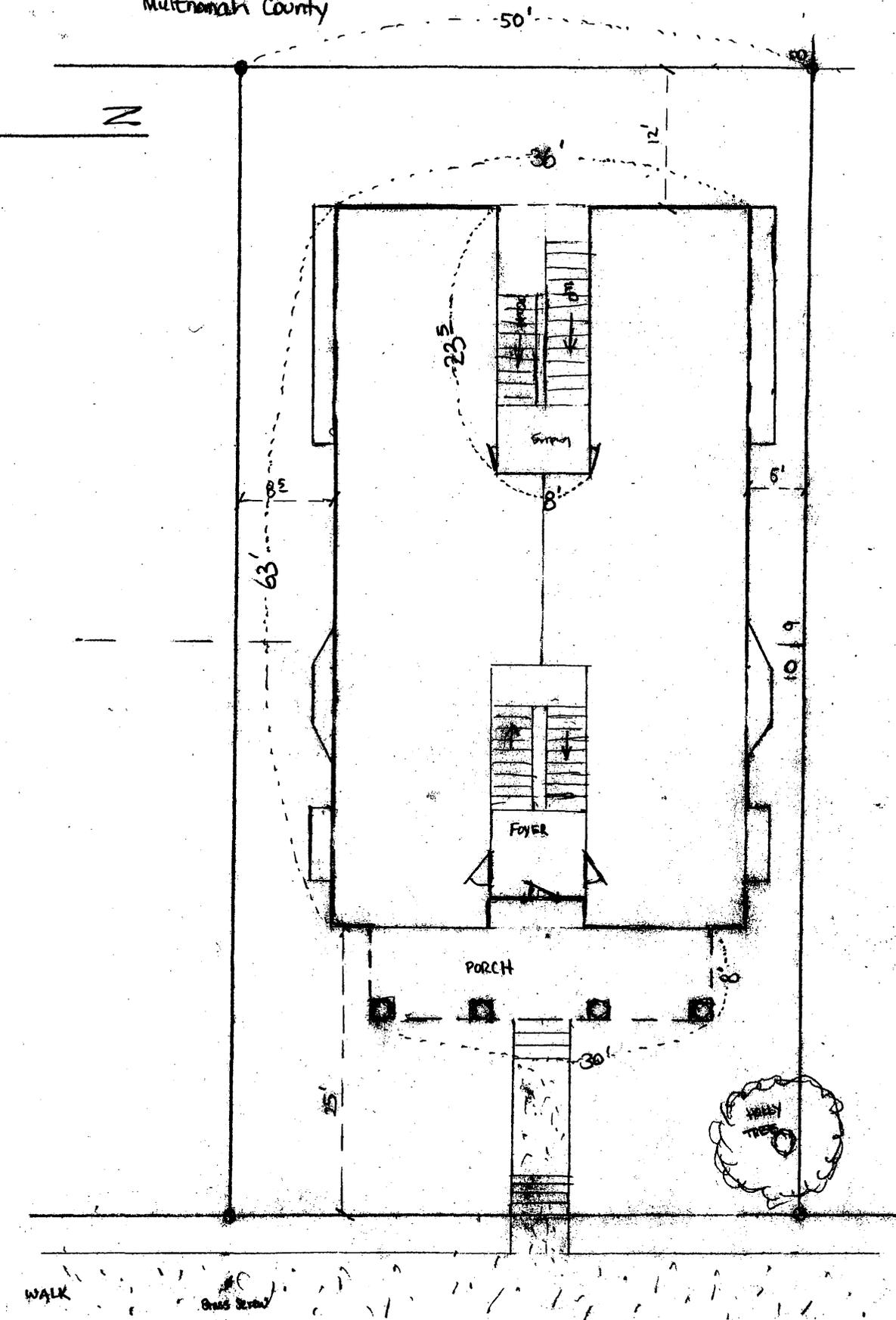
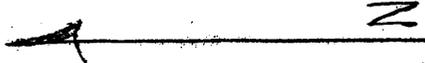
PURPOSE: THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. TO BE SURE OF COMPLETE ACCURACY, PLEASE CHECK WITH CITY STAFF FOR UPDATED INFORMATION.

8E McAviney 4-plex (1913)

2004 NE 17th Ave Portland OR

Multnomah County

50'



NE 17th AVENUE

APPENDIX B

REvised Feb 2005

SCALE - 1" = 8'

EXPOSED SLEEPING
PORCH

B.E. McAVINNEY 4-PLEX
2004 NE 17th (1913)
Multnomah Co.

APPENDIX C

BEDROOM

BEDROOM

[1ST & 2ND FLOORS
TYPICAL]

CABINETS

KITCHEN

BATH

BATH

KITCHEN

CLOSET

CLOSET

DINING
AREA

DINING
AREA

INT. LANDING

BETW
CABINETS

LIVING

LIVING

CLOSET

CLOSET

UNIT C (1ST)
UNIT D (2ND)

FOYER

UNIT A (1ST)
UNIT B (2ND)

SCALE:
1" = 6'

