

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration FormNATIONAL  
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 LADD'S ADDITION HISTORIC DISTRICT

other names/site number LADD'S ADDITION

## 2. Location

street &amp; number Bounded by S.E. Division, Hawthorne, 12th and 20th streets not for publication

city, town Portland

N/A vicinity

state Oregon

code OR

county Multnomah

code 051

zip code 97202, 97214

## 3. Classification

## Ownership of Property

☒ private☒ public-local☐ public-State☐ public-Federal

## Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

## Number of Resources within Property

## Contributing

627

6

0

0

633

## Noncontributing

476 buildings

0 sites

0 structures

0 objects

476 Total

Name of related multiple property listing:

N/A

Number of contributing resources previously  
listed in the National Register 1

## 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.

July 21, 1988

Signature of certifying official

Date

Deputy State Historic Preservation Officer

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:)

Patrick Andrews

8/31/88

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic--Single Dwelling  
Domestic--Multiple Dwelling  
Landscape--Park  
Domestic--Garage

Current Functions (enter categories from instructions)

Domestic--Single Dwelling  
Domestic--Multiple Dwelling  
Landscape--Park  
Domestic--Garage

## 7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman  
Late 19th and 20th Century Revivals  
Other: 20th Century Colonial

Materials (enter categories from instructions)

foundation Concrete  
walls Weatherboard  
Shingle  
roof Asphalt  
other Wood (porches)  
Stucco (Walls)

Describe present and historic physical appearance.

Ladd's Addition is a cohesive neighborhood of early twentieth century buildings, primarily residential, platted in a distinctive formal geometric pattern which differentiates it from any of its contemporaries on the West Coast. The 126 acre rectangular district, located on the east side of Portland's Willamette River, has a hierarchical series of intersecting diagonal and right-angle streets, creating thirty-two polygonal blocks of varying sizes and shapes organized around a circular central park and four secondary diamond-shaped parks. The clear two-dimensional layout of the district creates complex spatial sequences and unexpected visual juxtapositions when experienced in three dimensions. It is one of the few plats in Portland with alleys. This reinforces the continuity of the street elevations, largely uninterrupted by curb cuts, giving the buildings on each block the appearance of being placed in a large garden. More than eighty-seven percent of the buildings in the neighborhood were built between 1905 and 1939, resulting in an architecturally rich mix of compatible early twentieth century styles. With the exception of the Ladd Circle Grocery, located in the heart of the district, commercial development has been limited to the outermost edges of the neighborhood, providing a transition from the auto-oriented thoroughfares delineating the boundaries to the district's residential streets. Five dedicated public parks, nine religious buildings, a public school and nine apartment buildings within Ladd's Addition reinforce its historic functional, social and typologic completeness as an inner-city neighborhood. The alleys bisecting the blocks have their own spatial order, with narrow streets, private gardens, and garages, many of them small scale versions of the houses for which they were built; seventy percent of these auxiliary buildings were constructed between 1905 and 1939.

### The Setting

Ladd's Addition is part of the Hosford-Abernethy Neighborhood Development, an irregularly shaped inner-city district extending east from the edge of the Willamette River, which bisects the City of Portland along a north-south axis, to S.E. 29th Avenue, and south from Hawthorne Boulevard to Powell Boulevard. Hosford-Abernethy encompasses a wide range of building types, land uses, and periods of development, ranging from the earliest east side residential district in Portland, Stephen's Addition, to the inner east side industrial area of warehouses and manufacturing along the river. The Southern Pacific Railroad mainline tracks, cross the southwest corner of Hosford-Abernethy enroute to California. Ladd's Addition extends south from the northern border of Hosford-Abernethy, beginning approximately 1/2 mile east of the Willamette River.

The east side was initially settled by farmers occupying Donation Land claims oriented along Township lines; the claim boundaries became roads, then, often, streetcar routes, and finally major automobile arterials. Rapid residential development of the east side followed the 1891 consolidation of the east and west sides of the Willamette River into one city, and the construction of bridges in the late 1880s. Pieces of east side farmland were sold to real estate companies who frequently worked with streetcar

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companies in developing residential plats along former farm roads. The developments typically fell within the grids of the existing road network. However, as smaller and smaller non-contiguous parcels were sold to developers, individual plats often did not line up, resulting in a secondary network of discontinuous streets. The 126 acres that were to become Ladd's Addition, procured by William S. Ladd in the late 1870s, are located in the southeast corner of the 640-acre Stephens Donation Land Claim. Its unique plan configuration contrasts with the irregular grids characterizing most of the rest of the neighborhood (Map 1).

The topography and natural vegetation of most of the inner east side have been significantly altered since the city's founding, particularly in the area running along the river, where low-lying bottomlands and estuaries have been filled. Throughout the immediate vicinity of Ladd's Addition, creeks have been filled or diverted underground, and woodlots removed. The city's street grid has been laid on top of the gently-rolling hills, which gradually drop in elevation from the Mount Tabor ridge as they slope west towards the river. Many blocks throughout Portland's east side accommodate the changes in grade through the use of retaining walls along front lot lines and concrete and stone stairs leading from street grades to building entry paths.

## Ladd's Addition Topography and Boundaries

Ladd's Addition drops in elevation in all directions from its northeasternmost corner: it falls fifty-four feet to the northwest corner, a distance of 2,192.4 feet (2.5%); thirty-one feet to the southeast corner, a distance of 2,684.27 feet (1.2%); and forty-two feet across the diagonal 3,473.9 feet to the southwest corner (1.2%). Throughout most of the district, the union of the plat's plan with the sloping terrain creates blocks that gradually rise above street grades. Many streets in the district are partially lined with stone or concrete retaining walls, with concrete or stone steps leading from the front lot lines to the building entry paths. The change in grade, combined with the nearly uniform building setbacks--generally twenty feet from the sidewalks--leads to a sequence of spatial layers that unify the street elevations.

The district boundaries are S.E. Hawthorne Boulevard, S.E. Division Street, S.E. 12th Avenue, and S.E. 20th Avenue. The buildings on the edges of the border blocks frequently reflect the historic and functional characteristics of the streets they face, linking the development of the district with the development of the city. They are distinguished from surrounding neighborhood, particularly along the west, south and east boundaries, by common lot widths and street setbacks, sidewalks uninterrupted by curb cuts, and angled intersections, all due to the configuration of the original plat.

Ladd's Addition is bounded on the north by Hawthorne Boulevard, a major east-west thoroughfare connecting to the Hawthorne Bridge, one of nine bridges linking Portland's east and west sides. This street, with its present mix of commercial and apartment buildings, developed rapidly after the consolidation of the east and west sides of the city in 1891, the opening of the Hawthorne Bridge's predecessor--the Madison Street Bridge--in 1891, and the construction of a steam-powered street railway, electrified a few years later. The north edge of Ladd's Addition is similar to contemporaneous developments bordering Hawthorne, with a few large pre-World War I houses converted to apartments; four large commercial buildings and three apartment buildings constructed during the flush economic years of the post-war motor age, and a mix of eight post-World War II offices, stores and apartment buildings (Photo 1).

The south edge of the district borders S.E. Division Street, the southernmost boundary of the Stephens Donation Land Claim. A major streetcar line was never built along the inner-city end of Division; early commercial development generally occurred where lines crossed perpendicular to the street. However, in the 1920s it developed as an auto-oriented thoroughfare. This is reflected on the south edge of Ladd's Addition, where three auto garages and service stations were built on the southeast and southwest corners between 1922 and 1926, and two store buildings were constructed in 1926 and 1927. Residential construction on Ladd's Addition south boundary began in 1922; post-historic

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development on this border includes a former factory building and a large church. The range of building types and ages on the south edge is typical of much of the present-day commercial strip

S.E. 12th Avenue, the easternmost boundary of the historic Stephen's Addition, defines the west edge of Ladd's Addition. Two blocks south of Ladd's Addition it joins S.E. 11th Avenue, part of the old wagon road which linked Portland to the town of Milwaukie. An electrified streetcar line ran along 12th near the south end of Ladd's Addition, after 1891. The buildings on the west side of the street are primarily one and two story single family residences, built in the 1890s; a number have since been converted to multi-family apartments. The district has three single family pre-World War I houses near the street's north end; a fourth was demolished within the last twenty years. Most of the 12th Avenue edge development occurred between the wars. Three apartment buildings, one pair of triplexes and four duplexes were constructed between 1923 and 1926. Combined with sixteen single family residences, these multi-family residences make this the highest density residential street in the district, which contrasts with the lower density development on the non-district side of the street. The difference in the architectural character of the two sides of the street, due to different periods of development, further distinguishes Ladd's Addition from the surrounding neighborhood. In 1957 12th Avenue was converted to a one-way street, making it a major north-south arterial on the inner east side, which reinforces its nature as a boundary.

The east edge of Ladd's Addition is bounded by S.E. 20th Avenue, which runs along the boundary of the Stephens and Seldon Murray Donation Land Claims. The 1894 Portland city boundary was located only four blocks east of this street. Ladd's Addition does not conform to the city grid on this edge; along the length of Ladd's Addition, between Hawthorne and Division, the street is displaced to the east by approximately sixty feet. With the exception of the two commercial structures at the north and south ends, this district edge consists of single-family residences, most of which date to the 1920s. The east side of the street, while mostly platted by 1924, had only four houses along its border with Ladd's Addition until after 1935. Both sides of the street are residential, but the architectural characteristics of each are distinct.

## The Plat

Ladd's Addition's unusual layout is its most striking physical feature, and the one which most distinguishes it from other neighborhoods (Figure 1). It is not quite a perfect rectangle: the north boundary is 2,192.49 feet long; the east boundary 2,683.13 feet; the south 2,214.2 feet, and the west 2,681.85 feet long. The district is crossed by two eighty-foot wide diagonal avenues which begin at the outer corners and meet at a round-about circling a centrally-located park. A north-south avenue and an east-west street, each sixty-feet wide, divide the district into equally-sized quadrants. Sixty-foot wide streets running parallel to the diagonal avenues intersect the north-south and east-west streets at diamond-shaped roundabouts surrounding secondary parks. An inner ring of secondary roads provide internal connection between all the orthogonal and diagonal streets. The north and south half of the district, and the east and west halves are mirror geometric images.

The thirty-two blocks formed by this geometry, excluding the five park blocks, have trapezoidal, trapeziform and polygonal shapes of varying sizes; each is bisected by a fourteen foot wide alley. The blocks are numbered in a clockwise fashion within each quadrant, beginning with the block nearest Ladd Circle, between S.E. Orange and S.E. Elliott Avenue, in the southwest quadrant. Despite the variety of block sizes and shapes, the district has a typical lot size: 40 feet in width and 128 feet in depth. Variations occur on the trapezoidal lots paralleling 12th and 20th Avenues, where lot sizes are 43 by 118 feet; the four smallest trapeziform blocks, where lot sizes are 65 by 87 feet; and the triangular and polygonal lots on the block ends. In the initial plat, each of the four largest trapezoidal



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blocks had thirty-five lots; the four smallest blocks had six lots each. Over time, many lots on the ends of the blocks, particularly those with irregular shapes, were divided in half or thirds.

Every street in the district, including Ladd Circle, the central round-about, is lined with six to twelve foot wide sidewalks, and planting strips, ranging in width from four feet to twelve feet. Central Park has a 100 foot radius; the four secondary parks measure 100 feet on each side.

The plat, filed and annexed to the city in October of 1891, specified building lines with twenty-foot setbacks from the lot lines on most lots, and fifteen foot setbacks on the irregularly shaped lots at the end of the blocks. Until the post-World War II years, these setbacks were generally adhered to. The plat also dedicated the five park blocks to the city.

## Architectural Styles and Periods

Ladd's Addition has two periods of historic significance: the first period spans the years from the time of its platting, in 1891, to 1918, about the time when, due to the first world war, construction in the City of Portland generally ceased. In Ladd's Addition, no major buildings were constructed in 1918. The second period begins in 1919, and continues to 1939, the eve of the second world war. The district's buildings are a microcosmic summary of the succession of residential architectural styles built throughout the city during these two periods, reflecting changes in popular taste and shifting demographics and economics. The chronology of resource development by year of construction is summarized in Table 2 and graphically illustrated in Maps 2 through 7.

The stylistic categories used in this nomination generally follow the terminology set forth in the book, *Architecture: Oregon Style*, supplemented by a list provided by the Oregon State Historic Preservation Office, both of which more closely reflect the buildings styles prevalent in this region than the categories suggested by the National Register. The buildings in Ladd's Addition were all constructed within a period of eighty-three years, and most within a very short span of thirty-nine years. General style categories therefore do not provide a complete representation of the stylistic variations which distinguish one group of buildings from another. For this reason, when a particular building style has clearly been influenced, through materials and details, by another style, this has been noted (See Table 1 for a list of predominant styles and periods of construction).

Style categories which may require clarification include the following:

1. Craftsman and Bungalow styles. In this nomination, these categories are differentiated and refined. The term Craftsman refers to two or two-and-one-half story buildings, some subtypes of which have been referred to in the literature as American Foursquare. They have gabled or hipped roofs of varying pitches, and usually one-story full-width porches along their front elevations. Their details commonly reflect vernacular interpretations of Frank Lloyd Wright's early Prairie houses, the Craftsman houses constructed by the Greene brothers of California, or, more commonly in Ladd's Addition, both. The category Bungalow refers to small-scale one and one-and-one-half story buildings, usually with low or moderately-pitched gabled roofs with projecting eaves, and veranda or single-bay projecting porches.

2. The distinction between Colonial Revival and Twentieth Century Colonial. The former category is applied to large houses built prior to 1917 which exhibit a generally free interpretation of early American colonial forms, and often incorporate such non-Colonial details as bay windows and leaded glass. The latter houses, generally built after the war, are typically more accurate renditions of early colonial buildings and usually lack the scale and non-Colonial details found in the earlier buildings.

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3. Twentieth Century English Cottage. In Ladd's Addition these are usually houses built on speculation by contractors; they are often--but not always-- asymmetric in plan and elevation, are one to one-and-one-half stories tall, have steeply-pitched gable roofs with minimal eaves, and have a few details, such as round-arched porch openings, which demonstrate their connection, however tenuous, with medieval features popularized by the Arts and Crafts movement. They are distinguished from Twentieth Century Tudor Revival style buildings by their smaller scale, irregular massing, and lack of repeated and clear references to English medieval structures in materials--such as half-timbering--and details. The Twentieth Century Norman Farmhouse style buildings generally have more steeply pitched gable roofs, often with one slope extending close to the ground, a combination of building materials, such as brick and stucco, and, sometimes, small towers.

4. Post-World War II styles. Most post-war structures are residential buildings that lack truly distinguishing stylistic features. However, a number share some formal features which allow them to be placed in typologic or stylistic categories. Minimal Tract refers to small-scale infill residential houses, usually rectangular in plan and with moderately-pitched gable roofs, with no discernable stylistic influences; these were usually built on speculation by various contractors after the war. Minimal Tract-Ranch Influence refers to one-story residential houses and duplexes that share the following characteristics: usually asymmetric plans and massing; low-pitched hipped roofs with deep, boxed, projecting eaves; attached garages integrated into the massing; a horizontal emphasis, often reinforced with brick veneer running beneath the front elevation fenestration, and shallow setbacks from the street. Contemporary refers to structures built after 1945 with low-pitched gabled or flat roofs in which some International style influence is discernable: they lack decorative detailing and are clad with vertical or horizontal board siding, sometimes in combination with masonry veneer. Guidance for these categories has come from *A Field Guide to American Houses* by Virginia and Lee McAlester.

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**Table 1**  
**Chronology of Predominant Styles in Ladd's Addition**

<u>Style</u>	<u>1905-09</u>	<u>1910-18</u>	<u>1919-24</u>	<u>1925-29</u>	<u>1930-39</u>	<u>1940-59</u>	<u>Total</u>
<u>Late 19th Century Styles</u>							<b>16</b>
Arts and Crafts	2	2	0	0	0	0	4
Colonial Revival	4	8	0	0	0	0	12
<u>Bungalows</u>							<b>254</b>
Bungalow	0	1	118	35	0	0	154
Bungalow--Colonial Influence	0	0	31	13	0	0	44
Bungalow--English Cottage Influence	0	0	6	3	0	0	9
Bungalow--Prairie Influence	0	0	12	1	0	0	13
Craftsman Bungalow	4	15	12	3	0	0	34
<u>Craftsman</u>							<b>142</b>
Craftsman	47	72	4	0	0	0	123
Craftsman--Prairie Influence	5	6	6	2	0	0	19
<u>Period Revivals</u>							<b>139</b>
Twentieth Century Colonial	0	0	37	7	1	0	45
Twentieth Century California Mission	1	0	11	4	1	1	18
Twentieth Century English Cottage	0	0	11	24	8	5	48
Twentieth Century Norman Farmhouse	0	0	6	9	6	2	23
Twentieth Century Tudor	0	0	0	4	1	0	5
<u>Mid-Twentieth Century Typologies</u>							<b>51</b>
Minimal Tract	0	0	3	1	0	29	33
Minimal Tract--Ranch Influence	0	0	0	0	0	18	18
<b>Totals</b>	<b>63</b>	<b>104</b>	<b>257</b>	<b>106</b>	<b>17</b>	<b>55</b>	<b>602</b>

Buildings in Ladd's Addition are predominantly built in Bungalow and Craftsman styles. Of the 643 major buildings in the district, 142 (22%) are built in the Craftsman style; nineteen of these exhibit some degree of Prairie influence. The majority were built prior to the first World War; over one-third were built prior to 1910. They are two to two-and-one-half stories in height; most are as tall, or slightly taller, than they are wide. There are three major subtypes: those with front-facing gable roofs, almost all of which have bracketed gable ends and dormers on side elevations; those with hipped roofs, exposed or false ornamental rafters and centered dormers on the front elevations; and those with low-pitched hipped roofs and enclosed eaves, which are referred to as Craftsman--Prairie Influence. Most Craftsman style buildings have beveled or narrow horizontal weatherboard siding; some are wood-shingled, and some have a combination of these cladding materials. They generally have full-width porches, with truncated columns on sided piers or balustrades, or full-story columns, often battered or turned. Many exhibit a generally high degree of workmanship; ornamental details, including jigsawed bargeboards, and modillion-like blocks below cantilevered pediments vary the formal similarities between them.

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Ladd's Addition has 254 houses and duplexes built in the Bungalow style, forty percent of the total number of major buildings in the district. Thirty-four of these are Craftsman Bungalows, distinguished by their generally early date of construction, use of natural materials, high quality of craftsmanship, and predominance of ornamental details, such as jigsawn rafter ends, and ornamental brackets. Forty-four bungalows, built between 1919 and 1929, are categorized as "Bungalow--Colonial Influence." These one and one-and-one-half story buildings have side-facing gable or jerkinhead gable roofs and projecting boxed eaves, often with boxed cornice returns; centered, front-facing gable or jerkinhead gabled porches with boxed eaves and boxed returns and enclosed pediments; fixed wood sash or casements windows symmetrically flanking the front door; and some colonial detailing, such as dentil courses and turned columns. Thirteen bungalows, constructed between 1919 and 1929, are categorized as "Bungalow--Prairie Influence." These one-story bungalows have low-pitched hipped roofs with deep, projecting boxed eaves; centered projecting porches with low-pitched hipped or jerkinhead gable roofs; large, wide single-sash wood windows flanking the centered entry door, which emphasize the horizontal lines of the building; wide frieze boards beneath the eaves; and stuccoed or narrow horizontal board siding. Nine bungalows are categorized as "Bungalow--English Cottage Influence." They are all one-and-one-half stories tall, with side facing gable or jerkinhead gable roofs and front-facing gabled porches; all have composition shingles with rolled eaves, simulating medieval thatching. All of the buildings just noted exhibit some care in workmanship.

The remaining bungalows were built between 1919 and 1929. They are all one or one-and-one-half stories tall, have front or side-facing gable or jerkinhead gable roofs; many have shed-roofed or gabled dormers on front or side elevations. Some feature exposed rafters; others have boxed eaves. Most have projecting single-bay porches and truncated battered columns on masonry or sided piers. A number have horizontal board siding; some have had the original siding covered with asbestos boards or shingles. Many were built by contractors on speculation, and are similar in floor plan, massing, and ratio of window to wall surface. They differ primarily in the shape of the roof or porch roof, placement of the front porch, or minor ornamental features. They range in the amount of ornament and quality of workmanship: generally, those built in the northern end of the district are better built and less apt to have experienced alterations.

The district features twelve Colonial Revival buildings, constructed between 1905 and 1918. They are one-and-one-half to two-and-one-half stories tall; many have gambrel roofs with boxed eaves and narrow, weatherboard siding. Several of these buildings are distinctive in appearance, due to massing, scale or details, and most exhibit a high quality of craftsmanship. There are four Arts and Crafts style houses within the district, built between 1905 and 1911, all of which can be distinguished by their asymmetric composition, steeply-pitched front-facing gable ends with flared eaves, and details such as leaded glass and multiple cladding materials.

Between 1919 and 1939, 139 (20%) major buildings in the district were built in various historic period styles. Most of these are residential buildings, although other building types erected during this time also were built in period styles, including Abernethy School, built in the Georgian style (1925); the First Italian Presbyterian Church, built in the Romanesque style (1925); the Conger Printing Company and Apartments, built in the Gothic style; four apartment buildings and two store buildings built in the California Mission style; and one store and one apartment built in the Tudor style. Generally, the non-residential buildings were constructed in a workman-like manner; their features are typical of buildings of similar types and styles throughout Portland.

Forty-five houses and duplexes (7%) were built in the Colonial style. These are typically one-and-one-half stories tall, with moderately-pitched gable, jerkinhead gable or gambrel roofs with boxed eaves, and often with return cornices. They are usually symmetrically organized around a centered entry door; duplexes exhibit bilateral symmetry, with unit entries at the corners of the front elevations.

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Porches are generally supported by modified classical columns, or consist of bracketed overdoors sheltering concrete stoops. Wall cladding is primarily narrow weatherboards, shingles or stucco. Fenestration generally consists of double-hung windows with multiple lights in the upper sashes. Most were built according to stock plans available to builders; a few were designed by architects, and have a slightly higher design quality.

Forty-eight houses and multi-family residences were built in the English Cottage style (6.9%); twenty-three in the Norman Farmhouse style (3%); and three (0.4%) in the Tudor style. The characteristics of these styles have been discussed above. There are two small California Mission style residences dating to this period, with flat roofs, shaped parapets and stuccoed siding; five identical California Mission style duplexes, and a pair of identical triplexes. The duplexes, with flat roofs, shaped parapets and stuccoed siding, were not particularly well built and have experienced some unfortunate alterations. The triplexes, constructed as a pair with a central court, are better built, and have several ornamental features, such as niches, which distinguish them from other residential units built in this style within the district.

Eighty (12.4%) of the 643 major buildings in the district were built after the historic period. The styles of the post-World War II residential buildings have been discussed. There are, in addition, several post-historic commercial buildings, most of which have no identifiable stylistic attributes: these have been categorized by building type, such as Commercial Strip and Modern Commercial. There is one Half-Modern religious building, and two Post-Modern structures built within the last five years. The features of these buildings are discussed in the Inventory later in this section.

The remaining 4% of the major buildings in the district are constructed in a variety of styles: several of these are historic buildings with unique stylistic attributes within the district. There are two Twentieth Century Italian Renaissance brick ecclesiastic structures, built in 1913 and 1916; one 1891 Gothic Revival church, moved into the district in 1911; one 1909 Twentieth Century Gothic church; one Prairie style church building, constructed in 1924; one 1928 Art Deco commercial building, and several Early Commercial and Stripped Classical buildings dating to the 1920s. Most of these are contributing structures, compatible in scale, proportion and materials with other buildings in the district; their particular attributes are addressed in the Inventory later in this section.

There are 469 auxiliary buildings within the district. All but three are garages or carports, and all are considered to be "Utilitarian" in style. They usually have eight to ten foot high eaves; single or double bay garage doors; gable, jerkinhead gable, hipped or flat roofs, usually reflecting the roof form of the houses for which they were built; horizontal board siding or stucco. The roof forms, siding and fenestration often match the houses for which they were built.

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**Table 2**  
**Chronology of Resources**

Historic Periods of Significance			Post-Historic Period		
Year	Major Resources	Auxiliary Resources	Year	Major Resources	Auxiliary Resources
1891	1	0	1940	4	9
1900	1	0	1941	4	5
1905	5	0	1942	2	3
1906	6	0	1943	5	3
1907	6	0	1944	0	0
1908	6	1	1945	0	1
1909	42	0	1946	3	1
1910	44	8	1947	7	6
1911	28	6	1948	0	2
1912	19	9	1949	6	4
1913	8	1	1950	5	11
1914	4	0	1951	5	3
1915	4	9	1952	4	3
1916	4	4	1953	8	1
1917	2	0	1954	1	2
1918	0	1	1955	3	2
1919	3	0	1956	2	2
1920	4	3	1957	1	3
1921	8	3	1958	1	1
1922	24	17	1959	3	1
1923	106	58	1960	4	5
1924	113	92	1961	2	2
1925	54	32	1962	2	4
1926	33	26	1963	1	2
1927	11	7	1964	0	2
1928	14	13	1965	3	2
1929	4	8	1966	0	1
1930	2	10	1967	0	2
1931	3	5	1968	0	1
1932	2	2	1969	0	1
1933	0	0	1970	6	7
1934	1	0	1971	1	3
1935	0	3	1972	0	0
1936	0	2	1973	0	1
1937	3	3	1974	0	1
1938	2	3	1975	0	8
1939	2	3	1976	0	2
			1977	1	1
			1978	0	5
			1979	0	1
			1980	0	9
			1981	0	0
			1982	0	0
			1983	0	0
			1984	1	1
			1985	0	2
			1986	1	2
			1987	0	2
			1988	0	1
<b>Total</b>	<b>569</b>	<b>330</b>		<b>80</b>	<b>131</b>

Note: 1 church (1891) and 2 houses (1900, 1923) tallied in this table were moved into the district.

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## Physical Development of Ladd's Addition: 1891-1918

In 1891 banker and entrepreneur William S. Ladd hired civil engineers Arthur Hedley and Richard Greenleaf to survey the land he had acquired in the 1870s. Greenleaf already had connections with Ladd; he had surveyed a number of early Portland plats and, by 1890, was working as a surveyor for the Real Estate Title and Trust Company (Photo 2). This company had been established by Ladd in 1888 as a trustee service for managing residential and commercial real estate, as part of the expanded services offered by Ladd and Tilton Bank. Ladd's son, William Mead Ladd, was president of the company. The genesis of the geometry of the plat is unknown, although oral traditions attribute the idea to Ladd, who overrode the objections of surveyor Hedley. With the exception of the diagonal avenues, Ladd and Elliott--Elliott was Ladd's wife's maiden name--the streets were given the names of various species of trees. Prior to the final plat recording, seven names were changed: the two streets bisecting Ladd's Addition, which linked it with the city grid, were renamed to provide continuity within the city: thus, Chestnut Street became Harrison Street (which itself had formerly been called Alaska Street), and Elm Street became 16th Street, later 16th Avenue. Five other names were changed because they duplicated the names of other city streets: Cedar became Orange, Linden became Hickory, Walnut was changed to Tamarack, Myrtle was altered to Lavender, and Laurel became Poplar.

Ladd's death early in 1893 and the recession following the economic panic later that year halted development of the plat. Although water was provided to the undeveloped lots in 1895, there were to be no further improvements for a decade. The land was leased to a farmer, who raised hay and pastured livestock on the property (Photo 3).

Development began in the district as general economic activity picked up after the turn of the century. In 1907 the city granted a permit to the Ladd estate to improve the streets in Ladd's Addition, and in April an ordinance was passed fixing the curblines within the district; a few weeks later over three miles of asphalt pavement were laid, and sidewalks installed along the two major avenues and in the north end. Several streets in the south end of the district--Birch, Orange, Tamarack, Lavender, Cypress, Hickory and the south half of 16th, were not improved until 1910. When sidewalks were installed, tethering rings for horses were anchored at irregular intervals along the curbs on all streets; many of these are still in place. It appears the street trees--Elms (*Ulmus americana*), Norway Maples (*Acer platanoides*), Little Leaf Lindens (*Tilia cordata*), European White Birches (*Betula pendula*), and Persian Walnuts--were planted in the north half of the district in 1907, followed by plantings in the south end several years later.

Until 1908, the Ladd estate heirs--Ladd's wife, sons and daughters--legally owned most of the property in Ladd's Addition. In 1905, some of the lots were sold to realtor Rufus L. Cate, who built the first houses in the district, near Hawthorne Boulevard: two houses on S.E. Poplar Avenue (20-20 and 20-29) and one house on S.E. Holly (19-09), built in 1905, are attributed to him (Photo 4). Built in the Craftsman style, these large, two-story, wood-framed structures had ample room for large families and servants. In 1906-08, eighteen more commodious Craftsman style and Colonial Revival residences were built, some on speculation by realtors like Cate, and some by contractors hired by the owners. Development was limited to six blocks in the north end of the district (See Map 2).

In May of 1908 Ladd's three sons--William M., Charles E. and John Wesley--incorporated the Ladd Estate Company and immediately purchased the unsold holdings in Ladd's Addition from their relatives, amounting to all but seventeen lots on which houses had already been built, and six vacant lots on the northwest end of Block 21, which had been sold but not developed. William M. Ladd assumed the presidency of the company, and Frederick H. Strong, who had been a department manager

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for Ladd and Tilton bank, became secretary-treasurer. In April of 1908, the as-yet unincorporated company had contractors Smith and Dodge build a sales office on the northeast corner of Block 14 in Ladd's Addition; it was moved or demolished in 1912.

As with most Portland City parks at the turn of the century, the city did little to develop the Ladd's Addition park land that had been dedicated to it in 1891. After a \$1 million bond issue was voted for parks in 1907, park development and acquisition activity within the city increased. In the fall of 1909, park superintendent E.T. Mische directed the preparation of a planting plan of hardy perennials and broadleaf evergreen shrubs for Ladd's Addition Central Park, which was revised slightly a year later (Figure 2). In the summer of 1910 Central Park was graded, turf was planted, a water system was installed, and annual flowers planted. It appears that Mische's plan was never completely installed. However the shape of the beds and some plant varieties which were in place by 1915 are still extant (Photo 5).

In 1910, North, South, East and West Parks, which Mische referred to as Maple, Orange, Mulberry and Cypress Squares respectively, were graded and a water system was installed in each. These parks were planted with rose beds between intersecting turf walks; the roses in these squares were intended by Mische to "...be devoted to educational and display purposes..." and he proposed new varieties be introduced in representative massings as quickly as they could be propagated by the city. To this day, the secondary parks display a wide variety of roses. Mische also recommended the installation of a system of cluster lights on ornamental standards in Ladd's Addition planting strips, at homeowner expense. This never occurred.

Between 1909 and 1912, 126 buildings were erected in Ladd's Addition. Some were unique residences, built with attention to elaborate detail (Photos 6,7). Most, however, were large Craftsman style houses and Craftsman Bungalows constructed by a handful of developers, primarily in the two northern quadrants of the district (Photo 8). In 1910, some houses began to rise south of Ladd Circle in the "mid-south" blocks. Construction tapered off in the mid to late 'teens: twenty-two buildings were erected between 1913 and 1917. Many of the houses built during this period were constructed on speculation; often the same plans were used for houses on different lots, resulting in the "twins" and "triplets" seen in Ladd's Addition today.

Between 1909 and 1917, the district began to develop as a cohesive neighborhood, rather than a collection of individual residences. In 1909, the United Evangelical Church, the first of seven churches in the district, was built. In 1911 an 1891 church building was moved into the district; its site was selected because of the residential character of the neighborhood. In 1913, a third church, St. Philip Neri (Photo 9) was constructed, followed in 1916 by the St. Philip Neri rectory.

Many of the pre-World War I houses--at least 40%-- had barns and garages constructed along the alleys, which were paved in 1914. These wood-framed outbuildings were usually constructed within a few months of completion of the houses. The exact number of the auxiliary buildings constructed before 1918 is unknown; more than twenty were demolished and replaced by later structures, generally in the 1930s and 1940s. However, thirty-seven dating to the primary period of historic significance are still standing.

By 1918, the end of its primary period of historic significance, Ladd's Addition had a total of 173 major buildings, and at least 54 auxiliary buildings. It had acquired certain visual and spatial qualities which established its distinctive characteristics, all of which persist to the present day: (1) its unique geometry, determined in 1891; (2) its consistency in building setbacks and lot widths, almost uniformly adhered to over the first decades of its development (Maps 2,3, Photo 10); (3) the establishment and



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development of the five public parks, which reinforce the unusual juxtaposition of public and private spaces and serve to spatially organize subcenters within the district; (4) its relatively early use of street trees, which today reinforces the unity of the district; (5) the consistency in scale, massing and style of its residential buildings (Photo 11); (6) the development of the service alleys and construction of auxiliary buildings, creating a tertiary network of narrow "streets" lined with small scale buildings, related to, but visually independent of the major buildings; (7) the inception of additional building typologies-- particular churches-- which provided stylistic and typologic variation within the district and began to establish a pattern of secondary development leading to its present-day nature as a complete neighborhood comprised of a variety of building types (Photo 12).

**Physical Development of Ladd's Addition: 1919-1939**

The physical characteristics developed prior to 1918 were completed and augmented during Ladd's Addition's secondary period of historic significance. By the end of the 1930s it had essentially achieved the qualities for which it is known today: sixty percent of the major structures in the district were built during the years between the wars. During this period, infill houses--primarily bungalows and period revival style residences-- were constructed on vacant lots in the northern quadrants of the district, and the vacant blocks and lots in the south quadrants were developed, almost exclusively by contractors building on speculation. The variety of building types increased: commercial structures and large apartment buildings were erected along the district boundaries; a public school was built, and a manufacturing plant constructed. All of these changes reinforced the sense of place within Ladd's Addition without violating the qualities established prior to the first world war (See Maps 4-6).

Between 1919 and 1921, fifteen houses were built, most of them bungalows on blocks with already existing houses. Towards the end of 1921 or in early 1922, the Ladd Estate Company apparently began a promotional campaign, possibly accompanied by a liberal financing policy, which, coupled with an increasing demand for housing in the city, sparked significant development in the district, primarily in the south quadrants (See Map 4). Twenty-four buildings were constructed in 1922, 105 in 1923, 113 in 1924, fifty-four in 1925, and thirty-three in 1926. Construction dropped rapidly after 1926: between 1927 and 1939 only forty-four buildings were erected (See Table 2).

The residential buildings constructed during this period were generally more modest than their predecessors. They were smaller in scale, and simpler in detail. Most were bungalows, although a number of period revival residences and duplexes were also built--primarily Colonial and English Cottage styles. They were usually built on standard sized lots, and retained the street and side setbacks which characterized the placement of the earlier houses. Like the earlier buildings, they were wood frame houses, and the use of horizontal wood board siding, double-hung windows and front porches on most of these structures visually linked them with the pre-war residences (Photo 13). While many houses in the primary period were constructed on speculation, it was during this interval between the wars that the district experienced wholesale development by contractors, realtors and speculators. Entire blocks in the southern quadrants were developed by a handful of contractors, resulting in many identical and almost identical houses. This is most noticeable in Blocks 2, 3, 28, 29, and 31, where most of the buildings were constructed by Fitch, Potts and Sons, G.C. Goldenberg, A.J. Brugger, J.W. McFadden Building Company, Fred. E. Conley Company, Pacific Building Company, or the Lauman family (See Table 3 for a list of major contractors in the district).

Commercial development within the district began during this period. The Ladd Circle Grocery, built prior to the establishment of a citywide zoning code in 1924, was the first commercial building in the district; it was built in 1923 in the heart of Ladd's Addition, on Ladd Circle (Photos 14, 15). It was also the first building constructed on the circle, where the large, irregular lots were priced higher than

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standard-sized lots. It has remained a visual and functional focus of Ladd's Addition since its construction. After the zoning code was adopted, commercial development was limited to the edges of the district, facing the streetcar lines and developing automobile arterials. Between 1922 and 1929, a series of store buildings, service stations, and a bottling works were built on the perimeter of Ladd's Addition; most of these had fairly large footprints extending to lot edges, and were two to three stories tall, built in a variety of period revival styles. In addition, the zoning code allowed construction of multi-family residences along the edges of the district, and seven apartment buildings were constructed between 1923 and 1926 along Hawthorne Boulevard and S.E. 12th Avenue (Photos 16, 17). A number of these commercial and multi-family buildings were built on corner lots, which formed visual gateways to the district.

In addition, a largely-undeveloped block in the south end was purchased by the Portland school district, and, in 1925, a Georgian style public school was built, which continues to serve the neighborhood to the present day. Two additional churches were built within the district during this period: the Prairie style Swedenborgian church (1924) (Photo 18), and the First Italian Presbyterian Church, built in the Romanesque style (1926). Like the earlier churches, these buildings, by virtue of their massing and styles, provided visual and typologic variety within the residential core.

Also during this period the alleys developed the spatial qualities that persist today. These include a proportionately smaller scale of development than the district's streets: narrow, fourteen-foot wide "streets" with small one-story buildings. Prior to World War I, the pattern of building garages and barns on the edges of the lot lines bordering the alleys had been established. After the war, the density of small-scale buildings along these "streets" dramatically increased, establishing their present-day solid-void rhythm. Rear lots are usually enclosed by fences, frequently covered with ivy or other plants, or by hedges; this reinforces the linear, narrow feeling of the alleys (Photo 19). By 1939, 70 percent of the extant auxiliary buildings had been built.

**Physical Development of Ladd's Addition: 1940-1988**

The essential physical characteristics of Ladd's Addition have remained unchanged since 1939. Its layout is virtually identical to the original plat: block sizes and shapes; the hierarchy of streets, avenues and alleys; lot sizes and street setbacks; and the relation of plat to topography, are as they were when first laid out. Street trees have matured, forming a canopy linking all streets within the district. Most residences in the district have foundation plants along the front building edges--these are often mature rhododendrons, azaleas, and camellias, which soften the building edges and reinforce the continuity of the blocks. The location of various building types has followed the pattern established in the 1920s, with commercial development and large multi-family residences limited to the boundaries, and residential infill taking place within the district. There have been few demolitions, and some adaptive re-use; most of the latter have not altered building exteriors. Street alterations have been limited to traffic islands installed on Ladd Circle (1951); later traffic islands installed on Ladd Avenue at street intersections; and corners of East Park, clipped to allow a turning radius for busses routed through the district.

Eighty major buildings have been constructed in the district since 1940--12.4 percent of the total number of the buildings in the district (See Map 7). Fifty-five of the fifty-nine post-historic residences were constructed between 1940 and 1959; the majority of these are one-story buildings with minimal stylistic characteristics, compatible in scale, massing and cladding materials with houses built in the 1920s. Eleven of these are duplexes, some of which do not respect the established consistency in massing or street setbacks. Four houses and several additional duplexes were built in the district between 1960 and 1987; most of these are not compatible in massing or setbacks with other structures

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in the district. It is primarily the curb cuts and driveways for attached garages for these houses and duplexes that disrupt the continuity of the sidewalks and yards along some blocks.

Between 1940 and 1959, two manufacturing plants and one office building were constructed on Hawthorne Boulevard and Division Streets, and a gas station built at the intersection of S.E. 12th Avenue and Ladd Avenue replaced an earlier service station. Between 1960 and the present the following construction activities have taken place on Hawthorne Boulevard, S.E. 12th Avenue and Division Street: two apartment buildings; a service station; a fast-food store; and a convenience store, which replaced an earlier gas stations. A grocery store on Hawthorne was significantly altered when it was converted to offices.

In 1946 a church was built on the last remaining large lot on Ladd Circle. In 1951 the last church within the district, the new St. Philip Neri Church, designed by architect Pietro Belluschi, was built by the St. Philip Neri congregation, which had, a few years earlier, built a classroom building and an auditorium on their block on the south edge of the district.

Forty-one auxiliary buildings have been constructed since 1940, all but two are sheds or garages on the alleys. Most are compatible in scale, massing and materials with historic buildings on the alleys; some, however, are too large in scale and are clad with incompatible materials.

Records indicate a total of seven major historic buildings have been demolished since 1939. Two houses built during the primary period of significance have been demolished. The site of one, 11-16, is a vacant lot; the other, 14-04, was replaced by a 1971 apartment building. Four automobile service stations built in the 1920s have been demolished and replaced at the corners of the district: 12-01 was replaced with a new gas station; 29-16 was replaced with a new station, later converted to a restaurant, and now a grocery; 20-01 was replaced with a convenience store; and 13-31 was replaced with a fast-food shop. A fifth service station, 05-17, has been allowed to fall into poor condition, and has had a large addition added to its northerly end. A sixth service station, 14-01, was demolished in 1939 and replaced with a food store which itself was converted in the 1960s to an office building. An estimated forty historic auxiliary buildings have been demolished; many of these have been replaced with newer garages and sheds.

Six houses in the district are not on their original sites. Four of these were built within the district on Block 4, prior to the construction of the 1925 Abernethy School; they were moved to other sites within Ladd's Addition. Two--13-08 and 29-15--were moved into the district in the 1940s and '50s; both were built prior to 1939, are compatible with other buildings in the district, and are considered contributing resources.

Six houses dating to the primary period have been converted to duplexes or triplexes; two large houses have been converted to eight-unit apartments, and one house has been converted to offices. The 1891 Mizpah Presbyterian Church has been converted to a fourplex. A 1920s auto garage, 12-27, was converted to shops, and later to a restaurant. In most of these, the alterations have not significantly affected the buildings' exteriors.

Between 1940 and the present, approximately one-third of the historic houses and multi-family residences in Ladd's Addition have experienced some sort of exterior alteration, usually a change in cladding or removal of porch posts; in many instances the changes have not been significant enough to alter the historic character of the buildings or the district. A greater percentage of commercial structures have been altered, primarily storefronts. Approximately one-third of the historic auxiliary buildings on the alleys have been altered, usually involving changes in siding or garage doors; on these small buildings such changes have affected their historic integrity, although they are often still compatible in

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scale and massing with other alley buildings. Most of the buildings in the district, despite any alterations, are in good to excellent condition; the exceptions tend to be some poorly constructed multi-family residences, neglected historic auxiliary buildings, and a few commercial structures along Division Street. In the past decade, with the impetus provided by the designation of Ladd's Addition as a city conservation district, a number of historic buildings that had suffered unfortunate alterations in the preceeding years have been restored to their original appearance. A number of diseased or dead street trees were recently replaced by new elms, under the guidance of the district's advisory council.

**Contractors, Builders and Architects**

Ladd's Addition has a large number of "twins" and "triplets." These are the result of building speculation by contractors, realtors, developers, design-build firms, carpenters and, occasionally, residents who invested in one or two additional lots on a block. Even if a builder used different plans, scale, massing and details were often identical, resulting in a large collection of early twentieth century houses with striking similarities. Approximately forty percent of all houses in Ladd's Addition were built on speculation. This process of development, which began in the first decade of the twentieth century, continued through the 1950s. It has led to a visually unified district with several twentieth century stylistic themes, repeated with minor variations, throughout and beyond its periods of significance.

Rufus L. Cate was the first builder to construct houses on speculation in the district; at present, five of the earliest houses in the district, built in 1905 and 1906, can be attributed to him, including one he built for himself and his family. Cate was a salesman in the 1890s; after the turn of the century he worked as a real estate agent, at first, in 1904-05, in partnership with Thomas C. Powell, and then, until his death in 1907, on his own. His Craftsman houses frequently have Colonial details, particularly turned porch columns and hip-roofed porches with pedimented gables in the entry bays.

The two contracting firms most responsible for the development of the district in the years before the first world war were Smith and Dodge and Thomas Vigars. Both began to build in the district in 1908, after the incorporation of the Ladd Estate Company, and appear to have been allied with it in one fashion or another through 1917. Vigars is listed in the 1909 Portland City Directory as a real estate agent, and then intermittently in later years as a builder. He constructed over twenty-seven houses in Ladd's Addition, most of them on speculation, and lived in one he built for himself on Locust for at least eight years. In addition, Vigars was occasionally called upon by the Ladd Estate Company to complete the interior work on houses the company owned. Vigars built both Craftsman and Craftsman Bungalow residences; most of these are easy to associate with him, since they share common features, most notably very deep--often three to four foot--projecting eaves with false purlins and pedimented gable ends facing the street.

Smith and Dodge built most of their houses in the Craftsman style which can be identified by the overscaled jigsaw brackets in the gable ends, and the ornamental details on the bargeboards. George Smith worked as a ship carpenter in 1901-02; beginning in 1904 and continuing through 1923 he operated as a building contractor, sometimes in association with Nelson Dodge, and sometimes on his own. Dodge worked as a carpenter in the 1890s, and then, at the turn of the century, as a boat builder; he and Smith may have met in the boatyards which operated along both sides of the Willamette River. According to the Portland City Directory, Smith and Dodge first teamed up in 1905, and advertised as a firm in that year, in 1909-10, and in 1915-17. In 1907 Dodge, who apparently was the firm's designer, listed himself as an architect in the city directory, and sporadically advertised as such through 1918.

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H.L. Camp and Company was a third firm to begin constructing houses in Ladd's Addition in 1908. Herbert Camp worked as a carpenter in the late 1890s, and then as a building contractor. In 1905-06 he listed himself as an architect in Portland city directories. In 1907 he began a partnership with A. Lowe Dupuy which lasted until 1925, when Dupuy died. The firm, Camp and Dupuy, was advertised as "A.L. Dupuy, Architect and H.L. Camp, Contractor--Builders of 'Good Houses.'" In 1892 Dupuy worked in partnership with fellow architect James Stranahan. Until his association with Camp, he worked in a variety of jobs, including association with the West Coast Sash and Door Company and the Oregon Planing Mills. In Ladd's Addition, the partnership of Camp as contractor and Dupuy as architect built under two firm names: H.L. Camp and Company and Camp and Dupuy. The firm built houses in a variety of styles, following general trends in popular taste.

Five additional individuals or firms built more than two houses in Ladd's Addition prior to World War I. A.C. Emery and Company, which built six finely-crafted houses in 1909-10, advertised as "architects, contractors and builders--general contracting." In 1911, the firm's principal, Archibald Emery, assumed the vice-presidency of Northwest Securities and also became general sales manager for Brown Portable Elevator Company; after 1911 Emery and his company are no longer listed in Portland City directories. John Lockhardt, who in 1906 was the manager of a life insurance company, became a financial agent in 1909 and a contractor in 1910; it was during these latter years that he built three Craftsman style houses in Ladd's Addition. Eric Rasmussen was a building contractor and real estate agent when he built five houses in Ladd's Addition, including one he lived in with his family. Rasmussen went on to develop a number of Portland properties, including apartment buildings, and, in 1941, Rasmussen Village in Southwest Portland. William Clements, who built a total of six residential buildings in Ladd's Addition between 1911 and 1923, worked in a variety of professions, including engineering, carpentry and painting. It appears that he would build a house in Ladd's Addition, live in it for several years, and then sell it and move to another house he had just completed within the district. Edward Baughman was a building contractor and novelty manufacturer who built five Craftsman houses and Craftsman Bungalows in Ladd's Addition prior to 1920.

In the early 1920s, Ladd's Addition experienced rapid development, reflecting the general real estate boom in Portland. Approximately two-thirds of the 258 buildings erected in the district between 1919 and 1924 (see Map 4), were built on speculation by contractors. In addition to the principal developers listed in Table 3, there were over twenty contractors who built between two and three houses in the district, several district residents who built more than one house or duplex as investment properties, and over one-half dozen large construction firms each of which was responsible for erecting one or two store buildings or apartments on the district boundaries, usually on speculation. Nine of the major builders in the 1920s are discussed below; the rest are covered in the "cultural data" portion of the Inventory.

Several firms had a great impact on the appearance of the south end of the district. Three built over forty percent of the bungalows and period revival style residences in the early 1920s. Most of these are one or one-and-one-half story wood frame structures with small garages, matching the stylistic details of the houses. The J.W. McFadden Building Company, which erected twenty-three buildings in the district, was formed in 1919 or 1920. The president and manager of the firm was John McFadden, who between 1913 and 1918 had worked as a carpenter and contractor. Gustave C. Goldenberg, who built most of the houses on blocks 2 and 31, and many on block 3, was a realtor and building contractor. The Lauman family, responsible for building a number of houses on block 28, included Charles Lauman, a contractor, Philip Lauman, a carpenter, and Lawrence Lauman, also a carpenter. All three Laumans lived in Ladd's Addition in the 1920s.

Six firms each built between nine and twelve houses in the district in the mid 1920s. Contractor Albert J. Brugger, who constructed eleven houses in Ladd's Addition, including two he lived

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in with his family, later became an apartment manager in northwest Portland. Fitch, Potts and Sons, which built twelve residences in the district, was a construction firm formed by Otis J. Fitch and Albert S. Potts. Fitch apparently served as designer for the firm: in the early '20s he had been a salesman for the International Correspondence School, a sales manager for Standard Brick and Tile Company, and, in 1924-25 a principal in Creative Design and Construction Company; he claimed to be an architect, although he apparently did not comply with the state architectural board's requirements. Albert Potts was a carpenter and builder; one of his sons, Selby, was a carpenter and architect. The partnership apparently dissolved in 1925; however, A. Potts and Sons continued to build houses in Ladd's Addition through 1926.

John R. Blows, who lived in Ladd's Addition, was a contractor and carpenter who built eleven bungalows and Twentieth Century Colonial houses in the district. Fred Conley was a shipworker in the early '20s who established a contracting firm in 1924-25 and built ten houses in the district. Estelle Evans, who built nine duplexes and houses in the district, was a contractor between 1925 and 1927, and later worked as a real estate agent. Evans later married, Walter Davis, a building and road contractor; Evans and Davis lived in several of the houses and duplexes she built in Ladd's Addition throughout the 1920s and early 1930s.

Ben I. Phillips is listed as a contractor on building permits for eleven houses in Ladd's Addition; he was a medical student at the University of Oregon Medical School in Portland between 1924 and 1927, and went on to do his internship and residency in Portland hospitals, later practicing in the city of St. Johns for over thirty years. It is not clear if he actually acted as contractor for the houses in Ladd's Addition, or if he was associated, perhaps as an investor, with a relative, possibly Talbot Phillips, who managed the Bert Phillips Company real estate agency.

Most of the houses built in Ladd's Addition were apparently designed by their contractors; when, in 1911, the City of Portland began to record the name of the person preparing the plans and specifications for individual buildings on building permits, the contractors were almost always listed as the designers. Three individual architects, other than those mentioned above, were associated with a number of houses in Ladd's Addition. Delbert Harden, who worked as a draftsman in 1916, and then became president and manager of the Harden Pump Fountain Company and later manager of the Chetopa Press, began to advertise as an architect in 1923. He built five houses on speculation in the district in the 1920s, and designed five more for other contractors building on speculation. Architect Ora M. Akers designed fifteen houses in Ladd's Addition in the 1920s, both bungalows and variety of period revival styles. Akers, who advertised as an artist specializing in perspective drawings in 1922, became a principal designer for the Pacific Building Company, which provided building materials to individuals, and acted as contractor for four houses in Ladd's Addition. In addition, Akers designed four houses for contractor J.R. Blows, three houses for contractor Dwight Cheney, one house for carpenter W.F. Reiner, and two houses for contractor Carl Ruef. Herbert Williams was an architect who designed four bungalows and Twentieth Century English Cottages in Ladd's Addition: three of these were in association with contractor John Muir.

Some home builders in Ladd's Addition made use of pre-designed plans by such companies as Universal Plan Service Company, Oregon Home Designers, and Redimade Building Company. Approximately a dozen houses dating to the historic periods of significance were built according to plans furnished by these companies.

In addition, as indicated in the individual building listing in the Inventory section, some noted Portland architects designed a few buildings in the district, including the firm of Jacobberger and Smith, which designed two structures for the St. Philip Neri congregation, and George Jones, architect of Abernethy school, who designed a number of major school buildings for the City of Portland. There is

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one house in the district designed by the prolific Oregon architect and architectural educator, Ellis F. Lawrence, and two post-historic buildings designed for the St. Philip Neri congregation by the internationally-renown architect Pietro Belluschi.

**Table 3**  
**Predominant Contractors in Ladd's Addition**

Primary Period of Historic Significance

<u>Name</u>	<u>Number of Buildings</u>	<u>Date Span</u>	<u>Typical Styles</u>
Edward W. Baughman	5	1909-1920	Craftsman, Craftsman Bungalow
H.L. Camp and Company	8	1908-1925	Craftsman, Colonial Revival, Period Revivals
Rufus L. Cate	5	1905-1906	Craftsman
William Clements	6	1911-1923	Craftsman, Bungalow, 20th Century Colonial
A.C. Emery and Company	6	1909-1910	Craftsman, Craftsman Bungalow
John Lockhardt	3	1909	Craftsman
Eric Rasmussen	5	1909-1910	Craftsman, Craftsman Bungalow
Smith and Dodge	11	1908-1915	Craftsman
Thomas Vigars	27	1908-1917	Craftsman, Craftsman Bungalow

Secondary Period of Historic Significance

Frank Bevier	5	1923-1925	Bungalow
John R. Blows	11	1923-1926	Bungalow, 20th Century Colonial
A.J. Brugger	14	1923-1925	Bungalow, 20th Century English Cottage
Fred Conley	10	1924	Bungalow
Estelle B. Evans	9	1923-1928	Bungalow, 20th Century Colonial
Fitch, Potts and Sons	12	1923-1925	Bungalow
G.C. Goldenberg	20	1922-1924	Bungalow
C.B. Haftorson	4	1919-1926	Bungalow, 20th Century English Cottage
Delbert Harden	5	1923-1924	Bungalow
Marius Larsen	5	1922-1924	Bungalow
C.J. Lauman	6	1923-1925	Bungalow, 20th Century Colonial
L.C. Lauman	5	1924	20th Century Colonial
Philip Lauman	9	1923-1925	Bungalow--Colonial Influence
J.W. McFadden Building Co.	23	1921-1926	Bungalow, 20th Century Colonial
Pacific Building Company	4	1923-1924	Bungalow
Ben I. Phillips	11	1923-1926	Bungalow, 20th Century Colonial and English Cott
Narcisco Simonatti	11	1928-1949	20th Century English Cottage, Minimal Tract
Victor Wood	4	1921-1927	20th Century Colonial

## Existing Surveys and Ordinances

Thirty-two structures in Ladd's Addition were listed and ranked in the Portland Historic Resource Inventory prepared in 1980-81 by the City of Portland Bureau of Planning. Of these, two are designated as Rank I buildings; thirteen as Rank II buildings, fifteen as Rank III buildings, and two are not ranked. In addition, one of these structures, the Mizpah Presbyterian Church (29-10), is listed on the National Register of Historic Places. In 1977 the City of Portland passed an ordinance authorizing residential historic conservation districts; Ladd's Addition is one of two such districts in Portland, and

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was officially designated in 1977. The district is administered by the Ladd's Addition Conservation District Advisory Council, a volunteer committee of neighborhood residents and representatives from the Portland Historical Landmarks Commission, appointed by the mayor and city council. The Council has established design guidelines, coordinated the replacement of missing street trees, and was responsible for pursuing the National Register designation of the district through a grant from the Oregon State Historic Preservation Office.

**Classification of Properties**

Classification of resources in Ladd's Addition is determined by the age of the structures. The term "primary" refers to the first period of historic significance for the district, 1891-1918, inclusive. The term "secondary" refers to the second period of historic significance, 1919-1939, inclusive. Structures built during these periods that have been altered to the extent of no longer contributing to the character of the district are classified as "compatible/historic," and are non-contributing resources, in their present condition.

Resources in the district have the following classifications:

1. Contributing: Primary  
Structures and sites built between 1891 and 1918 (inclusive), which retain their historic character.
2. Contributing: Secondary  
Structures built between 1919 and 1939 (inclusive), which retain their historic character.
3. Non-Contributing: Compatible/Historic  
Structures built during the historic periods of significance which have been altered in such a way that they do not contribute to the character of the district in their present condition. Most of these resources, if restored, could be reclassified as contributing structures.
4. Non-Contributing: Compatible/Non-Historic  
Post-1939 structures deemed compatible in style with earlier buildings.
5. Non-Contributing: Incompatible  
Post-1939 structures incompatible with the predominant architectural styles and historic character of the district.
6. Vacant Lots  
Vacant lots have been assigned resource numbers, but have not been assigned a rating.

**Contributing and Non-Contributing Resources in the Historic District**

Because of the distinctive layout of the district, the alleys have been determined to be a significant physical feature with their own characteristic spatial ordering system. Thus, all auxiliary buildings, most of them garages located along the edges of the alleys, have been counted as resources within the district. All are listed with their associated major resources in the Inventory portion of this section. When there is more than one auxiliary building associated with a major resource, each is indicated by capital letters, A-C, on the Map of Contributing and Non-Contributing Resources (Map 8). A number of the auxiliary buildings have been altered and no longer contribute to the historic



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character of the district, and a high percentage are newer buildings, which do not contribute to the district by virtue of their age. These factors alter the ratio of contributing to non-contributing resources in the district as a whole, despite the fact that most of the auxiliary resources are not visible from the streets in Ladd's Addition. The following table, then, provides an additional listing for these resources, to indicate the differences in totals and ratios between major and auxiliary resources.

**Contributing and Non-Contributing Resources**

<b><u>Integrity</u></b>	<b><u>Major Resources</u></b>		<b><u>Auxiliary Resources</u></b>		<b><u>Total Resources</u></b>	
	<b><u>Quantity</u></b>	<b><u>Percent</u></b>	<b><u>Quantity</u></b>	<b><u>Percent</u></b>	<b><u>Quantity</u></b>	<b><u>Percent</u></b>
<b>Contributing</b>						
Contributing: Primary	151	(23.3%)	33	(07.1%)	184	(16.6%)
Contributing: Secondary	262	(40.3%)	188	(40.8%)	450	(40.5%)
<b>Total Contributing Resources</b>	<b>413</b>	<b>(63.6%)</b>	<b>221</b>	<b>(47.9%)</b>	<b>634</b>	<b>(57.1%)</b>
<b>Non-Contributing</b>						
Non-Contributing: Compatible/Historic	155	(23.9%)	97	(21.1%)	252	(22.7%)
Non-Contributing: Compatible/Non-Historic	63	(09.7%)	101	(21.9%)	164	(14.8%)
Non-Contributing: Incompatible	18	(02.8%)	42	(09.1%)	60	(05.4%)
<b>Total Non-Contributing Resources</b>	<b>236</b>	<b>(36.4%)</b>	<b>240</b>	<b>(52.1%)</b>	<b>476</b>	<b>(42.9%)</b>
Vacant Lots	0		0		4	
<b>Total Resources</b>	<b>649</b>	<b>(100.0%)</b>	<b>461</b>	<b>(100.0%)</b>	<b>1,110</b>	<b>(100.0%)</b>

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## Inventory of Individual Resources

The following is a description of each of the 1,110 contributing and non-contributing resources in Ladd's Addition Historic District. The resources are organized by their geographic location, by legal block number. Each block's resources are summarized in a paragraph preceding the listing of the block's individual resources; the summary paragraph gives a thumbnail sketch of the overall physical characteristics of the block, including its street boundaries, form, and total number of contributing and non-contributing resources. Each major resource within each block has been numbered. The first two digits are the block number. The second two digits are numbers assigned to each major resource within the block; these numbers begin at the first lot in either the north or east half of each block, depending on the block's orientation, and continue in a clockwise fashion around the block. A sketch map included with this nomination (Map 8) keys all building numbers and graphically illustrates the contributing and non-contributing resources.

Auxiliary resources are noted as "Auxiliary Building" and are listed below the buildings with which they are presently associated. When there is more than one auxiliary building associated with a major resource, the auxiliary buildings have been assigned letters, which are indicated in the text and on the sketch map (Map 8). The integrity of each auxiliary building located on an alley has been assessed on the basis of its contribution to the historic character of the alley, and within that context to the historic character of the district as a whole. Thus, there are instances when a modest auxiliary building--usually a garage--is considered a contributing resource, while its associated building, usually its house, has been altered to the extent of losing its historic character and is a considered non-contributing resource. Auxiliary buildings not located on the alleys are evaluated solely in terms of their contribution to the district as a whole. The total number of contributing and non-contributing resources for each property is listed in the left margin, next to the identification number.

In general, historic names have been assigned to buildings based on the names of the first long-term owners; when the owners were residents of the building, the building has been identified as a "residence." When a building initially served as income property after its completion, the non-residential owner or contractor's name has been assigned to the building, and the building has been identified as a "house" or by its type, such as "duplex," "triplex," or "apartment."

The Ladd's Addition Conservation District Advisory Council was responsible for pursuing the National Register designation for this district, through a grant from the Oregon State Historic Preservation Office to the Historic Preservation League of Oregon. Over eighteen individuals, most of them neighborhood residents, assisted the three consultants in the preparation of this nomination, providing over 1400 hours of volunteer field work and research. The staff of the Portland City Historic Landmarks Commission and the Portland City Planning Bureau have provided assistance in organizing neighborhood meetings and printing this document.

The following sources provided the bulk of the historical information contained in the inventory: Portland building inspection cards; Portland plumbing inspection cards; Portland building permits; Multnomah County tax assessor records; 1907 Portland Block Book; Sanborn Company Fire Insurance Maps, dated 1909, 1923, 1924, 1935; Portland City Directories; *Oregonian* obituary files; Federal Census of Multnomah County, 1910. Such resources as city ordinances, park board reports and annual mayor's reports filed in the city's archives provided additional information. Styles and architectural terminology are based on the following sources: *Architecture Oregon Style* (Rosalind Clark, Professional Book Center, Inc., Portland, Oregon, 1983); *A Field Guide to American Houses* (Virginia and Lee McAlester, Alfred A. Knopf, New York, 1986); *American Architecture Since 1780* (Marcus Whiffen, M.I.T. Press, Cambridge, Massachusetts, 1981); *Historic Architecture Sourcebook* (Cyril Harris, McGraw-Hill, 1977); *Identifying American Architecture* (John Blumenson, American Association for State and Local History, Tennessee, 1977).

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## All Quadrants

Total Resources: 6  
Contributing: 6  
Non-Contributing: 0

Ladd's Addition has five parks, which were dedicated to the public at the time of its platting in 1891. Central Park is located in the heart of the district, circled by a vehicular round-about where the major bisecting streets and diagonal avenues meet. The four diamond-shaped secondary parks are located at the intersections of the major bisecting streets and secondary diagonal avenues; each of these parks are spatial sub-centers within the district. It is not clear how Ladd wished the parks to be developed, however, in 1910 Portland park superintendent E.T. Mische directed the installation of diagonal turf walks and rose bushes in the secondary parks with the intent of devoting them "...to educational and display purposes." In addition to the parks, all streets in the district are lined with planting strips of varying widths, in which the Ladd Estate Company planted trees, beginning in 1907. With their maturation, the trees have become a major physical feature of the district, uniting the various streetscapes and distinguishing the district from many of its contemporaries. All six of these resources contribute to the historic character of the district. Dates indicated are from the first year of development, rather than the date of the platting.

Contributing  
Resources: 1  
Non-Contributing  
Resources: 0**001 Central Park 1910**

Ladd Circle

Legal: B00: N/A

City of Portland, Bureau of Parks and Recreation, 1120 S.W. 5th Ave., Portland, OR 97204

Contractor: City of Portland Park Department Designer: E.T. Mische

Style: N/A

Contributing: Primary

Description: Central Park was originally designed with a circular footprint and an 100 foot radius; it appears that the radius has been reduced. The park was designed with a series of eight semi-circular planting beds which were to be viewed from the main access streets into the circle. The four semi-circles facing Harrison Street and 16th Avenue have been removed and turf installed, creating intersecting pedestrian paths through the center (1983). The remaining four semi-circular beds have eight to fifteen foot tall camellias and rhododendrons, with low-growing deciduous and evergreen shrubs in the foreground, in front of which flowering annuals and perennials are planted. The park has five street lamps with concrete bases and clustered globes: one is located in the center of the circle and the rest are centered between each bed on the north, south, east and west edges. While many of the plants appear to be old, probably dating to the 1920s, they do not appear to be the original plant materials. A sidewalk and turf planting strip circling the park has been removed, and Ladd Circle widened. This probably occurred in the late 'teens or early 1920s, after residents expressed concern over automobile accidents at the circle in a petition to park superintendent Charles Keyser.

Cultural Data: Portland park superintendent E.T. Mische designed a planting scheme for the park in September of 1909, which was revised in the spring of 1910 (Figure 2). That summer, turf, a water system and "tender" annuals were installed; in the fall, hardy shrubs were planted. At present, it is unclear how closely the original plan was followed; few of the species specified in the plan, designed generally to rise from lower, fine-leaved shrubs to larger broadleaved evergreen plants, are present in the park today, although some of the rhododendrons specified for the center of the park may still be present.

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- |                             |   |   |                              |
|-----------------------------|---|---|------------------------------|
| Contributing Resources:     | 1 | <b>002 North Park (Maple Square) 1909</b>   |                              |
| Non-Contributing Resources: | 0 | S.E. Maple, S.E. Poplar, S.E. 16th Avenue   | <b>Legal:</b> B00: N/A       |
|                             |   | City of Portland, Bureau of Parks and Recreation, 1120 S.W. 5th Ave., Portland, OR 97204  |                              |
|                             |   | <b>Contractor:</b> City of Portland Parks Department  | <b>Designer:</b> E.T. Mische |
|                             |   | <b>Style:</b> N/A   | <b>Contributing:</b> Primary |
|                             |   | <p>Description: North Park is a diamond-shaped parallelogram, 100 feet on each edge, bounded by the intersection of 16th, Poplar and Maple Avenues. The planting plan has been altered in this park; it presently has a circular scheme, apparently altered in 1983-84, with circular turf paths. The center has been planted with several cypress trees and azaleas, not related to the original scheme, and not present in the other rose gardens. There are fifteen varieties of hybrid tea roses of various hues. The varieties have been updated over the years, consistent with the intent of the designer, E.T. Mische, who, in 1912, reported to the park board that "...so rapidly as the newly introduced varieties ...may be propagated in sufficient quantities...they will find a location here in a representative mass. After they have grown here several years they are to give way to later or better introductions." At present, the oldest variety in the park is Peace, introduced in 1945; the most recent is Showbiz, introduced in 1985.</p> <p>Cultural Data: Park superintendent E.T. Mische designed the planting scheme for the secondary parks, of which this is one, in the fall of 1909. In 1910 water systems were installed, turf walks laid, and roses planted. The parks have served, since 1910, to display various varieties of roses.</p>   |                              |
| Contributing Resources:     | 1 | <b>003 East Park (Cyress Square) 1909</b>   |                              |
| Non-Contributing Resources: | 0 | S.E. Locust, S.E. Cypress, S.E. Harrison St.  | <b>Legal:</b> B00: N/A       |
|                             |   | City of Portland, Bureau of Parks and Recreation, 1120 S.W. 5th Ave., Portland, OR 97204  |                              |
|                             |   | <b>Contractor:</b> City of Portland Parks Department  | <b>Designer:</b> E.T. Mische |
|                             |   | <b>Style:</b> N/A   | <b>Contributing:</b> Primary |
|                             |   | <p>Description: East Park, bounded by S.E. Harrison Street, S.E. Cypress, and S.E. Locust, was designed as a diamond-shaped parallelogram, measuring 100 feet on each side. However, it has had its corners clipped to accomodate the turning radius of busses passing through the neighborhood. The major organizing scheme, which adheres to the original plan, is a pair of wide turf paths bisecting the parallelogram. They meet in the middle, forming a small parallelogram. Diamond-shaped rose beds are located between the paths; these each have been subdivided by eight narrow turf paths meeting in a circle at the center of the bed. The varieties have been updated over the years, consistent with the intent of the designer, E.T. Mische, who, in 1912, reported to the park board that "...so rapidly as the newly introduced varieties ...may be propagated in sufficient quantities...they will find a location here in a representative mass. After they have grown here several years they are to give way to later or better introductions." At present, the park has over thirty varieties of hybrid tea roses, ranging from Etoile de Hollande, introduced in 1919, to Shobiz, introduced in 1985.</p> <p>Cultural Data: Park superintendent E.T. Mische designed the planting scheme for the secondary parks, of which this is one, in the fall of 1909. In 1910 water systems were installed, turf walks laid, and roses planted. The parks have served, since 1910, to display various varieties of roses.</p> |                              |

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- |                             |   |  |  |
|-----------------------------|---|--|--|
| Contributing Resources:     | 1 | <b>004 South Park (Orange Square) 1909</b>   |  |
| Non-Contributing Resources: | 0 | S.E. Orange, S.E. Tamarack, S.E. 16th Ave. Legal: B00: N/A   |  |
|                             |   | City of Portland, Bureau of Parks and Recreation, 1120 S.W. 5th Ave., Portland, OR 97204   |  |
|                             |   | Contractor: City of Portland Parks Department Designer: E.T. Mische  |  |
|                             |   | Style: N/A Contributing: Primary   |  |
|                             |   | Description: South Park is a diamond-shaped parallelogram, measuring 100 feet on each side, bounded by S.E. 16th Avenue, S.E. Orange, and S.E. Tamarack. The major organizing scheme, which adheres to the original plan, is a pair of wide turf paths bisecting the parallelogram. They meet in the middle, forming a small parallelogram. Diamond-shaped rose beds are located between the paths; these each have been subdivided by eight narrow turf paths meeting in a circle at the center of the bed. The varieties have been updated over the years, consistent with the intent of the designer, E.T. Mische, who, in 1912, reported to the park board that "...so rapidly as the newly introduced varieties ...may be propagated in sufficient quantities...they will find a location here in a representative mass. After they have grown here several years they are to give way to later or better introductions." At present, the park has over thirty varieties of hybrid tea roses, ranging from Etoile de Hollande, introduced in 1919, to American Pride, introduced in 1974. |  |
|                             |   | Cultural Data: Park superintendent E.T. Mische designed the planting scheme for the secondary parks, of which this is one, in the fall of 1909. In 1910 water systems were installed, turf walks laid, and roses planted. The parks have served, since 1910, to display various varieties of roses.  |  |
|                             |   |  |  |
| Contributing Resources:     | 1 | <b>005 West Park (Mulberry Square) 1909</b>  |  |
| Non-Contributing Resources: | 0 | S.E. Mulberry, S.E. Spruce, S.E. Harrison St. Legal: B00: N/A  |  |
|                             |   | City of Portland, Bureau of Parks,   |  |
|                             |   | Contractor: City of Portland Parks Department Designer: E.T. Mische  |  |
|                             |   | Style: N/A Contributing: Primary   |  |
|                             |   | Description: West Park is a diamond-shaped parallelogram, measuring 100 feet on each side, bounded by S.E. Harrison Street, S.E. Mulberry, and S.E. Spruce. The major organizing scheme, which adheres to the original plan, is a pair of wide turf paths bisecting the parallelogram. They meet in the middle, forming a small parallelogram. Diamond-shaped rose beds are located between the paths; these each have been subdivided by eight narrow turf paths meeting in a circle at the center of the bed. The varieties have been updated over the years, consistent with the intent of the designer, E.T. Mische, who, in 1912, reported to the park board that "...so rapidly as the newly introduced varieties ...may be propagated in sufficient quantities...they will find a location here in a representative mass. After they have grown here several years they are to give way to later or better introductions." At present, the park has over thirty varieties of hybrid tea roses, ranging from Dainty Bess, introduced in 1925, to Olympiad, introduced in 1984.           |  |
|                             |   | Cultural Data: Park superintendent E.T. Mische designed the planting scheme for the secondary parks, of which this is one, in the fall of 1909. In 1910 water systems were installed, turf walks laid, and roses planted. The parks have served, since 1910, to display various varieties of roses.  |  |

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Contributing Resources:	1	<b>006 Ladd's Addition Street Trees 1907</b>	
Non-Contributing Resources:	0	All Streets in Ladd's Addition	<b>Legal:</b> B00 N/A
		Ladd's Addition Conservation District	
		<b>Contractor:</b> Ladd Estate Company	<b>Designer:</b> Unknown
		<b>Style:</b> N/A	<b>Contributing:</b> Primary

**Description:** In 1907, when the Ladd Estate Company paved the streets and installed the sidewalks, they also established a hierarchy of widths for the parking strips widths, where the street trees are planted. The diagonal avenues, Ladd and Elliott, and Ladd Circle have twelve foot wide parking strips, and generally, the secondary streets have ten foot wide parking strips. Generally, the major diagonal avenues and Ladd Circle are planted with American Elms and the minor diagonals and Harrison and 16th are planted with Norway Maples. The other interior streets are planted with Norway Maples, Persian Walnuts, European White Birches, and American Elms. Over the years, some homeowners have planted ornamental species in the strips fronting their houses, which are not compatible with the original design, but the overall number of these is slight. In 1987 the district advisory council sponsored a street tree planting program to reintroduce historic tree species on streets where they had been lost. Most streets in the district have iron horse tethering rings located at irregular intervals along the curbs, and contractors' names and dates of construction stamped on the walks, which were installed when the concrete sidewalks and curbs were poured.

**Cultural Data:** The Ladd Estate Company apparently installed street trees in the north half of the district when the streets were paved and the sidewalks installed in 1907. The trees in the south half were probably installed in 1910, when the remaining streets in the district were paved. In a 1909 letter from Frederick Strong, secretary-treasurer of the Ladd Estate Company, to park superintendent E.T. Mische, Strong asked for advice on the selection of suitable species of trees and appropriate spacing between individual trees for the south end of the district.

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## Southwest Quadrant

Total Resources: 43  
Contributing: 31  
Non-Contributing: 12

## Form:

Convex Polygon

## Street Boundaries:

Ladd Circle

S.E. 16th Avenue

S.E. Orange Avenue

S.E. Birch Avenue

S.E. Elliott Avenue

Block 1 partially defines two public spaces in Ladd's Addition: its northernmost lot helps form Ladd Circle, and part of its southwesterly edge faces South Park. Seven of the twenty-six buildings on the block were multi-family residences, all dating to the secondary period of historic development. The rest of the block's structures are single-family houses: seven were built prior to 1917, and two post-date the historic period. With the exception of the duplexes at the north end, buildings on the east half of the block have typical mid-block setbacks and are located on standard lots. The pairs of two-story buildings, with front-facing gable roofs, located at each end of Orange Avenue, appear to frame the smaller one and one-and-one-half story buildings between them. The Elliott Street elevation has a series of two-story Craftsman style buildings, with one-and-one-half story infill houses dating to the secondary period, all with typical street setbacks; the rhythm established by these buildings is disrupted by the two 1950s one-story buildings with shallow street setbacks. Approximately one-third of the houses were built on speculation by contractors; there are several pairs of similar houses on the block. All of the buildings are in good to excellent condition. Of the twenty-four historic structures on the block, two do not contribute to the district in their present condition; of the eleven historic auxiliary buildings, two have been altered to the extent of losing their historic integrity.

Contributing Resources: 2  
Non-Contributing Resources: 0**01-01 Sadler, Matthew and Clara Duplex 1924**

2043-2047 S.E. 16th Avenue

Legal: B01: N part L19

Catherine Duus, 2205 Wildwood Court S.E., Salem, OR 97306

Contractor: Matthew Sadler

Designer: Matthew Sadler

Style: Twentieth Century Colonial

Contributing: Secondary

Description: This square one-and-one-half story duplex has a moderately-pitched, side-facing gabled roof with boxed eaves and composition shingles. Entries to the units on each end of the front elevation have multi-light entry doors, bracketed gabled overdoors with semi-round arched cutouts, concrete stoops and stairs. Windows are typically one-over-one double-hung wood sashes; there are two large fixed wood sash windows with multiple lights on the front elevation. The building has weatherboard siding and a concrete foundation. It is located on a triangular lot at the northeast end of the block, with a shallow setback from the street; there are some mature flowering shrubs at the building corners. It shares a garage with its "twin" duplex to the south, which was built at the same time.

Cultural Data: This duplex and the "twin" next door (2051-2055 S.E. 16th) were built by building contractor Matthew Sadler; by 1928 the buildings were owned by Guaranty Trust Company. In 1930 the tenants included Clinton Kuhn, a mechanic, and William Cronk, who worked at the Circle Grocery in Ladd's Addition.

**Auxiliary Building: Garage**

1923

Contributing: Secondary

Description: The three-car garage on the alley serves both this duplex and the one to the south. It has weatherboard siding and a gable roof; it was extended four feet in 1944, but retains its original features. It contributes in scale, massing and detail to the spatial order of the block's alley.

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- |                             |   |   |
|-----------------------------|---|---|
| Contributing Resources:     | 1 | <b>01-02 Sadler, Matthew N. and Clara Duplex 1924</b>   |
| Non-Contributing Resources: | 0 | 2051-2055 S.E. 16th Avenue <b>Legal:</b> B01: S part L19  |
|                             |   | Catherine Duus, 2205 Wildwood Court, S.E., Salem, OR 97306  |
|                             |   | <b>Contractor:</b> Matthew Sadler <b>Designer:</b> Matthew Sadler   |
|                             |   | <b>Style:</b> Twentieth Century Colonial <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This square one-and-one-half story duplex has a moderately-pitched, side-facing gabled roof with boxed eaves and composition shingles. Entries to the units on each end of the front elevation have multi-light entry doors, bracketed gabled overdoors with semi-round arched cutouts, concrete stoops and concrete stairs. Windows are typically one-over-one double-hung wood sashes; there are two large fixed wood sash windows with multiple lights on the front elevation. The building has weatherboard siding and a concrete foundation. It is located on a triangular lot at the northeast end of the block, with a shallow setback from the street; there are some mature flowering shrubs at the building corners. It shares a garage with its "twin" duplex to the north, which was built at the same time.  |
|                             |   | <b>Cultural Data:</b> This duplex and the "twin" next door (2043-2047 S.E. 16th) were built by building contractor Matthew Sadler; by 1928 the buildings were owned by Guaranty Trust Company. In 1930 tenants in this duplex were John Nevalain, a carpenter, and Lee Powell, manager of the O.E. Powell Service Station.  |
| Contributing Resources:     | 2 | <b>01-03 Clements, William and Emily Residence 1911</b>   |
| Non-Contributing Resources: | 0 | 2103 S.E. Orange Avenue <b>Legal:</b> B01: L18  |
|                             |   | W.E. Hunt, 2103 S.E. Orange Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> William Clements <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Craftsman <b>Contributing:</b> Primary  |
|                             |   | <b>Description:</b> This two-story rectangular building has a moderately-pitched gable roof with projecting eaves, exposed jigsawn rafters, bracketed gable ends and composition shingles; there are gable-roofed dormers on the side elevations with projecting eaves, exposed rafters and bracketed gable ends. The hip-roofed full-length porch has a pedimented gabled entry bay, exposed jigsawn rafters, truncated boxed columns, an enclosed balustrade and wood stairs. Windows are primarily one-over-one double-hung wood sashes with cornice trim; the front elevation has a large fixed wood sash window with double-hung sidelights; small fixed windows on the side elevations have leaded glass; there is a square bay window on the north elevation. The building has beveled siding, fluted cornerboards, and square butt-cut wood shingles in the gable ends. It has a concrete foundation and basement, and a typical mid-block setback; there are mature flowering shrubs along the building edges. |
|                             |   | <b>Cultural Data:</b> It appears this house was built by carpenter Charles Burroughs for William Clements, who was working as an engineer at the time. Clements, who subsequently worked as a painter and carpenter, later built five additional residences in Ladd's Addition, some of which he moved into after completion.   |
|                             |   | <b>Auxiliary Building:</b> Garage      1930 <b>Contributing:</b> Secondary  |
|                             |   | The single-car garage on the alley has weatherboard siding, a gable roof and its original doors; it contributes in scale, mass and detail to the spatial order of the block's alley.  |



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Contributing Resources: 2 **01-04 Phipps, Charles A. and Charlotte 1910**  
Non-Contributing Resources: 0 2111 S.E. Orange Avenue Legal: B01: L15  
William and Carol Shreve, 2111 S.E. Orange Avenue, Portland, OR 97214

Contractor: Louis Guth Designer: Unknown  
Style: Craftsman Contributing: Primary

Description: This rectangular two-story building has a moderately-pitched gable roof with projecting eaves, exposed jigsawn rafters, pedimented gable ends with a course of small modillion-like blocks, ornamental jigsawn brackets and composition shingles. The hip-roofed porch has exposed jigsawn rafters, truncated boxed columns on cast-stone piers, an ornamental jigsawn wood balustrade, and concrete steps. Windows are primarily double-hung one-over-one wood sashes; the front elevation has a large slipsash wood window with double-hung sidelights; the side elevations have square bay windows with shed roofs. Neither the front elevation second story wood sash windows nor the attic story casement windows are original, but they do not significantly alter the building's historic character. The building has beveled siding on the first story, and wood shingle siding on the second story and in the gable ends; it has a concrete foundation and basement. The building has a typical mid-block setback with mature flowering shrubs around the building edges.

Cultural Data: Louis Guth built this house for Reverend Charles Phipps, general secretary of the Oregon State Sunday School Association.

Auxiliary Building: Garage c.1911 Contributing: Primary

Description: The single-car garage on the alley has a gable roof and beveled siding matching the house; it contributes in scale, massing and details to the spatial order of the block's alley.

Contributing Resources: 0 **01-05 Wilson, William M. House 1923**  
Non-Contributing Resources: 2 2117 S.E. Orange Avenue Legal: B01: L14  
Elizabeth Wong c/o Kissling and Keys, 2117 S.E. Orange Avenue, Portland, OR 97214

Contractor: W. Wilson Designer: Clarence Moore  
Style: Craftsman Bungalow Non-Contributing: Compatible/Historic

Description: This one-story rectangular bungalow has projecting eaves and composition shingles. The single-bay entry porch has a gabled roof with projecting eaves, an exposed truss and tie beam, exposed rafters, and a concrete foundation; wrought-iron posts and railings have replaced original porch materials. The windows are primarily one-over-one double-hung wood sashes with wide trim; the front first story elevation has a large fixed wood sash window with rectilinear lights in the upper sash and double-hung sidelights; the front elevation attic story has a large sliding aluminum sash window. There is a wood pergola with angle-cut rafters extending south from the porch on the front elevation. The building has weatherboard siding, a concrete foundation and basement. The porch and window alterations on this small house adversely affect its historic character. It has a typical mid-block setback, with mature flowering shrubs along the front and side building edges.

Cultural Data: Carpenter Clarence Moore built this house for William M. Wilson, who did not live in Ladd's Addition, and whose occupation is unknown. In 1925 J. Lawrence Buckley, a salesman for Ohlen-Bishop Company, and his wife, Alma, a filer for the Oregon Shingle Company, purchased the house.

Auxiliary Building: Garage 1946 Non-Contributing: Compatible/Non-Historic

Description: The one-car garage on the alley has a gable roof and weatherboard siding; it is compatible in scale and details with other buildings on the block's alley.

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|-----------------------------|---|---|-------------------------------------|
| Contributing Resources:     | 1 | <b>01-06 Rock, Pauline Residence 1924</b>   |                                     |
| Non-Contributing Resources: | 0 | 2125 S.E. Orange Avenue   | <b>Legal:</b> B01: L11              |
|                             |   | Lorraine Johnson, 2125 S.E. Orange Avenue, Portland, OR 97214   |                                     |
|                             |   | <b>Contractor:</b> John R. Blows  | <b>Designer:</b> John R. Blows      |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence  | <b>Contributing:</b> Secondary      |
|                             |   | Description: This square one-story building has a side-facing jerkinhead gable roof with boxed eaves, a boxed return cornice and composition shingles. The centered, single-bay porch has a pedimented jerkinhead gable roof with boxed eaves, a wide frieze board, boxed columns, a concrete foundation and concrete stairs. The windows are primarily one-over-one double-hung wood sashes; there is a square bay window on the north elevation; the front elevation fixed wood sash window glazing has been altered. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with low-growing shrubs and hedges in planter beds flanking the porch; the north sideyard is enclosed with a vertical wood board fence. |                                     |
|                             |   | Cultural Data: Building contractor J. R. Blows built this house for Pauline Rock, a widow, who lived here with Esther Rock, a stenographer for W.P. LaRoche Company. In 1925 Charles Lawson, a pressman for The Oregonian, and his wife, Anna, purchased the house; Pauline and Esther Rock moved to Palm Avenue, in Ladd's Addition.   |                                     |
| Contributing Resources:     | 2 | <b>01-07 Lambert, George H. and Nora Residence 1923</b>   |                                     |
| Non-Contributing Resources: | 0 | 2133 S.E. Orange Avenue   | <b>Legal:</b> B01: L10              |
|                             |   | Mildred Schmidt, 2133 S.E. Orange Avenue, Portland, OR 97214  |                                     |
|                             |   | <b>Contractor:</b> George S. Nelson   | <b>Designer:</b> George Dunhaus     |
|                             |   | <b>Style:</b> Craftsman Bungalow  | <b>Contributing:</b> Secondary      |
|                             |   | Description: This square one-story building has a side-facing gable roof with projecting eaves, exposed rafters and composition shingles. The centered entry porch has a front-facing gable roof with an enclosed, bracketed gable end, a concrete foundation and steps. Windows are primarily multi-light double-hung wood sashes; the centered entry door is paneled and glazed. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback with mature flowering shrubs and low-growing hedges in planter beds flanking the front porch; the south side yard is enclosed with a chain link fence.  |                                     |
|                             |   | Cultural Data: Contractor George S. Nelson built this house for George Lambert, a foreman for Portland Electric Power Company.  |                                     |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>1923 Contributing: Secondary</b> |
|                             |   | The single-car garage on the alley has a gable roof, beveled siding, original wood doors and details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.   |                                     |

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| Contributing Resources:     | 1 | <b>01-08 Moessner, William and Clara House 1925</b>  |
| Non-Contributing Resources: | 1 | 2203 S.E. Orange Avenue  |
|                             |   | <b>Legal:</b> B01: L7  |
|                             | 1 | David and Brenda McDonnell, 2203 S.E. Orange Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Guy H. Smith  |
|                             |   | <b>Designer:</b> Craftsman Bungalow Co., Seattle   |
|                             |   | <b>Style:</b> Craftsman Bungalow   |
|                             |   | <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story bungalow has a side-facing gable roof with projecting eaves, exposed rafters, wide angle-cut bargeboards and jigsaw brackets in the gable ends; there is a large, front-facing gable-roofed dormer centered on the front elevation with projecting eaves, exposed rafters, a bracketed gable end and a recessed center with an aluminum sliding window, not clearly visible from the street. The front veranda has a boxed, elliptic tie-beam supported by brick piers; a stuccoed enclosed balustrade, a concrete foundation and stairs; there are two-wrought-iron posts and a wrought-iron railing along the stairs. Windows are primarily one-over-one double-hung wood sashes; the front entry door is flanked by two large fixed wood sash windows; the glazing on the latter has been altered. The building has beveled siding and molded cornerboards, a concrete foundation and basement. It has a typical mid-block setback, with some flowering shrubs along the front elevation. |
|                             |   | <b>Cultural Data:</b> Carpenter Guy H. Smith built this house and another rental property in Ladd's Addition (2124 S.E. Elliott) for William Moessner, who worked as manager for the 20th Century Grocery. Moessner and his wife and son, Gustave, a florist, lived in Ladd's Addition at 2112 S.E. Elliott. This building was apparently a rental unit.   |
|                             |   | <b>Auxiliary Building:</b> Garage  |
|                             |   | <b>c.1925 Non-Contributing:</b> Compatible/Historic  |
|                             |   | The single-car garage on the alley has a gable roof and weatherboard siding; the siding has been removed on the easterly side of the building, facing the house.   |
| Contributing Resources:     | 1 | <b>01-09 Chetty, Ariel B. and Hilda Duplex 1923</b>  |
| Non-Contributing Resources: | 0 | 2209-2211 S.E. Orange Avenue   |
|                             |   | <b>Legal:</b> B01: L6  |
|                             | 0 | Julian Dreyer, 3725 S.E. 42nd Avenue, Portland, OR 97206   |
|                             |   | <b>Contractor:</b> D.J. Mahoney  |
|                             |   | <b>Designer:</b> D.J. Mahoney  |
|                             |   | <b>Style:</b> Twentieth Century Colonial   |
|                             |   | <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This rectangular two-story duplex has a steeply-pitched, side-facing gambrel roof with boxed eaves and composition shingles. There are large shed-roofed dormers running the length of the front and rear elevations, with eight-over-one double-hung wood sash windows. One unit entry is centered on the front elevation, and one on the north elevation; each has a concrete stoop and stairs, and curvilinear overdoors with boxed eaves on ornamental consoles. The windows are primarily eight-over-one double-hung wood sashes. The first floor is stuccoed; the gambrel ends and dormers have wood shingle siding. The building has a concrete foundation and basement, and a typical mid-block setback with some mature flowering shrubs along the front building edge.   |
|                             |   | <b>Cultural Data:</b> This duplex was built for Ariel Chetty, a draftsman for the P.G.E. Co., and his wife, Hilda. The builders were Johanna Mahoney, a building contractor, and her husband, Dennis, a carpenter. The Chettys did not live in the building, but a Basil Chetty, also a draftsman for the P.G.E. Co., and his wife lived in one unit in 1930. Allen H. Klapper, manager of Meier Klapper Dry Goods lived in the second unit in 1930.   |

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- Contributing Resources: 3 **01-10 Mahoney, D.J. and Mary Duplex 1924**  
2217-2221 S.E. Orange Avenue **Legal: B01: L3**  
Non-Contributing Resources: 0 Florence Keesling, 2221 S.E. Orange Avenue, Portland, OR 97214  
**Contractor: D.J. Mahoney Designer: William Bruce**  
**Style: Twentieth Century Colonial Contributing: Secondary**  
Description: This two-story rectangular duplex has a front-facing, moderately-pitched gable roof with boxed eaves and a boxed return cornice. The one-story, hip-roofed, full-length entry porch is partially enclosed on the northerly end (historic), with one-over-one double-hung wood sash windows and corner pilasters; the open area of the porch has a slender modified Tuscan column; a concrete stoop and concrete steps. The windows are one-over-one double-hung sashes; there is a pair of small awning windows in the attic story. The building has weatherboard siding and paneled pilasters at the corners; it has a concrete foundation and basement, and a typical mid-block setback. There are large rhododendrons along the entry porch, and mature trees in the backyard, which is enclosed with a wood picket fence.  
Cultural Data: D.J. Mahoney built and owned this duplex and its "twin" next door (1437 Birch): he did not live in Ladd's Addition. Both buildings were designed by William Bruce, an architect who worked for the firm Tourtelette and Hummell. A tenant in 1930 was Albert G. Caplan, who lived with his wife, Etta, and mother, Fannie.  
**Auxiliary Buildings: Garages (2) 1924 Contributing: Secondary (2)**  
Description: The two single-car "twin" garages on the alley, designed to serve the units in the duplex, have gable roofs and weatherboard siding; they contribute in scale, mass and details to the spatial order of the block's alley.
- Contributing Resources: 1 **01-11 McBride, William and Jennie Duplex 1924**  
1437 S.E. Birch Avenue **Legal: B01: L2**  
Non-Contributing Resources: 1 William and Laura Taylor, 1437 S.E. Birch Avenue, Portland, OR 97214  
**Contractor: D.J. Mahoney Designer: William Bruce**  
**Style: Twentieth Century Colonial Contributing: Secondary**  
Description: This rectangular two-story duplex has a front-facing, moderately-pitched gable roof with boxed eaves, a boxed return cornice and composition shingles. There are gable-roofed dormers on the side elevations. The centered glazed entry door has a curvilinear overdoor with boxed eaves, supported by slender modified Tuscan columns on a concrete foundation. Windows are paired and single double-hung wood sashes; there is a fanlight in the front attic story. The building is stuccoed, and has a concrete foundation and basement. It is located on a rectangular lot at the southeast end of the block, with mature deciduous trees in the side yard, and some flowering shrubs and conifers along the front building edge.  
Cultural Data: D.J. Mahoney built and owned this duplex and its "twin" next door (2221 Orange): he did not live in Ladd's Addition. Both buildings were designed by William Bruce, an architect who worked for the firm of Tourtelette and Hummell. Soon after its construction he sold it to William and Jennie McBride, who did not live in it until 1930.  
**Auxiliary Building: Garage 1923 Non-Contributing: Compatible/Historic**  
Description: The two-car garage on the alley has a gable roof and has been stuccoed (1967); its entry doors have been altered. It is compatible in scale with other buildings on the alley.

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| Contributing Resources:     | 1 | <b>01-12 Bisbey, Lloyd and Isabelle Residence 1924</b>   |
|                             |   | 1421 S.E. Birch Avenue <b>Legal:</b> B01: Se 42.6' L1; Sw 35'/Se 42.6' L4  |
| Non-Contributing Resources: | 0 | William and Laura Taylor, 1437 S.E. Birch Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Albert J. Brugger <b>Designer:</b> Albert J. Brugger  |
|                             |   | <b>Style:</b> Bungalow--Prairie Influence <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This one-story rectangular building has a low-pitched hipped roof with deep, projecting boxed eaves and composition shingles. The centered single-bay entry porch has a low-pitched hipped roof with projecting eaves and paired rectangular wood columns, a concrete foundation and concrete stairs. Windows are primarily one-over-one double-hung wood sashes; the entry door is flanked by two large fixed wood sash windows. The building is stuccoed; it has a concrete foundation and basement. It is located on a rectangular lot at the south end of the block, at the intersection of Birch Avenue and the alley; it has a typical midblock setback with camellias flanking the entry porch and a chain link enclosing the back yard. A carport, built in 1970, is attached to the north end of the building.                        |
|                             |   | <b>Cultural Data:</b> This house was built on speculation by building contractor A.J. Brugger, who also constructed the two houses sharing lots 1 and 4 on this block at the same time (1413 S.E. Birch, 1403 S.E. Birch); they are, with minor changes in porch form and wall material, virtually identical. Lloyd Bisbey, a fireman for the Portland Fire Bureau, purchased the house in 1925.   |
| Contributing Resources:     | 1 | <b>01-13 Tillman, Lyme E. and Gladys Residence 1924</b>  |
|                             |   | 1413 S.E. Birch Avenue <b>Legal:</b> B01: N 44'/Se 86.6' L1; Se 86.6' L4   |
| Non-Contributing Resources: | 1 | William and Laura Taylor, 1437 S.E. Birch Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Albert J. Brugger <b>Designer:</b> Albert J. Brugger  |
|                             |   | <b>Style:</b> Bungalow--Prairie Influence <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This one-story rectangular building has a low-pitched hipped roof with deep, projecting boxed eaves and composition shingles. The centered single-bay entry porch has a front-facing clipped gable roof with boxed eaves, an enclosed gable end, paired rectangular wood columns, a concrete foundation and concrete stairs. Windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the entry door is flanked by two large fixed wood sash windows with rectilinear lights in the upper sashes. The building has weatherboard siding, a concrete foundation and basement, and a typical mid-block setback with low hedges flanking the entry porch. A driveway runs from the street to the detached carport on the west side of the house; it serves both this house and the one to the west. |
|                             |   | <b>Cultural Data:</b> This house was built on speculation by building contractor A.J. Brugger, who also constructed the two houses sharing lots 1 and 4 on this block at the same time (1421 S.E. Birch, 1403 S.E. Birch); they are, with minor changes in porch form and wall material, virtually identical. Lyme Tillman, a salesman for Metro-Goldwyn Distribution Corporation, purchased the house in 1924.  |
|                             |   | <b>Auxiliary Building: Carport</b> <b>c.1980</b> <b>Non-Contributing: Incompatible</b>   |
|                             |   | <b>Description:</b> The two-car detached carport, shared with the house to the west, and not located on the alley, has a shed roof, a partial lattice wall and corrugated fiberglass; it is incompatible with the historic character of the district.  |

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| Contributing Resources:     | 1 | <b>01-14 Brugger, Albert J. House 1924</b>   |  |
| Non-Contributing Resources: | 1 | 1403 S.E. Birch Avenue   | <b>Legal:</b> B01: Nw 41.4' L1; Nw 41.4'/Sw 35' L4 |
|                             |   | Kevin J. Dooney, 1403 S.E. Birch Avenue, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> Albert J. Brugger   | <b>Designer:</b> Albert J. Brugger                 |
|                             |   | <b>Style:</b> Bungalow--Prairie Influence  | <b>Contributing:</b> Secondary                     |
|                             |   | <b>Description:</b> This one-story rectangular building has a low-pitched hipped roof with deep, projecting boxed eaves and composition shingles. The centered single-bay entry porch has a low-pitched hipped roof with projecting eaves, battered wood columns, a concrete foundation and concrete stairs. Windows are primarily one-over-one double-hung wood sashes; the entry door is flanked by two large fixed wood sash windows with multiple lights in the upper sashes. The building is stuccoed; it has a concrete foundation and basement. The building is located on a rectangular lot on the southeast corner of the block. A driveway runs along the east side of the house from the street to the detached carport shared with the house to the east. There are some low shrubs along the front building edge. |  |
|                             |   | <b>Cultural Data:</b> This house was built on speculation by building contractor A.J. Brugger, who also constructed the two houses sharing lots 1 and 4 on this block at the same time (1413 S.E. Birch, 1421 S.E. Birch); they are, with minor changes in porch form and wall material, virtually identical. The house was sold, c. 1930, to Bader and Esther Goodman; Bader worked in the circulation department of The Oregonian.   |  |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1924 Non-Contributing:</b> Compatible/Historic  |
|                             |   | <b>Description:</b> A single-car detached garage at the end of the driveway has a flat roof; some siding has been removed.   |  |
| Contributing Resources:     | 1 | <b>01-15 Blood, Julius and Eva Residence 1911</b>  |  |
| Non-Contributing Resources: | 0 | 2134 S.E. Elliott Avenue   | <b>Legal:</b> B01: Ne 5' L4; L5; Sw 10' L8         |
|                             |   | Michael and Leslie Newman, 2134 S.E. Elliott Avenue, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> Thomas Vigars   | <b>Designer:</b> Thomas Vigars                     |
|                             |   | <b>Style:</b> Craftsman--Prairie Influence   | <b>Contributing:</b> Primary                       |
|                             |   | <b>Description:</b> This two-story rectangular building has a flat roof with projecting eaves and enclosed rafters; the eaves may have been altered after a fire in the early 1960s. The front veranda has boxed, sided columns, an enclosed balustrade and a wood foundation and stairs. There are banks of one-over-one double-hung wood sash windows with cornice trim on the second story front elevation; the first story has a bank of transomed casement windows. The building has wood shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs and trees in the front yard and along the building edges.  |  |
|                             |   | <b>Cultural Data:</b> Real estate dealer Thomas Vigars, who lived in Ladd's Addition, built over two dozen early houses here. He sold this one, within a year of its construction, to Julius Blood, Deputy Assessor for Multnomah County. In addition to Blood's wife, Eva, Laura C. Blood, an assistant public librarian; Mary L. Blood, a nurse, and Byron Blood, a manager for the Brownsville Woolen Mill store lived here in 1912.  |  |

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| Contributing Resources:     | 2 | <b>01-16 Moessner, William and Clara Duplex 1924</b>   |
|                             |   | 2124 S.E. Elliott Avenue <b>Legal:</b> B01: Ne 30' L8; Sw 15' L9   |
| Non-Contributing Resources: | 0 | John McKee, 2124 S.E. Elliott Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Guy H. Smith <b>Designer:</b> Tracy Moore   |
|                             |   | <b>Style:</b> Craftsman--Prairie Influence <b>Contributing:</b> Secondary  |
|                             |   | Description: This el-shaped two-story building has a low-pitched cross-gable roof with projecting boxed eaves and a boxed return cornice in the gable ends. There is a one-story, hip-roofed wing projecting from the front of the front-facing gabled wing; it has a bank of multi-light wood casement windows. The entry door is located near the corner of the el, facing the street; it has a concrete stoop and stairs. Windows are primarily banks of nine-light wood casements. The building has a common bond red brick veneer, a concrete foundation and basement. It has a typical mid-block setback, with a variety of mature flowering shrubs, deciduous trees and conifers in the front and side yards.   |
|                             |   | Cultural Data: Carpenter Guy H. Smith built this house and another rental property in Ladd's Addition (2203 S.E. Orange) for William Moessner, who worked as a manager for the 20th Century Grocery. Moessner and his wife and son, Gustave, a florist, lived in Ladd's Addition at 2112 S.E. Elliott. This building was apparently a rental unit. It was designed by Tracy Moore.   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1924</b> <b>Contributing:</b> Secondary   |
|                             |   | Description: The single-car garage on the alley has a gable roof and weatherboard siding; it contributes in scale, mass and detail to the spatial order of the block's alley.  |
| Contributing Resources:     | 1 | <b>01-17 Joslyn, Carlin D. and Nannie Residence 1912</b>   |
|                             |   | 2112 S.E. Elliott Avenue <b>Legal:</b> B01: Ne 25' L9; Sw 25' L12  |
| Non-Contributing Resources: | 0 | Donald and Doris Workman, 2112 S.E. Elliott Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Thomas Vigars <b>Designer:</b> Thomas Vigars  |
|                             |   | <b>Style:</b> Craftsman <b>Contributing:</b> Primary   |
|                             |   | Description: This two-story rectangular building has a front-facing, moderately-pitched pedimented gable roof with deep, projecting eaves with ornamental purlins, a wide molded bargeboard and composition shingles. The full-length, partial wrap-around hip-roofed porch has deep, projecting eaves with ornamental purlins, a wide frieze board, truncated battered columns on sided piers, an enclosed balustrade, a wood foundation and concrete steps. The windows are primarily one-over-one double-hung wood sashes, with rectilinear lights in the upper sashes; there is a large fixed wood sash window with double-hung sidelights on the first story front elevation; an aluminum sliding window has been added in the attic story. The building has beveled siding with narrow cornerboards, and wood shingles in the gable ends. An exterior brick chimney on the south elevation has an ornamental corbeled pot. It has a concrete foundation and basement, and a typical mid-block setback with mature flowering shrubs along the front building edge and the south lot line. |
|                             |   | Cultural Data: Real estate dealer Thomas Vigars, who lived in Ladd's Addition, built over two dozen early houses here. He sold this one to Carlin Joslyn, treasurer and general manager of Joslyn Co., a bottling and packing company. Other Joslyns who lived in the house in 1913 included Joslyn's wife, Nannie, a music teacher; Donald, Melba and Rhea. In the early 1920s William and Clara Moessner, who owned and rented other Ladd's Addition properties (2203 S.E. Orange, 2124 S.E. Elliott), lived here.   |

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|---|-------------------|---|
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>1</p> <p>0</p> | <p><b>01-18 Hall, Madison M. and Clarissa Residence 1912</b><br/>                 2104 S.E. Elliott Avenue <b>Legal:</b> B01: Ne 15' L12; S 30' L13<br/>                 Richard and Tollefson Chapin, 2104 S.E. Elliott Avenue, Portland, OR 97214<br/> <b>Contractor:</b> Thomas Vigars <b>Designer:</b> Thomas Vigars<br/> <b>Style:</b> Craftsman--Prairie Influence <b>Contributing:</b> Primary<br/>                 Description: This two-story rectangular building has a moderately-pitched hipped roof with deep, projecting eaves with ornamental purlins, a wide molded bargeboard and composition shingles; there is a hip-roofed dormer with deep projecting eaves centered on the front elevation. The full-length, partial wrap-around hip-roofed porch has deep, projecting eaves with ornamental purlins, a wide frieze board, truncated battered columns on sided piers, an enclosed balustrade, a wood foundation and wood steps. The windows are primarily one-over-one double-hung wood sashes; there is a large, transomed fixed wood sash window with double-hung sidelights on the first story front elevation. The building has asbestos shingle siding and narrow cornerboards; despite the siding alteration it retains its historic character. An exterior brick chimney on the south elevation has an ornamental corbeled pot. It has a concrete foundation and basement, and a typical mid-block setback with a large rhododendron, densely planted shrubs and low-growing plants in the front yard.<br/>                 Cultural Data: Real estate dealer Thomas Vigars, who built over two dozen early houses in Ladd's Addition, constructed this building. In 1913 Madison Hall purchased the house; he also worked in real estate.</p> |
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>0</p> <p>2</p> | <p><b>01-19 Tom, James Moy and Esther 1952</b><br/>                 2058 S.E. Elliott Avenue <b>Legal:</b> B01: N 10' L13; S 35' L16<br/>                 Esther and James Tom, 2058 S.E. Elliott Avenue, Portland, OR 97214<br/> <b>Contractor:</b> Raymond Schlakech <b>Designer:</b> Eaton and Shinder<br/> <b>Style:</b> Minimal Tract <b>Non-Contributing:</b> Compatible/Non-Historic<br/>                 Description: This one-story el-shaped building has moderately-pitched intersecting hipped roofs with boxed eaves and composition shingles. The entry door, located in the corner of the el, has a concrete stoop and stairs, and a simple wood slat railing. The windows are primarily one-over-one double-hung wood sash windows; there is a large fixed wood sash window on the front elevation. The building has weatherboard siding; a portion of the front elevation has wood board and batten siding. It has a concrete foundation and a shallow setback from the street, with mature rhododendrons and shaped shrubs along the front building edges.<br/>                 Cultural Data: Owner James Moy Tom was a waiter when this house was built by contractor Raymond Schlakech.<br/> <b>Auxiliary Building: Garage c.1952 Non-Contributing: Compatible/Non-Historic</b><br/>                 Description: The two-car garage on the alley has a hipped roof and asbestos siding. It is compatible in scale with other garages on the alley.</p>  |



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|---|---|---|--|
| Contributing Resources:   | 2 | <b>01-20 Smith, Donnell J. and Ruth Residence 1924</b>                                |  |
| Non-Contributing Resources:   | 0 | 2052 S.E. Elliott Avenue  | <b>Legal:</b> B01: L16; N 5' L17                 |
|   |   | David and Robin Yamashita, 2052 S.E. Elliott Avenue, Portland, OR 97214               |  |
|   |   | <b>Contractor:</b> C.B. Phillips  | <b>Designer:</b> Unknown                         |
|   |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                   |
| <p>Description: This rectangular one-and-one-half story building has a cross-jerkinhead gable roof with projecting eaves, exposed angle-cut rafters, bracketed gable ends and composition shingles. The front veranda has a simple frieze board, clustered modified Tuscan columns at both ends, a concrete foundation and basement. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the first floor front elevation has a large fixed wood sash window with double-hung sidelights; there is a square bay window with a shed roof on the north elevation. The building has asbestos shingle siding, which has not significantly altered its historic character, a concrete foundation and basement. It has a typical mid-block setback with a hedge running along the front building edge, and a side yard enclosed with a vertical board and lattice fence.</p> <p>Cultural Data: C.B. Phillips, for whom no information has been found, constructed this house, apparently on speculation. The house was sold the following year to Reverend J. Donnell Smith, pastor of the First Nazarene Church.</p> <p><b>Auxiliary Building:</b> Garage <b>c.1926</b> <b>Contributing:</b> Secondary</p> <p>Description: The single-car garage on the alley has a jerkinhead gable roof, and weatherboard siding. It contributes in scale, massing and details to the spatial order of the block's alley.</p> |   |   |  |
| Contributing Resources:   | 0 | <b>01-21 Walker, Pauline House 1950</b>   |  |
| Non-Contributing Resources:   | 2 | 2040 S.E. Elliott Avenue  | <b>Legal:</b> B01: L20                           |
|   |   | Joan Hansen, La Drue Hansen, Gay Miller, 2040 S.E. Elliott Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> James R. Hogan   | <b>Designer:</b> Unknown                         |
|   |   | <b>Style:</b> Minimal Tract   | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: This el-shaped, one-story building has a moderately-pitched cross-hipped roof with boxed eaves and composition shingles. The porch, located in the corner of the el, has a low-pitched shed roof, a rectangular wood column, wrought-iron railings, a concrete foundation and concrete steps. The windows are primarily sliding aluminum sashes, with a large fixed wood sash window on the front elevation. The building has weatherboard siding, a concrete foundation and basement. It has a shallow setback from the street, and a low-growing flowering shrub near the edge of the porch.</p> <p>Cultural Data: The house was built by building contractor James R. Hogan for Pauline Walker, a teacher for the Portland Public School District. It appears the house was a rental unit.</p> <p><b>Auxiliary Building:</b> Garage <b>1950</b> <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: The single-car garage on the alley has a low-pitched truncated hip roof and weatherboard siding. It is compatible with other buildings on the block's alley.</p>  |   |   |  |

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|--|---|--|--|
| Contributing Resources:  | 0 | <b>01-22 Emery, A.C. House 1911</b>                              |  |
| Non-Contributing Resources:  | 1 | 2034 S.E. Elliott Avenue   | <b>Legal:</b> B01: L21                       |
|  |   | Virgil and Monica Small, 1532 S.W. Pendleton, Portland, OR 97201 |  |
|  |   | <b>Contractor:</b> A.C. Emery and Company                        | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Craftsman  | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This two-story rectangular building has a moderately-pitched hipped roof with projecting boxed eaves and composition shingles; a gable-roofed dormer with projecting boxed eaves and multi-light casement windows are centered on the front elevation. The single-bay entry porch has a pedimented gable roof with projecting boxed eaves; the original porch foundation, columns, piers and balustrade have been replaced with rectangular posts, two-by-four railings and concrete foundation and piers. The windows are primarily double-hung wood sashes with multiple lights in the upper sashes; the front elevation has two large eighteen-over-one double-hung wood sash windows in the second story; the first story front elevation has a large fixed wood sash window with a single light (altered). The building is sided with asbestos shingles which has obscured all window trim. It has a concrete foundation and basement, and a typical mid-block setback with mature flowering shrubs around the porch and along the south lot line.</p> <p><b>Cultural Data:</b> The house was built on speculation by A.C. Emery and Company, architects, builders and general contractors; title then passed to the Ladd-controlled Union Trust and Investment Company, and later to Frederick Strong. It was probably used as a rental unit until 1917, when it was sold to attorney S.S. Gillespie; in 1925 Reverend David McMartin, pastor of Mizpah Presbyterian Church, located in Ladd's Addition, lived in the building.</p> |   |  |  |
| Contributing Resources:  | 1 | <b>01-23 Wood, Victor Residence 1915</b>                         |  |
| Non-Contributing Resources:  | 1 | 2026 S.E. Elliott Avenue   | <b>Legal:</b> B01: L22                       |
|  |   | Maire Andersen, 2026 S.E. Elliott Avenue, Portland, OR 97214     |  |
|  |   | <b>Contractor:</b> Smith and Dodge                               | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                 |
| <p><b>Description:</b> This rectangular two-story building has a moderately-pitched hipped roof with projecting eaves, exposed jigsawn rafters and composition shingles; there is a small gable-roofed dormer with projecting eaves, exposed rafters and a pair of four-over-one double-hung windows centered on the front elevation. The full-length porch has a hipped roof with projecting eaves, exposed rafters, truncated battered columns on an enclosed balustrade, a wood foundation and steps with wrought-iron railings. The windows are primarily one-over-one double-hung wood sashes; the first story front elevation has a large fixed wood sash window with sidelights; most windows have cornice trim. The paneled and glazed entry door has glazed sidelights and cornice trim. The building has horizontal vinyl siding, which has not significantly altered its general historic character, a concrete foundation and basement. It has a typical mid-block setback, with low-growing shrubs along the front building edge, and deciduous trees in the front yard.</p> <p><b>Cultural Data:</b> The house was built by Smith and Dodge construction company for Victor Wood, who lived in Ladd's Addition for a number of years: this was his first residence in the district. In the early 1920s he built two houses in Block 13: 1620 and 1612 S.E. Ladd Avenue. He and his wife lived in 1620 S.E. Ladd for several years, and in 1928 built and moved to 1726 S.E. Ladd.</p>  |   |  |  |
|  |   | <b>Auxiliary Building:</b> Carport                               | <b>c.1970 Non-Contributing:</b> Incompatible |
| <p><b>Description:</b> The single-car carport on the alley has a shed roof and unenclosed sides. It is not compatible in massing or materials with other buildings on the block's alley.</p>   |   |  |  |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 2 | <b>01-24 McMartin, David and Hixie M. Residence 1925</b>   |   |
|                             |   | 2018 S.E. Elliott Avenue   | <b>Legal:</b> B01: L23                      |
| Non-Contributing Resources: | 0 | Helaine Gross, 2018 S.E. Elliott Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Ben I. Phillips   | <b>Designer:</b> Universal Plan Service Co. |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Contributing:</b> Secondary              |
|                             |   | <b>Description:</b> This el-shaped one-and-one-half story building has a steeply-pitched cross-gable roof with minimal boxed eaves and composition shingles. The reentrant porch is located in the corner of the el, beneath the roof plane of the front-facing wing; it has a concrete stoop and stairs, and semi-round arched openings. Windows are primarily narrow one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has a large fixed wood sash window with double-hung sidelights; the front-facing wing has a narrow multi-light casement in the second story. The first story is stuccoed; the second story has large wood shingles in the gable ends. The building has a concrete foundation and basement and a typical mid-block setback; there are mature flowering shrubs around the front and side building edges.  |   |
|                             |   | <b>Cultural Data:</b> Ben Phillips built this house on speculation. It was sold to Reverend David McMartin, pastor of the Mizpah Presbyterian Church, who lived down the street (2034 S.E. Elliott) while this house was under construction. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1925 Contributing:</b> Secondary         |
|                             |   | <b>Description:</b> The single-car garage on the alley has weatherboard siding and a flat, parapeted roof. It contributes in scale, massing and details to the spatial order of the block's alleys.  |   |
| Contributing Resources:     | 1 | <b>01-25 Wade, Ben N. and Edith House 1927</b>   |   |
|                             |   | 2006 S.E. Elliott Avenue   | <b>Legal:</b> B01: T.L. 1 L24               |
| Non-Contributing Resources: | 0 | Marjorie Butler, 2006 S.E. Elliott Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> James M. Parmly   | <b>Designer:</b> C.T. Diamond               |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Contributing:</b> Secondary              |
|                             |   | <b>Description:</b> This T-shaped one-and-one-half story building has a steeply-pitched cross-gable roof with minimal boxed eaves and boxed return cornices; the gable ends of the main block are clipped. An enclosed entry vestibule is located on the northerly side of the front projecting wing; the wing's roof sweeps to form a flared shed roof over it; the entries to it have trefoil arches. Windows are primarily multilight casements; the northerly elevation has a large fixed wood sash window with multiple lights in the upper quarter and multi-light sidelights; the second story front-facing wing has a round trefoil arched casement window. The exterior, battered, stuccoed chimney is a prominent feature on the front elevation. The building has asbestos shingle siding, which appears to be original, and stucco and half-timbering in the front-facing wing's gable end. It has a concrete foundation and basement. The building is located on the northwest end of the block on a trapezoidal lot, with the main elevation facing Elliott Avenue; a driveway along the southerly lot line leads to an attached, truncated hip-roofed garage with original paneled and glazed wood doors. There are flowering shrubs around the building edges. |   |
|                             |   | <b>Cultural Data:</b> Contractor and carpenter James Parmly built this house and the one next door (2015 S.E. 16th Avenue) for Ben Wade, a physician who did not live in Ladd's Addition. In 1928 Leslie Phillips, a deputy county auditor, lived in the house with wife Ellen.  |   |

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Contributing Resources:	1	01-26 Wade, Ben and Edith House 1928	
Non-Contributing Resources:	0	2015 S.E. 16th Avenue	Legal: B01: T.L. 2, L24
		Richard Finn, 2015 S.E. 16th Avenue, Portland, OR 97214	

Contractor:	J.M. Parmly	Designer:	Unknown
Style:	Twentieth Century English Cottage	Contributing:	Secondary

Description: This rectangular one-and-one-half story building has a moderately-pitched front-facing gable roof with boxed eaves, a front-facing one-story gabled wing, and a one-story intersecting hipped roof covering the reentrant porch. A hip-roofed one-story garage is attached to the south end of the building. The porch has round trefoil arched openings and concrete steps. A stuccoed chimney with brick coping and a brick lancet pattern is located on the front elevation. Windows are primarily multilight wood sash casements; the building has weatherboard siding, a concrete foundation and basement. The garage was extended approximately two feet on the front elevation, probably in the 1940s. The building is located on a triangular lot at the northeast corner of the block, and faces 16th Avenue. There are some shrubs near the porch.

Cultural Data: The house was built by contractor and carpenter James Parmly, who built several houses in Ladd's Addition, for Ben Wade, a physician, who apparently used the house as a rental unit. In 1930 it was sold to Lawrence Skipton, a musician, who lived in it with his wife, Alice.

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## **BLOCK 2**

Southwest Quadrant

Total Resources: 17  
Contributing: 8  
Non-Contributing: 9

Form:  
Trapezium

Street Boundaries:  
S.E. 16th Avenue  
S.E. Hickory Street  
S.E. Orange Avenue

Block 2's northeasterly end defines one edge of South Park. All structures on the block are single-family residences falling within the secondary period of historic development. They were built on speculation between 1922 and 1924 by three different contracting firms: G.C. Goldenberg; Fitch, Potts and Sons, and the Pacific Building Company. There are few garages located on its alley, due both to the block's irregular shape and small size, and to its manner of development, with small, inexpensive houses on small lots. Houses on these lots generally share a common twenty-foot setback from the street, about fifteen feet closer than typical mid-block setbacks. The houses are all one to one-and-one-half story gable-roofed bungalows with front-facing gable-roofed porches, providing the block with a remarkable visual unity in eave heights, solid-void relationships, scale and proportion. Most buildings retain their original narrow horizontal board siding, window trim and fenestration patterns, reinforcing the block's unity. All houses on the block are in good to excellent condition, although five of them have undergone siding and porch alterations, which affect their historic integrity. Of the three historic auxiliary buildings, one has been altered to the extent of losing its integrity.

Contributing Resources: 0  
Non-Contributing Resources: 1

**02-01 Kinzell, William and Katherine Residence 1923**  
2222 S.E. Orange Avenue Legal: B02; T.L. 3 L5  
William Granato, 2222 S.E. Orange Avenue, Portland, OR 97214

Contractor: Fitch, Potts and Sons Designer: Unknown  
Style: Bungalow Non-Contributing: Compatible/Historic

Description: This one-and-one-half story rectangular building has a composition shingle low-pitched hipped roof with projecting eaves. The pedimented gable-roofed porch has deep projecting eaves, stuccoed porch pier, and an ornamental, curved concrete porch stair balustrade base with wrought-iron railing; original porch posts have been replaced with wrought-iron. Windows are typically one-over-one double-hung wood sashes; the glazing on two fixed wood sash windows on the front elevation has been altered. The building has asbestos siding, a concrete foundation and basement. The combination of siding, window and porch alterations adversely affect the building's historic character. It is located on a trapezoidal lot bounded by the alley and Orange Avenue, and is sited parallel to the street, with a shallow setback from the front lot line. There are some low-growing ornamental plants around the front building edge. A driveway runs perpendicular from the street to the attached, one-story, flat-roofed garage on the southerly end of the house. Cultural Data: Building contractors Fitch, Potts and Sons built this house on speculation; it is similar to two other buildings on the block--2208 S.E. Orange and 2225 S.E. 16th, which are two of over a dozen houses this firm built in the district. It was purchased by William Kinzell, a grocer.

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|--|---|--|----------------------------------|
| Contributing Resources:  | 1 | <b>02-02 Fitch, Potts and Sons House 1924</b>                              |                                  |
|  |   | 2208 S.E. Orange Avenue  | <b>Legal:</b> B02: T.L. 1 L5,6   |
| Non-Contributing Resources:  | 0 | J. William and Mary Irwin, 2208 S.E. Orange Avenue, Portland, OR 97214     |                                  |
|  |   | <b>Contractor:</b> Fitch, Potts and Sons                                   | <b>Designer:</b> Fitch and Potts |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary   |
| <p><b>Description:</b> This one-and-one-half story rectangular building has a low-pitched composition shingle gabled roof with exposed rafters; the bracketed gable end atypically faces the street. The gable-roofed porch has exposed rafters, and truncated, paneled battered columns on square concrete piers. The exterior battered brick chimney is a prominent feature on the front elevation. Most windows are one-over-one double-hung wood sashes; two small fixed wood sash windows with small lights in the upper quarter flank the main entry door; there is a square bay on the northerly elevation. The building is located on a polygonal lot.</p> <p><b>Cultural Data:</b> This house was built on speculation by contractors Fitch, Potts and Sons, which built over a dozen residences in Ladd's Addition. Several years later it was purchased by Henry Kreis, a principal in the law firm, Kreis and Ronchetto, who lived here with his wife, Maude.</p>  |   |  |                                  |
| Contributing Resources:  | 1 | <b>02-03 Fitch, L.E. and Potts, A.S. House 1923</b>                        |                                  |
|  |   | 2225 S.E. 16th Avenue  | <b>Legal:</b> B02: T.L. 2 L5; 6  |
| Non-Contributing Resources:  | 0 | Wui Man Kong and Wah Shing Wong, 2225 S.E. 16th Avenue, Portland, OR 97214 |                                  |
|  |   | <b>Contractor:</b> Fitch, Potts and Sons                                   | <b>Designer:</b> Fitch and Potts |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary   |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a composition shingle hipped gable roof with projecting eaves. The pedimented gable-roofed front veranda has weatherboard-sided battered columns and a concrete floor, which replaces an earlier wood deck. The windows are primarily one-over-one double-hung wood sashes with a geometric muntin and mullion pattern in the upper sash; the front door is flanked by two fixed sash windows with six lights in the upper quarter of the sash. Square bay windows on the side elevations nestle under the projecting eaves of the roof; some windows have been altered towards the rear of the building. It has weatherboard siding and a concrete foundation and basement. There is an attached carport on the west elevation, accessed via the alley. The building is sited on a trapezoidal lot with a typical setback; a paved path leads to the centered concrete porch stairs.</p> <p><b>Cultural Data:</b> The house was built on speculation by contractors Fitch, Potts and Sons; it is a virtual "twin" of another building on this block by the same contractors (2222 S.E. Orange), and similar to over a dozen more this firm built in Ladd's Addition. It apparently stood vacant for several years until purchased by William and Dora Nason; Nason was a clerk in the Ladd Store and Grocery in 1930.</p> |   |  |                                  |

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|--|---|---|---|
| Contributing Resources:  | 0 | <b>02-04 Schiewe, Emanuel J. and Olga Residence 1923</b>                                |   |
| Non-Contributing Resources:  | 1 | 2305 S.E. 16th Avenue   | <b>Legal:</b> B02: N 43' L7; 8                          |
|  |   | Theresa Sienkiewicz, 2305 S.E. 16th Avenue, Portland, OR 97214                          |   |
|  |   | <b>Contractor:</b> G.C. Goldenberg  | <b>Designer:</b> G.C. Goldenberg                        |
|  |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic            |
| <p><b>Description:</b> This rectangular one and one-half story building has a composition shingle gable roof with exposed angle-cut rafters. The single-bay porch has a gable roof with exposed rafters matching the main building; wrought-iron posts and railing replacing the original columns and posts, and a concrete block porch foundation and concrete stairs which replaced the original wood system. Most windows are one-over-one double-hung wood sashes; the front fixed sash window has been replaced with aluminum sliders. The house is sided with asbestos shingles and has a concrete foundation and basement. The building has a typical mid-block setback with some low foundation shrubs.</p> <p><b>Cultural Data:</b> Building contractor-realtor G.C. Goldenberg built this house on speculation; it is similar in design and form to three other houses built on the block by Goldenberg: 1549 S.E. Hickory, 2321 S.E. 16th, and 2311 S.E. 16th. It was purchased by Emanuel Schiewe, who worked for Portland Stamp and Seal Works.</p> |   |   |   |
| Contributing Resources:  | 1 | <b>02-05 Young, Robert and Clara Residence 1922</b>                                     |   |
| Non-Contributing Resources:  | 1 | 2311 S.E. 16th Avenue   | <b>Legal:</b> B02: N 42'/S 85' L7; 8                    |
|  |   | Maurice and Ruth Stein c/o J. and D. Osorio, 15954 S. Leland Rd., Beavercreek, OR 97004 |   |
|  |   | <b>Contractor:</b> G.C. Goldenberg  | <b>Designer:</b> G.C. Goldenberg                        |
|  |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                          |
| <p><b>Description:</b> This rectangular one-and-one-half story bungalow has a composition shingle gable roof with exposed, angle-cut rafters. The single-bay porch has a gable roof with exposed rafters matching those on the house, and truncated battered porch columns resting on a simple balustrade; the porch floor system appears to have been rebuilt. The typical windows are one-over-one double-hung sashes. The building has been sided with asbestos shingles, which does not significantly affect its historic character. It has a concrete foundation and basement. The house has a typical mid-block setback.</p> <p><b>Cultural Data:</b> Building contractor-realtor G.C. Goldenberg built this house on speculation; it is similar in form and design to three other buildings on the block built by Goldenberg: 2305 S.E. 16th; 2321 S.E. 16th, and 1548 S.E. Hickory. It was purchased by Robert L. Young, a groundman for Portland Telephone and Telegraph Company.</p>   |   |   |   |
|  |   | <b>Auxiliary Building:</b> Garage   | <b>c.1940 Non-Contributing:</b> Compatible/Non-Historic |
| <p><b>Description:</b> The single-car garage on the alley has a flat roof and has been sided with asbestos shingles; it is compatible in scale with other buildings on the block's alley.</p>  |   |   |   |

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|--|---|--|--|
| Contributing Resources:  | 0 | <b>02-06 Taylor, F.E. House 1922</b>   |  |
| Non-Contributing Resources:  | 1 | 2321 S.E. 16th Avenue  | <b>Legal:</b> B02: S 43' L7; 8               |
|  |   | Robert Mariani, 1914 S.E. 22nd Avenue, Portland, OR 97214                                  |  |
|  |   | <b>Contractor:</b> G.C. Goldenberg   | <b>Designer:</b> G.C. Goldenberg             |
|  |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This one-and-one-half story rectangular building has a composition shingle gable roof with exposed rafters. The single-bay, gable-roofed porch has exposed rafters; wrought iron posts and railings have replaced the original porch columns and balustrade; a concrete floor system for the porch replaced the original wood system. The windows are one-over-one double-hung wood sashes, with a geometric muntin and mullion pattern in the upper sashes. The building's asbestos shingle siding and altered porch materials affect its historic character. It has a concrete foundation and basement, a typical mid-block setback and some mature shrubs and trees in the front yard.</p> <p><b>Cultural Data:</b> This house was built on speculation by building contractor-realtor G.C. Goldenberg; it is similar to three other houses built by Goldenberg on this block: 1549 S.E. Hickory, 2311 S.E. 16th, and 2305 S.E. 16th. It was purchased by real estate man F.E. Taylor, principal of F.E. Taylor Company, who apparently used it as rental income property.</p>   |   |  |  |
| Contributing Resources:  | 0 | <b>02-07 Kirk, William and Martha Residence 1923</b>                                       |  |
| Non-Contributing Resources:  | 2 | 1549 S.E. Hickory Street   | <b>Legal:</b> B02: L4                        |
|  |   | Steven C. and Karen Larsen c/o Lomas and Nettleton Co. 700 Norton Bldg., Seattle, WA 98104 |  |
|  |   | <b>Contractor:</b> G.C. Goldenberg   | <b>Designer:</b> G.C. Goldenberg             |
|  |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular one-and-one-half story bungalow has a gable roof with exposed rafters and composition shingles. The single-bay porch has a gable roof with exposed rafters and wrought-iron posts and railings, which replaced the original porch posts and railings. The porch floor system has been replaced. Most original windows have been replaced with aluminum sliding sashes. The building has asbestos shingle siding, a concrete foundation and basement. It has a typical mid-block setback with mature shrubs in the front yard near the house.</p> <p><b>Cultural Data:</b> Building contractor-realtor G.C. Goldenberg built this house on speculation; it is similar to three other houses on this block built by Goldenberg: 2321 S.E. 16th, 2311 S.E. 16th and 2305 S.E. 16th. It was purchased by William Kirk, a salesman for Armentrout-Wicke Motor Company.</p> <p><b>Auxiliary Building:</b> Garage      1924      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The single-car garage on the alley, altered in 1964, has masonite shingle siding and a flat roof. It is compatible in scale with other buildings on the alley.</p> |   |  |  |



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|---|-------------------|--|
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>1</p> <p>1</p> | <p><b>02-08 Packouz, Nathan and Bertha Residence 1923</b></p> <p>1543 S.E. Hickory Street <b>Legal: B02: S 88' L3</b></p> <p>Joseph and Diane Buckshnis, 1543 S.E. Hickory Street, Portland, OR 97214</p> <p><b>Contractor:</b> Pacific Building Company <b>Designer:</b> O.M. Akers</p> <p><b>Style:</b> Bungalow--Prairie Influence <b>Non-Contributing: Compatible/Historic</b></p> <p>Description: This one-story rectangular building has a low-pitched composition shingle hipped roof with deep projecting eaves. The single-bay hip-roofed porch has projecting eaves; it was enclosed in 1937 to form a new entry vestibule, substantially altering its historic character. Most windows are one-over-one double-hung; the enclosed porch has a fixed aluminum sash window. The building has weatherboard siding and a concrete foundation and basement. It has a typical mid-block setback; a driveway from the street leads to the garage.</p> <p>Cultural Data: The Pacific Building Company constructed this house for the Ladd Estate Company, which was building on speculation. It was purchased around 1926 by Nathan Packouz, a jeweler, who lived here with his wife, Bertha. The Pacific Building Company, which sold building materials, was managed by Harold Blake, who also was involved with the Los Angeles Pressed Brick Company, the California Stucco Company of Oregon and Ross Island Sand and Gravel Company. Akers designed all four of the Pacific Building Company houses in Ladd's Addition.</p> <p><b>Auxiliary Building: Garage 1923 Contributing: Secondary</b></p> <p>Description: The single-car detached garage, not located on the block's alley, has a flat roof and weatherboard siding; it contributes in scale, mass and details to the historic character of the district.</p> |
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>1</p> <p>1</p> | <p><b>02-09 Hurn, Ralph and Esther Residence 1923</b></p> <p>1533 S.E. Hickory Street <b>Legal: B02: S 88' L2</b></p> <p>Frank and Rosemary Celestine, 1533 S.E. Hickory Street, Portland, OR 97214</p> <p><b>Contractor:</b> Pacific Building Company <b>Designer:</b> O.M. Akers</p> <p><b>Style:</b> Bungalow <b>Contributing: Secondary</b></p> <p>Description: This rectangular one-story building has a composition shingle, bracketed gable roof with exposed rafters. The single-bay, gable-roofed porch has an enclosed pediment, exposed rafters and paneled boxed columns with bases and capitals. Most windows are six-over-one double-hung wood sashes. The entry door has multi-paned sidelights. The building is sided with weatherboard; it has a concrete foundation and basement. The house has a typical mid-block setback, with some mature shrubs in the front yard. Entry to the porch stairs is from a path leading from the driveway, which extends from the street to the garage.</p> <p>Cultural Data: The Pacific Building Company erected this building for the Ladd Estate Company, which was building on speculation. It was sold to Ralph Hurn, a salesman for a hardware company. The Pacific Building Company, which sold building materials, was managed by Harold Blake, who also was involved with the Los Angeles Pressed Brick Company, the California Stucco Company of Oregon and Ross Island Sand and Gravel Company. Akers designed all four of the Pacific Building Company houses in Ladd's Addition.</p> <p><b>Auxiliary Building: Garage c.1970 Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The detached single-car garage, not located on the block's alley, has weatherboard siding and a flat roof.</p>   |

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|-----------------------------|---|--|--|
| Contributing Resources:     | 2 | <b>02-10 McAllister, Otto and Anna House 1924</b>  |  |
| Non-Contributing Resources: | 0 | 2310 S.E. Orange Avenue  | <b>Legal:</b> B02: S 88' L1                  |
|                             |   | Mitchell and Sallie Boyce, 7225 S.E. Market Ave., Portland, OR 97215   |  |
|                             |   | <b>Contractor:</b> Pacific Building Company  | <b>Designer:</b> O.M. Akers                  |
|                             |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary               |
|                             |   | <b>Description:</b> This one-and-one-half story rectangular bungalow has a composition gabled roof with projecting eaves. It has a small jerkinhead gabled dormer facing the street, and a single-bay porch with a jerkinhead gabled roof, supported on a bracketed beam, with a concrete stoop, concrete stairs and wrought-iron railing. The windows are primarily multi-light wood sash casements; the entry door has glazed sidelights. The building has weatherboard siding, a concrete foundation and basement. It is located on a trapezoidal lot at the southwest corner of the block, at the intersection of Hickory and Orange. There are densely planted, mature flowering shrubs around the front building edge, and a driveway along the north lot line |  |
|                             |   | <b>Cultural Data:</b> The Pacific Building Company constructed this house for the Ladd Estate Company, which was building it on speculation. It was sold to Otto McAllister, an inspector, who probably used it as a rental unit. The Pacific Building Company, which sold building materials, was managed by Harold Blake, who also was involved with the Los Angeles Pressed Brick Company, the California Stucco Company of Oregon and Ross Island Sand and Gravel Company. Akers designed all four of the Pacific Building Company houses in Ladd's Addition.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1924 Contributing:</b> Secondary          |
|                             |   | <b>Description:</b> The single-car garage, not on the block's alley, has shiplap siding and a gable roof.  |  |
| Contributing Resources:     | 1 | <b>02-11 Pacific Building Company House 1923</b>   |  |
| Non-Contributing Resources: | 1 | 2300 S.E. Orange Avenue  | <b>Legal:</b> B02: L1-3, exc. S 85'          |
|                             |   | Maurice and Bernadette Howden, 2300 S.E. Orange Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Pacific Building Company  | <b>Designer:</b> O.M. Akers                  |
|                             |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary               |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story bungalow has a composition shingle gabled roof with return eaves and a boxed cornice. The single-bay gabled and pedimented porch has boxed eaves and paneled boxed columns with bases and capitals. The original balustrade has been replaced with wrought iron railings. Windows are primarily six-over-one double-hung wood sashes; there is one fixed wood sash window on the front elevation. The building has weatherboard siding and a concrete foundation and basement. It is located on a trapezoidal lot with a deep setback. A paved path leads from the street to the porch stairs.   |  |
|                             |   | <b>Cultural Data:</b> The house was constructed on speculation for the Ladd Estate Company by the Pacific Building Company. Apparently the house did not sell, and the Pacific Building Company took title. The Pacific Building Company, which sold building materials, was managed by Harold Blake, who also was involved with the Los Angeles Pressed Brick Company, the California Stucco Company of Oregon and Ross Island Sand and Gravel Company. Akers designed all four of the Pacific Building Company houses in Ladd's Addition.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1965 Non-Contributing:</b> Incompatible |
|                             |   | <b>Description:</b> The large concrete block garage on the alley is not compatible with other buildings on the alley.  |  |

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## Southwest Quadrant

Total Resources: 46  
Contributing: 26  
Non-Contributing: 20Form:  
Trapezoid

## Street Boundaries:

S.E. Hickory Street  
S.E. 16th Avenue  
S.E. Division Street  
S.E. Orange Avenue

Block 3 is located on the southern boundary of Ladd's Addition, bordering auto-oriented Division Street. There is one store building, constructed in 1926, located on the southwest corner of the block, and one duplex dating from the 1960s. The rest of the twenty-five structures on the block are single-family residences: twenty-one are one and one-and-one-half story bungalows dating from the secondary period of historic development, and two are tract houses post-dating the historic period. Twelve of the houses were built on speculation by contractors; nine of these were constructed by G.C. Goldenberg, who built more houses in Ladd's Addition than any other builder. The remaining residential buildings were built for owner-residents. Many houses are nearly identical in form, massing, scale and details, which, when combined with the typical lot widths and setbacks, lend the block a strong visual consistency. The houses on the block are in fair to good condition. Of the twenty-three historic buildings, seven do not contribute to the district in their present condition; of the seventeen historic auxiliary buildings, six have been altered to the extent of losing their historic character.

Contributing  
Resources: 0  
Non-Contributing  
Resources: 4**03-01 Jennings, Sarah House 1925**

2424 S.E. Orange Avenue

Legal: B03: T.L. 3 L5,6

Ruth C. Decker, 4210 N.E. 77th Avenue, Portland, OR 97218

Contractor: Albert J. Brugger

Designer: Sarah Jennings

Style: Bungalow

Non-Contributing: Compatible/Historic

Description: This square one-story building has a low-pitched gable roof with projecting eaves, exposed rafters and composition shingles. The centered single-bay entry porch, enclosed in 1935, has a front-facing jerkinhead gable roof with projecting eaves and exposed rafters; the door is located on the side of the porch; its front elevation has a fixed sash window with sidelights. The windows are primarily one-over-one double-hung sashes; there are two large fixed wood sash window with multiple lights on the front elevation. The building has asbestos siding, a concrete foundation and basement. The enclosed porch and siding change have altered the building's historic character. It is located on a trapezoidal lot at the west end of the block; there are some flowering shrubs along the front building edge.

Cultural Data: This is one of three houses on the block built on speculation by Sarah Jennings and Frederick Strong, representatives of the Ladd Estate Company. The contractor for this house was A.J. Brugger, who built a number of houses in Ladd's Addition. It is possible Sarah Jennings was A.J. Brugger's wife.

**Auxiliary Buildings: Garages (3)****1925****Non-Contributing: Compatible/Historic (3)**

Description: There are three very small one-car garages located side-by-side on the alley, apparently designed to serve the three separate houses (this house, 3-02 and 3-03) at the west end of this block. All have been altered and are in poor condition. A--gable roofed-garage with weatherboard siding (1925); B--flat roofed garage with tongue-and-groove siding (1925); C--flat roofed garage with shiplap siding (1925).

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Contributing Resources: 1 03-02 Guasco, John and Teresa Residence 1923  
2414 S.E. Orange Avenue Legal: B03: T.L. 2 L5,6  
Non-Contributing Resources: 0 Ferne M. Stainbrook, 2414 S.E. Orange Avenue, Portland, OR 97214  
Contractor: Sarah Jennings Designer: Sarah Jennings  
Style: Bungalow Contributing: Secondary

Description: This square one-story building has a low-pitched, side-facing gable roof with projecting eaves, exposed rafters and composition shingles. The centered single-bay entry porch has a front-facing gable roof with projecting eaves and exposed rafters; wood columns with pronounced entasis, an enclosed gable end, and a concrete foundation. The windows are primarily one-over-one double-hung sashes, with rectilinear light patterns in the upper sashes. The building has masonite shingle siding, a concrete foundation and basement. It is located on a trapezoidal lot at the west end of the block, with densely planted flowering shrubs along the front of the porch and at the southerly building corner.

Cultural Data: This is one of three houses on the block built on speculation by Sarah Jennings and Frederick Strong, representatives of the Ladd Estate Company. Each differs slightly in form and detail (see 2424 S.E. Orange and 1500 S.E. Hickory). Sarah Jennings, who may have been building contractor A.J. Brugger's wife, is listed as the contractor. John and Teresa Gusaso purchased and lived in the house in 1925.

Contributing Resources: 1 03-03 Jennings, Sarah House 1923  
1500 S.E. Hickory Street Legal: B03: T.L. 1 L5,6  
Non-Contributing Resources: 0 Peter and Brigitte Nortman, 16320 N.W. Skyline Blvd., Portland, OR 97231  
Contractor: Sarah Jennings Designer: Sarah Jennings  
Style: Bungalow Contributing: Secondary

Description: This square one-story building has a low-pitched, side-facing jerkinhead gable roof with projecting eaves, exposed rafters and composition shingles. The centered single-bay entry porch has a front-facing jerkinhead gable roof with projecting eaves and exposed rafters; modified wood Tuscan columns; an enclosed gable end, and a concrete foundation and stairs. The windows are primarily six-over-one double-hung sashes; the front elevation has two large fixed wood sash windows with multiple lights in the upper fourth. The building has weatherboard siding, a concrete foundation and basement. It is located on a trapezoidal lot at the northwest end of the block, with lawn in the front yard.

Cultural Data: This is one of three houses on the block built on speculation by Sarah Jennings and Frederick Strong, representatives of the Ladd Estate Company. Each differs slightly in form and detail (see 2424 and 2414 S.E. Orange). Sarah Jennings, who may have been building contractor A.J. Brugger's wife, is listed as the contractor. The house was apparently a rental unit until 1930.

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|-----------------------------|---|---|---|
| Contributing Resources:     | 1 | <b>03-04 Raschio, Louis and Mamie Residence 1922</b>  |   |
| Non-Contributing Resources: | 1 | 1508 S.E. Hickory Street  | <b>Legal:</b> B03: L9                                 |
|                             | 1 | Hazel Lee, 1508 S.E. Hickory Street, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> G.C. Goldenberg  | <b>Designer:</b> G.C. Goldenberg                      |
|                             |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic          |
|                             |   | <b>Description:</b> This rectangular one-story building has a low-pitched, front-facing gable roof with projecting boxed eaves, bracketed gable ends and composition shingles. The single-bay entry porch has a front-facing gable roof with boxed eaves, an enclosed pediment, battered columns, a wood deck extending the full length of the front elevation with a vertical wood slat balustrade, concrete steps and a wrought-iron railing. The windows are primarily one-over-one double-hung wood sashes; the front elevation has a large double-hung wood sash window and a pair of multi-light french entry doors. The building was sided with horizontal aluminum boards in 1978, obscuring the window trim. It has a concrete foundation and basement, and a typical mid-block setback; there are some flowering shrubs around the front building edge. |   |
|                             |   | <b>Cultural Data:</b> This house is one of nine on this block built on speculation by realtor/contractor G.C. Goldenberg; it is a "twin" of a house he built at 1431 S.E. Division Street. Louis and Mamie Raschio purchased the house in 1923; Louis was a window cleaner, working with other members of his family.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1923 Contributing:</b> Secondary                   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gabled roof, beveled siding and original doors; it contributes in scale, massing and details to the spatial order of the block's alley.  |   |
| <br>                        |   |   |   |
| Contributing Resources:     | 1 | <b>03-05 Loughlin, Thomas and Ida Residence 1923</b>  |   |
| Non-Contributing Resources: | 1 | 1518 S.E. Hickory Street  | <b>Legal:</b> B03: L10                                |
|                             | 1 | Michael Koppy, 3307 S.E. 14th Avenue, Portland, OR 97202  |   |
|                             |   | <b>Contractor:</b> G.C. Goldenberg  | <b>Designer:</b> G.C. Goldenberg                      |
|                             |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This small square one-story bungalow has a low-pitched, side-facing gable roof with projecting eaves, brackets in the gable ends, and composition shingles. The centered single-bay entry porch has a low-pitched, front-facing gable roof with projecting eaves, exposed angle-cut rafters and an angle-cut bargeboard, a kingpost and tie beam, battered wood columns, a wood foundation and concrete steps with a pipe railing. The windows are primarily one-over-one double-hung wood sashes; the front elevation has two large slipsash double-hung windows with rectilinear lights in the upper sashes. The building has beveled siding, a concrete foundation and basement and a typical mid-block setback; there are some flowering shrubs flanking the porch stairs.  |   |
|                             |   | <b>Cultural Data:</b> This house is one of nine on this block built on speculation by realtor-contractor G.C. Goldenberg; it is a "twin" of a house he built at 1542 S.E. Hickory. Thomas and Ida Loughlin purchased the house in 1925; Thomas worked on a boat.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1963 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gabled roof and tongue-and-groove siding.  |   |

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|--|---|---|----------------------------------|
| Contributing Resources:  | 2 | <b>03-06 McKenzie, Philip S. House 1923</b>                     |                                  |
|  |   | 1526 S.E. Hickory Street  | <b>Legal:</b> B03; L13           |
| Non-Contributing Resources:  | 0 | Elizabeth Perkins, 1526 S.E. Hickory Street, Portland, OR 97214 |                                  |
|  |   | <b>Contractor:</b> Acme Home Builders                           | <b>Designer:</b> Unknown         |
|  |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary   |
| <p>Description: This small one-story bungalow has a low-pitched, side-facing gable roof with projecting eaves, bracketed gable ends, and composition shingles. The centered concrete stoop and concrete steps and a bracketed, gabled overdoor. There is a small shed-roofed wing attached to the west elevation. The windows are primarily four-over-one double-hung wood sashes; the front elevation has two slipsash double-hung windows with multiple lights in the upper sash. The building has wood shingle siding, a concrete foundation and basement, and a typical mid-block setback; there are some flowering shrubs and annuals in the frontyard, roses along the entry path, and two large evergreen trees in the yard.</p> <p>Cultural Data: Acme Home Builders constructed this house for Philip McKenzie, a sales manager for Griswold Lumber Company, who did not live in Ladd's Addition; it was sold in 1925 to Charles Nelsen, a contractor, who rented it to John E. Young, a carpenter.</p> <p><b>Auxiliary Building:</b> Garage <b>c.1923</b> <b>Contributing:</b> Secondary</p> <p>Description: The single-car garage on the alley has a gabled roof and wood shingle siding matching the house; it contributes in scale, massing and details to the spatial order of the block's alley.</p>  |   |   |                                  |
| Contributing Resources:  | 2 | <b>03-07 Nelson, Walter and Mable Residence 1923</b>            |                                  |
|  |   | 1534 S.E. Hickory Street  | <b>Legal:</b> B03; L14           |
| Non-Contributing Resources:  | 0 | Nancy Vanderburgh, 1534 S.E. Hickory Street, Portland, OR 97214 |                                  |
|  |   | <b>Contractor:</b> G.C. Goldenberg                              | <b>Designer:</b> G.C. Goldenberg |
|  |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary   |
| <p>Description: This rectangular one-story building has a low-pitched, front-facing gable roof with projecting eaves, exposed rafters, an angle-cut bargeboard and composition shingles. The single-bay entry porch has a front-facing gable roof with exposed rafters, an angle-cut bargeboard, exposed tie beam, battered wood columns, a wood foundation and concrete steps with a wrought-iron railing. The windows are primarily one-over-one double-hung wood sashes. The building has asbestos board siding, which has not significantly altered its historic character, a concrete foundation and basement. It has a typical mid-block setback, with densely planted mature flowering shrubs along the westerly edge of the front elevation; a horizontal board fence runs along the easterly lot line.</p> <p>Cultural Data: This house is one of nine on this block built on speculation by realtor-contractor G.C. Goldenberg; it is a "twin" of a house he built at 1552 S.E. Hickory. In 1925 Walter and Mabel Nelson purchased the house; Walter's occupation is not known.</p> <p><b>Auxiliary Building:</b> Garage <b>1923</b> <b>Contributing:</b> Secondary</p> <p>Description: The single-car garage on the alley has a gabled roof and beveled siding; it contributes in scale, massing and details to the spatial order of the block's alley.</p> |   |   |                                  |

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| Contributing Resources:   | 0 | <b>03-08 Elsasser, Charles and Bertha Residence 1923</b><br>1542 S.E. Hickory Street   | <b>Legal:</b> B03: L17   |
| Non-Contributing Resources:   | 2 | Elizabeth Cole, 1542 S.E. Hickory Street, Portland, OR 97214<br><b>Contractor:</b> G.C. Goldenberg<br><b>Style:</b> Bungalow                               | <b>Designer:</b> G.C. Goldenberg<br><b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This small square one-story building has a low-pitched, side-facing gable roof with projecting eaves, exposed rafters, a bargeboard with angle-cut ends and ornamental cutouts, and composition shingles. The single-bay, centered entry porch has a front-facing gable roof with exposed rafters, an angle-cut bargeboard, an exposed tie beam, battered wood columns, a concrete foundation and steps with a wrought-iron railing. The windows are primarily one-over-one double-hung wood sashes; the front elevation has two large double-hung windows with rectilinear lights in the upper sashes, and french entry doors. The building has been sided with brick-patterned asphalt sheathing, which substantially alters its historic character; it has a concrete foundation and basement. It has a typical mid-block setback, with some mature flowering shrubs around the front building edge.</p> <p><b>Cultural Data:</b> This house is one of nine on this block built on speculation by realtor-contractor G.C. Goldenberg; it is a "twin" of a house he built at 1518 S.E. Hickory. Charles and Bertha Elsasser purchased the house in 1924; Charles was a candymaker.</p> <p><b>Auxiliary Building:</b> Garage                      c.1923                      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The single-car garage on the alley has a gabled roof and altered doors; the original siding has been covered with brick-patterned asphalt sheathing, which alters its historic character.</p>                     |   |  |  |
| Contributing Resources:   | 2 | <b>03-09 Olson, John and Rose Residence 1923</b><br>1552 S.E. Hickory Street   | <b>Legal:</b> B03: L18   |
| Non-Contributing Resources:   | 0 | Rose Olson, c/o Frederick Olson, American Embassy, 9971 Oakton Ter. Road, Oakton, VA 22124<br><b>Contractor:</b> G.C. Goldenberg<br><b>Style:</b> Bungalow | <b>Designer:</b> G.C. Goldenberg<br><b>Contributing:</b> Secondary               |
| <p><b>Description:</b> This rectangular one-story building has a low-pitched, front-facing gable roof with projecting eaves, exposed rafters, bracketed gable ends, and composition shingles. A projecting one-story wing with a front-facing gable roof and exposed rafters was added to the west end of the front elevation in 1939. The single-bay entry porch has a front-facing gable roof with exposed rafters, an exposed tiebeam, battered wood columns, a wood foundation, wood slat balustrade, and wood stairs with pipe railings. The windows are primarily one-over-one double-hung wood sashes; the main entry has french doors. The building has been sided with asbestos shingles, which has not significantly altered its historic character; it has a concrete foundation and basement and a typical mid-block setback, with some mature flowering shrubs along the front building edge. The back yard is enclosed with a chain link fence.</p> <p><b>Cultural Data:</b> This house is one of nine on this block built on speculation by realtor-contractor G.C. Goldenberg; it is a "twin" of a house he built at 1534 S.E. Hickory. The house was first purchased by an E.E. Turley; it was sold in 1925 to John Olson, a baker, and his wife, Rose.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has a gabled roof and shiplap siding; it contributes in scale, massing and details to the spatial order of the block's alley.</p> |   |  |  |

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| Contributing Resources:   | 1 | <b>03-10</b> <b>Goldenberg, G.C. House 1923</b><br>2405 S.E. 16th Avenue  | <b>Legal:</b> B03: L21; N 43' L22                                  |
| Non-Contributing Resources:   | 0 | Jon Farley and Karen Barnes, 2405 S.E. 16th Avenue, Portland, OR 97214<br><b>Contractor:</b> G.C. Goldenberg<br><b>Style:</b> Bungalow    | <b>Designer:</b> Unknown<br><b>Contributing:</b> Secondary         |
| <p><b>Description:</b> This one-story rectangular bungalow has a front-facing, moderately-pitched jerkinhead gable roof with projecting eaves, exposed rafters, wide bargeboards with angle-cut ends, and brackets in the gable ends. The single-bay entry porch has a front-facing gable roof with exposed rafters, a wide bargeboard, exposed tie beam and cross beams, battered wood columns, a wood slat balustrade, a wood foundation and wood stairs. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has a large double-hung wood sash window with rectilinear lights in the upper sash and double-hung sidelights. The building has beveled siding with narrow cornerboards, a concrete foundation and basement. A single-car, one-story garage is attached to the west side of the building. It is located on a short rectangular lot at the northeast end of the block, at the intersection of 16th and Hickory; there are some mature flowering shrubs along the front building edge and deciduous trees in the front yard; the back yard is enclosed with a chain link fence.</p> <p><b>Cultural Data:</b> This house is one of nine on this block built on speculation by realtor-contractor G.C. Goldenberg; it is a "twin" of the two houses directly south (2413 S.E. 16th, 2419 S.E. 16th), with minor changes in porch and roof form. The house was sold in 1926 to Lynn and Inez Belcher; Belcher was a serviceman for Vulcan Tire and Rubber Company.</p> |   |   |  |
| Contributing Resources:   | 1 | <b>03-11</b> <b>Goldenberg, G.C. House 1923</b><br>2413 S.E. 16th Avenue  | <b>Legal:</b> B03: N 42' / S 85' L21; 22                           |
| Non-Contributing Resources:   | 0 | Alfred and Jonna Anderson Bell, 2413 S.E. 16th Avenue, Portland, OR 97214<br><b>Contractor:</b> G.C. Goldenberg<br><b>Style:</b> Bungalow | <b>Designer:</b> G.C. Goldenberg<br><b>Contributing:</b> Secondary |
| <p><b>Description:</b> This one-story rectangular bungalow has a front-facing, moderately-pitched jerkinhead gable roof with projecting eaves, exposed rafters, wide bargeboards with angle-cut ends, and brackets in the gable ends. The single-bay entry porch has a front-facing jerkinhead gable roof with exposed rafters, a wide bargeboard, exposed tie beam and cross beams, a wood foundation and wood stairs, and wrought-iron posts and railings which replaced the original balustrade and columns. A wood pergola supported by a rectangular wood post extends along part of the front elevation. Windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has a large double-hung wood sash window with double-hung sidelights. The building has beveled siding with narrow cornerboards, a concrete foundation and basement. There are some mature flowering shrubs along the front building edge and deciduous trees in the front yard. A driveway runs along the southerly lot line, leading to the attached, flat-roofed garage.</p> <p><b>Cultural Data:</b> This house is one of nine on this block built on speculation by realtor-contractor G.C. Goldenberg; it is a "twin" of the two houses on either side (2405 S.E. 16th, 2419 S.E. 16th), with minor changes in porch and roof form. It probably served as a rental unit; in 1930 Nick Rich, a laborer, lived in the house with his wife, Florence.</p>  |   |   |  |



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| Contributing Resources:     | 1 | <p><b>03-12 Nygard, Edward and Ellen Residence 1923</b><br/>         2419 S.E. 16th Avenue<br/> <b>Legal:</b> B03: S 43' L21; 22</p>  |
| Non-Contributing Resources: | 1 | <p>Mercedes Munda, 2419 S.E. 16th Avenue, Portland, OR 97214<br/> <b>Contractor:</b> G.C. Goldenberg<br/> <b>Style:</b> Bungalow<br/> <b>Designer:</b> G.C. Goldenberg<br/> <b>Contributing:</b> Secondary</p> <p>Description: This one-story rectangular bungalow has a front-facing, moderately-pitched gable roof with projecting eaves, exposed rafters, wide bargeboards, and brackets in the gable ends. The single-bay entry porch has a front-facing gable roof with exposed rafters, a wide bargeboard, an exposed tie beam and cross beams, a concrete foundation and stairs, and wrought-iron posts and railings which replaced the original balustrade and columns. A wood pergola extends along the front elevation. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has a large double-hung wood sash window with double-hung sidelights. The building has beveled siding with narrow cornerboards, a concrete foundation and basement. It is located at the east end of the block at the intersection of the alley and 16th Avenue; there are some mature flowering shrubs along the front building edge.</p> <p>Cultural Data: This house is one of nine on this block built on speculation by realtor-contractor G.C. Goldenberg; it is a "twin" of the two houses on either side (2405 and 2413 S.E. 16th), with minor changes in porch and roof form. In 1924 the house was purchased by millwright Edward Nygard, and his wife, Ellen.</p> <p><b>Auxiliary Building: Garage 1923 Non-Contributing: Compatible/Historic</b></p> <p>Description: The single-car garage has a gabled roof and beveled siding, but has been altered, with changes in the doors and some siding.</p> |
| Contributing Resources:     | 0 | <p><b>03-13 Casciato, Ralph and Rose Residence 1949</b><br/>         1545 S.E. Division Street<br/> <b>Legal:</b> B03: L23</p>  |
| Non-Contributing Resources: | 2 | <p>Maria Martini, 1545 S.E. Division Street, Portland, OR 97202<br/> <b>Contractor:</b> Narciso Simonatti<br/> <b>Style:</b> Minimal Tract--Ranch Influence<br/> <b>Designer:</b> Unknown<br/> <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: This one-story building has an irregularly shaped plan and a series of low-pitched hipped roofs with composition shingles and projecting boxed eaves. The entry door is located in the corner of two intersecting wall planes, facing 16th Avenue, and is sheltered by a cantilevered hip roof; it has a concrete stoop and steps. The windows are primarily tall, narrow fixed wood sashes and single pane wood casements. The building has red brick veneer, a concrete foundation and basement. It is located on the southeast end of the block on a rectangular lot; there are densely planted flowering shrubs and ground cover around the building edges.</p> <p>Cultural Data: Building contractor Narcisco Simonatti built this house for Ralph Casciato, whose occupation, according to the city directory of 1949, was "scavenger." Simonatti built over ten houses in Ladd's Addition between 1928 and the late 1950s.</p> <p><b>Auxiliary Building: Garage 1949 Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The two-car, one-and-one-half story garage on the alley has brick and structural tile walls and a hipped roof. It is compatible in scale with other buildings on the alley.</p>   |

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| Contributing Resources:     | 0 | <b>03-14 Areria, Nick Residence 1949</b>  |   |
|                             |   | 1541 S.E. Division Street   | <b>Legal:</b> B03: L20                                |
| Non-Contributing Resources: | 2 | William and Alice Clessler, 1541 S.E. Division Street, Portland, OR 97202   |   |
|                             |   | <b>Contractor:</b> Narcisco Simonatti   | <b>Designer:</b> General Plan Service Co.             |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence  | <b>Non-Contributing:</b> Compatible/Non-Historic      |
|                             |   | Description: This one-story building has an irregularly-shaped plan and a series of intersecting hipped roofs with projecting boxed eaves and composition shingles. The reentrant porch is located in the center of the front elevation, and has a concrete stoop and steps. Windows are primarily one-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows with horizontally-emphasized lights. The building has a red brick veneer surface, a concrete foundation and basement. It has a shallow setback from the street, and some shrubs along the front building edge.   |   |
|                             |   | Cultural Data: Contractor Narcisco Simonatti, who also built the house next door (1545 S.E. Division), built this house for Nick Areria, a painter. Simonatti built over ten houses in Ladd's Addition between 1928 and the late 1950s.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1948 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | Description: The two-car, one-and-one-half story garage on the alley has a hipped roof and brick walls; it is compatible in massing with other buildings on the alley.  |   |
| Contributing Resources:     | 2 | <b>03-15 Maher, John and Matilda 1923</b>   |   |
|                             |   | 1533 S.E. Division Street   | <b>Legal:</b> B03: L19                                |
| Non-Contributing Resources: | 0 | Chee Kum and Kwai Fa Lo, 8328 S.E. Washington Street, Portland, OR 97216  |   |
|                             |   | <b>Contractor:</b> Delbert L. Harden  | <b>Designer:</b> Delbert L. Harden                    |
|                             |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                        |
|                             |   | Description: This small rectangular one-and-one-half story building has a moderately-pitched, side-facing jerkinhead gable roof with projecting eaves, exposed rafters, bracketed gable ends, and composition shingles. The centered single-bay entry overdoor has a front-facing gable roof with exposed rafters and is supported by large diagonal braces which do not appear to be original; the stoop is concrete and has concrete stairs and wrought-iron railings. The windows are primarily one-over-one double-hung wood sashes; there are some wood casements with four small lights in the upper third; there is a square bay window with a shed roof on the west elevation; the front elevation has two large fixed wood sash windows with multiple lights in the upper third. The building has weatherboard siding with cornerboards, a concrete foundation and basement. It has a typical mid-block setback, with some mature flowering shrubs in the front yard; deciduous trees along the westerly lot line, and a chain link fence enclosing the back yard. |   |
|                             |   | Cultural Data: Architect Delbert L. Harden designed and acted as contractor for this bungalow, built for John Maher, an engineer, and his wife, Matilda.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1924 Contributing:</b> Secondary                   |
|                             |   | Description: The single-car garage on the alley has shiplap siding, a gable roof and its original doors; it contributes in scale, massing and details to the spatial order of the block's alley.  |   |

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| Contributing Resources:     | 1 | <p><b>03-16 Cipolla, Dionija and Rita Residence 1924</b><br/> 1525 S.E. Division Street <b>Legal: B03: L16</b></p>   |
| Non-Contributing Resources: | 1 | <p>Anne M. Cipolla, 1527 S.E. Division Street, Portland, OR 97202<br/> <b>Contractor:</b> Shoemaker and Thompson <b>Designer:</b> Universal Plan Service Co.<br/> <b>Style:</b> Bungalow--Colonial Influence <b>Non-Contributing: Compatible/Historic</b><br/> Description: This square one-and-one-half story bungalow has a moderately-pitched side-facing clipped gable roof with boxed eaves and a return boxed cornice. The centered, single-bay entry porch has a front-facing gable roof with boxed eaves and a return boxed cornice; a semi-round arched cutout; concrete steps and stoop, and wrought-iron posts which replaced the original supports. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has two large fixed wood sash windows with rectilinear lights in the upper quarter. The building has been sided with asbestos shingles which has altered the width of the window trim; it has a concrete foundation and basement. The building has a typical mid-block setback, with mature shrubs along the front and side building edges and mature deciduous trees and flowering shrubs in the front yard.<br/> Cultural Data: Contractors Shoemaker and Thompson built this house for Dionija Cipolla, a tailor, who has lived in the house with his wife, Rita, for over fifty years.<br/> <b>Auxiliary Building: Garage c.1924 Contributing: Secondary</b><br/> Description: The single-car garage on the alley has a gabled roof and weatherboard siding; it contributes in scale, massing and details to the spatial order of the block's alley.</p>   |
| Contributing Resources:     | 1 | <p><b>03-17 D'Angelo, Pietro and Leonise Residence 1925</b><br/> 1517 S.E. Division Street <b>Legal: B03: L15</b></p>  |
| Non-Contributing Resources: | 1 | <p>James and Barbara Davis, 1517 S.E. Division Street, Portland, OR 97202<br/> <b>Contractor:</b> Frank T. Alsleben <b>Designer:</b> Unknown<br/> <b>Style:</b> Bungalow--Colonial Influence <b>Non-Contributing: Compatible/Historic</b><br/> Description: This square one-story building has a moderately-pitched, side-facing gable roof with boxed eaves, a return boxed cornice and composition shingles. The single-bay, centered entry porch has a front-facing gable roof with boxed eaves, a boxed return cornice, an elliptic cutout in the enclosed gable end, a concrete foundation and stairs and wrought-iron posts and railings which have replaced the original supports and balustrade. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has two large fixed wood sash windows with rectilinear lights in the upper third. The building has been re-sided with horizontal aluminum boards, which has altered the appearance of the window trim. It has a concrete foundation and basement, and a typical mid-block setback with mature shaped shrubs along the front building edge.<br/> Cultural Data: This house was built for Pietro D'Angelo, a millworker, by Frank T. Alseleben, a carpenter. Alseleben built another house on this block, 1505 S.E. Division, and probably built a third house, 1445 S.E. Division, which is a "twin" of this building.<br/> <b>Auxiliary Building: Garage c.1925 Contributing: Secondary</b><br/> Description: The single-car garage on the alley has a gabled roof and weatherboard siding; it contributes in scale, massing and details to the spatial order of the block's alley.</p> |

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| Contributing Resources:  | 0 | <b>03-18 Fromme, William M. and Charlotte Duplex 1963</b><br>1507-1511 S.E. Division Street   | <b>Legal:</b> B03: L12  |
| Non-Contributing Resources:  | 2 | David and Esther Salter c/o Mansour Sadegh, 1511 S.E. Division Street, Portland, OR 97202<br><b>Contractor:</b> William Fromme<br><b>Style:</b> Minimal Tract | <b>Designer:</b> Ralph Pankorst<br><b>Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: This rectangular one-story building has a low-pitched, front-facing gable roof with projecting eaves and composition shingles. The centered single-bay entry porch has a low-pitched front-facing gable roof with a scalloped bargeboard, exposed purlins, wrought-iron posts, and a concrete foundation. The windows are primarily sliding aluminum sliding; the unit entries are located in the center of the front elevation, sharing the front porch. The building has cedar shake siding, a concrete foundation and basement. It has a shallow setback from the street, with rhododendrons and low-growing ground cover along the front building edge.</p> <p>Cultural Data: William Fromme, a partner in Fromme and Fromme, built this duplex as a rental unit.</p> <p><b>Auxiliary Building:</b> Carport      <b>1975</b>      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: The gable roofed carport on the alley is compatible in scale with other alley buildings.</p>  |   |   |   |
| Contributing Resources:  | 0 | <b>03-19 Accettura, Thomas and Josephine Residence 1926</b><br>1505 S.E. Division Street  | <b>Legal:</b> B03: L11  |
| Non-Contributing Resources:  | 1 | L. Eng and Mikiko Khoo, 10303 N.E. Weidler Street, Portland, OR 97220<br><b>Contractor:</b> Frank T. Alsleben<br><b>Style:</b> Bungalow                       | <b>Designer:</b> Unknown<br><b>Non-Contributing:</b> Compatible/Historic            |
| <p>Description: This T-shaped one story building has a low-pitched hipped roof with projecting boxed eaves and composition shingles. The projecting one-and-one-half story front wing has a front-facing gable roof with minimal eaves; the second story was added in 1963, altering the original appearance of the building. The first story fixed wood sash window glazing has been altered. The porch is located in the southeast corner of the building; it has a hipped roof with projecting boxed eaves and a modified Doric column, a concrete stoop and stairs. The windows are primarily six-over-one double-hung wood sashes; a window on the front elevation has altered glazing. The building has been sided with horizontal aluminum boards; it has a concrete foundation and basement, and a typical mid-block setback.</p> <p>Cultural Data: Carpenter Frank T. Alsleben built this house for Thomas Accettura, who worked for United Sheetmetal. Prior to living in this house, Accettura built and lived in a house two lots west, 1445 S.E. Division. Alsleben built another house on this block, 1517 S.E. Division, and probably its "twin," 1445 S.E. Division.</p> |   |   |   |

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| Contributing Resources:  | 2 | <b>03-20 Accettura, Thomas House 1923</b>                                |                                |
| Non-Contributing Resources:  | 0 | 1453 S.E. Division Street  | <b>Legal:</b> B03: L8          |
|  |   | Charles and Dawn Pederson, 1453 S.E. Division Street, Portland, OR 97202 |                                |
|  |   | <b>Contractor:</b> Berg and Weber  | <b>Designer:</b> M.J. Berg     |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary |
| <p><b>Description:</b> This rectangular one-story building has a low-pitched, side-facing gable roof with projecting eaves, bargeboards, bracketed gable ends and composition shingles; there is a low-pitched shed-roofed dormer with exposed rafters centered on the front elevation, added c. 1954. The centered single-bay entry porch has a front-facing gable roof with projecting eaves, an enclosed gable end, a frieze board, battered wood columns and a concrete foundation and steps. The windows are primarily six-over-one double-hung wood sashes; the front elevation has a small triple wood sash window with a multi-light transom. The building has narrow beveled siding with wide cornerboards, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs along the front building edge.</p> <p><b>Cultural Data:</b> The house was built for Thomas Accettura, who lived in the house next door (1505 S.E. Division Street), and who had earlier lived in the house next door to the west (1445 S.E. Division). This house was probably a rental unit for several years; by 1930 it had been purchased by Josiah and Paulina Corrieri. No information is available on contractors Berg and Weber.</p> <p><b>Auxiliary Building:</b> Garage                      1930                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has a gabled roof and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p>  |   |  |                                |
| Contributing Resources:  | 2 | <b>03-21 Accettura, Thomas and Josephine Residence 1923</b>              |                                |
| Non-Contributing Resources:  | 0 | 1445 S.E. Division Street  | <b>Legal:</b> B03: L7          |
|  |   | Marshie Kwan, 1445 S.E. Division Street, Portland, OR 97202              |                                |
|  |   | <b>Contractor:</b> Thomas Accettura                                      | <b>Designer:</b> T.J. Alsleber |
|  |   | <b>Style:</b> Bungalow--Colonial Influence                               | <b>Contributing:</b> Secondary |
| <p><b>Description:</b> This rectangular one-and-one-half story bungalow has a side-facing, moderately-pitched gable roof with boxed eaves, a boxed return cornice and composition shingles; a small gabled dormer with boxed eaves and a boxed return cornice is centered on the front elevation. The single-bay, centered entry porch has a front-facing gable roof with boxed eaves, a boxed return cornice, enclosed gable end with a flat-arched frieze board, battered wood columns, a concrete foundation and concrete stairs. The windows are primarily one-over-one double-hung wood sashes; the front elevation has two large slipsash double-hung windows. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with some shaped evergreen shrubs flanking the porch.</p> <p><b>Cultural Data:</b> Thomas Accettura, a tinner who worked for United Sheetmetal, built and lived in this house with his wife, Josephine, for about a year; they then moved to a house Frank Alsleben had built for them on this block (1505 S.E. Division). This house is identical to another house on the block built by Alsleben for another family ( 1517 S.E. Division), and it is likely he worked on or built this house, as well. The Marincovich family purchased the house in 1925; in 1930 Anton and Winnie Marincovich lived in the house; Anton was a fisherman.</p> <p><b>Auxiliary Building:</b> Garage                      c.1923                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has a gabled roof, weatherboard siding, and its original doors; it contributes in scale, massing and details to the spatial order of the block's alley.</p> |   |  |                                |

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| Contributing Resources:     | 1 | <p><b>03-22 Flynn, Theodore and Anna /Tarquini, Carmine 1923</b><br/> 1437 S.E. Division Street<br/> <b>Legal:</b> B03; L4</p>   |
| Non-Contributing Resources: | 0 | <p>John and Irene Decker, 1437 S.E. Division Street, Portland, OR 97202<br/> <b>Contractor:</b> Curtis Brothers<br/> <b>Designer:</b> Farquini<br/> <b>Style:</b> Bungalow--Colonial Influence<br/> <b>Contributing:</b> Secondary</p> <p><b>Description:</b> This rectangular one-and-one-half story bungalow has a moderately-pitched, side-facing gable roof with projecting boxed eaves, a boxed return cornice and composition shingles; there are two narrow gable-roofed dormers with projecting boxed eaves and boxed return cornices, and a pair of small casement windows on the front elevation. The centered, single-bay entry porch has a front-facing gable roof with projecting boxed eaves, a boxed return cornice, an enclosed pediment, wide frieze board, battered wood columns, concrete foundation and steps. The windows are primarily one-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with annuals and flowering shrubs in planter beds flanking the porch, and a wood picket fence enclosing the back yard.</p> <p><b>Cultural Data:</b> In 1925 this house was moved from its original site in Ladd's Addition on Block 4, Lot 33, when Abernethy Public School was built. The original owner was Theodore Flynn, an examiner for the U.S. Forest Service. It was moved to its present site by the Curtis Brothers for Carmine Tarquini, a millworker, who lived in it with his wife, Loretta. Carpenter Fred Asleben did some work on the house just after its move. In 1929 a garage was built, which was shared with the house to the west (1431 Division).</p>   |
| Contributing Resources:     | 0 | <p><b>03-23 Henry, James and Bessie Residence 1922</b><br/> 1431 S.E. Division Street<br/> <b>Legal:</b> B03; L3</p>   |
| Non-Contributing Resources: | 2 | <p>Daniel and Elzina Marsh, 3817 S.E. Woodward Street, Portland, OR<br/> <b>Contractor:</b> G.C. Goldenberg<br/> <b>Designer:</b> G.C. Goldenberg<br/> <b>Style:</b> Bungalow<br/> <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> This rectangular one-story building has a front-facing, moderately-pitched gable roof with projecting eaves, exposed rafters, angle-cut bargeboards and bracketed gable ends. The single-bay entry porch has a front-facing gable roof with exposed rafters, an angle-cut bargeboard, and truncated wood columns on brick piers; in 1981 the porch was enclosed with a brick base, large panes of sheet glass, a swinging door and plywood in the gable end; it has a concrete foundation and stairs. The windows are primarily one-over-one double-hung wood sashes. The building has been sided with asbestos shingles; it has a concrete foundation and basement and a deep setback from the street; there are some flowering shrubs around the building edges, and a planter bed on the west side of the porch with a low hedge. The back yard is enclosed with a vertical wood board fence.</p> <p><b>Cultural Data:</b> This house is one of nine on this block built on speculation by realtor-contractor G.C. Goldenberg; it is a "twin" of a house he built at 1508 S.E. Hickory. James and Bessie Henry purchased the house in 1924; James was vice-president of People's Market and Grocery Company.</p> <p><b>Auxiliary Building:</b> Garage      1929      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The two-car garage on the alley has a flat roof and weatherboard siding; its doors have been altered and it is in poor condition. The garage is shared with house to the west, 1437 Division.</p> |

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|---|---|---|---------------------------------------|
| Contributing Resources:   | 2 | <b>03-24 Crucchiola, Fred and Felicina Residence 1926</b>   |                                       |
|   |   | 1421 S.E. Division Street                                   | <b>Legal:</b> B03: L2                 |
| Non-Contributing Resources:   | 0 | Lauren Neal, 1421 S.E. Division Street, Portland, OR 97202  |                                       |
|   |   | <b>Contractor:</b> Eckelman and Johnson                     | <b>Designer:</b> Eckleman and Johnson |
|   |   | <b>Style:</b> Bungalow--Colonial Influence                  | <b>Contributing:</b> Secondary        |
| <p>Description: This square one-and-one-half story building has a moderately-pitched, side-facing gable roof with projecting boxed eaves, a boxed return cornice and composition shingles. The centered, single-bay entry porch has projecting boxed eaves, a boxed return cornice, a frieze board, concrete foundation and stairs, and wrought-iron posts and railings which replaced the original supports and balustrade. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has two large fixed wood sash windows with rectilinear lights in the upper third. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with densely planted ornamental shrubs along the front and side building edges; the porch is flanked by two shaped evergreen bushes.</p> <p>Cultural Data: This house was built for Fred Crucchiola, a laborer, by the real estate firm of Eckelman and Johnson. It is similar in plan and style to two other houses built on this block by carpenter Frank Alsleben (1445 and 1517 S.E. Division); it is possible he did the actual construction. Fred Crucchiola's relative, Anthony, owned the store building to the west (1401 S.E. Division). Albert J. Eckelman was a contractor, and A.G. Johnson a property manager for Strong and MacNaughton Trust Company, before they established their real estate firm.</p> <p><b>Auxiliary Building: Garage 1938 Contributing: Secondary</b></p> <p>Description: The two-car garage on the alley has weatherboard siding and a gabled roof; it contributes in scale, massing and details to the spatial order of the block's alley.</p> |   |   |                                       |
| Contributing Resources:   | 2 | <b>03-25 Abernethy Market and Grocery 1926</b>              |                                       |
|   |   | 1401 S.E. Division Street                                   | <b>Legal:</b> B03: L1                 |
| Non-Contributing Resources:   | 0 | Jean D. Bader 1401 S.E. Division Street, Portland, OR 97202 |                                       |
|   |   | <b>Contractor:</b> Eckelman and Johnson                     | <b>Designer:</b> Eckleman and Johnson |
|   |   | <b>Style:</b> Early Commercial                              | <b>Contributing:</b> Secondary        |
| <p>Description: This two-story, reinforced concrete, flatiron building has a flat roof with a full parapet; a string course defines the parapet cornice. The entry, at the apex of the triangle, is slightly recessed; the door has been altered. The windows are primarily one-over-one double-hung wood sashes on the second story; the first story has some plate glass in the structural bays; other bays have been boarded over and stuccoed, and original transoms have been covered. Vinyl storefront awnings have been added to the south elevation and entry. The alterations do not substantially affect the building's historic character. It is stuccoed on the south and west elevations; concrete walls are visible on the east elevation. It is located on a large triangular lot at the southwest corner of the block; the building footprint extends to the lot lines. There is an asphalt parking lot on the easterly side of the building.</p> <p>Cultural Data: The real estate firm of Eckelman and Johnson constructed this combination store and residence for Anthony and Liberata Crucchiola; Crucchiola, a grocer, operated the Abernethy Market and Grocery through the 1930s. Albert J. Eckelman was a contractor, and A.G. Johnson a property manager for Strong and MacNaughton Trust Company, before they established their real estate firm.</p> <p><b>Auxiliary Building: Garage 1927 Contributing: Secondary</b></p> <p>Description: The two-car detached garage is north of the store along the west lot line. It has a gable roof, lapped wood siding and original paneled swinging doors; it contributes to the historic character of the district.</p>  |   |   |                                       |

United States Department of the Interior  
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Continuation SheetSection number 7 Page 7. 58**BLOCK 4**

## Southwest Quadrant

Total Resources: 5  
Contributing: 1  
Non-Contributing: 4Form:  
Trapezoid

## Street Boundaries:

S.E. Birch Avenue  
S.E. Orange Avenue  
S.E. Division Street  
S.E. Elliott Avenue

Block 4, located at the southern end of the district, helps form a gate to Ladd's Addition at the intersection of Division Street, 12th Avenue and S.E. Elliott Avenue. It is similar to other blocks bordering major thoroughfares, in that commercial structures—one built in 1927, and the other in 1947—are located on the outermost edge of the block. A 1925 neighborhood school—the only one in the district—and its grounds occupy the rest of the block. Despite its large scale, the school's massing and style are compatible with the residential character of the surrounding blocks, and its presence in the district reinforces Ladd's Addition's distinctiveness as a complete neighborhood. In 1911, a two-story flat was built on the block near its northerly end. It stood alone until 1923–24, when three bungalows were built next to it. In 1924, the Portland public school system, which had embarked on an ambitious building program, decided to replace an earlier school building at 7th and Harrison with a larger, modern facility. The school district selected this block, where most lots were largely undeveloped and held by one owner—the Ladd Estate Company. The four houses on the block were moved to other locations within Ladd's Addition between 1923 and 1925, and construction began on Abernethy School. In 1914, a gas-powered railway had been built on the southwest corner of the block, connecting Portland to Clackamas County to the south; it lost its franchise when the school was built. The 1927 store building does not contribute to the district in its present condition.

Contributing  
Resources: 1  
Non-Contributing  
Resources: 2**04-01 Abernethy School 1925**

2421 S.E. Orange Avenue

Legal: B04; Ne 20' L4,5; L6-35

School Dist. No. 1, 631 N.E. Clackamas, Portland, OR 97232

Contractor: Parker and Banfield  
Style: Twentieth Century GeorgianDesigner: George H. Jones  
Contributing: Secondary

Description: This rectangular, two-story, 47,000 square-foot school building has a reinforced concrete structural frame, structural terra cotta tile infill and a sandblasted red brick exterior. The flat roof is screened by a full parapet with a cream terra cotta cornice and decorative cream terra cotta inset panels in the cornice and upper walls of the main (easterly) elevation. The recessed entry doors, flanking the projecting auditorium block, each have cream terra cotta engaged pilasters and a classical entablature, surmounted by a wood six-over-six double-hung wood sash window with eared architrave trim. The auditorium block has a sequence of five tall semi-circular multilight double-hung wood windows, with terra cotta sills and keystones. Doors with architrave moldings are located below the two end windows. The rest of the building has a mixture of original six-over-six double-hung wood windows and metal sliding windows with inset metal panels. A concrete framed, one-story, brick veneer classroom wing was added to the northerly elevation in 1956. The building is sited parallel to Orange Avenue, and is partially enclosed by a chain link fence. The ground surface material is primarily asphalt; the paved parking lot has elm and maple trees.

Cultural Data: Contractors C.J. Parker and Thomas H. Banfield, one of the largest construction companies in Portland, built this \$275,000 school building for Portland School District #1; it opened on February 1, 1926. It was one of several Portland school buildings designed in the Georgian style by the school district's architect, George H. Jones. The building was dedicated in April of 1926; it was named for George Abernethy, the first provincial governor of Oregon.

**Auxiliary Buildings: Class/Shed 1960/78 Non-Contributing: Incompatible (2)**

A-A metal-sided, steel-framed, one-story building, built in 1960, located in the northeasterly corner of the block; B-A wood framed playshed with metal roof, weatherboard cornice and open sides, built in 1978, located west of the school building in the playground.



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- |  |   |   |
|--|---|---|
| Contributing Resources:  | 0 | <b>04-02 American Bottling Soda Works Factory 1927</b>                      |
|  |   | 1309 S.E. Division Street <b>Legal:</b> B04: L5, exc. Ne 20'                |
| Non-Contributing Resources:  | 1 | Frank Amato, et. al., 2003 S.E. Lincoln, Portland, OR 97214                 |
|  |   | <b>Contractor:</b> Jack Starvaggi <b>Designer:</b> H.C. Carter              |
|  |   | <b>Style:</b> Early Commercial <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This one-story, structural tile and reinforced concrete flatiron building has undergone a number of alterations. It has a flat, full-parapeted roof. Some original storefront transoms are visible on the main elevation (Division Street); there are some steel casement windows on the building's rear elevation. There have been two additions to the west end of the building, and the original storefronts have been boarded up and covered with stucco, the original surface material. It is located on a triangular lot, with the main elevation facing Division; the rear, northeasterly elevation faces the Abernethy School grounds.</p> <p><b>Cultural Data:</b> The building was constructed and owned by Jack Starvaggi, a confectioner and later owner of the American Bottling Soda Works. It initially housed two stores and a soda bottling factory, located in the westerly end of the building. The Abernethy Pharmacy operated in the easterly end of the building for a number of years. In 1932 the plant was sold to a Mr. Clifford, and the name changed to Columbia Soda Works; Starvaggi died in 1935. By 1940 the building had been purchased by the present owner, Frank Amato.</p> |   |   |
| Contributing Resources:  | 0 | <b>04-03 Harvey Manufacturing Company 1947</b>                              |
|  |   | 1211-1215 S.E. Division Street <b>Legal:</b> B04: L1-3; Sw 20' L4           |
| Non-Contributing Resources:  | 1 | G.W. Paulson Co., 3040 N.E. Sandy Boulevard, Portland, OR 97232             |
|  |   | <b>Contractor:</b> Unknown <b>Designer:</b> Unknown                         |
|  |   | <b>Style:</b> Commercial Strip <b>Non-Contributing:</b> Incompatible        |
| <p><b>Description:</b> This stuccoed, reinforced concrete trapezoidal building has undergone a number of alterations since its construction. It presently consists of two stories on the northeasterly edge, and one story along the southwesterly edge, facing Division Street. It has a flat roof and a large auto canopy along the southwest elevation, supported on steel posts. Windows are a mixture of aluminum sliders and modern wood commercial storefronts. There is a small asphalt parking lot on the southwest corner of the lot.</p> <p><b>Cultural Data:</b> The building was constructed by owners Haskell and Sarah Carter for use as a factory; in 1950 the Harvey Manufacturing Company and the Carter Car Pacific Manufacturing Company, which built luggage racks, occupied the building. Both concerns were owned by the Carter family.</p>   |   |   |

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## Southwest Quadrant

Total Resources: 57  
Contributing: 25  
Non-Contributing: 32Form:  
Trapezoid

## Street Boundaries:

S.E. Birch Avenue  
S.E. Elliott Avenue  
S.E. 12th Avenue  
S.E. Spruce Avenue

Block 5, located on the southwest end of Ladd's Addition, helps form a gate into the district from the intersection of Division Street, 12th Avenue and Elliott Avenue. The block has one commercial structure dating to the secondary historic period on its south end, and one 1924 duplex; the rest of the thirty-one buildings are single-family residences, two of which post-date the historic period. Most of the twenty-three houses dating from the secondary period of development were built on speculation by three contractors; there are several pairs of identical buildings, and all of those built in this period are similar in height and scale. The Elliott Avenue elevation has a series of thirteen buildings with typical street setbacks and identical lot widths, unifying the varying building styles. The west half of the block is less visually consistent, with some irregularly shaped lots at the south end, two post-historic houses with shallow street setbacks, and four two-story Craftsman style buildings dating from the primary period of historic development. Most of the buildings on the block are in good to excellent condition; the 1926 auto shop is in poor condition. Of the twenty-nine historic buildings on the block, thirteen do not contribute to the district in their present condition; of the fifteen historic auxiliary buildings, six have been altered to the extent of losing their historic character.

Contributing  
Resources: 0  
Non-Contributing  
Resources: 3**05-01 Janesch, Edward and Mary Duplex 1924**

1332-1336 S.E. Birch Avenue

Legal: B05: L28; W 64' L29

Arthur Livermore, Jr., and Lewis Livermore, 1336 S.E. Birch, Portland, OR 97214

Contractor: Delbert L. Harden

Designer: Delbert L. Harden

Style: Twentieth Century Colonial

Non-Contributing: Compatible/Historic

Description: This rectangular, one-and-one-half story building has a composition shingle gabled roof with boxed eaves and a return cornice. It has an over-scaled shed-roofed dormer spanning the width of the front elevation, which was constructed in 1935. Unit entries are at opposite ends of the front elevation, with small concrete stoops; wrought-iron railings and steel posts, which have replaced original columns and balustrades, support the gable-roofed overdoors, which have boxed return eaves. The french entry doors are original to the duplex; the front fixed sash windows have replacement glazing; there are some one-over-one double hung wood sash windows located on the sides and rear of the building. The duplex has been sided with asbestos shingles; it has a concrete foundation and basement. The dormer, window changes and siding alterations significantly affect the building's historic character. The building's setback is closer to the street than typical; it has some foundation plantings, and mature trees and shrubs along the lot lines and in the back.

Cultural Data: Delbert Harden was an architect who acted as contractor for a number of Ladd's Addition houses and duplexes; he apparently built this duplex on speculation. By 1926 Edward Janesch, an electrician, and his wife, Mary, had purchased the building, and were living in it.

**Auxiliary Buildings: Garages (2) 1925/60 Non-Contributing (2)**

Description: A--A single-car concrete garage on the alley (c. 1925) has a flat roof; B--A single-car detached flat-roofed garage on the east side of the building (c.1960) has vertically-grooved plywood siding and is incompatible with other garages and buildings in the district.

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- |  |   |   |  |
|--|---|---|--|
| Contributing Resources:  | 0 | <b>05-02 White, Fred E. and Blanche House 1924</b>                          |  |
| Non-Contributing Resources:  | 1 | 2207 S.E. Elliott Avenue  | <b>Legal:</b> B05: L28, E 64' L29            |
|  |   | William K. and Vida Stevenson, 2207 S.E. Elliott Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Delbert L. Harden  | <b>Designer:</b> Delbert L. Harden           |
|  |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a composition shingle jerkinhead gable roof with bracketed projecting eaves. The single-bay concrete stoop has a jerkinhead gable roof with projecting eaves and wrought-iron posts and balustrade. Original windows have been replaced with aluminum sliders and fixed sashes, which adversely affects the building's historic character. The building has weatherboard siding, a concrete foundation and basement. It is sited on a square lot at the north end of the block, and has a shallow setback from Elliott Avenue. A garage was attached to the rear of the building in the mid 1970s. A brick planter runs parallel to the front of the porch.</p> <p><b>Cultural Data:</b> This house was built for Fred White, a painter who did not live in Ladd's Addition, by architect-contractor Delbert Harden, who designed and built a number of houses in Ladd's Addition, including a duplex on this block (1332-36 S.E. Birch). The building was apparently rented until sold c. 1929 to P.G. Pfeiffer, a teller for U.S. National Bank.</p>   |   |   |  |
| Contributing Resources:  | 1 | <b>05-03 Wood, Clinton Residence 1910</b>                                   |  |
| Non-Contributing Resources:  | 1 | 2221 S.E. Elliott Avenue  | <b>Legal:</b> B05: L25; S 28' L28            |
|  |   | Albert and Juanita Tanzer, 2221 S.E. Elliott, Portland, OR 97214            |  |
|  |   | <b>Contractor:</b> Thomas Vigars  | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                 |
| <p><b>Description:</b> This two-and-one-half story rectangular building has a moderately-pitched, composition shingle, gabled roof with projecting eaves and exposed rafters. The gable ends have wide bargeboards and large jigsaw brackets. Gabled dormers on the side elevations have bracketed projecting eaves. The shed-roofed, full-width porch has exposed rafters, boxed columns on shingled piers, and an enclosed balustrade; in 1968 the porch foundation was rebuilt in concrete. The windows are typically one-over-one double-hung wood sashes; large fixed, transomed wood sash windows, with leaded glass in the transom, flank the front door. The building has asphalt shingle siding, a concrete foundation and basement. A one-story porch at the rear has a shed roof and has been altered. The building has a typical midblock setback with mature flowering shrubs and trees along the sides of the house and in the backyard.</p> <p><b>Cultural Data:</b> Real estate dealer Thomas Vigars, who lived and built over two dozen early houses in Ladd's Addition, built this building for Clinton Wood, a cashier for Allen and Lewis.</p> <p><b>Auxiliary Building:</b> Garage      1922      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The two-car garage on the alley has a gable roof and weatherboard siding; it is compatible with other buildings on the block's alley.</p> |   |   |  |

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|---|---|--|---|
| Contributing Resources:   | 0 | <b>05-04 Waltz, John J. and Dora House 1924</b>            |   |
| Non-Contributing Resources:   | 2 | 2231 S.E. Elliott Avenue                                   | <b>Legal:</b> B05: L24                                |
|   |   | Phyllis Andrews, 2231 S.E. Elliott, Portland, OR 97214     |   |
|   |   | <b>Contractor:</b> Edward L. Hill                          | <b>Designer:</b> Edward L. Hill                       |
|   |   | <b>Style:</b> Bungalow                                     | <b>Non-Contributing:</b> Compatible/Historic          |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched composition shingle gable roof with projecting eaves. A shed roof dormer on the front elevation has slipsash windows with five lights in the upper sashes. The single-bay porch has a concrete foundation, a gabled roof with projecting eaves, and wrought iron posts and railing, which replaced the original supports and balustrade. Windows on the first floor front elevation are fixed aluminum sash. The building has been covered with aluminum siding; it has a concrete foundation and basement. The building has a typical mid-block setback and mature trees and shrubs along the south lot line.</p> <p><b>Cultural Data:</b> This bungalow was constructed on speculation by Edward L. Hill, a builder. It was purchased in 1924 by John Waltz, caretaker for the West Hills Golf Course, and apparently served as a rental unit.</p>   |   |  |   |
|   |   | <b>Auxiliary Building Garage</b>                           | <b>1962 Non-Contributing: Compatible/Non-Historic</b> |
| <p><b>Description:</b> The single-car garage on the alley has a gable roof and tongue-and-groove siding; the east wall has been removed.</p>  |   |  |   |
| Contributing Resources:   | 1 | <b>05-05 Lauman, Philip W. Residence c.1923</b>            |   |
| Non-Contributing Resources:   | 1 | 2237 S.E. Elliott Avenue                                   | <b>Legal:</b> B05: L21                                |
|   |   | Ruth McAlvin, 2237 S.E. Elliott Avenue, Portland, OR 97214 |   |
|   |   | <b>Contractor:</b> Philip Lauman                           | <b>Designer:</b> Unknown                              |
|   |   | <b>Style:</b> Bungalow                                     | <b>Contributing:</b> Secondary                        |
| <p><b>Description:</b> This rectangular one-story building has a composition shingle gabled roof with projecting eaves and ornamental bargeboards. The centered single-bay porch has a concrete foundation, gabled roof with projecting eaves and ornamental bargeboard, and square wood posts with bases and narrow capital trim. The windows are primarily one-over-one double-hung wood sashes; the front door is flanked by a fixed wood sash window, and an aluminum sliding window, which is not significant enough to affect its historic character. It has weatherboard siding and a concrete foundation and basement. Two original craftsman light sconces flank the front door. The building has a typical mid-block setback with some mature trees and shrubs on the side paths.</p> <p><b>Cultural Data:</b> This house was relocated to this lot from S.E. Orange Avenue in 1923, prior to construction of Abernethy School. Philip Lauman, a carpenter who built a number of houses in Ladd's Addition, moved the house in 1923, and lived in it for a year. The concrete foundation at this location was installed by the Curtiss Brothers, prior to its move.</p> |   |  |   |
|   |   | <b>Auxiliary Building: Garage</b>                          | <b>1962 Non-Contributing: Compatible/Non-Historic</b> |
| <p><b>Description:</b> The two-car garage on the alley has a gabled roof and tongue-and-groove siding. It is compatible in scale with other buildings on the alley.</p>   |   |  |   |

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- |                             |   |   |
|-----------------------------|---|---|
| Contributing Resources:     | 1 | <p><b>05-06 Schumacher, George W. and Eldora Residence 1934</b><br/>                 2243 S.E. Elliott Avenue<br/> <b>Legal:</b> B05: L20</p>   |
| Non-Contributing Resources: | 1 | <p>Francis P. and Christine Moffenbier, 2243 S.E. Elliott Avenue, Portland, OR 97214<br/> <b>Contractor:</b> John Gislason <b>Designer:</b> Unknown<br/> <b>Style:</b> Twentieth Century English Cottage <b>Contributing:</b> Secondary</p> <p>Description: This el-shaped, one-and-one-half story building has a composition gable roof with return eaves; the gable flares on the front elevation to cover the reentrant porch. The projecting wing on the south half of the front elevation has a gabled roof with return eaves, and multi-light casement windows in the second floor; the gable end is stuccoed. The first floor has a clinker brick veneer; the remainder of the building is sided with asbestos shingles. Windows are primarily one-over-one double hung wood sashes; a fixed wood sash window within the reentrant porch has leaded glass; the glazing in the fixed wood sash window on the front wing's elevation has been altered. The building has a typical mid-block setback with flowering shrubs near the front of the house.</p> <p>Cultural Data: Building contractor John Gislason built this house for George Schumacher, a clerk for First National Bank.</p> <p><b>Auxiliary Building: Garage 1945 Non-Contributing: Compatible/Non-Historic</b><br/>                 Description: The three-car garage on the alley has a flat roof and masonite shingle siding.</p>                         |
| Contributing Resources:     | 1 | <p><b>05-07 Arnold, Sam S. and Ruth E. Residence 1922</b><br/>                 2305 S.E. Elliott Avenue<br/> <b>Legal:</b> B05: N 5' L16; L17</p>   |
| Non-Contributing Resources: | 1 | <p>Anastasia Ogden, 2305 S.E. Elliott Avenue, Portland, OR 97214<br/> <b>Contractor:</b> M.S. Mickerson <b>Designer:</b> M.S. Mickerson<br/> <b>Style:</b> Bungalow--Prairie Influence <b>Contributing:</b> Secondary</p> <p>Description: This rectangular one-story building has a composition shingle, low-pitched hipped roof with deep, boxed projecting eaves. The single-bay concrete stoop is set back beneath the projecting eaves, extending from the centered front door to the end of the building on the south; it has a simplified classical cornice and wood Tuscan columns. Windows are primarily one-over-one double-hung wood sashes; the front door is flanked by wide fixed light wood windows with narrow multilight casement sidelights; there is a square bay window on the north elevation. The building has weatherboard siding and a concrete foundation. It has a typical mid-block setback, with low-growing foundation shrubs and a chain link fence enclosing the backyard.</p> <p>Cultural Data: Contractor H.S. Mickerson built this house for Sam Arnold, a salesman for Jimmy Dunn Clothing.</p> <p><b>Auxiliary Building: Carport 1961 Non-Contributing: Incompatible</b><br/>                 Description: The carport on the alley has a fiberglass shed roof and is partially sided with corrugated metal; its materials and massing are incompatible with other buildings on the alley.</p> |

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- |                             |   |  |
|-----------------------------|---|--|
| Contributing Resources:     | 1 | <b>05-08 Loomis, Robert E. and Ruth Residence 1925</b>   |
| Non-Contributing Resources: | 1 | 2313 S.E. Elliott Avenue <b>Legal: B05: S 35' L26</b>  |
|                             |   | John J. Hilzer, 2313 S.E. Elliott Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> J.W. McFadden Building Company <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Bungalow <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story bungalow has a composition shingle gable roof with projecting, bracketed eaves and exposed rafters. The full-length porch has a one-and-one-half story, bracketed jerkinhead gable roof with projecting eaves and exposed rafters, with the gable end facing the street; rectangular wood porch posts and a vertical slat balustrade with newel posts. The windows are one-over-one double-hung wood sashes with rectilinear lights in the upper sash; the front elevation has a fixed wood sash window with multiple lights in the upper sash, flanked by two narrow double-hung sidelights; a square bay window on each side elevation has a shed roof with exposed rafters. The building is sided with weatherboard siding and has a concrete foundation and basement. It has a typical mid-block setback, with mature laurel hedges and trees along the lot lines, and a chain link fence enclosing the back yard. |
|                             |   | <b>Cultural Data:</b> J.W. McFadden Building Company, owned by contractor J.W. McFadden, built a number of houses in Ladd's Addition: the seven bungalows on Elliott Avenue between 2313 and 2419 were all built by this company between 1924 and 1926, using three different plans and forms. This building is identical to 2403 Elliott, and similar to 2327 Elliott. The house was purchased by Robert Loomis, president of Mount Scott State Bank and Mortgage and Loan Company of Oregon, who lived in it with his wife, Ruth.  |
|                             |   | <b>Auxiliary Building Garage c.1980 Non-Contributing: Incompatible</b>   |
|                             |   | <b>Description:</b> The two-car garage on the alley has a gable roof and sheetmetal siding; it is incompatible in scale and materials with other buildings on the alley.   |
| Contributing Resources:     | 2 | <b>05-09 Lasich, Mike and Katie Residence 1924</b>   |
| Non-Contributing Resources: | 0 | 2319 S.E. Elliott Avenue <b>Legal: B05: L13</b>  |
|                             |   | Benny Chan, 2319 S.E. Elliott Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> J.W. McFadden Building Company <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Bungalow <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a composition gable roof with projecting eaves and exposed rafters, and a gable-roofed dormer on the front elevation with projecting, bracketed eaves. The single-bay gable-roofed porch has projecting eaves, exposed rafters and a wide bargeboard with angle-cut ends; the original porch columns and balustrade have been replaced with wrought-iron; the wood floor system and stairs has been replaced with concrete (1976). Windows are typically one-over-one double-hung wood sashes; the front elevation has a fixed wood sash with multiple lights in the upper quarter, flanked by double-hung sidelights; there is a square bay window with a shed roof on each side elevation. The building has weatherboard siding and a concrete foundation and basement. It has a typical mid-block siting with mature plants along the southerly lot line.  |
|                             |   | <b>Cultural Data:</b> The seven bungalows on Elliott Avenue between 2313 and 2419 were all built by the J.W. McFadden Building Company between 1924 and 1926, using three different plans and forms. This house is identical to the one at 2419 S.E. Elliott; it was purchased in 1924 by Mike Lasich, a laborer.  |
|                             |   | <b>Auxiliary Building: Garage 1925 Contributing: Secondary</b>   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, weatherboard siding with cornerboards, and its original windows; it contributes in scale, massing and details to the spatial order of the block's alley.  |

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- Contributing Resources: 1 **05-10 Maben, George W. and Margaret House 1926**  
Non-Contributing Resources: 1 2327 S.E. Elliott Avenue Legal: B05: L12
- 1 Michael and Vickie Galuzzo, 2327 S.E. Elliott Avenue, Portland, OR 97214  
Contractor: J.W. McFadden Building Company Designer: Unknown  
Style: Bungalow Contributing: Secondary
- Description: This rectangular one-and-one-half story bungalow has a composition shingle gable roof with projecting, bracketed eaves and exposed rafters. The porch has a one-and-one-half story, front-facing gable roof with projecting eaves and exposed rafters; rectangular wood porch posts, one of which has been replaced. The windows are one-over-one double-hung wood sashes with rectilinear lights in the upper sash; the front elevation has a fixed wood sash window with multiple lights in the upper sash, flanked by two narrow double-hung sidelights; square bay windows on each side elevation have shed roofs with exposed rafters. The building is sided with weatherboard siding and has a concrete foundation and basement. It has a typical mid-block setback, with mature flowering plants on the building's southerly edge.
- Cultural Data: The seven bungalows on Elliott Avenue between 2313 and 2419 were all built by the J.W. McFadden Building Company between 1924 and 1926, using three different plans and forms. This building is similar to 2403 and 2313 Elliott; it was purchased by George and Margaret Maben, who did not live in it.
- Auxiliary Building: Garage 1985 Non-Contributing: Compatible/Non-Historic
- Description: The two-car garage on the alley has a gable roof and weatherboard siding; it is compatible in scale and massing with other buildings on the alley.
- Contributing Resources: 1 **05-11 Palmer, Bert and Elsie Residence 1925**  
Non-Contributing Resources: 1 2335 S.E. Elliott Avenue Legal: B05: L9
- 1 Steele and Narina Barnett, 2335 S.E. Elliott Avenue, Portland, OR 97214  
Contractor: J.W. McFadden Building Company Designer: Unknown  
Style: Bungalow Non-Contributing: Compatible/Historic
- Description: This rectangular one-and-one-half story building has a composition gable roof with bracketed projecting eaves, exposed rafters and a shed-roofed dormer. The gable extends to form a shed roof over the porch, which has two-by-four boards in a rectilinear pattern replacing the original porch posts. Windows are primarily one-over-one double-hung wood sashes with a rectilinear light pattern in the upper sash; the front elevation has a fixed wood sash window with multiple lights in the upper sash and double-hung sidelights; there is a square bay window with a shed roof on each side elevation. The building has horizontal vinyl siding and a concrete foundation and basement. The porch and siding alterations substantially affect the building's historic character. It has a typical mid-block setback and a picket fence enclosing the backyard.
- Cultural Data: J.W. McFadden Building Company built a number of houses in Ladd's Addition: the seven bungalows on Elliott Avenue between 2313 and 2419 were all built by this company between 1924 and 1926, using three different plans and forms. This house is similar to the one at 2411 S.E. Elliott. Bert Palmer, a builder, and his wife, Elsie, purchased and lived in the house in 1926.
- Auxiliary Building: Garage 1926 Contributing: Secondary
- Description: The single-car garage on the alley has a flat roof and shiplap siding; it contributes in scale, massing and materials to the spatial order of the block's alley.

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>05-12 Berven, Robert T. House 1924</b>  |   |
| Non-Contributing Resources: | 2 | 2403 S.E. Elliott Avenue   | <b>Legal:</b> B05: L8                             |
|                             |   | Pietro and Giorama Mariani, 2403 S.E. Elliott Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> J.W. McFadden Building Company  | <b>Designer:</b> Unknown                          |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic      |
|                             |   | Description: This rectangular one-and-one-half story bungalow has a composition shingle, side-facing gable roof with projecting, bracketed eaves and exposed rafters. The full-length front veranda has a one-and-one-half story, bracketed, front-facing jerkinhead gable roof with projecting eaves and exposed rafters; the original porch posts and balustrade have been replaced with wrought-iron posts and railing. It has one-over-one double-hung wood windows; a square bay window on each side elevation has a shed roof with exposed rafters. The building has asbestos siding and a concrete foundation and basement. The siding and porch alterations substantially affect the building's historic character. It has a typical mid-block setback, with mature hedges and a large rhododendron along the side lot line. |   |
|                             |   | Cultural Data: J.W. McFadden Building Company, owned by contractor J.W. McFadden, built a number of houses in Ladd's Addition: the seven bungalows on Elliott Avenue between 2313 and 2419 were all built by this company between 1924 and 1926, using three different plans and forms. This building is identical to 2313 S.E. Elliott and similar to 2327 S.E. Elliott. Robert Berven, treasurer for the Orpheum Theater, purchased the house c. 1925, but did not live in it; it apparently served as a rental unit.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1926 Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: The single-car garage on the alley has a flat roof and weatherboard siding; its doors have been altered. It is compatible in scale with other buildings on the alley.   |   |
| Contributing Resources:     | 0 | <b>05-13 Nissen, Myron F. and Helen Residence 1924</b>   |   |
| Non-Contributing Resources: | 1 | 2411 S.E. Elliot Avenue  | <b>Legal:</b> B05: L5                             |
|                             |   | Kenneth and Bertha Newell, 2411 S.E. Elliott Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> J.W. McFadden Building Company  | <b>Designer:</b> Unknown                          |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic      |
|                             |   | Description: This rectangular one-and-one-half story building has a composition gable roof with minimal eaves and a bracketed gable-roofed dormer with projecting eaves. The gable extends to form a shed roof over the veranda, which has brick piers that replaced original porch posts. Most windows have been altered with the addition of aluminum fixed or sliding sashes; there is a square bay window with a shed roof on each side elevation. The building has been re-surfaced with horizontal aluminum siding; siding and window changes have substantially affected its historic integrity. It has a concrete foundation and basement and a typical mid-block setback, with flowering shrubs at the base of the building.  |   |
|                             |   | Cultural Data: J.W. McFadden Building Company, owned by contractor J.W. McFadden, built a number of houses in Ladd's Addition: the seven bungalows on Elliott Avenue between 2313 and 2419 were all built by this company between 1924 and 1926, using three different plans and forms. Myron Nissen, manager for Michelin Tires, purchased and lived in the house in 1925.  |   |



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|-----------------------------|---|--|
| Contributing Resources:     | 1 | <p><b>05-14 Schwartz, Ernest J. House 1925</b><br/>2419 S.E. Elliott Avenue</p> <p><b>Legal:</b> B05: L4</p>   |
| Non-Contributing Resources: | 1 | <p>Clarence and Adriana Mihm, 2419 S.E. Elliott Avenue, Portland, OR 97214</p> <p><b>Contractor:</b> J.W. McFadden Building Company <b>Designer:</b> Unknown</p> <p><b>Style:</b> Bungalow <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> This rectangular one-and-one-half story building has a composition gable roof with projecting eaves and exposed rafters, and a gable-roofed dormer on the front elevation with projecting, bracketed eaves. The single-bay gable-roofed porch has projecting eaves, exposed rafters and a wide bargeboard with angle-cut ends; the original porch columns and balustrade have been replaced with wrought-iron; the wood floor system and stairs have been replaced with concrete. Windows are typically one-over-one double-hung wood sashes; the front elevation has a fixed wood sash with multiple lights in the upper quarter, flanked by double-hung sidelights; there is a square bay window with a shed roof on each side elevation. The building is sided with asbestos shingles and has a concrete foundation and basement. The porch and siding alterations adversely affect its historic character. It has a typical mid-block siting with mature plants along the lot lines and a chain link fence enclosing the backyard.</p> <p><b>Cultural Data:</b> J.W. McFadden Building Company, owned by contractor J.W. McFadden, built a number of houses in Ladd's Addition: the seven bungalows on Elliott Avenue between 2313 and 2419 were all built by this company between 1924 and 1926, using three different plans and forms. This house is identical to the one at 2319 S.E. Elliott. Ernest Schwartz, a plasterer, purchased the house in 1925; it was used as a rental unit.</p> <p><b>Auxiliary Building:</b> Garage <b>c.1925</b> <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has a gabled roof, and tongue-and-groove siding; it contributes in scale, massing and materials to the spatial order of the block's alley.</p> |
| Contributing Resources:     | 0 | <p><b>05-15 DeTemple, Fred W. House 1925</b><br/>2429 S.E. Elliott Avenue</p> <p><b>Legal:</b> B05: L3</p>   |
| Non-Contributing Resources: | 1 | <p>Glen and Doris Smith, 2020 S.W. Broadway, #C, Portland, OR 97201</p> <p><b>Contractor:</b> Dan Casentini <b>Designer:</b> Dan Casentini</p> <p><b>Style:</b> Bungalow <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> This building has been substantially altered. It is a rectangular, one-story building with a composition shingle, moderately-pitched gable roof. The front porch foundation is concrete and extends the width of the front elevation; the front porch roof is gabled, and centered on the front door; it has concrete Doric columns that may not be original to the house. The original windows have been replaced with a variety of sliding and fixed aluminum sashes. The building is now sided with vertically-grooved plywood. It has a typical mid-block setback and a number of mature shrubs and trees, some of which have been radically pruned.</p> <p><b>Cultural Data:</b> Dan Casentino, a plasterer by trade, acted as contractor for this house, built for Fred DeTemple, manager of DeTemple Company--a family plumbing business--who used it as a rental unit.</p>  |
| Contributing Resources:     | 0 | <p><b>05-16 Vacant Lot</b><br/>No Address</p> <p><b>Legal:</b> B05: Ne 30' L2</p>  |
| Non-Contributing Resources: | 0 | <p>Glen and Don Smith, 2020 S.W. Broadway, #C, Portland, OR 97201</p> <p><b>Contractor:</b> Not Applicable <b>Designer:</b> Not Applicable</p> <p><b>Style:</b> Not Applicable</p>   |

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|-----------------------------|---|---|---------------------------------------|
| Contributing Resources:     | 0 | <b>05-17 Kinnear and Alpaugh Garage and Auto Shop 1926</b>  |                                       |
| Non-Contributing Resources: | 2 | 2436 S.E. 12th Avenue   | Legal: B05: L1; Sw 10' L2             |
|                             |   | Russell and Margaret Carter, 2436 S.E. 12th Avenue, Portland, OR 97214  |                                       |
|                             |   | Contractor: Jack Starvaggi  | Designer: Unknown                     |
|                             |   | Style: Commercial Strip   | Non-Contributing: Compatible/Historic |
|                             |   | Description: This one story reinforced concrete flatiron auto garage has a flat roof and full parapet; the auto canopy and gas pumps, which appear to be original, are located at the apex of the triangular plan. The building has been stuccoed, and the original windows have been removed and are presently boarded up.   |                                       |
|                             |   | Cultural Data: Jack Starvaggi built and owned this auto garage and gas station. Starvaggi, who, in 1926, was a confectioner, also invested in a store and factory building in Ladd's Addition (1309 S.E. Division). The garage business was owned and operated by William Kinnear and Nelson Alpaugh.   |                                       |
|                             |   | Auxiliary Building: Factory   | c.1980 Non-Contributing: Incompatible |
|                             |   | Description: This two-story, tilt-up concrete panel building is connected to the auto garage on the northerly end. It is twice as large as the auto garage in plan, and twice as tall. It has two small metal sliding windows in the second floor, and two small doors on the front elevation. It has a flat roof with a full parapet.  |                                       |
| Contributing Resources:     | 2 | <b>05-18 Wicke, Marguerite M. Residence 1924</b>  |                                       |
| Non-Contributing Resources: | 0 | 2328 S.E. 12th Avenue   | Legal: B05: L6, exc. Ne 50'           |
|                             |   | Madeline Creitz, 2328 S.E. 12th Avenue, Portland, OR 97214  |                                       |
|                             |   | Contractor: Fred E. Conley and Company  | Designer: Fred E. Conley              |
|                             |   | Style: Bungalow   | Contributing: Secondary               |
|                             |   | Description: This rectangular one story building has a front-facing jerkinhead gable roof with bracketed, projecting eaves, exposed rafters and an angle-cut bargeboard. The single-bay porch has a slightly lower jerkinhead gable roof with projecting eaves and matching bargeboard; and wrought-iron posts and balustrade. The windows are primarily one-over-one double-hung wood sashes with a rectilinear light pattern in the upper sash; the front elevation has a wide double-hung wood sash window with narrow double-hung sidelights. The building has beveled siding and narrow cornerboards, a concrete foundation and basement. It is located on a triangular lot at the south end of the block; the triangular yard to the south is partially enclosed with a hedge. A driveway from 12th Avenue runs parallel to the house along its south side. |                                       |
|                             |   | Cultural Data: Fred E. Conley and Company, building contractors, built this house and the two to the northwest on speculation; the houses are identical, with the exception of later alterations.   |                                       |
|                             |   | Auxiliary Building: Garage  | 1924 Contributing: Secondary          |
|                             |   | Description: The two-garage on the alley has a gable roof, beveled siding and original windows; it contributes in scale, massing and details to the spatial order of the block's alley.   |                                       |

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|-----------------------------|---|---|
| Contributing Resources:     | 2 | <b>05-19 Geisler, Ernest R. and Lizzie Residence 1924</b>   |
|                             |   | 2314 S.E. 12th Avenue <b>Legal:</b> B05: N 50' L6   |
| Non-Contributing Resources: | 0 | Madline Creitz, 2314 12th Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Fred E. Conley and Company <b>Designer:</b> Fred E. Conley   |
|                             |   | <b>Style:</b> Bungalow <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This rectangular one story building has a front-facing jerkinhead gable roof with bracketed, projecting eaves, exposed rafters and an angle-cut bargeboard. The single-bay porch has a slightly lower jerkinhead gable roof with projecting eave and matching bargeboard; battered columns and a simple vertical wood slat balustrade. The windows are primarily one-over-one double-hung wood sashes with a rectilinear light pattern in the upper sash; the front elevation has a wide double-hung wood sash window with narrow double-hung sidelights. The building has beveled siding and narrow cornerboards, and a concrete foundation and basement. It is sited on a trapezoidal lot near the south end of the block, with a standard mid-block setback that appears shallow, due to the angle of the front lot line. A driveway runs from the street along the southerly side of the house; there are rose bushes along the northerly lot line. |
|                             |   | <b>Cultural Data:</b> Fred E. Conley and Company, building contractors, built this house and the two on either side on speculation; the houses are identical, with the exception of later alterations. Ernest and Lizzie Geisler purchased the house by 1927; Geisler was a driver in 1925, but by 1930 he was manufacturing cigars at home. A relative, Paul Geisler, lived in Ladd's Addition on Maple Avenue.  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1924</b> <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gabled roof and beveled siding with cornerboards; it contributes in scale, massing and details to the spatial order of the block's alley.  |
| Contributing Resources:     | 0 | <b>05-20 Schilling, John H. and Bertha Residence 1924</b>   |
|                             |   | 2290 S.E. Spruce Avenue <b>Legal:</b> B05: L7   |
| Non-Contributing Resources: | 2 | Woon Pong Louie and Ngan Heung, 2290 S.E. Spruce Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Fred E. Conley and Company <b>Designer:</b> Fred E. Conley   |
|                             |   | <b>Style:</b> Bungalow <b>Non-Contributing:</b> Compatible/Historic   |
|                             |   | <b>Description:</b> This rectangular one story building has a composition shingle jerkinhead gable roof with bracketed, projecting eaves, exposed rafters and a wide, angle-cut bargeboard. The single-bay porch has a jerkinhead gable roof with projecting eaves and matching bargeboard; the battered wood columns and porch skirting have been stuccoed. The windows are primarily one-over-one double-hung wood sashes with a rectilinear light pattern in the upper sash; the front elevation triple sash window has been replaced with large aluminum sliding sashes, which, on this small building, adversely affect its historic character. The building has beveled siding and narrow cornerboards, and a concrete foundation and basement. The building has a typical mid-block setback; mature hedges are planted around the building edge, and form a screen along the path to the back yard.  |
|                             |   | <b>Cultural Data:</b> Fred E. Conley and Company, building contractors, built this house and the two to the southeast on speculation; the houses are identical, with the exception of later alterations to some of them. Conley had two relatives, Fred V., a mechanic, and E. Lawrence, a page, who lived on Maple in Ladd's Addition. John and Bertha Schilling purchased the house by 1925 and lived in it for several years; John was an engineer. Living with them were John Schilling, a salesman for Dunlap Bootery, and his wife, Madge; Ray Schilling, a salesman for Lawson Auto, and Mildred Schilling, a saleswoman for Aronson Jewelers.   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1924</b> <b>Non-Contributing:</b> Compatible/Historic  |
|                             |   | <b>Description:</b> The single-car garage on the alley has a truncated hipped roof and beveled siding; some plywood has been added to the front of the building and the doors have been altered.  |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 0 | <b>05-21 Russell, Benjamin and Victoria Residence 1951</b>  |   |
| Non-Contributing Resources: | 2 | 2282 S.E. Spruce Avenue   | <b>Legal:</b> B05: L10                                  |
|                             |   | Ava Williams, 2282 S.E. Spruce Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Eugene M. Wayt   | <b>Designer:</b> Eugene M. Wayt                         |
|                             |   | <b>Style:</b> Minimal Tract   | <b>Non-Contributing:</b> Compatible/Non-Historic        |
|                             |   | Description: This rectangular one-story building has a composition shingle low-pitched gable roof with minimal eaves, and a small concrete stoop. It has a variety of window types, including double-hung wood sash, and a large fixed eight-light sash on the front elevation. The building is sided with asphalt shingles; it has a concrete foundation. A paved path leads to the centered porch stoop from the street; the yard is fenced with chain link.  |   |
|                             |   | Cultural Data: Building contractor Eugene Wayt built this house on speculation; it was sold within a year to Benjamin Russell, a clerk for Coast Auto Supply, and his wife, Victoria.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>c.1950 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | Description: The single-car garage on the alley has a gable roof and asbestos siding.   |   |
| Contributing Resources:     | 2 | <b>05-22 Perrott, John B. and Helen M. Residence 1910</b>   |   |
| Non-Contributing Resources: | 0 | 2276 S.E. Spruce Avenue   | <b>Legal:</b> B05: L11                                  |
|                             |   | Dale and Kathleen Peterson, 2276 S.E. Spruce Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Smith and Dodge  | <b>Designer:</b> Unknown                                |
|                             |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                            |
|                             |   | Description: This rectangular two-and-one-half story building has a steeply-pitched, composition shingle gabled roof with deep, flared projecting eaves and exposed rafters. The center of the upper one and one-half story on the front elevation projects approximately a foot beyond the building plane; the second story has two one-over-one double-hung wood windows with an architrave-trim lintel expressed as a belt course, above which is a stuccoed, half-timbered attic story with small multi-paned casements in the center. Dormers on the side elevation also have half-timbered, stuccoed gable ends. The shed-roofed porch has exposed rafters; battered columns on shingled piers, and an ornamental diamond-patterned wood balustrade. Windows are primarily one-over-one double hung wood sashes; there are shed-roofed square bays on the side elevations; the front elevation has a fixed wood sash flanked by narrow double-hung sidelights. The building has imbricated wood shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with a blue Colorado spruce and shrubs in the front yard. |   |
|                             |   | Cultural Data: Contractors Smith and Dodge built this house for the Fred Torgler, a real estate agent for Ladd's Addition. It was sold a year after completion to John and Helen Perrott; John was a civil engineer.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>c.1923 Contributing:</b> Secondary                   |
|                             |   | Description: The single-car garage on the alley has a gable roof with exposed rafters and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.  |   |

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|-----------------------------|---|--|---------------------------------------|
| Contributing Resources:     | 2 | <b>05-23 Brockman, Emma Residence 1928</b>   |                                       |
| Non-Contributing Resources: | 0 | 2266 S.E. Spruce Avenue  | <b>Legal:</b> B05: L14                |
|                             |   | Jerry and Mary Conedera, 2266 S.E. Spruce Avenue, Portland, OR 97214   |                                       |
|                             |   | <b>Contractor:</b> Charles R. Sumner   | <b>Designer:</b> E.T. Pope            |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Contributing:</b> Secondary        |
|                             |   | Description: This rectangular one-and-one-half story building has a composition shingle jerkinhead gable roof with slightly projecting eaves. The steeply-pitched gabled reentrant porch has a pointed arch opening, truncated boxed pilasters; horizontal board siding, which does not appear to be original; a concrete stoop and stairs with wrought-iron balustrade and railing. The windows are primarily six-over-one double-hung wood sashes; the front elevation has one large fixed sash with double-hung sidelights; most of the fenestration has leaded glass. The building has wood shingle siding, with weatherboard in the gable ends. There is an addition to the second floor at the rear. The building has a concrete foundation and basement. It has a typical mid-block setback, rhododendrons at the front building edge, and a chain link fence enclosing the back yard.  |                                       |
|                             |   | Cultural Data: Builder Charles Sumner constructed this house for Emma Brockman, a garment worker for Neustadter Company.   |                                       |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1928 Contributing:</b> Secondary |
|                             |   | Description: The single-car garage on the alley has a hipped roof and weatherboard siding; it contributes in scale, massing and details to the spatial order of the block's alley.   |                                       |
| Contributing Resources:     | 2 | <b>05-24 Reynolds, Peter Residence 1911</b>  |                                       |
| Non-Contributing Resources: | 0 | 2260 S.E. Spruce Avenue  | <b>Legal:</b> B05: L15                |
|                             |   | Genevieve DeVaney, 2260 S.E. Spruce Avenue, Portland, OR 97214   |                                       |
|                             |   | <b>Contractor:</b> Edward Baughman   | <b>Designer:</b> Unknown              |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary          |
|                             |   | Description: This rectangular two story building has a hipped roof with flared projecting eaves, exposed jigsawn rafters, and decorative scrollcut brackets. There is a bellcast hipped roof dormer with matching rafters on the front elevation. The full-length porch has a flat roof with exposed rafters; truncated boxed columns on bevel-sided piers; a bevel-sided balustrade, and a vertical wood slat balustrade on the porch roof. Windows are primarily one-over-one double-hung wood sashes; the first floor front elevation has a fixed, transomed wood sash; there are two cantilevered square bay windows with flat roofs on the side elevations. The first story has beveled siding; the second floor has weatherboard board siding. The sides of the porch have been enclosed with multi-light glazing, and the porch stairs have wrought-iron railings. The house has a concrete foundation and basement. It has a typical mid-block setback with mature plants in the front yard. |                                       |
|                             |   | Cultural Data: The house was built on speculation by building contractor Edward Baughman, and sold soon after completion to Peter Reynolds, a painter. Relatives Nancy and Mary Reynolds, who lived with him, were Christian Science practitioners. The James DeVaney family purchased the house c. 1913, and have lived in it ever since. Baughman built six early houses in Ladd's Addition.   |                                       |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1924 Contributing:</b> Secondary   |
|                             |   | Description: The two-car garage on the alley has a gabled roof and beveled siding; it contributes in scale, massing and details to the spatial order of the block's alley.   |                                       |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>05-25 Wiederhold, Paul and May Residence 1923</b>   |   |
| Non-Contributing Resources: | 2 | 2252 S.E. Spruce Avenue  | <b>Legal:</b> B05: L18                                |
|                             |   | Mildred Goldfoot, Route 4, Box 82, Ontario, OR 97914   |   |
|                             |   | <b>Contractor:</b> John Wyttenberg   | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Bungalow--Prairie Influence  | <b>Non-Contributing:</b> Compatible/Historic          |
|                             |   | Description: This rectangular one-and-one-half story bungalow has a composition shingle, low-pitched hipped roof with deep, boxed eaves and an architrave trim frieze board. The single-bay hip-roofed porch has slender battered columns on short piers and concrete stairs. A hip-roofed dormer was added in 1929. The windows are typically six-over-one double-hung wood sashes, with a large central light flanked by narrow lights; the front elevation has two fixed sash windows with a multi-light transom and narrow double-hung sidelights; there is a square bay window on each side of the house. The house's original siding is covered with imitation brick asphalt shingles, which adversely affects its historic character. It has a concrete foundation and basement. The building has a typical mid-block setback, with mature evergreen plants around the house. |   |
|                             |   | Cultural Data: John Wyttenberg supervised the construction for the Ladd Estate Company, which apparently built the house on speculation. It was sold within a year of completion to Paul Widerhold, a meat cutter.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1924 Non-Contributing:</b> Compatible/Historic     |
|                             |   | Description: The single-car garage on the alley has a gabled roof and imitation brick asphalt siding, matching the house.  |   |
| Contributing Resources:     | 1 | <b>05-26 Elfving, Gustav and Gerda Residence 1925</b>  |   |
| Non-Contributing Resources: | 1 | 2244 S.E. Spruce Avenue  | <b>Legal:</b> B05: L19                                |
|                             |   | Ann Smith and Mariame Brogan, 2244 S.E. Spruce Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Charles C. Gilbert  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Bungalow--Prairie Influence  | <b>Contributing:</b> Secondary                        |
|                             |   | Description: This one-story rectangular building has a composition shingle, low-pitched hipped roof with boxed eaves and a frieze board with architrave trim. The centered, single-bay hip-roofed porch has slender Tuscan columns and concrete stairs with a wrought-iron balustrade. The windows are typically six-over-one double-hung wood sashes; there are two large fixed wood sash windows on the front elevation with multiple lights in the upper sash. The front french door has multi-paned sidelights. The building is sided with bevel siding; it has a concrete foundation and basement. The building has a typical mid-block setback, mature shrubs in the front yard near the house, and a chain link fence enclosing the backyard.   |   |
|                             |   | Cultural Data: Contractor Charles Gilbert built this house on speculation. By 1930 it was sold to Gustav and Gerda Elfving; Gustav worked for Fulton Auto Repair Shop.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1957 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | Description: The single-car garage on the alley has a gabled roof; the siding has been covered with sheetmetal.  |   |

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|---|-------------------|--|
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>0</p> <p>2</p> | <p><b>05-27 Rich, Alvdo and Virginia Residence 1953</b><br/> 2232 S.E. Spruce Avenue<br/> <b>Legal:</b> B05: L22</p> <p><b>Raymond and Mary Svoboda, 2232 S.E. Spruce Avenue, Portland, OR 97214</b><br/> <b>Contractor:</b> M.R. Basic<br/> <b>Style:</b> Minimal Tract<br/> <b>Designer:</b> Millcraft, Inc.<br/> <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: This rectangular one-story building has a composition shingle, low-pitched hipped roof with boxed eaves. A small wing to the north has a hipped roof with the same pitch as the main block. The front veranda has wrought-iron posts and balustrade. Windows are aluminum sliders and fixed sashes. The siding is horizontal boards. It has a concrete foundation and no basement. The building has a closer setback from street than typical for a mid-block lot; the back yard is enclosed with a chain link fence.</p> <p>Cultural Data: The house was apparently built by M.R. Basic for Alvdo and Virginia Rich.</p> <p><b>Auxiliary Building: Garage 1957 Non-Contributing: Compatible/Non-Historic</b><br/> Description: The original single-car garage on the alley was enlarged and its roof form changed; a storage room was built to the south and a breezeway placed between the two; the entire ensemble is covered with a low-pitched gable roof and has asbestos siding.</p>   |
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>1</p> <p>0</p> | <p><b>05-28 DuBruille, Ella Residence 1911</b><br/> 2226 S.E. Spruce Avenue<br/> <b>Legal:</b> B05: L23</p> <p><b>Stephen Hui and Cynthia and S.Y. Soohoo, 2219 S.E. Spruce Avenue, Portland, OR 97214</b><br/> <b>Contractor:</b> E.H. Morse<br/> <b>Style:</b> Arts and Crafts<br/> <b>Designer:</b> Unknown<br/> <b>Contributing:</b> Primary</p> <p>Description: This rectangular two-story building has a composition shingle low-pitched bellcast hipped roof with exposed rafters that have bird's mouth end cuts. The front elevation has a steeply-pitched gabled dormer; its bracketed, projecting eaves and wide bargeboard extend in a steep slope to the base of the second floor on the north, and to the top of the second floor on the south, curving at the ends. The south second floor corner of the front elevation cantilevers about a foot beyond the first floor plane, creating a square bay with a tower-like apperance. The front porch has two parts: a gabled, single-bay with exposed rafters, and a pergola with decorative rafters, which had a fiberglass roof deck added at a later date. The roof system of the porch parts are supported by truncated battered columns on sided piers; a vertical wood slat balustrade spans between two of the piers. The windows are typically one-over-one double hung wood sash; a front elevation window has a multi-light transomed fixed sash with transomed sidelights. The building is sided with asphalt shingles; it has a concrete foundation and basement. It has a typical mid-block setback and mature trees along the north lot line.</p> <p>Cultural Data: Building contractor Edgar Morse built this house for Ella DuBruille, a widow.</p> |

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Contributing Resources: 2 **05-29 Barber, Fred W. and Tena Residence 1910**  
2220 S.E. Spruce Avenue Legal: B05: L26; Sw 15' L27  
Non-Contributing Resources: 0 Joseph and Martha Cannon, 2220 S.E. Spruce Avenue, Portland, OR 97214

Contractor: Eric M. Rasmussen Designer: Unknown  
Style: Craftsman Contributing: Primary

Description: This two-story rectangular building has a steeply-pitched gable roof with projecting eaves, exposed rafters, a wide bargeboard, and ornamental brackets in the gable ends. A wood string course with modillion-like blocks defines a pediment on the front-facing gable end. The single-bay entry porch has a gable roof with projecting eaves and exposed rafters and is enclosed with multi-light windows, which do not appear to be original; the porch floor deck extends across the full width of the front elevation. Windows are typically one-over-one double-hung wood sashes with cornice trim. The building has wood shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with mature, overgrown trees, shrubs and bamboo in the front yard.

Cultural Data: The house was built on speculation by real estate dealer Eric Rasmussen, who built a number of houses in Ladd's Addition in the first two decades of the 20th century. It was sold to Fred Barber, who worked for White and Company, printers, and served as vice-president of the North Santiam Mining Company, in 1911. In the 1920s, his son, Fred J. Barber, a dentist, lived here with his wife, Ida.

Auxiliary Building: Garage c.1923 Contributing: Secondary

Description: The two-car garage on the alley has a gabled roof and tongue-and-groove siding with cornerboards. It contributes in scale, massing and details to the spatial order of the block's alley.

Contributing Resources: 0 **05-30 Congdon, Maud Residence 1924**  
1302 S.E. Birch Avenue Legal: B05: Nw 46'/Ne 25' L27; Nw 46' L30  
Non-Contributing Resources: 2 John and Carmella Martinetti, 1302 S.E. Birch Avenue, Portland, Or 97214

Contractor: John R. Blows Designer: O.M. Akers  
Style: Twentieth Century Colonial--Cape Cod Non-Contributing: Compatible/Historic

Description: This square, one-and-one-half story cottage has a composition shingle, steeply-pitched gabled roof with return eaves and a boxed cornice; a slightly projecting wing on the north end of the front elevation has a pedimented gable end. The concrete stoop on the southerly end of the front elevation has a smaller pedimented gable roof which cantilvers out over the stoop; the porch balustrade has been replaced with wrought-iron railings. Windows are typically one-over-one double-hung, with an aluminum slider replacing the front fixed sash window; all window trim was altered with the addition of aluminum siding to the building. These alterations adversely affect the building's historic character. It has a concrete foundation and basement, and some mature trees and shrubs along the south lot line. The house is located on a corner lot on the block, and has a shallow setback from the street; a driveway runs along the north side of the house.

Cultural Data: Building contractor John R. Blows, who lived in Ladd's Addition, built this and the two houses to the north on speculation: while they vary in details, they are identical in form and style. They were designed by architect Ora M. Akers. Maud Congdon had purchased and was living in the house by 1925.

Auxiliary Building: Garage 1924 Non-Contributing: Compatible/Historic

Description: The two-car detached garage is shared with the house to the east; it has a gable roof and aluminum siding. The doors have been removed.



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|---|---|--|--|
| Contributing Resources:   | 0 | <b>05-31 Lucy A. Ely House 1924</b><br>1314 S.E. Birch Avenue  | <b>Legal:</b> B05: Nw 42'/Se 82'/Ne 25' L27; Nw 42'/Se 82' |
| Non-Contributing Resources:   | 1 | Roland and Charlotte Wirt, 1314 S.E. Birch Avenue, Portland, OR 97214<br><b>Contractor:</b> John R. Blows<br><b>Style:</b> Twentieth Century Colonial--Cape Cod<br><b>Designer:</b> O.M. Akers<br><b>Non-Contributing:</b> Compatible/Historic |  |
| <p><b>Description:</b> This square one-and-one-half story building has a composition shingle, steeply-pitched gabled roof with a boxed cornice. The centered, single bay, shed roofed porch has boxed eaves with architrave trim and a centered gablet with a segmental-arch pediment. The porch posts have been replaced with wrought iron, as has the porch balustrade. The windows are primarily six-over-one double hung wood sashes. The building's original siding is covered with horizontal aluminum siding. The concrete basement walls have been faced with brick and a rectangular brick planter extends south from the concrete porch stoop to define the pedestrian path between it and the building's front plane. The porch and siding alterations and the brick veneer adversely affect the building's historic character. The house has a shallow setback from the street, and a driveway on the south side, leading to a garage shared with the building to the west.</p> <p><b>Cultural Data:</b> Building contractor John R. Blows, who lived in Ladd's Addition, built this and the two houses on either side on speculation: while they vary in details, they are identical in form and style. They were designed by architect Ora M. Akers. No information is available on Lucy Ely, who may not have lived here, although she owned the house by 1927. The resident in 1930 was Charles Becsey, manager of Williams Personnel Service.</p>                                  |   |  |  |
| Contributing Resources:   | 1 | <b>05-32 Snyder, Rose House 1924</b><br>1320 S.E. Birch Avenue   | <b>Legal:</b> B05: Se 40'/Ne 25' L27; Se 40' L30           |
| Non-Contributing Resources:   | 0 | Elden D. Scott, 1320 S.E. Birch Avenue, Portland, OR 97214<br><b>Contractor:</b> John R. Blows<br><b>Style:</b> Twentieth Century Colonial--Cape Cod<br><b>Designer:</b> Ora M. Akers<br><b>Contributing:</b> Secondary                        |  |
| <p><b>Description:</b> This square one-and-one-half story building has a steeply-pitched gabled roof with a return cornice and boxed eaves, composition shingles and a shed-roofed dormer with a boxed cornice and return eaves. The centered concrete stoop has an arched-pediment gabled roof with boxed cornice and return eaves, and paired, slender rectangular columns with simple capitals. The windows are primarily four-over-one double-hung wood sashes; the dormer has six-light casements; the front elevation has large fixed sash windows with multiple lights in the upper sash and four-over-one double-hung sidelights. The original siding has been covered with horizontal aluminum siding, which does not significantly affect its historic character. The building has a concrete foundation and basement. The building is sited on a lot at the intersection of the street and the block's alley; the front yard is enclosed with a picket fence and has some mature flowering shrubs; a chain link fence encloses the back yard.</p> <p><b>Cultural Data:</b> Building contractor John R. Blows, who lived in Ladd's Addition, built this and the two houses to the south on speculation: while they vary in details, they are identical in form and style. They were designed by architect Ora M. Akers. Rose Snyder purchased the house after its construction, but she did not live in it. The first known resident is Joseph Casey, who lived in the house in 1930.</p> |   |  |  |

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## Southwest Quadrant

Total Resources: 43  
Contributing: 24  
Non-Contributing: 19Form:  
Trapezoid

## Street Boundaries:

S.E. Harrison Street  
S.E. Larch Avenue  
S.E. Spruce Avenue  
S.E. 12th Avenue

Block 6, on the east border of the district, has a residential character: there are two apartment buildings and a duplex, dating to the secondary period of development, along the block's east half, facing 12th Avenue, and two duplexes on the west half dating to the 1920s. A small 1920s church on a standard-sized lot is located on the northeast corner of the block. The rest of the twenty-six buildings on the block are single-family residences, most of which were built in the secondary historic period. With the exception of the two apartment buildings and houses at the southerly end of the block, all buildings have typical street setbacks and standard lot widths. Approximately half the buildings on the block were built on speculation by contractors. The east half of the block has four two-story Craftsman style buildings in a row; on either side there is a series of one-story bungalows and period revivals with consistent eave heights, scale and massing which give the street elevation a visual unity. Buildings on the west side of the block vary in height, massing, and style. Buildings are generally in good to excellent condition, with the exception of a bungalow at 2004 S.E. 12th, which is in poor condition. Eight of the historic buildings do not contribute to the district in their present condition; of the fourteen historic auxiliary buildings, eight do not contribute to the district in their current condition.

Contributing  
Resources: 1  
Non-Contributing  
Resources: 0**06-01 First Italian Presbyterian Church 1925**

2003 S.E. Larch Avenue

Legal: B06 L23

First Baptist Church of the Deaf, 909 S.W. 11th, Portland, OR 97205

Contractor: Cline and Smith

Designer: R.G. Clifford

Style: Twentieth Century Romanesque

Contributing: Secondary

Description: This two story rectangular building has a flat, full parapet roof with string courses at the cornice. The entry is defined by a two-story, octagonal, flat-roofed and parapeted tower centered on the main block. It has small oculus windows in the cornice, and decorative panels on each plane. The main door, paneled, with a multi-light transom, is surmounted by a bracketed, pedimented, gable-roofed overdoor with a tile roof. Narrow, multi-light wood windows flank the entry on the tower; the main block has tall, narrow multi-light triple-hung wood windows with fixed center sashes. The basement has square four-light hopper windows spaced evenly along all elevations, below the water table. The building is stuccoed. It is located on the northeast corner of the block, with a typical lot setback.

Cultural Data: The church was built by the United Presbyterian Church of North America in 1925, and served the southern European immigrant population in southeast Portland for a number of years. It presently serves as the First Baptist Church of the Deaf.

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- |                             |   |   |
|-----------------------------|---|---|
| Contributing Resources:     | 1 | <b>06-02 Myers, Ernest A. and Annette Duplex 1924</b>   |
| Non-Contributing Resources: | 0 | 2009-2015 S.E. Larch Avenue <b>Legal:</b> B06 L22   |
|                             |   | Violet G. Caruso, 3240 S.E. Hawthorne, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> G.L. Smith <b>Designer:</b> G.L. Smith   |
|                             |   | <b>Style:</b> Twentieth Century Colonial <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This rectangular, one-story building has a composition shingle gable roof with boxed eaves. Unit entries, at opposite ends of the main elevation, are defined by small porch stoops and overscaled, bracketed gabled overdoors with boxed eaves. Most windows are one-over-one double-hung wood sashes; the main elevation has two large fixed wood sash windows with small lights in the upper quarter of the sash. The building has a concrete foundation and is sided with weatherboard. It has typical mid-block setbacks, with a concrete path leading to each unit's porch from the sidewalk.   |
|                             |   | <b>Cultural Data:</b> Owner E.A. Myers was a dentist who lived further down the street on this block (2129 S.E. Larch), and apparently built this as an income property. The contractor was G.L. Smith. Early tenants included engineer Carl J. Hesse, and rug salesman Robert J. Pitcher.  |
| Contributing Resources:     | 1 | <b>06-03 Dunagan, William S. and Mary Residence 1937</b>  |
| Non-Contributing Resources: | 1 | 2021 S.E. Larch Avenue <b>Legal:</b> B06 L19  |
|                             |   | Ting Hang Mok, 2021 S.E. Larch Avenue, Portland OR 97214  |
|                             |   | <b>Contractor:</b> Unknown <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Twentieth Century English Cottage <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This rectangular one-and-one-half-story building has a combination gabled and hipped roof with boxed eaves and composition shingles. The front third of the building has a hipped roof, which projects beyond the wall plane in the center of the front elevation to cover a polygonal bay window. The reentrant porch in the north end of the front elevation has a segmental-arched entrance with brick trim. Windows are typically one-over-one double-hung wood sashes. Original siding has been covered with aluminum siding which does not significantly affect its historic character. The building has a concrete foundation. It is located with a typical mid-block setback. |
|                             |   | <b>Cultural Data:</b> The original owner, William Dunagan, was a blacksmith.  |
|                             |   | <b>Auxiliary Building:</b> Garage      c.1960 <b>Non-Contributing:</b> Compatible/Non-Historic  |
|                             |   | <b>Description:</b> The two-car, gable-roofed garage on the alley has masonite shingle siding.  |

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|--|---|--|--|
| Contributing Resources:  | 0 | <b>06-04 Edwards, Guy and Pearl Duplex 1926</b>              |  |
| Non-Contributing Resources:  | 1 | 2027-2029 S.E. Larch Avenue                                  | <b>Legal:</b> B06; L18                       |
|  |   | Sue Wong c/o J. P. Byrne 6519 S.W. Orchid, Portland OR 97223 |  |
|  |   | <b>Contractor:</b> Easson and Hart                           | <b>Designer:</b> Easson and Hart             |
|  |   | <b>Style:</b> Twentieth Century Tudor                        | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular one-story building has a flat roof with a full crenelated parapet roof. A centered, parapeted single-bay porch extends from the front elevation, sheltering the entry doors to both units. Most windows are one-over-one double-hung wood sashes; the entries are flanked by large fixed-light wood windows with a geometric leaded glass pattern in each (not original). The building has been sided with asbestos shingles; it has a concrete foundation and basement. A wrought-iron balustrade flanking concrete stairs leading to the porch is not original. The window and siding changes substantially alter the building's historic character. The building has a typical mid-block setback and a centralized concrete path leading to the porch stairs. Flowering and evergreen shrubs mask the basement level on the front elevation.</p> |   |  |  |
| <p>Cultural Data: The duplex was apparently built on speculation by building contractors Easson and Hart, and sold within the year to Guy and Pearl Edwards. Edwards was a self-employed businessman. The Edwards lived in this building after purchasing it, renting the second unit to Rudolph Flick.</p>  |   |  |  |
| Contributing Resources:  | 2 | <b>06-05 Radmaker, John Residence 1925</b>                   |  |
| Non-Contributing Resources:  | 0 | 2037 S.E. Larch Avenue                                       | <b>Legal:</b> B06; L15                       |
|  |   | John Radmaker, 23 N.E. 151st, Portland OR 97230              |  |
|  |   | <b>Contractor:</b> H.R. Wytenberg                            | <b>Designer:</b> John Redmacher              |
|  |   | <b>Style:</b> Bungalow                                       | <b>Contributing:</b> Secondary               |
| <p>Description: This one-story rectangular building has a low-pitched, composition shingle hipped roof with deep, boxed eaves and a front veranda with boxed posts. A dormer with a low-pitched hipped roof and boxed eaves is centered on the front elevation. Most of the fenestration consists of one-over-one double-hung wood sashes. The building is sided with weatherboard and has a concrete foundation and basement. It has a typical mid-block setback with a centered concrete path leading to the porch stairs, and mature foundation plantings.</p>  |   |  |  |
| <p>Cultural Data: Owner John Radmaker sold cigars in the lobby of Portland City Hall in the mid-1920s. Radmaker hired contractor H.R. Wytenberg to construct the house.</p>  |   |  |  |
| <p><b>Auxiliary Building: Garage 1926 Contributing: Secondary</b></p>  |   |  |  |
| <p>Description: The two-car garage on the alley has a flat roof, weatherboard siding and its original doors; it contributes in scale, mass and detail to the spatial order of the block's alley.</p>   |   |  |  |

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|--|---|---|--|
| Contributing Resources:  | 1 | <b>06-06 Hays, Edward H. Residence 1910</b>                           |  |
| Non-Contributing Resources:  | 1 | 2101 S.E. Larch Avenue  | <b>Legal:</b> B06; L14                       |
|  |   | Mabel Wong c/o Mabel Seto, 2101 S.E. Larch Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Harper and Reynolds                                | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                 |
| <p><b>Description:</b> This two-story rectangular building has a low-pitched, composition shingle, flared hipped roof with deep eaves and exposed scrolled rafters. Dormers centered on three elevations have flared, hipped roofs with exposed rafters. A hipped roof, full-width porch with ornamental projecting rafters has a gabled entry bay and truncated boxed columns on shingled piers. Most of the windows are one-over-one double-hung wood sash with cornice trim; projecting square bay windows on each side elevation have shed roofs with ornamental rafters. The building is sided with shingles. A one-story porch on the rear elevation has been altered. The building has a typical mid-block setback, with a concrete path leading directly to the original wood porch stairs. The yard has a combination of chain link fencing and ornamental wood picket fencing. The porch stair balustrade has been altered.</p> <p><b>Cultural Data:</b> Owner Edward Hays, a clerk at The Gilbert, hired contractors Harper and Reynolds to build the house for him.</p> <p><b>Auxiliary Building:</b> Garage                      1922                      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The one-story, two-car building has a gable roof and masonite siding; the doors have been altered.</p>   |   |   |  |
| Contributing Resources:  | 0 | <b>06-07 Schad, Leonard and Amanda Residence 1910</b>                 |  |
| Non-Contributing Resources:  | 2 | 2111 S.E. Larch Avenue  | <b>Legal:</b> B06; L11                       |
|  |   | Henry and Janice Wong, 2111 S.E. Larch Avenue, Portland, OR 97214     |  |
|  |   | <b>Contractor:</b> Frank S. Campbell                                  | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Craftsman   | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular two-story building has a moderately-pitched, hipped roof with flared, deep eaves and jigsawn, exposed rafters with bird's mouth end cuts and composition shingles. A hip-roofed dormer with flared eaves and small one-over-one double-hung windows is located in the center of the main elevation. A hip-roofed full-width porch has truncated boxed columns on shingled piers. Most windows are one-over-one double-hung wood sash; the front elevation has a large fixed sash window with double-hung sidelights; two cantilevered square bay windows on each side elevation have shed-roofs with scrollcut exposed rafters; the bay window on the south elevation was added in the 1920s. The main entry door is flanked with sidelights. The building is sided with asbestos shingles. The building has a typical mid-block setback; chain link fencing and mature flowering shrubs. A deck has been added to the rear of the house.</p> <p><b>Cultural Data:</b> Owner Leonard Schad was president of Portland Bronze and Crucible Steel Foundry in 1911; in the 1920s he served as foreman for Vaughan Motor Works. He hired carpenter Frank Campbell to build the house. In the 1920s the house was sold to Charles Sanders, a master mariner and dredge master.</p> <p><b>Auxiliary Building:</b> Garage                      1923                      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The original gable-roofed garage, located on the alley, has jigsawn rafters; it has been altered through a 1970s addition, which includes plywood siding. It is compatible in scale with other alley buildings.</p> |   |   |  |

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|-----------------------------|---|---|
| Contributing Resources:     | 0 | <b>06-08 Hesketh, A. Ernest and Ida M. Residence 1910</b>   |
| Non-Contributing Resources: | 2 | 2119 S.E. Larch Avenue Legal: B06; L10  |
|                             |   | Kathy Gianopoulos, 2119 S.E. Larch Avenue, Portland, OR 97214   |
|                             |   | Contractor: Eric M. Rasmussen Designer: Unknown   |
|                             |   | Style: Craftsman Non-Contributing: Compatible/Historic  |
|                             |   | Description: This two-and-one-half story rectangular building has a steeply-pitched gable roof with exposed rafters, ornamental bracketed purlins in the gable ends, and composition shingles. The attic story, which cantilevers one foot beyond the plane of the front elevation, has modillion-like blocks beneath a frieze board. A shed-roofed dormer is located on one side elevation. In 1936 a one-story addition with a low-pitched hipped roof was built on the front elevation which substantially alters its historic character: it has boxed eaves, brick walls, a reentrant porch and a triple-sash fixed wood window with leaded glass. The original windows on the house are primarily one-over-one double-hung wood sash; the front elevation has a multi-light triple-sash window, with flower box supported by modillion-like blocks in the attic story, and two square bay windows at the second story. It is sided with asbestos shingles. The building has a typical mid-block setback with a large fir tree to the north of the paved path leading to the front porch. |
|                             |   | Cultural Data: The building was apparently constructed by real estate dealer Eric Rasmussen, who lived on Block 6 in Ladd's Addition, and sold it within a year to Ernest Hesketh, a cashier for Cudahy Packing Company.  |
|                             |   | Auxiliary Building: Garage 1939 Non-Contributing: Compatible/Non-Historic   |
|                             |   | Description: The gable-roofed garage on the alley has shingle siding; its mass and scale are compatible with buildings on the alley.  |
| Contributing Resources:     | 1 | <b>06-09 Myers, Ernest A. and Annetta Residence 1910</b>  |
| Non-Contributing Resources: | 0 | 2129 S.E. Larch Avenue Legal: B06; L7   |
|                             |   | Dawn E. Seymour, et. al., 2129 S.E. Larch Avenue, Portland, OR 97214  |
|                             |   | Contractor: Smith and Dodge Designer: Unknown   |
|                             |   | Style: Craftsman Contributing: Primary  |
|                             |   | Description: This rectangular two and one-half story building has a steep composition shingle gable roof with exposed rafters, a wide bargeboard and purlins. One side elevation has a shed-roofed dormer. The hip-roofed, full-width porch has exposed rafters, enclosed balustrade and battered porch columns; the concrete porch stairs and wrought-iron porch stair balustrade are not original. The building has a variety of double-hung wood sash windows, some with cornice trim; a large, transomed fixed sash window with sidelights is located on the front elevation; a square bay window cantilevers on the south elevation. A horizontal trim board with cornice molding and modillion-like blocks defines the front gable end, which is shingled; the primary wall surface is beveled siding. The building has a typical mid-block setback. In 1923 interior alterations converted the building to a multi-family residence; it is now, again, a single family residence.  |
|                             |   | Cultural Data: Ernest Myers, a dentist, apparently had this house built for himself and his family by building contractors Smith and Dodge. Myers also owned a duplex on Larch (2009-2015 S.E. Larch).  |

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|--|---|---|----------------------------------|
| Contributing Resources:  | 1 | <b>06-10 Leong, Harry and Swee Residence 1925</b>                       |                                  |
| Non-Contributing Resources:  | 0 | 2211 S.E. Spruce Avenue   | <b>Legal:</b> B06 N 32' L6       |
|  |   | Mary C. Gibbons, 2211 S.E. Spruce Avenue, Portland, OR 97214            |                                  |
|  |   | <b>Contractor:</b> John R. Blows  | <b>Designer:</b> O.M. Akers      |
|  |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary   |
| <p>Description: This one-story building consists of a central block with one smaller wing. It has a composition shingle gabled roof with projecting eaves and exposed rafters. A concrete stoop is situated in the corner of the el created by the main block and the wing; it has a gabled, bracketed overdoor. Most of the windows are one-over-one double-hung wood sash; a front elevation fixed sash window with side lights has multiple lights in the upper quarter. The building is stuccoed. It is located on a trapezoidal lot, but retains the typical mid-block setback; foundation plantings include large rhododendrons and azaleas. Chain link fencing was installed in the 1970s.</p> <p>Cultural Data: The house was built on speculation by building contractor J.R. Blows, and designed by architect Ora M. Akers. It was sold within the year to Harry Leong, whose occupation in 1925 was listed as "general merchandise."</p>  |   |   |                                  |
| Contributing Resources:  | 1 | <b>06-11 Davies, Lincoln D. and Amanda Residence 1925</b>               |                                  |
| Non-Contributing Resources:  | 1 | 2219 S.E. Spruce Avenue   | <b>Legal:</b> B06 S 32'/N 64' L6 |
|  |   | Sam B. and Wilma D. Soohoo, 2219 S.E. Spruce Avenue, Portland, OR 97214 |                                  |
|  |   | <b>Contractor:</b> John R. Blows  | <b>Designer:</b> O.M. Akers      |
|  |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary   |
| <p>Description: This building consists of a one-and-one-half story central block with a smaller one-story wing. It has a composition shingle jerkin-head gable roof with projecting eaves and exposed rafters, and a jerkinhead gabled, el-shaped dormer. A concrete stoop is located in the corner of the el between the main block and the wing; it is partially covered with a shed-roofed, bracketed overdoor with exposed rafters. Most of the windows are wood double-hung sashes; two on the east elevation have six-over-one lights. The south has a fixed sash window with sidelights. The building is stuccoed. The building is located on a trapezoidal lot, but retains the typical mid-block setback. Foundation plantings consists of evergreen shrubs.</p> <p>Cultural Data: The house was designed by architect Ora M. Akers and built by building contractor J.R. Blows. It was sold within the year to Lincoln D. Davies, a carpenter.</p> <p><b>Auxiliary Building: Carport c.1960 Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The carport on the alley has a flat roof; the alley side is sheathed with grooved T-1-11 siding.</p> |   |   |                                  |

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Contributing Resources: 1 06-12 Blows, John R. House 1925  
2229 S.E. Spruce Avenue Legal: B06 L6, exc. No. 64'  
Non-Contributing Resources: 0 Helen D. Lee, 2224 S.E. Spruce Avenue, Portland, OR 97214

Contractor: John R. Blows  
Style: Bungalow

Designer: O.M. Akers  
Contributing: Secondary

Description: This one-story building is el-shaped in plan, with a small wing extending from the east end of the el. It has a cross-gable composition shingle roof with projecting eaves and exposed rafters. A small concrete stoop leads to a small, partially enclosed porch on the south side of the el corner. Windows are primarily six-over-one double-hung wood sashes. The building is stuccoed. The building is located on an atypically small triangular lot formed by the junction of the block's alley and S.E. Spruce.

Cultural Data: The house was designed by architect Ora M. Akers and built by contractor J.R. Blows, probably on speculation. The original purchaser is unknown.

Contributing Resources: 1 06-13 Luck, Elsie 1923  
2255 S.E. Spruce Avenue Legal: B06 T.L. 1 L1  
Non-Contributing Resources: 1 Daniel Willis, P.O. Box 199, Gresham, OR 97030

Contractor: Albert J. Brugger  
Style: Bungalow

Designer: Albert J. Brugger  
Contributing: Secondary

Description: This one-story rectangular building has a composition shingle hipped roof with deep, overhanging boxed eaves. A centered, single bay porch has a jerkinhead gable roof with deep boxed eaves, and paired square posts. The windows are primarily one-over-one double-hung wood sashes; two fixed sash windows on the front elevation have a geometric muntin and mullion design in the upper sash. The building is stuccoed and has a concrete foundation and basement. The building is located on a trapezoidal lot at the south end of the block. A driveway leads to a basement garage, fronting on Spruce. Several sheds are connected to the rear of the house, and the backyard is enclosed with chain link fencing.

Cultural Data: This house was built on speculation by building contractor A.J. Brugger, who built a number of houses in Ladd's Addition.

Auxiliary Building: Garage c.1923 Non-Contributing: Compatible/Historic

Description: A single-car detached garage, not on the alley, has a combination of stucco and weatherboard siding; the doors have been altered and there is a metal-sided addition to it.



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|-----------------------------|---|---|---|
| Contributing Resources:     | 1 | <b>06-14 Brugger, A.J. House 1923</b>   |   |
| Non-Contributing Resources: | 1 | 2265 S.E. Spruce Avenue   | <b>Legal:</b> B06; T.L. 2 L1                        |
|                             |   | James M. Colombo, 2265 S.E. Spruce Avenue, Portland, OR   |   |
|                             |   | <b>Contractor:</b> Albert J. Brugger  | <b>Designer:</b> Albert J. Brugger                  |
|                             |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                      |
|                             |   | <b>Description:</b> This one-story el-shaped house has a low-pitched composition shingle hipped roof with deep, overhanging boxed eaves. The porch has a jerkinhead gable roof with deep boxed eaves and square posts. Windows are typically nine-over-one double-hung wood sashes; the front elevation has two fixed wood sash windows with seven small lights in the upper quarter of the sash. The building is stuccoed and has a concrete foundation and basement. It is sited on a triangular lot at the south end of the block, with a typical mid-block setback. Some evergreen foundation planting, and a vertical wood fence.  |   |
|                             |   | <b>Cultural Data:</b> Cultural Data: This house was built on speculation by building contractor A.J. Brugger, who built a number of houses in Ladd's Addition. It appears the house was used as a rental unit for some years.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>c.1923 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The single-car detached garage is located next to the garage for 6-13; it has a flat roof and weatherboard siding. The doors have been altered.   |   |
| Contributing Resources:     | 0 | <b>06-15 Hoffman, Ludwig House 1923</b>   |   |
| Non-Contributing Resources: | 2 | 2212 S.E. 12th Avenue   | <b>Legal:</b> B06; L2                               |
|                             |   | Rosalia Rich, 2212 S.E. 12th Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> J.W. McFadden Building Company   | <b>Designer:</b> J.W. McFadden                      |
|                             |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic        |
|                             |   | <b>Description:</b> This one-and-one-half story rectangular building has a gable roof with projecting eaves and a gable-roofed dormer on the front elevation. The front veranda has wrought-iron posts on brick piers, and a concrete foundation, all of which were added in the 1960s. The windows are primarily one-over-one double-hung wood sash; there is a square bay window with a shed roof on the south elevation; the original dormer windows have been replaced with aluminum sliders. The building is now sided with brick-patterned asphalt shingles. Porch, window and siding alterations adversely affect the building's historic character. It has a typical mid-block setback. |   |
|                             |   | <b>Cultural Data:</b> J.W. McFadden operated his own building construction company; he built a number of houses in Ladd's Addition. No information has surfaced on Hoffman. In the late 1920s a Mrs. Bertha Svaigher lived in the house.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>c.1923 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and brick-patterned asbestos siding; the doors have been altered.   |   |

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|-----------------------------|---|---|---------------------------------------|
| Contributing Resources:     | 0 | <b>06-16 Hoffman, Ludwig House 1923</b>   |                                       |
| Non-Contributing Resources: | 1 | 2004 S.E. 12th Avenue   | Legal: B06; L3                        |
|                             |   | R.E. Moore, c/o Mike Millin Real Estate, 6325 S.W. Capital Hwy., Portland, OR 97201   |                                       |
|                             |   | Contractor: J.W. McFadden Building Company  | Designer: J.W. McFadden               |
|                             |   | Style: Bungalow   | Non-Contributing: Compatible/Historic |
|                             |   | Description: This one-and-one-half story building has a composition shingle gabled roof with projecting eaves, exposed rafters, and bracketed gable ends. It has two gabled dormers on the front elevation. A small, single-bay gabled porch projects from the center of the front elevation; its form is probably original, but its gable end and roof supports have been altered, the result of repair after a fire in 1935. Most of the windows are four-over-one double-hung wood sashes; there are square bay windows with shed roofs on each side elevation; the front has a fixed wood sash window with small lights in the upper sash, and double-hung sidelights. The building is now sided with asbestos shingles; the porch is in poor repair. It has a concrete foundation and a typical mid-block setback. |                                       |
|                             |   | Cultural Data: J.W. McFadden owned his own building construction company, and built a number of houses in Ladd's Addition. No information has been found on Hoffman. In 1928 William T Madison, a plasterer, and his wife, Esther, purchased the house.   |                                       |
| Contributing Resources:     | 2 | <b>06-17 Kerns, Minnie Duplex 1924</b>  |                                       |
| Non-Contributing Resources: | 0 | 2146-48 S.E. 12th Avenue  | Legal: B06; L4                        |
|                             |   | Richard E. and Diane F. Vincent, 2465 N.E. 139th Ave., Portland, OR 97230   |                                       |
|                             |   | Contractor: L.R. Bailey Company   | Designer: L.R. Bailey Company         |
|                             |   | Style: Twentieth Century English Cottage  | Contributing: Secondary               |
|                             |   | Description: This one and one-half story rectangular building has a clipped cross-gable roof with boxed eaves and a return cornice. It is an unusual example of a duplex in the English Cottage style. The small projecting gabled porch is enclosed, with a segmental-arched doorway and a tiny multi-paned ornamental gothic-arched light above. Most of the windows are paired six-light casements; there is an oriel window in the second story of the front elevation. The building is stuccoed and has a concrete foundation and basement. It has a typical mid-block setback.  |                                       |
|                             |   | Cultural Data: No information was found on Mrs. Kerns, the first owner. The contractor and designer of the duplex was L.R. Bailey Company, an architectural firm. In 1930 the tenants were Gordon Clarke, a tireman, and his wife, Anne, and V.C. Myers, a driver, and his wife, Merle.   |                                       |
|                             |   | Auxiliary Building: Garage  | c.1924 Contributing: Secondary        |
|                             |   | Description: The two-car garage on the alley has a gable roof and beveled siding, with details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.   |                                       |

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|-----------------------------|---|--|
| Contributing Resources:     | 1 | <b>06-18 Hedlund, Roy E. and Frances Residence 1925</b>  |
| Non-Contributing Resources: | 1 | 2138 S.E. 12th Avenue Legal: B06 L5  |
|                             |   | David G. Bradley and Martin Fleck, 7709 S.E. Southgate, Portland, OR 97222   |
|                             |   | Contractor: J.W. McFadden Building Company Designer: J.W. McFadden   |
|                             |   | Style: Bungalow Non-Contributing: Compatible/Historic  |
|                             |   | Description: This one-and-one-half story rectangular building has a cross-gable jerkinhead roof with composition shingles, bracketed, projecting eaves, and angle-cut bargeboards. The front veranda was altered in the mid-1950s: a concrete slab replaced the original wood deck, and the original posts and balustrade were replaced with wrought-iron columns and railing. It has one-over-one double-hung wood sash windows; one fixed, transomed, wood sash with sidelights on the front elevation and two cantilvered square bay windows with shed roofs on each side elevation. It has been covered with brick-patterned asbestos shingles. It has a concrete foundation and basement and a typical mid-block setback; a paved path leads to the concrete porch stairs and there are several mature rhododendron bushes near the north corner of the house.  |
|                             |   | Cultural Data: The building was constructed on speculation by J.W. McFadden, who had his own construction company. It was sold within the year to Roy E. Hedlund, a salesman.  |
|                             |   | Auxiliary Building: Garage 1925 Contributing: Secondary  |
|                             |   | Description: The one-car garage on the alley has a gabled roof and weatherboard siding, with eave details and windows matching the house; it contributes in scale, mass and details to the spatial order of the alley.   |
| Contributing Resources:     | 2 | <b>06-19 Bogart, William E. and Etta Residence 1925</b>  |
| Non-Contributing Resources: | 0 | 2128 S.E. 12th Avenue Legal: B06 L8  |
|                             |   | Mary Navarra, 2128 S.E. 12th Avenue, Portland, OR 97214  |
|                             |   | Contractor: J.W. McFadden Building Company Designer: J.W. McFadden   |
|                             |   | Style: Craftsman Bungalow Contributing: Secondary  |
|                             |   | Description: This one-and-one-half story rectangular building has a composition shingle, bracketed gable roof with projecting eaves and exposed, angle-cut rafters. There is one shed-roofed dormer with exposed rafters centered on the front elevation. The gable roof extends to form a shed roof over the porch; the porch has battered columns on shingled piers at the building corners, supporting an elliptic-shaped, boxed beam. Most windows are one-over-one double-hung wood sash, with a geometric muntin and mullion pattern in the upper sash; the front elevation has a transomed fixed sash with sidelights; there are two cantilevered square bay windows with shed roofs on each side elevation. The building is now surfaced with asbestos shingles, which do not significantly alter its historic character. It has a concrete foundation and basement. It has a typical mid-block setback with rose bushes screening the foundation on the south. A paved path leads to the wood porch stairs, which have wrought-iron railings. |
|                             |   | Cultural Data: The building was constructed by J.W. McFadden, who had his own construction company and built a number of Ladd's Addition houses. It was sold within a year to William E. Bogart, a machinist.  |
|                             |   | Auxiliary Building: Garage 1926 Contributing: Secondary  |
|                             |   | Description: The two-car, gable-roofed building has exposed rafters and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.  |

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|--|---|---|--------------------------------|
| Contributing Resources:  | 1 | <b>06-20 Venen, Almon S. House 1925</b>                         |                                |
| Non-Contributing Resources:  | 1 | 2120 S.E. 12th Avenue   | <b>Legal:</b> B06 L9           |
|  |   | Andrew and Amy Louie, 2120 S.E. 12th Avenue, Portland, OR 97214 |                                |
|  |   | <b>Contractor:</b> Almon Venen                                  | <b>Designer:</b> K.A. Boekmaer |
|  |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary |
| <p>Description: This one-and-one-half story rectangular bungalow has a composition shingle, bracketed gable roof with projecting eaves and ornamental bargeboards. The single-bay porch is centered on the front elevation and has a gable roof, with bargeboards matching the house, and boxed columns. Most windows are one-over-one double-hung wood sash; a front fixed sash window has been altered. The building is surfaced with asbestos shingles, which do not significantly alter its historic character. It has a concrete foundation and basement. It has a typical mid-block setback; a paved path leads to the front porch wood stairs, which have wrought-iron railings. The front yard has a variety of mature shrubs and trees, including hedges flanking the porch stairs. A chain link fence encloses the back yard.</p> <p>Cultural Data: Almon S. Venen, a jeweler and watchmaker who did not live in Ladd's Addition, built the house, possibly as a rental. In 1927 he sold it to Leslie M. and Anna Townsend; Townsend was a salesman.</p> <p><b>Auxiliary Building:</b> Garage                      1925                      <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The one-car, gable-roofed garage on the alley has been sided with masonite shingles and has altered doors.</p> |   |   |                                |
| Contributing Resources:  | 2 | <b>06-21 Dean, Lee T. and Minnie Residence 1923</b>             |                                |
| Non-Contributing Resources:  | 0 | 2110 S.E. 12th Avenue   | <b>Legal:</b> B06 L12          |
|  |   | Chun T. Lee, 2110 S.E. 12th Avenue, Portland, OR 97214          |                                |
|  |   | <b>Contractor:</b> Lee J. Dean                                  | <b>Designer:</b> Lee J. Dean   |
|  |   | <b>Style:</b> Bungalow--Prairie Influence                       | <b>Contributing:</b> Secondary |
| <p>Description: This one-story rectangular building has a low-pitched, composition shingle hipped roof with deep projecting eaves. The centered, single-bay front porch has a low-pitched hipped roof with deep projecting eaves; boxed columns; a concrete floor, and wrought-iron balustrade. Most windows are one-over-one double-hung wood sash; large fixed sash windows flank the entry door on the front elevation. The building is surfaced with gunnite, and has a concrete foundation and basement. It has a typical mid-block setback; a paved path leads to the front porch stairs. A rear wing was added in the 1970s, sided with vertical board siding; it is not visible from the street.</p> <p>Cultural Data: The house was built by Lee Dean, who worked in the auto livery business. In 1928 the house with either rented or sold to Robert J. Brumwell, a barber.</p> <p><b>Auxiliary Building:</b> Garage                      1923                      <b>Contributing:</b> Secondary</p> <p>Description: The two-car garage on the alley has a low-pitched hipped roof, beveled siding and eave details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |   |                                |

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|---|---|--|-----------------------------------|
| Contributing Resources:   | 1 | <b>06-22 The Syndicate Apartments 1928</b>                             |                                   |
| Non-Contributing Resources:   | 0 | 2101 S.E. 12th Avenue  | <b>Legal:</b> B06 L13             |
|   |   | Pioneer Trust Bank, c/o Key Escrow Co., P.O. Box 2308, Salem, OR 97308 |                                   |
|   |   | <b>Contractor:</b> Premier Company                                     | <b>Designer:</b> Premier Company  |
|   |   | <b>Style:</b> Twentieth Century Tudor                                  | <b>Contributing:</b> Secondary    |
| <p>Description: This rectangular, two-story reinforced concrete building has a flat roof and an angled, composition shingle parapet on the front elevation, with a small centered gabled dormer. It has a recessed porch with a segmental-arched doorway. Most of the windows are one-over-one double-hung wood sash. The front elevation has a concrete base with decorative panels; brick veneer at the first floor, and decorative concrete panels cast in an imitation half-timber pattern at the second floor. The porch entrance has a brick trim surround with a rusticated concrete keystone; it is flanked by two fixed sash windows with four-over-one, double-hung sidelights. The upper floor has two large double-hung windows with diamond-patterned upper sashes. A central window in the second story of the front elevation appears to have been altered. Sited on a mid-block lot, the building extends to the front lot line.</p> <p>Cultural Data: Construction began on this building in 1926. In the fall of 1927, while under construction, the property went into receivership; it was purchased by a Mrs. S. Allen of Premier Company. It was initially listed as The Syndicate Apartments, but in 1928 the name was changed to The Virginia Lee Apartments.</p> |   |  |                                   |
| Contributing Resources:   | 1 | <b>06-23 Case, Walter L. and Caroline Duplex 1926</b>                  |                                   |
| Non-Contributing Resources:   | 0 | 2044-2046 S.E. 12th Avenue   | <b>Legal:</b> B06 L16             |
|   |   | Ronald and Beverly Eldredge, P.O. Box 3363, Portland, OR 97208         |                                   |
|   |   | <b>Contractor:</b> Richard Anderson                                    | <b>Designer:</b> Richard Anderson |
|   |   | <b>Style:</b> Craftsman--Prairie Influence                             | <b>Contributing:</b> Secondary    |
| <p>Description: This rectangular two-story building has a low-pitched hipped roof with deep projecting eaves. A concrete porch floor runs the length of the front elevation, with short concrete piers located at each end; the covered, single-bay, hip-roofed porch projects from the center of the front elevation and is supported by two massive, battered, stuccoed columns located on line with the concrete piers. Entry doors to the two units are side-by-side beneath the porch roof. A vertical slat balustrade runs between the piers and columns. Most windows are one-over-one double-hung wood sashes, with rectilinear muntin and mullion designs in the upper sash; there is one fixed sash with narrow, double-hung sidelights on the front elevation. The building is sided with weatherboard and has a concrete foundation and basement. It is sited mid-block, but the setback is approximately ten feet closer to the front lot line than typical. The lot has a number of mature trees along its northern edge.</p> <p>Cultural Data: Contractor Richard Anderson built this house for Walter Case, a salesman who did not live in Ladd's Addition.</p>   |   |  |                                   |

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- Contributing Resources: 1 **06-24 Savely, Wilburn B. and Gladys Residence 1925**  
2038 S.E. 12th Avenue Legal: B06 L17
- Non-Contributing Resources: 1 Leland Mililli, 8026 S.W. 9th Ave., Portland, OR 97219  
Contractor: W.B. Savely Designer: Universal Plan Service Co.  
Style: Bungalow Non-Contributing: Compatible/Historic
- Description: This rectangular one-and-one-half story building has a bellcast gable roof with boxed eaves. A dormer centered on the front elevation has a gable roof with boxed eaves and a bank of four small four-light casement windows. The original porch has been enclosed and altered with vertical board siding, double, paneled entry doors, and metal fixed sash windows. Windows on the rest of the building are six-over-one double-hung wood sashes; a square bay window on the south elevation has a shed roof. The building has weatherboard siding, a concrete foundation and basement. The rear yard is enclosed with a chain link fence. The building has a typical mid-block setback; the front yard has a stone retaining wall along the lot line and mature evergreen and deciduous shrubs.
- Cultural Data: The house was built by its original owner, W.B. Savely, who owned Savely Hardwood Floor Company.
- Auxiliary Building: Garage 1925 Contributing: Secondary
- Description: The two-car garage on the alley has a gabled roof, weatherboard siding, and original swinging garage doors; it contributes in scale, mass and details to the spatial order of the block's alley.
- Contributing Resources: 1 **06-25 Hughes, Isaac and Amanda Residence 1923**  
2028 S.E. 12th Avenue Legal: B06 L20
- Non-Contributing Resources: 1 John M. and Yoshie Kagawa, 2028 S.E. 12th Avenue, Portland, OR 97214  
Contractor: A.J. Kent Designer: Unknown  
Style: Bungalow--Colonial Influence Contributing: Secondary
- Description: This one-and-one-half story rectangular building has a composition shingle gable roof with boxed eaves and a return cornice. A shed-roofed dormer with small one-light casements is centered on the front elevation. The single-bay front porch has a gable roof with boxed, return eaves and stuccoed battered porch columns. Most windows are six-over-one double-hung wood sashes; the front door is flanked by two fixed sash windows with multiple lights in the upper sash, and sidelights; there is a square bay window on each side elevation. The dormer, porch gable end and building gable ends have reticulated wood shingles; the rest of the building is stuccoed. The foundation and basement are concrete. The building has a typical mid-block setback; a paved path leads to the porch stairs, on the south side of the porch. The rear yard is enclosed with a lattice-topped wood fence; the front yard has some mature plants and a front bed with shaped evergreens and flowers.
- Cultural Data: A.J. Kent, occupation unknown, apparently built this house on speculation; it was sold within a year of completion to Isaac Hughes, a Methodist Episcopal minister.
- Auxiliary Building: Garage 1923 Non-Contributing: Compatible/Historic
- Description: Originally built in 1923, the alley garage was extensively altered in 1965, and a carport added; the carport is screened from the alley by a fence.

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- |   |                   |   |   |
|---|-------------------|---|---|
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>0</p> <p>2</p> | <p><b>06-26 Regner Apartments 1924</b></p> <p>2014 S.E. 12th Avenue</p> <p>Dolores J. Huwaldt, et. al., 2335 S.W. Scenic Drive, Portland, OR 97225</p> <p><b>Contractor:</b> C.W. Frazier</p> <p><b>Style:</b> Twentieth Century California Mission</p> <p><b>Description:</b> This three-story rectangular apartment building has a flat roof with a full parapet clay tile coping. The cornice is paneled and has a decorative organic motif in the frieze. An arched, recessed entry is paved with tile and has marble walls. Windows are one-over-one double-hung sashes with concrete sills: some have original wood sashes, but many have been replaced with aluminum, which has altered the building's historic character. The building is stuccoed, and has several ornamental panels on the front elevation; light fixtures flanking the front door appear to be original. The foundation is concrete.</p> <p><b>Cultural Data:</b> C.W. Frazier built the structure for Arthur W. Regner who lived on S.E. Spruce, until the building was completed, when he and his wife, Minta, moved into it. Regner was the secretary-treasurer of a stone supply company. The first manager of the apartments was George W. Henry, who also lived there. In 1928 the name of the building was changed to Bryson Apartments.</p> <p><b>Auxiliary Building: Garage</b></p> <p><b>Description:</b> An attached, two-car garage on the southeast corner of the building on the alley, has a flat roof and vertical board siding, which does not appear to be original.</p> | <p><b>Legal:</b> B06; L21, 24</p> <p><b>Designer:</b> R.W. Hossack</p> <p><b>Non-Contributing:</b> Compatible/Historic</p> <p><b>1925 Non-Contributing:</b> Compatible/Historic</p> |
|---|-------------------|---|---|

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## **BLOCK 7**

Southwest Quadrant

Total Resources: 15  
Contributing: 7  
Non-Contributing: 8

Form:  
Trapezium

Street Boundaries:  
S.E. Harrison Street  
S.E. Spruce Avenue  
S.E. Larch Avenue

Block 7 forms one side of West Park. The 1924 Prairie style church to the southeast of West Park is a focal point of the park, due to its siting in the center of a triangular lot with low-growing shrubs, and its distinctive style, atypical of the neighborhood. In addition to the church, there are six houses dating to the secondary period of historic development, and one duplex, built in 1950. The lots on this small, irregularly-shaped block are not consistent in size or shape, and street setbacks are uneven. The two houses facing Harrison Street are identical in plan and details, which gives the north end of the block some visual consistency. The one and one-and-one-half story bungalows facing Larch Avenue are similar in massing and scale. All the buildings on this block are in good to excellent condition. Two of the buildings do not contribute to the district in their present condition; of the four historic auxiliary buildings on the block, two have been altered to the extent of losing their historic integrity.

Contributing Resources: 1  
Non-Contributing Resources: 0

### **07-01 New Christian Church (Swedenborgian) 1924**

2037 S.E. Spruce Avenue

Legal: B07: L3,4

Saint Germain Foundation, 2037 S.E. Spruce Avenue, Portland, OR 97214

Contractor: Portland New Church Society

Designer: C.H. Wallwork

Style: Prairie

Contributing: Secondary

Description: This rectangular building has a low-pitched hipped roof with deep, projecting eaves and enclosed rafters. The main entrance on the east elevation has a one-story, centered shallow porch with a flat roof, projecting eaves and enclosed rafters; rectangular wood columns with horizontal wood trim; a concrete foundation and stairs with wrought-iron railings. The porch is flanked by massive shingled piers, ending at a wood string course that runs around the building, giving it a strong horizontal emphasis. There is a bank of small fixed wood sash windows, with leaded glass in a rectilinear pattern, running below the eaves on the east and west elevations; they are framed by truncated wood piers with wood-trimmed capitals. The side elevations have massive piers, topped with plastered urns, framing a bank of tall, vertical ribbon wood windows running below the eaves. The building has square-butt cut wood shingle siding, a concrete foundation and basement. Sheet metal ducts on the roof, added in the 1970s, detract from the building's appearance. It is located on a large triangular lot at the east end of the block, with a variety of densely planted shrubs around the building edges, and a low sheared privet hedge along the street lot lines.

Cultural Data: The church was designed by Portland architect Carl H. Wallwork. Wallwork was an authority on timber construction, publishing a handbook on the subject. In the late '20s he served as a member of the City Planning Commission, and in the '30s established the firm of Johnson, Wallwork and Dukehart. The first pastor of the church was Reverend W.R. Reese, who lived in Lake Oswego, Oregon.



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- |                             |   |  |   |
|-----------------------------|---|--|---|
| Contributing Resources:     | 2 | <b>07-02 Rodrick, Sanford and Leona Residence 1925</b>   |   |
| Non-Contributing Resources: | 0 | 2110 S.E. Larch Avenue   | <b>Legal:</b> B07: L1, exc. N 41'                 |
|                             |   | Norma Moshberger, 2110 S.E. Larch Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> John R. Blows   | <b>Designer:</b> John R. Blows                    |
|                             |   | <b>Style:</b> Craftsman Bungalow   | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This one-story el-shaped building has a low-pitched cross-gable roof with deep, projecting eaves, exposed rafters with ornamental end cuts, ornamental knee braces on the gable ends; and composition shingles. The entry door has a gabled overdoor with projecting eaves, exposed rafters, an ornamental, jigsawn tie beam and elaborate wood truss, and paired 2 x 4 brackets with ornamental end cuts serving as bracket supports. There is a sequence of concrete stairs with iron railings leading from the street to the concrete stoop. The windows are primarily tall multi-light casements with wood sashes. The building has square-butt cut wood shingle siding, a battered exterior brick chimney on the south end, and a concrete foundation and basement. It is located at the southwest corner of the block on a triangular lot which is enclosed with a chain link fence. There are some low-growing, densely planted shrubs in the front yard and around the building edges. |   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by contractor John R. Blows, who designed and built a number of buildings in Ladd's Addition in the 1920s. After its completion it was purchased by Sanford Rodrick, a car inspector, who lived in it with his wife, Leona.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1924 Contributing:</b> Secondary               |
|                             |   | <b>Description:</b> The detached single-car garage, not located on the alley, has a gable roof and beveled siding; it contributes to the historic character of the district in form and materials.   |   |
| Contributing Resources:     | 1 | <b>07-03 Bozlee, William and Edith Residence 1926</b>  |   |
| Non-Contributing Resources: | 1 | 2100 S.E. Larch Avenue   | <b>Legal:</b> B07: S 33.5'/N 41' L1;              |
|                             |   | Henry and Edith Young, 2036 S.E. Larch Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> John R. Blows   | <b>Designer:</b> John R. Blows                    |
|                             |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This rectangular one-story building has a low-pitched cross-gable roof with projecting eaves, exposed rafters and purlins, and composition shingles. The small porch is located at the southerly end of the front-facing gable, with a slender turned posts, a vertical wood slat balustrade, a concrete stoop, and a sequence of el-shaped stairs with iron railings leading to the street. The windows are primarily one-over-one double-hung wood sashes; there is a fixed triple-sash wood window on the front elevation, with an aluminum awning. The building has square-butt cut shingle siding, a concrete foundation and basement. It is located on a trapezoidal lot near the south end of the block, with some low hedges around the building edges and along the path stairs.  |   |
|                             |   | <b>Cultural Data:</b> The house was built by contractor John Blows, who designed and built a number of houses in Ladd's Addition in the 1920s. After completion it was purchased by William Bozlee, a painter, who lived in it with his wife, Edith.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1924 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has beveled siding and a flat roof; it was altered in 1969.   |   |

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- |                             |   |   |  |
|-----------------------------|---|---|--|
| Contributing Resources:     | 2 | <b>07-04 Buell, Thomas and Ethel Residence 1924</b>   |  |
| Non-Contributing Resources: | 0 | 2036 S.E. Larch Avenue  | <b>Legal:</b> B07: N 7.5' L1; S 32.5' L2         |
|                             |   | Henry and Edith Young, 2036 S.E. Larch Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Thomas Buell   | <b>Designer:</b> Thomas and Ethel Buell          |
|                             |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                   |
|                             |   | Description: This square one-story building has a moderately-pitched hipped roof with projecting eaves and exposed rafters and composition shingles. The single-bay centered entry porch has a hipped roof with exposed rafters and a wide frieze board, battered columns, a concrete foundation stairs. Most windows are double-hung one-over-one wood sashes; the front elevation windows, originally large fixed wood sashes with double-hung sidelights, now have fixed lights and are screened with metal awnings. The building is sided with weatherboard, and has a concrete foundation and basement. A pergola with angle-cut rafters runs along the south end of the front elevation, and is supported by the southerly porch column and a rectangular post that appears to be a replacement. The building has a typical mid-block setback, with some low-growing shrubs and ground cover along the street lot line. |  |
|                             |   | Cultural Data: The house was built by its owner-residents, Thomas and Ethel Buell; Thomas was a building contractor.  |  |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>1925 Contributing: Secondary</b>              |
|                             |   | Description: The single-car garage on the alley has weatherboard siding and a gable roof; it contributes in scale, mass and detail to the spatial order of the block's alley.   |  |
| Contributing Resources:     | 0 | <b>07-05 Sulmonetti, Alex J. Duplex 1950</b>  |  |
| Non-Contributing Resources: | 3 | 2026-2030 S.E. Larch Avenue   | <b>Legal:</b> B07: N 32.5' L2; S 5.5' L5         |
|                             |   | Henry and Edith Young, 2036 S.E. Larch Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Ernest Palumbo   | <b>Designer:</b> Ernest Palumbo                  |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence  | <b>Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | Description: This one-story duplex has a U-shaped plan, with the entries located on the inner sides of the U. It has a low-pitched cross-hipped roof with projecting boxed eaves. The reentrant porches have wood posts with an open geometric design on enclosed brick balustrades. The windows are primarily double-hung wood sashes; the front elevation has two large fixed wood sash windows with a horizontal muntin and mullion grid. The building has brick veneer siding; all fenestration has brick sills. There is a concrete foundation and basement. The building has a shallow setback from the street, with some low hedges along the front elevation, and concrete steps near the lot line leading to the entry path.   |  |
|                             |   | Cultural Data: The duplex by built by contractor Ernest Palumbo for Alex J. Sulmonette, who did not live in it.   |  |
|                             |   | <b>Auxiliary Buildings: Garages (2)</b>   | <b>c.1950 Non-Contributing (2)</b>               |
|                             |   | Description: The two matching single-car garages (A and B) on the alley have low-pitched, tiled, hipped roofs and brick veneer. They are compatible/non-historic.   |  |

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|-----------------------------|---|--|--|
| Contributing Resources:     | 0 | <b>07-06 Wright, Abram House 1920</b>  |  |
| Non-Contributing Resources: | 2 | 2016 S.E. Larch Avenue   | <b>Legal:</b> B07: N 1/2 L5, exc. E25.5'/N4.3'; W 61'/S7.5' L6 |
|                             |   | Otto and Venida Eichman, 2016 S.E. Larch Avenue, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> Edward Baughman   | <b>Designer:</b> Unknown                                       |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic                   |
|                             |   | <b>Description:</b> This one-and-one-half story rectangular building has a cross-gable roof with projecting eaves, wide bargeboards, and bracketed gable ends. The front veranda has been altered: wrought-iron posts and railings replace original supports and balustrade; it has a concrete block foundation, and concrete stairs with wrought-iron railings. The building has some original one-over-one double-hung wood sash windows, and several aluminum sliding windows, which have replaced the original fenestration; the front elevation window sashes have been altered, and the trim has been removed. The building is sided with cedar shakes; the first floor front elevation has been covered with T-1-11 siding. It has a concrete foundation and basement, a typical mid-block setback, and low-growing evergreen shrubs in the front yard. The back yard is enclosed with a vertical board fence.  |  |
|                             |   | <b>Cultural Data:</b> This house, and the ones to the north (1306 and 1314 S.E. Harrison), were built by contractor Edward Baughman for Abram Wright. Wright was an engineer who lived on Larch Avenue and used the houses on this block as rentals. Baughman built six early houses in the district.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1975 Non-Contributing:</b> Incompatible                   |
|                             |   | <b>Description:</b> The single-car garage on the alley has concrete block walls and a flat roof; it is incompatible with the massing and details of other buildings on the alley.  |  |
| Contributing Resources:     | 0 | <b>07-07 Wright, Abram T. House 1920</b>   |  |
| Non-Contributing Resources: | 1 | 1306 S.E. Harrison Street  | <b>Legal:</b> B07: W 46.59'/N 57.5' L6; L7                     |
|                             |   | Edward and Juel Wittwer, 1306 S.E. Harrison Street, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Edward Baughman   | <b>Designer:</b> Unknown                                       |
|                             |   | <b>Style:</b> Craftsman--Prairie Influence   | <b>Non-Contributing:</b> Compatible/Historic                   |
|                             |   | <b>Description:</b> This rectangular two-story building has a low-pitched hipped roof with deep, projecting eaves and enclosed rafters, and composition shingles. The single-bay porch has a low-pitched hipped roof with projecting eaves; truncated boxed columns on sided piers; an enclosed balustrade, and concrete steps with a wrought-iron railing. The windows are primarily one-over-one double-hung wood sashes; the first floor front elevation has a large slipsash wood window with double-hung sidelights. The building has masonite shingle siding which has obliterated the window trim; there is T-1-11 plywood siding in the entry bay. There is a hip-roofed one-story enclosed porch on the east elevation. The building is located on a rectangular lot at the northwest end of the block; there are some shrubs around the building edges, a low stone retaining wall along the street lot line, and concrete steps leading from street lot line to the entry path. |  |
|                             |   | <b>Cultural Data:</b> This house, and those on either side of it (1306 S.E. Harrison--its "twin"--and 2016 S.E. Larch), were built by contractor Edward Baughman for Abram Wright. Wright was an engineer who lived on Larch Avenue and used the houses he owned on this block as rentals. Baughman built six early houses in the district.  |  |

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Contributing Resources:	1	07-08 Wright, Abram T. House 1920 1314 S.E. Harrison Street	Legal: B07: E 25.5'/N4.3' L5; E 40'/N57.5' L6
Non-Contributing Resources:	1	Robert and Maxine Finn, 1314 S.E. Harrison Street, Portland, OR 97214	

Contractor: F.D. Cotsifas Designer: James Jarvis  
Style: Craftsman--Prairie Influence Contributing: Secondary

Description: This rectangular two-story building has a low-pitched hipped roof with deep, projecting eaves and enclosed rafters, and composition shingles. The single-bay porch has a low-pitched hipped roof with projecting eaves; truncated boxed columns on sided piers; an enclosed balustrade, and concrete steps with a wrought-iron railing. The windows are primarily one-over-one double-hung wood sashes; the front first story elevation has a large fixed wood sash window with large horizontal panes, altered c. 1945. The building has beveled siding with narrow cornerboards, a concrete foundation and basement. There is a hip-roofed one-story enclosed porch on the east elevation. The building is located on a rectangular lot at the north end of the block, at the intersection of Harrison Street and the alley; there are concrete steps leading from the front lot line to the entry path, and a concrete retaining wall along the alley lot line.

Cultural Data: This house, and the ones to the south (1306 S.E. Harrison--its "twin"--and 2016 S.E. Larch), were built by contractor Edward Baughman for Abram Wright. Wright was an engineer who lived on Larch Avenue and used the houses he owned on this block as rentals.

Auxiliary Building: Garage c.1920 Non-Contributing: Compatible/Historic

Description: The single-car garage on the alley has swinging wood doors, beveled siding with cornerboards, matching the house, and a flat roof replacing the original hipped roof.

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Southwest Quadrant

Total Resources: 46  
Contributing: 26  
Non-Contributing: 20

Form:

Convex Polygon

Street Boundaries:

S.E. Harrison Street

Ladd Circle

S.E. Elliott Avenue

S.E. Birch Avenue

S.E. Spruce Avenue

Block 8 helps define two public spaces within the district; its northeasterly edge faces Ladd Circle, and its northwest edge forms one side of West Park. All thirty buildings on the block are single-family residences; ten date to the primary period of historic development; nineteen were built during the secondary period, in bungalow and period revival styles, and one post-dates the historic period. Approximately half the buildings were built on speculation by contractors; there are several sets of identical and similar houses on the block. Most houses on the parallel street sides of the block have typical street setbacks, but lot widths vary. Most buildings have mature shrubs and trees in the front and side yards, which soften the changes in height and massing. Houses facing Harrison and Ladd Circle are all one story bungalows with similar scale, massing and roof pitches, unifying the north end of the block. Buildings on this block are in good to excellent condition. Of the twenty-nine historic buildings, ten do not contribute to the district in their current condition; of the eleven historic auxiliary buildings, five have been altered to the extent of losing their historic integrity.

Contributing Resources: 2  
Non-Contributing Resources: 0**08-01 Bailey, William and Esther Residence 1924**

1959 S.E. Ladd Avenue

Legal: B08: T.L. 3 L27, 28

Ida Beckstrom, 1959 S.E. Ladd Avenue, Portland, OR 97214

Contractor: Albert J. Brugger

Designer: Unknown

Style: Bungalow

Contributing: Secondary

Description: This rectangular, one-story bungalow has a composition shingle low-pitched hipped roof with deep boxed eaves. The single-bay, centered porch has a clipped gable roof with boxed eaves, square columns with some entasis, iron railings and a concrete foundation with brick paving. The windows are typically one-over-one double-hung wood sashes; there are two fixed wood sash windows, with seven lights in the upper sash, flanking the front door on the main elevation. The original front door has multiple lights. The building is stuccoed and has a concrete foundation and basement. It is located on a polygonal block at the intersection of Harrison Street and Ladd Circle; it has a typical setback, with a path from Harrison Street to the porch stairs. There are a number of mature shrubs and trees, including holly, camellias and abeiliars near the foundation and along the lot lines.

Cultural Data: This is one of three houses on the block built on speculation by A.J. Brugger, a contractor who built a number of houses in Ladd's Addition. The three are identical in plan and form, with the exception of the porch roof and details (see 1979 and 1969 S.E. Ladd). By 1927 William Bailey, a salesman for Petit Feather Bedding, and his wife, Esther, had purchased and lived in the house.

Auxiliary Building: Garage

1924

Contributing: Secondary

Description: The single-car garage on the alley has an irregular polygonal shape and a flat roof; it is stuccoed, matching the house, and has original details. It contributes in scale, massing and details to the spatial order of the block's alley.

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- |  |   |  |                                    |
|--|---|--|------------------------------------|
| Contributing Resources:  | 1 | <b>08-02 DeLano, Franklin House 1924</b>                               |                                    |
|  |   | 1969 Ladd Avenue   | <b>Legal:</b> B08: T.L. 2 L27, 28  |
| Non-Contributing Resources:  | 1 | Jeff and Lee Stevenson and Eva Booth, 4416 Lobelia, Portland, OR 97219 |                                    |
|  |   | <b>Contractor:</b> Albert J. Brugger                                   | <b>Designer:</b> Albert J. Brugger |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary     |
| <p><b>Description:</b> This rectangular, one-story bungalow has a composition shingle low-pitched hipped roof with deep boxed eaves. The single-bay, centered porch has a low-pitched hipped roof with deep boxed eaves, paired rectangular posts, a vertical wood slat balustrade and a concrete foundation. The windows are typically one-over-one double-hung wood sashes; there are two fixed wood sash windows with twelve lights in the upper sash flanking the front door on the main elevation. The original front door has a rectilinear light pattern. The building is stuccoed and has a concrete foundation and basement. It is located on a polygonal lot facing Ladd Circle, with a typical setback; there are some mature trees along the easterly lot line, and a newly-installed garden with a Japanese theme in the front yard.</p> <p><b>Cultural Data:</b> This is one of three houses on the block built on speculation by A.J. Brugger, a contractor who built a number of houses in Ladd's Addition. The three are identical in plan and form, with the exception of the porch roof and details (see 1959 and 1979 S.E. Ladd). It appears Franklin DeLano purchased this house for use as a rental unit. By 1930 it had been purchased by Louise Cooley, who lived in it.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The single-car garage, setback from the alley, has a gable roof and stuccoed siding; its doors have been altered and it is in poor condition.</p> |   |  |                                    |
| Contributing Resources:  | 2 | <b>08-03 Brugger, Albert J. and Sarah Residence 1924</b>               |                                    |
|  |   | 1979 S.E. Ladd Avenue  | <b>Legal:</b> B08: T.L. 1 L27, 28  |
| Non-Contributing Resources:  | 0 | Ray V. Wilson, 1979 S.E. Ladd Avenue, Portland, OR 97214               |                                    |
|  |   | <b>Contractor:</b> Albert J. Brugger                                   | <b>Designer:</b> Albert J. Brugger |
|  |   | <b>Style:</b> Bungalow--Prairie Influence                              | <b>Contributing:</b> Secondary     |
| <p><b>Description:</b> This rectangular, one-story bungalow has a composition shingle low-pitched hipped roof with deep boxed eaves. The single-bay, centered porch has a clipped gable roof with boxed eaves, Tuscan columns and a concrete foundation with brick paving. The windows are typically one-over-one double-hung wood sashes; there are two fixed wood sash windows with seven lights in the upper sash flanking the front door on the main elevation. The original front door has multiple lights. The building is stuccoed and has a concrete foundation and basement. It is located on a polygonal lot at the intersection of Elliott and Ladd Circle. The site is raised above grade, and is accessed via concrete steps leading to a polygonal terrace, from which the porch steps begin.</p> <p><b>Cultural Data:</b> This is one of three houses on the block constructed by A.J. Brugger, a contractor who built a number of houses in Ladd's Addition. The three are identical in plan and form, with the exception of the porch roof and details (see 1969 and 1959 S.E. Ladd). Brugger and his wife Sarah owned and lived in this house for several years.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car detached garage, not on the alley has a flat roof and stuccoed siding, with details matching the house. It contributes to the historic character of the district.</p>  |   |  |                                    |

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|--|---|---|--|
| Contributing Resources:  | 2 | <b>08-04 Tilley, Francis C. Residence 1911</b>                    |  |
| Non-Contributing Resources:  | 0 | 2017 S.E. Elliott Avenue  | <b>Legal:</b> B08: L26                       |
|  |   | Earl Hooper, 2017 S.E. Elliott Avenue, Portland, OR 97214         |  |
|  |   | <b>Contractor:</b> Mike Harris                                    | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Craftsman Bungalow                                  | <b>Contributing:</b> Primary                 |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a composition shingle, moderately-pitched hipped roof with boxed eaves, and a shed-roofed dormer and sleeping porch centered on the front elevation. The front veranda has battered river rock columns and stair piers, a concrete foundation, and an ornamental sawn balustrade. Windows are typically one-over-one double-hung wood sashes; the front elevation has a transomed fixed sash flanked by sidelights and a transomed pair of casements; there is a square bay window on the north elevation; the dormer and sleeping porch have multi-light wood sliding windows. The first story of the building is stuccoed; the second story gable ends and dormer have wood shingle siding. A river rock chimney is located on the north elevation. There is a concrete foundation and basement. The house has a typical mid-block setback, with wisteria vines on the front porch, and mature shrubs at the foundation.</p> <p><b>Cultural Data:</b> The house was built by carpenter Mike Harris, and sold to Francis Tilley, a butcher, who owned a meat market in Yamhill Public Market.</p> <p><b>Auxiliary Building:</b> Garage                      c.1924                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage, at the end of a driveway leading from the alley, has a gabled roof and wood shingle siding. It contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |  |
| Contributing Resources:  | 0 | <b>08-05 Stokes, John B. and Dora Residence 1926</b>              |  |
| Non-Contributing Resources:  | 1 | 2025 S.E. Elliott Avenue  | <b>Legal:</b> B08: L23                       |
|  |   | Andrew and Gwen Lee, 2025 S.E. Elliott Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Amos J. Rosebrook                              | <b>Designer:</b> A. H. Rosebrook             |
|  |   | <b>Style:</b> Bungalow--Colonial Influence                        | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This one-and-one-half story rectangular building has a steeply-pitched gabled roof with boxed eaves, pedimented gable ends and composition shingles. The single-bay entry porch has a gabled roof with boxed eaves and a return cornice, and a concrete foundation, with brick stairs. The windows are typically six-over-one double-hung wood sashes; the front multi-light entry door has multi-light sidelights. The building has been sided with horizontal aluminum siding, which has substantially affected its historic character. It has a concrete foundation and basement. The house has a typical mid-block setback, a shed-roofed side porch on the north, and mature shaped hedges around the building edge.</p> <p><b>Cultural Data:</b> The house was built on speculation by carpenter Amos Rosebrook, who lived in Ladd's Addition in the 1930s at 2014 S.E. Spruce; it was purchased by John B. Stokes, president of Northwest Stove Works in 1926.</p>   |   |   |  |

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|---|---|--|--|
| Contributing Resources:   | 0 | <b>08-06 Burnett, Fred and Louise Residence 1911</b>                             |  |
| Non-Contributing Resources:   | 1 | 2033 S.E. Elliott Avenue   | <b>Legal:</b> B08: L22                       |
|   |   | 1 Rosetta Caswell, P.O. Box 79, Laytonville, CA 95454                            |  |
|   |   | <b>Contractor:</b> Fred Burnett  | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman  | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular two-story building has a hipped roof with projecting eaves and jigsawn exposed rafter; there is a hip-roofed dormer with exposed rafters and sliding aluminum windows on the front elevation. The flat-roofed, full-width porch has massive battered wood columns, boxed cross beams, and a wood foundation and floor system; the balustrade on the porch roof deck is wrought-iron. Windows are typically one-over-one double-hung wood sashes; the entry door is flanked by sidelights; there is a square hip-roofed porch on the north elevation, with altered windows, and a polygonal bay window on the south elevation. The building has asbestos shingle siding, a concrete foundation and basement. The siding and window changes have adversely affected the building's historic character. It has a typical mid-block setback, with mature flowering shrubs on the front elevation and a low hedge along the front lot line.</p> <p><b>Cultural Data:</b> Building contractor Fred Burnett built and lived in this house.</p>   |   |  |  |
| Contributing Resources:   | 1 | <b>08-07 White, Ebenezer and Bertie Residence 1912</b>                           |  |
| Non-Contributing Resources:   | 1 | 2041 S.E. Elliott Avenue   | <b>Legal:</b> B08: Ne 20' L18; L19           |
|   |   | 1 Richard Ross and Barbara Macomber, 2041 S.E. Elliott Avenue, Portland OR 97214 |  |
|   |   | <b>Contractor:</b> Ebenezer White  | <b>Designer:</b> A.R. White                  |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                 |
| <p><b>Description:</b> This rectangular two-story building has a composition shingle moderately-pitched cross-gable roof with projecting eaves, exposed rafters, and wide bargeboard. The single-bay gable-roofed porch has projecting eaves with exposed rafters, tie beam and cross ties; vertical wood slat balustrade; concrete foundation and projecting brick planters; altered porch posts. Windows are typically one-over-one double-hung; the gable end has four-over-one double-hung wood sashes; the front elevation has a fixed wood sash with a leaded glass transom and double-hung sidelights; there is a shed-roofed square bay window on the north and a polygonal bay window on the south. A shed-roofed, one-story porch on the rear has been enclosed. The second floor has imbricated shingle siding; the first floor is sided with weatherboard. It has a typical mid-block setback, with a driveway on the north edge of the house; there is a large rhododendron on the south corner of the house.</p> <p><b>Cultural Data:</b> General contractor Ebenezer White built and lived in this house; in the 1930s it was altered to serve as a two-family residence, but is now a single-family residence again.</p> <p><b>Auxiliary Building:</b> Garage <b>c.1924</b> <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The two-car garage on the alley has a flat roof and asbestos siding; it is in poor condition.</p> |   |  |  |



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- Contributing Resources: 1 **08-08 Chiotti, Joseph and Lucy Residence 1937**  
Non-Contributing Resources: 1 2051 S.E. Elliott Avenue Legal: B08: Ne 35' L15; S 20' L18  
William J. Marinotti, 2051 S.E. Elliott Avenue, Portland, OR 97214  
Contractor: Narcisco Simonatti Designer: Unknown  
Style: Twentieth Century English Cottage Non-Contributing: Compatible/Historic  
Description: This rectangular one-and-one-half story building has a side-facing, moderately-pitched gable roof with minimal eaves and a fiberglass shingle roof. A centered enclosed entry vestibule has a gable roof, with one side of the gable sweeping below the eave line of the house, a small concrete stoop with wrought-iron railing, and a recessed entry door. Windows are primarily one-over-one double-hung wood sashes; the front elevation has two ten-over-one wood sash windows. The building has brick veneer with a brick planting bed along the foundation level of the front elevation, several courses of horizontal asbestos siding above the foundation, stucco panels (not original) to the top of the fenestration, and several additional courses of asbestos siding below the eaves, all of which have substantially altered the building's historic character. It has a concrete foundation and basement and a typical mid-block setback with a small spruce tree in the front yard.  
Cultural Data: Contractor Narcisco Simonatti built this house for Joseph Chiotti, president of Pierre's French Bakery, who lived in it with his wife, Lucy. Simonatti built over ten houses in Ladd's Addition between 1928 and the late 1950s.  
Auxiliary Building Garage c.1937 Contributing: Secondary  
Description: The single-car garage on the alley has a gabled roof and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.
- Contributing Resources: 2 **08-09 Dean, Ray and Gertrude Residence 1925**  
Non-Contributing Resources: 0 2103 S.E. Elliott Avenue Legal: B08: Ne 5' L11; L14; Sw 15' L5  
John Dean, 2103 S.E. Elliott Avenue, Portland, OR 97214  
Contractor: Chandler Construction Company Designer: Herbert A. Williams  
Style: Twentieth Century English Cottage Contributing: Secondary  
Description: This rectangular one-and-one-half story residence has a composition shingle steeply pitched gable roof, with a boxed eaves and a return cornice. A large front-facing projecting gable on the south end sweeps to the north, intersecting a smaller projecting gable on the north end. Below the projecting sweep is a semi-circular arched brick archivolt entry with a massive round-headed door. Windows are typically double-hung wood sashes, with varying numbers of multiple lights in the upper sash; the large front gable has six-light casements and a first floor fixed wood sash window with a segmentally--arched transom above. The smaller front gable's window has been altered. The front elevation has brick veneer below the windows; the rest of the building is stuccoed. An exterior brick chimney on the south has ornamental brick work. The house has a typical mid-block setback, and mature shrubs on the north end of the building.  
Cultural Data: Chandler Construction Company built this house for Roy Dean, vice-president and manager of General Appraisal Company, and his wife, Gertrude. Designer Herbert Williams was an architect.  
Auxiliary Building Garage 1925 Contributing: Secondary  
Description: The two-car garage on the alley has a gable roof, weatherboard siding, original windows, and one original door; it contributes in scale, mass and details to the spatial order of the block's alley.

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| Contributing Resources:  | 1 | <b>08-10 Vigars, Thomas House 1914</b>                               |   |
|  |   | 2111 S.E. Elliott Avenue   | <b>Legal:</b> B08: Ne 10' L10; Sw 35' L11   |
| Non-Contributing Resources:  | 0 | Ray and Mary Curran, 2111 S.E. Elliott Avenue, Portland, OR 97214    |   |
|  |   | <b>Contractor:</b> Thomas Vigars                                     | <b>Designer:</b> Unknown                    |
|  |   | <b>Style:</b> Craftsman--Prairie Influence                           | <b>Contributing:</b> Primary                |
| <p>Description: This rectangular, two-story house has a composition shingle low-pitched hipped roof with deep projecting eaves. The full-width hip-roofed porch has deep projecting eaves; massive truncated battered columns on sided piers; an enclosed balustrade, and original wood porch steps. The windows are typically one-over-one double-hung wood sashes; the front elevation has paired wood double-hung sashes in the second story, and a large fixed wood sash window with a multiple light transom and flanking sidelights on the first story. The building is sided with narrow beveled siding and slender cornerboards; it has a concrete foundation and basement. It has a typical mid-block setback, with some mature shrubs on the front elevation; the backyard is enclosed with a vertical wood board fence.</p> <p>Cultural Data: Real estate dealer Thomas Vigars apparently built this house on speculation. The first known residential owners were Walter S. and Effie Campbell, who owned the house by 1923.</p>   |   |  |   |
| Contributing Resources:  | 2 | <b>08-11 DeMartini, Umbert and Lenore Residence 1924</b>             |   |
|  |   | 2119 S.E. Elliott Avenue   | <b>Legal:</b> B08: Ne 5' L7; Sw 30' L10     |
| Non-Contributing Resources:  | 0 | Gene and Elizabeth Stainbrook, 2119 S.E. Elliott, Portland, OR 97214 |   |
|  |   | <b>Contractor:</b> Ben I. Phillips                                   | <b>Designer:</b> Universal Plan Service Co. |
|  |   | <b>Style:</b> Twentieth Century Colonial                             | <b>Contributing:</b> Secondary              |
| <p>Description: This one-and-one-half story rectangular building has a composition shingle steeply-pitched gable roof with boxed eaves and a return cornice. The roof extends to form a single-bay shed-roofed porch with boxed eaves; it is enclosed. The porch has a small gabled dormer with return eaves, and an elliptical arched entry, which has been enclosed; and wrought-iron railings. Windows are typically one-over-one double-hung wood sashes with a rectilinear pattern in the upper sashes; the front elevation window has a fixed wood sash with a rectilinear light pattern in the upper third, flanked by two narrow double-hung sidelights. The building is sided with weatherboard siding, and has a concrete foundation and basement. It has a typical mid-block setback with a variety of flowering shrubs in the front yard and a hedge along the northerly lot line.</p> <p>Cultural Data: This house and the one directly south of it were built by Ben Phillips, apparently on speculation. By 1925 Umbert and Lenore DeMartini had purchased the house and were living in it; DeMartini was a lawyer for Brice Mortgage Company. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.</p> |   |  |   |
|  |   | <b>Auxiliary Building: Garage</b>                                    | <b>1924 Contributing: Secondary</b>         |
| <p>Description: The two-car garage on the alley is shared with the building to the south (8-09); it has a gabled roof and weatherboard siding with cornerboards. The building contributes in scale, massing and details to the spatial order of the block's alley.</p>   |   |  |   |

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| Contributing Resources:   | 0 | <b>08-12 Phillips, Ben I. House 1924</b>                                  |  |
|   |   | 2127 S.E. Elliott Avenue  | <b>Legal:</b> B08: Sw 35' L7                 |
| Non-Contributing Resources:   | 1 | Scott and Mary Stohr, 2127 S.E. Elliott Avenue, Portland, OR 97214        |  |
|   |   | <b>Contractor:</b> Ben I. Phillips  | <b>Designer:</b> Universal Plan Service Co.  |
|   |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular one-and-one-half story bungalow has a front-facing gable roof with projecting eaves, exposed, angle-cut rafters, and composition shingles. The one-story, single-bay porch has a less steeply-pitched front-facing gable roof, with exposed rafters; slender, modified tuscan columns; an angle-cut tie beam and bargeboard, and a concrete foundation. The windows are typically six-over-one double-hung wood sashes; the front door is flanked by a wood slipsash window with a rectilinear light pattern in the upper third on the south, and by a triple sash of double-hung windows on the north. A square bay window on the south has a shed roof. The building has been stuccoed, and the window trim altered, which adversely affects the its historic character. It has a concrete foundation and basement. The building has a typical mid-block setback and a vertical wood fence enclosing the backyard. It shares a garage with the building to the north (8-08).</p> <p><b>Cultural Data:</b> This house and the one directly north of it were built by Ben Phillips, apparently on speculation. It was purchased by F.W. and Lulu Morgan, who apparently used it as a rental property; in 1927 ownership passed to the Laurelhurst Construction Company. In 1930 Fred Stuben, manager of the Star Drilling Company, was a tenant; in 1945 he purchased the house. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.</p> |   |   |  |
| Contributing Resources:   | 1 | <b>08-13 Smith and Dodge House 1911</b>                                   |  |
|   |   | 2135 S.E. Elliott Avenue  | <b>Legal:</b> B08: L6                        |
| Non-Contributing Resources:   | 0 | Stephen and Barbara Burdick, 2135 S.E. Elliott Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Smith and Dodge  | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                 |
| <p><b>Description:</b> This rectangular two-story building has a composition shingle cross-gable roof with projecting, bracketed eaves and exposed rafters. The single-bay gabled porch roof has projecting eaves, exposed rafters and exposed tie beam. The windows are typically one-over-one double-hung wood sashes; a small polygonal bay window beneath the eaves of the second floor on the front elevation may be a later addition; a small, gablet with projecting eaves and a diamond-light casement window appears original. The building is sided with asphalt shingles, and has a concrete foundation and basement. It has a typical mid-block setback, with camellias and deciduous shrubs in the front yard.</p> <p><b>Cultural Data:</b> The house was built on speculation by contractors Smith and Dodge, who built a number of early Ladd's Addition houses. The first known owner, who did not live in the house, was Paul Thyng, a wholesaler for Standard Oil Company.</p>  |   |   |  |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 1 | <b>08-14 Musa, John and Maria Residence 1924</b>  |   |
| Non-Contributing Resources: | 0 | 1349 S.E. Birch Avenue  | <b>Legal:</b> B08 S 46' L2,3                      |
|                             |   | Mildred Morland, 1349 S.E. Birch Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> John Musa  | <b>Designer:</b> Herbert Williams                 |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence  | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This one-and-one-half story rectangular house has a composition shingle gable roof with boxed eaves and a return cornice. The centered, single-bay porch has a gable roof with boxed return eaves; triple corner columns with simple capitals and bases; concrete floor, and wrought-iron railing. The windows are typically two-over-one double-hung wood sash windows; the front entry door is flanked by two fixed wood sash windows with double-hung sidelights; there is a square bay window on the west elevation. The house has weatherboard siding, narrow cornerboards and a wide frieze board with simple trim which extends along the front elevation and porch. It has a concrete foundation and basement. The building is sited on a corner at the south end of the block with a shallow setback; it has mature flowering shrubs and trees along its edge and along the east lot line. A driveway extends along the west edge of the house, leading to an attached, one-story gable-roofed garage. |   |
|                             |   | <b>Cultural Data:</b> Contractor John Musa built this house and the two directly west of it on speculation; Musa and his family lived in this house. It was purchased by Paul and Minnie Lankow, who were living in it by 1930; Lankow was an engineer. Designer Herbert Williams was an architect.   |   |
| Contributing Resources:     | 1 | <b>08-15 Musa, John House 1923</b>  |   |
| Non-Contributing Resources: | 1 | 1341 S.E. Birch Avenue  | <b>Legal:</b> B08 Se 41'/Nw 82' L2; L3            |
|                             |   | Mary Dann, 1341 S.E. Birch Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> John Musa  | <b>Designer:</b> Herbert Williams                 |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence  | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This rectangular, one-and-one-half story bungalow has a composition shingle gabled roof with boxed eaves and a return cornice. The centered, single-bay gable-roofed porch has boxed, return eaves; slender, paired wood columns with simple capitals and bases, a pseudo-three-centered arched tie beam; and a concrete foundation faced with Roman Brick, which extends to the west, forming a raised planter. Windows are typically one-over-one double-hung wood sashes; the front entry door is flanked by two fixed sash wood windows, probably altered. The house has weatherboard siding with a wide frieze board extending along the front elevation and porch. It has a concrete foundation and basement. The building is sited at the south end of the block, with a shallow setback; a driveway runs along the western edge of the building. There are mature hedges, shrubs and vines along the front elevation.   |   |
|                             |   | <b>Cultural Data:</b> Contractor John Musa built this house and the two on either side of it on speculation; by 1928 a Roy Pringle had purchased the property, but was not living in it. In 1930 the tenants were George and Theodora Magoulas; George worked in the Pendleton Restaurant. Designer Herbert Williams was an architect.  |   |
|                             |   | <b>Auxiliary Building Garage</b>  | <b>1924 Non-Contributing: Compatible/Historic</b> |
|                             |   | <b>Description:</b> The single-car garage, at the end of a driveway from the alley, has a hip roof, tongue-and-groove siding, and an altered door.  |   |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <p><b>08-16 Musa, John House 1925</b><br/>1331 S.E. Birch Avenue</p>   | Legal: B08: Nw 41' L2; L3   |
| Non-Contributing Resources: | 1 | <p>Lilly M. and Allen R. Nistad, 1331 S.E. Birch Avenue, Portland, OR 97214<br/><b>Contractor:</b> John Musa<br/><b>Style:</b> Twentieth Century English Cottage</p> | <p><b>Designer:</b> Herbert Williams<br/><b>Non-Contributing:</b> Compatible/Historic</p> |
- Description: This two-story rectangular house has a steeply-pitched gable roof with boxed eaves and composition shingles. There is a shed-roofed wood-shingled dormer on the westerly elevation. The single-bay, steeply-pitched, gable-roofed, semi-enclosed porch has boxed eaves; semi-circular arched openings, and a concrete foundation. There are a variety of wood sash double-hung windows; the front elevation fixed sash window glazing has been altered. Most of the building has been stuccoed, altering the window trim; the gable ends are shingled. The alterations have adversely affected the building's historic character. There is a concrete foundation and basement. The house is located at the south end of the block, on the east side of the block's alley.
- Cultural Data: Contractor John Musa built this house and the two directly east of it on speculation; by 1930 Herman and Olive Bouchet had purchased and were living in it. Bouchet was a dentist for the U.S. Veteran's Hospital. Designer Herbert Williams was an architect.
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|-----------------------------|---|--|--|
| Contributing Resources:     | 0 | <p><b>08-17 Tebbetts, Walter and Winnifred House 1924</b><br/>1321 S.E. Birch Avenue</p>   | Legal: B08: Se 42' L1,4  |
| Non-Contributing Resources: | 1 | <p>Dell and Dorothea Hayes, 8314 N.E. Multnomah, Portland, OR 97213<br/><b>Contractor:</b> Fitch, Potts and Sons<br/><b>Style:</b> Bungalow--Prairie Influence</p> | <p><b>Designer:</b> Unknown<br/><b>Non-Contributing:</b> Compatible/Historic</p> |
- Description: This rectangular one-story building has a low-pitched hip roof with deep, projecting boxed eaves and composition shingles. The centered, front-facing gable-roofed entry porch has a pedimented end; deep, projecting boxed eaves; wrought-iron posts on brick piers, which replaced original supports; a brick balustrade, a concrete foundation and stairs, and wrought-iron railing. Windows are primarily one-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows--the easterly one has multiple lights in the upper fourth, but the westerly one has altered glazing. The building has aluminum siding, a concrete foundation and basement. Window and siding changes have altered the building's historic character. It is located on the south end of the block, at the intersection of the alley and Birch Avenue, and has a shallow street setback. There are some flowering shrubs along the building edges.
- Cultural Data: The house was built on speculation by building contractors Fitch, Potts and Sons, and purchased by Walter and Winnifred Tebbetts as a rental property. It is one of three in a row built by the contracting firm, which constructed over a dozen houses in Ladd's Addition, and is similar in style to the others.

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>08-18 Lange, Webster and Ethel Residence 1924</b>   |   |
|                             |   | 1313 S.E. Birch Avenue   | <b>Legal:</b> B08: Nw 45'/ Se 85'/ L1, 4            |
| Non-Contributing Resources: | 2 | May Lee and Patricia Fujii, 1313 S.E. Birch Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Fitch, Potts and Sons   | <b>Designer:</b> Fitch and Potts                    |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic        |
|                             |   | Description: This bungalow has been severely altered. It is a rectangular, one-story building with a low-pitched, composition shingle hipped roof with boxed eaves. The single-bay porch has a hipped roof, wrought iron posts and rails, and a concrete foundation. Windows are aluminum sliders, with one fixed aluminum sash on the front elevation. The building is sided with aluminum siding, and has a concrete foundation and basement. A carport is attached to the east elevation. The house is located on a rectangular lot at the south end of the block with a shallow setback; a driveway runs from the street to the garage.  |   |
|                             |   | Cultural Data: The house was built on speculation by Fitch, Potts and Sons, and purchased by Webster Lange, a film operator, and his wife, Ethel. It is one of three in a row built by the contracting firm, which built over a dozen houses in Ladd's Addition, and is similar in style to the others.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1925 Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: The single-car detached garage at the end of the driveway has a hipped roof and beveled and plywood siding.   |   |
| Contributing Resources:     | 1 | <b>08-19 Taskas, John House 1924</b>   |   |
|                             |   | 1305 S.E. Birch Avenue   | <b>Legal:</b> B08: Nw 43' L1,4                      |
| Non-Contributing Resources: | 0 | Thomas K. Saiget, 1305 S.E. Birch Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Fitch, Potts and Sons   | <b>Designer:</b> Fitch, Potts and Sons              |
|                             |   | <b>Style:</b> Bungalow--Prairie Influence  | <b>Contributing:</b> Secondary                      |
|                             |   | Description: This rectangular, one-story building has a composition shingle, low-pitched hipped roof with deep projecting eaves. The porch, centered on the front elevation, has a low-pitched hipped roof with two paneled truncated pillars on brick piers. Windows are typically one-over-one double-hung wood sashes; the front elevation has a large fixed wood sash with nine lights in the upper fifth; there is a square bay window on the east elevation. The building has narrow beveled siding with slender corner boards and a frieze board, a concrete foundation and basement. It is located on the southwest corner of the block, with a shallow setback. There is a driveway running along the northerly lot line, leading to an attached shed-roofed garage; there are mature shrubs and trees along the west lot line. |   |
|                             |   | Cultural Data: The house was built on speculation by Fitch, Potts and Sons. It is one of three in a row built by the contracting firm, which built over a dozen houses in Ladd's Addition, and is similar in style to the others. It was purchased by John Tasker, a men's clothing salesman, apparently as a rental unit.   |   |

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|---|---|--|--|
| Contributing Resources:   | 1 | <b>08-20 Leabo, Reas and Lydia Residence 1911</b>                    |  |
| Non-Contributing Resources:   | 1 | 2114 S.E. Spruce Avenue  | <b>Legal:</b> B08:L5                         |
|   |   | Lien Kim and Sunny K. Louie, 8612 N.W. 10th Ct., Vancouver, WA 98665 |  |
|   |   | <b>Contractor:</b> H. L. Camp and Company                            | <b>Designer:</b> A. Lowe DuPuy               |
|   |   | <b>Style:</b> Craftsman Bungalow                                     | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular one-and-one-half story bungalow has a steeply-pitched gabled roof with bracketed projecting eaves, exposed ornamental rafters and a wide flared bargeboard with ornamental end cuts. It has a shed-roofed dormer with exposed rafters on the front elevation. The front veranda has truncated battered columns on an enclosed balustrade and concrete stairs; one end has been enclosed with multi-light glazing. Windows are typically one-over-one double-hung wood sashes, with the exception of the front triple sash, where the original windows have been replaced with aluminum sliders. There are two shed-roofed square bay windows on the side elevations. The original front entry door is paneled with multiple lights in the upper third. The house has asphalt shingle siding, a concrete foundation and basement. Siding and window changes have altered the building's historic character. It has a typical midblock setback with foundation plantings.</p> <p>Cultural Data: Camp and DuPuy was a design-build company operated by H.L. Camp, builder, and A. Lowe DuPuy, architect. The firm designed and built this house and the one next door, which is identical, except for modifications to the dormer and porch. The house was built for Reas Leabo, a traveling salesman, and his wife, Lydia.</p> <p><b>Auxiliary Building Garage</b> <b>c.1925</b> <b>Contributing:</b> Secondary</p> <p>Description: The two-car garage on the alley has a jerkinhead gable roof and weatherboard siding; it contributes in scale, massing and materials to the spatial order of the block's alley.</p> |   |  |  |
| Contributing Resources:   | 1 | <b>08-21 Hadnett, Irene House 1911</b>                               |  |
| Non-Contributing Resources:   | 1 | 2100 S.E. Spruce Avenue  | <b>Legal:</b> B08:L8                         |
|   |   | Terry and Sandra Pearson, 1919 S.E. 31st Ave., Portland, OR 97214    |  |
|   |   | <b>Contractor:</b> H.L. Camp and Company                             | <b>Designer:</b> A. Lowe DuPuy               |
|   |   | <b>Style:</b> Craftsman Bungalow                                     | <b>Contributing:</b> Primary                 |
| <p>Description: This rectangular one-and-one-half story bungalow has a steeply-pitched gabled roof with bracketed projecting eaves, exposed ornamental rafters and a wide flared bargeboard with ornamental end cuts. It has a double-gabled dormer with exposed rafters and a bargeboard matching the one on the main gable. The front veranda has battered columns on an enclosed balustrade and concrete stairs; one end has been enclosed with multi-light glazing. Windows are typically one-over-one double-hung wood sashes, with a triple sash on the front elevation. There are two shed-roofed square bay windows on the side elevations. The original front entry door is paneled with multiple lights in the upper third. The house has weatherboard siding and a concrete foundation and basement. It has a typical midblock setback with hedges screening the porch.</p> <p>Cultural Data: Camp and Company was a design-build firm operated by H.L. Camp, builder, and A. Lowe DuPuy, architect. The firm designed and built this house and the one next door, which is virtually identical, except for minor modifications to the dormer and porch. The house was built for Irene Brooks Hardnett, who did not live in it; it was occupied by M. Lenore Brooks, possibly a mother or sister, who was a clerk for L.W. and Company.</p> <p><b>Auxiliary Building Garage</b> <b>c.1980</b> <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: The single-car garage on the alley has a gabled roof and T-1-11 siding.</p>   |   |  |  |

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- Contributing Resources:** 1 **08-22 Wilson, Robert and Verna Residence 1923**  
**Non-Contributing Resources:** 1 2058 S.E. Spruce Avenue **Legal:** B08; L9  
Nenita and Marijan Bosnar, 2058 S.E. Spruce Avenue, Portland, OR 97214  
**Contractor:** DeYoung Company **Designer:** James DeYoung  
**Style:** Bungalow **Contributing:** Secondary  
**Description:** This rectangular one-story building has a composition shingle gabled roof with projecting eaves and exposed rafters. The gable-roofed single-bay porch has projecting eaves and exposed rafters; the porch columns have been replaced with wrought-iron posts; the foundation is concrete with brick piers and planters enclosing the porch stairs (not original). A wood pergola on the front elevation may be original, but the wrought-iron posts and brick piers are not. Windows are typically one-over-one double-hung wood sashes; the front elevation has a fixed wood sash flanked by multi-light casements. The building has weatherboard siding; a concrete foundation and concrete basement. It has a typical mid-block setback, and several pine trees in the front yard; the backyard is enclosed with a chain link fence.  
**Cultural Data:** The house was designed and built for the Ladd Estate Company by DeYoung Company; principal James DeYoung was an architect. It was purchased by Robert W. Wilson, a cutter for Oregon Door Company, and his wife, Verna.  
**Auxiliary Building Garage** c.1980 **Non-Contributing:** Compatible/Non-Historic  
**Description:** The single-car garage on the alley has a gable roof and T-1-11 plywood siding.
- Contributing Resources:** 0 **08-23 Peccia, Anthony and Amelia Residence 1932**  
**Non-Contributing Resources:** 2 2050 S.E. Spruce Avenue **Legal:** B08; Se 1/2 L 13; L12  
Benjamin DelRosario, 2050 S.E. Spruce Avenue, Portland, OR 97214  
**Contractor:** Edward J. Anderson **Designer:** Edward J. Anderson  
**Style:** Twentieth Century English Cottage **Non-Contributing:** Compatible/Historic  
**Description:** This one-and-one-half story building's original rectangular footprint has been altered with the 1957 addition of a wing on the northeast corner of the house. The original block has a composition shingle steeply-pitched cross-gable roof with boxed eaves. A single-bay enclosed porch has a steeply-pitched gabled roof with boxed eaves; a metal awning and wrought-iron posts extend from the front to cover the concrete stoop, which has wrought-iron railings. Windows are typically one-over-one double-hung wood sashes (original house); two fixed wood sashes with six lights in the upper quarter flank the entrance porch, and a narrow multi-light casement is in the second floor of the front gable end; the wing has fixed and sliding aluminum sash windows. The building has aluminum siding, a concrete foundation and basement. Window and siding alterations and the wing have substantially altered the building's historic character. It has a typical mid-block setback; a vertical board fence partially screen the addition on the front elevation.  
**Cultural Data:** The house was built on speculation by building contractor Edward Anderson; it was sold the same year to Anthony Peccia, an upholsterer, and his wife, Amelia.  
**Auxiliary Building Garage** c.1980 **Non-Contributing:** Compatible/Non-Historic  
**Description:** The two-car garage on the alley has a gabled roof and T-1-11 siding.



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| Contributing Resources:  | 1 | <b>08-24 Tonelotto, Joseph and Julia Residence 1925</b>                |  |
| Non-Contributing Resources:  | 1 | 2036 S.E. Spruce Avenue  | <b>Legal:</b> B08: N 1/2 L13; L16                |
|  | 1 | Isaac and Denise Spellman, 2036 S.E. Spruce Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Shoemaker and Thompson                              | <b>Designer:</b> H.R. Thompson                   |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary                   |
| <p>Description: This rectangular one-and-one-half story building has a composition shingle gable roof with projecting, boxed eaves and a return cornice; a shed-roofed dormer has a bank of wood hopper windows. The front veranda has boxed wood columns with simple capitals, a concrete floor and porch stairs, and brick stair balustrade. Windows are typically one-over-one double-hung wood sashes; the entry door is flanked by large fixed wood sashes with leaded glass transoms; a bay window on the south has a projecting gable roof with return eaves. The building has narrow beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with mature plants in the front yard and along the lot lines.</p> <p>Cultural Data: Building contractors Shoemaker and Thompson built the house for Joseph Tonelotto, a chef, and his wife, Julia.</p> <p><b>Auxiliary Building:</b> Garage                      <b>1985</b>                      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: The single-car garage on the alley has a gabled roof and beveled siding.</p> |   |  |  |
| Contributing Resources:  | 0 | <b>08-25 Klebaum, Elfrieda Residence 1953</b>                          |  |
| Non-Contributing Resources:  | 1 | 2028 S.E. Spruce Avenue  | <b>Legal:</b> B08: L17                           |
|  | 1 | Stephen Garrett, 817 S.E. 169th Dr., Portland, OR 97233                |  |
|  |   | <b>Contractor:</b> Donald Williams                                     | <b>Designer:</b> Unknown                         |
|  |   | <b>Style:</b> Minimal Tract  | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: This small one-story house has a composition shingle low-pitched hip roof with boxed eaves. There is a small, centered concrete stoop with a shed roof extension from the main roof pitch. Windows are typically one-over-one double-hung wood sashes; a front window has a fixed wood sash. The house has horizontal weatherboard siding, and a concrete foundation. It has a typical mid-block setback, with some mature shrubs on the front elevation.</p> <p>Cultural Data: Building contractor Donald Williams built the house for Elfrieda Klebaum, a widow.</p>   |   |  |  |
| Contributing Resources:  | 1 | <b>08-26 Pasto, George Residence 1917</b>                              |  |
| Non-Contributing Resources:  | 0 | 2020 S.E. Spruce Avenue  | <b>Legal:</b> B08: L20                           |
|  | 0 | Mary E. Pasto, 2020 S.E. Spruce Avenue, Portland, OR 97214             |  |
|  |   | <b>Contractor:</b> Thomas Winship                                      | <b>Designer:</b> Unknown                         |
|  |   | <b>Style:</b> Craftsman Bungalow                                       | <b>Contributing:</b> Primary                     |
| <p>Description: This rectangular one-and-one-half story building has a bracketed gable roof with projecting eaves and exposed rafters; a shed-roofed dormer has a bank of hopper windows. The front veranda has massive truncated battered columns at each end, and more slender truncated battered columns flanking the porch stair entries, all carried on sided piers; the balustrade is enclosed; original porch stairs have been replaced with concrete and are flanked by brick planters (not original). Windows are typically one-over-one double-hung wood sashes; the front entry door is flanked by large fixed wood sash windows with double-hung sidelights. The building has narrow bevel siding, a concrete foundation and basement. It has a typical mid-block setback, and shaped hedges along the front of the house.</p> <p>Cultural Data: Building contractor Thomas Winship built this house for George Pasto, an usher.</p>   |   |  |  |

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|---|---|--|--|
| Contributing Resources:   | 1 | <b>08-27 Burns, Hanson Residence 1910</b>  |  |
| Non-Contributing Resources:   | 0 | 2014 S.E. Spruce Avenue  | <b>Legal:</b> B08: L21                       |
|   |   | Robert and Helen Schley c/o Sherwood and Roberts, P.O. Box 1517, Walla Walla, WA 99362 |  |
|   |   | <b>Contractor:</b> William H. See  | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                 |
| <p><b>Description:</b> This rectangular two-story building has a moderately-pitched hipped roof with projecting eaves and exposed rafters; a hip-roofed dormer on the front elevation has projecting eaves and exposed rafters. The hip-roofed full-width porch has exposed rafters; boxed columns with capitals and bases on enclosed piers; an enclosed balustrade, and wood porch stairs with wrought-iron railing. Windows are typically one-over-one double-hung wood sashes; the front elevation has a large fixed wood sash transomed window; there is a square bay with a shed roof on the north elevation. The house has narrow beveled siding with slender cornerboards, a concrete foundation and basement. It has a typical mid-block setback with mature shrubs in the front yard.</p> <p><b>Cultural Data:</b> William See built this house for a real estate broker named Wilson; it was sold within two years to Hanson Burns, whose occupation is unknown.</p>   |   |  |  |
| Contributing Resources:   | 0 | <b>08-28 Silkworth, Sherman and Cora Residence 1910</b>                                |  |
| Non-Contributing Resources:   | 1 | 2004 S.E. Spruce Avenue  | <b>Legal:</b> B08: L24                       |
|   |   | Tom and Lucy Sue, 2004 S.E. Spuce Street, Portland, OR 97214                           |  |
|   |   | <b>Contractor:</b> Nels J. Nelson  | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman  | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular two-and-one-half story house has a moderately-pitched gable roof with projecting eaves, exposed rafters, ornamental brackets on the gable ends, and composition shingles. The shed-roofed porch has a central gable echoing the pitch of the main roof, with a bracketed pediment, ornamental tie beams, truncated boxed columns on enclosed porch piers; and a vertical slat board balustrade. Windows are typically one-over-one double-hung wood sashes; there are stained glass windows on the north and south elevations. There are projecting square bay windows with shed roofs on the second story, with wide double-hung windows; a front fixed sash window on the first floor has been altered. The entry door is flanked with paneled sidelights. The building has been sided with asbestos shingles which has altered the window trim and substantially affected the historic character of the building. It has a concrete foundation and basement and a typical mid-block setback, with mature shrubs at the building edge and along the south lot line.</p> <p><b>Cultural Data:</b> Contractor Nels Nelson apparently built this house on speculation; it was sold within two years to Sherman Silkworth, president of Silkworth-Frosliid Machine Company, and his wife, Cora.</p> |   |  |  |

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|---|---|--|------------------------------------|
| Contributing Resources:   | 1 | <b>08-29 Raymond, Fred and Kate Residence 1924</b>                         |                                    |
|   |   | 1410 S.E. Harrison Street  | <b>Legal:</b> B08: L25, exc Se 40' |
| Non-Contributing Resources:   | 0 | Paul and Janis Christianson, 1410 S.E. Harrison Street, Portland, OR 97214 |                                    |
|   |   | <b>Contractor:</b> Frank I. Bevier   | <b>Designer:</b> Frank I. Bevier   |
|   |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary     |
| <p>Description: This rectangular one-story building has a composition shingle low-pitched hipped roof with projecting eaves, and two small eyebrow dormers on the front elevation. It has a reentrant porch in the east end of the front elevation, with slender battered columns. The front elevation has two fixed sash windows with five lights in the upper sash, flanked by narrow, double-hung sidelights. The original entry door has multiple lights. The building has weatherboard siding, a concrete foundation and basement. The house is located on a triangular lot at the north end of the block, with a rock retaining wall and some mature shrubs near the house. The backyard is enclosed with a chain link fence.</p> <p>Cultural Data: This house and its "twin" next door (1426 S.E. Harrison) was built by Milwaukie carpenter Frank Bevier for Laurelhurst Construction Company. By 1925 the house was purchased by Fred Raymond, secretary-treasurer for the Abstract Title Company.</p>   |   |  |                                    |
| Contributing Resources:   | 1 | <b>08-30 Howard, Forest and Lela Residence 1924</b>                        |                                    |
|   |   | 1426 S.E. Harrison Street  | <b>Legal:</b> B08: L25             |
| Non-Contributing Resources:   | 1 | Thomas Webb, 1426 S.E. Harrison, Portland, OR 97214                        |                                    |
|   |   | <b>Contractor:</b> Frank I. Bevier   | <b>Designer:</b> Frank I. Bevier   |
|   |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary     |
| <p>Description: This rectangular one-story building has a composition shingle low-pitched hipped roof with projecting eaves. It has a reentrant porch in the east end of the front elevation, with slender battered columns. The front elevation has two fixed sash windows with five lights in the upper sash, flanked by narrow, double-hung sidelights. The original entry door has multiple lights. The building has weatherboard siding, a concrete foundation and basement. The house is located on a polygonal lot with shrubs flanking the entrance path and stairs.</p> <p>Cultural Data: This house and its "twin" next door (1410 S.E. Harrison) was built by Milwaukie carpenter Frank Bevier for Laurelhurst Construction Company. By 1925 it was purchased by Howard Forest, a chiropractor, who lived in it with his wife, Lela.</p> <p><b>Auxiliary Building: Garage 1924 Non-Contributing: Compatible/Historic</b></p> <p>Description: The single-car garage on the alley has a flat roof and weatherboard siding; its doors have been altered, and, possibly, its roof.</p> |   |  |                                    |

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## Northwest Quadrant

Total Resources: 47  
Contributing: 29  
Non-Contributing: 18

## Form:

Convex Polygon

## Street Boundaries:

S.E. Palm Street  
S.E. Ladd Avenue  
Ladd Circle  
S.E. Harrison Street  
S.E. Mulberry Avenue

Block 9 partially forms two public spaces: its southeasterly edge faces Ladd Circle, and part of its west edge defines one side of West Park. The twenty-eight buildings on the block are single and multi-family residences: there are four duplexes dating to the secondary historic period, and one fourplex post-dating the historic period. Most buildings on the block have typical mid-block setbacks, and many have mature trees and shrubs in the front and side yards. Mulberry Street has a series of seven two-story Craftsman and Arts and Crafts style houses with gabled or hipped roofs, dating to the primary period, with three one-and-one-half story infill buildings dating to the secondary period: the buildings are approximately equal in scale and massing, which unifies the street facade. Ladd Avenue, which primarily consists of Craftsman style and period revival houses, has a more varied rhythm in height, massing and styles. Most of the buildings on the block were constructed under contract, rather than on speculation; however, there are several pairs of twin buildings on the block which reinforce its visual consistency. All but one building on the block are in good to excellent condition: the house at 1503 Harrison is in fair condition. Of the twenty-five historic buildings, six do not contribute to the district in their present condition; of the thirteen historic auxiliary buildings, five have been altered to the extent of losing their historic character.

Contributing  
Resources: 0  
Non-Contributing  
Resources: 1**09-01 Lomax, Clyde and David Fourplex 1960**

1334-46 S.E. Palm Street

Legal: B09: L2,3

Jack and Diana Pettibone, 6036 S.W. Idaho Street, Portland, OR 97221

Contractor: Seabold and Wolverton

Designer: David L. Duncan

Style: Contemporary

Non-Contributing: Incompatible

Description: This set of two-unit buildings were constructed on two double lots at the north end of the block. The buildings form a modified H in plan, with a common courtyard screened from the street by a vertical slat wood fence and hedges. The one-story buildings have flat roofs with cantilevered porches. Windows are aluminum sliders; the primary surfacing material is vertically-grooved plywood, with some inset stuccoed panels and composite stone veneer. The fourplex is incompatible in scale, massing and materials with other buildings in the district. The buildings have concrete foundations, and have shallow setbacks from the lot lines. There are a number of mature trees between the buildings and the sidewalks, including alders, cherries, chinese firs, roses, rhododendrons and a Port Orford Cedar, which help screen the fourplex from the street.

Cultural Data: The fourplex was designed by architect David Duncan and built by Seabold and Wolverton for David Lomax, vice-president of Ind. Air Products, and Clyde Lomax, secretary-treasurer of Portland Wire and Iron Works, neither of whom lived in the building.

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|--|---|--|--------------------------------|
| Contributing Resources:  | 1 | <b>09-02 Frederick Strong House 1909</b>   |                                |
|  |   | 1819 S.E. Ladd Avenue  | <b>Legal:</b> B09: L6          |
| Non-Contributing Resources:  | 0 | Glenn and Violet McCoy, 2389 N. Maple Avenue, Canby OR 97013                       |                                |
|  |   | <b>Contractor:</b> Thomas Vigars   | <b>Designer:</b> Unknown       |
|  |   | <b>Style:</b> Arts and Crafts  | <b>Contributing:</b> Primary   |
| <p><b>Description:</b> This two-and-one-half story rectangular building has a steeply-pitched cross-gable roof with prominently flared projecting eave ends on the front gable end, and large projecting purlins, some of which are bracketed. The full-width porch deck has an irregularly-coursed stone foundation and piers with stone coping, and battered, paneled columns. It has a single-bay, flat-roofed porch projection with a boxed cornice, which sweeps in a semi-circular curve back towards the house on the south; the roof has an ornamental wood slat balustrade with boxed newel posts. Windows are typically one-over-one double-hung wood sashes; the front second floor elevation has a trio of wood slipsash windows; the first floor front elevation has a bank of transomed fixed sash windows; the front gable attic story has a pair of triangular-pointed arched casements with leaded glass; square bay windows on the side elevations cantilever beyond the wall plane. The building has roughly-coursed stone to the first floor cornice line; gable ends have wood shingles. It has a concrete foundation and basement, and has a typical mid-block setback. A one-story garage is attached to the rear.</p> <p><b>Cultural Data:</b> The house was built by Thomas Vigars, a real estate dealer who lived in Ladd's Addition, for Frederick Strong of the Ladd Estate Company; a later owned was Francis J. Ryder.</p>   |   |  |                                |
| Contributing Resources:  | 1 | <b>09-03 North, Nellie Duplex 1923</b>   |                                |
|  |   | 1829-31 S.E. Ladd Avenue   | <b>Legal:</b> B09: L7          |
| Non-Contributing Resources:  | 1 | Harold, Ruth, Merle and Beulah Brindley, 1831 S.E. Ladd Avenue, Portland, OR 97214 |                                |
|  |   | <b>Contractor:</b> G.A. Douglas  | <b>Designer:</b> G.A. Douglas  |
|  |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Secondary |
| <p><b>Description:</b> This rectangular two-story duplex has a moderately-pitched hipped roof with projecting boxed eaves; a shed-roofed dormer with boxed eaves is centered on the front elevation. The full-width hip-roofed porch has truncated square boxed columns, with capitals and bases, on sided piers; an enclosed balustrade, and wrought-iron stair railings. Windows are typically one-over-one double-hung wood sashes; windows on the first and second floor of the front elevation are large slipsash double-hung windows with narrow double-hung sidelights. The building is sided with aluminum siding, which does not significantly affects its historic character, and has narrow cornerboards. It has a concrete foundation and basement, and a typical mid-block setback with mature hedges and shrubs in the frontyard and along the south lot line.</p> <p><b>Cultural Data:</b> The house was built by George Douglas, a painter, for a Miss Nellie North, who apparently built several houses on speculation in Ladd's Addition, among them one at 1321 Palm Street (12-17). North lived in one unit of the duplex for a year, and then moved to 1836 Mulberry.</p> <p><b>Auxiliary Building:</b> Garage      1922      <b>Non-Contributing:</b> Incompatible</p> <p><b>Description:</b> The original garage has been sided with plywood, and a flat-roofed carport with fiberglass panels has been added; it is incompatible in scale, mass and materials with other buildings on the alley.</p> |   |  |                                |

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|---|-------------------|--|
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>0</p> <p>2</p> | <p><b>09-04 Enns, Peter F. House 1955</b><br/> 1837 S.E. Ladd Avenue<br/> <b>Legal:</b> B09: L10</p> <p><b>Wing Cheung and Ngon Yuk, 1837 S.E. Ladd Ave., Portland, OR 97214</b><br/> <b>Contractor:</b> Peter F. Enns<br/> <b>Style:</b> Minimal Tract<br/> <b>Designer:</b> Associated Plan Service<br/> <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: This one-story rectangular building has a moderately-pitched gable roof with projecting eaves. A narrow overdoor, supported by wrought-iron brackets and posts, runs the length of the front elevation, sheltering a concrete stoop. The windows are typically fixed metal sashes; the building has asbestos siding, a concrete foundation and basement. It has a typical mid-block setback, with low hedges along the front elevation.</p> <p>Cultural Data: The house was apparently built on speculation by carpenter Peter Enns, and sold to Mrs. Minnie Druschel, a widow.</p> <p><b>Auxiliary Building: Garage 1955 Non-Contributing: Compatible/Non-Historic</b><br/> Description: The single-car garage, set back from the alley, has a flat roof and vinyl siding.</p>  |
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>0</p> <p>2</p> | <p><b>09-05 Lambert, Max B. and Kathryn Residence 1949</b><br/> 1845 S.E. Ladd Avenue<br/> <b>Legal:</b> B09: L11</p> <p><b>Kenneth Hoyt, 1845 S.E. Ladd Avenue, Portland, OR 97214</b><br/> <b>Contractor:</b> Max B. Lambert<br/> <b>Style:</b> Twentieth Century Norman Farmhouse<br/> <b>Designer:</b> Universal Plan Service Co.<br/> <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: This el-shaped one-and-one-half story building has a steeply-pitched, composition shingle, cross-gabled roof with minimal boxed eaves. The front-facing gable end eaves extend to within several feet of grade, is faced with brick and has a large fixed light wood window with an ornamental wrought-iron grille. The steeply-pitched, gable-roofed enclosed porch is located in the angle of the el; it is faced with brick, and has an ornamental bracketed metal overdoor, a concrete foundation and stairs, and wrought-iron railing. Windows are primarily one-over-one double-hung wood sashes. The building is sided with asbestos shingles, and has a concrete foundation and basement. It has a typical mid-block setback, with low ornamental hedges and shrubs along the front elevation; a chain link fence partially encloses the side and back yards.</p> <p>Cultural Data: Max Lambert built and lived in this house.</p> <p><b>Auxiliary Building: Garage 1949 Non-Contributing: Compatible/Non-Historic</b><br/> Description: The single-car garage on the alley has a gabled roof, asbestos shingle siding, and eave details matching the house.</p> |

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|-----------------------------|---|---|
| Contributing Resources:     | 2 | <b>09-06 Perry, Winfield S. and Frances Residence 1910</b>  |
|                             |   | 1853 S.E. Ladd Avenue <b>Legal:</b> B09: L14  |
| Non-Contributing Resources: | 0 | Norman and Celia Dunford, 1853 S.E. Ladd Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Thomas Vigars <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Craftsman <b>Contributing:</b> Primary  |
|                             |   | <b>Description:</b> This two-story square building has a composition shingle, moderately-pitched gable roof with projecting eaves, exposed jigsawn rafters, and jigsawn brackets at the gable ends. There are gable-roofed dormers on the side elevations. The single-bay projecting gable-roofed porch has boxed eaves; truncated boxed columns on enclosed piers, and concrete stairs with pipe railing. The windows are primarily one-over-one double-hung wood sashes; the front elevation has a large, transomed, fixed sash window with transomed sidelights, and a slipsash double-hung window; the transoms have leaded glass; the square bay window on the south has a shed roof with exposed rafters. The building is sided with narrow beveled siding, and has a concrete foundation and basement. It has a typical mid-block setback, with mature hedges, large camellias and flowering perennials in the front yard. |
|                             |   | <b>Cultural Data:</b> Real estate dealer Thomas Vigars, who built over two dozen early houses in Ladd's Addition, built this house for Winfield Perry, also a realtor, who owned and lived in the house with his wife, Frances.   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>c.1915</b> <b>Contributing:</b> Primary  |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, shiplap siding, and eave details matching the house; it contributes in scale, massing and detail to the spatial order of the block's alley.  |
| Contributing Resources:     | 2 | <b>09-07 Pifer, William E. and Nellie Residence 1924</b>  |
|                             |   | 1861 S.E. Ladd Avenue <b>Legal:</b> B09: L15  |
| Non-Contributing Resources: | 0 | Roger and Julie Strange, 1861 S.E. Ladd Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Robnett and McClure <b>Designer:</b> Universal Plan Service Co.  |
|                             |   | <b>Style:</b> Twentieth Century Norman Farmhouse <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This square one-and-one-half story building has a composition shingle, steeply-pitched cross-gable roof with minimal boxed eaves. It has a steeply-pitched gabled dormer on the front elevation with multi-light casements. The front-facing gable end has a projecting one-story gable-roofed reentrant porch with a semi-round arched opening, and a round-headed vertical-wood paneled door. Windows are primarily pairs of eight-light wood sash casements. The building has asbestos shingle siding, which does not significantly alter its historic character, and a concrete foundation and basement. It has a typical mid-block setback, with small shrubs and some evergreen trees around the front elevation.   |
|                             |   | <b>Cultural Data:</b> Contractors Isom C. Robnett and B.M. McClure built the house for William Pifer, a principal in Pifer-Johnson Furnace Company, and his wife, Nellie. Robnett and McClure were building contractors and real estate developers who built three houses in Ladd's Addition: their 1920s advertisement stated: "Robnett and McClure Build Homes that Endure."  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1924</b> <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and wood shingle siding; it contributes in scale, mass and details to the spatial order of the block's alley.   |

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|---|---|--|--|
| Contributing Resources:   | 1 | <b>09-08 Ward, Victor and Lottie Residence 1910</b>                        |  |
|   |   | 1903 S.E. Ladd Avenue  | <b>Legal:</b> B09: L18                       |
| Non-Contributing Resources:   | 1 | Eva Louie, 1903 S.E. Ladd Avenue, Portland, OR 97214                       |  |
|   |   | <b>Contractor:</b> McHolland Brothers                                      | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman  | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular two-story building has a moderately-pitched hipped roof with flared, projecting eaves and exposed rafters. The shed-roofed dormer on the front elevation appears to have been altered. The single-bay, projecting gable-roofed porch has been altered: it is presently an enclosed reentrant porch with minimal boxed eaves, faced with brick, and has a semi-round arched opening. The windows are typically six-over-one double-hung wood sashes; the front elevation first floor window is a large, fixed multi-light window with flanking multi-light casements, and appears to have been altered c. 1930. The building has asbestos shingle siding, with brick veneer on the first floor front elevation. It has a concrete foundation and basement, and a typical mid-block setback, with some mature shrubs along the front elevation.</p> <p>Cultural Data: The McHolland Brothers built this house for Strong and Company, who sold it soon after completion to Victor and Lottie Ward. Ward was a farmer, and his son, William, who lived here with his parents, was a clerk for First National Bank. Frederick Strong was a principal in the Ladd Estate Company; he had several houses built on speculation in the district. Strong and Company built a "twin" of this building on this block at 1968 S.E. Mulberry.</p> <p><b>Auxiliary Building: Garage</b>                      <b>c.1911</b>                      <b>Contributing: Primary</b></p> <p>Description: The single-car garage on the alley has a moderately-pitched hipped roof with flared eaves and wood shingle siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |  |  |
| Contributing Resources:   | 1 | <b>09-09 Rudd, Todd Residence 1925</b>                                     |  |
|   |   | 1911 S.E. Ladd Avenue  | <b>Legal:</b> B09: L19                       |
| Non-Contributing Resources:   | 1 | Anthony and Margherita Galluzzo, 1911 S.E. Ladd Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Fitch, Potts and Sons                                   | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Twentieth Century Norman Farmhouse                           | <b>Contributing:</b> Secondary               |
| <p>Description: This rectangular one-and-one-half story building has a projecting wing on the front elevation; both the main block and the wing have steeply-pitched gabled roofs with boxed eaves, return boxed cornices and composition shingles. The front gable wing's north eave extends below the cornice line with a slight flare. The reentrant porch has semi-round arched openings, a concrete stoop and concrete stairs with wrought-iron railings. There are gable-roofed dormers on the side elevations. Windows are primarily groupings of one-over-one double-hung wood sashes. The building has asbestos shingle siding, a concrete foundation and basement. It has a typical mid-block setback with small shaped shrubs along the front elevation.</p> <p>Cultural Data: Contractors Fitch, Potts and Sons built this house, its "twin" next door, and the bungalow at 1943 S.E. Ladd on this block, as well as a number of other houses in Ladd's Addition, on speculation. By 1927 Todd Rudd, a dentist, had purchased the house and lived in it with his wife, Hannah.</p> <p><b>Auxiliary Building: Garage</b>                      <b>1975</b>                      <b>Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The two-car garage on the alley has a low-pitched gable roof with masonite shingle siding.</p>   |   |  |  |



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|-----------------------------|---|--|
| Contributing Resources:     | 1 | <p><b>09-10 Herron, George W. Residence 1924</b><br/> 1917 S.E. Ladd Avenue<br/> <b>Legal:</b> B09: S 5' L29; N 30' L22</p>  |
| Non-Contributing Resources: | 0 | <p>Evan Sax c/o Edgar Piper, 1917 S.E. Ladd Ave., Portland, OR 97214<br/> <b>Contractor:</b> Fitch, Potts and Sons <b>Designer:</b> Unknown<br/> <b>Style:</b> Twentieth Century Norman Farmhouse <b>Contributing:</b> Secondary<br/> Description: This rectangular one-and-one-half story building has a projecting wing on the front elevation; both the main block and the wing have steeply-pitched, composition shingle gabled roofs with boxed eaves and return cornices. The front gable wing's north eave extends below the cornice line with a slight flare. The reentrant porch is partially enclosed, and has a partial-hipped roof, and semi-round arched openings; a concrete stoop and stairs with wrought-iron railings. There are gable-roofed dormers on the side elevations. Windows are primarily multi-light wood sash casements. The building has stuccoed siding, a concrete foundation and basement. It has a typical mid-block setback with small shaped shrubs along the front elevation.<br/> Cultural Data: Contractors Fitch, Potts and Sons built this house, its "twin" next door, and the bungalow at 1943 S.E. Ladd on this block, as well as a number of other houses in Ladd's Addition, on speculation. George Herron owned the house in the late 1920s.</p>  |
| Contributing Resources:     | 1 | <p><b>09-11 Shultz, Fred E. Residence 1938</b><br/> 1925 S.E. Ladd Avenue<br/> <b>Legal:</b> B09: S5' L22; L23</p>   |
| Non-Contributing Resources: | 1 | <p>Howard and Thelma Griffin, 1925 S.E. Ladd Avenue, Portland, OR 97214<br/> <b>Contractor:</b> W.J. Saunders <b>Designer:</b> Unknown<br/> <b>Style:</b> Twentieth Century English Cottage <b>Non-Contributing:</b> Compatible/Historic<br/> Description: This rectangular one-and-one-half story building has a jerkinhead gable roof with minimal boxed eaves; a projecting, front-facing, pedimented, gable-roofed wing has a semi-circular round-arched opening to a reentrant porch, with concrete stairs and wrought-iron railing. Original windows have been replaced with fixed metal sashes and double-hung windows, which adversely affect the historic character of the building. The first floor is clad with brick; the second floor has weatherboard siding. The building has a concrete foundation and basement, and a typical mid-block setback with mature flowering plants and hedges around the front elevation and in the front yard.<br/> Cultural Data: W.J. Saunders built this house for F.E. Shultz, a steelworker.<br/> <b>Auxiliary Building: Garage 1938 Contributing: Secondary</b><br/> Description: The two-car garage on the alley has a jerkinhead gable roof, eave details matching the house, and shingle siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |

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|-----------------------------|---|--|
| Contributing Resources:     | 1 | <b>09-12 Carruthers, Harry J. and Louise Duplex 1925</b>   |
| Non-Contributing Resources: | 1 | 1931-1937 S.E. Ladd Avenue <b>Legal:</b> B09: S 10' L23; L26   |
|                             |   | Holly Elliott and Alec and Leslie Jensen, P.O. Box 14402, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> T.E. Starrett <b>Designer:</b> C.E. Kaufman   |
|                             |   | <b>Style:</b> Twentieth Century Colonial <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This square one-and-one-half story duplex has a composition shingle, moderately-pitched gable roof with boxed eaves. There are small gabled roof dormers on the front elevation, with boxed eaves and return cornices; the window in one dormer has been replaced with an aluminum slider. The windows are primarily six-over-six double-hung wood sashes; there are two polygonal bay windows on the front elevation with multi-light double-hung wood sash windows. Entry to one unit is on the front elevation; it has a segmental-arched, bracketed overdoor with return cornices; the entrance to the second unit is on the north elevation and has a gabled roof supported on slender posts. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback and some small foundation plantings. |
|                             |   | <b>Cultural Data:</b> The duplex was built on speculation by contractor T.E. Starrett, and sold within the year to Harry Carruthers, an organ mechanic.  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>c.1925</b> <b>Non-Contributing:</b> Compatible/Historic   |
|                             |   | <b>Description:</b> The two-car garage on the alley has a gable roof and has been re-sided with plywood.   |
| Contributing Resources:     | 2 | <b>09-13 Moore, Henry F. and Zella Residence 1924</b>  |
| Non-Contributing Resources: | 0 | 1943 S.E. Ladd Avenue <b>Legal:</b> B09: L27   |
|                             |   | Byron Fujita and Betsy Davenport, 1943 S.E. Ladd Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Fitch, Potts and Sons <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Bungalow <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This el-shaped, one-story building has a low-pitched, pedimented cross-gable roof with projecting, boxed eaves. The front facing gabled wing has a veranda with battered columns on brick piers. Windows are primarily one-over-one double-hung wood sashes; the front elevation has two fixed wood sash windows with multiple lights in the upper sash. The building has narrow beveled siding with wide cornerboards, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs around the foundation.  |
|                             |   | <b>Cultural Data:</b> Contractors Fitch, Potts and Sons built this house, and the "twin" buildings at 1911 and 9117 S.E. Ladd on this block, as well as a number of other houses in Ladd's Addition, on speculation. By 1925 Henry Moore, a salesman for Sherman-Clay Music Company, and his wife, Zella, had purchased and lived in the house.  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>c.1924</b> <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, beveled siding and cornerboards, and eave details matching the house; it contributes in scale, mass and details to other buildings on the block's alley.  |

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|---|---|---|--|
| Contributing Resources:   | 0 | <b>09-14 Townsend, Eunice Residence 1923</b>                    |  |
| Non-Contributing Resources:   | 1 | 1503 S.E. Harrison Street                                       | <b>Legal:</b> B09: L28                       |
|   |   | Gary Viles and Judith Thomas, P.O. Box 955, Beaverton, OR 97075 |  |
|   |   | <b>Contractor:</b> Thermo-Wall Concrete                         | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This building has been much-altered. It is rectangular in plan and two stories in height, with a moderately-pitched gable roof with bracketed gable ends. Shed-roofed wall dormers on both side elevations are bracketed and have exposed rafters. Windows are typically one-over-one double-hung wood sashes, with some banks of wood casements; the alley elevation, initially a three-bay garage, has been altered, with infill panels of vertical board siding and aluminum sliding windows. A wood-shingled, flat-roofed cupola running along the ridge line of the building is a later addition, c. 1970s. The building was converted to a duplex in 1979. The structure has a concrete foundation and basement. It is located on a large polygonal lot at the end of the block, and is sited on the alley, leaving the bulk of the front yard to mature trees, shrubs and hedges, including a large Norway spruce.</p> <p>Cultural Data: This unusual concrete residence--the only one in the district--was initially built as a garage by the Thermo Wall Concrete Construction Company of Portland for a widow, Mrs. Eunice Townsend. The owner decided to convert the garage to a residence, rather than build a house.</p>                                       |   |   |  |
| Contributing Resources:   | 1 | <b>09-15 Fisher, William P. House 1928</b>                      |  |
| Non-Contributing Resources:   | 1 | 1425 S.E. Harrison Street                                       | <b>Legal:</b> B09: E 1/2 L9                  |
|   |   | Ransom D. Powell, 788 Greenwood Drive N.E., Salem, OR 97303     |  |
|   |   | <b>Contractor:</b> Charles E. Stamp                             | <b>Designer:</b> Charles E. Stamp            |
|   |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary               |
| <p>Description: This square one-story building has a moderately-pitched, composition shingle gable roof with projecting eaves, exposed rafters and bracketed gable ends. The centered single-bay porch has a bracketed gable roof with exposed rafters; stuccoed wall piers with segmental-arched openings, a concrete foundation and porch stairs. Windows are typically one-over-one double-hung wood sashes; there are two large fixed wood sash windows with multiple lights in the upper sashes on the front elevation. The original entry door has rectilinear lights. The building is stuccoed, and has a concrete foundation and basement. It is located on the east side of a triangular lot, which creates a triangular front yard; there are some flowering shrubs along the front elevation.</p> <p>Cultural Data: Carpenter Charles Stamp built this house--and its twin next door--for William P. Fisher, an engineer who did not live in the building; the tenant in 1930 was James Walsh, an engineer.</p> <p><b>Auxiliary Building:</b> Garage <b>1927</b> <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The single-car garage on the alley has a flat roof and asphalt siding; it no longer contributes to the historic character of the district.</p> |   |   |  |

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|--|---|--|--------------------------------|
| Contributing Resources:  | 1 | <b>09-16 Fisher, William P. House 1928</b>                                 |                                |
| Non-Contributing Resources:  | 1 | 1409 S.E. Harrison Street  | <b>Legal:</b> B09: W 1/2 L25   |
|  |   | Ransom Powell, 788 Greenwood Drive N.E., Salem, OR 97303                   |                                |
|  |   | <b>Contractor:</b> Charles E. Stamp  | <b>Designer:</b> Unknown       |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary |
| <p>Description: This square one-story building has a moderately-pitched, composition shingle gable roof with projecting eaves, exposed rafters and bracketed gable ends. The centered single-bay porch has a bracketed gable roof with exposed rafters; stuccoed wall piers with segmental-arched openings, a concrete foundation and porch stairs. Windows are typically one-over-one double-hung wood sashes; there are two large fixed wood sash windows with multiple lights in the upper sashes on the front elevation. The original entry door has rectilinear lights. The building is stuccoed, and has a concrete foundation and basement. It is located on the west side of a triangular lot, which creates a triangular front yard; there are some flowering shrubs along the front elevation.</p> <p>Cultural Data: Carpenter Charles Stamp built this house--and its twin next door--for William P. Fisher, an engineer who did not live in the building; the tenant in 1930 was Lester Campbell, a fireman.</p> <p><b>Auxiliary Building:</b> Garage <b>c.1928</b> <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The single-car garage on the alley has a flat roof and composition siding. It no longer contributes to the historic character of the district.</p>  |   |  |                                |
| Contributing Resources:  | 2 | <b>09-17 Holcomb, A.E. and Gail House 1910</b>                             |                                |
| Non-Contributing Resources:  | 0 | 1990 S.E. Mulberry Avenue  | <b>Legal:</b> B09: L24         |
|  |   | Laurence and Patricia Mahen, 1990 S.E. Mulberry Avenue, Portland, OR 97214 |                                |
|  |   | <b>Contractor:</b> Nels J. Nelson  | <b>Designer:</b> Unknown       |
|  |   | <b>Style:</b> Arts and Crafts  | <b>Contributing:</b> Primary   |
| <p>Description: This rectangular two-and-one-half story building has a steeply-pitched gable roof with deep projecting eaves, ornamental rafters and brackets, and projecting pedimented gable ends. The front elevation has a centered wall dormer with bracketed, flared bargeboards, one of which sweeps towards the second floor line. A cantilevered square bay window on the second floor of the front elevation is located on the south corner. A square front bay window with a castelated roof has a fixed wood sash flanked by double-hung windows, with leaded glass transoms above. The single-bay, gable-roofed porch has truncated battered columns on sided piers, and wood stairs. The front elevation second floor windows have bracketed, shingled awnings; a narrow semi-round casement window with label molding is located in the attic story. The first story of the building has narrow beveled siding; the second floor has wood shingles. It has a concrete foundation and basement. The entry was altered to include two front doors when the buildings was converted to a duplex (1977). The building has a typical mid-block setback, with some mature rhododendrons and camellias in the front yard.</p> <p>Cultural Data: Contractor Nels J. Nelson apparently built this house on speculation; by 1912 A.E. Holcomb, who worked for East Side Transfer Company, had purchased the house, but did not live there. Nelson also built the Craftsman house at 1930 S.E. Mulberry on this block.</p> <p><b>Auxiliary Building:</b> Garage <b>c.1920</b> <b>Contributing:</b> Secondary</p> <p>Description: The single-car garage on the alley has a truncated hipped roof with exposed rafters and wood shingle siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |  |                                |

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|-----------------------------|---|--|
| Contributing Resources:     | 2 | <p><b>09-18 Coe, Robert Jr. Residence 1911</b><br/> 1982 S.E. Mulberry Avenue<br/> <b>Legal:</b> B09: L21</p>  |
| Non-Contributing Resources: | 0 | <p>Haskal White, 1982 S.E. Mulberry Avenue, Portland, OR 97214<br/> <b>Contractor:</b> Grant Bartman<br/> <b>Style:</b> Craftsman<br/> <b>Designer:</b> Fred Koschantsky<br/> <b>Contributing:</b> Primary</p> <p>Description: This rectangular, two-story building has a composition shingle, moderately-pitched hipped roof with projecting eaves and exposed rafters. A centered, gable-roofed dormer has projecting eaves and exposed rafters. The full-width front porch has a hipped roof with exposed rafters, truncated boxed columns on sided piers and an enclosed balustrade. The windows are primarily one-over-one double-hung wood sashes, with a fixed wood sash window with double-hung sidelights on the front elevation. A square bay window on the south elevation has a shed roof with exposed rafters. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs and evergreen hedges at the front elevation.</p> <p>Cultural Data: The house was designed by Fred Koschantsky, and built by Grant Bartman for Robert Coe, Jr., a creditman for a local hardware company.</p> <p><b>Auxiliary Building:</b> Garage                      <b>1925</b>                      <b>Contributing:</b> Secondary</p> <p>Description: The single-car garage on the alley has a hipped roof with projecting eaves and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |
| Contributing Resources:     | 0 | <p><b>09-19 VanWyk, Paul, Residence 1925</b><br/> 1976 S.E. Mulberry Avenue<br/> <b>Legal:</b> B09: L20</p>  |
| Non-Contributing Resources: | 2 | <p>Stanley and Cynthia Louie, 1976 S.E. Mulberry Avenue, Portland, OR 97214<br/> <b>Contractor:</b> Victor Wood<br/> <b>Style:</b> Twentieth Century Colonial<br/> <b>Designer:</b> Fred G. Hurst<br/> <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: This square, two-story building has a gambrel roof with boxed eaves and composition shingles; a full-length shed-roofed dormer is located on the front elevation. The centered, gable-roofed, single-bay porch has boxed eaves and a return cornice; wrought-iron posts have replaced the original porch supports, a concrete foundation and stairs. The original double-hung windows and front elevation fixed light wood sash windows have been replaced with metal sashes. The building has been sided with asbestos; siding, porch and window changes have substantially altered the building's historic character. It has a concrete foundation and basement and a typical mid-block setback; a chain link fence encloses the front and back yards.</p> <p>Cultural Data: The house was built by Victor Wood, who lived in Ladd's Addition, first on Elliott Avenue and later on Ladd Avenue; by 1930 it had been purchased by Paul VanWyk, a salesman for a cutlery manufacturer.</p> <p><b>Auxiliary Building:</b> Garage                      <b>1975</b>                      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: The single-car garage on the alley has a hipped roof and T-1-11 siding.</p>  |

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|-----------------------------|---|--|--|
| Contributing Resources:     | 1 | <b>09-20 Terry, William and Milly, Residence 1910</b>  |  |
| Non-Contributing Resources: | 0 | 1968 S.E. Mulberry Avenue  | <b>Legal:</b> B09:L17                        |
|                             |   | James and Eileen Signor, 4123 S.E. Ogden Street, Portland, OR 97202  |  |
|                             |   | <b>Contractor:</b> McHolland Brothers  | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                 |
|                             |   | <b>Description:</b> This rectangular two-story building has a composition shingle, low-pitched hipped roof with projecting eaves and exposed rafters; a central roof dormer has a hipped roof with exposed rafters and double-hung windows with rectilinear lights in the upper sash. The full-width hip-roofed porch has truncated boxed wood columns on sided piers, and concrete steps with metal pole railings. The windows are primarily one-over-one double-hung wood sashes; shed-roofed bay windows are located on both side elevations. The building is sided with asphalt brick shingles, including porch piers, and has a concrete foundation and basement. It has a typical mid-block setback, with a chain link fence along the south lot line, and a large magnolia, pruned shrubs and roses in the front yard.  |  |
|                             |   | <b>Cultural Data:</b> The McHolland Brothers built this house for Strong and Company, who sold it soon after completion to William W. Terry, an ice cream manufacturer, who lived in it with wife Milly, and son Harold, a machinist for Phoenix Iron Works. Frederick Strong was a principal in the Ladd Estate Company; he had several houses built on speculation in the district. Strong and Company built a "twin" of this building on this block at 1903 S.E. Ladd   |  |
| Contributing Resources:     | 0 | <b>09-21 Martin, Silas C. Residence 1910</b>   |  |
| Non-Contributing Resources: | 1 | 1958 S.E. Mulberry Avenue  | <b>Legal:</b> B09:L16                        |
|                             |   | Keith Lampton and Patrice Kirkpatrick, 1958 S.E. Mulberry Ave., Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> J.A. Zeller   | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Craftsman  | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> This rectangular two-story building has a low-pitched hipped roof with flared, projecting eaves and exposed rafters. A shed-roofed dormer on the front elevation has exposed rafters. The single-bay entry porch has a shed roof with exposed rafters; truncated battered columns on rectangular piers; an ornamental wood balustrade, and concrete stairs with wrought-iron railings. The windows are typically one-over-one double-hung wood sashes; a square bay window on the north has a shed roof with exposed rafters. The building has been sided with asbestos shingles, which has altered the window trim and covered the porch columns and balustrade. It has a concrete foundation and basement. There is a large one-story flat roofed wing addition at the rear of the building. The additions and siding changes have adversely affected the building's historic character. It has a typical mid-block setback, with a variety of shrubs in the frontyard, which is enclosed with a chain link fence. |  |
|                             |   | <b>Cultural Data:</b> Building contractor J.A. Zeller built the house for Silas Martin, a civil engineer.  |  |

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Contributing Resources: 1 **09-22 Keller, Alfred Residence 1911**  
1952 S.E. Mulberry Avenue Legal: B09: L13  
Non-Contributing Resources: 1 Kenneth and Joanne Campbell, 1952 S.E. Mulberry Avenue, Portland, OR 97214  
Contractor: Christian B. Lehman Designer: Unknown  
Style: Craftsman Contributing: Primary

Description: This rectangular two-and-one-half story building has a moderately-pitched gable roof with deep projecting eaves, exposed rafters, and a wide bargeboard; the gable ends are bracketed and pedimented, with ornamental rafter ends projecting beneath the slightly cantilevered pediment line. The full-width, shed-roofed porch has exposed rafters, truncated battered wood porch columns on an enclosed balustrade, and concrete stairs with wrought-iron railings. Windows are typically one-over-one double-hung wood sashes, with a large fixed wood sash, transomed window on the front elevation. The building has narrow beveled siding on the first floor, and wood shingle siding on the second floor and gable ends. Alterations which converted it to a duplex in 1968 are not visible on the front elevation. It has a concrete foundation and basement, and has a typical mid-block setback with a variety of shrubs and shaped hedges at the front elevation, and rose bushes along the south lot line.

Cultural Data: Carpenter Christian Lehman built the house for Alfred Keller, a metalworker for H. Hirschberger Company.

Auxiliary Building: Garage c.1923 Non-Contributing: Compatible/Historic

Description: The single-car garage on the alley has a gable roof and tongue-and-groove siding; its doors have been altered. It is compatible in scale and massing with other buildings on the alley.

Contributing Resources: 1 **09-23 Munz, Edward R. and Theresa Residence 1926**  
1944 S.E. Mulberry Avenue Legal: B09: L12  
Non-Contributing Resources: 0 Robert and Thorey Everroad, 1944 S.E. Mulberry Avenue, Portland, OR 97214  
Contractor: Katherine W. Ehrhardt Designer: Katherine W. Ehrhardt  
Style: Twentieth Century Norman Farmhouse Contributing: Secondary

Description: This rectangular one-and-one-half story building has a cross-gable roof with boxed eaves, boxed return cornices and composition shingles. The front gable end has a slightly projecting reentrant gable-roofed porch with boxed return cornices and a concrete foundation; an unroofed porch deck extends to the south, with an enclosed balustrade. A gable-roofed dormer on the front elevation has boxed eaves and a return cornice. Windows are typically three-over-one double-hung wood sashes; a fixed front elevation window has multiple lights in the upper sash and is flanked by double-hung sidelights; a square bay window on the south elevation has a gabled roof with boxed eaves. The building has weatherboard siding with narrow cornerboard trim, a concrete foundation and basement. It has a typical mid-block setback, with plants and hedges along the south lot line.

Cultural Data: The house was built by contractor Katherine W. Ehrhardt for Edward and Theresa Munz; Edward was a machinist.

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- Contributing Resources: 1 **09-24 Clauss, Albert F. and Ida Duplex 1923**  
Non-Contributing Resources: 1 1936 S.E. Mulberry Avenue **Legal: B09: L9**  
1 Leo Frank and Dianne Catlett, 1936 S.E. Mulberry Avenue, Portland, OR 97214  
**Contractor: A.F. Clauss Designer: Unknown**  
**Style: Twentieth Century Colonial Non-Contributing: Compatible/Historic**  
Description: This two-story rectangular building has a steeply-pitched gambrel roof with minimal boxed eaves, composition shingles and a shed-roofed dormer running the full length of the front elevation. The centered single-bay porch has a semi-circular arched roof with an enclosed gable end; modified Doric columns, a concrete foundation and porch stairs with wrought-iron railings and brick piers. Windows are typically eight-over-one and six-over-one double-hung wood sashes; the window trim has been obscured through the application of aluminum siding. The building has a concrete foundation and basement, and a typical mid-block setback, with large beds of juniper flanking the paths to and around the house.  
Cultural Data: A.F. Clauss, who owned his own building company, built this duplex for himself and his wife, Ida.  
**Auxiliary Building: Garage 1922 Contributing: Secondary**  
Description: The two-car garage on the alley has a gambrel roof, weatherboard siding, a return boxed cornice, and other details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.
- Contributing Resources: 2 **09-25 Gunderson, Edward House 1910**  
Non-Contributing Resources: 0 1930 S.E. Mulberry Avenue **Legal: B09: L8**  
0 Inez Cummins, 1930 S.E. Mulberry Avenue, Portland, OR 97214  
**Contractor: Nels J. Nelson Designer: Unknown**  
**Style: Craftsman Contributing: Primary**  
Description: This rectangular two-story building has a composition shingle, low-pitched hipped roof with flared, deep projecting eaves, with paired ornamental brackets. A flared, hip-roofed dormer is centered on the front elevation. The full-width, hip-roofed porch has projecting eaves with smaller ornamental brackets; truncated battered wood columns on an enclosed balustrade, and concrete porch stairs with pipe railing. The windows are typically one-over-one double-hung wood sashes; the front elevation has a transomed fixed wood sash window with double-hung sidelights; square bay windows on the side elevations have shed roofs with exposed rafters. The building has narrow beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering and evergreen shrubs along the front elevation; a picket fence encloses the back yard.  
Cultural Data: Contractor Nels J. Nelson apparently built this house for Edward Gunderson, a principal in Gunderson and Hunt, a real estate firm. Gunderson did not live in the house. Nelson also built the Craftsman house at 1990 S.E. Mulberry on this block.  
**Auxiliary Building: Garage 1924 Contributing: Secondary**  
Description: The single-car garage on the alley has a gable roof, beveled siding, and eave details and windows matching the house; an unenclosed porch has been added to the north side. It contributes in scale, mass and details to the spatial order of the block's alley.



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- |   |   |  |  |
|---|---|--|--|
| Contributing Resources:   | 1 | <p><b>09-26 Slater, George House 1911</b><br/>1920 S.E. Mulberry Avenue</p>  | Legal: B09: L5   |
| Non-Contributing Resources:   | 0 | <p>Willard and Viola Reimer, 1920 S.E. Mulberry Avenue, Portland, OR 97214<br/><b>Contractor:</b> George Slater<br/><b>Style:</b> Craftsman</p>          | <p><b>Designer:</b> Unknown<br/><b>Contributing:</b> Primary</p>         |
| <p>Description: This two-story rectangular building has a moderately-pitched hipped roof with deep, projecting boxed eaves. The full-width, flat-roofed porch has sided, truncated battered columns on an enclosed balustrade; wood foundation and porch stairs, and pipe stair railings. The porch roof has a pipe railing balustrade and a multi-light door leading to it from the second floor. Windows are primarily one-over-one double-hung wood sashes; a square bay window on the south has a flat roof with boxed eaves. The building has weatherboard siding and narrow cornerboards; a concrete foundation and basement. It has a typical mid-block setback with low-growing shrubs in the frontyard, and a hedge along the north lot line.</p> <p>Cultural Data: The house was built, apparently on speculation, by George Slater, a building contractor and carpenter; he did not live in the house.</p>   |   |  |  |
|   |   |  |  |
| Contributing Resources:   | 1 | <p><b>09-27 Rock, Pauline Duplex 1923</b><br/>1304-1310 S.E. Palm Street</p>   | Legal: B09: W 1/2 L1,4   |
| Non-Contributing Resources:   | 0 | <p>Richard Adams, Jr., 24769 N.E. Butteville Rd., Aurora, OR 97002<br/><b>Contractor:</b> John R. Blows<br/><b>Style:</b> Twentieth Century Colonial</p> | <p><b>Designer:</b> John R. Blows<br/><b>Contributing:</b> Secondary</p> |
| <p>Description: This rectangular one-and-one-half story duplex has a moderately-pitched composition shingle gabled roof, with minimal boxed eaves, and long shed-roofed dormers on both front and rear elevations. Entries to the units are at opposite ends of the front elevation, with pedimented, gable roofs supported by wrought-iron posts over concrete stoops. Windows are typically one-over-one double-hung wood sashes; the front elevation has two fixed wood sash windows with multiple lights in the upper sash and double-hung sidelights. The building has weatherboard siding, a concrete foundation and basement. It is located on a square lot at the north end of the block, and has some mature shrubs and a large evergreen tree in the front yard.</p> <p>Cultural Data: Contractor John Blows built this duplex for Pauline Rock, who lived in one unit for a number of years; Blows himself lived in one of the units in 1925. The house is a "twin" to the one next door (1318-22 S.E. Palm Street).</p> |   |  |  |

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Contributing Resources:	2	<b>09-28 Robinson, Charles and May Duplex 1923</b> 1318-1322 S.E. Palm Street	<b>Legal:</b> B09: E pt L1,4
Non-Contributing Resources:	0	Robert and Sherry Evans, 1318-1322 S.E. Palm Street, Portland, OR 97214	

**Contractor:** John R. Blows                      **Designer:** Unknown  
**Style:** Twentieth Century Colonial                      **Contributing:** Secondary

**Description:** This rectangular one-and-one-half story duplex has a moderately-pitched, composition shingle, clipped gabled roof, with minimal boxed eaves and return cornices, and long shed-roofed dormers on both front and rear elevations. Entries to the units are at opposite ends of the front elevation, with bracketed gable-roofed overdoors with return cornices over concrete stoops. Windows are typically one-over-one double-hung wood sashes; the front elevation has two fixed wood sash windows with multiple lights in the upper sash and double-hung sidelights. The building has weatherboard siding, a concrete foundation and basement. It is located on a square lot at the north end of the block, and has some mature shrubs in the front yard.

**Cultural Data:** Contractor John Blows built this duplex for Charles Robinson, foreman for the City Bureau of Maintenance, who operated it as a rental unit: in 1930 the tenants were Horace Howard, a bookkeeper for the Northwest Planing Mill Company, and Clarence Davis, an operator for Pacific Electric Power Company. The house is a "twin" of the one next door (1304-1310 S.E. Palm Street).

**Auxiliary Building:** Garage                      c.1923                      **Contributing:** Secondary

**Description:** The two-car garage on the alley has a flat roof and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.

United States Department of the Interior  
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Continuation SheetSection number 7 Page 7.125**BLOCK 10**

## Northwest Quadrant

Total Resources: 12  
Contributing: 8  
Non-Contributing: 4Form:  
Trapezium

## Street Boundaries:

S.E. Mulberry Avenue  
S.E. Harrison Street  
S.E. Larch Avenue

Block 10's southeast edge helps form one side of West Park. The block was developed in three distinct periods, which is reflected in the buildings' style and massing. Three Craftsman style houses on Larch Avenue were built during the primary period of historic development, in 1909, by Eric Rasmussen, a real estate dealer who built a number of early Ladd's Addition houses: one of the houses on this block is his own residence. In 1923 three one-story Twentieth Century Colonial buildings were constructed; two of these are duplexes facing Harrison Street, built by contractor William Clements, who erected a number of buildings in Ladd's Addition in the 1920s. In 1946 the last house on the block was built on the northernmost lot, which is compatible in scale and massing with the houses dating from the secondary period. Despite the evident distinction in periods of development, the buildings are visually linked by their setbacks and the change in grade from street to lot, which requires a series of concrete steps along the front lot lines of each building, adding a second plane of spatial continuity to all sides of the block. All buildings on the block are in good to excellent condition. Of the six historic buildings on the block, one does not contribute to the district in its present condition; of the five historic auxiliary buildings, two have been altered to the extent of losing their historic character.

Contributing Resources: 2  
Non-Contributing Resources: 0**10-01 Edwards, Michael T. and Rose Residence 1923**

1955 S.E. Mulberry Avenue

Legal: B10: L3,4

H.M. Rustebakke, 1955 S.E. Mulberry Avenue, Portland, OR 97214

Contractor: E.J. Oberle

Designer: M.T. Edwards

Style: Twentieth Century Colonial

Contributing: Secondary

Description: This one-story building has a rectangular central block plan with smaller symmetrical wings. The moderately-pitched gabled roof has a narrow cornice, projecting eaves, and composition shingles; there are two small, symmetrically-placed gabled dormers on the front elevation. The entry is defined by an ornamental, bracketed, gabled overdoor. Most of the windows are paired three-over-one double-hung wood sashes; there are two fixed sash wood windows, with six lights in the upper third, flanking the transomed entry door. The building has beveled siding and a concrete foundation and basement. It is located roughly in the center of a triangular lot, bounded by Mulberry, Harrison and the block's north-south alley.

Cultural Data: Michael Edwards was a farmer. His wife, Rose, was a bookkeeper. Builder Emil Oberle was a carpenter.

Auxiliary Building: Garage

1932

Contributing: Secondary

Description: The single-car garage on the alley has beaded tongue-and-groove siding, a gable roof and original doors; it contributes in scale, mass and details to the spatial order of the block's alley.

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- |                             |   |   |   |
|-----------------------------|---|---|---|
| Contributing Resources:     | 2 | <b>10-02 Clements, William Duplex 1923</b>  |   |
| Non-Contributing Resources: | 0 | 1311-1315 S.E. Harrison Street  | <b>Legal:</b> B10 E. 43.36' L6                    |
|                             |   | Lillian Mathers c/o Michael Hatheway, 2232 N.W. Everett #23, Portland, OR 97210   |   |
|                             |   | <b>Contractor:</b> William Clements   | <b>Designer:</b> Redimade Building Co.            |
|                             |   | <b>Style:</b> Twentieth Century Colonial  | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This rectangular one-story building has a moderately-pitched, hipped roof with a boxed cornice and gabled, bracketed overdoor entries with return eaves located at both ends of the main elevation. A small, shed-roofed dormer with two multi-light hopper windows is located in the center of the main elevation roof. The front elevation has two large fixed light wood windows with simple wood trim; the remaining windows on the building are wood double-hung. The building has beveled siding and a concrete foundation and basement. The paneled and glazed westerly duplex door is original; the easterly french door is not. Wrought-iron balustrade on stoop is not original. The building is located with a minimal setback from Harrison Street; concrete steps lead to unit stoops. The building is identical to the duplex next-door, 1301-07 S.E. Harrison. |   |
|                             |   | <b>Cultural Data:</b> This house was built on speculation by William Clements, a painter and carpenter who lived in Ladd's Addition with his wife, Emily. Soon after construction it was purchased by J.T. Cowan, an engineer who did not live in Ladd's Addition.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1923 Contributing:</b> Secondary               |
|                             |   | <b>Description:</b> The single-car garage on the alley has a flat roof and weatherboard siding; it contributes in scale, mass and detail to the spatial order of the block's alley.   |   |
| Contributing Resources:     | 1 | <b>10-03 Clements, William Duplex 1923</b>  |   |
| Non-Contributing Resources: | 1 | 1301-1307 S.E. Harrison Street  | <b>Legal:</b> B10 W 43.23' L6                     |
|                             |   | Daniel and Connie Humphries, Craig and Jean Schultz, 3025 S.W. Upper Dr., Portland, OR 97201  |   |
|                             |   | <b>Contractor:</b> William Clements   | <b>Designer:</b> Redimade Building Co.            |
|                             |   | <b>Style:</b> Twentieth Century Colonial  | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This rectangular one-story building has a moderately-pitched, hipped roof with a boxed cornice and a gabled, bracketed overdoor entry with return eaves located at both ends of the main elevation. A small, shed-roofed dormer with two multi-light hopper windows is located in the center of the main elevation roof. The front elevation has two large fixed light wood windows with simple wood trim; the remaining windows on the building are double-hung wood sashes. The building has beveled siding and a concrete foundation and basement. The entry doors have been altered. Wrought-iron balustrade on stoop is not original. The building has a minimal setback from Harrison Street; concrete steps lead to unit stoops.   |   |
|                             |   | <b>Cultural Data:</b> This house was built on speculation by William Clements, a painter and carpenter who lived in Ladd's Addition with his wife, Emily. It is a "twin" of the duplex next door, 1311-15 S.E. Harrison. Soon after construction it was purchased by J.T. Cowan, an engineer who did not live in Ladd's Addition.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1923 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The single-car detached garage, not on the alley, has a flat roof, weatherboard siding and altered doors.   |   |

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- |                             |   |   |
|-----------------------------|---|---|
| Contributing Resources:     | 1 | <b>10-04 McCann, James B. and Pauline Residence 1909</b>  |
| Non-Contributing Resources: | 1 | 1960 S.E. Larch Avenue Legal: B10; S. 40' L5  |
|                             |   | Jon and Carol Olpin, 1960 S.E. Larch Avenue, Portland, OR 97214   |
|                             |   | Contractor: Eric M. Rasmussen Designer: Unknown   |
|                             |   | Style: Craftsman Non-contributing: Compatible/Historic  |
|                             |   | Description: This two-story rectangular building has a hipped roof with deep, projecting eaves, exposed, flared rafters and composition shingles. It has a reentrant porch with paired truncated rectangular columns on enclosed piers. The second story cantilevers over a polygonal bay on the north end of the house. One hip-roofed dormer is located on the main elevation. Most of the windows are one-over-one double-hung wood sashes; all window trim detail has been altered by the addition of asbestos panel siding on all elevations, adversely affecting the building's historic character. The building has a concrete foundation and a basement. It has a typical mid-block setback from the street. A deck was added to the rear of the house in 1977.   |
|                             |   | Cultural Data: The house was built by Eric Rasmussen, a real estate dealer who lived on this block. It was sold within the year to James B. McCann, a railroad engineer. In 1910, the McCanns took in both male and female boarders, among them a school teacher, two power company electricians and an office stenographer.  |
|                             |   | Auxiliary Building: Garage 1924 Contributing: Secondary   |
|                             |   | Description: The single-car garage on the alley has a flat roof and tongue-and-groove siding; one of its two doors is original. It contributes in scale, mass and detail to the spatial order of the block's alley.   |
| Contributing Resources:     | 1 | <b>10-05 Richards, Fordyce T. and Olive Residence 1909</b>  |
| Non-Contributing Resources: | 0 | 1950 S.E. Larch Avenue Legal: B10; S. 15' L2; N. 25' L5   |
|                             |   | Edna Lucus, 1950 S.E. Larch Avenue, Portland, OR 97214  |
|                             |   | Contractor: Eric M. Rasmussen Designer: Unknown   |
|                             |   | Style: Craftsman Contributing: Primary  |
|                             |   | Description: This two-story rectangular building has a gable roof with deep projecting eaves, exposed ornamental rafters and composition shingles. The gable end has a Tudor arch-shaped projecting bargeboard, which frames a centered second story projecting bay with two one-over-one double-hung wood windows. The full-length projecting porch has a low-pitched hipped roof; deep projecting eaves and ornamental rafters; and boxed columns with ornamental wood trim framing each porch bay. The porch balustrade and foundation have been sided with asbestos shingles, which does not significantly alter its historic character; most of the house has narrow weatherboard siding, with cornerboards. The main elevation attic window has a diamond pattern in its upper sash; the rest of the building's windows are one-over-one double-hung wood sashes. The building has a typical mid-block setback, with concrete steps and path leading to porch stairs. |
|                             |   | Cultural Data: Eric M. Rasmussen, who lived on this block, was a real estate dealer who apparently built the house on speculation. Fordyce Richards was manager of the Brown Yale Co. laundry. He lived with wife, Olive, daughter Marie, and niece Donna Hewleh.   |

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- |                             |   |  |
|-----------------------------|---|--|
| Contributing Resources:     | 1 | <b>10-06 Rasmussen, Eric M. and Maude Residence 1909</b>   |
| Non-Contributing Resources: | 1 | 1942 S.E. Larch Avenue <b>Legal: B10; N. 50' L2</b>  |
|                             |   | Ronald and Jeanne Rombalski, 1942 S.E. Larch Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Eric. M. Rasmussen <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Craftsman Bungalow <b>Contributing:</b> Primary  |
|                             |   | <b>Description:</b> This two-story rectangular building has a steeply-pitched, gabled roof with deep projecting eaves, exposed ornamental, jigsaw brackets and composition shingles. A pair of bracketed, parallel gable-roofed dormers, with paired one-over-one wood double-hung windows, are connected by a shed-roofed section with multi-light casement windows. The shed-roofed veranda has a centered, bracketed gable in the entry bay. The porch roof is supported by concrete Ionic columns. Large fixed wood sash windows, with multiple lights in the upper fourth, flank the original paneled and glazed entry door. The remaining windows are one-over-one double-hung wood sashes; first floor windows have concrete lintels. The first floor and foundation are cast-stone; the second floor is sided with cedar shakes. The building has a typical mid-block setback, with concrete steps leading to the porch stairs; both sets of stairs have wrought-iron balustrades. The front garden is overgrown with a variety flowering and evergreen shrubs, and flowers; vines have been trained along the porch columns, and a heather hedge cascades over a retaining wall along the front lot line. |
|                             |   | <b>Cultural Data:</b> The house was built and occupied by real estate dealer Eric Rasmussen and his family. Rasmussen built a number of houses in Ladd's Addition in the first and second decades of the 20th Century.   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>c.1923</b> <b>Non-Contributing:</b> Compatible/Historic   |
|                             |   | <b>Description:</b> The single-car garage on the alley has been altered; it now has a flat roof and masonite shingle siding.   |
| Contributing Resources:     | 0 | <b>10-07 Clayton, Frances and Emma Residence 1946</b>  |
| Non-Contributing Resources: | 1 | 1919 S.E. Mulberry Avenue <b>Legal: B10; L1</b>  |
|                             |   | Adalyn Gardner, 618 N.W. 3rd St., Seattle, WA 98055  |
|                             |   | <b>Contractor:</b> Modern Builders Inc. <b>Designer:</b> Modern Builders Inc.  |
|                             |   | <b>Style:</b> Minimal Tract <b>Non-Contributing:</b> Compatible/Non-Historic   |
|                             |   | <b>Description:</b> This is a rectangular, one-story building with a moderately-pitched, composition-shingled gabled roof and minimal projecting eaves. Wrought-iron porch posts and balustrade replace original features on the projecting, partially enclosed single-bay porch. It has a variety of metal double-hung window types, and a single large fixed metal sash window on the front elevation; the sashes have all been altered. It is sided with asbestos shingles and has a concrete foundation. It is located roughly in the center of a triangular lot with a typical mid-block setback. There is an attached single-car garage on the west side of the building, accessed from the alley. A curved concrete walk leads to the front porch; the yard has mature cherry trees a spruce tree and a large deodara cedar in the front yard and an arborvitae hedge.  |
|                             |   | <b>Cultural Data:</b> The building apparently built on speculation by Modern Builders, Inc., and sold to the Claytons after completion.  |

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## Northwest Quadrant

Total Resources: 33  
Contributing: 23  
Non-Contributing: 10Form:  
TrapezoidStreet Boundaries:  
S.E. Mulberry Avenue  
S.E. Larch Avenue  
S.E. Harrison Street  
S.E. 12th Avenue

Block 11 is located on the west boundary of the district along 12th Avenue. It has a wide range of building types, styles, and ages, due to its location on the edge of the district and its early initial period of development. It has a total of twenty buildings, three of which post-date the historic period. There is one 1928 store building, one post-historic apartment building, one post-historic fourplex, and four multifamily residences dating to the 1920s; the rest of the structures are single family residences, nine of which date to the primary historic period of development. The predominance of two-story houses dating to the primary period on the east half of the block, with similar scale, massing and materials, unites the Larch Avenue elevation. Buildings on 12th Avenue have different street setbacks and irregular lot widths, in addition to different styles, heights and orientation to the street. The northernmost end of the block has a one-story 1928 store building with a sequence of small-scale, recessed, gabled storefronts; a pair of California Mission triplexes further down the street face each other, forming a public court not typical of the district, but similar to other non-district multi-family developments along 12th Avenue; the south end of the block has a large-scale 1960 apartment building not consistent with the urban character of the street. Of the seventeen historic buildings, three do not contribute to the district in their present condition; one of the ten historic auxiliary buildings has been altered to the extent of losing its historic integrity.

Contributing  
Resources: 1  
Non-Contributing  
Resources: 0**11-01 Schwind, Arthur M. Residence 1926**

1817 S.E. Mulberry Avenue

Legal: B11: L6, exc S 40'

Richard and Dorene Dehen, 2114 S.E. Hemlock, Portland, OR 97214

Contractor: Conley and Manning  
Style: BungalowDesigner: Conley and Manning  
Contributing: Secondary

Description: This square one-story bungalow has a composition shingle gabled roof with clipped ends and boxed eaves, and a return cornice. The single-bay, gabled front and side porches have boxed eaves and return cornices; concrete foundations and flat-arched openings with stuccoed columns. Windows are typically six-over-one double-hung wood sashes; the front door is flanked by fixed wood sash windows with arched multiple lights in the upper sash; a square bay window on the north has a shed roof. The building is stuccoed and has a concrete foundation and basement. The building is located on a triangular lot at the north end of the block, and has a sequence of concrete stairs to the porch. There is a low vertical slat board fence enclosing a portion of the north yard.

Cultural Data: The house was built on speculation by carpenter Amos Rosebrook; by 1927 it was sold to Arthur Schwind, a mechanic; Schwind's sister-in-law, Julia Schwind, lived in Ladd's Addition on Maple Street.

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|-----------------------------|---|--|-------------------------------------|
| Contributing Resources:     | 2 | <b>11-02 Faulkner, George and Malana Residence 1925</b>  |                                     |
| Non-Contributing Resources: | 0 | 1829 S.E. Mulberry Avenue  | Legal: B11: S 40' L6                |
|                             |   | Madeline Creitz, 2328 S.E. 12th Ave., Portland, OR 97214   |                                     |
|                             |   | Contractor: Conley and Manning   | Designer: Conley and Manning        |
|                             |   | Style: Twentieth Century California Mission  | Contributing: Secondary             |
|                             |   | Description: This rectangular, one-story building has a flat roof with a full crenelated parapet, and a single-bay porch with a deep, shaped parapet and boxed wood columns with simple capitals and bases on a concrete foundation. The windows are typically one-over-one double-hung wood sashes; the front elevation has a fixed wood sash with rectilinear multiple lights in the upper sash, flanked by two narrow double-hung sidelights. Most windows have bracketed, shed-roofed tile awnings. The house is stuccoed and has a concrete foundation and basement. It is sited on a trapezoidal lot with a typical mid-block setback, and has mature shrubs and trees along the south lot line.   |                                     |
|                             |   | Cultural Data: Contractors Conley and Manning built this house on speculation for the Ladd Estate Company; it was sold within a year to George Faulkner, an electrician, and his wife, Malana.   |                                     |
|                             |   | <b>Auxiliary Building Garage</b>   | <b>1924 Contributing: Secondary</b> |
|                             |   | Description: A flat-roof, one-car garage on the alley is stuccoed and has its original door; it contributes in scale, mass and details to the spatial order of the block's alley.  |                                     |
| Contributing Resources:     | 2 | <b>11-03 Brandes, Frank Residence 1909</b>   |                                     |
| Non-Contributing Resources: | 0 | 1905 S.E. Larch Avenue   | Legal: B11: L7; N 5' L 10           |
|                             |   | Linda Wheeler, 1905 S.E. Larch Avenue, Portland, OR 97214  |                                     |
|                             |   | Contractor: Clayton O.Rodgers  | Designer: Unknown                   |
|                             |   | Style: Craftsman Bungalow  | Contributing: Primary               |
|                             |   | Description: This rectangular one-and-one-half story building has a composition shingle, moderately-pitched gabled roof with projecting eaves, decorative exposed rafters, and pedimented dormers with exposed rafters. The gable end has jigsaw brackets and a slightly cantilevered peak with small ornamental modillion-like blocks beneath it. The full-width porch has a shed roof with truncated battered columns on sided piers; a wood foundation and stairs, and an ornamental sawn wood slat balustrade (rebuilt 1978). Windows are typically nine-over-one and twelve-over-one double-hung wood sashes; the front elevation has a fixed wood sash flanked by multi-light double-hung sidelights. The building has wood shingles in the gable and dormer ends, and weatherboard siding elsewhere. It has a typical mid-block setback, with a large, 18 foot tall rhododendron in the front yard and a chain link-enclosed backyard; there have been some alterations at the rear entrance and porch. |                                     |
|                             |   | Cultural Data: Building contractor Clayton Rodgers built the house for Frank Brandes, co-owner of Brandes Creamery. Rodgers also built the craftsman house on this block at 1959 Larch.  |                                     |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1912 Contributing: Primary</b>   |
|                             |   | Description: The gable-roofed one-car garage on the alley matches the house, with shingles in the gable end and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.  |                                     |



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|--|---|--|--|
| Contributing Resources:  | 0 | <b>11-04 McMillen, John P. and Ellora Residence 1928</b>                 |  |
|  |   | 1913 S.E. Larch Avenue   | <b>Legal:</b> B11: S 38' L10; N 12' L 11     |
| Non-Contributing Resources:  | 1 | David Kelly and Laura Curtis, 1913 S.E. Larch Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> G. Wiley Cook   | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Twentieth Century English Cottage                          | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This square one-and-one-half story building has a composition shingle, steeply-pitched gable roof with two one-story projecting front gables, and a large shed-roofed wall dormer and a small gabled wall dormer on the front elevation. The larger of the projecting front gable wings is an enclosed porch with a stuccoed, half-timbered clipped gable end; a narrow, round-headed multi-light window; and a flared metal, bracketed overdoor. The stoop has a sequence of curved brick steps. Windows are typically six-over-one double-hung wood sashes; the gabled wall dormer has diamond-patterned casements; the smaller projecting gable has a fixed sash with multiple lights in the upper sash and flanking casement sidelights; a large multi-light fixed sash window with an angled top appears altered. The building has wood shingle siding on the second story, and horizontal board siding, which does not appear to be original, and stucco on the first floor. An attached garage on the north has wood-shingle siding and a paneled garage door. The house has a concrete foundation and basement. It has a typical mid-block setback, with a driveway from the street to the attached garage.</p> |   |  |  |
| <p><b>Cultural Data:</b> Contractor G. Wiley Cook built the house for John McMillen, a grocer, and his wife, Ellora.</p>   |   |  |  |
| Contributing Resources:  | 2 | <b>11-05 W.C. Pettys House 1909</b>                                      |  |
|  |   | 1925 S.E. Larch Avenue   | <b>Legal:</b> B11: S 31' L11; N 12' L14      |
| Non-Contributing Resources:  | 0 | Chester and Lillie Moy, 1925 S.E. Larch Avenue Portland, OR 97214        |  |
|  |   | <b>Contractor:</b> Smith and Dodge                                       | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                 |
| <p><b>Description:</b> This rectangular two-story building has a composition shingle, low-pitched, flared hipped roof with projecting eaves and exposed rafters; the eaves have large jigsaw brackets. There is a flared hip-roofed dormer with exposed rafters on the front elevation. The full-width porch has a low-pitched hipped roof with exposed rafters, a massive boxed tie beam, truncated battered columns with simple capitals and bases on sided piers, and a wrought-iron balustrade and stair railing. The windows are typically one-over-one double-hung wood sashes, with wide trim; the front elevation has a triple double-hung sash; north and south elevation rectangular bay windows have crenelated parapets and cornice molding. The entry door has sidelights. The building has wood shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with ornamental shrubs at the front foundation, and a combination of chain link and vertical board fencing enclosing the backyard.</p>   |   |  |  |
| <p><b>Cultural Data:</b> The house was built by building contractors Smith and Dodge for W.C. Pettys, whose occupation is unknown. By 1912 George Ebeling, co-owner of Fritz and Ebeling, a restaurant on Alder Street, had purchased and was living in the house.</p>   |   |  |  |
| <p><b>Auxiliary Building:</b> Garage <b>c.1939</b> <b>Contributing:</b> Secondary</p>  |   |  |  |
| <p><b>Description:</b> This one-car, gable-roofed garage on the alley has shiplap siding, cornerboards, and its original door; it contributes in scale, mass and details to the spatial order of the block's alley.</p>  |   |  |  |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 2 | <b>11-06 Rineman, Carrie Residence 1912</b>  |   |
| Non-Contributing Resources: | 0 | 1931 S.E. Larch Avenue   | <b>Legal:</b> B11: S 31' L14; N 14' L15 |
|                             |   | Kathryn Vogel and J. Johnson, 1931 S.E. Larch Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Hill and Slavin   | <b>Designer:</b> E.J. Hill              |
|                             |   | <b>Style:</b> Colonial Revival   | <b>Contributing:</b> Primary            |
|                             |   | Description: This square one-and-one-half story building has a composition shingle, steeply-pitched gambrel roof with boxed eaves; a double-gable dormer connected by a shed roof has boxed eaves and a return cornice. The front veranda has a projecting center bay with modified Tuscan columns; a simple classical cornice; flat roof with projecting eaves; vertical wood slat balustrade, and boxed corner columns. Windows are typically eight-over-one and one-over-one double-hung wood sashes, with some multi-light casements; the dormer has aluminum sliding windows. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs along the front elevation, and a chain link-enclosed backyard.  |   |
|                             |   | Cultural Data: The house was built by the realty firm of Hill and Slavin for Mrs. Carrie Rineman, a widow. The previous year Hill and Slavin had built the house next door to the south for her brother-in-law, Chester.   |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1928 Contributing: Secondary</b>     |
|                             |   | Description: This one-car garage on the alley, built by later owner T.R. Davis, has a flat roof, crenelated parapet, weatherboard siding and its original door; it contributes in scale, mass and details to the spatial order of the block's alley.   |   |
| Contributing Resources:     | 2 | <b>11-07 Rineman, Chester Residence 1911</b>   |   |
| Non-Contributing Resources: | 0 | 1939 S.E. Larch Avenue   | <b>Legal:</b> B11: S 29' L15; N 14' L18 |
|                             |   | Leo and Lotte Ostrowski, 1939 S.E. Larch Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Hill and Slavin   | <b>Designer:</b> E.J. Hill              |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary            |
|                             |   | Description: This two-and-one-half story rectangular building has a pedimented, steeply-pitched gable roof with deep projecting eaves, exposed purlins, and ornamental rafters. The flat-roofed, full-width porch has ornamental rafters beneath deep, projecting eaves and truncated boxed columns on the enclosed balustrade. Windows are typically one-over-one double-hung wood sashes; the front first story elevation has a large transomed fixed wood sash window; there is a square bay window with a hipped roof on the northerly elevation; the attic story has a sliding aluminum window. The building is sided with asbestos shingles, which does not significantly alter its historic character, and has a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs and trees in the front yard, including a magnolia and a boxwood hedge; a concrete retaining wall runs along the front lot line and a chain link fence encloses the back yard. |   |
|                             |   | Cultural Data: The house was built by realtors Hill and Slavin for Chester Rineman, a salesman for Aldon Candy Company, who lived in it for some years. Rineman's sister-in-law lived in the house to the north.   |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>c.1915 Contributing: Primary</b>     |
|                             |   | Description: The one-car garage, located on the alley, has a flat roof with beveled siding and cornerboards, and original paneled and glazed folding doors; it is identical to the garage belonging to the house to the south. It contributes in scale, mass and details to the spatial order of the block's alley.  |   |

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|--|---|--|--|
| Contributing Resources:  | 2 | <b>11-08 Lawrence, Thaddeus S. Residence 1910</b>                            |  |
| Non-Contributing Resources:  | 0 | 1951 S.E. Larch Avenue   | <b>Legal:</b> B11: S 29' L 18; N 29' L19 |
|  |   | Dalton Fox Jr., 1951 S.E. Larch Avenue, Portland, OR 97214                   |  |
|  |   | <b>Contractor:</b> Thaddeus Lawrence   | <b>Designer:</b> Unknown                 |
|  |   | <b>Style:</b> Craftsman Bungalow   | <b>Contributing:</b> Primary             |
| <p>Description: This square one-and-one-half story bungalow has a composition shingle moderately-pitched gable roof with projecting eaves, exposed rafters and jigsawn brackets in the gable end. The full-width porch has a shed roof with exposed rafters; square cross-beams; massive battered columns with capitals, and a shingle-enclosed balustrade. Windows are typically one-over-one double-hung wood sashes; a transomed fixed wood sash on the front elevation has transomed double-hung sidelights; square bay windows on the side elevations have shed roofs with exposed rafters. The building has wood shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with ornamental flowers, primarily roses, flanking the paved entry path, and mature shrubs along the south lot line. A chain link fence encloses the backyard.</p> <p>Cultural Data: Carpenter Thaddeus Lawrence built this house for himself.</p> <p><b>Auxiliary Building: Garage</b> <b>c.1915</b> <b>Contributing: Primary</b></p> <p>Description: The one-car garage, located on the alley, has a flat roof with beveled siding and cornerboards, and original paneled and glazed folding doors; it is identical to the garage belonging to the house to the north: it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |  |  |
| Contributing Resources:  | 2 | <b>11-09 Zanello, Giacomo Residence 1910</b>                                 |  |
| Non-Contributing Resources:  | 0 | 1959 S.E. Larch Avenue   | <b>Legal:</b> B11: S14' L19; N 36' L22   |
|  |   | Bonnie Calamoneri and Bobbie Sue, 1959 S.E. Larch Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Clayton O. Rodgers  | <b>Designer:</b> Unknown                 |
|  |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary             |
| <p>Description: This modified "L" shaped building has two stories, a hipped roof with exposed rafters, and a hipped roof with exposed rafters on the projecting front wing. A hip-roofed dormer has projecting eaves and multi-light casement windows. The single-bay porch has a hipped roof with projecting eaves; an arched boxed tie-beam; cast-stone porch columns with brackets at the roof eaves, and a vertical wood slat balustrade. Most windows are one-over-one double-hung; they are recent replacement windows. There is a square bay window on both side elevations, with shed roofs, and some multi-light casement windows at the rear of the building; a shed-roofed dormer on the building's back elevation may not be original. There is a bracketed, shed-roofed wood awning over a pair of double-hung windows on the front elevation. The building has beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with mature rhododendrons and trees around the building and along both lot lines; the backyard has a large camellia and is enclosed with woven wire fencing at the rear.</p> <p>Cultural Data: The house was built for Giacomo Zanello, a building contractor, by Clayton Rodgers, also a contractor; Zanello lived in the house with Ruth Zanello, Emmalita Zanello, Fred Zanello, and John Zanello, a bookkeeper.</p> <p><b>Auxiliary Building: Garage</b> <b>c.1910</b> <b>Contributing: Primary</b></p> <p>Description: The one-car garage has a gable roof, and wood shingle siding; it was moved approximately ten feet east of the alley in 1960. It contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |  |  |

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|---|---|--|---------------------------------------|
| Contributing Resources:   | 0 | <b>11-10 Sue, Bessie Fourplex 1962</b>   |                                       |
|   |   | 1227-1233 S.E. Harrison Street   | <b>Legal:</b> B11: S 7' L22; L23      |
| Non-Contributing Resources:   | 1 | She Wah Will and Naun Soy, 7414 S.E. Yamhill St., Portland, OR 97214                           |                                       |
|   |   | <b>Contractor:</b> H.E. Carey  | <b>Designer:</b> Unknown              |
|   |   | <b>Style:</b> Contemporary   | <b>Non-Contributing:</b> Incompatible |
| <p><b>Description:</b> This double H-shaped one-story building has a flat roof and no eaves. The projecting wings of the H form entry courts, screened from the street with narrow, horizontal board fencing and matching gates; the vertical posts in the fence plane extend beyond the fence height to support composite girders extending from the entry elevation of the units. The windows are aluminum sliders; the siding is a combination of vertical and horizontal board siding. The structure is sited at the south end of the block, close to the lot line; there are some mature hedges and shrubs between the lot line and the building wall. A paved parking area west of the building fronts the street and alley.</p> <p><b>Cultural Data:</b> The building was constructed for Bessie Sue by building contractor H.E. Carey.</p>  |   |  |                                       |
|   |   |  |                                       |
| Contributing Resources:   | 0 | <b>11-11 Rental Development Corporation Apartments 1960</b>                                    |                                       |
|   |   | 1940 S.E. 12th Ave./ 1223 S.E. Harrison St.  | <b>Legal:</b> B11: L 21,24            |
| Non-Contributing Resources:   | 1 | Robert and Analyn Roth and John and Marilyn Phillips, 1625 N.W. 136th Ave., Portland, OR 97229 |                                       |
|   |   | <b>Contractor:</b> Rental Development Corporation  | <b>Designer:</b> R.S. Manchester      |
|   |   | <b>Style:</b> Contemporary   | <b>Non-Contributing:</b> Incompatible |
| <p><b>Description:</b> This L shaped two-story apartment has a flat roof with projecting eaves, and a second story balcony running along the inside of the L, with a metal slat balustrade. The windows are primarily aluminum sliders. The west end of the building has a patterned concrete block shear wall facing the street. There is a concrete block screen on the west side of the east wing. Siding is a grooved plywood. The building runs along the northerly and easterly lot lines, forming a rectangular parking lot partially screened from the street by low-growing hedges.</p>  |   |  |                                       |
|   |   |  |                                       |
| Contributing Resources:   | 2 | <b>11-12 Clements, William Duplex 1923</b>   |                                       |
|   |   | 1924-1926 S.E. 12th Avenue   | <b>Legal:</b> B11: L20                |
| Non-Contributing Resources:   | 0 | Vera Andrews and Alice Jackson, 1924-1926 S.E. 12th Avenue, Portland, OR 97214                 |                                       |
|   |   | <b>Contractor:</b> William Clements  | <b>Designer:</b> Unknown              |
|   |   | <b>Style:</b> Twentieth Century Colonial   | <b>Contributing:</b> Secondary        |
| <p><b>Description:</b> This rectangular two-story building has a front-facing jerkinhead gable roof with boxed eaves, a return boxed cornice and composition shingles. The full-width hip-roofed porch has truncated battered columns on brick piers and a concrete foundation; the latter replaced a wood deck system in 1968. Windows are typically six-over-one double-hung wood sashes; polygonal bays on the side elevations have hip roofs and boxed eaves. The front door and sidelights have been "modernized." The building has wood shingles in the gable ends and weatherboard siding elsewhere. It has a concrete foundation and basement. The building has a typical mid-block setback, with some mature trees and shrubs along the north lot line.</p> <p><b>Cultural Data:</b> The duplex was built on speculation by painter and carpenter William Clements, who lived in Ladd's Addition, and built several houses here. The following year, Robert Proctor, a switchman, bought it as an investment property.</p> |   |  |                                       |
| <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The two-car garage on the alley has a flat roof, weatherboard siding with cornerboards, and original doors; it contributes in scale, mass and details to the spatial order of the block's alley.</p>  |   |  |                                       |

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| Contributing Resources:  | 1 | <b>11-13 Swearingen, W.D. Duplex 1924</b>                                 |  |
|  |   | 1912-1918 S.E. 12th Avenue  | <b>Legal:</b> B11: S 21' L 16; L 17          |
| Non-Contributing Resources:  | 1 | Madge and Christopher Surbaugh, 1912 S.E. 12th Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> W.P. Swearingen  | <b>Designer:</b> W.P. Swearingen             |
|  |   | <b>Style:</b> Bungalow--Colonial Influence                                | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This square, one-and-one-half story duplex has a moderately-pitched gable roof with composition shingles and a large shed-roofed wall dormer on the front elevation. Windows are a combination of three-over-one and one-over-one double-hung wood sashes; the front elevation has two fixed sash windows with arched multiple lights in the upper fourth, flanked by three-over-one double-hung sidelights. Entries to the units are at the corners of the front elevation, with concrete stoops and pedimented, gabled roofs; wrought-iron porch posts and railings replace original supports and balustrade. The building has been sided with asbestos; porch and siding changes, and some windows that have been replaced with aluminum sliders, adversely affect the building's historic character. The building has a typical mid-block setback, with mature trees and shrubs along the south lot line.</p> <p>Cultural Data: The duplex was built by W.D. Swearingen, a contractor, who owned it, but did not live in it.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p>Description: The two-car garage on the alley has weatherboard siding, a gabled roof, and original doors; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |   |  |
| Contributing Resources:  | 1 | <b>11-14 Moore, Clifford and Mary Residence 1912</b>                      |  |
|  |   | 1902 S.E. 12th Avenue   | <b>Legal:</b> B11: S 33' L 13; N 22' L16     |
| Non-Contributing Resources:  | 2 | Steven Berland, 1902 S.E. 12th Avenue, Portland, OR 97214                 |  |
|  |   | <b>Contractor:</b> Camp and DuPuy   | <b>Designer:</b> Camp and DuPuy              |
|  |   | <b>Style:</b> Colonial Revival  | <b>Contributing:</b> Primary                 |
| <p>Description: This rectangular two-story building has a gambrel roof with boxed eaves, a return cornice and modillions below the cornice. A shed-roofed, shingled dormer extends the length of the front elevation, with two triple-sash, twelve-light casements; the center window in the dormer has been altered. There is a small fan light in the upper south gable end. The first floor front elevation has banks of twelve-light casements; the front entry door has multiple-light sidelights. The front, single-bay porch has a flat roof with classical cornice and modillions, engaged pilasters; square columns replacing the original porch posts; and a concrete foundation and brick planters. The lower floor is sided with narrow weatherboard. A pergola with Tuscan columns is located on the north elevation. There are shed-roofed additions at the rear of the building. It has a typical mid-block setback, with a large strawberry madrone tree in the front yard.</p> <p>Cultural Data: The house was built by the design-build firm of Camp and DuPuy for Clifford Moore, a dentist; his wife, Mary, was a music teacher for Eilers music store.</p> <p><b>Auxiliary Buildings:</b> Garage/Shed                      1923/70                      <b>Non-Contributing:</b> Incompatible (2)</p> <p>Description: A--The original garage(1923) on the alley has been radically altered through siding, door and roof changes; B--A concrete block shed (c. 1970) is visible from the alley. Both are incompatible with the scale and materials of buildings on the alley.</p> |   |   |  |

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Contributing Resources:	1	<b>11-15 Chapmond, Hammond B. Residence 1910</b>	
Non-Contributing Resources:	0	1844 S.E. 12th Avenue	<b>Legal:</b> B11: L12; N 10' L13
		Esther Britton, 1844 S.E. 12th Avenue, Portland, OR 97214	
		<b>Contractor:</b> James A. Wilson	<b>Designer:</b> Unknown
		<b>Style:</b> Craftsman	<b>Contributing:</b> Primary
		Description: This rectangular, two-and-one-half story building has a moderately-pitched gabled roof with projecting eaves, exposed rafters and composition shingles. The gable ends are pedimented, with modillion blocks below the cornice, and ornamental jigsawn brackets at the eaves. The side elevations have bracketed, gabled dormers. The porch has a shed roof with exposed rafters; a large boxed tie beam; massive square wood columns with capitals and bases on cast stone piers, and squat colonial craftsman balusters and balustrade rail. Windows are typically one-over-one double-hung wood sashes; the front elevation has projecting square bay windows on the second floor, and a transomed fixed wood sash on the first floor; the attic story has a bank of wood sash casements with an ornamental window box; a shed-roofed square bay window on the north has a window box. The house has beveled siding, a concrete foundation and basement. The house has a typical mid-block setback, with a large holly tree, acuba and a twenty foot tall firethorne shrub in the yard.	
		Cultural Data: Contractor James A. Wilson built this house for Hammond Chapman, a Multnomah County road supervisor. Wilson built an identical house at 1748 S.E. 12th.	
Contributing Resources:	0	<b>11-16 Vacant Lot</b>	
Non-Contributing Resources:	0	No Address	<b>Legal:</b> B11: L8
	0	Est. of Irene Van Meter, c/o Lyle Van Meter, 6360 Illahee Rd. N.E., Bremerton, WA 98310	
		<b>Contractor:</b> Not Applicable	<b>Designer:</b> Not Applicable
		<b>Style:</b> Not Applicable	
Contributing Resources:	0	<b>11-17 Vacant Lot</b>	
Non-Contributing Resources:	0	No Address	<b>Legal:</b> B11: L9
	0	Est. of Irene Van Meter, c/o Lyle Van Meter, 6360 Illahee Rd., N.E., Bremerton, WA 98310	
		<b>Contractor:</b> Not Applicable	<b>Designer:</b> Not Applicable
		<b>Style:</b> Not Applicable	
Contributing Resources:	0	<b>11-18 Montag, James P. House 1943</b>	
Non-Contributing Resources:	0	1816 S.E. 12th Avenue	<b>Legal:</b> B11: L5
	2	Steve and Pauline Fitterer, 1816 S.E. 12th Ave., Portland, OR 97214	
		<b>Contractor:</b> John Oyen	<b>Designer:</b> Unknown
		<b>Style:</b> Minimal Tract	<b>Non-Contributing:</b> Compatible/Non-Historic
		Description: This el-shaped, one-and-one-half story house has a cross-gable roof with a gabled, enclosed porch nestled in the corner of the el. Windows are double-hung metal sashes. The gable ends have vertical board and batten siding; the rest of the house has vinyl siding. The house has a typical mid-block setback with various types of flowers and flowering shrubs in the front yard.	
		Cultural Data: The house was built by contractor John Oyen for James P. Montag	
		<b>Auxiliary Building:</b> Garage	<b>1943 Non-Contributing:</b> Compatible/Non-Historic
		Description: A one-car garage on the alley has a gable roof, vinyl siding and a plywood door.	

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|---|---|---|--------------------------------|
| Contributing Resources:   | 1 | <b>11-19 Klager, Walter Triplex 1925</b>                          |                                |
|   |   | 1806 S.E. 12th Avenue   | <b>Legal:</b> B11: L4          |
| Non-Contributing Resources:   | 0 | H.A. McClure et. al., 1806 S.E. 12th Ave., #6, Portland, OR 97214 |                                |
|   |   | <b>Contractor:</b> Walter Klager                                  | <b>Designer:</b> Walter Klager |
|   |   | <b>Style:</b> Twentieth Century California Mission                | <b>Contributing:</b> Secondary |
| <b>Description:</b> This rectangular one-story building has a variety of roof forms, primarily a side-facing low-pitched composition shingle gabled roof, with a sculpted parapet in the center of the elevation. Entries to two of the three units are defined by bracketed hip-roofed overdoors; the center unit has a round-arched hooded overdoor. Windows are primarily one-over-one double-hung wood sashes; the street elevation has semi-round arched windows with ornamental wrought-iron enclosures; the entry elevation has one altered fixed wood sash window. The building is stuccoed; the center of the front elevation has a semi-round, brick-trimmed arched niche with a gargoyle placed in the center, and a terra cotta urn on the ground below. The street elevation has a stuccoed exterior chimney. The building faces its "twin" triplex across a paved path and narrow lawn court, with some shaped rhododendrons and other shrubs at the building edge. |   |   |                                |
| <b>Cultural Data:</b> Walter Klager, a building contractor, built this triplex and its "twin;" in 1928 they were sold to August and Mary Fetsch.  |   |   |                                |
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|---|---|--|--------------------------------|
| Contributing Resources:   | 1 | <b>11-20 Klager, Walter Triplex 1925</b>                             |                                |
|   |   | 1802 S.E. 12th Avenue  | <b>Legal:</b> B11: L3          |
| Non-Contributing Resources:   | 0 | Edward J. Corrigan et. al, 1802 S.E. 12th Avenue, Portland, OR 97214 |                                |
|   |   | <b>Contractor:</b> Walter Klager                                     | <b>Designer:</b> Walter Klager |
|   |   | <b>Style:</b> Twentieth Century California Mission                   | <b>Contributing:</b> Secondary |
| <b>Description:</b> This rectangular one-story building has a variety of roof forms, primarily a side-facing low-pitched composition shingle gabled roof, with a sculpted parapet in the center of the elevation. Entries to two of the three units are defined by bracketed hip-roofed overdoors; the center unit has a round-arched hooded overdoor. Windows are primarily one-over-one double-hung wood sashes; the street elevation has semi-round arched windows with ornamental wrought-iron enclosures; the entry elevation has one altered fixed wood sash window. The building is stuccoed; the center of the front elevation has a semi-round, brick-trimmed arched niche with a gargoyle placed in the center, and a terra cotta urn on the ground below. The street elevation has a stuccoed exterior chimney. The building faces its "twin" triplex across a paved path and narrow lawn court, with some shaped rhododendrons and other shrubs at the building edge. |   |  |                                |
| <b>Cultural Data:</b> Walter Klager, a building contractor, built this triplex and its "twin;" in 1928 they were sold to August and Mary Fetsch.  |   |  |                                |

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| Contributing Resources:  | 1 | <b>11-21 Reiner, William F. Residence 1910</b>  |  |
|  |   | 1748 S.E. 12th Avenue   | <b>Legal:</b> B11: L2                        |
| Non-Contributing Resources:  | 1 | Steve and Pauline Fitterer and Yvonne and Emery Huschka, 10115 S.E. 40th Ave., Milwaukie OR 97222 |  |
|  |   | <b>Contractor:</b> James A. Wilson  | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                 |
| <p>Description: This rectangular, two-and-one-half story building has a composition shingle moderately-pitched gabled roof with projecting eaves and exposed rafters. The gable ends are pedimented, with modillion blocks below the cornice, and ornamental jigsaw brackets at the eaves. The side elevations have bracketed, gabled dormers. The porch has a shed roof with exposed rafters; a large boxed tie beam; massive square wood columns, with capitals and bases, on cast stone piers, and squat colonial craftsman balusters and balustrade rail; the porch stair balustrade has been altered. Windows are typically one-over-one double-hung wood sashes; the front elevation has projecting square bay windows on the second floor, and a transomed fixed wood sash with double-hung sidelights on the first floor; the attic story has a bank of wood sash casements with an ornamental window box; a shed-roofed square bay window on the north has a window box. The house has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. The house has a typical mid-block setback, with mature shrubs in the front yard; the back yard is partially enclosed with a lattice fence.</p> <p>Cultural Data: Contractor James A. Wilson built this house for William F. Reiner. Wilson built an identical house at 1844 S.E. 12th.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Non-Contributing:</b> Compatible/Historic</p> <p>A one-car hip-roofed building on the alley has asphalt shingle siding and original swinging garage doors.</p> |   |   |  |
| Contributing Resources:  | 0 | <b>11-22 Reimers and Jolivette Store Building 1928</b>  |  |
|  |   | 1720-42 S.E.12th Ave.;1731-49 S.E. Mulberry   | <b>Legal:</b> B11: L1                        |
| Non-Contributing Resources:  | 1 | Clayton Slyter, et.al., c/o Pacific National Bank, Trust Dept., P.O. Box 1997, Tacoma,WA 98401    |  |
|  |   | <b>Contractor:</b> Reimers and Jolivette  | <b>Designer:</b> Oregon Home Designers       |
|  |   | <b>Style:</b> Twentieth Century Tudor   | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This irregularly shaped, one-story building has a moderately-pitched tile roof with minimal boxed eaves; the 12th Avenue (main) elevation has a series of tile-roofed gabled overdoors with stucco and half-timbering in the gable ends. The gables signal entries to various store units; some are recessed; several multi-light glazed doors appear original, however most have been altered. One has been extended with a metal canopy, and one has been enclosed. Original storefront windows have been replaced with metal sashes. A recessed corner entry has a triangular porch and original glazed entry doors. The service elevation on Mulberry has unevenly spaced recessed panels with some original doors. A dwelling unit on the south end has a basement garage and multi-light wood sash double-hung windows. The building is stuccoed. It is located on the north end of the block on a triangular lot.</p> <p>Cultural Data: The building was built by Reimers and Jolivette, a prominent construction firm which later built the Mount Angel Library and the Equitable Building in Portland. The designer was Oregon Home Designers, headed by Harold D. Uppinghouse, an architect. The building was purchased by James Watson, c. 1932. In 1928 the building was occupied by Eagle Stores, Inc. (1720 12th); Portland Electric Company (1730 12th); Fred Miller, plumber (1742); the other storefronts were vacant. Later tenants included Safeway Stores (1936); E.F. Rolette Meats (1932); Ladd Beauty Shop (1932); and Stewart Pharmacy (1934).</p>   |   |   |  |



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## Northwest Quadrant

Total Resources: 48  
Contributing: 30  
Non-Contributing: 18Form:  
Trapezoid

## Street Boundaries:

S.E. Ladd Avenue  
S.E. Palm Street  
S.E. Mulberry Avenue  
S.E. 20th Avenue

Block 12 is situated at the northwest corner of Ladd's Addition. The block helps form a gate to the district at the intersection of Hawthorne Boulevard and Ladd Avenue; two commercial buildings and an apartment house are located on the 12th Avenue elevation, serving as a transition between the commercial and residential aspects of the block and the district. The northernmost lot is divided from the rest of the block by a stub extension of Clay Street, which terminates at Ladd Avenue. The block was initially developed with single-family residences; most early houses were built by contractors on speculation. Nine of the fourteen structures on the east side of the block date to the primary historic period: their similarity in massing, scale and materials unify the street elevation; two houses and a duplex dating from the secondary period reinforce the continuity through orientation and massing. The west side of the block has five houses dating from the primary period, with four infill houses dating from the secondary historic period and two structures post-dating the historic period; its north end is anchored by an L-shaped 1924 apartment building. The buildings are generally in good to excellent condition. Of the twenty-three historic buildings, seven have been altered to the extent of losing their integrity; of the eighteen historic auxiliary buildings, five have been altered to the extent of losing their integrity.

Contributing  
Resources: 0  
Non-Contributing  
Resources: 1**12-01 Shell Oil Company Service Station 1940**

1525 S.E. Ladd Avenue

Legal: B12 L 1-3

James Caputo, 1525 S.E. Ladd Avenue, Portland, OR 97214

Contractor: Shell Oil Company

Designer: Unknown

Style: Commercial Strip

Non-Contributing: Incompatible

Description: This rectangular, one-story, flat-roofed steel building has a wood shingled false Mansard roof with the Shell Company logo in a sign mounted on it. The windows are large fixed metal sashes; it is sided with sheetmetal and fiberglass veneer in a brick pattern. The building has two auto bays and gas pumps. It is located on a triangular lot separated from the rest of the block by a later extension of Clay Street, bounded on the west by 12th Avenue and the east by Ladd Avenue, and serves, in effect, as the northwest gate to the district. The building is sited on the south end of the lot, most of which is paved with asphalt.

Cultural Data: An auto service station has been on this site since 1923; the initial building's mortgage was held by C.W. Hayhurst, a mortgage loan investor. In 1940 a new steel service station was built by Shell Oil Company; in 1952 it was moved and enlarged by Shell, and in 1972 it was remodeled to its present appearance.

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|-----------------------------|---|---|--|
| Contributing Resources:     | 0 | <b>12-02 Speedway Lubrication Auto Shop 1926</b>  |  |
| Non-Contributing Resources: | 1 | 1204-1214 S.E. Clay Street  | <b>Legal:</b> B12: L2,3                      |
|                             |   | Rose Serkoian, 6540 Chessington Lane, Gladstone, OR 97027   |  |
|                             |   | <b>Contractor:</b> W.S. Perry   | <b>Designer:</b> S. Friberg                  |
|                             |   | <b>Style:</b> Early Commercial  | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: This one-story, irregularly shaped building is located at the intersection of Clay Street and the block's alley. It presently has a flat roof with a tile parapet; wood board and batten siding with horizontal boards below the water table; no windows. A gabled, tiled parapet at the corner entry shelters paneled double doors. Large canvas awnings run along the north and northwesterly elevations. The building is constructed of concrete block; the entry area has wood planters.   |  |
|                             |   | Cultural Data: The building was constructed for W.S. Perry, a real estate man, by William Friberg, who built, owned and managed the Mulberry Apartments next door. It was constructed as an auto shop, with a garage and auto bay flanking a central office. The building operated as Speedway Lubrication Auto Shop until the 1940s, when it was altered to serve as a tailor shop for George Serk. In 1945 it was converted to a restaurant.  |  |
| Contributing Resources:     | 2 | <b>12-03 Widney, Robert M. House 1909</b>   |  |
| Non-Contributing Resources: | 0 | 1549 S.E. Ladd Avenue   | <b>Legal:</b> B12: L4                        |
|                             |   | George and Virgie Serkoian, 4741 S.E. Hill, Milwaukie, OR 97222   |  |
|                             |   | <b>Contractor:</b> R.M. Widney  | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                 |
|                             |   | Description: This rectangular two-and-one-half story building has a steeply-pitched, pedimented, cross-gable roof, with projecting eaves, exposed rafters and composition shingles. The front elevation's second floor projects beyond the plane of the house to form a large square bay, with two large eight-over-one double-hung wood windows. The front veranda has a hipped roof extending beyond the plane of the house, with exposed rafters; boxed and paneled columns on an enclosed balustrade, and a deep cornice. The front entry door is flanked by engaged pilasters matching the paneled porch columns. Other windows on the building are typically eight-over-one double-hung wood sashes with cornice trim. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It is located on a trapezoidal lot at the north end of the block, which creates a triangular front yard with scattered flowering shrubs at the base of the building. A wood fence runs along the south lot line; the back yard is enclosed with woven wire fencing. |  |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1925 Contributing:</b> Secondary          |
|                             |   | Description: The one-car garage on the alley has weatherboard siding and a parapeted flat roof; it contributes in scale, mass and details to the spatial order of the block's alley.  |  |

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|---|---|---|---|
| Contributing Resources:   | 2 | <b>12-04 Lathrop, Charles and Jennie Residence 1909</b>   | <b>Legal:</b> B12: L5; Nw 10' L6  |
| Non-Contributing Resources:   | 0 | 1603 S.E. Ladd Avenue<br>Wallace and Alice Larsen, 1603 S.E. Ladd Avenue, Portland, OR 97214                |   |
|   |   | <b>Contractor:</b> John R. Selberg<br><b>Style:</b> Craftsman   | <b>Designer:</b> Unknown<br><b>Contributing:</b> Primary                      |
| <p><b>Description:</b> This rectangular two-and-one-half story building has a steeply-pitched gable roof with projecting eaves, a wide bargeboard, exposed rafters and a bracketed, pedimented gable end. The shed-roofed porch has exposed rafters, truncated battered columns on concrete piers, and an enclosed balustrade. There is a bracketed, shingled wood awning over the second floor windows. Windows are typically one-over-one double-hung wood sashes; the first floor front elevation has a transomed fixed wood sash window with transomed sidelights; most windows have cornice molding trim. The front entry door is flanked by paneled and glazed sidelights with leaded glass. The house has beveled siding with narrow cornerboards, and wood shingles in the gable ends, a concrete foundation and basement. It has a typical mid-block setback, with mature trees and English laurel along the side lot lines and a monkey puzzle tree in the front yard.</p> <p><b>Cultural Data:</b> The house was built by contractor John Selberg and carpenter Bernard Selberg for Charles Lathrop, a road machinery salesman, and his wife, Jennie. The Lathrops were in their early '60s when the house was built for them; their daughter and son-in-law, John Dougall, a logger, two grandchildren and a servant also lived in the house.</p> |   |   |   |
|   |   | <b>Auxiliary Building: Garage</b>   | <b>c.1923 Contributing: Secondary</b>   |
| <p><b>Description:</b> The one-car garage on the alley has a flat, parapeted roof with stucco siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p>  |   |   |   |
| Contributing Resources:   | 1 | <b>12-05 Kollross, Wenzel and Amelia Duplex 1922</b>  | <b>Legal:</b> B12: Se 30' L6; N 30' L9  |
| Non-Contributing Resources:   | 1 | 1617-1619 S.E. Ladd Avenue<br>Roy and Constance Swanson and Loraine Ell, 5730 S.E. 46th, Portland, OR 97206 |   |
|   |   | <b>Contractor:</b> Wenzel Kollross<br><b>Style:</b> Craftsman--Colonial Influence                           | <b>Designer:</b> Robert Lewis<br><b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This two-and-one-half story rectangular building has a moderately-pitched gable roof with projecting eaves, a wide bargeboard with ornamental ends, exposed rafters and composition shingles; pairs of gable roofed dormers with projecting rafters are located on both side elevations. The pedimented, wood-shingled gable end has a dentil course running beneath a simple frieze board. The original porch has been replaced with a small concrete stoop and reentrant porch in the center of the front elevation, with a bracketed gablet above the porch opening. Windows are typically one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has fixed sash windows, some flanked with sidelights; almost all window trim has been altered by the application of asbestos siding. Porch and siding changes have altered the building's historic character. The building has an ornamental exterior brick chimney and engaged pilasters on the corners of the front elevation. It has a concrete foundation and basement and a typical mid-block setback.</p> <p><b>Cutural Data:</b> The duplex was built and owned by Wenzel Kollross, who was a clerk; he lived in one unit with his wife, Amelia.</p>  |   |   |   |
|   |   | <b>Auxiliary Building: Garage</b>   | <b>1922 Contributing: Secondary</b>   |
| <p><b>Description:</b> A one-car garage on the alley has a gabled roof with brackted gable ends, windows with cornice trim.</p>   |   |   |   |

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|---|---|--|--|
| Contributing Resources:   | 2 | <b>12-06 Adams, Charles and Evelyn Residence 1923</b>            |  |
| Non-Contributing Resources:   | 1 | 1627 S.E. Ladd Avenue  | <b>Legal:</b> B12: S 10' L9; L10             |
|   |   | John and Roberta Reva, 1627 S.E. Ladd Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Marius Larsen                                 | <b>Designer:</b> Marius Larsen               |
|   |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a gabled roof with projecting eaves, jigsawn brackets at the gable ends, and composition shingles. A gable-roofed dormer with projecting eaves and exposed rafters is centered on the front elevation. The front veranda has been enclosed with brick veneer and fixed sash windows with non-historic glass block sidelights; remnants of the porch cornice, with small projecting modillion-like blocks are visible on the side and front elevations. The building has six-over-one double-hung wood sash windows, beveled siding, a concrete foundation and basement. It has a typical mid-block setback; the south side yard is partially enclosed with a lattice fence with an open-arched swing-gate and vertical posts with capitals, which appears to date from the period of the house's construction. There are mature flowering bushes at the front building edge.</p> <p><b>Cultural Data:</b> The house was built by contractor Marius Larsen, who lived in Ladd's Addition and built a number of houses in it, for Charles Adams, a carman, and his wife, Evelyn.</p> <p><b>Auxiliary Buildings:</b> Garages (2) 1923/30 <b>Contributing:</b> Secondary (2)</p> <p>There are two garages on the alley: A--Original gabled single-car garage (1923) with horizontal board siding; B--Second garage, c. 1930, has flat roof and horizontal board siding. Both contribute in scale, mass and details to the spatial order of the block's alley.</p> |   |  |  |
| Contributing Resources:   | 1 | <b>12-07 Beckley, Jesse L. Residence 1909</b>                    |  |
| Non-Contributing Resources:   | 0 | 1637 S.E. Ladd Avenue  | <b>Legal:</b> B12: L13                       |
|   |   | Richard Irwin, 2032 S.E. Ladd Avenue, Portland, OR 97214         |  |
|   |   | <b>Contractor:</b> Adrian C. Haley                               | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                 |
| <p><b>Description:</b> This rectangular two-and-one-half story building has a gabled roof with projecting eaves, exposed rafters with decoratively cut ends, jigsawn brackets and composition shingles; gable-roofed dormers on the side elevations are bracketed and have projecting eaves and exposed rafters. The full-width, shed-roofed porch has exposed rafters; a tie beam with ornamental end cuts; slender, truncated, battered columns on an enclosed balustrade, and original wood foundation and stairs. Windows are typically one-over-one double-hung wood sashes, with a transomed, fixed sash window flanked by double-hung sidelights on the front elevation; square bay windows on the north and south elevations have shed roofs with exposed ornamental rafters; the attic story windows have twelve lights; the second floor front elevation windows are located on a centered projecting bay, with a shed-roofed, exposed-rafter awning. The building has beaded beveled siding, a concrete foundation and basement. It has a typical mid-block setback, and a vertical board fence enclosing the backyard.</p> <p><b>Cultural Data:</b> Carpenter Adrian Haley built the house for Jesse Beckley, co-owner of Beckley Brothers Fuel.</p>  |   |  |  |

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|--|---|---|--------------------------------------|
| Contributing Resources:  | 2 | <b>12-08 Sutton, Irwin C. and Mary House 1912</b>                       |                                      |
|  |   | 1643 S.E. Ladd Avenue   | <b>Legal:</b> B12: L14               |
| Non-Contributing Resources:  | 0 | William and Theresa Svendsen, 1643 S.E. Ladd Avenue, Portland, OR 97214 |                                      |
|  |   | <b>Contractor:</b> I.C. Sutton  | <b>Designer:</b> Roberts and Roberts |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary         |
| <p>Description: This rectangular two-and-one-half story building has a pedimented gable roof with boxed eaves and composition shingles. The full-width, shed-roofed porch has exposed rafters, a tie beam with ornamental end cuts, paired truncated battered columns on an enclosed balustrade, and exposed cross beams; and porch stairs with wrought-iron railings. The windows are typically fifteen-over-one double-hung wood sashes; the two-story sun porch at the rear, added in 1924, has been enclosed and the windows altered. The building has asbestos siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback; the backyard is enclosed with a vertical wood board fence.</p>  |   |   |                                      |
| <p>Cultural Data: This house was designed by Roberts and Roberts and built by Irwin C. Sutton, a physician who lived on this block at 1709 S.E. Ladd, and apparently used this house as a rental unit. Sutton also built a house at 1850 S.E. Ladd in 1910.</p>  |   |   |                                      |
|  |   | <b>Auxiliary Building: Garage</b>                                       | <b>1924 Contributing: Secondary</b>  |
| <p>Description: The one-car garage on the alley has a gable roof, narrow beveled siding and brackets at the gable ends; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |   |                                      |
| Contributing Resources:  | 2 | <b>12-09 Davis, Clarence M. and Madge Residence 1929</b>                |                                      |
|  |   | 1649 S.E. Ladd Avenue   | <b>Legal:</b> B12: L17               |
| Non-Contributing Resources:  | 0 | Denise and Barry Grace, 1649 S.E. Ladd Avenue, Portland, OR 97214       |                                      |
|  |   | <b>Contractor:</b> George Price   | <b>Designer:</b> George Price        |
|  |   | <b>Style:</b> Twentieth Century English Cottage                         | <b>Contributing:</b> Secondary       |
| <p>Description: This rectangular one-and-one-half story building has a steeply-pitched cross-gable roof with boxed eaves and composition shingles. The one-story, stuccoed, enclosed porch has a more steeply-pitched gable roof with boxed eaves, and two semi-round arched windows with leaded glass in the front elevation; a metal awning has been added over the front entry door and small concrete stoop, which has a wrought-iron railing. Windows are typically one-over-one double-hung wood sashes; the front first floor elevation has a fixed wood sash window with multiple lights in the upper sash and double-hung sidelights. The building has horizontal aluminum siding, which does not significantly affect its historic character, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering plants along the building's front edge and mature plants along the north lot line.</p> |   |   |                                      |
| <p>Cultural Data: The house was built by building contractor George Price for Clarence Davis, an operator for Pacific Northwest Public Service Company, and his wife, Madge. In 1911, Davis lived in another house in the block, 1727 S.E. Ladd Avenue.</p>  |   |   |                                      |
|  |   | <b>Auxiliary Building Garage</b>  | <b>1929 Contributing: Secondary</b>  |
| <p>Description: The three-car garage has a flat roof and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |   |                                      |

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|---|---|---|--------------------------------------|
| Contributing Resources:   | 1 | <b>12-10 Johnson, Carl G. and Lenore Residence 1912</b>           |                                      |
|   |   | 1701 S.E. Ladd Avenue   | <b>Legal:</b> B12: L18               |
| Non-Contributing Resources:   | 1 | Robert Redfern, 1701 S.E. Ladd Avenue, Portland, OR 97214         |                                      |
|   |   | <b>Contractor:</b> G.W. Gillihan                                  | <b>Designer:</b> G.W. Gillihan       |
|   |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary         |
| <p><b>Description:</b> This rectangular two-and-one-half story building has a steeply-pitched gabled roof with projecting eaves, exposed rafters and an ornamental bargeboard; the pedimented gable end has jigsaw brackets, and a narrow frieze board with small ornamental brackets. There are bracketed gable-roofed dormers on the north and south elevations. The full-width, shed-roofed porch has exposed rafters, ornamental wood cushion capitals, truncated obelisks on enclosed piers, an enclosed balustrade and wrought-iron railings at the porch stairs. Windows are typically fifteen-over-one double-hung wood sashes with cornice molding; the front elevation has a triple sash wood window in the attic story, and a transomed fixed wood sash with double-hung sidelights on the first floor. The building has wood shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs at the building edge.</p> <p><b>Cultural Data:</b> The house was built and designed by contractor G.W. Gillihan for Carl Johnson, a salesman for Eric Rasmussen's real estate firm; Rasmussen, who lived in Ladd's Addition, built a number of early houses here. Johnson and his family moved into this house from the earlier house built next door to the south.</p> <p><b>Auxiliary Building:</b> Garage                      1912                      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The original one-car garage on the alley has been altered with an addition to its south side.</p> |   |   |                                      |
| Contributing Resources:   | 2 | <b>12-11 Sutton, Irwin C. and Mary Residence 1912</b>             |                                      |
|   |   | 1709 S.E. Ladd Avenue   | <b>Legal:</b> B12: L21               |
| Non-Contributing Resources:   | 0 | Clarence and Edna Pike, 1709 S.E. Ladd Avenue, Portland, OR 97214 |                                      |
|   |   | <b>Contractor:</b> J.C. Sutton                                    | <b>Designer:</b> Roberts and Roberts |
|   |   | <b>Style:</b> Craftsman--Prairie Influence                        | <b>Contributing:</b> Primary         |
| <p><b>Description:</b> This rectangular two-story building has a low-pitched hipped roof with deep projecting eaves and composition shingles; there is a hip-roofed dormer with deep projecting eaves on the front elevation. The reentrant porch, which projects beyond the house plane, has a low-pitched hipped roof with deep projecting eaves, battered wood columns on an enclosed balustrade, and a concrete foundation. Windows are typically one-over-one double-hung wood sashes with wide trim. The building has narrow beveled siding, a concrete foundation and basement. It has a typical mid-block setback with mature flowering hedges at the building edge and several young evergreen and deciduous trees in the front yard; the backyard is enclosed with a chain link fence.</p> <p><b>Cultural Data:</b> The house was designed by Roberts and Roberts and built by contractor J.C. Sutton for Irwin Sutton, a physician, and his wife, Mary; Sutton lived in this house, and owned a second house on this block, 1643 S.E. Ladd, which apparently was a rental unit. Irwin Sutton also owned a house at 1850 S.E. Ladd in 1910.</p> <p><b>Auxiliary Building:</b> Garage                      c.1912                      <b>Contributing:</b> Primary</p> <p><b>Description:</b> The original one-car garage on the alley has a hipped roof with beveled siding and paneled doors; it contributes in scale, mass, and details to the spatial order of the block's alley.</p>   |   |   |                                      |

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|---|---|--|------------------------------|
| Contributing Resources:   | 2 | <b>12-12 North, H.R. Residence 1910</b>                            |                              |
|   |   | 1719 S.E. Ladd Avenue  | <b>Legal:</b> B12:L22        |
| Non-Contributing Resources:   | 0 | Grayden and Joan Miller, 1719 S.E. Ladd Avenue, Portland, OR 97214 |                              |
|   |   | <b>Contractor:</b> G.A. Douglas                                    | <b>Designer:</b> Unknown     |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary |
| <p>Description: This rectangular two-story building has a moderately-pitched hipped roof with projecting eaves and exposed rafters; a hip-roofed dormer centered on the front elevation has projecting eaves and exposed rafters. The full-length, hip-roofed porch has a gabled entry bay with truncated boxed columns on sided piers and an enclosed balustrade. Windows are typically one-over-one double-hung wood sashes with cornice molding; the entry door has sidelights; three windows on the rear elevation have been altered. The house has narrow weatherboard siding with fluted cornerboards capped with ornamental corner blocks. It has a concrete foundation and basement. The house has a typical mid-block setback, with mature rhododendrons, azaleas and daphne along the south lot line, and near the front elevation.</p> <p>Cultural Data: The house was built by contractor G.A. Douglas for H.R. North, who was apparently related to a Miss Nellie North. Miss North built several houses and duplexes in Ladd's Addition in the 1920s, and lived in one, 1829-31 Ladd Avenue, for a year. In 1925 she moved into this house.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p>Description: The one-car garage on the alley has a bracketed gable roof with weatherboard siding and wood doors; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |  |                              |
| Contributing Resources:   | 2 | <b>12-13 Davis, John Residence 1909</b>                            |                              |
|   |   | 1727 S.E. Ladd Avenue  | <b>Legal:</b> B12:L15        |
| Non-Contributing Resources:   | 0 | Stephen and Penny Riddell, 1727 S.E. Ladd Avenue 97214             |                              |
|   |   | <b>Contractor:</b> L. Sparks                                       | <b>Designer:</b> Unknown     |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary |
| <p>Description: This rectangular two-story house has a flared, moderately-pitched hipped roof with projecting eaves and exposed rafters; the hip-roofed dormer has flared, projecting eaves. The hip-roofed porch has projecting eaves and exposed rafters; slender, modified Tuscan columns on sided piers, and an enclosed balustrade. The windows are typically one-over-one double-hung wood sashes, with cornice trim; a large, transomed, fixed wood sash window on the front elevation has double-hung sidelights. A square bay window on the south elevation has a hipped roof with flared eaves and exposed rafters. The building has narrow beveled siding with cornerboards and frieze board. The front dormer windows have been altered to aluminum sliders, and there is an addition at the rear of the building (1924); these changes are not sufficient to alter its historic character. It has a typical mid-block setback, with a Japanese maple, a large rhododendron and a blue Colorado spruce in the yards, and a woven wire fence enclosing the backyard.</p> <p>Cultural Data: The house was built for John Davis by L. Sparks; Clarence Davis, who later lived at 1649 S.E. Ladd on this block, lived in this house in 1911.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p>Description: The one-car garage on the alley has a bracketed gable roof with narrow beveled siding and paneled doors; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |  |                              |

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|---|---|---|---------------------------------------|
| Contributing Resources:   | 2 | <b>12-14 Johnson, Carl G. and Lenore Residence 1909</b> |                                       |
|   |   | 1737 S.E. Ladd Avenue                                   | <b>Legal:</b> B12: L26                |
| Non-Contributing Resources:   | 0 | Naomi Kipp, 1745 S.E. Ladd Avenue, Portland, OR 97214   |                                       |
|   |   | <b>Contractor:</b> Smith and Dodge                      | <b>Designer:</b> Unknown              |
|   |   | <b>Style:</b> Craftsman                                 | <b>Contributing:</b> Primary          |
| <p><b>Description:</b> This two-story rectangular building has a low-pitched hipped roof with projecting eaves and exposed rafters; a gable-roofed dormer has exposed rafters and a wide, ornamental bargeboard. The single-bay porch has a gable roof with exposed rafters, ornamental bargeboard, exposed ornamental tie beam and kingpost, and truncated boxed columns on shingled piers. The windows are typically twelve-over-one and fifteen-over-one double-hung wood windows with cornice trim; a square bay window on the lower front elevation has a shed roof with exposed rafters and wood sash windows that appear altered; there are square bay windows on the north and south elevations, with shed roofs. The building has wood shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with foundation plants and a large evergreen tree and a holly tree in the front yard, which is enclosed with chain link fence along the front lot line.</p> <p><b>Cultural Data:</b> The house was built by contractors Smith and Dodge for Carl G. Johnson, a salesman for Eric Rasmussen's real estate firm. Johnson and his wife, Lenore, daughter Margaret and servant, Jacobena Gross, lived in the house for several years until they moved next door to the north. By 1911 this house had been purchased by Robert Widney, a lawyer.</p> <p><b>Auxiliary Building:</b> Garage                      c.1928                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The one-car garage on the alley has a bracketed gable roof with multiple light windows and shingle siding, and a narrow shingled overdoor; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |                                       |
| Contributing Resources:   | 0 | <b>12-15 Olimiansky, Saul House 1942</b>                |                                       |
|   |   | 1745 S.E. Ladd Avenue                                   | <b>Legal:</b> B12: L29; Nw 5' L30     |
| Non-Contributing Resources:   | 2 | Naomi Kipp, 1745 S.E. Ladd Avenue, Portland, OR 97214   |                                       |
|   |   | <b>Contractor:</b> Saul Olimiansky                      | <b>Designer:</b> Unknown              |
|   |   | <b>Style:</b> Minimal Tract                             | <b>Non-Contributing:</b> Incompatible |
| <p><b>Description:</b> This rectangular, one-and-one-half story, gable-roofed building has been extensively altered: a large, projecting, two-story, low-pitched, gable-roofed wing has been added to the front of the building, radically changing the original form and details of the structure. The original part of the building has minimal eaves; two-over-one double-hung windows; vinyl siding covering original material, and a scroll-bracketed, shed-roofed overdoor on the south elevation. The newer wing has vinyl siding; sliding aluminum windows, with some metal-sashed double-hung windows; a reentrant porch with wrought-iron posts, and a concrete foundation. The building is located on a large lot at the south end of the block; due to the front addition, its setback is shallower than typical. The yard to the south is enclosed with a wood picket fence and an arched gate, probably original to the 1940s part of the house; a hedge runs along the south lot line, next to the sidewalk.</p> <p><b>Cultural Data:</b> The house was built by carpenter Saul Olimiansky.</p> <p><b>Auxiliary Building:</b> Garage                      c.1942                      <b>Non-Contributing:</b> Incompatible</p> <p><b>Description:</b> An over-scaled one-car garage on the alley has a gabled roof with weatherboard siding and paneled garage doors; it is not compatible with other buildings on the alley.</p>   |   |   |                                       |



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Contributing Resources:	0	<b>12-16 Vacant Lot</b>	
Non-Contributing Resources:	0	No Address	<b>Legal:</b> B12: Se 35' L30
	0	Naomi Kipp, 1745 S.E. Ladd Avenue, Portland, OR 97214	
		<b>Contractor:</b> Not Applicable	<b>Designer:</b> Not Applicable
		<b>Style:</b> Not Applicable	

Contributing Resources:	1	<b>12-17 Barnett, Frank and Anne Residence 1924</b>	
Non-Contributing Resources:	1	1321 S.E. Palm Street	<b>Legal:</b> B12: Se 23'/Ne 51' L28; Ne 51' L31
	1	Richard Boeve, 1321 S.E. Palm St., Portland, OR 97214	
		<b>Contractor:</b> J.W. Hunt	<b>Designer:</b> Unknown
		<b>Style:</b> Bungalow--Colonial Influence	<b>Contributing:</b> Secondary

Description: This square one-and-one-half story building has a jerkinhead gable roof with boxed eaves, a return cornice and composition shingles; the single-bay porch has a gabled roof with boxed eaves and a return cornice, battered wood columns with wood plinths, and a concrete foundation which extends beyond the plane of the roof. There is a small gable-roofed dormer on the west end of the front elevation. Windows are typically one-over-one double-hung wood sashes, with a rectilinear light pattern in the upper sash; the two fixed wood sash windows flanking the front entry door have been altered. There is an ornamental buff brick chimney on the westerly elevation. The building has weatherboard siding, a concrete foundation and basement. It is sited on a small rectangular lot at the south end of the block, and borders the alley.

Cultural Data: The house was built by carpenter John W. Hung for Nellie North, who lived in Ladd's Addition and had several buildings constructed in the district in the 1920s. She did not live in this house, which she apparently built on speculation; it was sold soon after completion to Frank Barnett, a clerk for the Simmons Company, and his wife, Annie, who lived in it for some years.

**Auxiliary Building:** Garage                      1924                      **Non-Contributing:** Compatible/Historic

Description: The one-car garage, set back from the alley, has a flat roof and weatherboard siding; the doors have been altered.

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|---|---|--|--|
| Contributing Resources:   | 0 | <b>12-18 Chan, Fred Residence 1924</b>                                 |  |
|   |   | 1836 S.E. Mulberry Avenue  | <b>Legal:</b> B12: Sw 77' L31                    |
| Non-Contributing Resources:   | 2 | Halim and Helen Mouawad, 1836 S.E. Mulberry Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> J.M. Hunt   | <b>Designer:</b> Unknown                         |
|   |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic     |
| <p>Description: This rectangular one-and-one-half story bungalow has a jerkinhead gable roof with projecting, boxed eaves, a boxed return cornice and composition shingles. The centered, single-bay porch has a jerkinhead roof with projecting, boxed eaves and a return cornice, truncated battered columns on brick piers, and a concrete foundation; corner concrete stairs and a curved paved path to them appear to be later alterations. A side porch, with slender battered columns, and a flat roof with exposed ornamental rafters, appears to be a slightly later addition. Windows are one-over-one double-hung wood sashes, with several fixed wood sash windows with altered glazing on the front and side elevations; there is a rectangular bay window on the north elevation. The building has horizontal composition board siding covering the original material, a concrete foundation and basement. It is located at the south end of the block and has a shallow setback from the street; the driveway runs from Palm Street on the east side of the house.</p> <p>Cultural Data: The house was built by contractor J.M. Hunt for Fred Chan, whose occupation is unknown. Chan apparently did not live in the house; in 1924 it was occupied by Miss Nellie North, who built several houses and duplexes in Ladd's Addition, and moved into this house from her duplex on Ladd Avenue.</p> <p><b>Auxiliary Building: Garage 1924 Non-Contributing: Incompatible</b></p> <p>Description: The original flat-roofed, parapeted garage east of the building has a flat-roofed carport supported on steel posts attached to the south, bordering the south lot line; it is not compatible with the historic character of the district.</p> |   |  |  |
| Contributing Resources:   | 0 | <b>12-19 Chan, Fred House 1946</b>                                     |  |
|   |   | 1824 S.E. Mulberry Avenue  | <b>Legal:</b> B12: Exc. Se 23', Ne 51' L28       |
| Non-Contributing Resources:   | 1 | Ronald E. Cobb, 1824 S.E. Mulberry Avenue, Portland, OR 97214          |  |
|   |   | <b>Contractor:</b> J.F. Lineberger                                     | <b>Designer:</b> Unknown                         |
|   |   | <b>Style:</b> Minimal Tract  | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: This square one-story building has a moderately-pitched gabled roof with minimal eaves, and a centered, shallow gable-roofed reentrant porch, faced with buff brick veneer, c. 1970. Windows are typically fixed wood sash, with some one-over-one and six-over-six double-hung windows on side and rear elevations. The building has a composition horizontal board siding, a concrete foundation and raised basement. It has a typical mid-block setback, with large rhododendron bushes and a cypress in the front yard.</p> <p>Cultural Data: The house was built for Fred Chan, who lived next door at 1836 Mulberry, by contractor J.F. Lineberger; it apparently served as a rental unit.</p>  |   |  |  |

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|---|---|---|--|
| Contributing Resources:   | 2 | <b>12-20 Doyle, Michael J. and Lucy Residence 1910</b>            |  |
|   |   | 1818 S.E. Mulberry Avenue   | <b>Legal:</b> B12: L27                       |
| Non-Contributing Resources:   | 0 | Fay R. Mozorosky, 1818 S.E. Mulberry Avenue Portland, OR 97214    |  |
|   |   | <b>Contractor:</b> C.W. Bringham                                  | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                 |
| <p>Description: This rectangular, two-story building has a hipped roof with flared projecting eaves, exposed rafters, and composition shingles; there is a flared hipped dormer centered on the front elevation. The cornice has jigsaw brackets. The flared, hip-roofed porch has exposed rafters and boxed columns on enclosed piers; an enclosed balustrade, and concrete porch stairs with wrought-iron railings. Windows are typically one-over-one double-hung wood sashes; there is a square bay on the north elevation with a flat roof; the front first floor elevation has a fixed sash window with double-hung sidelights. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with shaped evergreen bushes on the front elevation, and a chain link fence enclosing the backyard.</p> <p>Cultural Data: The house was built by contractor C.W. Bringham, apparently on speculation. It was purchased the following year by Michael Doyle, principal of Doyle and Son, Novelty Stove Works.</p> <p><b>Auxiliary Building: Garage 1924 Contributing: Secondary</b></p> <p>Description: The one-car garage on the alley, has a gable roof, shingled gable end, narrow beveled siding and cornerboards; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |  |
| Contributing Resources:   | 0 | <b>12-21 Motter, Frank House 1927</b>                             |  |
|   |   | 1812 S.E. Mulberry Avenue   | <b>Legal:</b> B12: L24                       |
| Non-Contributing Resources:   | 2 | Paula D. Kimalehto, 1812 S.E. Mulberry Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> John M. Parmly                                 | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Twentieth Century English Cottage                   | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This irregularly shaped one-story building has a gabled roof with narrow, return cornices and composition shingles. A projecting gable on the front elevation has a flared eave line, extending to the north to form a roof over the concrete stoop, supported by a non-historic wrought-iron post; the concrete porch stairs have wrought-iron railings. The windows are typically one-over-one double-hung wood sashes; the front elevation has fixed sash wood windows with altered glazing; window trim has been altered through the application of asbestos shingle siding. The building has a concrete foundation and basement. It has a typical mid-block setback, with a chain link-enclosed backyard.</p> <p>Cultural Data: The house was built by building contractor and carpenter J.M. Parmly for Frank Motter, a lawyer and vice-president of Anchor Investment Company; it was apparently built on speculation and served as a rental unit.</p> <p><b>Auxiliary Building: Garage 1927 Non-Contributing: Compatible/Historic</b></p> <p>Description: The one-car garage on the alley has been altered with changes in siding.</p>  |   |   |  |

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|--|---|-------|--|-------------|---------------------------------------|
| Contributing Resources:  | 1 | 12-22 | Turner, Fred B. House  | 1916        |                                       |
| Non-Contributing Resources:  | 1 |       | 1802 S.E. Mulberry Avenue  |             | Legal: B12: L23                       |
|  | 1 |       | Alice and Wallace Larsen, 1603 Ladd Ave., Portland, OR             | 97214       |                                       |
|  |   |       | Contractor:  | F.B. Turner | Designer: Unknown                     |
|  |   |       | Style:   | Bungalow    | Non-Contributing: Compatible/Historic |
| <p>Description: This rectangular, one-and-one-half story building has a gabled roof with projecting eaves and exposed rafters, bracketed gable ends and composition shingles. The single-bay front-facing gabled entry porch has a gable roof with exposed rafters and bracketed gable end; arched tie beam, and truncated obelisk columns on enclosed piers; the non-historic concrete stairs have brick trim and a pipe railing. The windows are typically one-over-one double-hung wood sashes; glazing has been altered in several windows, including the front fixed sash window, and the historic trim has been removed. The building has been sided with asbestos shingle siding. The alterations have adversely affected the building's historic character. It has a concrete foundation and basement and a typical mid-block setback, with a chain link fence enclosing the backyard, and part of the front yard.</p> <p>Cultural Data: The house was built by building contractor Fred Turner, apparently on speculation; he did not live in the house.</p> <p><b>Auxiliary Building Garage</b> c.1916 <b>Contributing: Primary</b></p> <p>The one-car garage on the alley has a gabled roof with original doors; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |       |  |             |                                       |
| Contributing Resources:  | 1 | 12-23 | Bantz, Oscar and Anna Residence                                    | 1920        |                                       |
| Non-Contributing Resources:  | 1 |       | 1750 S.E. Mulberry Avenue  |             | Legal: B12: L20                       |
|  | 1 |       | Angus and Patty MacDuffie, 1750 S.E. Mulberry Avenue, Portland, OR | 97214       |                                       |
|  |   |       | Contractor:  | Unknown     | Designer: Unknown                     |
|  |   |       | Style:   | Craftsman   | Contributing: Secondary               |
| <p>Description: This rectangular, two-story building has a low-pitched hipped roof with projecting eaves and composition shingles; a hip-roofed dormer is centered on the front elevation. The hip-roofed porch has projecting eaves; paired, slender truncated boxed columns with capitals and bases, located on sided piers; paired angled brackets; a vertical wood slat balustrade; shallow, triangular-arched boxed tie beams; concrete stairs flanked by brick planters and iron railing. The windows are typically double-hung wood sashes, with a transomed wood sash with sidelights on the first floor front elevation. The building is sided with asbestos shingles, which does not significantly alter its historic character, and has a concrete foundation and basement.</p> <p>Cultural Data: The house was built by owner-resident Oscar Bantz, a fireman for C.D. &amp; L. Company.</p> <p><b>Auxiliary Building: Garage</b> 1976 <b>Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The two-car garage on the alley has a shed roof and T-1-11 siding; it is compatible in scale with other buildings on the alley.</p>  |   |       |  |             |                                       |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 1 | <b>12-24 Wells, William H. and Kate Residence 1915</b>   |   |
| Non-Contributing Resources: | 1 | 1742 S.E. Mulberry Avenue  | <b>Legal:</b> B12: L19                              |
|                             | 1 | Simon and Louise Hernandez, 2906 S.E. 170th, Portland, OR 97236  |   |
|                             |   | <b>Contractor:</b> Unknown   | <b>Designer:</b> Unknown                            |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                        |
|                             |   | <b>Description:</b> This rectangular two-story building has a moderately-pitched, pedimented gable roof with projecting eaves, exposed rafters and composition shingles; the gable ends have jigsawn brackets and a slight cantilever with small ornamental brackets below it. The hip-roofed porch has deep projecting eaves, a concrete foundation; truncated boxed columns on sided piers, and an enclosed balustrade. Windows are typically one-over-one double-hung wood sashes; there are square bays with shed roofs on the north and south elevations; the first floor front elevation has a transomed fixed sash window. The entry door has paneled and glazed sidelights. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs at the building front, and an evergreen and deciduous tree in the front yard.  |   |
|                             |   | <b>Cultural Data:</b> The house was built for William Wells, a linotype operator for The Oregon Journal, and his wife, Kate.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1915 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The original two-car garage on the alley has been altered with the addition of a flat-roofed carport, partially sided with vertical board siding; it is compatible in scale with other buildings on the alley.   |   |
| Contributing Resources:     | 2 | <b>12-25 Stoll, John A. Residence 1910</b>   |   |
| Non-Contributing Resources: | 0 | 1728 S.E. Mulberry Avenue  | <b>Legal:</b> B12: L16                              |
|                             | 0 | Helen Georges, 7475 Northvale Way, Portland, OR 97225  |   |
|                             |   | <b>Contractor:</b> Levi Rodlum   | <b>Designer:</b> Unknown                            |
|                             |   | <b>Style:</b> Craftsman--Colonial Influence  | <b>Contributing:</b> Primary                        |
|                             |   | <b>Description:</b> This rectangular two-story building has a moderately-pitched hipped roof with projecting eaves, composition shingles, and a hip-roofed dormer centered on the front elevation. The hip-roofed porch has projecting eaves; a pedimented gable in the center bay with a sunburst pattern; a cornice board with a dentil course; slender Tuscan columns, and lattice-enclosed wood foundation. Windows are typically one-over-one double-hung wood sashes with cornice trim; a square bay window on the north elevation and a polygonal bay on the south elevation have hipped roofs; the first floor front elevation has a transomed, fixed sash with double-hung sidelights. The building has narrow beveled siding; slender cornerboards with capitals, and a modified classical cornice, with a dentil course. It has a concrete foundation and basement. The building has a typical mid-block setback, with some mature shrubs flanking the paved entry path, and a vertical wood slat fence along the north lot line. |   |
|                             |   | <b>Cultural Data:</b> The house was built for John Stoll, a farmer, who lived in it.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1924 Contributing:</b> Secondary                 |
|                             |   | <b>Description:</b> The gabled, two-car garage on the alley has exposed rafters and cornerboards; it contributes in scale, mass and details to the spatial order of the block's alley.   |   |

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- |                             |   |   |  |
|-----------------------------|---|---|--|
| Contributing Resources:     | 0 | <b>12-26 Mallory, E.L. Duplex 1960</b>  |  |
| Non-Contributing Resources: | 1 | 1722-1724 S.E. Mulberry Avenue  | <b>Legal:</b> B12: L15                           |
|                             |   | Conrad and Sharon Odenthal, 3945 S.W. Pendleton, Portland, OR 97221   |  |
|                             |   | <b>Contractor:</b> E.L. Mallory and Associates  | <b>Designer:</b> Unknown                         |
|                             |   | <b>Style:</b> Minimal Tract   | <b>Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | Description: This rectangular, one-story building has a low-pitched gable roof with boxed eaves. It has aluminum sliding windows, asbestos shingles, and multicolored brick veneer around its base. It has a typical mid-block setback, with a center paved path leading towards the gable end facing the street, and around to the south, where the unit entry doors are located; there is a large, broad-leafed evergreen tree in the front yard.   |  |
|                             |   | Cultural Data: The house was built by E.L. Mallory and Associates as a rental unit.   |  |
|                             |   |   |  |
| Contributing Resources:     | 0 | <b>12-27 Nelson, L.O. House 1909</b>  |  |
| Non-Contributing Resources: | 1 | 1718 S.E. Mulberry Avenue   | <b>Legal:</b> B12: L12                           |
|                             |   | Erik Funke and Rosalind Dwight, 1938 S.E. Elliott Ave., Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> L.O. Nelson  | <b>Designer:</b> Unknown                         |
|                             |   | <b>Style:</b> Craftsman   | <b>Non-Contributing:</b> Compatible/Historic     |
|                             |   | Description: This two-story square building has a moderately-pitched hipped roof with boxed eaves and composition shingles; a small hip-roofed dormer is centered on the front elevation. The hip-roofed porch has been enclosed with horizontal board siding and fixed sash windows with eight horizontal lights (1948), creating a single-bay reentrant porch, which alters the historic character of the building. The windows on the rest of the building are typically six-over-one double-hung wood sashes with architrave trim. The building has beaded beveled siding with a frieze board, a concrete foundation and basement. The building has a typical mid-block setback, with mature plants along the front building edge.  |  |
|                             |   | Cultural Data: The house was built by contractor L.O. Nelson, who owned it through the early part of the 1920s.   |  |
|                             |   |   |  |
| Contributing Resources:     | 1 | <b>12-28 Mulberry Apartments 1924</b>   |  |
| Non-Contributing Resources: | 0 | 1638 S.E. 12th Avenue   | <b>Legal:</b> B12: L7, 8, 11                     |
|                             |   | Helen Georges c/o Helen Nock, 7475 S.W. Northvale Way, Portland, OR 97225   |  |
|                             |   | <b>Contractor:</b> William Friberg  | <b>Designer:</b> Smith and Griffiths             |
|                             |   | <b>Style:</b> Twentieth Century California Mission  | <b>Contributing:</b> Secondary                   |
|                             |   | Description: This el-shaped, three-story reinforced concrete apartment building has a parapet roof, with shaped forms at the ends, corners, and at the entry in the angle of the el. The 10,000 square foot building has alternating series of single and paired double-hung wood sash windows, with six lights in the upper sashes, and concrete sills. The interior corner entry has a shallow, projecting one-story, flat-roofed porch with flat pilasters flanking a segmental arch leading to a recessed pair of french doors with a segmentally-arched multi-light transom above; an original wrought-iron stair railing is located at the porch stairs. There is a single paneled and glazed door on the Mulberry Street wing end, with a metal fire escape. The alley side of the building has a series of folding paneled and glazed garage doors at the first floor, all original. The building is stuccoed, with small diamond panels along the cornice. The building is sited on a polygonal lot at the north end of the block, with the corner of the L forming a roughly triangular, grass-covered public space facing 12th Avenue. There are shaped hedges and plants along the building, with some mature bushes and trees near the north wing end. |  |
|                             |   | Cultural Data: The structure was built by William Friberg, who also acted as contractor for the building; later, he and his wife Adele moved into the building to manage it.  |  |

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Continuation SheetSection number 7 Page 7.153**BLOCK 13**

## Northwest Quadrant

Total Resources: 48  
Contributing: 33  
Non-Contributing: 15Form:  
TrapezoidStreet Boundaries:  
Hawthorne Boulevard  
S.E. Maple Avenue  
S.E. Palm Street  
S.E. Ladd Avenue

Block 13 is located at the northern edge of the district. It helps forms a "gate" to the district, signifying the transition from the commercial strip along Hawthorne to a residential area: there are two commercial buildings, an apartment building and two multi-family units at its northerly end. It has an approximately equal number of single-family residences dating to the primary and secondary historic periods. The lots are one to two feet above street grade; most buildings have several low concrete steps at their front lot lines, leading to entry paths. With the exception of buildings at the north and south ends of the block, all buildings have typical district setbacks, and, usually, standard-sized lots. There are fourteen buildings dating to the primary period of development, all of them built in the Craftsman style, with front-facing gabled or hipped roofs. They are spaced at more or less regular intervals along the two sides of the block, creating a continuity in form, massing, eave height and stylistic details. In the two decades after the First World War, thirteen infill houses were constructed, primarily by owner-residents, rather than developers: most of these are one-and-one-half and two-story period revivals. Many of the buildings have mature trees and shrubs in the front and side yards. All of the buildings are in good to excellent condition. Of the twenty-seven major historic buildings, only three have been altered to the extent of losing their historic integrity; of the eleven historic auxiliary buildings, three have been altered to the extent of losing their integrity.

Contributing  
Resources: 1  
Non-Contributing  
Resources: 0**13-01 Hamilton Store Building and Serve-U Garage 1925**

1312-1334 S.E. Hawthorne Boulevard Legal: B13: L5,6

Robert and Phyllis Marvin, 2020 S.E. Harrison Street, Portland, OR 97214

Contractor: Camp and DuPuy

Designer: A. Lowe DuPuy

Style: Twentieth Century California Mission Contributing: Secondary

Description: This one-story, stuccoed, reinforced concrete building has an irregular plan, a flat roof and a full shaped parapet with vertical geometric raised panels spaced along the building cornice at the structural bay divisions. Slightly recessed storefronts between the bays have wood sash transoms above plate glass windows with metal sashes; some mullions have been replaced and some wood transom sashes have been replaced with metal. Centered store door entries along Hawthorne are recessed in angled bays; entry doors along Maple are set flush with the plane of the windows. There is a wood garage door on the west (alley) elevation. The building has a concrete foundation. It is located at the northeast end of the block, bounded by the alley, Hawthorne Boulevard and Maple Avenue; the footprint extends to the lot lines.

Cultural Data: This combination store building and garage for 36 vehicles was built by the design-build firm, Camp and DuPuy, which built a number of early Ladd's Addition houses. The original owner was Luther H. Hamilton, a physician who lived several blocks north of Ladd's Addition; he also owned the store building at 1846-54 S.E. Hawthorne Boulevard. This building had a five stores along Hawthorne, among them a beauty shop, a barber, a grocery and meat market, and a restaurant at the corner of Hawthorne and Maple; the rest of the building was operated as Serve-U-Garage.

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- |   |   |   |                              |
|---|---|---|------------------------------|
| Contributing Resources:   | 1 | <b>13-02 Range, Spencer S. and Aura Residence 1909</b>                              |                              |
|   |   | 1513 S.E. Maple Avenue  | <b>Legal:</b> B13: L9        |
| Non-Contributing Resources:   | 0 | Robert and Phyllis Marvin, 2020 S.E. Harrison Street, Portland, OR 97214            |                              |
|   |   | <b>Contractor:</b> Benjamin Doty  | <b>Designer:</b> Unknown     |
|   |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary |
| <p><b>Description:</b> This rectangular two-story building has a low-pitched hip roof with projecting eaves, exposed rafters, and composition shingles. There are hip-roofed dormers with projecting eaves and exposed rafters centered on the front and side elevations. The full-length shed-roofed porch has exposed rafters, and a gabled entry bay with an ornamental exposed truss and exposed rafters; boxed truncated wood columns on an enclosed balustrade, a wood foundation and concrete steps with a wrought-iron railing. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has a large, transomed fixed wood sash window with double-hung sidelights; there are square bay windows on the side elevations. The front paneled and glazed entry door has paneled and glazed sidelights. The building has square-butt cut wood shingles in alternating narrow and wide courses on the second story, and beveled siding with cornerboards on the first story. The porch roof has been replaced with fiberglass panels. The building has a typical mid-block setback, with mature camellias and rhododendrons along the north and south lot lines, and a monkey puzzle tree in the front yard.</p> <p><b>Cultural Data:</b> The building was built by building contractor Benjamin Doty for Pennsylvania-born Spencer Range, a theatrical salesman and later a clerk for Meier and Frank Company, and his wife, Aura. The Ranges lived in the house with Aura's son, Ray, and her sisters, Abbis, a dry goods salesperson, and Jessie, a filing clerk. In 1914 the house was sold to John Gehr, a dentist, and his wife, Ida.</p> |   |   |                              |
| Contributing Resources:   | 1 | <b>13-03 Donahoe, Myrt House 1909</b>   |                              |
|   |   | 1517 S.E. Maple Avenue  | <b>Legal:</b> B13: L10       |
| Non-Contributing Resources:   | 0 | Frances Schulte et. al. c/o Robert Ashley, 3101 S.W. 1st Avenue, Portland, OR 97201 |                              |
|   |   | <b>Contractor:</b> Portland Miracle Pressed Stone Co.                               | <b>Designer:</b> Unknown     |
|   |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary |
| <p><b>Description:</b> This two-and-one-half story rectangular building has a steeply-pitched, front-facing gable roof with deep, projecting eaves, a wide, ornamental bargeboard with flared ends, and large brackets with an open geometric pattern. There are gable-roofed wall dormers on the side elevations with balconies and enclosed balustrades. The porch is semi-circular in plan; it has a rusticated cast-stone foundation and concrete balusters; a single-bay hip-roofed porch with concrete Ionic columns, and concrete stairs. The building has a rusticated cast-stone first story; the windows on this story are a combination of small multi-light casements and double-hung wood sash windows with concrete sills and lintels. The second story has narrow beveled siding, with transomed, paired wood sash casements. There is a polygonal bay window on the south elevation. The building has a concrete foundation and basement, and a typical mid-block setback with densely planted mature shrubs and trees in the front yard, including large rhododendrons and a thirty-foot tall Port Orford cedar.</p> <p><b>Cultural Data:</b> The house was built by Myrt Donahoe, secretary of the Portland Miracle Pressed Stone Company, apparently on speculation for Fred Strong, secretary-treasurer of the Ladd Estate Company, and his brother, Robert, manager of the H.W. Corbett Estate. The house is similar to one built by Myrt Donahoe on this block at 1628 S.E. Ladd Avenue. By 1914 it had been purchased by Andreas and Margaret Vetsch; Andreas worked at the Damascas Creamery.</p>   |   |   |                              |



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- |   |   |  |                                |
|---|---|--|--------------------------------|
| Contributing Resources:   | 1 | <b>13-04 Blade, Nella B. Residence 1927</b>                        |                                |
|   |   | 1529 S.E. Maple Avenue   | <b>Legal:</b> B13: L13         |
| Non-Contributing Resources:   | 0 | John J. Warner, 3326 N.E. Alameda, Portland, OR 97212              |                                |
|   |   | <b>Contractor:</b> Anderson and Kandall                            | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Twentieth Century Norman Farmhouse                   | <b>Contributing:</b> Secondary |
| <p>Description: This square two-story building has a steeply-pitched front-facing gable roof with projecting eaves; the front gable end is enclosed and has half-timbering, providing a roof for a projecting second story polygonal bay with four-over-four double-hung windows and a decorative "x" panel in its spandrel. There are shed-roofed wall dormers on the side elevations. The Tudor arch, vertical wood paneled entry door is recessed on the south corner of the front elevation, and has a low concrete stoop and steps. The windows are primarily four-over-one double-hung wood sashes; the first story of the front elevation has a bank of narrow four-over-four double-hung wood sashes. The building is sided with wood shingles, and has a concrete foundation and basement. It has a typical mid-block setback, with densely planted low-growing shrubs along the front and side elevations, including azaleas and camellias, and a large cherry tree in the front yard.</p> <p>Cultural Data: This building was erected by contractor Arvid Anderson and carpenter William Randall for Nella Blade, a stenographer for Wolf Hop Company.</p>   |   |  |                                |
| Contributing Resources:   | 1 | <b>13-05 Holverson, Thomas Residence 1911</b>                      |                                |
|   |   | 1537 S.E. Maple Avenue   | <b>Legal:</b> B13: L14         |
| Non-Contributing Resources:   | 0 | James and Mary Manning, 1537 S.E. Maple Avenue, Portland, OR 97214 |                                |
|   |   | <b>Contractor:</b> H.C. Schow                                      | <b>Designer:</b> H.C. Schow    |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary   |
| <p>Description: This two-and-one-half story rectangular building has a moderately-pitched, front-facing gable roof with projecting eaves, exposed rafters, a wide bargeboard with ornamental end cuts, and bracketed gable ends. There are two large gable-roofed dormers with projecting eaves and bracketed gable ends on the side elevations. The full-width hip-roofed porch has projecting eaves and exposed rafters; a deep cornice board; truncated battered columns on sided piers; an enclosed balustrade, and a wood foundation. The windows are primarily one-over-one double-hung wood sashes; there is a large fixed wood sash window flanked by double-hung sidelights on the first story front elevation. The building has weatherboard siding with cornerboards, and a concrete foundation and basement. A one-story back porch was altered in the late 1970s, and a wood deck built in the back yard. The building has a typical mid-block setback, with densely planted shrubs, including azaleas, rhododendrons, packysandras and ivy in the front yard, and wistaria trained along the porch.</p> <p>Cultural Data: The house was designed and built by contractor H.C. Schow for owner-resident Thomas Holverson, whose occupation is presently unknown.</p> |   |  |                                |

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- |                             |   |   |   |
|-----------------------------|---|---|---|
| Contributing Resources:     | 1 | <b>13-06 Roxworthy, Sidney and Joanna Residence 1924</b>  |   |
| Non-Contributing Resources: | 0 | 1541 S.E. Maple Avenue  | Legal: B13: L17                                       |
|                             |   | Joseph and Dorothy Wagner, 1541 S.E. Maple Avenue, Portland, OR 97214   |   |
|                             |   | Contractor: Opplander and Sons  | Designer: Opplander and Sons                          |
|                             |   | Style: Twentieth Century English Cottage  | Contributing: Secondary                               |
|                             |   | Description: This T-shaped, one-story building has a moderately-pitched cross-gable roof with a flat-roofed wing at the rear, and a flat-roofed porch in the northerly corner of the "T." The roof has minimal boxed eaves, and composition shingles. The reentrant porch has a flat-arched entry on the north elevation, and a flat-arched opening on the front elevation, a concrete foundation and steps. The windows are primarily six-over-one double-hung wood sashes with cornice trim; the front elevation has multi-light wood sash casements. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with a low azalea hedge along the front building edge, and some mature flowering shrubs near the south front elevation. The back yard is enclosed with a chain link fence, and has some mature deciduous trees in it.   |   |
|                             |   | Cultural Data: The house was built by the building contracting firm, Opplander and Sons, for Sidney Roxworthy, a clerk for Neudstadter Brothers, who lived here with his wife, Joanna.  |   |
| Contributing Resources:     | 1 | <b>13-07 Schwind, Charles and Julia Residence 1909</b>  |   |
| Non-Contributing Resources: | 1 | 1553 S.E. Maple Avenue  | Legal: B13: L18                                       |
|                             |   | Irene Kendoll, 1553 S.E. Maple Avenue, Portland, OR 97214   |   |
|                             |   | Contractor: B.F. Doty   | Designer: Unknown                                     |
|                             |   | Style: Craftsman  | Contributing: Primary                                 |
|                             |   | Description: This two-story rectangular building has a moderately-pitched hip roof with projecting boxed eaves, ornamental purlins and composition shingles. There is a hip-roofed dormer with projecting eaves centered on the front elevation. The full-width hip-roofed porch has boxed eaves, truncated paneled boxed columns with ornamental capitals on concrete piers, a vertical-slat wood balustrade with arched trim between the balusters, and a wood foundation and stairs. The windows are primarily one-over-one double-hung wood sashes; the first story front elevation has a large, transomed wood sash window; there is a square bay window with a shed roof on the north elevation. The building has narrow beveled siding with wide cornerboards. It has a concrete foundation and basement and a typical mid-block setback. There is a low hedge along the front elevation, and mature rhododendrons in the frontyard. |   |
|                             |   | Cultural Data: The house was built by contractor B.F. Doty for German-born Charles Schwind, a grocer, who emigrated to the United States in 1889. He lived here with his wife, Julia, three children, and a servant, Malchina Walp.   |   |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>1971 Non-Contributing: Compatible/Non-Historic</b> |
|                             |   | Description: The single-car garage on the alley has a flat roof and weatherboard siding; it is compatible in scale with other buildings on the alley.   |   |

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- |   |   |   |                       |
|---|---|---|-----------------------|
| Contributing Resources:   | 1 | <b>13-08 Bellew, John and Anna Residence 1900</b>         |                       |
|   |   | 1559 S.E. Maple Avenue                                    | Legal: B13: L21       |
| Non-Contributing Resources:   | 0 | M.L. Smith, 1559 S.E. Maple Avenue, Portland, OR 97214    |                       |
|   |   | Contractor: Unknown                                       | Designer: Unknown     |
|   |   | Style: Craftsman  | Contributing: Primary |
| <p>Description: This rectangular two-story building has a moderately-pitched, front-facing gable roof with boxed eaves and a boxed return cornice. The reentrant porch, located in the south corner of the front elevation, has a slender turned post on a concrete pier; a vertical wood slat balustrade with square newel posts; a concrete foundation and steps. The windows are primarily one-over-one double-hung wood sashes with cornice trim; there is a large polygonal bay with a fixed wood sash window on the first floor of the front elevation--the glazing appears altered. The building has narrow beveled siding with cornerboards and a wide frieze board running below the eave lines. It has a concrete foundation and a typical mid-block setback, with mature shrubs along the front and side building edges. Although it was moved from outside the district, it is compatible in massing, form and details with buildings within the district.</p> <p>Cultural Data: This house was built in or around 1900 in Stephen's Addition on Hawthorne Boulevard. The original owners, who lived in it for almost forty years, were John Bellew and his wife, Anna. At the turn-of-the-century, Bellew was an engineer on the steamer, "Pomona." The house was moved to its present site in 1949 by Mrs. M.L. Smith, who still resides in it.</p>   |   |   |                       |
| Contributing Resources:   | 1 | <b>13-09 Doering, Edward and Helena Residence 1909</b>    |                       |
|   |   | 1565 S.E. Maple Avenue                                    | Legal: B13: L22       |
| Non-Contributing Resources:   | 1 | Bradley Newby, 1565 S.E. Maple Avenue, Portland, OR 97214 |                       |
|   |   | Contractor: Helena Doering                                | Designer: Unknown     |
|   |   | Style: Craftsman  | Contributing: Primary |
| <p>Description: This two-story rectangular house has a low-pitched hip roof with deep, projecting eaves and ornamental purlins; there are centered hip-roofed dormers with projecting eaves on the front and side elevations. The full-width porch has a hip roof with projecting eaves, ornamental purlins, truncated battered columns on concrete piers, an enclosed balustrade, concrete steps and wrought-iron railing. The windows are primarily one-over-one double-hung wood sashes; the front elevation has a square bay window cantilevering beyond the building plane on both ends; there are cantilevered square bay windows with shed roofs on both side elevations. The building has beaded tongue and groove siding, a concrete foundation and basement. It has a typical mid-block setback, with a monkey puzzle tree in the frontyard, and some ornamental shrubs along the north lot line.</p> <p>Cultural Data: The house was built by the owner-residents, German-born Helena and Edward Doering. Edward was a Lutheran Missionary. With them lived their children, Emma, age 31, who worked as a milliner, Lily, age 29, a toy saleswoman, and Herman, 28, a lumber contractor.</p> <p>Auxiliary Building: Garage 1980 Non-Contributing: Incompatible</p> <p>Description: The two-car garage on the alley has a flat roof and weatherboard siding; it is incompatible with the scale of other buildings on the alley.</p> |   |   |                       |

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- |                             |   |  |
|-----------------------------|---|--|
| Contributing Resources:     | 0 | <b>13-10 Newby, Brad and Suellen Residence 1986</b>  |
|                             |   | 1573 S.E. Maple Avenue <b>Legal:</b> B13: L25  |
| Non-Contributing Resources: | 1 | <b>Brad and Suellen Newby, 1573 Maple Avenue, Portland, OR 97214</b>   |
|                             |   | <b>Contractor:</b> Brad and Suellen Newby <b>Designer:</b> Knights Building Design   |
|                             |   | <b>Style:</b> Post-Modern <b>Non-Contributing:</b> Compatible/Non-Historic   |
|                             |   | <b>Description:</b> This rectangular two-story building has a hip roof with projecting eaves, exposed rafters, and small ornamental brackets on a front-facing gabled wall dormer. The single-bay entry porch has a gable roof with projecting eaves, an enclosed pediment, slender rectangular wood posts, a vertical wood slat balustrade and a concrete foundation and stairs. Windows are primarily one-over-one double-hung wood sashes with minimal trim; the front elevation has a slipsash double-hung window with double-hung sidelights. The building has weatherboard siding with cornerboards, and a concrete foundation and basement. It has a typical mid-block setback.   |
|                             |   | <b>Cultural Data:</b> The house was built by its owners, Brad and Suellen Newby, and designed by Knights Building Design under the guidelines established by the Ladd's Addition Conservation District Advisory Council.   |
| Contributing Resources:     | 1 | <b>13-11 Jolly, William and Harriett Residence 1913</b>  |
|                             |   | 1581 S.E. Maple Avenue <b>Legal:</b> B13: L26  |
| Non-Contributing Resources: | 1 | <b>David Fredrickson, 1581 S.E. Maple Avenue, Portland, OR 97214</b>   |
|                             |   | <b>Contractor:</b> William Jolly <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Craftsman <b>Contributing:</b> Primary   |
|                             |   | <b>Description:</b> This rectangular two-story building has a moderately-pitched flared hipped roof with projecting eaves, exposed jigsawn rafters and composition shingles; there is a flared hip-roofed dormer centered on the front elevation. The full-width hip-roofed porch has projecting eaves and exposed jigsawn rafters, a frieze board, Tuscan columns, a vertical slat balustrade, and a wood foundation and stairs. The windows are primarily one-over-one double-hung sashes; there is a large fixed wood sash window on the first story of the front elevation, with double-hung sidelights; a square bay window on the north has a shed roof with jigsawn rafters. The building has masonite shingle siding, a concrete foundation and basement. It has a typical mid-block setback; there are a variety of shrubs and plants along the building edges and in the frontyard. The lot is enclosed with a chain link fence. |
|                             |   | <b>Description:</b> The first owner-resident was William Jolly, a farmer, his wife Harriet, and daughters Hattie, a cashier, and Inez, a clerk.  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1924</b> <b>Non-Contributing:</b> Compatible/Historic   |
|                             |   | <b>Description:</b> The single-car garage on the alley, built later than the house, has a gable roof and masonite shingle siding.  |

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- |                             |   |   |   |
|-----------------------------|---|---|---|
| Contributing Resources:     | 2 | <b>13-12 Saul, Anthony and Inez Residence 1923</b>  |   |
| Non-Contributing Resources: | 0 | 1591 S.E. Maple Avenue  | Legal: B13: L29                                       |
|                             |   | Molly and Jeffrey Yandle, 1591 S.E. Maple Avenue, Portland, OR 97214  |   |
|                             |   | Contractor: A.E. Saul   | Designer: A.E. Saul                                   |
|                             |   | Style: Bungalow   | Contributing: Secondary                               |
|                             |   | Description: This rectangular one-and-one-half story bungalow has a steeply-pitched gable roof with projecting eaves, exposed rafters, bracketed gable ends, and composition shingles; there are shed-roofed dormers spanning the width of the front and rear elevations with paired double-hung windows, projecting eaves and exposed rafters. The front veranda has a deep cornice supported by truncated obelisks on an enclosed balustrade, and a wood foundation and stairs. Windows are primarily one-over-one double-hung wood sashes. The building has narrow weatherboard siding with cornerboards, a concrete foundation and basement. The building has a typical mid-block setback, with mature plants along the front edge and mature trees and shrubs along both side lot lines. The back yard is enclosed with a vertical board fence.  |   |
|                             |   | Cultural Data: The house was built by owner-resident Anthony Saul, plant manager for Pacific Arc and Foundry Company, who lived in it with his wife, Inez.  |   |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>1922 Contributing: Secondary</b>                   |
|                             |   | Description: The one-car garage on the alley has a gable roof and weatherboard siding; its materials match the house. The building contributes in scale, mass and details to the spatial order of the block's alley.  |   |
| Contributing Resources:     | 1 | <b>13-13 Barendrick, Henry and Jamima Residence 1909</b>  |   |
| Non-Contributing Resources: | 1 | 1603 S.E. Maple Avenue  | Legal: B13: L30                                       |
|                             |   | Rebecca Marshall, 1603 S.E. Maple Avenue, Portland, OR 97214  |   |
|                             |   | Contractor: John Lockhart   | Designer: Unknown                                     |
|                             |   | Style: Craftsman  | Contributing: Primary                                 |
|                             |   | Description: This two-story rectangular building has a moderately-pitched front-facing gable roof with projecting eaves, exposed jigsawn rafters, a bracketed gable end, and composition shingles; there are gable-roofed dormers on the side elevations. The single-bay porch has a front-facing gable roof with projecting eaves and exposed jigsawn rafters; an exposed tie beam and ornamental truss; truncated boxed columns on sided piers, and a wood foundation and stairs. The windows are primarily twelve-over-one double-hung wood sashes; the attic story has a tripartite window with diamond panes in the end sashes; the front elevation first story has a polygonal bay window with large slipsash wood windows, with diamond panes in the upper sashes. The entry door is paneled and glazed, and has glazed and paneled sidelights. The building has beveled siding with slender cornerboards, a concrete foundation and basement. It has a typical mid-block setback, with densely planted modern shrubs and evergreen trees in the front and side yards. |   |
|                             |   | Description: The house was built on speculation by contractor John Lockhart, who erected several early houses in Ladd's Addition. By 1910 it had been sold to Henry Barenrick, vice-president and general manager of Albina Fuel Company, who lived in it with his wife, Jamima, and young son, Erwin.  |   |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>1984 Non-Contributing: Compatible/Non-Historic</b> |
|                             |   | Description: The single-car garage on the alley has a gable roof and tongue-and-groove horizontal siding, designed to match the house. It is compatible with the scale, mass and details of other buildings on the block's alley.   |   |

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|---|---|--|---|
| Contributing Resources:   | 0 | <b>13-14 Anderson, Carl and Sylvia Residence 1949</b>                |   |
|   |   | 1615 S.E. Maple Avenue   | <b>Legal:</b> B13: Ne 64' L33,34                      |
| Non-Contributing Resources:   | 1 | Peter and Mary Tartshore, 1615 S.E. Maple Avenue, Portland, OR 97214 |   |
|   |   | <b>Contractor:</b> Henry Miller                                      | <b>Designer:</b> O.R. Bean                            |
|   |   | <b>Style:</b> Minimal Tract--Ranch Influence                         | <b>Non-Contributing:</b> Compatible/Non-Historic      |
| <b>Description:</b> This irregularly shaped one-story building has a sequence of low-pitched intersecting hip roofs covering the main block and wings, with deep, projecting boxed eaves and composition shingles. The main entry door is located on a projecting hip-roofed wing; it has a concrete stoop and a wrought-iron railing. The windows are primarily one-over-one double-hung wood sashes and large fixed wood sashes with horizontally-divided lights. The building has wide weatherboard siding, a raised brick planting bed along part of the front elevation, and some brick veneer extending to the eave line. It has a concrete foundation and basement. The building is located at the northeast end of the block, on a rectangular lot, with the entry facing Maple Avenue. A driveway runs along the north lot line, from the street to an attached hip-roofed garage with paneled wood doors and weatherboard siding at the north end of the building. The front and south building edges are densely planted with mature flowering shrubs. |   |  |   |
| <b>Cultural Data:</b> The house was built by carpenter Henry Miller for Carl Anderson, a plumber, and his wife, Sylvia.   |   |  |   |
| <br>  |   |  |   |
| Contributing Resources:   | 0 | <b>13-15 Riehl, Henry House 1949</b>                                 |   |
|   |   | 1431 S.E. Palm Street  | <b>Legal:</b> B13: Sw 64' L33,34                      |
| Non-Contributing Resources:   | 2 | Arthur Wilcox, 1431 S.E. Palm Street, Portland, OR 97214             |   |
|   |   | <b>Contractor:</b> Henry Riehl                                       | <b>Designer:</b> Universal Plan Service Co.           |
|   |   | <b>Style:</b> Minimal Tract--Ranch Influence                         | <b>Non-Contributing:</b> Compatible/Non-Historic      |
| <b>Description:</b> This square one-story building has a moderately-pitched hip roof with minimal eaves and composition shingles. There is a shallow, projecting hip-roofed wing on the front elevation; the roof cantilevers to shelter a small concrete stoop. There are a variety of window types; the front elevation has several large fixed wood sash windows with horizontally-divided lights; the east elevation has a bank of multi-light wood sash casements; most of the rest of the building has one-over-one double-hung wood sashes windows; some windows have aluminum awnings. The building has horizontal vinyl siding and a concrete foundation. It is located at the south end of the block, at the intersection of Palm Street and the alley; it has a typical mid-block setback, with a variety of shaped ornamental bushes around the building edges.   |   |  |   |
| <b>Cultural Data:</b> The house was built on speculation by carpenter Henry Riehl, who did not live in it.  |   |  |   |
|   |   | <b>Auxiliary Building: Garage</b>                                    | <b>1947 Non-Contributing: Compatible/Non-Historic</b> |
| <b>Description:</b> The single-car garage, reached by a driveway from the alley, has a low-pitched hipped roof and horizontal vinyl siding; its massing is compatible with other buildings on the alley.  |   |  |   |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 1 | <b>13-16 Smith, Percy and Jeanette House 1929</b>  |   |
| Non-Contributing Resources: | 0 | 1752 S.E. Ladd Avenue  | <b>Legal:</b> B13: L35                  |
|                             |   | Wayman and Georgia Bonner, 1752 S.E. Ladd Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Hart and Hart Builders  | <b>Designer:</b> Hart and Hart Builders |
|                             |   | <b>Style:</b> Twentieth Century Norman Farmhouse   | <b>Contributing:</b> Secondary          |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a steeply-pitched jerkinhead gable roof with boxed eaves and composition shingles. A large jerkinhead gable wall dormer is centered on the front elevation of the building; a jerkinhead gable-roofed, two-car garage is attached to the east end of the building. The recessed, semi-circular arched entry door has an ornamental flared metal awning, a concrete stoop, and stairs. The windows are primarily tall, narrow multi-light casements; there are two large fixed wood sash windows with multiple lights flanking the entry. The building has red brick veneer on the first story, with ornamental brick corbels at the eave line, and flat-arch brick rowlocks and brick sills around the fenestration. The second story has large wood shingle siding. It has a concrete foundation and basement. The building is located at the southwest end of the block on a rectangular lot; a driveway leads from Palm Street to the attached garage. The front and side building edges have densely planted hedges and mature ornamental shrubs. |   |
|                             |   | <b>Cultural Data:</b> The house was built by Hart and Hart Builders for Percy Smith, manager of the Benson Hotel in Portland, who lived next door to the north.  |   |
| Contributing Resources:     | 2 | <b>13-17 Smith, Percy and Jeanette Residence 1921</b>  |   |
| Non-Contributing Resources: | 0 | 1744 S.E. Ladd Avenue  | <b>Legal:</b> B13: L32                  |
|                             |   | Amelia Bassett, 1744 S.E. Ladd Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Booth and Bald  | <b>Designer:</b> Unknown                |
|                             |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary          |
|                             |   | <b>Description:</b> This rectangular one-story bungalow has a moderately-pitched, side-facing gable roof with projecting eaves, exposed rafters and composition shingles. The front-facing gable-roofed porch extends along three-quarters of the building's front elevation; it has projecting eaves, exposed rafters, an enclosed gable end, truncated boxed columns on battered sided piers, a wood foundation and wood stairs. The windows are primarily one-over-one double-hung wood sashes with wide trim; the front elevation has slipsash double-hung windows with diamond panes in the upper sashes; there are square bay windows on the side elevations. The building has narrow beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with some mature shrubs along the south elevation.   |   |
|                             |   | <b>Cultural Data:</b> The house was built by contractors R.W. Bald and M.C. Booth for Percy Smith, manager of the Benson Hotel in Portland, who lived here with his wife, Jeanette. In 1929 Smith built the house immediately to the south.  |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1924 Contributing: Secondary</b>     |
|                             |   | <b>Description:</b> The one-car garage on the alley has a gable roof and narrow beveled siding, matching the house. It contributes in scale, mass and details to the spatial order of the block's alley.   |   |

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|---|---|---|-------------------------------------|
| Contributing Resources:   | 2 | <b>13-18 Blake, Mary Residence 1911</b>   |                                     |
|   |   | 1734 S.E. Ladd Avenue   | <b>Legal:</b> B13: L31              |
| Non-Contributing Resources:   | 0 | Beatrice Olsen c/o Dale and Barbara Stoddard, 1734 S.E. Ladd Ave., Portland, OR 97214 |                                     |
|   |   | <b>Contractor:</b> Thomas Vigars  | <b>Designer:</b> Unknown            |
|   |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary        |
| <p>Description: This rectangular two-and-one-half story building has a moderately-pitched pedimented gable roof with deep, projecting boxed eaves, exposed ornamental purlins, wide bargeboards and composition shingles. There are paired, parallel, pedimented gabled dormers on each side elevation with deep, projecting eaves and exposed ornamental purlins. The full-width porch has a flat roof with projecting boxed eaves; truncated boxed columns on sided piers; an enclosed balustrade, and concrete steps. The windows are primarily banks of one-over-one double-hung wood sashes; there is a square bay window with a hipped roof on the north elevation, and a polygonal bay window with a hipped roof on the south elevation. The glazed entry door has glazed and paneled sidelights. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with some trees along the south lot line.</p> <p>Cultural Data: The house was built on speculation by real estate dealer Thomas Vigars, who built over two dozen early Ladd's Addition houses. By 1912 it had been purchased by a Mrs. Mary Blake, about whom nothing is presently known.</p> |   |   |                                     |
|   |   | <b>Auxiliary Building: Garage</b>   | <b>1924 Contributing: Secondary</b> |
| <p>Description: The two-car garage on the alley has a gable roof, bevel siding, and original wood doors. It contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |   |                                     |
| Contributing Resources:   | 1 | <b>13-19 Wood, Victor and Anna Residence 1927</b>                                     |                                     |
|   |   | 1726 S.E. Ladd Avenue   | <b>Legal:</b> B13: L28              |
| Non-Contributing Resources:   | 0 | Edith Andrews, 1726 S.E. Ladd Avenue, Portland, OR 97214                              |                                     |
|   |   | <b>Contractor:</b> Victor Wood  | <b>Designer:</b> Unknown            |
|   |   | <b>Style:</b> Twentieth Century Colonial  | <b>Contributing:</b> Secondary      |
| <p>Description: This square one-and-one-half story building has a steeply-pitched, side-facing gambrel roof with projecting boxed eaves, a return boxed cornice, and composition shingles. A shed-roofed dormer runs the length of the front elevation, with paired eight-over-one double-hung wood sash windows. The single-bay porch has a front-facing gable roof with projecting boxed eaves, a boxed return cornice, an enclosed gable end, slender Tuscan columns, and a concrete stoop and stairs. The building has narrow weatherboard siding, a concrete foundation and basement. A carport is attached to the rear of the house. It has a typical mid-block setback, with shaped evergreens and a low shaped hedge around the front elevation.</p> <p>Cultural Data: The house was built by Victor Wood, who lived in Ladd's Addition for a number of years: his first residence, in 1915, was on Elliott Avenue. In the early 1920s he built two houses on this block: 1620 and 1612 S.E. Ladd Avenue. The latter is a "twin" of this building. He and his wife lived in 1620 S.E. Ladd for several years, and then moved to this house in 1928.</p>   |   |   |                                     |



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|---|---|---|-----------------------------------|
| Contributing Resources:   | 3 | <b>13-20 Schmidt, Bernard House 1923</b>  |                                   |
|   |   | 1720 S.E. Ladd Avenue   | <b>Legal:</b> B13: L27, 24        |
| Non-Contributing Resources:   | 0 | Robert and Wilma Stewart c/o Brian and Norris Twetan, 1720 S.E. Ladd Avenue, Portland, OR 97214 |                                   |
|   |   | <b>Contractor:</b> Unknown  | <b>Designer:</b> Unknown          |
|   |   | <b>Style:</b> Bungalow--Colonial Influence  | <b>Contributing:</b> Secondary    |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched cross-gable roof with projecting eaves, and a boxed return cornice. The centered, single-bay entry porch has a front-facing gable roof with projecting boxed eaves and a boxed return cornice, Tuscan columns, a concrete foundation and concrete stairs. The second story front elevation has a small deck centered on the porch roof, extending from a multi-light double-hung wood sash window, with an enclosed balustrade; it does not appear to be original to the house. The windows are primarily one-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows; the entry door has multi-light sidelights. The building has asbestos shingle siding, which does not significantly alter its historic character, and a concrete foundation, and basement. It has a typical mid-block setback, and is located on a double lot, most of which is enclosed with chain link fencing.</p> <p><b>Cultural Data:</b> This house was moved from its original site on Block 4 in Ladd's Addition in 1925, after construction on Abernethy School was underway. The owners on its original site were Bernard Schmidt and his wife, Elfrida, who worked for Madison Bakery. The house apparently served as a rental unit after its move: the tenant in 1930 was Stanley Stewart, a traffic supervisor, and his wife, Dorothy.</p> <p><b>Auxiliary Buildings:</b> Garages (2) 1925/35 <b>Contributing:</b> Secondary (2)</p> <p><b>Description:</b> A--The two-car garage on the same lot as the house has a gable roof and weatherboard siding, matching the house; it was moved with the house in 1925. B--A triple-car garage on the alley, located on the side lot attached to this property, was built for a house no longer on the lot in 1935; it has a bellcast hip roof and weatherboard siding. Both contribute to the spatial order of the block's alley.</p> |   |   |                                   |
| Contributing Resources:   | 2 | <b>13-21 Popham, William H. and Nellie Residence 1938</b>                                       |                                   |
|   |   | 1700 S.E. Ladd Avenue   | <b>Legal:</b> B13: S 20' L20; L23 |
| Non-Contributing Resources:   | 1 | Lester and Marilyn Peterson, 1700 S.E. Ladd Avenue, Portland, OR 97214                          |                                   |
|   |   | <b>Contractor:</b> Charles E. Milne   | <b>Designer:</b> Unknown          |
|   |   | <b>Style:</b> Twentieth Century English Cottage   | <b>Contributing:</b> Secondary    |
| <p><b>Description:</b> This el-shaped one-and-one-half story building has a moderately-pitched, cross-gable roof with minimal eaves. The front-facing gable wing has a gable-roofed entry vestibule; the south roofline of the vestibule extends to about five feet above grade; it has brick veneer, a metal awning, a concrete stoop with concrete stairs, and a wrought-iron balustrade. The windows are typically six-over-one double-hung wood sashes; there is a polygonal bay window on the south elevation. The building has cedar shake siding, with scalloped vertical board siding in the front gable end. It has a concrete foundation and basement, and a typical mid-block setback. There are low-growing shrubs along the front building edge.</p> <p><b>Cultural Data:</b> The house was built by building contractor Charles Milne for William H. Popham and his wife, Nellie. Popham was director of the Three-Link Dancing Club.</p> <p><b>Auxiliary Buildings:</b> Garages (2) 1924/30 <b>Contributing (1)/Non-Contributing(1)</b></p> <p><b>Description:</b> There are two garages on the alley, both originally associated with the house immediately to the north. A--A single-car garage with a gable roof and weatherboard siding (1924) contributes to the spatial order of the block's alley. B--A single-car garage with a gable roof and masonite shingle siding (c.1930) is compatible with buildings on the block's alley, but has been altered.</p>   |   |   |                                   |

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|---|---|---|---|
| Contributing Resources:   | 1 | <b>13-22 Muckle, James and Jennie Residence 1910</b>                            |   |
|   |   | 1644 S.E. Ladd Avenue   | <b>Legal:</b> B13: Se 30' L19; Nw 30' L20 |
| Non-Contributing Resources:   | 0 | Wm and Jean Bricker c/o Claire Russell, 2025 N.E. 54th Ave., Portland, OR 97213 |   |
|   |   | <b>Contractor:</b> Thomas Vigars  | <b>Designer:</b> Unknown                  |
|   |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary              |
| <p><b>Description:</b> This rectangular two-and-one-half story building has a steeply-pitched, front-facing gable roof with deep, projecting eaves; exposed jigsawn rafters; wide bargeboards and bracketed gable ends. The full-length shed-roofed porch has exposed rafters, truncated boxed columns on sided piers, an enclosed balustrade, and a wood foundation. The windows are primarily one-over-one double-hung wood sashes with wide trim; the first floor front elevation has fixed wood sash windows with leaded glass in the transoms. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. There are mature shrubs around the front building elevation, and a small tree in the front yard.</p> <p><b>Cultural Data:</b> This house was built on speculation by real estate developer Thomas Vigars, who built over two dozen early houses in Ladd's Addition; it was sold within a year to James Muckle, who lived in the house with his wife, Jennie, and son, Wilbur. In 1949 the building was converted to a multi-family residence, although this is not evident on the exterior front or side elevations.</p> |   |   |   |
| Contributing Resources:   | 2 | <b>13-23 Werlein, Bertha Residence 1926</b>                                     |   |
|   |   | 1638 S.E. Ladd Avenue   | <b>Legal:</b> B13: S 30' L16; N 10' L19   |
| Non-Contributing Resources:   | 0 | Brent Hudson and Brenda Bartell, 1638 S.E. Ladd Avenue, Portland, OR 97214      |   |
|   |   | <b>Contractor:</b> J.H. Cleland   | <b>Designer:</b> J.H. Cleland             |
|   |   | <b>Style:</b> Twentieth Century Colonial  | <b>Contributing:</b> Secondary            |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a steeply-pitched gambrel roof with projecting boxed eaves and a boxed return cornice. A shed-roofed dormer spans the full width of the front elevation. The centered, front-facing gable-roofed porch has projecting boxed eaves and a boxed return cornice, an enclosed pediment, wrought-iron posts and balustrade, and a concrete foundation and steps. The windows are primarily six-over-one double-hung wood sashes; the first story front elevation has two large fixed wood sash windows with multiple lights in the upper sashes. The building has weatherboard siding, a concrete foundation and basement. There is a one-story addition at the rear of the building. It has a typical mid-block setback, with a hedge running along the south lot line, and low shrubs along the front edge.</p> <p><b>Cultural Data:</b> The house was built on speculation by contractor John Cleland, and sold in 1927 to a widow, Bertha Werlein, who lived in it until 1930.</p>   |   |   |   |
|   |   | <b>Auxiliary Building: Garage</b>   | <b>1926 Contributing: Secondary</b>       |
| <p><b>Description:</b> The single-car garage on the alley has beveled siding and a hip roof. It contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |   |   |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 0 | <b>13-24 Donahae, Myrt Residence 1909</b>   |   |
| Non-Contributing Resources: | 2 | 1628 S.E. Ladd Avenue   | <b>Legal:</b> B13: L 15; N 10' L16                  |
|                             |   | Paul and Marie Zolnikov, 1736 Tomlin Ave., Woodburn OR 97071  |   |
|                             |   | <b>Contractor:</b> Portland Miracle Pressed Stone Co. <b>Designer:</b> Unknown  |   |
|                             |   | <b>Style:</b> Craftsman   | <b>Non-Contributing:</b> Compatible/Historic        |
|                             |   | <b>Description:</b> This two-story building has been substantially altered. It is rectangular in plan, and has a low-pitched hipped roof with projecting boxed eaves and an ornate, bracketed and paneled wood cornice; there are gable-roofed dormers with deep, projecting bracketed eaves and ornamental bargeboards on the side elevations, and a front-facing wall dormer centered on the front elevation that appears to have been truncated by the addition of a flat-roofed wing cut into the roof of the porch. The hip-roofed, full-length entry porch has semi-circular ends in plan; projecting boxed eaves; concrete modified Ionic columns on cast-stone piers; a concrete foundation faced with rusticated cast-stone; and concrete steps. The first story walls are rusticated cast-stone; all fenestration on this story has concrete lintels and sills. The second floor has been sheathed with T-1-11 siding (1972), obliterating all window trim detail. While the window opening shapes appear intact, all glazing has been replaced with aluminum sliding sashes. The front entry door and flanking windows have been altered and a wrought-iron stair to the second floor installed towards the north end of the porch. The building has a typical mid-block setback, with some crytomeria bushes in the front yard. |   |
|                             |   | <b>Cultural Data:</b> The house was built by Portland Miracle Pressed Stone Company for Myrt Donahae, president of the Portland and Sandy River Electric Company, and secretary of the Portland Miracle Pressed Stone Company. It is similar to one built by the same company on this block at 1517 S.E. Maple Avenue.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>c.1923 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and has been stuccoed; the doors have been altered and it is in poor condition.   |   |
| Contributing Resources:     | 2 | <b>13-25 Wood, Victor and Anna Residence 1922</b>   |   |
| Non-Contributing Resources: | 0 | 1620 S.E. Ladd Avenue   | <b>Legal:</b> B13: L12                              |
|                             |   | Palmer Hagestrom, 1620 S.E. Ladd Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Victor Wood  | <b>Designer:</b> F.G. Hurst                         |
|                             |   | <b>Style:</b> Craftsman--Prairie Influence  | <b>Contributing:</b> Secondary                      |
|                             |   | <b>Description:</b> This rectangular two-story building has a low-pitched hip roof with projecting, boxed eaves and composition shingles. The single-bay hip-roofed porch has truncated turned columns on concrete piers, and concrete stairs. The windows are primarily eight-over-one and six-over-one double-hung wood sashes with wide trim; the first story front elevation has a large fixed wood sash window with multiple lights in the upper sash; there is a square bay window on the north elevation. The building has weatherboard siding and a concrete foundation and basement. There is a two-story addition on the rear of the building. The building has a typical mid-block setback; a vertical board fence runs along the front lot line; there are mature ornamental shrubs along the front entry path and in the frontyard.  |   |
|                             |   | <b>Cultural Data:</b> The house was built by Victor Wood, who lived in Ladd's Addition for a number of years: his first residence was on S.E. Elliott Avenue. In 1922 he built and moved into this house, where he and his wife, Anna, lived for several years: in the early '20s he also built 1612 S.E. Ladd Avenue, next door, apparently as an income unit. In 1928 he built and moved into 1726 S.E. Ladd on this block.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1924 Contributing:</b> Secondary                 |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, tongue-and-groove siding and its original wood door. It contributes in scale, mass and details to the spatial order of the block's alley.  |   |

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|---|---|---|--------------------------------|
| Contributing Resources:   | 2 | <b>13-26 Wood, Victor House 1921</b>                                    |                                |
|   |   | 1612 S.E. Ladd Avenue   | <b>Legal:</b> B13: L11         |
| Non-Contributing Resources:   | 0 | Mary Zinkin and Chris Farley, 1612 S.E. Ladd Avenue, Portland, OR 97214 |                                |
|   |   | <b>Contractor:</b> Victor Wood  | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Twentieth Century Colonial                                | <b>Contributing:</b> Secondary |
| <p>Description: This square one-and-one-half story building has a steeply-pitched, side-facing gambrel roof with projecting boxed eaves, a return boxed cornice, and composition shingles. A shed-roofed dormer runs the length of the front elevation, with paired six-over-one double-hung wood sash windows. The single-bay porch has a front-facing gable roof with projecting boxed eaves, a boxed return cornice, an enclosed gable end with a semi-round arched cutout, paired slender turned columns, and a concrete stoop and stairs. Windows are primarily six-over-one wood sash windows; the front elevation has two large fixed wood sash windows with multiple lights in the upper sashes. The building has narrow weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with low hedges along the front building edge, and a vertical board fence enclosing the back yard.</p> <p>Cultural Data: The house was built by Victor Wood, who lived in Ladd's Addition for a number of years: his first residence was built in 1915 on Elliott Avenue. In 1922 he built and moved into the house next door to the south, apparently using this house as a rental unit. In 1928 he built and moved into a "twin" of this building at 1726 S.E. Ladd.</p> <p><b>Auxiliary Building:</b> Garage                      1922                      <b>Contributing:</b> Secondary</p> <p>Description: The one-car garage on the alley has weatherboard siding and a gable roof. It contributes in scale, mass and detail to the spatial order of the block's alley.</p> |   |   |                                |
| Contributing Resources:   | 1 | <b>13-27 Denman, Lee R. and Mary Residence 1913</b>                     |                                |
|   |   | 1602 S.E. Ladd Avenue   | <b>Legal:</b> B13: L8          |
| Non-Contributing Resources:   | 1 | Thomas and Deborah Gruenfeld, 1602 S.E. Ladd Avenue, Portland, OR 97214 |                                |
|   |   | <b>Contractor:</b> A.L. Peterson  | <b>Designer:</b> A.L. Peterson |
|   |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary   |
| <p>Description: The rectangular two-and-one-half story building has a moderately-pitched, front-facing, pedimented gable roof with deep, boxed projecting eaves, with ornamental purlins below, and composition shingles. The full-length porch has a flat roof with deep, projecting eaves and ornamental purlins, bracketed at the corners; truncated battered columns on sided piers; an enclosed balustrade; a wood foundation and porch stairs. The windows are primarily one-over-one double-hung wood sash windows with cornice trim; the first story front elevation has a transomed, fixed wood window, with transomed sidelights--the transoms have leaded glass; the entry door has sidelights. The building has beveled siding with slender cornerboards, a concrete foundation and basement. It has a typical mid-block setback, with some flowers around the front building edge.</p> <p>Cultural Data: The house was built by carpenter A. Peterson for John Kerrigan, who lived in Ladd's Addition at 2028 Ladd Avenue (25-24). Kerrigan lived in the house for about a year, and then sold it to Lee Denman, manager of J.I. Chase Thresher Machine Company, who lived here with his wife, Mary.</p> <p><b>Auxiliary Building:</b> Garage                      1988                      <b>Non-Contributing:</b> Incompatible</p> <p>Description: The one-car garage on the alley has a flat roof and plywood siding; it is incompatible with the buildings on the block's alley.</p>   |   |   |                                |

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|---|---|---|--|
| Contributing Resources:   | 0 | <b>13-28 Creighton, John and Mary Duplex 1909</b>               |  |
| Non-Contributing Resources:   | 1 | 1546-1550 S.E. Ladd Avenue                                      | <b>Legal:</b> B13: L7                        |
|   |   | Emogene Hilton, 1805 S.W. Elizabeth Street, Portland, OR 97201  |  |
|   |   | <b>Contractor:</b> J.R. Creighton                               | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman   | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular two-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed rafters, a wide bargeboard and bracketed gable ends. Gable-roofed wall dormers above two-story square bay windows are located on the side elevations. The full-length entry porch has a shed roof with exposed rafters, truncated rectangular columns on piers, a vertical wood slat balustrade, and wood stairs at both ends, with wrought-iron railings. The windows are primarily one-over-one double-hung wood sashes; the attic story has double-hung wood windows in a triple sash, with ornamental rectilinear lights in the upper sashes; the first and second story on the front elevation have centered fixed wood sash windows with double-hung sidelights. The building was stuccoed in 1960, obliterating the window trim., which adversely affects its historic character. It has a concrete foundation and basement, and a typical mid-block setback; there are some rose bushes in the front yard.</p> <p><b>Cultural Data:</b> The duplex was built by James Creighton, a carpenter and painter who developed several early properties in Ladd's Addition, including the apartment building and the multi-family unit to the north on this block. In the 1920s Creighton and his wife lived in one of the units in this building.</p>   |   |   |  |
| Contributing Resources:   | 0 | <b>13-29 Creighton, Mary and Downs, Maragaret Fourplex 1910</b> |  |
| Non-Contributing Resources:   | 1 | 1540 S.E. Ladd Avenue   | <b>Legal:</b> B13: S 10' L3; L4              |
|   |   | Emogene Hilton, 1805 S.W. Elizabeth Street, Portland, OR 97201  |  |
|   |   | <b>Contractor:</b> J.R. Creighton                               | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman   | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This large two-story rectangular building has a low-pitched hipped roof with projecting eaves, exposed rafters, and composition shingles. There are centered, gable-roofed dormers on all elevations, with projecting eaves, exposed rafters and bracketed gable ends. The building has a two-tiered portico, with a centered dog-legged open staircase; the portico has jigsawn balusters; there are wood stairs with wrought-iron railings at both ends of the front elevation, leading to the first floor of the portico, the first floor unit entries, and the central stair. Windows are primarily one-over-one double-hung wood sashes; each unit has a large fixed wood sash window with double-hung sidelights on the front elevation. There are two-story polygonal bay windows on the side elevations. The building, including the monumental portico columns, was stuccoed in 1960, which obliterated the window trim and altered the building's historic character. It has a concrete foundation and basement, and a typical mid-block setback</p> <p><b>Cultural Data:</b> The fourplex was built by James Creighton, a carpenter and painter who developed several early properties in Ladd's Addition, including the apartment building to the north and the duplex to the south on this block. This building was owned by Creighton's wife, Mary, and a Margaret Downs, about whom nothing is presently known.</p> |   |   |  |

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- |   |   |   |                                       |
|---|---|---|---------------------------------------|
| Contributing Resources:   | 1 | <b>13-30 Creighton, John and Mary Apartments 1923</b>                         |                                       |
|   |   | 1524-28 S.E. Ladd Avenue  | <b>Legal:</b> B13: L2, 3              |
| Non-Contributing Resources:   | 0 | Lise Meadows c/oFrederic Hirsch, 2840 S.W. Talbot, Portland, OR 97201         |                                       |
|   |   | <b>Contractor:</b> J.R. Creighton   | <b>Designer:</b> J.H. Creighton       |
|   |   | <b>Style:</b> Craftsman--Prairie Influence                                    | <b>Contributing:</b> Secondary        |
| <p>Description: This rectangular two-and-one-half story building has a moderately-pitched hip roof with projecting eaves and composition shingles; there is a hip-roofed dormer with a bank of three multi-light windows and projecting eaves centered on the front elevation. The one-story main entry porch is centered on the front elevation; it has a flat roof with projecting eaves, battered stuccoed columns, a concrete foundation and stairs with iron railings. The windows are generally pairs of three-over-one double-hung wood sashes. The raised daylight concrete basement has three-over-one double-hung wood sash windows; a well on the front elevation allows pedestrian access via a paneled door. The building is stuccoed. It has a shallow setback from the street, with a centered entry path leading to the porch. Most of the front yard is planted with lawn; there are some small shrubs and trees along the front building edge, and mature hedges and trees along the north lot line.</p> <p>Cultural Data: The building was built by James Creighton, a carpenter and painter who developed several early properties in Ladd's Addition, including the two multi-family units immediately to its south on this block. Creighton owned this building for several years after its completion.</p> |   |   |                                       |
| Contributing Resources:   | 0 | <b>13-31 Winchell's Donut Shop 1965</b>                                       |                                       |
|   |   | 1212 S.E. Hawthorne Boulevard   | <b>Legal:</b> B13: L1                 |
| Non-Contributing Resources:   | 1 | Miriam Cooper and Carolyn Selling, 17440 Crownview Drive, Gladstone, OR 97027 |                                       |
|   |   | <b>Contractor:</b> David Mazzocco   | <b>Designer:</b> John A. Emanuelli    |
|   |   | <b>Style:</b> Commercial Strip  | <b>Non-Contributing:</b> Incompatible |
| <p>Description: This one-story rectangular building has a flat roof and projecting metal canopy with the Winchell Bakery logo sign centered on each elevation. It has vertical metal mullioned bays, with fixed plate glass in the upper two-thirds of each bay, and enameled panels below. There are glazed swinging entry doors on the north and west elevations. The building has a concrete foundation. It is located on a triangular lot at the northwest end of the block; the footprint runs along the northerly lot line, next to the sidewalk along Hawthorne Boulevard; the rest of the lot is paved; there is a chain link fence along the southeasterly lot line.</p> <p>Cultural Data: The building was constructed as a donut shop by David Mazzocco, owner of the Caravan Motor Hotel, on the site of a 1920s gas station.</p>   |   |   |                                       |

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## Northwest Quadrant

Total Resources: 28  
Contributing: 18  
Non-Contributing: 10Form:  
TrapezoidStreet Boundaries:  
Hawthorne Boulevard  
S.E. 16th Avenue  
S.E. Palm Street  
S.E. Ladd Avenue

Block 14 is located at the northerly edge of the district. Both sides of the block initially consisted of large one-and-one-half to two-story residences, beginning in 1905 with a house on Holly Street; all of these were built in the Craftsman or Colonial Revival style. The Ladd Estate Company had a small sales office building on the northeast corner of the block between 1908 and 1912. By the mid-1930s three apartment houses and a store building had been built along Hawthorne Boulevard; during and after the second World War, the large houses on this street were converted to multi-family dwellings and offices. By the 1970s one older house had been demolished and replaced by an apartment building, and a new office building had been erected, giving this side of the block an irregular mix of setbacks, massing, forms, styles and materials typical of Hawthorne Boulevard's streetscape. The south half of the block retains its residential character, with seven houses dating to the primary historic period, and two to the secondary period; they have typical mid-block setbacks, mature trees and hedges in the front yard, and a general consistency in scale, massing and materials. There are a total of nine buildings dating to the primary period of development, four to the secondary historic period, and three post-dating the historic period. All of the structures are in good to excellent condition. Of the ten major historic buildings, four do not contribute to the district in their present condition; of the eight auxiliary historic buildings, two do not currently contribute to the district.

Contributing  
Resources: 0  
Non-Contributing  
Resources: 1**14-01 Safeway Store 1939**

1420 S.E. Hawthorne Boulevard

Legal: B14: L1-3

Junior Achievement Foundation, 1327 S.E. Union Avenue, Portland, OR 97214

Contractor: Frank C. Ralph

Designer: Darrett and Logan

Style: Early Commercial

Non-Contributing: Incompatible

Description: This rectangular, two-story reinforced concrete building has a flat roof with a vertically-scored parapet and fluted corner piers that run from the base of the building to the top of the parapet. When a one-story wing was added to the northwest corner in 1964, the Hawthorne street elevation of the original block was altered to match, with aluminum panels and aluminum sliding windows, and a metal canopy extending the roofline of the wing across the main facade of the older structure. The building has a concrete foundation. It is located on the east edge of a trapezoidal lot on the northwest corner of the block, with an asphalt parking area covering the rest of the lot.

Cultural Data: A 1935 service station was initially located on these lots; in 1939 Safeway Stores hired Frank Ralph to build a new grocery store here; in 1964 the building was remodeled as an office structure for Junior Achievement Foundation of Portland.

Contributing  
Resources: 0  
Non-Contributing  
Resources: 1**14-02 Allison and Associates Office Building 1965**

2442-2446 S.E. Hawthorne Boulevard

Legal: B14: L4,7; W 20' L8

Stewart, Jack and Alois, 10755 S.E. Center Street, Portland OR 97266

Contractor: Hollenbeck Construction, Inc.

Designer: Frank Kendall

Style: Modern Commercial

Non-Contributing: Compatible/Non-Historic

Description: This one-story, rectangular building has a flat roof, with a deep plywood canopy spanning between patterned concrete block end walls. The wood-framed bays have plywood panel skins and plate glass with narrow fixed wood sashes; offices towards the west end of the front elevation have concrete stairs and stoops, with metal railings, to accommodate the change in grade. The building's front elevation runs along the north lot line; the rear half of the lot has asphalt paving.

Cultural Data: The structure was built by Hollenbeck Construction, Inc., for Allison and Associates, and serves as an office building.

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- |  |   |   |   |
|--|---|---|---|
| Contributing Resources:  | 1 | <b>14-03 Cuthbert, Celine Residence 1911</b>                                  |   |
|  |   | 1500 S.E. Hawthorne Boulevard   | <b>Legal:</b> B14: L8, 11, 12           |
| Non-Contributing Resources:  | 1 | Clifford and Diana Multanen, 3964 N. Overlook Terrace, Portland, OR 97227     |   |
|  |   | <b>Contractor:</b> Edward O'Neill   | <b>Designer:</b> Edward O'Neill         |
|  |   | <b>Style:</b> Craftsman--Colonial Influence                                   | <b>Contributing:</b> Primary            |
| <p>Description: This large, two-and-one-half story square building has a composition shingle, moderately-pitched gable roof with exposed rafters and a centered shed-roofed dormer with a bank of multi-light casement windows. The centered, single-bay, flat-roofed porch has an ornamental, paneled cornice, square buff brick piers and engaged pilasters, and a concrete floor and stairs flanked by brick planters; the brick work does not appear to be original. The building has eight-over-one slipsash double-hung wood windows; the front elevation's second story has two projecting polygonal bays at opposite ends; the first floor has a bank of multi-light transomed casements. The front entry door has sidelights. The building is sided with weatherboard; there is an original one-story wing on the west elevation with weatherboard siding and a shed roof. A one-story wing was added to the rear c. 1928. The building has a concrete foundation and basement. It faces Hawthorne Boulevard, and is separated from it by a narrow strip of lawn and a brick wall and low hedges.</p> <p>Cultural Data: The house was built for Celine Cuthbert, a secretary for Beall and Company, road and street machinery contractors, by contractor Edward O'Neill. In the 1920s Joseph Simon, head of Oregon's Republican Party for a number of years, and mayor of Portland (1909-11), owned the house. After 1935 the building was divided into apartments.</p> <p><b>Auxiliary Building: Garage</b> c.1911 <b>Non-Contributing: Compatible/Historic</b></p> <p>Description: The one-car garage on the alley has a flat roof, tongue-and-groove siding; the doors have been altered. It is compatible in scale and massing with other buildings on the block's alley.</p> |   |   |   |
| Contributing Resources:  | 0 | <b>14-04 The Fifteen Twelve Apartments 1971</b>                               |   |
|  |   | 1512 S.E. Hawthorne Boulevard   | <b>Legal:</b> B14: E 25' L12; L15       |
| Non-Contributing Resources:  | 2 | Rosemary, Terry and Donald Amato, 4304 S.W. Botticelli, Lake Oswego, OR 97035 |   |
|  |   | <b>Contractor:</b> Donnelly Homes, Inc.                                       | <b>Designer:</b> Brunier and Associates |
|  |   | <b>Style:</b> Contemporary  | <b>Non-Contributing:</b> Incompatible   |
| <p>Description: This two-story, U-shaped building has a composition shingle, low-pitched hipped roof. It has sliding aluminum sash windows. The front elevation has brick veneer at the first floor; the rest of the structure has grooved plywood siding. Entrance to the apartments is via an exterior stairway in the center of the complex. The building is set back from Hawthorne Boulevard, with some mature junipers and flowering shrubs in the front, and trees, including a blue atlas cedar, in the entrance court. The back of the lot has asphalt paving.</p> <p>Cultural Data: The apartments were built for Edward Ryan by Connely Homes Company; an earlier house, built c. 1918, was demolished in 1971.</p> <p><b>Auxiliary Building: Garage</b> 1918 <b>Non-Contributing: Compatible/Historic</b></p> <p>Description: The garage, dating to the construction of the now-demolished house, has a flat roof with a parapet in poor condition; tongue-and-groove siding and missing doors.</p>  |   |   |   |



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Contributing Resources:	3	<b>14-05 Hawthorne Apartments 1924</b>	
Non-Contributing Resources:	0	1526 S.E. Hawthorne Boulevard	<b>Legal:</b> B14; L16,19
		James and Patricia Smith c/o Thomas Allan, 2614 S.E. 10th Avenue, Portland, OR 97266	

**Contractor:** John C. Osborn **Designer:** E.R. Miller  
**Style:** Twentieth Century California Mission **Contributing:** Secondary

**Description:** This two-story, rectangular apartment building has a moderately-pitched hipped tile roof with boxed eaves and a large, centered eyebrow dormer. The centered, single-bay porch has a large, semi-circular pedimented arched roof with boxed eaves and a return cornice, with battered stuccoed columns; it has concrete stairs. Windows on the second floor are typically eight-over-one double-hung wood sashes, with some six-over-one windows with four-over-one sidelights. The first floor windows on the front elevation are double and triple sash ten-light awnings; the basement level has paired four-pane casements. The building is stuccoed; it has a raised basement, and a belt course at the water table. There is a gable-roofed one-story garage attached to the rear of the building. The building has a typical mid-block setback, with concrete stairs leading to a small terrace and then to the porch stairs.

**Cultural Data:** The apartments were built by John Osborn, who, by 1926, had sold them to Stephan Bewa, a sausagemaker, who lived in the building with his wife, Vera. The building was called the Hawthorne Apartments in the 1930s.

**Auxiliary Buildings: Garages (2) 1923 Contributing: Secondary (2)**

**Description:** There are two garages associated with this building on the alley: A--A single-car garage has a flat roof, tongue-and-groove siding, and its original paneled wood doors; B--A single-car flat-roofed garage with tongue-and-groove siding and original doors. Both contribute in scale, mass and details to the spatial order of the block's alley.

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|-----------------------------|---|--|
| Contributing Resources:     | 2 | <b>14-06 Pittelkau, Emil and Katherine Residence 1912</b>  |
| Non-Contributing Resources: | 0 | 1544 S.E. Hawthorne Boulevard <b>Legal:</b> B14: L19, 20, 23   |
|                             |   | Volunteers of America, Inc., 537 S.E. Alder Street, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> George West and Son <b>Designer:</b> Robert Logan   |
|                             |   | <b>Style:</b> Colonial Revival--Prairie Influence <b>Contributing:</b> Primary   |
|                             |   | <b>Description:</b> This rectangular, two-story building has a composition shingle, moderately-pitched gable roof with projecting eaves and cornice trim at the fascia; the center is marked by a front gable within the plane of the building. The centered, single-bay gable-roofed porch has projecting eaves; an enclosed pediment; massive articulated square porch columns; a vertical wood spindle balustrade, and concrete floor and stairs. The building has a variety of window types: original features include eight-over-one double-hung wood sashes, and banks of transomed wood casements. Some windows have been replaced with fixed sash windows. The multi-light entry door has sidelights and cornice trim. The building has weatherboard siding to the bottom of the second floor windows, and is stuccoed above. The center third of the building projects slightly beyond the rest of the building plane; the corners are marked with one-and-one-half story tall wood columns with capitals. The building has a typical mid-block setback, facing Hawthorne Boulevard; there are a variety of large rhododendrons, camellias, azaleas and pieris at the building edges. |
|                             |   | <b>Cultural Data:</b> The house was designed by Robert Logan and built by contractor George West for Emil Pittelkau, whose occupation is unknown, at a cost of \$10,000, more than twice the price of the average house in Ladd's Addition at the time of its construction. It has since been converted to apartments. In 1908 contractors Smith and Dodge built a one-story sales office building for the Ladd Estate Company on the northeast corner of the block; it was removed when this house was built.   |
|                             |   | <b>Auxiliary Building:</b> Garage      c.1912 <b>Contributing:</b> Primary   |
|                             |   | <b>Description:</b> The single-car detached garage, not on the alley, has a gabled roof with boxed eaves and a boxed return cornice, horizontal board siding and doors matching the house; it contributes in scale, mass and details to the historic character of the district.  |
| Contributing Resources:     | 2 | <b>14-07 Ingold, William and Theresa Residence 1921</b>  |
| Non-Contributing Resources: | 0 | 1519 S.E. 16th Avenue <b>Legal:</b> B14: L19, 20, 23   |
|                             |   | Volunteers of America, Inc., 537 S.E. Alder Street, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Unknown <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Craftsman--Prairie Influence <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This square, two-story building has a composition shingle, low-pitched hipped roof with deep projecting eaves. The gabled entry overdoor with a return cornice, supported by monumental consoles, is not original to the house; it shelters a portion of a concrete terrace which has a brick balustrade, also not original. The windows are eight-over-one double-hung wood sashes. The building has horizontal board siding and a frieze board at the cornice, a concrete foundation and basement. There is a one-story, hipped roof wing on the rear of the house. It has a typical mid-block setback, with a driveway running along the north edge of the building.  |
|                             |   | <b>Cultural Data:</b> In 1923 the owner and residents were William Ingold, a district sales agent for ADT, and his wife, Theresa.  |
|                             |   | <b>Auxiliary Building:</b> Garage      c.1926 <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a flat roof and tongue-and-groove siding; it contributes in scale, mass and details to the spatial order of the block's alley.  |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 2 | <b>14-08 Renken, John Residence 1907</b>  |   |
|                             |   | 1563 S.E. Holly Street  | <b>Legal:</b> B14: L22                                |
| Non-Contributing Resources: | 0 | Laura Park, 1563 S.E. Holly Street, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Unknown  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Craftsman--Prairie Influence  | <b>Contributing:</b> Primary                          |
|                             |   | <b>Description:</b> This rectangular, two-story house has a composition shingle, low-pitched hipped roof with deep projecting eaves; a centered hip-roofed dormer has diamond lights in its window. The hip-roofed porch has projecting eaves; Tenino sandstone columns, with capitals and bases; a vertical stone balustrade; a concrete floor system with horizontal stone courses; concrete stairs and a concrete balustrade with stone coping. Windows are typically one-over-one double-hung wood sashes; the front elevation has a fixed wood sash with leaded glass in the upper sash, and sidelights; the west elevation has a square bay window with a hipped roof. The building is sided with asbestos shingles; it has a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs along the west lot line, and a mature Japanese Maple and monkey puzzle tree in the front yard.                       |   |
|                             |   | <b>Cultural Data:</b> The house was built for German-born John Renken, proprietor of Portland Glove Works (later Oregon Glove Works), who lived in it with his wife Bertha, also born in Germany; their son, John, born in Oregon, and a boarder, German-born Adele Dole. In the 1920s, the owner-resident was John Jorgensen, a shipworker, and later a foreman for Schanen Marble Works.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>c.1915 Contributing:</b> Primary                   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a hipped roof, tongue-and-groove siding, and original windows and eave details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.  |   |
| Contributing Resources:     | 0 | <b>14-09 Breitbarth, Henry C. and Josephine Residence 1906</b>  |   |
|                             |   | 1555 S.E. Holly Street  | <b>Legal:</b> B14: L21                                |
| Non-Contributing Resources: | 2 | Mark Reed, 1636 S.E. Elliott Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Unknown  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Craftsman--Colonial Influence   | <b>Non-Contributing:</b> Compatible/Historic          |
|                             |   | <b>Description:</b> This rectangular two-and-one-half story house has a steeply-pitched gabled roof with boxed eaves and a boxed return cornice and composition shingles; there are gabled dormers on the side elevations. The full-width, hip-roofed porch has boxed eaves, slender Tuscan columns, and a wood foundation and porch stairs. The windows are typically one-over-one double-hung wood sashes; a slipsash double-hung window on the front elevation has leaded glass in the upper sash; bay windows on the west and east elevations have wood consoles. The gable end has wood shingles; the rest of the building has been sided with asbestos shingles, altering the window trim and significantly affecting the building's historic character. It has a concrete foundation and basement. The building has a typical mid-block setback, with a concrete path to the front porch and relatively evergreen trees in the front yard. |   |
|                             |   | <b>Cultural Data:</b> The owner-resident of this house by 1907 was German-born Henry Breitbarth, a bookkeeper for Fleischner and Company, his wife, Josephine, and two children: John, a salesman, and Josephine.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1978 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The one-and-one-half story garage on the alley has a gable roof and weatherboard siding; it is compatible in scale and massing with other buildings on the alley.   |   |

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|---|---|---|--|
| Contributing Resources:   | 0 | <b>14-10 Phillips, Ben I. House 1923</b>                    |  |
|   |   | 1551 S.E. Holly Street                                      | <b>Legal:</b> B14: E 30' L18                 |
| Non-Contributing Resources:   | 1 | Elsie O. Reinke, 1551 S.E. Holly Street, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Ben I. Phillips                          | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Twentieth Century Colonial                    | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular one-story house has a moderately-pitched, composition shingle, cross-gabled roof, with boxed eaves and a boxed return cornice. The centered, partially enclosed single-bay porch has a flat roof with simple cornice trim; flat-arched openings on the front and westerly elevation; a concrete foundation and stairs, and a wrought-iron railing. Windows are typically one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; large slipsash double-hung windows on the front elevation flank the entry door. The building has aluminum siding (1977), which has altered the window trim and affected the building's historic character. It has a concrete foundation and basement and a typical mid-block setback.</p> <p>Cultural Data: This house, and its "twin" next door, were built on speculation by Ben I. Phillips. It may have served as a rental unit. In 1930 the owner was Thomas Savage, a driver for Oregon Stageline, and his wife, Grace. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.</p>                              |   |   |  |
| Contributing Resources:   | 0 | <b>14-11 Ben I. Phillips House 1925</b>                     |  |
|   |   | 1543 S.E. Holly Street                                      | <b>Legal:</b> B14: E 20' L17; W 10' L18      |
| Non-Contributing Resources:   | 1 | Artha Malone, 1543 S.E. Holly Street, Portland, OR 97214    |  |
|   |   | <b>Contractor:</b> Ben I. Phillips                          | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Twentieth Century Colonial                    | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular one-story house has a moderately-pitched, cross-gabled roof, with boxed eaves and a return cornice, and composition shingles. The centered, partially enclosed single-bay porch has a flat roof with simple cornice trim; a flat-arched openings on the front and east elevation; a concrete foundation and stairs, and a wrought-iron railing. Windows are typically one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; large slipsash double-hung windows on the front elevation flank the entry door; the attic window has been altered. The building has asbestos shingle siding, a concrete foundation and basement. Siding and window changes have altered the historic character of the house. It has a typical mid-block setback, with mature shrubs around the building foundation, and a tree on the west.</p> <p>Cultural Data: This house, and its "twin" next door, were built by contractor Ben I. Phillips. The house was probably a rental unit for a number of years. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.</p> |   |   |  |

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- |   |   |   |   |
|---|---|---|---|
| Contributing Resources:   | 2 | <b>14-12 LeGrand, Frank and Stella Residence 1907</b>             |   |
| Non-Contributing Resources:   | 1 | 1531 S.E. Holly Street  | <b>Legal:</b> B14: E 5' L13; L14; W 20' L17 |
|   |   | John and Della Wallis, 1531 S.E. Holly Street, Portland, OR 97214 |   |
|   |   | <b>Contractor:</b> Unknown  | <b>Designer:</b> Unknown                    |
|   |   | <b>Style:</b> Colonial Revival                                    | <b>Contributing:</b> Primary                |
| <p>Description: This two-story rectangular building has a composition shingle, pedimented, cross-gambrel roof with boxed, projecting eaves. The front veranda has a wide cornice, slender Tuscan columns, a vertical slat balustrade, a concrete foundation and porch stairs with a pipe railing. Windows are typically three-over-one double-hung wood sashes, with some one-over-one windows; there are hip-roofed bay windows on the side elevations, with consoles below; a large slipsash double-hung window on the front elevation has leaded glass in the upper sash. The building was sided with vinyl in 1976, which has not significantly altered its historic character; it has a concrete foundation and basement. It has a typical mid-block setback with shaped hedges and shrubs on the front elevation, and a paved path to the porch stairs.</p> <p>Cultural Data: The owner-occupant was Frank LeGrand, a bookkeeper for Varwig and Sons, a cigar and liquor wholesaler. LeGrand lived with his wife, Stella; they had no children.</p> <p><b>Auxiliary Buildings: Garages (2) 1912/65 Contributing (1)/Non-Contributing (1)</b></p> <p>Description: A--A garage on the alley (1912), shared with the house to the west, has a hipped roof with boxed eaves, beveled siding and original windows. It contributes in scale, mass and details to the spatial order of the block's alley. B--A one-car garage on the alley to the east with a flat roof and plywood siding (1965) is compatible in scale with other alley buildings.</p> |   |   |   |
| Contributing Resources:   | 1 | <b>14-13 Wood, Mary and John Residence 1911</b>                   |   |
| Non-Contributing Resources:   | 0 | 1517 S.E. Holly Street  | <b>Legal:</b> B14: E 30' L10; W 35' L13     |
|   |   | Susan K. Schneider, 1517 S.E. Holly Street, Portland, OR 97214    |   |
|   |   | <b>Contractor:</b> R.C.B.   | <b>Designer:</b> Harry Mengen               |
|   |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                |
| <p>Description: This rectangular two-story building has a composition shingle, moderately-pitched hipped roof with projecting eaves and large, ornamental paired brackets. The side elevations have bracketed, hipped dormers with projecting eaves; the centered dormer on the front elevation has a gable roof with projecting eaves, a boxed return cornice, a round-arched window with multi-light casements, and ornamental wood shingles. The wrap-around veranda has a hipped roof with boxed, bracketed eaves and deep cornice, paired tuscan columns on Tenino sandstone piers, a stone foundation, and a projecting entry bay with a bracketed flat roof and clustered Tuscan columns on stone piers; the balustrade has a combination of vertical wood slat and ornamental wood slat balusters. Windows are both six-over-one and one-over-one double-hung wood sashes. The building has alternating narrow and wide courses of wood shingles, a concrete foundation and basement. The porch has been extended to the south to form a greenhouse with casement windows and french doors. The house has a typical mid-block setback, with a paved path leading to the concrete porch stairs; there are large rhododendrons and camellias in the front and back yards.</p> <p>Cultural Data: The house was designed by Harry Mengen and built by a contractor with the initials R.C.B. for John Wood, a teamster, and his wife, Mary.</p>  |   |   |   |

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Contributing Resources:	2	<b>14-14 Keyser, Lewis D. and Hattie Residence 1905</b>	
		1509 S.E. Holly Street	<b>Legal:</b> B14; L9; S 10' L10
Non-Contributing Resources:	0	Beatrice Olsen c/o David Bloomquist, P.O. Box 4802, Portland, OR 97208	
		<b>Contractor:</b> Unknown	<b>Designer:</b> Unknown
		<b>Style:</b> Craftsman	<b>Contributing:</b> Primary

**Description:** This rectangular, two-story building has a composition shingle, low-pitched hipped roof with projecting boxed eaves, and a pedimented gabled dormer on the east end of the front elevation, above the porch. The single-bay porch has a hipped roof with truncated, modified Tuscan columns on sided piers; a wood spindle balustrade, and a wood foundation and porch stairs with a wrought-iron railing. Windows are primarily one-over-one double-hung wood sashes. There is a small fixed leaded glass window and a triangular bay window with a hipped roof on the front elevation, and a rectangular bay window on the east elevation. The building has vinyl siding, which has not significantly altered its historic character, narrow wood cornerboards and a frieze board at the cornice. The concrete foundation has brick veneer. The building has a typical mid-block setback; there is a wood lath arbor over part of the front yard path. There are some mature trees and shrubs at both side lot lines.

**Cultural Data:** The owner-occupants of this house were Louis Keyser, a conductor for the Southern Pacific Company, and his wife, Hattie. In 1910 the house was rented to Albert Andrews, a secretary for a music store, and his wife Nellie, and their three children.

**Auxiliary Building:** Garage                      1922                      **Contributing:** Secondary

**Description:** The single-car garage on the alley has a gable roof, tongue-and-groove siding, and original windows matching the house. It contributes in scale, mass and details to the spatial order of the alley.

Contributing Resources:	1	<b>14-15 Church, Joseph and Ina Residence 1906</b>	
		1501 S.E. Holly Street	<b>Legal:</b> B14; L6
Non-Contributing Resources:	0	Vincent McDermott, 1501 S.E. Holly Street, Portland, OR 97214	
		<b>Contractor:</b> Unknown	<b>Designer:</b> Unknown
		<b>Style:</b> Craftsman	<b>Contributing:</b> Primary

**Description:** This rectangular, one-and-one-half story building has a composition shingle, steeply-pitched bellcast gable roof with projecting eaves and simple rectangular brackets at the gable end. The front veranda has slender turned columns, a paneled wood balustrade, wood foundation and porch stairs. Windows are typically one-over-one double-hung wood sashes; the first floor front elevation has a large slipsash double-hung window. The front gable end has a recessed angled bay window. The back porch has been enclosed, and there is a polygonal bay window on the west elevation. The building has asbestos siding, which does not significantly alter its historic character, a concrete foundation and basement. It is located on a polygonal lot near the west end of the block, with a shallow setback and mature shrubs and hedges in the front yard; there is a vertical cedar board and lattice fence along the west lot line and part of the rear lot line.

**Cultural Data:** The house was owned and occupied by Joseph Church, a steamboat captain, and his wife, Ina. They had three sons, Leonard, Orin and Joseph E.

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Contributing Resources:	2	<b>14-16 Metschan, Phil, Jr., and Mary Residence 1906</b>	
Non-Contributing Resources:	0	1556 S.E. Maple Avenue	<b>Legal:</b> B14: L5
		Sandra and Daniel Hall, 1556 S.E. Maple Avenue, Portland, OR 97214	
		<b>Contractor:</b> Unknown	<b>Designer:</b> Unknown
		<b>Style:</b> Colonial Revival	<b>Contributing:</b> Primary

**Description:** This rectangular two-story building has a composition shingle, belcast gambrel roof with three dormers on the front elevation: a central pedimented dormer with a belcast gambrel roof, a double-hung wood sash window, and a fanlight in the pediment end; two flanking pedimented round-headed dormers with narrow double-hung wood sash windows. The central reentrant porch is framed by polygonal bay windows on either side, and by two boxed wood columns on brick piers; concrete steps lead to the front stoop. The door has a classical cornice trim and engaged pilasters. The front bays windows have fixed multiple lights; most other windows are one-over-one double-hung wood windows. The building is located on a triangular lot on the west end of the block, and has a shallow setback with mature flowering bushes and small trees in the front and backyards. There is a concrete retaining wall along the front lot line.

**Cultural Data:** The original owner-occupant was Phil Metschan, Jr., secretary-treasurer and manager of the Imperial Hotel, which was owned by his father. His family included his wife Mary, and two daughters, Dorothy and Phyllis.

**Auxiliary Building:** Garage **c.1923** **Contributing:** Secondary

**Description:** The single-car, stuccoed garage on the alley has a hipped roof and original wood swinging doors; it contributes in scale, mass and details to the spatial order of the block's alley.

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## Northwest Quadrant

Total Resources: 11  
Contributing: 8  
Non-Contributing: 3Form:  
TrapeziumStreet Boundaries:  
S.E. Holly Street  
S.E. 16th Avenue  
S.E. Maple Avenue

Block 15 is one of four blocks which defines North Park. All seven structures on the block are single-family residences dating from the primary and secondary historic periods. Due to the small size and irregular configuration of the block most houses are located on large or irregularly shaped lots, with varying setbacks from the street. The four buildings on the north side of the block were built between 1906 and 1911. They are two to two-and-one-half stories in height, and have varying types of massing and stylistic details, consistent with their early period of development. The similarity in scale and materials, and the presence of mature shrubs and trees in the front and side yards, unify the Holly Street elevation. The three houses south of the alley all date to the secondary period of historic development; they were erected between 1926 and 1928. They are lower in height and smaller in massing than those to the north, with landscaping features typical of the 1920s; they have the appearance of individual objects placed within a large garden. All the buildings are in good to excellent condition. Two of the houses do not contribute to the district in their present condition; of the four historic auxiliary buildings, one has been altered to the extent of losing its integrity.

Contributing  
Resources: 2  
Non-Contributing  
Resources: 0**15-01 Fisher, John House 1909**

1530 S.E. Holly Street

Legal: B15: L1,2

Jack Fox, 1530 S.E. Holly Street, Portland, OR 97214

Contractor: Portland Building Association

Designer: Alfred H. Faber

Style: Twentieth Century California Mission

Contributing: Primary

Description: This large, square, two-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed rafters and clay tile; the gable ends have tall, shaped parapets with molded copings. A two-story tiered portico on the north elevation has a moderately-pitched hip roof with projecting eaves, exposed rafters and clay tiles; it is supported by massive stuccoed piers and pilasters, with one-story wood Ionic columns below the spandrel. The second floor of the portico is enclosed, with large semi-round arched fixed light and double-hung wood windows; the glazing appears to be a later addition. The first story has a concrete foundation and concrete stairs with iron railings. A one-story wing centered on the west has a roof balcony with a wrought-iron balustrade and a projecting hip-roofed, tiled awning with exposed rafters. The windows are primarily one-over-one double-hung wood sashes, with modified Palladian windows in the attic story. The building is stuccoed, with a concrete foundation and basement. It is located on a trapezoidal lot on the northwest corner of the block, and has a number of densely planted mature rhododendrons around the building edge; a boxwood hedge and low rock wall along the lot lines, and trees in the yard.

Cultural Data: The house was built for \$9,000.00 for John Fisher by the Portland Building Association, architects and builders: the president of the company was architect Alfred Faber. It apparently remained unfinished for two years: in 1911, Fred Strong, representing the Ladd Estate Company, took possession of the building, and hired Thomas Vigars, who constructed a number of houses in Ladd's Addition, to repair, paint and finish it for \$300. In the 1920s, William Graham, a musician, and his wife, Leona, owned and lived in the house.

**Auxiliary Building: Garage**

c.1910

Contributing: Primary

Description: The single-car garage on the alley has a hip roof, beveled siding and windows matching the house; it contributes in scale, mass, and details to the spatial order of the block's alley.



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- |  |   |   |  |
|--|---|---|--|
| Contributing Resources:  | 0 | <b>15-02 Cate, Rufus Residence 1906</b>                             |  |
|  |   | 1538 S.E. Holly Street  | <b>Legal:</b> B15: L3                        |
| Non-Contributing Resources:  | 1 | Alfred and Signe Wallis, 1538 S.E. Holly Street, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> R.L. Cate  | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Craftsman   | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular building has a moderately-pitched cross-gable roof with flared, projecting eaves, ornamental bargeboards, and composition shingles. The full-length entry porch has a low-pitched hip roof with projecting boxed eaves, a wood floor deck, and concrete stairs with wrought-iron railings; the original porch supports have been covered with shingle siding. There is a cut-out balcony in the center of the porch roof, framing a large, transomed fixed wood sash window with transomed casement sidelights. Most of the windows are double-hung one-over-one wood sashes; some windows have leaded glass transoms; a triple sash triangular window in the front gable end, just beneath the eaves, is a later alteration. The building's original siding has been covered with raked shingles; it has a concrete foundation and basement. There is an elaborately corbeled brick chimney pot on the east elevation. The siding and window changes adversely affect the building's historic character. The building has a typical mid-block setback, with densely planted mature flowering shrubs around the building's edges; the backyard is enclosed with a vertical wood fence.</p> <p>Cultural Data: The house was owned and occupied by Rufus Cate, who operated a real estate, insurance and loan company, and who built a number of the oldest houses in Ladd's Addition. It is probable he also built this house, where he lived with Laura Cate and Leslie Cate, a stenographer for Columbia Conservatory of Music. By 1910 the house had been sold to Hallie Fitch, a widow with three sons, the eldest of whom, Olis, worked as a railway clerk; her parents, Sydney and Joselyn Kale, lived with the family; Sydney was also a railway clerk.</p> |   |   |  |
| Contributing Resources:  | 1 | <b>15-03 Diedrich, Edward and Dorriett Residence 1911</b>           |  |
|  |   | 1550 S.E. Holly Street  | <b>Legal:</b> B15: L4                        |
| Non-Contributing Resources:  | 0 | John and Della Wallis, 1531 S.E. Holly Street, Portland, OR 97214   |  |
|  |   | <b>Contractor:</b> Horn and Company                                 | <b>Designer:</b> Horn and Company            |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                 |
| <p>Description: This rectangular two-story building has a moderately-pitched gable roof with projecting eaves, exposed rafters, bracketed gable ends, and composition shingles. The full-length hip-roofed porch has boxed columns with a slight entasis, bases and capitals; a wide frieze board; wood foundation and stairs. The windows are primarily six-over-one double-hung wood sashes with cornice molding; there is a small multi-light window in the attic story on the front elevation. The building has lapped wood siding with canted cornerboards, a concrete foundation and basement. It has a typical mid-block setback, with mature ornamental shrubs along the building's front and side edges and side lot lines, and a chain link fence enclosing the back yard.</p> <p>Cultural Data: The house was built and designed by building contractors Horn and Company for Edward Diedrich, a clerk in the Schiller Cigar Factory, and his wife, Dorriett. Principals in the the building company were Alfred and Louis Horn.</p>  |   |   |  |

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- |                             |   |  |   |
|-----------------------------|---|--|---|
| Contributing Resources:     | 2 | <b>15-04 Jagger, Samuel Residence 1911</b>   |   |
| Non-Contributing Resources: | 0 | 1609 S.E. 16th Avenue  | <b>Legal:</b> B15: L7,8                           |
|                             |   | M. Willems, M. Window and S. Moskowitz c/o Arlo B. McCullough, 7532 N. Heppner Avenue, Portland,   |   |
|                             |   | <b>Contractor:</b> H.L. Camp and Company   | <b>Designer:</b> H.L. Camp and Company            |
|                             |   | <b>Style:</b> Craftsman--Prairie Influence   | <b>Contributing:</b> Primary                      |
|                             |   | <b>Description:</b> This two-story square building has a low-pitched hip roof with deep, projecting boxed eaves and paired brackets, and composition shingles; there is a hip-roofed dormer with projecting eaves centered on the front elevation. The centered single-bay entry porch has a gable roof with an ornamental, molded wood parapet; a stuccoed gable end; massive stuccoed piers projecting above the eave line; a full-length wood deck with a vertical wood slat balustrade; corbeled brick corner piers; and a wrought-iron railing in the center of the wood stairs. The windows are typically one-over-one double-hung wood sashes of varying sizes, with cornice trim. The building has a wide stuccoed band running along the cornice, and beveled siding below, and a stuccoed concrete foundation and basement. The exterior brick chimney on the north end has an inset stucco panel. The building is located on the northeast end of the block, on a double lot, with a variety of mature shrubs and trees around the building edge and in the yard, including a monkey puzzle tree, a blue atlas cedar tree, and holly trees; part of the yard is enclosed with a laurel hedge. |   |
|                             |   | <b>Cultural Data:</b> The house was designed and built by H.L. Camp and Company, which built a number of early Ladd's Addition houses, for owner-resident Samuel Jagger, who worked for Morrison Electric Company.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1925 Contributing:</b> Secondary               |
|                             |   | <b>Description:</b> The single-car garage on the alley has a hip roof, bevel siding and windows matching the house; it was built by Redimade Building Company. It contributes in scale, mass and details to the spatial order of the block's alley.  |   |
| Contributing Resources:     | 1 | <b>15-05 Ruddy, Sidney L. House 1926</b>   |   |
| Non-Contributing Resources: | 1 | 1703 S.E. 16th Avenue  | <b>Legal:</b> B15: TL 2, L5,6                     |
|                             |   | Helen Thome, 1703 S.E. 16th Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Bert L. Palmer  | <b>Designer:</b> Universal Plan Service Co.       |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence   | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting boxed eaves and composition shingles; a gable-roofed dormer with projecting boxed eaves and a bank of small casement windows is centered on the front elevation. The single-bay centered entry porch has a front-facing gable roof with projecting, boxed eaves; a stuccoed gable end; a molded frieze board, slender turned columns, wrought-iron railings, and a concrete stoop and stairs. Windows are primarily one-over-one double-hung wood sashes, with rectilinear lights in the upper sashes; the front elevation has two large fixed wood sash windows with rectilinear lights. The building has been covered with horizontal vinyl siding, which has not significantly altered its historic character; it has a concrete foundation and basement. It is located on a polygonal lot with shrubs along the building's edges, and a privet hedge flanking the entry path.   |   |
|                             |   | <b>Cultural Data:</b> The house was built for Sidney Ruddy, owner of Ruddy Motor Car Company, by carpenter Bert L. Palmer. Ruddy, who lived next door (1725 S.E. 16th), apparently built the house on speculation; by 1928 it was sold to Grant Lincoln, a mechanic, and his wife, Elizabeth.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1926 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has a flat roof and vinyl siding.   |   |

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- |   |   |  |  |
|---|---|--|--|
| Contributing Resources:   | 2 | <b>15-06 Ruddy, Sidney Residence 1928</b>                              |  |
|   |   | 1725 S.E. 16th Avenue  | <b>Legal:</b> B15: TL 2, L5, 6               |
| Non-Contributing Resources:   | 0 | Robert Sannerud, 1931 East 2nd Avenue, 1931 East 2nd, Casper, WY 82601 |  |
|   |   | <b>Contractor:</b> Bert Palmer   | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Twentieth Century Tudor                                  | <b>Contributing:</b> Secondary               |
| <p><b>Description:</b> This el-shaped one-and-one-half story building has a steeply-pitched cross-gable roof with boxed eaves and red tile; there is a steeply-pitched gabled roof dormer on the front elevation. An enclosed entry vestibule, located in the corner of the el, has a steeply-pitched gable roof with boxed eaves; an enclosed, bracketed projecting gable end partially sheltering a concrete stoop with stairs; and a semi-circular arched wood paneled door. Windows are primarily eight-over-one double-hung wood sashes; there is a large fixed wood sash window with multiple lights and multi-light casement sidelights on the front elevation; the front-facing gable end has a polygonal bay window with a hipped, tile roof and multi-light casements, and a semi-circular round-arched casement window in the second story. The front gable ends and dormer are stuccoed with half-timbering; the rest of the building has large shingles. The building is located on a polygonal lot at the south end of the block, with mature plants around the building edge, and two diagonal paths leading to the front door. There is a stone retaining wall along the front lot line.</p> <p><b>Cultural Data:</b> The house was built for Sidney Ruddy, owner of Ruddy Motor Car Company, by carpenter Bert L. Palmer. Ruddy also built and owned the house next door (1703 S.E. 16th).</p> <p><b>Auxiliary Building:</b> Garage                      1928                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car detached garage, not on the alley, has a steeply-pitched gable roof, wood shingle siding, and windows matching the house; it contributes in scale, mass and details to the district.</p> |   |  |  |
| Contributing Resources:   | 0 | <b>15-07 Bailey, John F. and Kate Residence 1927</b>                   |  |
|   |   | 1708 S.E. Maple Avenue   | <b>Legal:</b> B15: TL 1, L5                  |
| Non-Contributing Resources:   | 1 | Ashley and William Russell, 1708 S.E. Maple Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> W.A. Lindsay  | <b>Designer:</b> E.R. Helbert                |
|   |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular one-story building has a moderately-pitched cross-gable roof with projecting boxed eaves and composition shingles. The original porch was removed and replaced in 1963 with a single-bay porch with an eaveless gable roof, wrought-iron posts, a concrete foundation and stairs and wrought-iron railings, all of which adversely affect the building's historic character. Windows are primarily eight-over-one and six-over-one double-hung wood sashes; the front elevation has a large fixed wood sash window and double-hung six-over-one sidelights. The building has asbestos siding, a concrete foundation and basement. There is a brick planter bed running along the west and south building edges, and a wood pergola supported by wrought-iron posts on the south elevation. A rock garden is located along the street and alley lot lines. A one-story flat-roofed garage with asbestos siding is attached to the east end of the building.</p> <p><b>Cultural Data:</b> The house was built for Sidney Ruddy, who lived next door (1725 S.E. 16th), by W.A. Lindsay, a carpenter. The house was sold to John Bailey, a machinist, and his wife, Kate in 1928.</p>   |   |  |  |

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## Northwest Quadrant

Total Resources: 44  
Contributing: 30  
Non-Contributing: 14Form:  
Convex Polygon

## Street Boundaries:

S.E. Palm Street  
S.E. Maple Avenue  
S.E. 16th Avenue  
Ladd Circle  
S.E. Ladd Avenue

Block 16 helps form two public spaces: its southernmost lot borders Ladd Circle, and part of its easterly edge defines North Park. There is one church, built in the 1940s, on the block; the rest of the buildings were initially single-family residences. Twelve houses date to the primary period of historic development: a row of seven two to two-and-one-half story gabled and hip-roofed Craftsman style buildings, with typical mid-block setbacks, are located along Maple Avenue, unifying the street elevation in height, mass, form and materials. Five houses on Ladd Avenue date to the primary period; one, a unique craftsman bungalow, has a professionally-landscaped lot to its north, dating to the 1930s. Eleven houses were built in the secondary period of development; most were erected between 1923 and 1926, primarily in period revival styles. They are generally one to one-and-one half stories tall, and are located as infill buildings on Ladd Avenue and on small lots on Palm and S.E. 16th. A number of the buildings were built on speculation by builders and real estate developers; there are several sets of nearly identical houses on the block. One house, in addition to the church, post-dates the historic period. The buildings are in good to excellent condition. Of the twenty-three buildings dating to the historic period, one house has been altered to the extent of losing its historic integrity; of the thirteen historic auxiliary buildings, five have been altered to the extent of losing integrity.

Contributing  
Resources: 2  
Non-Contributing  
Resources: 0**16-01 Cheney, Dwight and Lorena House 1924**

1430 S.E. Palm Street

Legal: B1&amp; Sw 40' L2; Sw 40'/Nw 30' L3

William and Kathleen Street, c/o Fairfield Realty, 4927 S.E. Haig Street, Portland, OR 97206

Contractor: Dwight Cheney

Designer: Ora M. Akers

Style: Twentieth Century Colonial

Contributing: Secondary

Description: This square one-story building has a moderately-pitched, composition shingle gabled roof with boxed eaves. The concrete stoop has a flared shed-roofed overdoor with a wide cornice, supported by large consoles. The windows are typically six-over-six double-hung wood sashes with wide trim; a fixed sash wood window on the front elevation has eight lights in the upper sash. The building is stuccoed, and has a concrete foundation and basement. The porch stoop has been enlarged and has a wrought-iron railing. The building has a shallow setback, with some shrubs along the porch railing, and a concrete path and stairs to the front porch.

Cultural Data: This house, and the two directly east of it, were designed by Portland architect Ora M. Akers, and built on speculation for owner H.J. Bailey by contractor Dwight Cheney. The three are similar in plan and form, differing in fenestration patterns and porch details. Cheney assumed ownership of this building: it apparently served as a rental unit.

Auxiliary Building: Garage

1924

Contributing: Secondary

Description: The one-car garage on the alley has a gable roof, stuccoed siding and original doors; it contributes in scale, mass and details to the spatial order of the block's alley.

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- |                             |   |   |  |
|-----------------------------|---|---|--|
| Contributing Resources:     | 2 | <b>16-02 Hines, Albert and Doris House 1924</b>   |  |
| Non-Contributing Resources: | 0 | 1442 S.E. Palm Street   | <b>Legal:</b> B16 Sw 42'/Ne 38' L2; Sw 42'/Ne 88'/Nw 30 L3 |
|                             |   | S. Bates and Ida Shuping, 1704 Cedar, Box 832, Le Grande OR 97850   |  |
|                             |   | <b>Contractor:</b> Dwight Cheney  | <b>Designer:</b> Ora M. Akers                              |
|                             |   | <b>Style:</b> Twentieth Century Colonial  | <b>Contributing:</b> Secondary                             |
|                             |   | <b>Description:</b> This square one-story building has a moderately-pitched, composition shingle gabled roof with boxed eaves. The concrete stoop has a pedimented, gabled overdoor with boxed eaves, supported by large consoles. The windows are typically six-over-six double-hung wood sashes with wide trim. The building is stuccoed, and has a concrete foundation and basement. The building has a shallow setback, with some shrubs along the foundation, and a concrete path and stairs to the front porch.   |  |
|                             |   | <b>Cultural Data:</b> This house, and the two on either side, were designed by Portland architect Ora M. Akers, and built on speculation for owner H.J. Bailey by contractor Dwight Cheney. The three are similar in plan and form, differing in fenestration patterns and porch details. The building was sold soon after construction to Albert Hines, a manager of W.S. Meyers, who used it as a rental unit.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1924 Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This two-car detached garage on the second lot south of the block's corner (lot 3) is shared with the house to the east; it has a gabled roof with flared eaves and horizontal wood siding. It contributes in scale, mass and details to the historic character of the district.  |  |
| Contributing Resources:     | 1 | <b>16-03 Cheney, Dwight and Lorene House 1924</b>   |  |
| Non-Contributing Resources: | 0 | 1450 S.E. Palm Street   | <b>Legal:</b> B16 Ne 46' L2; Ne 46'/Nw 30' L3              |
|                             |   | George Amato, 1450 S.E. Palm Street, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Dwight Cheney  | <b>Designer:</b> Ora M. Akers                              |
|                             |   | <b>Style:</b> Twentieth Century Colonial  | <b>Contributing:</b> Secondary                             |
|                             |   | <b>Description:</b> This square one-story building has a moderately-pitched, composition shingle gabled roof with boxed eaves. The concrete stoop has a clipped-gable overdoor with flared eaves, supported by large consoles. The windows are typically six-over-six double-hung wood sashes with wide trim; one window on the front elevation has a bracketed shed-roofed awning. The building is stuccoed, and has a concrete foundation and basement. The building has a shallow setback, with some shrubs along the foundation, and a concrete path and stairs to the front porch. The building shares a garage with 1442 Palm, next door. |  |
|                             |   | <b>Cultural Data:</b> This house, and the two directly west of it, were designed by Portland architect Ora M. Akers, and built on speculation for owner H.J. Bailey by contractor Dwight Cheney. The three are similar in plan and form, differing in fenestration patterns and porch details. Cheney apparently assumed ownership of this building, using it as a rental unit.   |  |

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Contributing Resources: 2 **16-04 Zimmerman, Elvin Residence 1910**  
1721 S.E. Maple Avenue **Legal:** B16 Se 10' L3; L6

Non-Contributing Resources: 0 **Melvin and Delores Replogle, 1721 S.E. Maple Avenue, Portland, OR 97214**

**Contractor:** Elvin Zimmerman  
**Style:** Craftsman

**Designer:** Unknown  
**Contributing:** Primary

**Description:** This rectangular two-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed rafters and ornamental jigsawn brackets. Bay windows on the side elevations have gabled, bracketed roofs. The full-width shed-roofed porch has exposed rafters; truncated boxed wood columns, with capitals and bases, on sided piers, and an enclosed balustrade. Windows are typically one-over-one double-hung wood sashes; the front elevation has a slipsash double-hung window with leaded glass in the upper sash. The door has paneled and glazed sidelights. The building has asbestos shingles, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with mature rhododendrons and azaleas at the building edge and along the lot lines, and a large magnolia in the front yard.

**Cultural Data:** Elvin Zimmerman built and lived in the house for a number of years.

**Auxiliary Building Garage 1923 Contributing: Secondary**

**Description:** The single-car garage on the alley has a gable roof, weatherboard siding, and details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.

Contributing Resources: 1 **16-05 Dunaway, H.B. House 1912**  
1729 S.E. Maple Avenue **Legal:** B16 L7

Non-Contributing Resources: 1 **Steven and Barbara Knox, 1729 S.E. Maple Avenue, Portland, OR 97214**

**Contractor:** Thomas Vigars **Designer:** Thomas Vigars  
**Style:** Craftsman **Contributing:** Primary

**Description:** This rectangular two-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed jigsawn rafters and ornamental brackets. Each side elevation has a shed-roofed dormer with exposed rafters. The full-width, shed-roofed porch has exposed jigsawn rafters; truncated battered columns on sided piers, and an enclosed balustrade. Windows are typically one-over-one double-hung wood sashes; there is a transomed, fixed light window with double-hung sidelights on the first floor front elevation; a bay window on the south has a shed roof; the front attic elevation has small awning windows. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with deciduous azaleas in the front yard and wistaria trained along the porch.

**Cultural Data:** This is one of three houses (see 1928 and 1918 Ladd) on the block built by real estate dealer Thomas Vigars. The three on this block are similar in plan, size, and form. This house was built for F.W. Yorgler, but sold soon after completion to H.B. Dunaway.

**Auxiliary Building: Garage c.1940 Non-Contributing: Incompatible**

**Description:** The single-car garage on the alley has a flat roof and exposed structural brick and concrete block walls; it is incompatible in scale and details with other buildings on the alley.

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|--|---|---|------------------------------|
| Contributing Resources:  | 1 | <b>16-06 Johnson, Henry and Grace Residence 1909</b>            |                              |
| Non-Contributing Resources:  | 1 | 1737 S.E. Maple Avenue  | <b>Legal:</b> B16 L10        |
|  | 1 | Recia Kornahrens, 1737 S.E. Maple Avenue, Portland, OR 97214    |                              |
|  |   | <b>Contractor:</b> Smith and Dodge                              | <b>Designer:</b> Unknown     |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary |
| <p>Description: This rectangular two-and-one-half story building has a moderately-pitched gabled roof with projecting eaves, exposed jigsawn rafters and jigsawn brackets. There are gable-roofed dormers on the side elevations. The building has a cantilevered pediment above two projecting square bay windows on the second story of the front elevation. The single-bay gable-roofed porch has exposed rafters, a large tie beam and bracketed kingpost, massive truncated boxed wood columns on large sided piers, and wood stairs. The north and south sides of the porch have been glazed, and the porch floor extended to the north to form a deck. Most windows are one-over-one double-hung wood sashes; there are diamond-light casements in the attic story of the front elevation, and a large double-hung window with sidelights on the front elevation. The building has asbestos siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with ornamental shrubs and maples in the front yard.</p> <p>Cultural Data: The house was built by contractors Smith and Dodge for F.W. Torgler, a principal in the Ladd Estate Company. By 1910 it had been sold to Henry Johnson, a life insurance salesman, who lived here with his wife, Grace, and children, Harriet and Robert.</p> <p><b>Auxiliary Building:</b> Garage                      c.1940                      <b>Non-Contributing:</b> Incompatible</p> <p>Description: The one-and-one-half story garage on the alley has a gabled parapet with horizontal wood siding in the second story, and a stuccoed first story; it is incompatible in scale with other buildings on the alley.</p> |   |   |                              |
| Contributing Resources:  | 2 | <b>16-07 Sprague, Thomas and Stephanie Residence 1909</b>       |                              |
| Non-Contributing Resources:  | 0 | 1743 S.E. Maple Avenue  | <b>Legal:</b> B16 L11        |
|  | 0 | D.W. and Coral Ryan, 1743 S.E. Maple Avenue, Portland, OR 97214 |                              |
|  |   | <b>Contractor:</b> J. Frank Weatherby                           | <b>Designer:</b> Unknown     |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary |
| <p>Description: This rectangular two-story house has a flared hipped roof with composition shingles, projecting eaves and exposed rafters. The centered, hip-roofed dormer on the front elevation has exposed rafters and a multi-light awning window. The single-bay porch has exposed rafters, a square tie beam and kingpost, boxed columns on an enclosed balustrade, and wood stairs. Windows are large one-over-one double-hung wood sashes with cornice trim; the front elevation has a multi-light transomed fixed wood sash with transomed casement sidelights; there are square bay windows on the side elevations. The front door has multi-light sidelights. The building has beveled siding and fluted cornerboards with small capitals. It has a concrete foundation and basement. The building has a typical mid-block setback, with manicured rose beds, large arborvitae and rhododendrons, heather and a deodara cedar in the front and back yards.</p> <p>Cultural Data: The house was built by carpenter J. Frank Weatherby; he sold it to another carpenter, Thomas Sprague, who lived in it with his wife, Stephanie.</p> <p><b>Auxiliary Building:</b> Garage                      c.1916                      <b>Contributing:</b> Primary</p> <p>Description: The single-car garage on the alley has a gable roof and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p>  |   |   |                              |

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|-----------------------------|---|--|
| Contributing Resources:     | 1 | <b>16-08 Stocklen, Edward and Josie Residence 1909</b>   |
| Non-Contributing Resources: | 1 | 1753 S.E. Maple Avenue <b>Legal: B16 L14</b>   |
|                             | 1 | Zelma Stocklen, 1753 S.E. Maple Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Kirtley and Miller <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Craftsman Bungalow <b>Contributing:</b> Primary  |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a composition shingled cross-gable roof with projecting eaves and bracketed gable ends. The full-width porch has a low-pitched hipped roof with exposed rafters, truncated boxed columns on an enclosed balustrade, and wood stairs with pipe railings. The windows are one-over-one double-hung wood sashes with cornice trim; small fixed windows have diamond-patterned lights; the front door has glazed sidelights. The gable ends have square-butt wood shingles; the rest of the building is sided with asbestos shingles, which does not significantly alter its historic character. The building has a concrete foundation and basement. It has a typical mid-block setback, with a chain link fence enclosing the back yard, and mature shrubs near the north corner of the building.   |
|                             |   | <b>Cultural Data:</b> The house was built by contractors Kirtley and Miller for Edward Stocklen, a grocer, who lived here with his wife, Josephine, and sons, Edward and Charles.  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>c.1915 Non-Contributing:</b> Compatible/Historic  |
|                             |   | <b>Description:</b> The two-car garage on the alley has a gable roof and masonite shingle siding covering the original material.   |
| Contributing Resources:     | 1 | <b>16-09 Geisler, Paul and Antonia Residence 1911</b>  |
| Non-Contributing Resources: | 1 | 1759 S.E. Maple Avenue <b>Legal: B16 L15</b>   |
|                             | 1 | William and Kathleen Ryan, 1759 S.E. Maple Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> J.E. Blackburn <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Craftsman <b>Contributing:</b> Primary   |
|                             |   | <b>Description:</b> This rectangular two-story building has a composition shingle, low-pitched hipped roof with flared, projecting eaves and exposed jigsawn rafters; the centered dormer has a flared, hipped roof with exposed rafters. The full-width hip-roofed porch has exposed rafters, a wide cornice and truncated boxed wood columns on an enclosed balustrade. Windows are typically one-over-one double-hung wood sashes, with cornice trim; some windows have leaded glass; the front elevation first floor has a large, transomed fixed wood sash with transomed double-hung sidelights; square bay windows on the side elevations have shed roofs with exposed rafters. The building is sided with asbestos shingles, which does not significantly alter its historic character, and has a concrete foundation and basement. It has a typical mid-block setback, with a large Japanese maple, rhododendrons, camellias and a dogwood hedge in the front yard, and a chain link fence enclosing the back yard. |
|                             |   | <b>Cultural Data:</b> Carpenter J.E. Blackburn built the house for Paul Geisler, co-owner of Geisler and Dorres, furniture and carpets.  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>c.1923 Non-Contributing:</b> Compatible/Historic  |
|                             |   | <b>Description:</b> The single-car garage on the alley has a flat roof and asphalt shingle siding covering the original material.  |



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|--|---|--|------------------------------------|
| Contributing Resources:  | 2 | <b>16-10 Buland, George and Bertha Residence 1912</b>                      |                                    |
| Non-Contributing Resources:  | 0 | 1767 S.E. Maple Avenue   | <b>Legal:</b> B16 T.L. 1, L18,19   |
|  |   | Charles Corrigan and Robin Davis, 1767 S.E. Maple Ave., Portland, OR 97214 |                                    |
|  |   | <b>Contractor:</b> Paul G. Stahl   | <b>Designer:</b> Unknown           |
|  |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary       |
| <p><b>Description:</b> This rectangular two-and-one-half story building has a composition shingle gabled roof with a wide bargeboard, projecting eaves, and jigsawn, exposed rafters. The pedimented gable ends have large ornamental brackets and are slightly cantilevered over a frieze board with small, modillion-like brackets. Dormers on the side elevations have projecting eaves, and exposed rafters. The single-bay porch has a flat roof with projecting eaves, a wide cornice board and massive truncated boxed columns on large sided piers; the porch roof has a vertical slat balustrade; the porch floor extends to the south to form a deck with sided piers and vertical wood slat balustrade. Windows are typically one-over-one double-hung wood sashes; the first floor front elevation window has been altered. The building has beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs and trees in the front yard.</p> <p><b>Cultural Data:</b> The house was built by contractor Paul Stahl for G.I. Stahl, an agent for Pacific Mutual Insurance, possibly on speculation. It was purchased within the year by George and Bertha Buland</p> <p><b>Auxiliary Building:</b> Garage                      c.1912                      <b>Contributing:</b> Primary</p> <p><b>Description:</b> The single-car garage on the alley has a gabled roof, beveled siding and eave details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |  |                                    |
|  |   |  |                                    |
| Contributing Resources:  | 1 | <b>16-11 Conro, J.A. and Maude House 1926</b>                              |                                    |
| Non-Contributing Resources:  | 0 | 1817 S.E. 16th Avenue  | <b>Legal:</b> B16 T.L. 4 L19       |
|  |   | Virginia Denton, 1817 S.E. 16th Avenue, Portland, OR 97214                 |                                    |
|  |   | <b>Contractor:</b> A. Potts and Sons                                       | <b>Designer:</b> A. Potts and Sons |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary     |
| <p><b>Description:</b> This rectangular one-story building has a composition shingle low-pitched hipped roof; its boxed eaves form a return cornice at the centered wall gable over the entry door. The building has a small concrete stoop, with wrought-iron railing. Windows are typically six-over-one double-hung wood sashes; the front elevation has fixed wood sash windows. The front door has been altered through the substitution of glass block sidelights for the original sidelights. The building is stuccoed, with a concrete foundation and basement. It is located on a triangular lot at the south end of the block, and has a shallow street setback; there are some hedges at the front building edge.</p> <p><b>Cultural Data:</b> This house and the one next door were built by contractors A. Potts and Sons on speculation; this firm was a successor to Fitch, Potts and Sons, which built a number of houses in Ladd's Addition in the early '20s.</p>  |   |  |                                    |

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|---|---|---|---------------------------------------|
| Contributing Resources:   | 1 | <b>16-12 A. Potts and Sons House 1926</b>                         |                                       |
|   |   | 1827 S.E. 16th Avenue   | <b>Legal:</b> B16 T.L. 3, L19         |
| Non-Contributing Resources:   | 1 | Chinese Baptist Church, 1827 S.E. 16th Avenue, Portland, OR 97214 |                                       |
|   |   | <b>Contractor:</b> A. Potts and Sons                              | <b>Designer:</b> Unknown              |
|   |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary        |
| <p>Description: This rectangular one-story building has a composition shingle low-pitched hipped roof with boxed eaves. The building has a small concrete stoop, with a metal canopy supported by metal posts; in addition, there is a corner reentrant porch, partially enclosed by an enclosed balustrade with a shaped coping. Windows are typically six-over-one double-hung wood sashes; the front elevation has fixed wood sash windows. The building is stuccoed, with a concrete foundation and basement. It is located on a triangular lot at the south end of the block, and has a shallow street setback; there are some plants at the front building edge.</p> <p>Cultural Data: This house and the one next door were built by contractors A. Potts and Sons on speculation; this firm was a successor to Fitch, Potts and Sons, which built a number of houses in Ladd's Addition in the early '20s. This house appears to have been a rental unit for some years.</p> <p><b>Auxiliary Building Garage c.1950 Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The single-car garage on the alley has a gable roof and horizontal vinyl siding; it is compatible in scale with other buildings on the alley.</p> |   |   |                                       |
| Contributing Resources:   | 0 | <b>16-13 Chinese Baptist Church 1946</b>                          |                                       |
|   |   | 1938 S.E. Ladd Avenue   | <b>Legal:</b> B16 S 35' L23; L24      |
| Non-Contributing Resources:   | 1 | Chinese Baptist Church, P.O. Box 4125, Portland, OR 97208         |                                       |
|   |   | <b>Contractor:</b> Johnson Sterner Corporation                    | <b>Designer:</b> Annand and Kennedy   |
|   |   | <b>Style:</b> Contemporary  | <b>Non-Contributing:</b> Incompatible |
| <p>Description: This large building is el-shaped in plan, with a flat-roofed, one-story wing running east-west, and a moderately-pitched, shed roofed, one-and-one-half story wing running north-south. The westerly portion of the taller wing has a moderately-pitched shed roof, which runs from one-and-one-half stories to one story at the intersection of the wings. The entrance multi-light entrance into this latter wing has a flat-roofed canopy nestled in the corner of the wing intersections. The taller sides of the building have horizontal board siding; the one-story wing has vertical grooved plywood siding. Windows are a multi-light fixed wood sashes with heavy muntins and mullions, in varying sizes and shapes. There is an irregularly shaped, angular brick chimney and planter on the west edge of the building. It is located on an irregularly-shaped lot at the south end of the block, bounded by three streets and the alley; A wide paved path leads to the corner entry; most of the lot is planted with lawn.</p> <p>Cultural Data: The building was constructed for the Chinese Baptist Church in 1946 by Johnson Sterner Corporation; it cost \$27,000 to build.</p>                                |   |   |                                       |

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Contributing Resources:	2	16-14 Gray, Benjamin and Martha Residence 1910	
Non-Contributing Resources:	0	1928 S.E. Ladd Avenue	Legal: B16 L22; N 5' L23
		Alyce Selby, 1928 S.E. Ladd Avenue, Portland, OR 97214	

Contractor: Thomas Vigars  
Style: CraftsmanDesigner: Unknown  
Contributing: Primary

Description: This rectangular two-and-one-half story building has a composition shingle, moderately-pitched pedimented gable roof with deep, projecting boxed eaves and large ornamental brackets on the gable ends. The full-width, shed-roofed porch has projecting boxed eaves, truncated boxed columns on enclosed piers, and an enclosed balustrade. Windows are typically one-over-one double-hung wood sashes with cornice trim; there is a transomed, fixed light window with double-hung sidelights on the first floor front elevation; a bay window on the north has a shed roof; there are two multi-light awning windows in the front attic elevation. The building has wood shingle siding on the second and attic stories, and beveled siding on the first story; a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs along the building's front edge and a holly tree and large rhododendrons along the lot lines and in the front yard.

Cultural Data: This is one of three houses (see 1729 Maple and 1918 Ladd) on the block built by real estate dealer Thomas Vigars, who lived in Ladd's Addition, and built over two dozen early houses here. The three on this block are similar in plan, size, and form, differing primarily in gable end and eave detail. This house was sold by 1911 to Benjamin Gray, a traveling salesman for Parlin and Ordendorff Plow Company, and his wife, Martha. A later owner was Benjamin Reingold, proprietor of Reingold's Jewelry Company.

Auxiliary Building: Garage c.1910 Contributing: Primary

Description: The two-car garage on the alley has a gable roof with wood shingles in the gable ends, and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.

Contributing Resources:	1	16-15 Cunningham, C.E. House 1910	
Non-Contributing Resources:	0	1918 S.E. Ladd Avenue	Legal: B16 L21
		Mary and Katherine Fotis, 1918 S.E. Ladd Avenue, Portland, OR 97214	

Contractor: Thomas Vigars  
Style: CraftsmanDesigner: Unknown  
Contributing: Primary

Description: This rectangular two-and-one-half story building has a composition shingle, moderately-pitched pedimented gable roof with projecting eaves, exposed jigsawn rafters and large ornamental brackets on the gable ends. The pediment on the front gable end is defined by an ornamental frieze board with small modillion-like brackets beneath it. Each side elevation has a shed-roofed dormer with exposed rafters. The full-width, shed-roofed porch has exposed jigsawn rafters, truncated boxed columns on enclosed piers, and an enclosed balustrade. Windows are typically one-over-one double-hung wood sashes with cornice trim; there is a leaded glass transomed, fixed light window with transomed double-hung sidelights on the first floor front elevation; a bay window on the north has a shed roof; there is a triple sash of awning windows in the front attic elevation. The building has narrow beveled siding, with shingles in the gable ends; a concrete foundation and basement. It has a typical mid-block setback, with shaped shrubs along the building's front edge.

Cultural Data: This is one of three houses (see 1928 Ladd and 1729 Maple) on the block built by real estate dealer Thomas Vigars, who lived in Ladd's Addition, and built over two dozen early houses here. The three on this block are similar in plan, size, and form, differing primarily in gable end and eave detail. The house was apparently built for C.E. Cunningham, but he did not live in it.

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|---|---|--|--------------------------------|
| Contributing Resources:   | 1 | <b>16-16 Cutler, George B. House 1910</b>                                  |                                |
|   |   | 1914 S.E. Ladd Avenue  | <b>Legal:</b> B16 L20          |
| Non-Contributing Resources:   | 1 | George and Misad Sumida, 1914 S.E. Ladd Avenue, Portland, OR 97214         |                                |
|   |   | <b>Contractor:</b> J. B. Demars  | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Craftsman Bungalow   | <b>Contributing:</b> Primary   |
| <p>Description: This rectangular one-and-one-half story building has a composition shingle, pedimented gabled roof with projecting boxed eaves; a large, inset hip-roofed dormer centered on the front elevation has boxed eaves, a pair of narrow casement windows with double-hung sidelights, and a shingled balustrade. The gable pediment is broken on the south elevation by a bracketed, square bay window with a hipped roof. The front veranda has paired rectangular wood columns on a shingled balustrade, and wood steps with wrought-iron railings. Windows are typically one-over-one double-hung wood sashes, with cornice trim; the first floor front elevation has a transomed fixed light wood window with double-hung sidelights. Gable ends have square butt wood shingles; the rest of the house has weatherboard siding. It has a concrete foundation and basement. The building has a typical mid-block setback, with a hedge along the north lot line, and mature shrubs and trees near the front elevation. The back yard is enclosed with a chain link fence.</p> <p>Cultural Data: The house was built by contractor John B. DeMars; by 1912 it had been purchased by George B. Cutler, who apparently did not live in it.</p> <p><b>Auxiliary Building:</b> Garage <b>c.1915</b> <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The single-car garage on the alley has a hipped roof and tongue-and-groove siding; the front has been altered with plywood.</p> |   |  |                                |
| Contributing Resources:   | 1 | <b>16-17 Amacher, Max R. House 1923</b>                                    |                                |
|   |   | 1904 S.E. Ladd Avenue  | <b>Legal:</b> B16 L17          |
| Non-Contributing Resources:   | 1 | R. Scott and Cynthia Countryman, 1904 S.E. Ladd Avenue, Portland, OR 97214 |                                |
|   |   | <b>Contractor:</b> Marius Larsen   | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Bungalow--Colonial Influence                                 | <b>Contributing:</b> Secondary |
| <p>Description: This rectangular, one-and-one-half story building has a composition shingle, moderately-pitched gable roof with projecting eaves. The centered, single-bay porch has a gabled roof with boxed eaves; an enclosed pediment with a simple cornice board; Tuscan columns; a concrete foundation and concrete stairs and a metal railing. Windows are typically four-over-one double-hung wood sashes; the front door is flanked by two fixed wood sash windows with multiple lights in the upper fifth. The building has weatherboard siding and a concrete foundation and basement. It has a typical mid-block setback, with a paved entry path leading directly to the porch stairs; there are shaped bushes at the building's front edge, and a hedge on the south lot line.</p> <p>Cultural Data: The house was built by contractor Marius Larsen for Max Armacher, a blacksmith, who lived with his family in the house to the north. It apparently served as a rental unit.</p> <p><b>Auxiliary Building:</b> Garage <b>c.1923</b> <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The single-car garage has a gable roof and weatherboard siding, matching the house; the doors have been altered.</p>   |   |  |                                |

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- |   |   |  |                                |
|---|---|--|--------------------------------|
| Contributing Resources:   | 1 | <b>16-18 Armacher, Max R. Residence 1923</b>   |                                |
|   |   | 1860 S.E. Ladd Avenue  | <b>Legal:</b> B1& L16          |
| Non-Contributing Resources:   | 1 | Audre and Norris Tweten c/o Wm. and Linda Flury, 1720 S.E. Ladd Avenue, Portland, OR 97214 |                                |
|   |   | <b>Contractor:</b> John Lindberg   | <b>Designer:</b> John Lindberg |
|   |   | <b>Style:</b> Twentieth Century Colonial   | <b>Contributing:</b> Secondary |
| <p>Description: This square two-story house and a composition shingle gambrel roof with boxed eaves and a full-length, shed-roofed dormer on the front elevation. A single-bay, centered, gable-roofed front porch has boxed eaves and a return cornice, a semi-round boxed pediment, Tuscan columns, and a concrete stoop and stairs. The windows are typically six-over-one double-hung wood sashes with cornice trim. The building has beveled siding and narrow corner boards, a concrete foundation and basement. It has a typical mid-block setback with foundation plants and a hedge partially enclosing the backyard along the south and rear of the lot.</p> <p>Auxiliary Data: The house was built by carpenter John Lindberg for Max Armacher, a blacksmith, who lived here with his family. Armacher also owned the house to the south.</p> <p><b>Auxiliary Building: Garage</b> <b>c.1975</b> <b>Non-Contributing: Incompatible</b></p> <p>Description: The three-car garage on the alley has a low-pitched gabled roof and sheet metal siding; it is incompatible in scale, massing and materials with other buildings on the alley.</p>   |   |  |                                |
| Contributing Resources:   | 1 | <b>16-19 Watson, Abraham L. Residence 1910</b>   |                                |
|   |   | 1850 S.E. Ladd Avenue  | <b>Legal:</b> B1& L13          |
| Non-Contributing Resources:   | 1 | Stuart and Ann Brown, 1850 S.E. Ladd Avenue, Portland, OR 97214                            |                                |
|   |   | <b>Contractor:</b> Irwin C. Sutton   | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary   |
| <p>Description: This two-and-one-half story rectangular house has a composition shingle, moderately-pitched gable roof with projecting eaves, exposed rafters, and a wide ornamental bargeboard and an ornamental collar tie. The north and south elevations have gabled dormers with projecting eaves. The full-width porch has a flat roof with an ornamental tie beam and decoratively-cut roof rafters; truncated boxed columns on sided piers, an enclosed balustrade and wood stairs with wrought-iron railing. The windows are typically twelve-over-one double-hung wood sashes; the front elevation has a transomed triple-sash casement window; a square bay window on the south elevation has a shed roof with exposed rafters; the center front second floor window has a bracketed shed-roofed awning. The wood-shingled second floor cantilevers slightly beyond the first floor plane, with modillion-like blocks beneath the cantilever; the first floor has beveled siding. An exterior brick chimney on the south has an arched recessed panel. The building has a concrete foundation and basement, and a typical mid-block setback with some mature trees and shrubs in the front yard.</p> <p>Cultural Data: This house was built for Irwin C. Sutton, a physician who lived on this block at 1709 Ladd, and apparently used this house as a rental unit. Sutton also built a house at 1850 Ladd in 1910.</p> <p><b>Auxiliary Building: Garage</b> <b>c.1950</b> <b>Non-Contributing: Incompatible</b></p> <p>Description: The two-car garage on the alley has exposed structural tile walls and a flat roof; it is incompatible in scale and details with other buildings on the alley.</p> |   |  |                                |

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Contributing Resources:	2	<b>16-20 Stafford, George Residence 1910</b>	
		1846 S.E. Ladd Avenue	<b>Legal:</b> B1& L9, 12
Non-Contributing Resources:	0	David and Sharon Ludlow, 1846 S.E. Ladd Avenue, Portland, OR 97214	
		<b>Contractor:</b> C.H. Mower	<b>Designer:</b> Unknown
		<b>Style:</b> Craftsman Bungalow	<b>Contributing:</b> Primary

**Description:** This rectangular one-story house has a composition shingle bellcast hipped roof with projecting eaves, and bell cast hipped dormers with projecting eaves in the center of the front elevation, and on the side elevations. The front veranda has a centered projecting curvilinear roof with curved rafters, supported in part by tall cut-stone battered columns that extend beyond the roof plane. The concrete porch stairs have a cut-stone balustrade; the porch has cut-stone balusters and corner piers. The windows are typically one-over-one double-hung wood sashes; there is a square bay window on the north elevation. The building has weatherboard siding, and a paneled front door with three small lights (original). The exterior brick chimney has some stone as it projects above the eaves. There is a concrete foundation and basement. The building is located on two lots; it has a typical mid-block setback with symmetric ornamental shrub foundation plantings. The attached lot to the north is landscaped in a formal classical design with boxwood hedges and a pool, rhododendrons and camellias.

**Cultural Data:** The house was built by building contractor C.H. Mower for building contractor T.H. Stoner, who sold the house after its completion to George Stafford, owner of the Monarch Saloon. In 1919 Thomas McIntire, vice-president and treasurer of B.P. John Furniture Manufactory Company, purchased the house; he hired landscape designer Tommy Thompson, designer of Portland's Lambert Gardens and California's Santa Anita Racetrack, to design the garden on the north lot, and noted Western art painter Ed Quigley to paint a mural frieze in the house's dining room.

**Auxiliary Building:** Garage                      1911                      **Contributing:** Primary

**Description:** The single-car garage on the alley has a bellcast hipped roof with weatherboard siding and details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.

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- |                             |   |   |   |
|-----------------------------|---|---|---|
| Contributing Resources:     | 2 | <b>16-21 Kasper, G.A. and Anna House 1922</b>   |   |
|                             |   | 1828 S.E. Ladd Avenue   | <b>Legal:</b> B16 L8                                    |
| Non-Contributing Resources: | 0 | Nellie Kasper, 1828 S.E. Ladd Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Joe Pfeiffer   | <b>Designer:</b> Unknown                                |
|                             |   | <b>Style:</b> Craftsman Bungalow  | <b>Contributing:</b> Secondary                          |
|                             |   | Description: This one-and-one-half story, rectangular house has a moderately-pitched gabled roof with projecting eaves. There is a curvilinear, bracketed dormer with exposed rafters and a bank of small double-hung windows on the center front elevation. The porch has a projecting, single-bay curvilinear, bracketed porch roof with exposed rafters and an enclosed pediment; a simple cornice; boxed wood columns and engaged pilasters, with simple capitals and bases; a concrete foundation and stairs. The porch extends to the south of the projecting entry, and is defined by a pergola with ornamental rafters, boxed columns and engaged pilasters. The windows are typically one-over-one double-hung wood sashes; the front elevation has a fixed wood sash window with multiple lights in the upper fifth. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs and plants along the front elevation and in the front yard. |   |
|                             |   | Cultural Data: The house was built by carpenter Joe Pfeiffer for G.A. Kasper; it is unknown if Kasper lived in the house, although he owned it for a number of years.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1923 Contributing:</b> Secondary                     |
|                             |   | Description: The two-car garage on the alley has a flat roof and weatherboard siding with cornerboards; it contributes in scale, mass and details to the spatial order of the block's alley.  |   |
| Contributing Resources:     | 0 | <b>16-22 Porria, E.W. Residence 1947</b>  |   |
|                             |   | 1818 S.E. Ladd Avenue   | <b>Legal:</b> B16 L5                                    |
| Non-Contributing Resources: | 2 | Elisa Davis, c/o Louis Miles, 1818 S.E. Ladd Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> E.W. Porria  | <b>Designer:</b> Unknown                                |
|                             |   | <b>Style:</b> Minimal Tract--Ranch  | <b>Non-Contributing:</b> Compatible/Non-Historic        |
|                             |   | Description: This rectangular one-story house has a composition shingle, moderately-pitched hipped roof with minimal boxed eaves. The centered single-bay hip-roofed porch has boxed eaves, a cornice board that extends around the entire building, small turned posts on a brick balustrade, and a concrete foundation and stairs with wrought-iron railing. The windows are typically one-over-one double-hung wood sashes, with two fixed wood sash windows on the front elevation. The building is faced with brick; it has a concrete foundation and basement. The building has a typical mid-block setback, with a hedge along the north lot line, and a chain link-enclosed back yard.  |   |
|                             |   | Cultural Data: Owner-resident-builder was E.W. Porria.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>c.1947 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | Description: The single-car garage on the alley has a gable roof and masonite shingle siding; it is compatible in scale with other buildings on the block's alley.  |   |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>16-23 Grant, Teresa House 1919</b>  |   |
| Non-Contributing Resources: | 2 | 1812 S.E. Ladd Avenue  | <b>Legal:</b> B16 L4                              |
|                             |   | Clinton King, c/o Beth Gross, 1812 S.E. Ladd Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> C.B. Haftorson  | <b>Designer:</b> C.B. Haftorson                   |
|                             |   | <b>Style:</b> Bungalow--English Cottage Influence  | <b>Non-Contributing:</b> Compatible/Historic      |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story house has a gable roof with boxed eaves and composition shingles that roll around the eave edges, simulating thatching. A parallel gable dormer on the front elevation has the same roof treatment, as do the single-bay gabled porch and gabled square bay windows on the side elevations. The porch's pediment is enclosed, and has a small dentil course running above a flat-arched cornice board; the porch posts have been replaced with wrought-iron. The windows are primarily three-over-one double-hung wood sashes; the front door is flanked by fixed wood sash windows with multiple lights in the upper fifth. The building has asbestos siding, a concrete foundation and basement. The siding and porch changes alter the building's historic character. It has a typical mid-block setback, with mature flowering shrubs at the front building edge, and a chain link-enclosed back yard. |   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by contractor C.B. Haftorson, and sold to Teresa Grant; it is unknown if she lived in the house.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1924 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and asbestos siding, altered in 1947.  |   |
| Contributing Resources:     | 1 | <b>16-24 Moore, Mary and Henrietta Residence 1925</b>  |   |
| Non-Contributing Resources: | 0 | 1804 S.E. Ladd Avenue  | <b>Legal:</b> B16 Sw 80' L1                       |
|                             |   | Ronald and Susan Prinslow, 1804 S.E. Ladd Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Ben I. Phillips   | <b>Designer:</b> E.L. Johnson                     |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This el-shaped, one-and-one-half story house has a composition shingle roof with a projecting front gable end, boxed eaves and a return cornice. The eaves of the gable end sweep to the north to form a flared, shed-roofed, partially enclosed porch with semi-circular arched openings. A front gabled wall dormer has a fixed wood sash with multiple lights in the upper sash, and double-hung sidelights. Most of the windows are one-over-one double-hung wood sashes. The building is stuccoed; the main gable ends have large wood shakes. It has a concrete foundation and basement. There is an attached carport on the east side of the house with a flat roof and fiberglass and plywood siding. The building has a typical mid-block setback, with some ornamental plants around the foundation.   |   |
|                             |   | <b>Cultural Data:</b> This house and the one to the immediate east of it were built on speculation by Ben I. Phillips. The house was sold to Mary Moore, an office manager, and Henrietta Moore, a stenographer, who lived in it for a number of years. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.   |   |



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Contributing Resources:	1	<b>16-25 Phillips, Ben I. House 1925</b>	
		1422 S.E. Palm Street	<b>Legal:</b> B16 Ne 45' L1
Non-Contributing Resources:	0	M.L. Smith, 1599 S.E. Maple Avenue, Portland, OR 97214	
		<b>Contractor:</b> Ben I. Phillips	<b>Designer:</b> Elmer C. Feig
		<b>Style:</b> Twentieth Century Colonial	<b>Contributing:</b> Secondary

**Description:** This square one-story house has a low-pitched hipped roof with boxed eaves and composition shingles; the concrete stoop has a small, bracketed, hipped-roof overdoor. Windows are one-over-one double-hung wood sashes; the front elevation has fixed wood sash windows with multiple lights in the upper sash flanking the front door. The building is stuccoed and has a concrete foundation and basement. It is sited on a small, square lot at the north end of the block; there are ornamental shrubs and flowers around the building edge.

**Cultural Data:** This house and the one to the immediate west of it were built by Ben I. Phillips. The house was apparently used as a rental unit. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.

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## Northeast Quadrant

Total Resources: 35

Contributing: 21

Non-Contributing: 14

## Form:

Convex Polygon

## Street Boundaries:

S.E. Hazel Street

S.E. Elliott Avenue

Ladd Circle

S.E. 16th Avenue

S.E. Poplar Avenue

Block 17 borders two public spaces: its south end faces Ladd Circle, and its westerly edge borders North Park. The first structure built on the block was the cast-stone First United Evangelical Church, constructed in 1909: its height, form and materials make it a focal point of North Park. The rest of the buildings on the block are a mixture of single and multi-family residences: there are five Craftsman houses dating from the primary period of development, four of which are located on the westerly edge of the block facing North Park. In 1923 three small mission-style duplexes were built at the south end of the block near Ladd Circle. In the mid-1920s seven one-and-one-half to two-story houses, most of them period revivals, were constructed along Elliott Avenue, primarily on speculation. Six of these buildings are located in a row, with typical mid-block setbacks: the consistency in eave line and rhythm of porch projections and wall planes give the street elevation a visual unity. Four infill buildings on the block post-date the historic period: two of these are duplexes. The buildings are in good to excellent condition, with the exception of the duplexes on Ladd Circle, all of which are in fair condition. Most buildings on this block have densely-planted shrubs along their front edges. Of the seventeen major historic buildings, three do not contribute to the district in their present condition; of the nine historic auxiliary buildings, two have been altered to the extent of losing their integrity.

Contributing  
Resources:

2

Non-Contributing  
Resources:

1

**17-01 Kreitle, John and Bertha Residence 1924**

1801 S.E. Elliott Avenue

Legal: B17: L1,4

Lawrence and Susan Rein, 1801 S.E. Elliott Avenue, Portland, OR 97214

Contractor: Emil Johnson

Designer: H.H. Numan

Style: Twentieth Century English Cottage

Contributing: Secondary

Description: This rectangular, one-and-one-half story building has a composition shingle, steeply-pitched jerkinhead gable roof with projecting eaves. A small jerkinhead gabled roof dormer with projecting eaves is located on the front elevation. The stuccoed, single-bay porch has a steeply-pitched gable roof with semi-circular arched front and side entries, and a small concrete stoop. Windows are typically one-over-one double-hung wood sashes; the front elevation has a fixed sash window. A shed-roofed stuccoed dormer at the rear of the house was added in 1980. The building is stuccoed; it has a stuccoed exterior end chimney and a concrete foundation and basement. It is located at the north end of the block, and has a typical mid-block setback, with a vertical slat wood fence and hedges enclosing side and back yards, and flowering shrubs and foundation plants at the front building edge.

Cultural Data: Carpenter Emil Johnson built the house for John and Bertha Kreitle, who lived in it; it was designed by H.H. Numan.

Auxiliary Buildings: Garages (2)

1924/30

Contributing (1)/Non-Contributing (1)

Description: There are two garages on the alley associated with this building: A--The single-car garage (1924) on the building lot has a jerkinhead gable roof and stuccoed siding; it contributes in scale, mass and details to the spatial order of the block's alley; B--The single-car garage (c.1930) on the lot to the south has a flat roof and weatherboard siding; the doors have been altered.

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- |                             |   |  |   |
|-----------------------------|---|--|---|
| Contributing Resources:     | 2 | <b>17-02 Bean, Robert S. Residence 1909</b>  |   |
|                             |   | 1821 S.E. Elliott Avenue   | <b>Legal:</b> B17: L5, Ne 10' L8                      |
| Non-Contributing Resources: | 0 | Boyd Stoughton and Betty Canfield, 8503 S.E. 13th Avenue, Portland, OR 97202   |   |
|                             |   | <b>Contractor:</b> Thomas Vigars   | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                          |
|                             |   | Description: This large, square, two-and-one-half story building has a pedimented, moderately-pitched gable roof with deep, projecting, bracketed eaves. Gabled, pedimented dormers on both side elevations have deep, projecting eaves. The front veranda has shingled piers, an enclosed balustrade, and concrete stairs. The windows are a combination of twelve-over-one, fifteen-over-one, and one-over-one double-hung wood sashes; the first floor front elevation has two large, transomed fixed-light wood sashes with double-hung sidelights, flanking the sidelit entry door. Bay windows on the north and south elevations have hipped roofs with projecting eaves. The building has wood shingle siding, a concrete foundation and basement. A two-story addition at the rear was built in 1980. It has a typical mid-block setback, with mature flowering shrubs and a large holly tree in the front yard; a vertical wood board fence partially encloses the sideyards. |   |
|                             |   | Cultural Data: The house was built on speculation by real estate dealer Thomas Vigars, who constructed over two dozen early houses in Ladd's Addition. It was sold to Robert S. Bean, a U.S. District Court judge, who lived here with his children, Ormond and Robert, both draftsmen for architect Edward T. Root.   |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>c.1912 Contributing: Primary</b>                   |
|                             |   | Description: The single-car garage on the alley has a truncated hipped roof, wood shingle siding, and details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.   |   |
| Contributing Resources:     | 0 | <b>17-03 Riehl, Henry Duplex 1953</b>  |   |
|                             |   | 1837-1839 S.E. Elliott Avenue  | <b>Legal:</b> B17: Sw 30' L8; L9; Ne 10' L12          |
| Non-Contributing Resources: | 2 | Ernest and Helen Bass, 1839 S.E. Elliott Avenue 97214  |   |
|                             |   | <b>Contractor:</b> Henry Riehl   | <b>Designer:</b> Universal Plan Service               |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence   | <b>Non-Contributing:</b> Compatible/Non-Historic      |
|                             |   | Description: This one-story building is T-shaped in plan. The main rectangular block has a composition shingle hipped roof with projecting boxed eaves; the projecting entry vestibule has a cross-ridge hipped roof with projecting boxed eaves. Entry doors are located on the sides of the projecting block, with angled brick balustrades and concrete stoops. Windows are typically one-over-one double-hung wood sashes, some with muntins dividing both upper and lower sashes; the front hipped end has two fixed wood sashes with muntins giving the lights a horizontal appearance. The building is sided with weatherboard, above a brick veneer base. The building has a typical mid-block setback, with some flowering plants and hedges around the foundation. A chain link fence encloses the back yard, which is mostly paved.   |   |
|                             |   | Cultural Data: The duplex was built on speculation by carpenter Henry Riehl.   |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1953 Non-Contributing: Compatible/Non-Historic</b> |
|                             |   | Description: The two-car garage on the alley has a flat roof and T-1-11 siding; it is compatible in scale with other buildings on the block's alley.   |   |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 0 | <b>17-04 Riverman, Vincent D. House 1926</b>  |   |
| Non-Contributing Resources: | 2 | 1845 S.E. Elliott Avenue  | <b>Legal:</b> B17: Sw 30' L12; Ne 10' L13               |
|                             |   | Thomas and Donna Archer, 1845 S.E. Elliott Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> J. Zeimer  | <b>Designer:</b> Unknown                                |
|                             |   | <b>Style:</b> Twentieth Century Colonial  | <b>Non-Contributing:</b> Compatible/Historic            |
|                             |   | Description: This two-story rectangular building has a composition shingle gambrel roof with projecting eaves and a boxed cornice; a shed-roofed dormer runs the full length of the front elevation. The brick-veneered concrete stoop has been remodeled; it is sheltered by a pedimented gable over door with boxed eaves, supported on consoles. The windows are typically three-over-one double-hung wood sashes; a hipped-roof bay window on the first floor of the front elevation was added in 1976, and several windows on the side elevations have been replaced with non-historic vertical windows. The building has been covered with horizontal aluminum siding, altering the window trim, and brick veneer has been added to the first floor front elevation; the front door and sidelights have been "modernized." It has a typical mid-block setback, and a chain link fence enclosing the backyard. |   |
|                             |   | Cultural Data: The house was built for building contractor Vincent Riverman and J. Zeimer; it appears to have been built on speculation and purchased in 1928 by Edgar Jones, a broker, and his wife, Lela.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1967 Non-Contributing:</b> Compatible/Non-Historic   |
|                             |   | Description: The two-car garage on the alley has a flat roof and plywood siding; it is compatible in scale with other buildings on the block's alley.   |   |
| Contributing Resources:     | 1 | <b>17-05 Archibald, Martha Residence 1926</b>   |   |
| Non-Contributing Resources: | 1 | 1853 S.E. Elliott Avenue  | <b>Legal:</b> B17: Sw 30' L13; Ne 10' L16               |
|                             |   | Clarence Burson, 1853 S.E. Elliott Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> C.B. Haftorson   | <b>Designer:</b> C.B. Haftorson                         |
|                             |   | <b>Style:</b> Twentieth Century English Cottage   | <b>Contributing:</b> Secondary                          |
|                             |   | Description: This one-and-one-half story house has an el-shaped plan, with a composition shingle, steeply-pitched pedimented side gable roof with boxed eaves, and a projecting cross-gabled wing facing the street. The one-story reentrant porch, projecting slightly from the front gable end, has a pedimented gable roof and small concrete stoop. The front elevation windows are six-over-six double-hung wood sashes in banks of three, with lead muntins and mullions; other windows are leaded six-over-six double-hung wood sashes in pairs or single. The building is stuccoed and has a concrete foundation and basement. It has a typical mid-block setback, with a variety of hedges, flowering shrubs and roses in the front yard.  |   |
|                             |   | Cultural Data: The house was built for Martha Archibald, a beauty operator, by contractor C.B. Haftorson.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>c.1970 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | Description: The two-car garage on the alley has a flat roof with plywood siding and vertical plywood batts; it is compatible in scale with other buildings on the alley.   |   |

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|-----------------------------|---|---|--|
| Contributing Resources:     | 1 | <b>17-06 Muller, Fred E. and Anna Residence 1925</b>  |  |
| Non-Contributing Resources: | 1 | 1863 S.E. Elliott Avenue  | <b>Legal:</b> B17: Sw 30' L16; Ne 3' L17     |
|                             | 1 | Carey L. Smith, 1863 S.E. Elliott Avenue, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> Albert J. Brugger  | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Twentieth Century English Cottage   | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: This one-and-one-half story rectangular building has a steeply-pitched gable roof with a clipped end and minimal boxed eaves. The single-bay pedimented gabled porch is partially enclosed, with a segmental-arched entry and concrete stairs with a wrought-iron railing. Windows are typically eight-over-one double-hung sashes; the front elevation windows have been replaced with aluminum sliders. The building has been sided with asbestos shingles, altering the window trim. It has a concrete foundation and basement and a typical mid-block setback; the lot has a number of flowering shrubs and hedges, including a rose garden in the north side yard.  |  |
|                             |   | Cultural Data: Contractor Albert J. Brugger, who built a number of houses in Ladd's Addition, constructed this house, and the two immediately south of it (1909 and 1903 Elliott); they are similar in form and details; the house at 1909 is a "twin." The house was purchased by Fred Muller, a Multnomah County constable, and his wife, Anna.   |  |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>1925 Contributing: Secondary</b>          |
|                             |   | Description: The single-car garage on the alley has a gable roof and weatherboard siding. It contributes in scale, mass and details to the spatial order of the block's alley.  |  |
| Contributing Resources:     | 1 | <b>17-07 Krieger, Peter A. and Katherine Residence 1925</b>   |  |
| Non-Contributing Resources: | 1 | 1903 S.E. Elliott Avenue  | <b>Legal:</b> B17: Sw 33'/Ne 36' L17         |
|                             | 1 | Judith Romand, 1903 S.E. Elliott Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Albert J. Brugger  | <b>Designer:</b> Albert J. Brugger           |
|                             |   | <b>Style:</b> Twentieth Century English Cottage   | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: This one-and-one-half story rectangular building has a steeply-pitched gable roof with a pedimented end and minimal boxed eaves. The single-bay, centered gabled porch is partially enclosed, with a segmental-arched entry and concrete stairs with a wrought-iron railing. Windows are typically one-over-one double-hung sashes; the front elevation windows have been altered. The building is sided with asbestos shingles, which has obscured the window trim. It has a concrete foundation and basement and a typical mid-block setback; the paved path to the entry door is lined with flowers; there is a large holly tree on the south side yard; the backyard is enclosed with a vertical board wood fence. |  |
|                             |   | Cultural Data: Contractor Albert J. Brugger, who built a number of houses in Ladd's Addition, constructed this house, and the two on either side of it (1909 and 1836 Elliott); they are similar in form and details. This house was purchased by Peter Krieger, a metal worker, and his wife, Katherine.   |  |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>1926 Contributing: Secondary</b>          |
|                             |   | Description: The two-car garage on the alley has a flat roof, weatherboard siding, original doors and eave details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.   |  |

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|-----------------------------|---|--|
| Contributing Resources:     | 1 | <b>17-08 Schubert, William and Otilie Residence 1925</b>   |
| Non-Contributing Resources: | 1 | 1909 S.E. Elliott Avenue <b>Legal:</b> B17: Sw 3' L17; N 30' L20   |
|                             |   | Michael D. Simpkins, 1909 S.E. Elliott Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Albert J. Brugger <b>Designer:</b> Albert J. Brugger  |
|                             |   | <b>Style:</b> Twentieth Century English Cottage <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This one-and-one-half story rectangular building has a steeply-pitched gable roof with minimal boxed eaves. The single-bay, pedimented gabled entry porch is partially enclosed; it has concrete stairs with a wrought-iron railing. Windows are typically eight-over-one double-hung sashes; the front elevation has a multi-paned triple-sash casement window on the first floor, and a round-arched multi-paned casement window on the second floor. The building is sided with asbestos shingles, which does not significantly alter its historic character, and has a concrete foundation and basement. It has a typical mid-block setback; the front yard has some foundation plants and the back yard a flower garden with brick paths.   |
|                             |   | <b>Cultural Data:</b> Contractor Albert J. Brugger, who built a number of houses in Ladd's Addition, constructed this house, and the two immediately south of it (1903 and 1903 Elliott); they are similar in form and details; the house at 1903 is a "twin." The house was purchased by carpenter William Schubert and his wife, Otilie.   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1925</b> <b>Non-Contributing:</b> Compatible/Historic   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a flat roof, vertical grooved plywood siding, and altered doors.  |
| Contributing Resources:     | 2 | <b>17-09 Turteltaub, Max and Sarah Residence 1928</b>  |
| Non-Contributing Resources: | 0 | 1919 S.E. Elliott Avenue <b>Legal:</b> B17: S 10' L20; 21  |
|                             |   | Peter and Anka Bozikovich, 1919 S.E. Elliott Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Amos J. Rosebrook <b>Designer:</b> A.H. Rosebrook   |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a jerkinhead gable roof with boxed eaves and a return cornice; the roof material is clay tile. The centralized projecting entry porch has a jerkinhead gable roof with boxed eaves and a return cornice, with half-timbering in the gable end; flat-arched openings with stuccoed piers, and a concrete foundation and stairs. A side entry porch has a hipped roof with boxed eaves, and square bay windows on both side elevations have shed roofs. The windows are typically six-over-one double-hung wood sashes; the front, side-lit entry door is flanked by two large fixed wood sash windows with multiple lights in the upper sash. The building is stuccoed, and has a concrete foundation and basement. It has a typical mid-block setback, with flowering plants at the foundation, and a chain link fence enclosing the back yard; roses run along the south lot line. |
|                             |   | <b>Cultural Data:</b> The house was built for Max Turteltaub, a grocer, and his wife, Sarah, by carpenter A.J. Rosebrook, who lived in Ladd's Addition in the 1930s at 2014 S.E. Spruce.   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1928</b> <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a flat roof and stuccoed siding; it contributes in scale, mass and details to the spatial order of the block's alley.   |

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|-----------------------------|---|---|
| Contributing Resources:     | 1 | <b>17-10 Davenport, Helen and Kimball, J.W. Duplex 1923</b>   |
| Non-Contributing Resources: | 0 | <b>1935-43 S.E. Elliott Avenue Legal: B17: L22-24</b>   |
|                             |   | <b>Lelah Pliska, 3733 S.E. 49th Avenue, Portland, OR 97206</b>  |
|                             |   | <b>Contractor: J.O. Gray Designer: D.N. Crooks</b>  |
|                             |   | <b>Style: Twentieth Century California Mission Contributing: Secondary</b>  |
|                             |   | Description: This one-story rectangular building has a flat roof and sculpted parapet. Unit entry doors at opposite ends, and multi-paned french doors in the building center have bracketed, tiled, shed-roofed overdoors; the entry doors have small concrete stoops. Windows are typically six-over-one double-hung sashes; the front elevation has two large fixed wood sash windows with five lights in the upper sash. The building is stuccoed, with a small round-arched inset in the shaped parapet. It has a concrete foundation and basement. The building is located near the south end of the block, facing Elliott Street; with the other duplexes, it forms a triangular open space in the center of the two lots on which they are located. |
|                             |   | Cultural Data: This duplex, and the the others sharing the end of the block (1962-66 Ladd Circle; 1906-14 16th Avenue), were all designed by building designer and builder Don N. Crooks for J.W. Kimball and widow Helen Davenport, and built by contractor J. Gray. They are identical in plan and detail. Tenants over the years have included a radio announcer, a dairy driver, and a cooperative association worker.  |
| Contributing Resources:     | 1 | <b>17-11 Davenport, Helen and Kimball, J.W. Duplex 1923</b>   |
| Non-Contributing Resources: | 0 | <b>1962-1966 S.E. Ladd Circle Legal: B17: L22-24</b>  |
|                             |   | <b>Lelah Pliska, 3733 S.E. 49th Avenue, Portland, OR 97206</b>  |
|                             |   | <b>Contractor: J.O. Gray Designer: D.N. Crooks</b>  |
|                             |   | <b>Style: Twentieth Century California Mission Contributing: Secondary</b>  |
|                             |   | Description: This one-story rectangular building has a flat roof and sculpted parapet. Unit entry doors at opposite ends, and multi-paned french doors in the building center have bracketed, tiled, shed-roofed overdoors; the entry doors have small concrete stoops. Windows are typically six-over-one double-hung sashes; the front elevation has two large fixed wood sash windows with five lights in the upper sash. The building is stuccoed, with a small round-arched inset in the shaped parapet. It has a concrete foundation and basement. The building is located near the south end of the block, facing Ladd Circle; with the other duplexes, it forms a triangular open space in the center of the two lots on which they are located.    |
|                             |   | Cultural Data: This duplex, and the the others sharing the end of the block (1935-43 Elliott Avenue; 1906-14 16th Avenue), were all designed by building designer and builder Don N. Crooks for J.W. Kimball and widow Helen Davenport, and built by contractor J. Gray. They are identical in plan and detail.   |

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|-----------------------------|---|--|
| Contributing Resources:     | 1 | <b>17-12 Davenport, Helen and Kimball, J.W. Duplex 1923</b>  |
| Non-Contributing Resources: | 0 | 1906-1914 S.E. 16th Avenue      Legal: B17: L22-24   |
|                             |   | Lelah Pliska, 3733 S.E. 49th Avenue, Portland, OR 97206  |
|                             |   | Contractor: J.O. Gray      Designer: D.N. Crooks   |
|                             |   | Style: Twentieth Century California Mission      Contributing: Secondary   |
|                             |   | Description: This one-story rectangular building has a flat roof and sculpted parapet. Unit entry doors at opposite ends, and multi-paned french doors in the building center have bracketed, tiled, shed-roofed overdoors; the entry doors have small concrete stoops. Windows are typically six-over-one double-hung sashes; the front elevation has two large fixed wood sash windows with five lights in the upper sash. The building is stuccoed, with a small round-arched inset in the shaped parapet. It has a concrete foundation and basement. The building is located near the south end of the block, facing 16th Avenue; with the other duplexes, it forms a triangular open space in the center of the two lots on which they are located.   |
|                             |   | Cultural Data: This duplex, and the the others sharing the end of the block (1962-66 Ladd Circle; 1935-43 Elliott), were all designed by building designer and builder Don N. Crooks for J.W. Kimball and widow Helen Davenport, and built by contractor J. Gray. They are identical in plan and detail. Tenants over the years have included a telephone company operator, and an elevator operator.  |
| Contributing Resources:     | 1 | <b>17-13 First United Evangelical Church Rectory 1911</b>  |
| Non-Contributing Resources: | 0 | 1820 S.E. 16th Avenue      Legal: B17: Exc. Ne 25' L19   |
|                             |   | St. Maron's Diocese of Detroit, 1820 S.E. 16th Avenue, Portland, OR 97214  |
|                             |   | Contractor: George Baughman      Designer: Solomon Murrey  |
|                             |   | Style: Craftsman      Contributing: Primary  |
|                             |   | Description: This rectangular two-story building has a moderately-pitched, composition shingle, hipped roof with projecting eaves and exposed rafters. A hip-roofed dormer with projecting eaves and exposed rafters is located on the front elevation. The full-width porch has a hipped roof with exposed rafters; truncated boxed columns on cast-stone piers; wood stairs with a cast-stone balustrade; and an ornamental jigsawed wood balustrade. The windows are typically one-over-one double-hung wood sashes; a square bay window on the south has a shed roof with projecting eaves and exposed rafters. The building has beveled siding, an exterior cast-stone chimney, and a cast-stone veneer on the concrete foundation and basement. The building is located on a large triangular lot, which it shares with the church to the north, at the south end of the block; there are some foundation plantings. |
|                             |   | Cultural Data: The rectory was built by contractor George Baughman and designed by Solomon Murrey to house the pastors of the church to the north; among these were Charles Polig (1930); Lyle Willard (1933) and Chester Gates (1934). It still serves as a church residence.   |



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Contributing Resources:	1	<b>17-14 First United Evangelical Church 1909</b>	
		1804 S.E. 16th Avenue	<b>Legal:</b> B17: L15, 18, Ne 25' L19
Non-Contributing Resources:	0	St. Maron's Diocese of Detroit, 1820 S.E. 16th Avenue, Portland, OR 97214	
		<b>Contractor:</b> Smith and Hansen	<b>Designer:</b> A.H. Faber
		<b>Style:</b> Twentieth Century Gothic	<b>Contributing:</b> Primary

**Description:** This large concrete block church has a central steeply-pitched, parapeted gable roof which abuts a two-story polygonal tower on the northwest corner, and a two-and-one-half story, flat-roofed, square buttressed tower on the southwest corner; the latter once had a steeply-pitched bell tower, removed in the 1950s or '60s. The gable sides have exposed rafters. There is a stained-glass rose window in the center of the gable end, and several sizes of pointed-arched, wood sash windows on the towers, some of which have had the original stained glass removed. The entry is flanked by two large triple-light, pointed arch, wood sash windows; pointed-arch windows are regularly spaced along the side elevations; the partially raised basement has double-hung wood sash windows below the water table. The building has a cast-stone veneer. A deep, pointed arch entry porch with boxed eaves, supported by pairs of concrete Ionic columns on large cast-stone piers, was added in the 1920s. It is sited on the north lot line of a triangular lot at the south end of the block; concrete stairs lead to the front entry; a paved path with cast-stone runs between it and the rectory to the south; there are some mature hedges and cypress along the north elevation.

**Cultural Data:** The church, designed by architect A.H. Faber, was built for \$10,000 for the First United Evangelical Church by Smith and Hansen. Smith and Hansen was a manufacturer of concrete block for apparently just one year (1909); Leroy Smith then went into real estate, and Chris Hansen into carpentry. The first pastor was Reverend H.A. Deck; he was followed in 1910 by Reverend S.S. Mumey. The building has served as home to a number of congregations: after 1930 it was known as the Cornerstone Church, and later as the Bethel Missionary Temple. It now St. Sharbel Catholic Church, serving the Maronite sect.

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|--|---|---|--|
| Contributing Resources:  | 2 | <b>17-15 Sattelberger, Martin House 1932</b>                            |  |
|  |   | 1752 S.E. Poplar Avenue   | <b>Legal:</b> B17: L14                           |
| Non-Contributing Resources:  | 0 | William and Kathryn Coffel, 1752 S.E. Poplar Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Reginald Godfrey                                     | <b>Designer:</b> Unknown                         |
|  |   | <b>Style:</b> Twentieth Century Tudor                                   | <b>Contributing:</b> Secondary                   |
| <p>Description: This rectangular one-and-one-half story building has a steeply-pitched, side-facing gable roof with projecting eaves, a boxed cornice and composition shingles. The front-facing, centered projecting entry vestibule has a steeply pitched, front-facing gable roof with half-timbering in the gable end and a large projecting bay with a steeply-pitched gable roof, with eaves extending to approximately three feet above grade and a large leaded glass parabolic-arched window with a single-course rowlock of large, irregularly-cut stone. Windows are typically one-over-one double-hung wood sashes; the front elevation of the main block has a fixed wood sash window with leaded glass. The building has tapestry brick veneer at the first floor, and stucco in the gable ends. It has a concrete foundation and a basement. The building has a typical mid-block setback, with mature flowering plants at the front elevation.</p> <p>Cultural Data: The house was apparently built on speculation by contractor Adrian Godfrey for building contractor Martin Sattelberger, who owned the building, apparently using it as a rental unit. By the end of the year it was occupied by Arthur Hughes, a timekeeper for United Parcel Service, and his wife, Florence; other tenants included Otto Hermann, secretary for Vilpin Construction Company (1933), and Samuel Hoover, an accountant for the U.S. Treasury (1939).</p> <p><b>Auxiliary Building: Garage 1931 Contributing: Secondary</b></p> <p>Description: The single-car garage on the alley has a flat roof and stuccoed and tapestry brick-veneered walls matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |  |
| Contributing Resources:  | 0 | <b>17-16 Johnson, Clyde R. and Esther Residence 1951</b>                |  |
|  |   | 1748 S.E. Poplar Avenue   | <b>Legal:</b> B17: L11                           |
| Non-Contributing Resources:  | 2 | James and Rita Spring, P.O. Box 15154, Portland, OR 97215               |  |
|  |   | <b>Contractor:</b> Anderson and Company                                 | <b>Designer:</b> Associated Plan Service Co.     |
|  |   | <b>Style:</b> Minimal Tract   | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: This square one-and-one-half story building has a moderately-pitched composition shingle gable roof with minimal boxed eaves. The single-bay entry porch has a gable roof with vertical boards in the pediment; metal pipe posts; iron balustrade and stair rail, and concrete foundation and stairs. Two large low-pitched shed-roofed dormers on the south elevation have asbestos shingle siding, and appear to be later additions. The windows are typically casements with horizontal muntins; the front elevation has fixed wood sash windows with a horizontal light pattern. The building is primarily faced with masonite shingles; there is vertical board siding in the gable ends, and brick veneer at the front elevation. The building has a concrete foundation and basement. It has a typical mid-block setback, and a vertical board fence enclosing the back yard.</p> <p>Cultural Data: The house was built by the contracting firm Anderson and Company for Clyde Johnson, an assistant professor in the state university system, and his wife, Esther.</p> <p><b>Auxiliary Building: Garage 1956 Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The two-car garage on the alley has a gable roof, scalloped vertical boards in the gable ends, and masonite shingle siding; it is compatible in scale with other buildings on the block's alley.</p>   |   |   |  |

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|--|---|--|-----------------------------------|
| Contributing Resources:  | 1 | <b>17-17 Anderson, Ransom S. House 1914</b>                                    |                                   |
|  |   | 1736 S.E. Poplar Avenue  | <b>Legal:</b> B17: L10            |
| Non-Contributing Resources:  | 0 | Joe Stephens and Elizabeth Bailey, 1736 S.E. Poplar Avenue, Portland, OR 97214 |                                   |
|  |   | <b>Contractor:</b> C.H. Pope   | <b>Designer:</b> Unknown          |
|  |   | <b>Style:</b> Craftsman Bungalow   | <b>Contributing:</b> Primary      |
| <p><b>Description:</b> This two-story square house has a composition shingle, cross-jerkinhead gable roof with deep projecting eaves and exposed rafters. There is a shed-roofed dormer with exposed rafters on the front elevation. The roof extends beyond the wall plane on the front elevation to form a shed roof over a deep porch, which extends across 2/3 of the front elevation; it has boxed columns with simple capitals; a vertical wood slat balustrade; and wood stairs with wrought-iron railing. Windows are typically six-over-one double-hung wood sashes; there are two large, transomed fixed wood sash windows with double-hung sidelights on the front elevation. The building has wood shingle siding, and a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs along the front of the porch, and a back yard partially enclosed by a vertical board fence and chain link.</p> <p><b>Cultural Data:</b> The house was built by building contractor C.H. Pope for Ransom S. Anderson, a clerk for John Deere Plow Company, who apparently used it as a rental unit.</p>   |   |  |                                   |
| <br>   |   |  |                                   |
| Contributing Resources:  | 2 | <b>17-18 Johnson, Albert and Florette Residence 1909</b>                       |                                   |
|  |   | 1730 S.E. Poplar Avenue  | <b>Legal:</b> B17: L7             |
| Non-Contributing Resources:  | 0 | Allyn and Patricia Rieke, 1730 S.E. Poplar Avenue, Portland, OR 97214          |                                   |
|  |   | <b>Contractor:</b> Edward Baughman   | <b>Designer:</b> Unknown          |
|  |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary      |
| <p><b>Description:</b> This two-story square building has a composition shingle low-pitched hipped roof with deep projecting eaves and exposed jigsawn rafters. A gable-roofed dormer, whose eaves extend to the roof line, is centered on the front elevation. The single-bay projecting porch has a gable roof with projecting eaves and jigsawn rafters; a bracketed kingpost and an ornamental tie beam; boxed columns on bevel-sided piers, and wood stairs. Windows are primarily twelve-over-one double-hung wood sashes, with some small multi-light casements; square bay windows on the side elevations have shed roofs with jigsawn exposed rafters; the front elevation has a fixed wood sash window with multiple lights in the upper sash and double-hung sidelights. The entry door has paneled and glazed sidelights. The building has beveled siding with narrow cornerboards, a concrete foundation and basement. It has a typical mid-block setback, with dense plantings of ornamental shrubs and roses in the front yard, and a vertical wood fence enclosing the side yard.</p> <p><b>Cultural Data:</b> The house was built on speculation by building contractor E.W. Baughman, who built six early houses in Ladd's Addition. By 1910 it had been sold to Albert Johnson, a veterinarian, and his wife, Florette. Florette's mother, Molly Davenport, and her two sisters, Pauline, a teacher, and Loundaueue, lived with the Johnsons.</p> |   |  |                                   |
| <br>   |   |  |                                   |
|  |   | <b>Auxiliary Building: Barn</b>  | <b>1910 Contributing: Primary</b> |
| <p><b>Description:</b> The present one-car garage on the alley first served as a barn; it has a bellcast hipped roof with exposed rafters and beveled siding. It contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |  |                                   |

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| Contributing Resources:  | 1 | <b>17-19 Westrem, Andrew and Emma Residence 1910</b>  |  |
|  |   | 1720 S.E. Poplar Avenue   | <b>Legal:</b> B17: L6                            |
| Non-Contributing Resources:  | 0 | Martha Ferguson, 1350 N.E. 183rd Avenue, Portland, OR 97230                                   |  |
|  |   | <b>Contractor:</b> A.C. Emery and Company   | <b>Designer:</b> Unknown                         |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                     |
| <p><b>Description:</b> This rectangular two story building has a low-pitched composition shingle hipped roof with deep eaves and exposed rafters; there are hip-roofed dormers on the side elevations, and a gable-roofed dormer, with a bank of small double-hung windows with pointed arch lights in the upper sashes, on the front elevation. The full-width porch has a shed roof with exposed rafters; both paired, slender truncated columns and large, truncated squat boxed columns on an enclosed balustrade; and wood stairs. The windows are typically one-over-one double-hung wood sashes; square bay windows on the side elevations have shed roofs; the front elevation has a large fixed wood sash window with a transom above. The entry door is paneled, with a large glazed light, and has glazed and paneled sidelights. The building is sided with masonite shingles, and has a concrete foundation and basement. A fifteen-by-eighteen foot flat-roofed wing was added to the rear of the house in 1966. The building has a typical mid-block setback, with some mugho pine trees, contoneaster and juniper in the front yard.</p> <p><b>Cultural Data:</b> The house was built on speculation by A.C. Emery and Company, architects, builders and general contractors. By 1910 it was purchased by Norwegian-born Andrew Westrem, a wagon manufacturer, and his wife, Emma. Their daughter, Hazel, lived with them.</p> |   |   |  |
| Contributing Resources:  | 0 | <b>17-20 Caputo, James House 1961</b>   |  |
|  |   | 1710 S.E. Poplar Avenue   | <b>Legal:</b> B17: Nw 64' L2,3                   |
| Non-Contributing Resources:  | 1 | James Caputo c/o Joseph Munda and Mary Ann Hafer, 1710 S.E. Poplar Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> G.S. Wolverton   | <b>Designer:</b> Home Building Plan Service Co.  |
|  |   | <b>Style:</b> Minimal Tract--Ranch Influence  | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p><b>Description:</b> This T-shaped, one-story building has a low-pitched composition shingle cross-hipped roof with projecting boxed eaves. The entry is at a concrete stoop located in the junction of the projecting front wing and the main block of the house, partially covered by the projecting front hipped-roof, and defined on the north by a brick planter. Windows are primarily fixed aluminum sliders and fixed aluminum sashes. The building has grooved plywood siding above a brick-veneered base, with weatherboard siding at the rear. It has a concrete foundation and basement. The building is located on a rectangular lot at the north end of the block, with a typical mid-block setback along Poplar Street, and has flowering shrubs and small trees along the front and side street elevations. The attached, hip-roofed garage to the south has a driveway leading from Poplar along the south lot line.</p> <p><b>Cultural Data:</b> The building was built by contractor G.S. Wolverton for James Caputo, who lived in it with his wife, Jeanette. Caputo, manager of Speedway Lubrications in Ladd's Addition, built several other houses in Ladd's Addition in the 1950s and '60s, which served as rental units.</p>  |   |   |  |

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Contributing Resources:	0	<b>17-21 Caputo, James Duplex 1941</b>	
		1714-1718 S.E. Hazel Street	<b>Legal:</b> B17: Se 64' L2,3
Non-Contributing Resources:	2	James Caputo, 1525 S.E. Ladd Avenue, Portland, OR 97214	
		<b>Contractor:</b> Narcisco Simonatti	<b>Designer:</b> Cecchini
		<b>Style:</b> Twentieth Century English Cottage	<b>Non-Contributing:</b> Compatible/Non-Historic
		<b>Description:</b> This rectangular, one-and-one-half story house has a composition shingle gable roof with minimal boxed eaves. There are two gabled roof dormers on the front elevation flanking a projecting front-gabled, enclosed vestibule with brick veneer siding and fixed sash diamond-paned windows. Small concrete stoops for unit entries are sheltered by metal canopies with wrought-iron posts. Windows are primarily combination of multi-light double-hung wood sashes; large fixed wood sash windows flank the front vestibule. The building is sided with weatherboard, has a concrete foundation and basement. It is located on the north end of the block with flowering shrubs near the front building edge.	
		<b>Cultural Data:</b> Building contractor Narcisco Simonatti, who built a number of mid-twentieth century houses in Ladd's Addition, constructed this duplex for James Caputo, who operated Speedway Lubrications in Ladd's Addition. The building served as rental units.	
		<b>Auxiliary Building:</b> Garage	<b>1941 Non-Contributing:</b> Compatible/Non-Historic
		<b>Description:</b> The two-car garage on the alley has a parapeted flat roof and weatherboard siding; it is compatible in scale and massing with other buildings on the alley.	

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Continuation SheetSection number 7 Page 7.208**BLOCK 18**

## Northeast Quadrant

Total Resources: 10  
Contributing: 8  
Non-Contributing: 2Form:  
Trapezium

## Street Boundaries:

S.E. Holly Street  
S.E. Poplar Avenue  
S.E. 16th Avenue

Block 18's southwestern edge borders North Park. The block has six single-family residences, four of which were built during the primary period of development. Most of the buildings are located on standard-sized lots, with typical setbacks; the exceptions are the Colonial Revival house located south of the alley, which is sited on two lots, and the Craftsman style house at the east end of the block, located on one-and-one-half lots. The four historic buildings on Holly Street are two to two-and-one-half stories tall, with densely-planted shrubs and trees in the front and side yards; their landscaping, setbacks and massing develop a rhythm along the street elevation, disrupted by the non-historic one-story house built in 1959. The building south of the alley, due to its siting in the center of the double lots and its prominent Colonial portico, is a focal point of North Park. The 1911 Thomas Muir house on Holly Street is the only residence in the district designed by an architect of statewide repute: Ellis F. Lawrence. The buildings are all in excellent condition. All of the major historic buildings on the block retain their integrity; of the four historic auxiliary buildings, one has been altered to the extent of losing its historic integrity.

Contributing  
Resources: 2  
Non-Contributing  
Resources: 0**18-01 Sauter, Andrew M. and Lilia H. Residence 1922**

1606 S.E. Holly Street

Legal: B18:L8

Helen Conrad, 1606 S.E. Holly Street, Portland OR 97214

Contractor: Harry H. Harris

Designer: Unknown

Style: Twentieth Century Colonial

Contributing: Secondary

Description: This square two-story building has a low-pitched hipped roof with deep, projecting eaves and composition shingles. The single-bay porch has a hipped roof, deep cornice, short Tuscan columns on piers, and a concrete foundation. The windows are primarily one-over-one double-hung wood sashes with wide trim.; there are some large fixed wood sash windows on the front elevation. The building has weatherboard siding with wide cornerboards, a concrete foundation and basement. The building, located on the northwest corner of the block, has a typical mid-block setback, with hedges along the west elevation and mature shrubs screening the front porch.

Cultural Data: The house was built by contractor Harry Harris for Andrew Sauter, a grocer, and his wife, Lilia.

**Auxiliary Building: Garage**

1922

Contributing: Secondary

Description: The two-car garage on the alley has a hipped roof, weatherboard siding and details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.

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- |   |   |   |
|---|---|---|
| Contributing Resources:   | 1 | <b>18-02 Robinson, Robert and Margaret Residence 1906</b>               |
|   |   | 1610 S.E. Holly Street <b>Legal:</b> B1& L7                             |
| Non-Contributing Resources:   | 1 | Thomas and Katherine Corrie, 1610 S.E. Holly Street, Portland, OR 97214 |
|   |   | <b>Contractor:</b> E.B. White <b>Designer:</b> Unknown                  |
|   |   | <b>Style:</b> Craftsman--Prairie Influence <b>Contributing:</b> Primary |
| <p>Description: This rectangular two-story building has a low-pitched hip roof with projecting eaves and a composition roof. The east end of the front elevation projects beyond the wall plane of the main block, and has a hipped roof with projecting eaves; the full-length porch is located below, with slender Tuscan columns. The windows are primarily one-over-one double-hung wood sashes with cornice trim; a window east of the entry door has stained glass. The building has a deep paneled frieze, giving the building a horizontal emphasis. It is sided with narrow beveled siding with cornerboards. The building has a typical mid-block setback, with a variety of rhododendrons and other flowering shrubs and trees in the front yard, which is enclosed with a chain link fence.</p> <p>Cultural Data: The house was built by building contractor E.B. White for Robert Robinson, president of the Oregon Cheese Company, who lived in it with his wife, Margaret. It was rented to T.H. Sherard, a farm implements salesman, and his wife, Pearl, in 1910.</p> <p><b>Auxiliary Building: Garage      1927      Non-Contributing: Compatible/Historic</b></p> <p>Description: The two-car garage on the alley has been altered by the removal of several walls; it has a hipped roof and beveled siding on the remaining wall.</p>   |   |   |
| Contributing Resources:   | 2 | <b>18-03 Muir, Thomas and Carrie Residence 1911</b>                     |
|   |   | 1620-22 S.E. Holly Street <b>Legal:</b> B1& W 5' L3; L4                 |
| Non-Contributing Resources:   | 0 | Michael and Sharon Corrie, 1620 S.E. Holly Street, Portland, OR 97214   |
|   |   | <b>Contractor:</b> Thomas Muir <b>Designer:</b> Ellis F. Lawrence       |
|   |   | <b>Style:</b> Craftsman <b>Contributing:</b> Primary                    |
| <p>Description: This rectangular two-and-one-half story building has a moderately-pitched, front-facing pedimented gable roof with projecting eaves and exposed rafters. The front veranda has a projecting hip-roofed bay with flared eaves and exposed rafters, sided posts, and an enclosed balustrade. A flat-roofed canopy over part of the porch deck is a recent addition. The windows are primarily eight-over-one double-hung wood sashes; the first floor front elevation has a polygonal bay window. The entry door has sidelights. The building has beveled siding, with stucco and vertical boards in the gable ends; the gable end frieze board has modillion-like brackets below. It has a typical mid-block setback with vines along the porch and ferns along the front elevation.</p> <p>Cultural Data: This house was designed by prominent Portland architect Ellis Lawrence, who designed a number of Portland houses and institutional buildings throughout the state. It was built by owner-resident Thomas Muir, a building contractor, who lived in it with his wife, Carrie.</p> <p><b>Auxiliary Building: Garage      1911      Contributing: Primary</b></p> <p>Description: The two-car garage on the alley is a converted barn; it has a gable roof and weatherboard siding, and details matching the house. It contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |

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- |                             |   |  |
|-----------------------------|---|--|
| Contributing Resources:     | 0 | <p><b>18-04 Pearman, Grace Residence 1959</b><br/> 1630 S.E. Holly Street<br/> <b>Legal:</b> B1&amp; W 15' L2; E 35' L3</p>  |
| Non-Contributing Resources: | 1 | <p>Eugene Russum, 1630 S.E. Holly Street, Portland, OR 97214<br/> <b>Contractor:</b> W.L. Johnson      <b>Designer:</b> Unknown<br/> <b>Style:</b> Minimal Tract      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: The rectangular, one-story building has a low-pitched hipped roof with minimal eaves. The shallow, single-bay hip-roofed entry porch is supported by Roman brick piers extending from the wall plane. The building has a variety of wood sash windows; the front elevation has large fixed light windows with diamond-patterned paned sidelights. The building has wide weatherboard siding, with some brick veneer. It has a typical mid-block setback, with low shrubs and a flower bed along the front elevation. There are several additions at the rear. A one-story, hip-roofed garage is attached to the east end of the building.</p> <p>Cultural Data: The house was built by building contractor W.L. Johnson for Grace Pearman</p>   |
| Contributing Resources:     | 1 | <p><b>18-05 Strong, Frederick House 1911</b><br/> 1640 S.E. Holly Street<br/> <b>Legal:</b> B1&amp; L1; E 25' L2</p>   |
| Non-Contributing Resources: | 0 | <p>Stefan and Edith Minde, 1640 S.E. Holly Street, Portland, OR 97214<br/> <b>Contractor:</b> Thomas Vigars      <b>Designer:</b> Unknown<br/> <b>Style:</b> Craftsman      <b>Contributing:</b> Primary</p> <p>Description: This large, two-and-one-half story building has a front-facing, steeply-pitched gable roof with projecting eaves, scroll-cut brackets, wide bargeboards with ornamental end cuts, and composition shingles. There are cross-gabled bay windows on each end of the front elevation, which cantilever beyond the wall plane on front and side elevations with projecting eaves, scrollcut brackets, and elaborate decorative brackets below the inner eaves. The centralized, single bay porch has a gable roof with a wide bargeboard, projecting ornamental purlins, squat Tuscan columns on stone piers, and a concrete foundation and stairs. Windows are primarily one-over-one double-hung wood sashes, some of which have been altered; a two-story polygonal bay window on the east elevation has a gabled roof. The entry door has multiple lights. The building has a coursed stone ashlar first floor on front and side elevations; randomly-coursed rough-cut stone at the rear, and beveled siding on the second floor. An exterior stone chimney has alternating rough-cut and smooth ashlar courses. The building is on a triangular lot at the northeast corner of the block; the entire lot is densely planted with a variety of mature trees and shrubs</p> <p>Cultural Data: The house was built for Fred Strong, treasurer of the Ladd Estate Company and secretary of the Laurelhurst Construction Company, by Thomas Vigars, a real estate dealer who built over two dozen early houses in Ladd's Addition. Strong did not live in this house. A later owner-resident was Robert Stewart, a contractor and builder.</p> |



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- |                             |   |   |                              |
|-----------------------------|---|---|------------------------------|
| Contributing Resources:     | 2 | <b>18-06 Mowrey, Abraham and Mary C. Residence 1911</b><br>1718 S.E. 16th Avenue                    | <b>Legal:</b> B1& L5,6       |
| Non-Contributing Resources: | 0 | Barabara Roberson et.al. c/o Daniel and Patricia Owenson, 1718 S.E. 16th Avenue, Portland, OR 97214 |                              |
|                             |   | <b>Contractor:</b> Abraham Mowrey   | <b>Designer:</b> Unknown     |
|                             |   | <b>Style:</b> Colonial Revival  | <b>Contributing:</b> Primary |
- Description:** This rectangular two-and-one-half story building has a moderately-pitched hip roof with boxed eaves; there are two hip-roofed dormers on the front elevation, with flared, boxed eaves and modillion-like blocks below the eaves, and a hip-roofed dormer on each side elevation. The building has a monumental portico with a pedimented gable roof that has a full entablature, including triglyphs, metopes and guttae in the frieze, all executed in wood; a raking cornice with dentils and an urn in relief with a garland pattern behind in the pediment; the frieze extends around the entire building. It is supported by clustered monumental ionic columns on coursed stone piers, and ionic pilasters. A raised terrace with a turned spindle balustrade and ornamental brick faced foundation runs along the front of the house. The projecting elliptic entry vestibule has a frieze with triglyphs and metopes, and a balustraded deck above, forming a second floor porch. Windows are primarily large one-over-one double-hung wood sashes. The building has asbestos siding with classical cornerboards. A shed-roofed one-story wing was added at a later date. The building is on a large polygonal lot at the south end of the block, with a large white birch in the yard.
- Cultural Data:** The house was built for Abraham Mowrey, possibly by the contracting firm of Stokes and Zeller, who built the house's garage in April of 1911. Mowrey, president of the East Side Mill and Lumber Company, lived in the house with his wife, Mary. In the late 1920s the building was operated as a boarding house by its owner, Dorothy Jackson.
- Auxiliary Building: Garage 1911 Contributing: Primary**
- Description:** The one-car garage on the alley has a truncated hipped roof with small hip-roofed dormers and gablets, a frieze matching the house, double-hung windows, paneled and glazed swing-doors and asbestos siding.

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**BLOCK 19**

Northeast Quadrant

Total Resources: 21  
Contributing: 15  
Non-Contributing: 6

Form:  
Trapezoid

Street Boundaries:

Hawthorne Boulevard  
S.E. Poplar Avenue  
S.E. Holly Street  
S.E. 16th Avenue

Block 19 is on the northerly edge of the district, bordering Hawthorne Boulevard. The north and south halves of the block have distinct spatial and typologic characteristics, due to its location at the district boundary. The south half of the block, facing Holly and Poplar, has nine single-family residences, six of which date to the primary period of development, and three of which were built during the secondary historic period. Most of these buildings have typical mid-block setbacks; the older buildings are two to two-and-one-half stories tall, with a consistency in scale and materials that offers a visual continuity to the street elevation. The three secondary infill houses support the solid-void rhythm of the street. Development of the north half of the block began in the 1920s, during which three apartment buildings and a store building were constructed. These four structures, designed in different styles, were built along the front lot lines, typical of commercial buildings along Hawthorne. The similarity in massing, site location and cornice heights established a rhythm along the street, disrupted by the two incompatible, non-historic buildings constructed in the 1950s. The buildings on the block are in good to excellent condition, with the exception of the non-historic Northwest Drug Company building, which is in fair condition. All of the major historic buildings on the block retain their integrity; of the four historic auxiliary buildings, two have been altered to the extent of losing their integrity.

Contributing Resources: 1  
Non-Contributing Resources: 0

**19-01 Warnell Apartments 1927**

1512 S.E. 16th Avenue

Legal: B19:L23

Martha R. Mason, 7200 Arbor Lake Drive, Wilsonville, OR 97070

Contractor: J.C. Meyers, Inc.

Designer: Unknown

Style: Stripped Classical

Contributing: Secondary

Description: This three-story red brick apartment building has a flat roof with a sheet metal cornice. The recessed main entrance on 16th Avenue has a semi-circular arch with brick rowlocks and a pebble-dash arched panel. The fenestration is a combination of paired and single large, one-over-one, double-hung wood sash windows, with pebble-dash lintel panels outlined with brick, and brick sills. The Hawthorne Boulevard elevation has a centered semi-circular arched casement with brick rowlocks on each floor, flanked by paired double-hung windows with pebble-dash lintel panels. The building has a concrete foundation and basement. Its footprint covers the entire lot, extending to all lot lines.

Cultural Data: This apartment building is similar to the one north of it on this block, 1624-34 S.E. Hawthorne Boulevard, and is contemporaneous with it, built by the same contractor, J.C. Meyers, Inc.; J.C. Meyers was also president of C.W. Greene, contractors. The building was constructed for Andrew Johnson, about whom nothing is presently known; in 1932 it was purchased by the Investors Syndicate.

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- |                             |   |   |
|-----------------------------|---|---|
| Contributing Resources:     | 0 | <p><b>19-02 General Controls Company Office Building 1955</b><br/> 1620 S.E. Hawthorne Boulevard      <b>Legal:</b> B19: L19, 20</p>  |
| Non-Contributing Resources: | 1 | <p>Salvation Army, P.O. Box 8798, Portland, OR 97208<br/> <b>Contractor:</b> Advance Line, Inc.      <b>Designer:</b> Unknown<br/> <b>Style:</b> Modern Commercial      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p><b>Description:</b> This one-story, rectangular reinforced concrete building has a flat roof with a front parapet. The recessed entrance is centered on the front elevation, and has a single glazed and transomed door. Windows on the front elevation, flanking the entrance, are large, fixed metal sashes, set on brick infill panels and recessed more than one foot from the front plane of the building's structure. The front elevation is brick veneer, with decorative vertical brick patterns running from the parapet to the top of each bay, expressing the column lines. The building has a concrete foundation, and extends to the edge of the front and side lot lines; there is a small paved area at the rear of the lot, along the alley.</p> <p><b>Cultural Data:</b> The structure was constructed for Kenneth Baldus by Advance Line Construction Company, and served as an office for General Controls Company and a food production center for some years, under the name Kwik Kafe Coffee Service. The building later served as a welding shop, and presently operates as an office for the Salvation Army.</p>  |
| Contributing Resources:     | 1 | <p><b>19-03 Lynwood Apartments 1926</b><br/> 1624-1634 S.E. Hawthorne Boulevard      <b>Legal:</b> B19: L16, 19</p>   |
| Non-Contributing Resources: | 0 | <p>Leonard and Laverna Richardson, P.O. Box 06058, Portland, OR 97206<br/> <b>Contractor:</b> J.C. Meyers, Inc.      <b>Designer:</b> Unknown<br/> <b>Style:</b> Stripped Classical      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> This three-story rectangular brick building has a flat roof and sheet metal cornice along the front elevation's parapet, wrapping around the side elevations for approximately five feet, and then abruptly ending. The recessed entry is centered on the first floor front elevation, and has an ornamental projecting brick castellated frame, with an ogee arch. The windows are a combination of single and paired eight-over-one double-hung wood sashes, with flat arched brick rowlocks and brick sills. The front elevation has buff and brown brick; the rest of the building is surfaced in red brick. The first floor corners of the front elevation have brick paneled pilasters, ending abruptly at the second floor line. The building has a concrete foundation and basement; its footprint extends from front to rear lot lines, with narrow side yards running the length of the building, enclosed from the street by vertical wood slat fences.</p> <p><b>Cultural Data:</b> This apartment building is similar to the one at the end of the block, 1512 S.E. 16th, and is contemporaneous with it, built by the same contractor, J.C. Meyers, Inc.; Meyers also served as president of C.W. Greene, contractors. The apartment was apparently purchased by a Peter and Lilly Bilf, about whom nothing is known, soon after completion.</p> |

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- |   |   |  |                                       |
|---|---|--|---------------------------------------|
| Contributing Resources:   | 1 | <b>19-04 Hawthorne Court Apartments 1924</b>                                       |                                       |
| Non-Contributing Resources:   | 0 | 1650 S.E. Hawthorne Boulevard  | <b>Legal:</b> B19: L11, 12, 15, 16    |
|   |   | Helen Georges, c/o U.S. National Bank, 7475 S.W. Northvale Way, Portland, OR 97225 |                                       |
|   |   | <b>Contractor:</b> O. Hendrickson and F. Turner                                    | <b>Designer:</b> Clauson and Clauson  |
|   |   | <b>Style:</b> Twentieth Century California Mission                                 | <b>Contributing:</b> Secondary        |
| <p>Description: This U-shaped, two-story reinforced concrete apartment building has a flat roof, with a full sculpted parapet. The main entrance is at the southerly end of the center of the U, which forms a narrow entry court; a one-story stuccoed concrete gate, with a large semi-circular arch is located midway between the street and the entry door, forming a secondary court. The entry door is slightly recessed within the plane of the building, with a semi-circular arched opening. Windows are primarily eight-over-one double-hung wood windows. The front elevations of the projecting wings have centered eight-over-one double-hung wood sash windows on each floor, within a reverse-relief arched panel; they are flanked by paired double-hung eight-over-one wood sash windows with raised panels in the spandrels. The upper windows on the front elevation have bracketed, shed-roofed tiled awnings. The building is stuccoed, with some incised decorative diamond motifs in relief panels. It has a concrete foundation and basement. The building extends to the front and rear lot lines; a narrow side yard to the east has some ornamental bushes and trees. The entry court path is flanked by ornamental, shaped shrubs.</p> <p>Cultural Data: The apartments were built by Oscar and Isabelle Hendrickson, who owned them for some years; Hendrickson was a building contractor.</p> |   |  |                                       |
| Contributing Resources:   | 0 | <b>19-05 Northwest Drug and Chemical Products Company 1953</b>                     |                                       |
| Non-Contributing Resources:   | 1 | 1720-1726 S.E. Hawthorne Boulevard   | <b>Legal:</b> B19: L7, 8; E 1/2 L11   |
|   |   | Harold and Eileen Weaver, 1720-26 S.E. Hawthorne Boulevard, Portland, OR 97214     |                                       |
|   |   | <b>Contractor:</b> J. Alden Thompson   | <b>Designer:</b> J. Alden Thompson    |
|   |   | <b>Style:</b> Utilitarian  | <b>Non-Contributing:</b> Incompatible |
| <p>Description: This long, rectangular one-story building has a moderately-pitched, sheet metal, gable roof with no eaves. It has two entry doors on the front plane of the building; one is glazed, and one appears to be a later addition. Windows are a combination of sliding metal sashes, large horizontal fixed lights, and some hopper or awning windows; the fenestration has been altered several times. It has ribbed sheet metal siding, laid horizontally and a concrete foundation. The building is set approximately fifty feet back from the street, and approximately five feet from the alley lot line, and extends from the east to the west lot lines. The large rectangular space created by the front yard setback has lawn, and a horizontal board fence along the easterly lot line.</p> <p>Cultural Data: The structure was built as a warehouse for J.Alden Thompson, head of the Northwest Drug and Chemical Products Company; later it served as a manufacturing plant for draperies.</p>   |   |  |                                       |

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- |                             |   |  |                           |
|-----------------------------|---|--|---------------------------|
| Contributing Resources:     | 1 | <b>19-06 The Federal Bakery Building 1928</b>  |                           |
| Non-Contributing Resources: | 0 | 1736-1764 S.E. Hawthorne Boulevard   | Legal: B19: L1-4          |
|                             |   | Carol Dooling, Georgia Savage, Mary Graff, 12120 S.W. 33rd Ave., Portland, OR 97219  |                           |
|                             |   | Contractor: Green and Green  | Designer: Green and Green |
|                             |   | Style: Art Deco  | Contributing: Secondary   |
|                             |   | Description: This irregularly shaped one-story commercial building has a flat roof, with a full sculpted parapet. The parapet is sculpted in a geometric pattern, with fluted geometric blocks regularly spaced at the bay lines, along the main (Hawthorne Boulevard) elevation, projecting in relief beyond the wall plane, and jutting above the plane of the parapet. The original recessed, semi-circular arched entrance, at the northeast corner of the building, is flanked by these fluted blocks. The windows are primarily fixed metal sash storefront windows, with recessed entries in the middle of each bay; banks of transoms, now stuccoed over, run between the bays. There are some angled canvas awnings on some storefronts (later additions). The service elevation (Poplar) lacks the ornamental motifs and storefronts; it has some original windows and doors, and exposed structural pilasters. The building is stuccoed, with relief shield patterns below the parapet on the northeast corner. It has a concrete foundation. The building is set back approximately five feet from all lot lines; the sidewalk extends to the building along Hawthorne and Poplar.   |                           |
|                             |   | Cultural Data: The store was built for owner Joseph Simon by the construction firm of Green and Green. The building initially housed the Federal Bakery and three stores: Piggly Wiggly grocery store; Milton Keyser and Son, plumbers; and Evelle Gift Shop.  |                           |
| Contributing Resources:     | 1 | <b>19-07 Popple, Walter Residence 1910</b>   |                           |
| Non-Contributing Resources: | 0 | 1553 S.E. Poplar Avenue  | Legal: B19: L5            |
|                             |   | Stanley and Norma Reed, 1553 S.E. Poplar, Portland, OR 97214   |                           |
|                             |   | Contractor: C.A. Hoy   | Designer: Unknown         |
|                             |   | Style: Craftsman--Tudor Influence  | Contributing: Primary     |
|                             |   | Description: This two-story rectangular building has a steeply-pitched, parallel gable roofs with projecting eaves, exposed ornamental rafters, wide bargeboards with flared ends, and composition shingles. There are gable-roofed dormers on the side elevations. The pedimented gable ends have half-timbering; they cantilever slightly beyond the building plane, above a bracketed frieze board with modillion-like blocks below it. The single-bay porch has a steeply-pitched gabled roof with a half-timber pattern in the gable end, clustered rectangular posts on concrete piers, and boxed wood beams giving the entry bay a Tudor motif. Windows are a combination of paired and single twelve-over-one double-hung wood sashes; a polygonal bay with multi-light slipsash double-hung windows is located on the south end of the front elevation, and a rectangular bay with casement windows is on the north end. The building has wood shingle siding on the second floor, and weatherboard siding on the first floor, a concrete foundation and basement. It is located on a triangular lot at the east end of the block, with triangular front and side yards; there are a number of mature flowering shrubs and some holly and beech trees on the lot. |                           |
|                             |   | Cultural Data: The house was built for Walter Popple, a salesman for a hardware company, by contractor C.A. Hoy.   |                           |

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|-----------------------------|---|--|--|
| Contributing Resources:     | 1 | <b>19-08 Coburn, Richard P. Residence 1907</b>   |  |
| Non-Contributing Resources: | 1 | 1665 S.E. Holly Street   | <b>Legal:</b> B19; L6                      |
|                             |   | William Mayther, 1665 S.E. Holly Street, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> R.P. Coburn   | <b>Designer:</b> Unknown                   |
|                             |   | <b>Style:</b> Colonial Revival   | <b>Contributing:</b> Primary               |
|                             |   | <b>Description:</b> This two-story, el-shaped building has a front-facing jerkin-head gable roof with boxed eaves and a boxed return cornice. The projecting front-facing wing has a jerkinhead gable roof with a boxed return cornice, below which is the veranda, with boxed columns and an ornamental vertical wood slat balustrade. Windows are primarily four-over-one double-hung wood sashes; the front wing's second floor has a bank of one-over-one double-hung sashes; a square bay window on the southeast corner has a shed roof and multi-light casements. The building has wood shingle siding on the second floor and in the gable ends, and narrow beveled siding on the first story. It has a concrete foundation and basement. The building is located on a polygonal lot near the southeast corner of the block, with a deeper than typical setback, and pieris, bamboo and photinia planted along the front elevation and east lot line.                                  |  |
|                             |   | <b>Cultural Data:</b> The house was built by owner-resident Richard P. Coburn, a linotype operator for The Evening Telegram, a local newspaper. Coburn lived in the house with his wife, Frances, daughter, Kathryn, and a boarder, lawyer Nelson Young.   |  |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1924 Non-Contributing: Incompatible</b> |
|                             |   | <b>Description:</b> The original single-car garage on the alley has been altered with the addition of a flat-roofed, shingled second story and a balcony; it is incompatible in scale, mass and details with other buildings on the block's alley.   |  |
| Contributing Resources:     | 2 | <b>19-09 Bisbee, Elisha P. and Bertha Residence 1905</b>   |  |
| Non-Contributing Resources: | 0 | 1661 S.E. Holly Street   | <b>Legal:</b> B19; L9                      |
|                             |   | Nancy Kwan, 1661 S.E. Holly Street, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> R.L. Cate   | <b>Designer:</b> Unknown                   |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary               |
|                             |   | <b>Description:</b> This rectangular two-story building has a moderately-pitched hip roof with deep, projecting boxed eaves and composition shingles; a hip-roofed dormer is centered on the front elevation with multi-light hopper windows. The full-width, hip-roofed porch has a simple molded cornice, modified Tuscan columns with a pronounced entasis, a vertical wood slat balustrade with a simple newel post, a wood foundation and stairs. The windows are primarily one-over-one double-hung sashes; a large fixed sash window on the front elevation has multiple lights in the upper sash; a cantilevered polygonal bay window on the east elevation has a hipped roof with boxed eaves. The entry door has sidelights. The building has narrow beveled siding, cornerboards, and a wide frieze board beneath the roof eaves. The building has a concrete foundation and basement, and a typical mid-block setback, with some shaped evergreen shrubs along the west elevation. |  |
|                             |   | <b>Cultural Data:</b> This house, one of the oldest in the district, was built for Elisha P. Bisbee, a clerk for the John Clark Saddlery Company, by real estate developer R.L. Cate, who built most of the earliest houses in the district. Bisbee, born in New York, lived in the house with his wife, Bertha, and daughter, Marie.  |  |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1924 Contributing: Secondary</b>        |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gabled roof and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.  |  |

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|-----------------------------|---|---|
| Contributing Resources:     | 1 | <b>19-10 Anderson, Mable and Alfred Residence 1930</b>  |
|                             |   | 1651 S.E. Holly Street <b>Legal:</b> B19; E 10' L13; L10  |
| Non-Contributing Resources: | 1 | Grace Pearman and Valerie Thorneycroft, 1651 S.E. Holly Street, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> A. Fullerton <b>Designer:</b> A. Fullerton   |
|                             |   | <b>Style:</b> Twentieth Century Norman Farmhouse <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This one-and-one-half story building has an irregularly shaped footprint. The main block is a side-facing gable roof with minimal boxed eaves; the roof extends towards the front to form a shed roof over the reentrant porch, flanked on one side by a one-story polygonal bay window with a peaked roof, and on the other by a projecting front gable whose easterly eave line extends to approximately four feet above grade. The building has a variety of wood sash window types, including one-over-one double-hung, multi-light casements, and two large fixed sash windows on the front elevation, both of which appear to have had alterations to the glazing. The building is sided with large wood shingles, and has a concrete foundation and basement. It has a typical mid-block setback, with shaped shrubs along the front elevation, and a vertical board fence enclosing part of the east side yard and back yard.   |
|                             |   | <b>Cultural Data:</b> The house was built by its owner, Charles Fullerton, a clerk for the Railway Mail Service in Milwaukie, Oregon, who did not live in it; several years after its completion it was sold to Alfred Anderson, a trackman for the Northern Pacific Terminal Company, who lived in it with his wife, Mable.  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>c.1975</b> <b>Non-Contributing:</b> Incompatible   |
|                             |   | <b>Description:</b> The large two-car garage on the alley has a shed roof and fiberglass and grooved plywood sheathing; it is incompatible in scale and details with other building's on the block's alley.   |
| Contributing Resources:     | 1 | <b>19-11 Geary, Arthur and Agnes Residence 1909</b>   |
|                             |   | 1643 S.E. Holly Street <b>Legal:</b> B19; W 30' L13; E 10' L14  |
| Non-Contributing Resources: | 0 | Kevin and Pamela Dyer, 1643 S.E. Holly Street, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> White, Albert R. <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Craftsman <b>Contributing:</b> Primary  |
|                             |   | <b>Description:</b> This rectangular two-story building has a moderately-pitched gable roof with projecting eaves, exposed jigsawn rafters, and wide, bracketed, jigsawn bargeboards. The gable ends are pedimented, with a triangular, molded frieze board with a small decorative dentil course below it. The single-bay gable-roofed entry porch has exposed jigsawn rafters; an ornamental boxed tie beam and exposed decorative truss; large truncated paneled, boxed columns with capitals on sided piers, and a vertical wood slat balustrade which encloses an unroofed portion of the porch deck. The wood windows are a combination of double-hung and multi-light casements, with cornice trim. The front elevation has diamond-paned casements in the attic story, and a square bay window with a shed roof and a fixed, wood sash window with a leaded diamond-paned transom, and double-hung sidelights on the first story. The glazed entry door is flanked with leaded glass sidelights. The building has wood shingle siding in the gable end, and beveled siding on the first and second stories. It has a typical mid-block setback, with a vertical wood fence enclosing part of the side and back yards, and mature flowering shrubs, plants and a holly tree in the front yard. |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by carpenter Albert White, and sold after completion to Arthur M. Geary, an attorney who lived in it with his wife, Agnes.   |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 1 | <b>19-12 Jeter, Elias H. and Martha C. 1924</b>   |   |
| Non-Contributing Resources: | 1 | 1633 S.E. Holly Street  | <b>Legal:</b> B19: W 30' L14; E 20' L17           |
|                             |   | Bruce and Linda Gordon, 1633 S.E. Holly Street, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> E.H. Jeter   | <b>Designer:</b> E.H. Jeter                       |
|                             |   | <b>Style:</b> Craftsman Bungalow  | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed rafters, bracketed gable ends, and composition shingles. The centered, single-bay porch has a front-facing gable end, with an ornamental sunburst pattern exposed truss and a wide bargeboard; wrought-iron posts and balustrade (not original), and concrete stairs. The windows are typically one-over-one double-hung wood sashes; the front door is flanked by two large fixed wood sash windows with multiple lights in the upper sash. The glazed and paneled front door has sidelights. The building has narrow weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with ornamental perennial and annual flowering shrubs around the front and side elevations, and in the front yard. The back yard is enclosed with a vertical board and lattice-trimmed fence.   |   |
|                             |   | <b>Cultural Data:</b> The house was built by owner-resident Elias H. Jeter, who lived in it with his wife, Martha, and daughter, Tressa, who worked as a stenographer for the Southern Pacific Company.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1924 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The two-car garage on the alley was later lengthened; it has a gabled roof, beveled siding and altered garage doors.  |   |
| Contributing Resources:     | 2 | <b>19-13 Asmar, Azar G. and Mary Residence 1937</b>   |   |
| Non-Contributing Resources: | 0 | 1625 S.E. Holly Street  | <b>Legal:</b> B19: W 20' L17; E 30' L18           |
|                             |   | Norman and Donna Forsberg, 1625 S.E. Holly Street, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Sam Olimiansky   | <b>Designer:</b> Universal Plan Service Co.       |
|                             |   | <b>Style:</b> Twentieth Century Norman Farmhouse  | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This el-shaped one-and-one-half story building has a steeply-pitched cross-gable roof with minimal boxed eaves and composition shingles. The front-facing gable end is stuccoed, with cedar shakes in the gable peak, and reticulated red brick veneer facing the first story. A steeply-pitched gabled vestibule, nestled in the corner of the el, has brick veneer, with a segmental-arched opening for the entry door, which has been altered. There are a variety of double-hung wood sash window sizes, with multiple lights in the upper sashes; the front-facing second story gable end has metal sash windows (altered); the first floor front elevation has some fixed wood sash windows with leaded glass. With the exception of the front elevation, most of the building is sided with large cedar shakes. It has a concrete foundation and basement, and a typical mid-block setback, with a variety of perennial and annual flowering shrubs along the front and side elevations. |   |
|                             |   | <b>Cultural Data:</b> The house was built by contractor Sam Olimiansky, and sold soon after completion to Azar Asmar, a grocer, who lived in it with his wife, Mary.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1935 Contributing:</b> Secondary               |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gabled roof with a small gabled dormer and weatherboard siding; it contributes in scale, massing and details to the spatial order of the block's alley.  |   |



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Contributing Resources:	1	<b>19-14 Garrigus, S. P. and Josephine Residence 1909</b>	
		1615 S.E. Holly Street	<b>Legal:</b> B19; W 10' L18; L21
Non-Contributing Resources:	1	John M. and Susan McCracken, 1615 S.E. Holly Street, Portland, OR 97214	
		<b>Contractor:</b> Stokes and Zellor	<b>Designer:</b> Unknown
		<b>Style:</b> Craftsman	<b>Contributing:</b> Primary

**Description:** This large two-and-one-half story rectangular building has a moderately-pitched gable roof with deep projecting eaves, exposed ornamental purlins, and a boxed return cornice. The single-bay gable-roofed entry porch has a wide bargeboard with ornamental end cuts, projecting purlins, massive truncated boxed columns with capitals on sided piers, and an ornamental wood slat balustrade and wood stairs. The windows are primarily one-over-one double-hung wood sashes; square bay windows on the side elevations have hipped roofs; the front elevation attic story has a pair of double-hung windows framed by slender wood pilasters, a molded frieze board, and a projecting window box supported on ornamental consoles. The front first floor elevation has a square bay window with a hipped roof, transomed wood sash windows and wood panels. The building has wood shingles in the gable ends, and beveled siding elsewhere. It has a concrete foundation and basement, and a typical mid-block setback with masses of flowering shrubs along the easterly lot line, and a vertical wood board fence enclosing the side yards.

**Cultural Data:** Contractors Stokes and Zellor, successor firm to W.R. Stokes and Company (see 1605 S.E. Holly), built this house for Pennsylvanian-born S. P. Garrigus, a general merchant, who lived in it with his wife, Josephine, and son, Perceival, who worked in a hardware store. In 1910, the Garrigus family had two boarders living with them--Samuel Rockhill, a 72 year-old furniture company employee, and his wife, Margaret, age 62.

**Auxiliary Building:** Garage                      c.1940                      **Non-Contributing:** Compatible/Non-Historic

**Description:** The two-car garage on the alley has a gabled roof and weatherboard siding; it is compatible in scale with other buildings on the block's alley.

Contributing Resources:	1	<b>19-15 Jeffress, Walter F. and Letitia Residence 1909</b>	
		1605 S.E. Holly Street	<b>Legal:</b> B19; L22
Non-Contributing Resources:	0	Ruth L. Yochim, P.O. Box 32, Lebanon, OR 97401	
		<b>Contractor:</b> W.R. Stokes and Co.	<b>Designer:</b> Unknown
		<b>Style:</b> Craftsman--Prairie Influence	<b>Contributing:</b> Primary

**Description:** This rectangular, two-story house has a low-pitched hipped roof with deep, projecting eaves and composition shingles. A hip-roofed dormer with deep, projecting eaves is centered on the front elevation, and has a small leaded glass window. The full-width porch has a low-pitched hipped roof with a pedimented, gabled entry bay; a wide, simple, frieze board; slender turned columns, and an enclosed wood foundation with wood stairs. The windows are primarily one-over-one double-hung wood sashes, with cornice trim; there are square bay windows with hipped roofs on the east and west elevations. The building has narrow beveled siding, with a frieze board and fluted cornerboards with simple capitals and bases. The building is located at the west end of the block, with some shrubs on the east lot line and along the west elevation.

**Cultural Data:** W.R. Stokes and Company (later Stokes and Zellor--see 1615 S.E. Holly) built this house for California-born Walter F. Jeffress, a traveling salesman for Crane and Company, and his wife, Letitia. The Jeffress' had a son, Raymond.

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## Northeast Quadrant

Total Resources: 50  
Contributing: 24  
Non-Contributing: 26Form:  
TrapezoidStreet Boundaries:  
Hawthorne Boulevard  
S.E. Elliott Avenue  
S.E. Hazel Street  
S.E. Poplar Avenue

Block 20 contains both the earliest and some of the most recent structures built in Ladd's Addition. The lots along Hawthorne have traditionally served as locations for commercial buildings: Rutledge's Flower and Seed Company has operated from its location on Hawthorne for over fifty years; an early auto service station next door was replaced with a compatibly designed convenience store in 1984. There are four duplexes; the rest are single-family houses. The block has thirteen houses dating from the primary period of historic development-- two of these date to 1905--and ten buildings dating from the secondary period of historic development. The residential buildings are generally on standard district-sized lots, with typical mid-block setbacks. The lots are elevated above street grade; access from the sidewalks is usually via a series of concrete steps set into banks and stone retaining walls, creating uniform layers of spatial sequences along the street. The Poplar Avenue elevation has a series of large two-story houses at its north end, forming a consistency in scale and proportion, with stylistic variations evident in roof, bay window and porch forms. The Elliott Avenue elevation has a mix of one to two story houses of varying ages and styles, unified with the consistent setbacks and changes of grade. Buildings are generally in good to excellent condition. Six of the twenty-three major historic buildings do not contribute to the district in their present condition; of the eleven historic auxiliary buildings, four have been altered to the extent of losing their integrity.

Contributing  
Resources: 0  
Non-Contributing  
Resources: 1**20-01 7-11 Market 1984**

1940 S.E. Hawthorne Boulevard

Legal: B20; L1-3

Southland Corporation, P.O. Box 719, Dallas TX 75221

Contractor: Westwood Construction

Designer: Unknown

Style: Post-Modern

Non-Contributing: Compatible/Non-Historic

Description: This one-story irregularly shaped building has a flat roof with a full parapet; the parapet ends and entry bays are gabled. The stuccoed building has slightly recessed stuccoed bays between the stuccoed piers; the easterly elevation has glazed and metal swinging entry doors flanked by metal-sashed fixed plate glass windows; a canvas awning covers shelters the entry. The westerly elevation has glazed and metal swinging entry doors and metal-sashed fixed plate glass windows, with a canvas awning extending to the north end of the building. There are small lit signs with the company logo in the entry parapets and at the north parapet end; an abstracted layout of Ladd's Addition is painted on the north end of the building. The building is flush with the north lot line, and has a setback on the east lot line, with low-growing shrubs along the building edge; the west side of the lot has an asphalt parking lot and a free-standing sign with the company logo.

Cultural Data: This store in the national 7-11 chain replaced a 1925 service station. Construction of the building sparked some neighborhood controversy, and the building was subjected to rigorous design supervision, in accordance with guidelines for the conservation district.

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Contributing Resources: 1 20-02 Giles, Nelson and Blanche Residence 1909  
Non-Contributing Resources: 1 1535-1537 S.E. Elliott Avenue Legal: B20; L4  
1 Portland Women's Club c/o Bruce Larson, 1537 S.E. Elliott Avenue, Portland, OR 97214

Contractor: John Lockhart Designer: Unknown  
Style: Craftsman Contributing: Primary

Description: This two-story rectangular building has a moderately-pitched front-facing gable roof with projecting eaves, exposed rafters with ornamental end cuts, ornamental brackets in the gable ends, and composition shingles. There are gable-roofed wall dormers with projecting eaves on the side elevations. The single-bay entry porch has a front-facing gable roof with exposed truss and tie beam, projecting eaves and exposed rafters; truncated boxed, paneled wood columns on sided piers; an enclosed balustrade, and wood stairs with pipe railings. The windows are primarily twelve-over-one double-hung wood sashes, with some diamond-light wood sash windows on the side elevations; the front first story elevation has a polygonal bay window with a shed roof, and double-hung wood sashes with diamond lights in the upper sashes. The building has beveled siding and narrow cornerboards; there is a shed-roofed, enclosed side porch with narrow wood stairs on the north elevation. It has a typical mid-block setback, with an evergreen tree flanking each side of the porch.

Cultural Data: The house was built on speculation by contractor John Lockhart, who built several early houses in Ladd's Addition. By 1910 it had been purchased by Pennsylvania-born Nelson Giles, a china merchant, who lived in it with his wife, Patricia, their daughter, Lula, two daughters from Patricia's previous marriage, and her mother, Charlotte Barton. The building was converted into a duplex in 1955.

Auxiliary Building: Garage 1980 Non-Contributing: Compatible/Non-Historic

Description: The two-car garage on the alley has a gable roof and beveled siding; it is compatible in scale with other buildings on the block's alley.

Contributing Resources: 1 20-03 Menstell, Robert and Noe Residence 1921  
Non-Contributing Resources: 1 1547 S.E. Elliott Avenue Legal: B20; L7  
1 Paul and Judith Paulsen, 1547 S.E. Elliott Avenue, Portland, OR 97214

Contractor: William Clements Designer: Unknown  
Style: Craftsman Bungalow Contributing: Secondary

Description: This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed rafters, bracketed gable ends and composition shingles; there is a shed-roofed dormer with exposed rafters centered on the front elevation. The gable roof extends to form a roof over the full-length porch, which has truncated battered columns on concrete piers, concrete steps and foundation. Windows are primarily double-hung one-over-one wood sashes; the front elevation has banks of multi-light wood casements; there is a square bay window with a hipped roof on the north elevation. The building has square-butt cut shingles on the gable ends and the dormer, and weatherboard siding elsewhere. It has a concrete foundation and basement, and a typical mid-block setback with mature flowering shrubs along the front building edge.

Cultural Data: The house was built by William Clements, a painter and carpenter who built several residential buildings on speculation in Ladd's Addition; he and his wife, Emily lived in it for two years and then moved to 1711 S.E. Locust Avenue. In 1923 this house was sold to Robert Menstell, co-owner of Schmidt and Menstell Bakery and Lunch Room, who lived in it with his wife, Noe.

Auxiliary Building: Garage 1924 Non-Contributing: Compatible/Historic

Description: The two-car garage on the alley has a flat roof and weatherboard siding; the doors have been altered. It is compatible in scale and massing with other buildings on the alley.

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|-----------------------------|---|--|--------------------------------|
| Contributing Resources:     | 2 | <b>20-04 Ball, Ernest and Dora Residence 1924</b>  |                                |
| Non-Contributing Resources: | 0 | 1553 S.E. Elliott Avenue   | Legal: B2Q L8                  |
|                             |   | Robert and Rose Buscho, 1553 S.E. Elliott Avenue, Portland, OR 97214   |                                |
|                             |   | Contractor: Camp and DuPuy   | Designer: A. Lowe DuPuy        |
|                             |   | Style: Twentieth Century Norman Farmhouse  | Contributing: Secondary        |
|                             |   | Description: This rectangular one-and-one-half story building has a steeply-pitched cross-gable roof with minimal boxed eaves and composition shingles; there is a small shed-roofed dormer on the front elevation. The projecting single-bay, front-facing gable-roofed porch is partially enclosed, with a semi-round arched entry and arched "window" openings on the sides. Windows are primarily eight-light wood sash casements, in pairs and banks, on all elevations. The building has large wood shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with a picket fence along the northerly lot line, shaped shrubs along the front building edge, and roses in the frontyard.   |                                |
|                             |   | Cultural Data: The house was built by the design-build firm of Camp and DuPuy, which built a number of early Ladd's Addition houses: Camp was a builder, and A. Lowe DuPuy an architect. The owner of this house was Ernest Ball, owner of a drugstore, who lived here with his wife, Dora.  |                                |
|                             |   | <b>Auxiliary Building: Garage 1924</b>   | <b>Contributing: Secondary</b> |
|                             |   | Description: The two-car garage on the alley has tongue-and-groove siding, a flat roof, an original door, and windows matching the house; it contributes in scale, mass and detail to the spatial order of the block's alley.  |                                |
| Contributing Resources:     | 1 | <b>20-05 Mathews, Arthur and Annie Residence 1909</b>  |                                |
| Non-Contributing Resources: | 0 | 1559-1561 S.E. Elliott Avenue  | Legal: B2Q L11                 |
|                             |   | Paul and Gabrielle Kolehmainen, 1561 S.E. Elliott Avenue, Portland, OR 97214   |                                |
|                             |   | Contractor: A.C. Emery and Company   | Designer: Unknown              |
|                             |   | Style: Craftsman   | Contributing: Primary          |
|                             |   | Description: This square two-story building has a low-pitched hipped roof with projecting eaves, exposed rafters with ornamental end cuts, and composition shingles; there is a hip-roofed dormer on the front elevation with projecting eaves, exposed rafters and a bank of eight-over-one double-hung wood windows. The single-bay entry porch has a hipped roof with projecting eaves and exposed rafters with ornamental end cuts; truncated obelisk posts on paneled wood piers; an enclosed balustrade, and concrete stairs. The windows are primarily six-over-one double-hung wood sashes with cornice trim; there is a rounded bay window on the south end of the front elevation with six-over-one double-hung wood sash windows. The building has beveled siding, a concrete foundation and basement. There is a one-story wing extending from the rear of the building. It has a typical mid-block setback, with densely planted flowering shrubs along the front building edge and trees and mature shrubs along the south lot line. |                                |
|                             |   | Cultural Data: The house was built on speculation by A.C. Emery and Company, architects, builders and general contractors, who constructed a number of early houses in Ladd's Addition. It was sold after completion to Arthur Mathews, a principal in Mathews and Loughlin, a firm specializing in timberlands, real estate and investments. Mathews lived in the house with his wife, Annie, and nine children, ranging in age, in 1910, from 26 to 5. In 1957 the house was converted to a duplex.  |                                |

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|---|---|--|---|
| Contributing Resources:   | 1 | <b>20-06 Anderson, Lillian Residence 1939</b>                            |   |
|   |   | 1569 S.E. Elliott Avenue   | <b>Legal:</b> B20; L12; Ne 18' L15                    |
| Non-Contributing Resources:   | 0 | Mark Kramer and Lois Orner, 1569 S.E. Elliott Avenue, Portland, OR 97214 |   |
|   |   | <b>Contractor:</b> Charles Erickson                                      | <b>Designer:</b> Unknown                              |
|   |   | <b>Style:</b> Twentieth Century Colonial                                 | <b>Contributing:</b> Secondary                        |
| <p>Description: This square one-and-one-half story building has a moderately-pitched gable roof with minimal boxed eaves and composition shingles. The centered, shallow reentrant porch has a modified classical entablature with a dentil course and fluted pilasters, and a concrete stoop and concrete steps. The windows are primarily six-over-one double-hung wood sashes, with eight-over-twelve double-hung wood sashes flanking the front entry door. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs along the front building edge, and along the south lot line.</p> <p>Cultural Data: The house was built on speculation by contractor Charles Erickson, who lived in Boring, Oregon. Erickson also built the duplex to the immediate south of this house. It was sold within a year of completion to Mrs. Lillian Anderson, a widow.</p>                   |   |  |   |
| Contributing Resources:   | 0 | <b>20-07 Erickson, Charles Duplex 1941</b>                               |   |
|   |   | 1619-1621 S.E. Elliott Avenue  | <b>Legal:</b> B20; Sw 22' L15; L16                    |
| Non-Contributing Resources:   | 2 | John J. Murphy, 1619 S.E. Elliott Avenue, Portland, OR 97214             |   |
|   |   | <b>Contractor:</b> Charles Erickson                                      | <b>Designer:</b> Universal Plan Service Co.           |
|   |   | <b>Style:</b> Twentieth Century English Cottage                          | <b>Non-Contributing:</b> Compatible/Non-Historic      |
| <p>Description: This rectangular one-and-one-half story building has a side-facing, moderately-pitched gable roof with minimal boxed eaves; there are two one-and-one-half story, front-facing, steeply-pitched gable-roofed wings on the north and south ends of the front elevation, with a reentrant, shed-roofed porch between them, leading to the unit entries. The windows are primarily six-over-one double-hung wood sashes, with small multi-light casements in the second story gable ends. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with some mature shaped flowering shrubs along the front and side elevations.</p> <p>Cultural Data: The duplex was built by contractor Charles Erickson, who lived in Boring, Oregon, and was used as a rental unit by him after completion. The building is a "twin" of another duplex south of it on this block, 1647-1701 S.E. Elliott.</p> |   |  |   |
|   |   | <b>Auxiliary Building: Garage</b>  | <b>1940 Non-Contributing: Compatible/Non-Historic</b> |
| <p>Description: The three-car garage on the alley has a truncated hipped roof with weatherboard siding; it is compatible in scale and massing with other buildings on the block's alley.</p>  |   |  |   |

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|---|---|--|--|
| Contributing Resources:   | 1 | <b>20-08 Clark, George and Minnie Residence 1909</b>                 |  |
|   |   | 1627 S.E. Elliott Avenue   | <b>Legal:</b> B20; L19                       |
| Non-Contributing Resources:   | 1 | Margery Welding, 2121 E. Grand Avenue M49, Escondido CA 92027        |  |
|   |   | <b>Contractor:</b> A.C. Emery and Company                            | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                 |
| <p>Description: This rectangular two-and-one-half story building has a moderately-pitched, front-facing gable roof with deep, projecting, flared boxed eaves, large boxed return cornices, ornamental brackets in the gable ends and below the side eave lines and composition shingles. There are gabled wall dormers on the side elevations with projecting eaves. The single-bay entry porch has a flat roof with boxed columns projecting above the roof line to form newel posts for the balustraded roof balcony above; a full-length wood deck with paneled wood corner piers and an ornamental jigsawn wood balustrade, a wood foundation and wood stairs. The windows are primarily one-over-one double-hung wood sashes; the front elevation has banks of single-paned casements with leaded glass transoms. The building has square-butt cut wood shingle siding in alternating wide and narrow courses, and a frieze board in front gable end. It has a concrete foundation and basement, with some plants along the building edges, and a large deciduous vine covering most of the entry porch and balustraded roof.</p> <p>Cultural Data: The house was built on speculation by A.C. Emery and Company, architects, builders and general contractors, who built a number of early houses in Ladd's Addition. The house was sold upon completion to Austrailian-born George Clark, a real estate salesman, who briefly lived in it with his wife, Minnie, and daughter, Lillian. By 1911 the house had been sold again: the new owner-occupant was Francis Drake, a dentist, who lived in it through the 1920s.</p> <p><b>Auxiliary Building:</b> Garage                      <b>1927</b>                      <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The gable-roofed single-car garage on the alley has wood shingle siding; the doors have been radically altered.</p> |   |  |  |
| Contributing Resources:   | 1 | <b>20-09 Deaver, Wilmot and Dora Residence 1925</b>                  |  |
|   |   | 1637 S.E. Elliott Avenue   | <b>Legal:</b> B20; L20, 21; Ne 10' L23       |
| Non-Contributing Resources:   | 1 | John and Joann Lippert, 1637 S.E. Elliott Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> G.E. Waller Building Co.                          | <b>Designer:</b> G.E. Waller                 |
|   |   | <b>Style:</b> Twentieth Century Norman Farmhouse                     | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This el-shaped, one-and-one-half story building has a steeply-pitched cross-gable roof with minimal boxed eaves and composition shingles. There is a narrow dormer with a steeply-pitched gable roof on the front elevation. A single-bay, gable-roofed, enclosed entry vestibule on the front-facing wing has a recessed entry door, a modified three-centered-arched opening, a concrete stoop and steps. The windows are primarily multilight wood casements; one second story window on the front-facing gable end has been replaced with an aluminum slider, and the first story multi-light casements have been replaced with single lights. The building has asbestos siding, a concrete foundation and basement. Window and siding changes have affected the historic character of the building. It has a typical mid-block setback, with mature rhododendrons and other flowering shrubs around the building edges.</p> <p>Cultural Data: The house was built on speculation by the G.E. Waller Building Company; by 1926 it had been purchased by Wilmot Deaver, secretary-treasurer of the Pacific Coast Elevator Company, who lived in it with his wife, Dora.</p> <p><b>Auxiliary Building:</b> Garage                      <b>1925</b>                      <b>Contributing:</b> Secondary</p> <p>Description: The single-car garage on the alley has a hipped roof with boxed eaves, and tongue-and-groove siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p>  |   |  |  |

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|---|---|--|--|
| Contributing Resources:   | 0 | <b>20-10 Riehl, Henry Duplex 1943</b>                              |  |
|   |   | 1647-1701 S.E. Elliott Avenue                                      | <b>Legal:</b> B20: Sw 30' L23; Ne 20' L24        |
| Non-Contributing Resources:   | 2 | Coy R. Delozier, 472 S.E. 72nd, Portland, OR 97215                 |  |
|   |   | <b>Contractor:</b> Henry Riehl                                     | <b>Designer:</b> Unknown                         |
|   |   | <b>Style:</b> Twentieth Century English Cottage                    | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a side-facing, moderately-pitched gable roof with minimal boxed eaves; there are two one-and-one-half story, front-facing, steeply-pitched gable-roofed wings on the north and south ends of the front elevation, with a reentrant, shed-roofed porch between them, leading to the unit entries. The windows are primarily six-over-one double-hung wood sashes, with small multi-light casements in the second story gable ends; the windows on the first floor front elevation have been replaced with wood sashes with horizontally-emphasized lights. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with some low-growing flowering shrubs along the front and side elevations. There is a concrete stoop with pipe railing at a side entry on the north elevation.</p> <p><b>Cultural Data:</b> The duplex was built by contractor Henry Riehl, and was used as a rental unit by him after completion. Riehl built several rental units in Ladd's Addition in the 1940s and '50s. The building is a "twin" of another duplex north of it on this block, 1619-21 S.E. Elliott.</p> <p><b>Auxiliary Building:</b> Garage                      1941                      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p><b>Description:</b> The three-car garage on the alley has a truncated hipped roof and weatherboard siding matching the house.</p>  |   |  |  |
|   |   |  |  |
| Contributing Resources:   | 2 | <b>20-11 Griffith, Franklin and Etta Residence 1908</b>            |  |
|   |   | 1711 S.E. Elliott Avenue   | <b>Legal:</b> B20: Sw 20' L24; L27; N 10' L28    |
| Non-Contributing Resources:   | 0 | Jack and Signe Young, 1711 S.E. Elliott Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Thomas Vigars                                   | <b>Designer:</b> Unknown                         |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                     |
| <p><b>Description:</b> This large two-and-one-half story rectangular building has a moderately-pitched gable roof with projecting eaves, exposed rafters, ornamental brackets in the gable ends, and composition shingles. The partial veranda, located at the northerly end of the front elevation, has truncated boxed wood columns on an enclosed balustrade, and concrete steps with a brick balustrade, altered c. 1970. The windows are primarily double-hung wood sashes, with varying numbers of multiple lights in the upper sashes, and cornice trim; the front elevation has a bank of multilight casements in the attic story, and a large, fixed wood sash window with leaded glass in the transom; there are two square bay windows with shed roofs on the north elevation. The building has square-butt cut wood shingle siding, a concrete foundation and basement. There is a two-story wing on the south elevation, with a bracketed gable roof, and pairs of double-hung wood windows. The building has a typical mid-block setback, with mature rhododendrons and other flowering shrubs along the building edges, and trees and shrubs along the northerly lot line. A narrow, gable-roofed walkway runs from the rear of the house to the garage.</p> <p><b>Cultural Data:</b> The house was built on speculation by Thomas Vigars, a real estate developer who built over a dozen early Ladd's Addition houses; by 1910 it had been sold to Franklin Griffith, a lawyer, who lived in it with his wife, Etta, two daughters, and a servant, Emma Parker.</p> <p><b>Auxiliary Building:</b> Garage                      1925                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The hip-roofed two-car garage on the alley has square-butt cut shingle siding matching the house; it contributes in scale, mass and detail to the spatial order of the block's alley.</p> |   |  |  |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 0 | <b>20-12 Phelps, William J. Duplex 1950</b>   |   |
| Non-Contributing Resources: | 2 | 1721-1725 S.E. Elliott Avenue   | <b>Legal:</b> B20; S 30' L28; L31                     |
|                             |   | Thelma Collins, c/o John Exall, 4020 S.E. Oak Street, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> William Phelps   | <b>Designer:</b> E.A. Hohner                          |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence  | <b>Non-Contributing:</b> Compatible/Non-Historic      |
|                             |   | Description: This T-shaped, one-story duplex has a moderately-pitched intersection hipped roofs with projecting boxed eaves and composition shingles. The unit entries, located on the sides of the projecting front wing, have concrete stoops and steps. Windows are primarily aluminum casements. The building was stuccoed after completion; original window trim has been covered. It has a concrete foundation and a typical mid-block setback, with some mature flowering hedges and trees along the front building edge; the back yards, which have some large redwood trees, are enclosed with chain link fencing.   |   |
|                             |   | Cultural Data: The duplex was built and owned by William J. Phelps, who did not live in it.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1950 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | Description: The two-car garage on the alley has a low-pitched hipped roof and stucco siding; it is compatible in scale in massing with other buildings on the block's alley.   |   |
| Contributing Resources:     | 0 | <b>20-13 Pearson, Walter and Virginia Residence 1928</b>  |   |
| Non-Contributing Resources: | 1 | 1735 S.E. Elliott Avenue  | <b>Legal:</b> B20; L32                                |
|                             |   | Elliott and Irene Swerdlick, 1735 S.E. Elliott Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Estelle B. Evans   | <b>Designer:</b> Estelle B. Evans                     |
|                             |   | <b>Style:</b> Craftsman--Prairie Influence  | <b>Non-Contributing:</b> Compatible/Historic          |
|                             |   | Description: This rectangular two-story building has a low-pitched hipped roof with projecting eaves, enclosed rafters and composition shingles. The entry door has a hip-roofed overdoor on consoles, and a small concrete stoop and steps. The windows are primarily three-over-one double-hung wood sashes; there are large slipsash wood windows on the front elevation, with multiple lights in the upper sashes. The building has asbestos siding, a concrete foundation and basement. There is a one-story wing on the south elevation, with a hipped roof, built slightly later than the rest of the house, and an attached garage on the rear of the building. A second story with a shed roof was built on top of the garage in 1958; it has asbestos siding and aluminum sliding windows. The building has a typical mid-block setback, with some shrubs along the front building edge, and a woven wire fence along the north lot line. |   |
|                             |   | Cultural Data: The house was designed and built on speculation by building contractor Estelle B. Evans, who built a number of houses in Ladd's Addition in the 1920s, including the house to the immediate south. Upon completion, the house was sold to Walter Pearson, a principal in the Bates, Lively and Pearson Insurance Company, who lived in it with his wife, Virginia.   |   |



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|-----------------------------|---|---|---|
| Contributing Resources:     | 1 | <b>20-14 Winter, John and Elizabeth Duplex 1924</b>   |   |
| Non-Contributing Resources: | 1 | 1741-1747 S.E. Elliott Avenue   | <b>Legal:</b> B20: L35                                |
|                             |   | Virginia Hughes, 1747 S.E. Elliott Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Estelle B. Evans   | <b>Designer:</b> Estelle B. Evans                     |
|                             |   | <b>Style:</b> Twentieth Century Colonial  | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting boxed eaves and composition shingles. There are two gable-roofed dormers on the front elevation with projecting boxed eaves and pairs of small casement windows with rectilinear lights. The glazed and paneled entry doors are located at opposite ends of the front elevation. They have gable-roofed, bracketed overdoors with return boxed cornices and semi-round arched cutouts; and concrete stoops and concrete stairs with wrought-iron railings. The windows are primarily one-over-one double-hung wood sashes, with rectilinear lights in the upper sashes; the front elevation has two large fixed wood sash windows with rectilinear lights in the upper sashes. The building has beveled siding, a concrete foundation and basement. It is located at the south end of the block, at the intersection of Elliott Avenue and Hazel, and has a shallow setback from Elliott, with mature rhododendrons and other flowering shrubs flanking the front elevation. A driveway runs from Hazel Street to the detached garage at the rear of the building. |   |
|                             |   | <b>Cultural Data:</b> This duplex was designed and built on speculation by contractor Estelle B. Evans, who built a number of houses and duplexes in Ladd's Addition in the 1920s, including the house to the immediate north. It was purchased by John Winter, a lawyer, who did not live in Ladd's Addition, and who used it as a rental unit.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1924 Non-Contributing:</b> Compatible/Historic     |
|                             |   | <b>Description:</b> The single-car detached garage, not located on the alley, has a flat roof and weatherboard siding; the doors have been altered.   |   |
| Contributing Resources:     | 0 | <b>20-15 Cecchini, A.C. House 1947</b>  |   |
| Non-Contributing Resources: | 2 | 1717 S.E. Hazel Street  | <b>Legal:</b> B20: Se 62.5' L33, 34                   |
|                             |   | Frances DeLon, 1717 S.E. Hazel Street, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Narcisco Simonatti   | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence  | <b>Non-Contributing:</b> Compatible/Non-Historic      |
|                             |   | <b>Description:</b> This one-story, irregularly shaped building has a moderately-pitched hipped roof with projecting boxed eaves and composition shingles. A centered projecting wing has a moderately-pitched hipped roof with projecting boxed eaves; half is enclosed, forming a deep bay, and half is unenclosed, forming a reentrant porch with a pipe column on a brick balustrade doubling as a planter. The porch has a concrete foundation and stairs, with wrought-iron railings. The windows are primarily double-hung and fixed wood sashes, with some banks of casements with muntins. The building has brick veneer siding along the front elevation, and beneath the fenestration along the side elevations; the rest of the building has horizontal aluminum siding. It has a concrete foundation and basement and a typical setback on its lot, which is located at the south end of the block, at the intersection of the street and the alley.   |   |
|                             |   | <b>Cultural Data:</b> This house--and the one to the west--were built for A.C. Cecchini, who lived in Ladd's Addition on Locust Avenue, by contractor Narcisco Simonatti, who built a number of houses in Ladd's Addition between 1928 and the late 1950s. Cecchini did not live in this house.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1947 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has a hipped roof and aluminum siding matching the house; it is compatible in scale and massing with other buildings on the block's alley.   |   |

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|--|---|---|--|
| Contributing Resources:  | 0 | <p><b>20-16 Cecchini, A.C. House 1951</b><br/>1624 S.E. Poplar Avenue</p>   | Legal: B20; L33, 34, exc. Se 62.5'   |
| Non-Contributing Resources:  | 1 | <p>Eugene and Audie Pippi, 1624 S.E. Poplar Avenue, Portland, OR 97214<br/><b>Contractor:</b> Narcisco Simonatti<br/><b>Style:</b> Minimal Tract--Ranch Influence</p> | <p><b>Designer:</b> A.C. Cecchini<br/><b>Non-Contributing:</b> Compatible/Non-Historic</p> |
| <p>Description: This one-story rectangular building has a moderately-pitched hipped roof with projecting boxed eaves and composition shingles. The enclosed entry vestibule, semi-circular in plan, projects from the center of the front elevation, and has a low-pitched conical roof. There are two polygonal bays recessed beneath the projecting eaves, one at the south end of the house, and one on the northerly end of the west elevation. The windows are primarily double-hung wood sashes, with some large fixed sash windows on the front elevation. The building has a multicolored brick veneer running around the building beneath the fenestration, and wide weatherboard siding above. A driveway along the northerly lot line leads from the street to the attached one-story garage. The building has a shallow setback from the street, with shaped hedges along the lot lines, and a low hedge along the entry path to the house.</p> <p>Cultural Data: This house--and the one to the east--were built for A.C. Cecchini, who lived in Ladd's Addition on Locust Avenue, by contractor Narcisco Simonatti, who built a number of houses in Ladd's Addition between 1928 and the late 1950s. Cecchini and his wife, Anna, later moved into this house.</p>   |   |   |  |
| Contributing Resources:  | 2 | <p><b>20-17 Sahlstrom, H. Gustav and Minnie Residence 1909</b><br/>1606 S.E. Poplar Avenue</p>  | Legal: B20; L30  |
| Non-Contributing Resources:  | 0 | <p>William Bulick and Carol McIntosh, 1606 S.E. Poplar Avenue, Portland, OR 97214<br/><b>Contractor:</b> John Lockhart<br/><b>Style:</b> Craftsman</p>                | <p><b>Designer:</b> Unknown<br/><b>Contributing:</b> Primary</p>                           |
| <p>Description: This two-story rectangular building has a moderately-pitched bellcast hipped roof with projecting eaves and exposed rafters; jigsawn brackets, and hip-roofed dormers centered on the front and side elevations. The single-bay hip-roofed porch has projecting eaves and exposed rafters, truncated boxed wood columns on sided piers, an enclosed balustrade, and concrete steps with wrought-iron railings. The building has cantilevered square bay windows on the corners of the front elevation, with bellcast hipped roofs, with exposed rafters and brackets, and large slipsash double-hung windows with multiple lights in the upper sashes. Windows on the rest of the building are varying types of double-hung wood sash windows; the front elevation has a large slip-sash double-hung window with multiple lights in the upper sash and narrow, double-hung sidelights with multiple lights in the upper sashes. The glazed and paneled entry door has glazed and paneled sidelights. There are square bay windows with shed roofs on the side elevations. The building has narrow beveled siding with narrow cornerboards, a concrete foundation and basement, and a typical mid-block setback, with some mature shrubs around the building edge.</p> <p>Cultural Data: The house was built by contractor John Lockhart for Gustav Sahlstrom, secretary of the H.T. Hudson Arms Company, and his wife, Minnie. Lockhart built several early houses in Ladd's Addition.</p> <p><b>Auxiliary Building: Garage c.1910 Contributing: Primary</b></p> <p>Description: The single-car garage on the alley has a gable roof, beveled siding and details matching the house; it contributes in scale, mass and detail to the spatial order of the block's alley.</p> |   |   |  |

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|-----------------------------|---|---|
| Contributing Resources:     | 1 | <b>20-18 Mackroot, John and Christine Residence 1922</b>  |
|                             |   | 1590 S.E. Poplar Avenue   |
| Non-Contributing Resources: | 0 | <b>Legal:</b> B20; L29  |
|                             |   | David and Marcella Kelly, 1590 S.E. Poplar Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> H.R. Kibler  |
|                             |   | <b>Designer:</b> H.R. Kibler  |
|                             |   | <b>Style:</b> Craftsman Bungalow  |
|                             |   | <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This one-story rectangular building has a jerkin-head gable roof with projecting eaves, a wide, angle-cut bargeboard with ornamental rosettes above the bracketed purlins, and composition shingles. The single-bay entry porch has a front-facing jerkinhead gable roof with details matching the main block; an enclosed pediment; massive truncated boxed columns on sided piers; a vertical wood slat balustrade, and concrete stairs with pipe railings. The windows are primarily three-over-one double-hung wood sashes; there are two large fixed wood sash windows, with multiple lights in the upper sashes, flanking the entry door, and a shed-roofed square bay window on the north elevation. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with rhododendrons along the front elevation.   |
|                             |   | <b>Cultural Data:</b> The house was built by building contractor H.R. Kibler for the MacKrodt family: John Mackroot was a pharmacist; Christine was a clerk for the U.S. Internal Revenue Service; Rebecca, John's mother, also lived in the house.   |
| Contributing Resources:     | 0 | <b>20-19 Hoffman, George L. and Bertha Residence 1923</b>   |
|                             |   | 1582 S.E. Poplar Avenue   |
| Non-Contributing Resources: | 1 | <b>Legal:</b> B20; L26  |
|                             |   | Sean and Patricia Peters, 1582 S.E. Poplar Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> E.H. Jeter   |
|                             |   | <b>Designer:</b> E.H. Jeter   |
|                             |   | <b>Style:</b> Twentieth Century Colonial  |
|                             |   | <b>Non-Contributing:</b> Compatible/Historic  |
|                             |   | <b>Description:</b> This small rectangular building has a gable roof with projecting boxed eaves; there are two shed-roofed dormers on the rear elevation, which appear to be later additions. The original porch has been removed, and the basement level excavated to create a garage (later converted to living space, with sliding glass doors and brick veneer), accessed from the front via a driveway from the street, with a retaining wall. The entry door, with a small concrete stoop and concrete stairs with wrought-iron railings, is glazed and has glazed sidelights with multiple lights. The door is flanked by two large fixed wood sash windows, with multiple lights in the upper sashes; other windows are primarily one-over-one double-hung wood sashes. A battered buff brick chimney on the southerly elevation has ornamental brick panels. The building has narrow weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with some small shrubs in the frontyard. The back yard is partially enclosed with a wood fence, and a chain link fence, and contains a large Mamosa tree. |
|                             |   | <b>Cultural Data:</b> The building was constructed by carpenter E.H. Jeter for George Hoffman, a salesman for C.L. Boxx Auto Company, and his wife, Bertha. Jeter built several houses in Ladd's Addition, and lived first on Poplar and then Holly in the mid-1920s.   |

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|---|---|--|---------------------------------------|
| Contributing Resources:   | 2 | <b>20-20 Holman, Walter J. and Mable Residence 1905</b>                    |                                       |
|   |   | 1574 S.E. Poplar Avenue  | <b>Legal:</b> B20; L25                |
| Non-Contributing Resources:   | 0 | Robert and Marjorie Ann Allen, 1574 S.E. Poplar Avenue, Portland, OR 97214 |                                       |
|   |   | <b>Contractor:</b> R.L. Cate   | <b>Designer:</b> Unknown              |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary          |
| <p>Description: This rectangular two-story building has a low-pitched hip roof with projecting eaves, ornamental purlins, and composition shingles; there is a low-pitched hip-roofed dormer centered on the front elevation. The full-width porch has a low-pitched hipped roof; projecting eaves; truncated turned columns on cast-stone piers; a wood slat balustrade and newel post, and concrete stairs with a wrought-iron railing. Windows are typically one-over-one double-hung wood sashes, with cornice trim; there is a bracketed polygonal bay window with leaded glass at the stair landing on the south elevation; a polygonal bay with a hipped roof on the north elevation, and a polygonal bay on the first floor of the front elevation. The building has beveled siding with cornerboards and a frieze board, a concrete foundation and basement. There are some minor alterations on the rear elevation. It has a typical mid-block setback, with a variety of mature flowering shrubs in the frontyard, and a chain link fence along the southerly lot line.</p> <p>Cultural Data: The house, one of the earliest in the district, was built by real estate developer R.L. Cate for Walter J. Holman, director of one of Portland's largest funeral parlors. Holman, whose parents were early Oregon pioneers, lived in the house with his wife, Mabel, and three children.</p> <p><b>Auxiliary Building:</b> Garage                      c.1916                      <b>Contributing:</b> Primary</p> <p>Description: The single-car garage on the alley has a hipped roof with boxed eaves and beveled siding, matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |  |                                       |
| Contributing Resources:   | 0 | <b>20-21 Del Pizzo, Richard House 1977</b>                                 |                                       |
|   |   | 1560 S.E. Poplar Avenue  | <b>Legal:</b> B20; L22                |
| Non-Contributing Resources:   | 2 | Gary Wong, 1560 S.E. Poplar Avenue, Portland, OR 97214                     |                                       |
|   |   | <b>Contractor:</b> Richard DelPizzo  | <b>Designer:</b> Builders Design Co.  |
|   |   | <b>Style:</b> Minimal Tract  | <b>Non-Contributing:</b> Incompatible |
| <p>Description: This rectangular building has a moderately-pitched gabled roof with minimal eaves and a narrow bargeboard. The hip-roofed porch has been enclosed since its construction with T-1-11 siding and aluminum sliding windows. The rest of the building is sided with horizontal aluminum siding, with some aluminum sliding windows. It has a concrete foundation, and a deep setback from street, incompatible with the rhythm established by the other structures on the block. There are a number of large trees in the front yard, which pre-date the house.</p> <p>Cultural Data: The house was built by Richard DelPizzo Construction Company, and purchased by its present owner, Gary Wong.</p> <p><b>Auxiliary Building:</b> Garage                      1976                      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: The single-car garage on the alley has a low-pitched gable roof and vertically-grooved plywood siding; it is compatible in scale and massing with other buildings on the alley.</p>  |   |  |                                       |

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|---|---|---|--|
| Contributing Resources:   | 2 | <b>20-22 Carter, William A. and Ethel Residence 1909</b>              |  |
|   |   | 1556 S.E. Poplar Avenue   | <b>Legal:</b> B2Q L21                        |
| Non-Contributing Resources:   | 0 | Dennis and Sandra Hardin, 1556 S.E. Poplar Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Unknown  | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman--Prairie Influence                            | <b>Contributing:</b> Primary                 |
| <p>Description: This el-shaped two-story building has a low-pitched hip roof with deep projecting eaves and composition shingles. The one-story entry porch is nestled in the corner of the el, and has a flat roof, with an ornamental wood balustrade on the roof deck; paired boxed wood columns with capitals on paneled piers, a turned wood balustrade, and wood stairs with wrought-iron railings. The windows are primarily banks of six-over-one double-hung wood sashes, with some single one-over-one double-hung windows, and some leaded glass awnings; a two-story square bay window is centered on the front elevation. There are french doors leading to the porch roof deck. The building has bevel siding and a frieze board below the eaves. It has a concrete foundation and basement, and a typical mid-block setback, with a dogwood and some evergreen azaleas and rhododendrons in the yards.</p> <p>Cultural Data: The first owner-residents of this house were William Carter, a principal in the legal firm of Carter and Dufur, his wife, Ethel, and three children.</p> <p><b>Auxiliary Building: Garage 1924 Contributing: Secondary</b></p> <p>Description: The single-car garage on the alley has a low-pitched hipped roof with boxed eaves, and beveled siding with cornerboards; it contributes in scale, mass and detail to the spatial order of the block's alley.</p>   |   |   |  |
| Contributing Resources:   | 0 | <b>20-23 Kelty, Paul and Clara Residence 1912</b>                     |  |
|   |   | 1550 S.E. Poplar Avenue   | <b>Legal:</b> B2Q L18                        |
| Non-Contributing Resources:   | 2 | Judith R. Stewart, 1550 S.E. Poplar Avenue, Portland, OR 97214        |  |
|   |   | <b>Contractor:</b> E.H. Jeter and Sons                                | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman   | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular two-story building has a moderately-pitched, side-facing gable roof with projecting, bracketed eaves and composition shingles. The main elevation has two projecting square bay windows with a double-gable roof that has projecting, bracketed eaves and cornerboards. The full-width hip-roofed porch has projecting eaves with exposed rafters, and a gabled center bay with an enclosed, bracketed pediment. The porch posts and balustrade have been replaced with wrought-iron; the original stairs have been replaced with concrete, with a concrete block balustrade. The windows are typically eight-over-one double-hung wood sashes; the first floor front elevation has large fixed wood sash windows with multiple lights in the upper sashes; the entry door has glazed sidelights. The building has been resided with horizontal aluminum siding; it has a concrete foundation and basement. The combination of porch and siding changes alter the historic character of the house. It has a typical mid-block setback, with shaped shrubs and ornamental flowering plants in the front yard.</p> <p>Cultural Data: The house was built by contractor E.H. Jeter for Paul Kelty, night editor for The Oregonian, who lived here with his wife, Clara.</p> <p><b>Auxiliary Building: Carport c.1978 Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The carport on the alley has a low-pitched gable roof; the alley edge is enclosed with grooved plywood siding, which helps continue the rhythm of walls along the alley, and thus is compatible with other buildings along it.</p> |   |   |  |

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|---|---|--|---------------------------------|
| Contributing Resources:   | 1 | <b>20-24 Smith, F.D. Residence 1905</b>                                |                                 |
|   |   | 1542 S.E. Poplar Avenue  | <b>Legal:</b> B2Q L17           |
| Non-Contributing Resources:   | 1 | Marvin and Darlene Peters, 1542 S.E. Poplar Avenue, Portland, OR 97214 |                                 |
|   |   | <b>Contractor:</b> R.L. Cate   | <b>Designer:</b> Unknown        |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary    |
| <p><b>Description:</b> This two-story rectangular building has a side-facing, moderately-pitched gable roof with projecting eaves and composition shingles; there are two small gable-roofed dormers with projecting eaves and small dentil-like blocks below the molded bargeboards. The full-width hip-roofed porch has truncated boxed wood columns with simple capitals on an enclosed balustrade with an ornamental wood cap; the center bay of the porch is gabled, with large dentil-like blocks below the molded bargeboard, and an enclosed pediment; the porch stairs are concrete. The windows are primarily one-over-one double-hung wood sash windows with eared cornice trim; the first floor front elevation has a bank of narrow double-hung wood sashes; the second story front elevation has a projecting polygonal bay with a double-hung window; the glazed and paneled entry door is flanked by sidelights. The building has narrow beveled siding with cornerboards and a horizontal band board two feet below the eave line on the front elevation. It has a concrete foundation and basement, and a typical mid-block setback with rhododendrons along the front elevation.</p> <p><b>Cultural Data:</b> The house was built by R.L. Cate, a realtor who lived in Ladd's Addition and built several of the earliest houses here, for F.D. Smith, a clerk for Selling Company. In 1907 the house was sold to Eugene Kester, a Canadian-born physician, and his wife, Irene, who apparently had some work done on it in that year by an A.G. Herald. The Kesters had two daughters: Katherine and Minnie.</p> <p><b>Auxiliary Building:</b> Garage                      c.1970                      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p><b>Description:</b> The two-car garage on the alley has a gable roof and wood shingle siding; it is compatible in scale and mass with other buildings on the block's alley.</p> |   |  |                                 |
| Contributing Resources:   | 2 | <b>20-25 McFarland, W.W. House 1922</b>                                |                                 |
|   |   | 1536 S.E. Poplar Avenue  | <b>Legal:</b> B2Q L14           |
| Non-Contributing Resources:   | 0 | Bridget Modhal, 1536 S.E. Poplar Avenue, Portland, OR 97214            |                                 |
|   |   | <b>Contractor:</b> George E. Reed                                      | <b>Designer:</b> George E. Reed |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Secondary  |
| <p><b>Description:</b> This rectangular two-story building has a low-pitched hip roof with projecting eaves, exposed rafters, and composition shingles. There is a small hip-roofed dormer centered on the front elevation. The full-width, hip-roofed porch has projecting eaves and exposed rafters; slender, truncated battered columns on an enclosed balustrade, a wood foundation and concrete stairs with wrought-iron railing. The windows are typically one-over-one double-hung wood sashes; the front elevation has a bank of wide double-hung wood sash windows. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with large shaped shrubs along the front elevation.</p> <p><b>Cultural Data:</b> The house was built by contractor George Reed for W.W. McFarland, who owned the Grand Avenue Restaurant. The house was apparently used as a rental unit, and was later purchased by A.Boyd and Agnes Williams, who lived in Ladd's Addition on Hickory Street.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has a low-pitched hip roof and weatherboard siding matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |  |                                 |

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|-----------------------------|---|--|
| Contributing Resources:     | 0 | <b>20-26 Mackie, David B. and Genevieve Residence 1907</b>   |
| Non-Contributing Resources: | 2 | 1524 S.E. Poplar Avenue <b>Legal: B20; L13</b>   |
|                             |   | George Eighmey and Peter Livingston, 1524 S.E. Poplar Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Unknown <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Arts and Crafts <b>Non-Contributing: Compatible/Historic</b>   |
|                             |   | Description: This two-and-one-half story el-shaped building has a steeply-pitched, side-facing double-gable roof with projecting eaves; the roof extends in a flare on the northwest end of the building to cover the reentrant porch. The front-facing wing has a gable roof with projecting eaves and a gabled square bay window. Windows are primarily one-over-one double-hung wood sash windows, with diamond-paned leaded glass in the upper sashes. There is a small polygonal bay window with a hipped roof on the north elevation, with diamond-paned leaded glass casements. The porch has been altered, with a flat-roofed extension beyond the plane of the building, supported on a rectangular wood post and a vertical slat screen; the front gable end has been altered with a series of metal sash casements and glazing extending to the eave line of the roof; the original siding is covered with asbestos shingles. Window, porch and siding changes significantly affect the building's historic character. The building has a concrete foundation and basement, and a typical mid-block setback. A vertical wood board fence extends from the corner of the front elevation to the front lot line; there are some ornamental shrubs in the front yard, and a brick-paved path leading to the front porch. |
|                             |   | Description: The first owner-resident of this house was Scotland-born David Mackie, manager of the Commercial Investment Company. He lived here with his wife, Genevieve, mother-in-law, Emma Hughes, and a boarder, Lucy Vogler, who worked as a dressmaker.  |
|                             |   | <b>Auxiliary Building: Garage c.1978 Non-Contributing: Compatible/Non-Historic</b>   |
|                             |   | Description: The single-car garage on the alley has a gable roof and masonite shingle siding; it is compatible in scale with other buildings on the block's alley.   |
| Contributing Resources:     | 0 | <b>20-27 Dobson, Charles H. and Mamie Residence 1907</b>   |
| Non-Contributing Resources: | 1 | 1518 S.E. Poplar Avenue <b>Legal: B20; L10</b>   |
|                             |   | Ruth Leines, 1518 S.E. Poplar Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Unknown <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Colonial Revival <b>Non-Contributing: Compatible/Historic</b>  |
|                             |   | Description: This rectangular two-story building has a steeply-pitched side-facing gable roof with projecting eaves, and a front-facing gambrel roof with projecting eaves and a return boxed cornice. The full-width front porch has a hipped roof with boxed eaves and an enclosed balustrade and porch columns. Windows are typically one-over-one double-hung wood sashes; there is a polygonal bay on the northerly elevation with a hipped roof; a small fixed sash window on the front elevation has leaded glass; a pair of double-hung wood sash windows in the center second story front elevation have flanking projecting side walls and a flared hipped roof. The building has horizontal vinyl siding, which has altered the appearance of the window trim, and obscured original porch details. It has a concrete foundation and basement, and a typical mid-block setback, with some mature shrubs around the front elevation. The back yard is partially enclosed with a cyclone fence.   |
|                             |   | Cultural Data: The history of this house is not clear: the lot was sold to Frank Leake in 1905, who sold it one month later to a Charles Short, a printer who did not live in Ladd's Addition. In 1906 the lot was sold to an Alice Rosenbaum, about whom nothing is known; it is believed the house was built while she owned the lot. In 1908 it was sold to a Jean McMath, who leased it to Charles Dobson, manager of Aultman and Taylor Implement Company. Dobson lived here with his wife, Mamie, daughter, Gladys, and a boarder, Ward Basley, a clerk for the Aultman and Taylor Implement Company, for a number of years.   |

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| Contributing Resources:  | 1 | <b>20-28 Johnson, Thurston L. and Belle Residence 1906</b>                    |   |
| Non-Contributing Resources:  | 0 | 1508 S.E. Poplar Avenue   | <b>Legal:</b> B20; L9                             |
|  |   | Douglas and Jill McLane, 12755 S.W. Pacer Dr., Beaverton OR 97005             |   |
|  |   | <b>Contractor:</b> Unknown  | <b>Designer:</b> Unknown                          |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                      |
| <p>Description: This rectangular two-story building has a low-pitched hip roof with deep projecting boxed eaves and composition shingles; a hip-roofed dormer is centered on the front elevation. The full-width hip-roofed porch has boxed eaves; clustered, slender truncated turned columns on sided piers, and a vertical wood slat balustrade, a wood foundation and wood stairs with an iron post railing. Windows are primarily large double-hung wood sashes with cornice trim; there are square bay windows with flared hipped roofs on the side elevations. The building has narrow beveled siding with cornerboards and a narrow frieze board at the cornice line. It has a concrete foundation and basement, and a typical mid-block setback, with some small shrubs along the building edges.</p> <p>Cultural Data: The first owner-resident of this building was Thurston Johnson, a printer for The Oregonian, who lived here with his wife, Belle, and daughter, Jesse, a school teacher.</p>  |   |   |   |
| Contributing Resources:  | 1 | <b>20-29 Firebaugh, William A. Residence 1905</b>                             |   |
| Non-Contributing Resources:  | 1 | 1504 S.E. Poplar Avenue   | <b>Legal:</b> B20; L6                             |
|  |   | Patricia and Forrest E. Davisson, 1504 S.E. Poplar Avenue, Portland, OR 97214 |   |
|  |   | <b>Contractor:</b> R.L. Cate  | <b>Designer:</b> Unknown                          |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                      |
| <p>Description: This rectangular two-story building has a moderately-pitched hipped roof with projecting boxed eaves and composition shingles; a centered gable-roofed dormer on the front elevation has projecting eaves, an ornamental bargeboard and multilight casement windows. The hip-roofed full-width porch has a gabled entry bay with an enclosed pediment and canted frieze board; paired Tuscan columns; an ornamental wood balustrade; wood stairs and foundation. The windows are typically one-over-one double-hung sashes, with a bank of small multilight casements in the center of the second story on the front elevation, and a large fixed wood sash window with double-hung sidelights on the first story. The entry door has multilight sidelights. The building has narrow beveled siding with a frieze board at the cornice, a concrete foundation and basement. It has a typical mid-block setback, with some mature ornamental shrubs on the front and side elevations. The north side yard is enclosed with a wood picket fence.</p> <p>Cultural Data: The house was built by real estate developer R.L. Cate, who developed a number of early Ladd's Addition houses, for William A. Firebaugh, co-owner of the Devlin and Firebaugh travel agency, who lived in the house through 1908. By 1910 the house was purchased by Frank Leverett, a linotype operator for The Oregonian, who lived here with his wife, Maude, and his in-laws, John Handley, a railway clerk, and his wife, Minnie.</p> |   |   |   |
|  |   | <b>Auxiliary Building: Garage</b>   | <b>1924 Non-Contributing: Compatible/Historic</b> |
| <p>Description: The two-car garage on the alley has a gable roof and shiplap siding; gable ends have been covered with plywood and the building is in poor condition; it is compatible in scale with other buildings on the block's alley.</p>   |   |   |   |



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Contributing Resources:	1	20-30 Rutledge's Seed and Fertilizer Company 1926
Non-Contributing Resources:	0	1846-1854 S.E. Hawthorne Boulevard      Legal: B2Q L5
		Anna Leedy c/o Lawrence Cantin, 1852 S.E. Hawthorne Blvd., Portland, OR 97214

Contractor: L.L. Hickock

Designer: Unknown

Style: Early Commercial

Contributing: Secondary

Description: This one-story reinforced concrete building has an irregular plan, and a flat roof with a front sculpted parapet. The building is faced with brick, with a reticulated brick pattern in the cornice above the transoms. It consists of a sequence of structural bays with brick-faced piers and large glazed fixed storefront windows with original metal mullions, and original multi-light, transomed recessed entry doors in the centers of some bays. The original multi-light wood sash transoms are visible, and run above the storefront windows between the piers. The building has an original brick chimney pot at the south end. The building footprint runs to the edge of all lot lines; the easterly elevation is stuccoed, with original multi-light metal sash windows at located irregular intervals along the facade. The building is virtually unaltered.

Cultural Data: The building was constructed by building contractor L.L. Hickock for Luther H. Hamilton, a physician who lived several blocks east of Ladd's Addition. Hamilton was also the original owner of the store building at 1312-34 S.E. Hawthorne Boulevard. In or around 1930 Rutledge's Seed and Fertilizer Company, which has been operating in Portland for over 100 years, moved to this building and has continued to operate in it to the present day.

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**BLOCK 21**

**Northeast Quadrant**

Total Resources: 54  
Contributing: 26  
Non-Contributing: 28

Form:  
Trapezoid

**Street Boundaries:**

S.E. 20th Avenue  
S.E. Locust Avenue  
S.E. Hazel Street  
S.E. Elliott Avenue

Block 21 is located in the northeast corner district; it helps form a gate at the intersection of Hawthorne Boulevard and Elliott Avenue. The two-story 1926 combined commercial and apartment building on the northermost lot serves as a transition between the commercial development along Hawthorne and the primarily residential nature of the district. In addition to the commercial building, there are four duplexes, one of which is a later conversion, and twenty-six single-family residences, most of which were built on speculation by contractors. The block has nine houses dating to the primary period of development, spaced irregularly along both sides of the block; most are built in the Craftsman style. The fifteen houses built during the secondary historic period are a mixture of bungalows and period revivals. The lots are raised several feet above street grade and have concrete steps along the front lot line leading to entry paths; the change in grade and the typical mid-block setback shared by most buildings gives both sides of the block some unity, although there is great variety in massing, scale and stylistic details. There are seven buildings post-dating the historic period, several of which do not conform to typical setbacks. Most buildings are in good to excellent condition. Seven of the twenty-four major historic buildings have been altered to the extent of losing their integrity; three of the ten historic auxiliary buildings have lost their integrity.

Contributing Resources: 0  
Non-Contributing Resources: 1

**21-01 Reiner, Frank House 1925**

1615 S.E. 20th Avenue

**Legal:** B21: T.L. 1 L7

Clifford and Jean Parson, 2415 N.E. 58th Avenue, Portland, OR 97213

**Contractor:** Frank Reiner

**Designer:** Unknown

**Style:** Bungalow

**Non-Contributing:** Compatible/Historic

**Description:** This one-and-one-half story building has undergone a number of alterations, and is presently being renovated. It has a jerkinhead gable roof and minimal boxed eaves. There is a small rectangular wing on the westerly elevation, with a bellcast shed roof, added c. 1940. The reentrant entry porch on the northeast corner of the building has a semi-circular, shingled arched opening on the northerly end; other features have been altered. The windows are a combination of vinyl-clad wood sash casements and one-over-one double hung vinyl-clad wood sashes, all replacing original windows. There is a small shed-roofed dormer on the easterly elevation, probably a later addition, and there are two polygonal bay windows with vinyl-clad replacement fenestration. The building has wood shingle siding, and a new concrete foundation. It is sited at the northeasterly end of the block on a triangular lot, with several trees irregularly spaced on it.

**Cultural Data:** The house and the one next door were built on speculation by carpenter Frank Reiner, and were used as rental units. In 1926 the tenants were Barney Perlman, a salesman, and his wife, Minnie.

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| Contributing Resources:  | 1 | <b>21-02 Reiner, Frank House 1924</b>                                 |  |
|  |   | 1627 S.E. 20th Avenue   | <b>Legal:</b> B21: T.L. 2 L7                 |
| Non-Contributing Resources:  | 1 | Edward S. Huggett, 1627 S.E. 20th Avenue, Portland, OR 97214          |  |
|  |   | <b>Contractor:</b> Frank Reincr                                       | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Twentieth Century Colonial                              | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with minimal boxed eaves, a boxed return cornice and composition shingles. There are two small gable-roofed dormers with boxed eaves on the front elevation. A single-bay gable-roofed entry porch with a segmental-arched pediment, boxed eaves, return boxed cornice, Tuscan columns and a concrete stoop is centered on the front elevation.. The windows are primarily eight-over-one double-hung wood sashes; the recessed entry door has glazed sidelights, and is flanked by two large twelve-over-one double-hung wood windows. The building has been sided with horizontal aluminum siding, which has obscured the window trim, and adversely affected the building's historic character. It is located at the northeasterly end of the block, on an irregularly shaped lot; the footprint is parallel to the street. The entry path to the porch is lined with a low hedge, and there are several large evergreen shrubs and camellias at the building corners.</p> <p><b>Cultural Data:</b> The house and the one next door were built on speculation by carpenter Frank Reiner, and were used as rental units. In 1925 the tenants were Frank Gillespie, a manager of Carbon Coal Company, and his wife, Estelle.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has an eaveless gable roof with weatherboard siding, original doors and windows; it contributes in scale, mass and detail to the spatial order of the block's alley.</p>  |   |   |  |
| <hr/>  |   |   |  |
| Contributing Resources:  | 1 | <b>21-03 Clements, William M. Residence 1922</b>                      |  |
|  |   | 1711 S.E. Locust Avenue   | <b>Legal:</b> B21: L8                        |
| Non-Contributing Resources:  | 1 | David and Patricia Davis, 1711 S.E. Locust Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> William Clements                                   | <b>Designer:</b> W.R. Wittenberg             |
|  |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This one-and-one-half story rectangular bungalow has a side-facing, moderately-pitched gable roof with minimal boxed eaves and composition shingles; a large shed-roofed dormer is centered on the front elevation. The roof extends to cover the veranda, altered in 1966: the porch now has a concrete foundation and stairs, wrought-iron posts and railings, and an arched tie beam, now surfaced with asbestos shingles. The windows are primarily pairs of one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has two large double-hung windows, with rectilinear lights in the upper sashes, flanked by narrow double-hung sidelights; there is a square bay window with a shed roof on the northerly elevation. The building is sided with asbestos shingles, and has a concrete foundation and basement. The combination of porch and siding changes has adversely affected the building's historic character. It has a typical mid-block setback, with a vertical board fence enclosing the back yard and some shaped shrubs around the front elevation.</p> <p><b>Cultural Data:</b> The house was built by William Clements, a painter and carpenter, who live here with his wife, Emily, a Baptist Church deaconess, and children Calvin and Matilda. Clements built six other residential buildings in Ladd's Addition on speculation, some of which he moved into after completion.</p> <p><b>Auxiliary Building:</b> Garage                      1923                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley, moved to the alley edge in 1957, has a gable roof and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |  |

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| Contributing Resources:  | 1 | <b>21-04 Thornton, Oliver and Nellie Residence 1909</b>                |  |
|  |   | 1719 S.E. Locust Avenue  | <b>Legal:</b> B21: L11                           |
| Non-Contributing Resources:  | 0 | Mark and Catheryn Cushing, 1719 S.E. Locust Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Robert Beat   | <b>Designer:</b> Unknown                         |
|  |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                     |
| <p>Description: This large two-story rectangular building has a steeply-pitched gable roof with projecting eaves, a wide bargeboard, jigsaw brackets, exposed jigsaw rafters and composition singles; there are two large wall dormers on the side elevations with gabled roofs, projecting eaves and jigsaw brackets. The full-width front porch has a shed roof with ornamental jigsaw brackets, an ornamental boxed tie beam, slender battered columns with simple capitals and bases, and an enclosed balustrade and wood stairs. The windows are primarily double-hung wood sashes, with multiple lights in the upper sashes; the second and attic story windows on the front elevation have shed-roofed, bracketed awnings with ornamental exposed rafters; there are shed-roofed square bay windows on the side elevations. The building has beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with some flowering shrubs along the southerly lot line.</p> <p>Cultural Data: This house was built for Oliver Thornton, a traveling salesman, and his wife, Nellie, by building contractor Robert Beat, who also built 1801 Locust on this block. Thornton later served as a Multnomah County Court clerk; he died in 1938.</p> |   |  |  |
| Contributing Resources:  | 0 | <b>21-05 Wersh, Jack House 1952</b>                                    |  |
|  |   | 1729 S.E. Locust Avenue  | <b>Legal:</b> B21: L12                           |
| Non-Contributing Resources:  | 1 | Mickely Vigna, 1729 S.E. Locust Avenue, Portland, OR 97214             |  |
|  |   | <b>Contractor:</b> Jack Wersh  | <b>Designer:</b> Unknown                         |
|  |   | <b>Style:</b> Minimal Tract--Ranch Influence                           | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: This el-shaped one-story building has a low-pitched hip roof with projecting boxed eaves and composition shingles. It has a reentrant porch in the corner of the el, with a concrete stoop, stairs and a wrought-iron railing. The windows are a combination of large fixed wood sash windows, and one-over-one double-hung wood sashes. The building has red brick veneer siding, with some aluminum horizontal siding on the side and rear elevations. It has a concrete foundation, and a typical mid-block setback, with some shaped evergreen and flowering shrubs around the building edges. The one-story garage is attached to the rear of the building.</p> <p>Cultural Data: The house was built by contractor Jack Wersh, and used as a rental unit. The tenant in 1953 was Jack Vigna.</p>   |   |  |  |

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| Contributing Resources:  | 2 | <b>21-06 Wolff, Fritz and Maxie Residence 1909</b>                      |  |
| Non-Contributing Resources:  | 0 | 1735 S.E. Locust Avenue   | <b>Legal:</b> B21: L15                           |
|  |   | James and Kathleen Coleman, 1735 S.E. Locust Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> H.L. Camp and Company                                | <b>Designer:</b> A. Lowe DuPuy                   |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary                     |
| <p>Description: This two-story rectangular building has a moderately-pitched hipped roof with projecting eaves, exposed ornamental rafters and composition shingles; a gable-roofed dormer with exposed ornamental rafters is centered on the front elevation. The single-bay gable-roofed entry porch has exposed ornamental rafters, a wide bargeboard with ornamental end cuts, exposed purlins with ornamental ends, truncated boxed columns on sided piers, and wood stairs; a wrought-iron railing has replaced the original balustrade. The windows are primarily double-hung wood sashes, with varying numbers of multiple lights in the upper sashes and cornice trim; the front elevation has a large slipsash double-hung window with multilight double-hung sidelights; a square bay window on the southerly elevation has transomed casements and a hipped roof. The building is sided with asbestos shingles, which does not significantly alter its historic character, and has a concrete foundation and basement. It has a typical mid-block setback, with some flowering shrubs in the frontyard, and a chain link fence on the southerly lot line.</p> <p>Cultural Data: The house was built by the design-build firm, H.L. Camp and Company; the principals were H.L. Camp, a contractor, and A. Lowe Dupuy, an architect. This house was built for German-born Fritz Wolff, who founded and operated Phoenix Iron Works, the first extensive iron works company in Portland, which produced iron for war ships, water pipes, and penitentiary cells. Wolff lived here with his wife, Maxie, who was born in Denmark, and his son, Carl, a machinist for the railroad, and daughter, Frieda, an office clerk.</p> <p><b>Auxiliary Building: Garage</b> <b>c.1915</b> <b>Contributing: Primary</b></p> <p>Description: The single-car garage on the alley has a gable roof, beveled siding and brackets in the gable ends; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |  |
| Contributing Resources:  | 0 | <b>21-07 Kenisel, Norman Duplex 1962</b>                                |  |
| Non-Contributing Resources:  | 2 | 1743-1745 S.E. Locust Avenue  | <b>Legal:</b> B21: L16                           |
|  |   | John and Paula Wong, 3805 N.W. 166th Drive, Portland, OR 97006          |  |
|  |   | <b>Contractor:</b> Fromme and Fromme                                    | <b>Designer:</b> Unknown                         |
|  |   | <b>Style:</b> Contemporary  | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: This rectangular one-story building has a low-pitched, front-facing gable roof with minimal boxed eaves and composition shingles; the veranda is formed by an extension of the roof on exposed purlins, and cantilevers out over the concrete porch floor. The balustrade is formed by patterned concrete block between roman brick piers. The unit entries from the porch flank a centered roman brick chimney. Windows are a combination of aluminum fixed and sliding sashes. The building has horizontal board siding, and a concrete foundation. It has a shallow setback from the street, with some small shrubs along the front elevation.</p> <p>Cultural Data: The duplex--and its "twin" on this block, 1620-22 S.E. Elliott-- were built on speculation by contractors Fromme and Fromme. This building was sold to Norman Kenisel, who did not live in it.</p> <p><b>Auxiliary Building: Garage</b> <b>1962</b> <b>Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The two-car garage on the alley has a gable roof, weatherboard siding, and an attached open carport; it is compatible with the scale of other buildings on the alley.</p>   |   |   |  |

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|---|---|--|
| Contributing Resources:   | 1 | <b>21-08 Michos, Thomas and Myrtle Residence 1928</b>                            |
|   |   | 1801 S.E. Locust Avenue <b>Legal:</b> B21: L19                                   |
| Non-Contributing Resources:   | 1 | <b>Gim C. and Ngan S. Wong, 1801 S.E. Locust Avenue, Portland, OR 97214</b>      |
|   |   | <b>Contractor:</b> Robert Beat <b>Designer:</b> Unknown                          |
|   |   | <b>Style:</b> Twentieth Century Norman Farmhouse <b>Contributing:</b> Secondary  |
| <p>Description: This rectangular one-and-one-half story building has a steeply-pitched side-facing gable roof with boxed eaves, a boxed return cornice and composition shingles. The north corner of the front elevation has a polygonal one-story entry vestibule with a conical, boxed eave roof, and a round-arched archivolt entry door; the porch has a concrete stoop and steps, and there is an aluminum awning over the door. The front elevation has a centered square bay window with a steeply-pitched gabled roof that has projecting eaves and an ornamental jigsaw bargeboard; the fixed multi-light window on the bay has round-arched archivolt wood trim and ornamental wrought-iron grillework at the sill. Windows are primarily one-over-one double-hung wood sashes; there are narrow casements on the front elevation with leaded, diamond-paned glazing. The building is stuccoed, and has a concrete foundation and basement. There is a one-story wing at the rear of the building. It has a typical mid-block setback, with flowering shrubs along the front elevation and a low hedge along the southerly lot line.</p> <p>Cultural Data: The house was built by contractor Robert Beat on speculation, and sold by 1929 to owner-residents Thomas Michos, owner of the Dependable Restaurant, and his wife, Myrtle. Beat also built 1719 Locust on this block.</p> <p><b>Auxiliary Building: Garage      1928      Non-Contributing: Compatible/Historic</b></p> <p>Description: The single-car garage on the alley has a flat roof with stucco siding; the door has been altered. It is compatible in scale and massing to other buildings on the block's alley.</p> |   |  |
| Contributing Resources:   | 1 | <b>21-09 Hamar, Bruce D. and Stella Residence 1922</b>                           |
|   |   | 1813 S.E. Locust Avenue <b>Legal:</b> B21: L20                                   |
| Non-Contributing Resources:   | 1 | <b>Glenda Helmke, 1813 S.E. Locust Avenue, Portland, OR 97214</b>                |
|   |   | <b>Contractor:</b> Wesley A. Rigdon <b>Designer:</b> D. Bruce Hamar              |
|   |   | <b>Style:</b> Bungalow--English Cottage Influence <b>Contributing:</b> Secondary |
| <p>Description: This rectangular one story bungalow has a moderately-pitched gable roof with projecting eaves and composition shingles rolled over the roof edge to form a simulated thatching look; there is a shed-roofed dormer on the front elevation, which was widened in 1938. The single-bay gable-roofed porch has simulated thatching along the roof edge, an enclosed pediment, boxed and paneled battered columns, and a concrete foundation. The windows are primarily one-over-one double-hung wood sashes; a fixed window on the front elevation has multiple lights in the upper sash; there are square bay windows with shed roofs on the side elevations. The building has aluminum siding, which has not significantly altered its historic character, a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs and flowering plants on the front and sides of the building, and a low hedge flanking the paved entry path. A chain link fence encloses part of the back yard.</p> <p>Cultural Data: The house was built by carpenter Wesley Rigdon for D. Bruce Hamar, a clerk, and his wife, Stella.</p> <p><b>Auxiliary Building: Garage      1978      Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The single-car garage on the alley has a gable roof and horizontal vinyl siding; it is compatible in scale and massing with other buildings on the block's alley.</p>   |   |  |

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| Contributing Resources:  | 1 | <b>21-10 Scholl, Fred and Fanny Residence 1916</b>                  |  |
|  |   | 1819 S.E. Locust Avenue   | <b>Legal:</b> B21:L23                            |
| Non-Contributing Resources:  | 1 | Clyde and Helen Putnam, 1819 S.E. Locust Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Fred Houk  | <b>Designer:</b> Fred Houk                       |
|  |   | <b>Style:</b> Colonial Revival                                      | <b>Non-Contributing:</b> Compatible/Historic     |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched cross-gambrel roof with boxed eaves and a return boxed cornice. The original veranda was enclosed in 1956, forming a reentrant porch on the north corner of the front elevation, with a concrete foundation and stairs, brick planter balustrade and pipe railing, and a single wrought-iron column which replaced the original support; the first floor window, added when the porch was enclosed, is a fixed wood sash window with multiple lights with a horizontal emphasis. The porch change affects the historic character of the building. The windows are primarily double-hung wood sashes; there is a bank of multi-light casements on the front second story, with a window box below; a square bay window on the north elevation is nestled beneath the boxed eaves. The building has wood shingles siding on the gambrel ends, and weatherboard siding on the first story. It has a concrete foundation and basement, and a typical mid-block setback, with mature trees, shrubs and vines in the front and side yards; a cyclone fence encloses part of the southerly side yard.</p> <p><b>Cultural Data:</b> The house was built by contractor-architect Fred Houk. The first owners were Fred Scholl, a clerk for the Oregon and Washington Railway and Navigation Company, and his wife, Fanny.</p> <p><b>Auxiliary Building:</b> Garage                      1916                      <b>Contributing:</b> Primary</p> <p><b>Description:</b> The single-car garage on the alley has a gable roof with weatherboard siding, matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |  |
| Contributing Resources:  | 0 | <b>21-11 Lemma, Frank and Irma Residence 1947</b>                   |  |
|  |   | 1823 S.E. Locust Avenue   | <b>Legal:</b> B21:L24                            |
| Non-Contributing Resources:  | 2 | Yvonne R. Ennis, 1823 S.E. Locust Avenue, Portland, OR 97214        |  |
|  |   | <b>Contractor:</b> Narcisco Simonatti                               | <b>Designer:</b> Unknown                         |
|  |   | <b>Style:</b> Twentieth Century English Cottage                     | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p><b>Description:</b> This el-shaped one-and-one-half story house has a moderately-pitched gable roof with minimal boxed eaves and composition shingles. The front-facing gable-roofed wing has boxed eaves, and a single-bay gabled entry vestibule with brick veneer, with a recessed doorway--sheltered by an aluminum canopy-- a concrete stoop, and wrought-iron railing. The front wing has a semi-round arched wood sash casement window with multiple lights in the upper story, and a large fixed glass wood sash window with horizontally-emphasized muntins in the first story. The rest of the windows are primarily one-over-one double-hung wood sashes. The gable ends have wood shingle siding; the first story has horizontal beaded board siding. It has a concrete foundation and basement, and a typical mid-block setback. The front yard has shaped hedges and ornamental shrubs around the building edges.</p> <p><b>Cultural Data:</b> The house was built for Frank Lemma and his wife by contractor Narcisco Simonatti, who erected a number of houses in Ladd's Addition between 1928 and the late 1950s.</p> <p><b>Auxiliary Building:</b> Garage                      1947                      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p><b>Description:</b> The single-car garage on the alley has a gable roof, shingles in the gable ends, and siding matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |   |  |

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|-----------------------------|---|--|
| Contributing Resources:     | 1 | <b>21-12 Hogue, Nelson W. and Valma Residence 1927</b>   |
|                             |   | 1825 S.E. Locust Avenue <b>Legal: B21: L27</b>   |
| Non-Contributing Resources: | 1 | Pearl M. Jefferies, 1825 S.E. Locust Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Nelson W. Hogue <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Twentieth Century Norman Farmhouse <b>Contributing:</b> Secondary  |
|                             |   | Description: This one-and-one-half story el-shaped building has a moderately-pitched cross-gable roof with minimal eaves; the front facing wing has a gable-roofed, partially enclosed entry porch with a semi-round arched opening and a semi-round arched small window on the front elevation; the porch eaves sweep down to the south. Windows are primarily six-over-one double-hung wood sashes; the glazing in the second story front-facing wing has been altered. The building has aluminum siding over the original cladding material. It has a concrete foundation and basement and a typical mid-block setback, with ornamental shrubs around the building edge and in the front yard; the concrete entry path has been painted blue.   |
|                             |   | Cultural Data: The house was built by carpenter Fred Hogue for relatives Nelson and Valma Hogue. Nelson was a streetcar operator.  |
|                             |   | <b>Auxiliary Building: Garage 1928 Non-Contributing: Compatible/Historic</b>   |
|                             |   | Description: The single-car garage on the alley has a gable roof with vertical boards with scalloped ends in the gable ends, and weatherboard siding; the doors have been altered.   |
| Contributing Resources:     | 0 | <b>21-13 Blanchard, James and Mary Residence 1929</b>  |
|                             |   | 1845 S.E. Locust Avenue <b>Legal: B21: L28</b>   |
| Non-Contributing Resources: | 2 | Jan and Carol Vreeland, 1845 S.E. Locust Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Hansen Construction Company <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Minimal Tract <b>Non-Contributing: Compatible/Historic</b>   |
|                             |   | Description: This rectangular building has a moderately-pitched gable roof with minimal eaves and composition shingles. A small concrete stoop has concrete stairs and wrought-iron railings, and a gable-roofed overdoor supported by wrought-iron posts. There are a variety of double-hung wood sash windows, with multiple lights in the upper sashes; the front elevation has an eight-over-eight window on the first story. It has horizontal vinyl siding, a concrete foundation and basement. The siding and porch alterations adversely affect the historic character of the building. The foundation on the front elevation has been surfaced with brick veneer and has an attached brick planter bed. It has a typical mid-block setback, with some ornamental perennials and annuals and some flowering shrubs in the front yard. The back yard is enclosed with a chain link fence. |
|                             |   | Cultural Data: The Hansen Construction Company built this house for James Blanchard, a boatman, and his wife, Mary.  |
|                             |   | <b>Auxiliary Building: Garage 1929 Non-Contributing: Compatible/Historic</b>   |
|                             |   | Description: The two-car garage on the alley has a gable roof and horizontal vinyl siding.   |



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|-----------------------------|---|--|
| Contributing Resources:     | 1 | <b>21-14 Cecchini, A.C. and Anna Residence 1928</b>  |
| Non-Contributing Resources: | 0 | 1851 S.E. Locust Avenue Legal: B21: L31  |
|                             |   | Vivian Johnson, 1851 S.E. Locust Avenue, Portland, OR 97214  |
|                             |   | Contractor: Narcisco Simonatti Designer: Unknown   |
|                             |   | Style: Bungalow--English Cottage Influence Contributing: Secondary   |
|                             |   | Description: This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves and a return boxed cornice; the composition shingles are rolled over the eave edges to simulate thatching. There is a small gable-roofed dormer with a return boxed cornice on the front elevation. The single-bay, front-facing gable-roofed porch has an enclosed pediment, projecting eaves with a return boxed cornice and a sided balustrade and porch columns. Windows are primarily double-hung wood sashes, with rectilinear lights in the upper sashes; the front elevation has a large fixed wood sash window with a geometric light pattern in the upper fourth; square bay windows on the north and south elevations have gable-roofs with return boxed cornices. The building is now sided with horizontal aluminum boards, which has not significantly affected its historic character; it has a concrete foundation and basement. It is located at the south end of the block, at the intersection of Locust Avenue and Hazel; there are a number of mature flowering shrubs and some small trees along the front and side elevations. There is an attached one-story garage on the westerly elevation. |
|                             |   | Cultural Data: This house was built for A. Constantino Cecchini, owner of the Montecatini Restaurant and the New Italian Importing Company, by Narcisco Simonatti, who built a number of houses in Ladd's Addition, primarily in the 1940s and '50s. Simonatti built two other houses for Cecchini in Ladd's Addition, located in Block 20.  |
| Contributing Resources:     | 1 | <b>21-15 Davis, Walter and Estella G. Residence 1924</b>   |
| Non-Contributing Resources: | 0 | 1821 S.E. Hazel Street Legal: B21: L29, exc N 10'/Se 48'; Se 48' L30   |
|                             |   | Gary P. Lacher, 1821 S.E. Hazel Street, Portland, OR 97214   |
|                             |   | Contractor: Estelle B. Evans Designer: Estelle B. Evans  |
|                             |   | Style: Bungalow Contributing: Secondary  |
|                             |   | Description: This square one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, composition shingles and bracketed gable ends. The single-bay, centered porch has a low-pitched jerkinhead gable roof with deep, projecting eaves, an enclosed pediment with cornice and frieze board, Tuscan columns, a concrete foundation and concrete stairs. The entry door is slightly recessed from the building plane; it is glazed, with a rectilinear light pattern, and has sidelights with rectilinear muntin and mullion patterns. Most of the windows are double-hung wood sashes, with cornice trim; the front elevation has two large, fixed wood sash windows with cornice trim. The building has weatherboard siding, a concrete foundation and basement. It is located at the south end of the block on a rectangular lot, with some juniper bushes and flowering shrubs in the front yard and in wood planter boxes near the front elevation. There is an attached patio-carport with a shed roof on the rear of the house.  |
|                             |   | Cultural Data: This house was built by contractor-developer Estelle B. Evans for Walter Davis; she lived here with Davis in the late 1920s. Evans built a number of houses in Ladd's Addition in the late 1920s.   |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 1 | <b>21-16 Davis, Walter R. Duplex 1924</b><br>1742-1744 S.E. Elliott Avenue   | Legal: B21: L30   |
| Non-Contributing Resources: | 0 | Lyndon Bradshaw, 3429 N.E. 129th Avenue, Portland, OR 97230<br><b>Contractor:</b> Estelle B. Evans<br><b>Style:</b> Twentieth Century Colonial | <b>Designer:</b> Estelle B. Evans<br><b>Contributing:</b> Secondary |
- Description: This rectangular one-and-one-half story duplex has a moderately-pitched gable roof with projecting boxed eaves, composition shingles, and a return cornice. Unit entry doors are located at opposite ends of the front elevation, with gabled overdoors on large wood consoles sheltering concrete stoops with concrete stairs and wrought-iron railings. There is a large, shed-roofed dormer centered on the front elevation with small casement windows with ornamental arched lights in the upper part of the sashes. The windows are primarily vertical four-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows with arched multiple lights in the upper sashes, cornice trim and narrow sidelights. The building has beveled siding, a concrete foundation and basement. The garages, with original paneled and glazed swinging doors are located at the basement level of the building on the front elevation; the concrete balustrade of the porch stairs form retaining walls to allow access to the garages. The building is located at the south end of the block, at the intersection of Hazel and Elliott Avenue.
- Cultural Data: The duplex was built for Walter Davis by contractor-developer Estelle B. Evans, who built a number of buildings in Ladd's Addition in the 1920s, including the house next door. She lived in one of the units in this building until 1929, when she moved to 1821 Hazel.
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|-----------------------------|---|--|---|
| Contributing Resources:     | 2 | <b>21-17 Evans, Estelle B. House 1924</b><br>1736 S.E. Elliott Avenue  | Legal: B21: L29   |
| Non-Contributing Resources: | 0 | Stacy P. and Judy K. Choy, 1736 S.E. Elliott Avenue, Portland, OR 97214<br><b>Contractor:</b> Estelle B. Evans<br><b>Style:</b> Bungalow | <b>Designer:</b> Estelle B. Evans<br><b>Contributing:</b> Secondary |
- Description: This rectangular one-and-one-half story building has a gable roof with projecting eaves, exposed rafters and composition shingles; there is a shed-roofed dormer with exposed rafters and sliding aluminum windows on the front elevation; the window alterations do not significantly affect its historic character. The single-bay gable-roofed porch has projecting eaves, exposed rafters, and a wide, ornamental bargeboard; an enclosed pediment with cornice and frieze boards; battered boxed columns with capitals and bases; a concrete foundation, concrete stairs and a wrought-iron balustrade. The windows are primarily double-hung wood sashes, with multiple lights in the upper sashes; the front elevation has a large fixed sash wood window with multiple lights in the upper sash, and cornice trim; there is a rectangular bay window on the north, with a shed roof. The building has beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with shaped ornamental flowering shrubs around the front porch, and a chain link-enclosed back yard.
- Cultural Data: The house was built on speculation by contractor-developer Estelle B. Evans, who built a number of buildings in Ladd's Addition, and who lived on this block for a number of years (see 1742-44 and 1821 Hazel). The house served as a rental unit.
- Auxiliary Building: Garage 1924 Contributing: Secondary**
- Description: The single-car garage on the alley has a flat roof with a crenelated parapet, and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.

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|---|---|---|--|
| Contributing Resources:   | 1 | <b>21-18 Hibbs, John D. and Emma Residence 1908</b>                             |  |
|   |   | 1726 S.E. Elliott Avenue  | <b>Legal:</b> B21: Sw 10' L25; L26               |
| Non-Contributing Resources:   | 1 | Donna Evernden, 1726 S.E. Elliott Avenue, Portland, OR 97214                    |  |
|   |   | <b>Contractor:</b> Thomas Vigars  | <b>Designer:</b> Thomas Vigars                   |
|   |   | <b>Style:</b> Craftsman Bungalow  | <b>Contributing:</b> Primary                     |
| <p>Description: This rectangular one-and-one-half story building has a moderately-pitched gable roof with deep, projecting eaves, exposed ornamental purlins, and large return cornices. An overscaled pedimented gable dormer is centered on the front elevation, with deep, projecting eaves and exposed ornamental purlins. The veranda has a wide cornice board, slender Tuscan columns on an enclosed balustrade, and concrete stairs. The windows are primarily one-over-one double-hung sashes, with cornice trim; the front first story elevation has a large, transomed fixed sash window with transomed sidelights; the paneled and glazed entry door has glazed sidelights. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with some scattered flowering shrubs around the building edges.</p> <p>Cultural Data: This house was built on speculation by Thomas Vigars, a real estate dealer who lived in Ladd's Addition and built over two dozen early houses here. It was sold to a George and Nora Rogers in 1909. They sold it nine months later to John D. and Emma Hibbs who lived in the house for ten years. Hibbs was assistant manager of the Newberg Brick and Tile Company.</p> <p><b>Auxiliary Building: Garage 1987 Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The two-car garage on the alley has horizontal lapped siding and a gable roof; it is compatible in scale, mass and detail with other buildings on the block's alley.</p> |   |   |  |
| Contributing Resources:   | 0 | <b>21-19 Simonatti, Narcisco Duplex 1943</b>                                    |  |
|   |   | 1716-1718 S.E. Elliott Avenue   | <b>Legal:</b> B21: Sw 15.5' L22; Ne 30' L25      |
| Non-Contributing Resources:   | 2 | Richard and Loretta Sears, and Susan Gray, 3935 S.E. Cooper, Portland, OR 97202 |  |
|   |   | <b>Contractor:</b> Narcisco Simonatti   | <b>Designer:</b> Unknown                         |
|   |   | <b>Style:</b> Minimal Tract   | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: This T-shaped one-and-one-half story building has a moderately-pitched gable roof with minimal eaves; the front-facing gabled wing is an entry vestibule, with cantilevered edges forming a roof over the small concrete stoops leading to the entry doors. The windows are varying sizes of one-over-one double-hung wood sash windows, with muntins dividing the lights in a horizontal emphasis. There are some fixed wood sash and wood casement windows with horizontal lights. The building has weatherboard siding, with wood shingles in the side gable ends. It has a concrete foundation and basement and a typical mid-block setback, with some shrubs along the front elevation.</p> <p>Cultural Data: The duplex was built on speculation by Narcisco Simonatti, a contractor who built a number of houses in Ladd's Addition between 1928 and the late 1950s.</p> <p><b>Auxiliary Building: Garage 1943 Non-Contributing: Compatible/Non-Historic</b></p> <p>Description: The single-car garage on the alley has a gable roof and weatherboard siding.</p>  |   |   |  |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>21-20 Simonatti, Narcisco House 1943</b>  |   |
|                             |   | 1706 S.E. Elliott Avenue   | <b>Legal:</b> B21: Sw 20' L21; Ne 24.5' L22           |
| Non-Contributing Resources: | 2 | William and Patricia Axelson, 1706 S.E. Elliott Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Narcisco Simonatti  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Minimal Tract  | <b>Non-Contributing:</b> Compatible/Non-Historic      |
|                             |   | Description: This el-shaped one-and-one-half story building has a moderately-pitched gable roof with minimal eaves and composition shingles. The reentrant porch has a small concrete stoop and concrete stairs. Windows are primarily one-over-one double-hung wood sashes. The building is sided with weatherboard, and has a concrete foundation and basement. It has a typical mid-block setback, with some hedges and flowering shrubs along the building edges, and a chain link-enclosed back yard.   |   |
|                             |   | Cultural Data: The house was built on speculation by Narcisco Simonatti, a building contractor who constructed a number of buildings in Ladd's Addition between 1928 and the late 1950s. In the late 1940s it was purchased by Albert Dierick, a painter, and his wife, Jean.  |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1942 Non-Contributing: Compatible/Non-Historic</b> |
|                             |   | Description: The single-car garage on the alley has a gable roof and weatherboard siding; it is compatible with the scale of of the buildings on the block's alley.  |   |
| Contributing Resources:     | 2 | <b>21-21 Evans, Robert and Marian Residence 1910</b>   |   |
|                             |   | 1646 S.E. Elliott Avenue   | <b>Legal:</b> B21: Sw 30' L18; Ne 20' L21             |
| Non-Contributing Resources: | 0 | Edward Palmer, 1646 S.E. Elliott Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Thomas Vigars   | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                          |
|                             |   | Description: This square two-and-one-half story building has a moderately-pitched gable roof with deep projecting, flared eaves, overscaled return cornices, bracketed gable ends, and composition shingles; there are paired ornamental brackets below the eaves on the front elevation. A hip-roofed dormer with deep, projecting eaves, paired ornamental brackets, and a bank of small multi-light casements is centered on the front elevation. The veranda has paired, truncated boxed columns on sided piers, an enclosed balustrade, and concrete stairs. The windows are primarily twelve-over-one double-hung wood sash windows, with cornice trim; two multi-light casement windows centered on the front elevation lead to a small balcony with an enclosed balustrade topped with short vertical balusters. The building has narrow beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with two large rhododendron bushes at the building corners, and side and back yards enclosed with a vertical wood slat fence. |   |
|                             |   | Cultural Data: The house was built for Maryland-born Robert Evans, proprietor of Portland Livery, and his wife, Marian, by real estate dealer Thomas Vigars, who developed over two dozen early houses in Ladd's Addition. The Evans had a servant, Lydia Marsh, living with them.   |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1931 Contributing: Secondary</b>                   |
|                             |   | Description: The two-car garage on the alley has a gable roof with return cornices, beveled siding, with wood shingles in the gable ends, and original wood sliding doors; it contributes in scale, mass and details to the spatial order of the block's alley.  |   |

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Contributing Resources:	2	<b>21-22 Rich, David L. and Florence Residence 1913</b>
Non-Contributing Resources:	0	1636-1638 S.E. Elliott Avenue
		<b>Legal:</b> B21: L17; Ne 10' L18
		John Dobridge and Sherill Curtis-Dobridge, 1636 S.E. Elliott Ave., Portland, OR 97214
		<b>Contractor:</b> Thomas Vigars
		<b>Designer:</b> Unknown
		<b>Style:</b> Craftsman
		<b>Contributing:</b> Primary

**Description:** This two-and-one-half story rectangular building has a moderately-pitched, front-facing, pedimented gable roof with deep projecting eaves and exposed decorative purlins; there are pedimented, gable-roofed dormers on the side elevations. A partial, semi-enclosed veranda on the south corner of the front elevation has an enclosed balustrade and large window-like openings framed with cornice trim, matching the fenestration trim on the house. A single-bay, centered entry porch has a flat roof with projecting eaves and exposed decorative purlins; massive truncated battered columns on sided piers; an enclosed balustrade, and concrete stairs. The windows are paired and single double-hung wood sashes, with six lights in the upper sashes; the front elevation has multi-light transoms above fixed wood sash windows; the entry door has glazed sidelights. The building has wood shingle siding in the gable ends; the remainder of the building has narrow beveled siding with cornerboards. It has a concrete foundation and basement, and a typical mid-block setback. There are mature ornamental shrubs in the front yard.

**Cultural Data:** The house was built by Thomas Vigars, a real estate dealer who built over two dozen early houses in Ladd's Addition. By 1915 it had been purchased by David Rich, a salesman, and his wife, Florence. It was converted to a duplex in 1962, without significant exterior alterations.

**Auxiliary Building:** Garage c.1913 **Contributing:** Primary

**Description:** The single-car garage on the alley has a gable roof, wood shingle siding in the gable ends, and weatherboard siding on the walls, matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.

Contributing Resources:	1	<b>21-23 Akers, George W. and Katherine Residence 1908</b>
Non-Contributing Resources:	0	1630 S.E. Elliott Avenue
		<b>Legal:</b> B21: L14
		David Kaplan and Karen Dehler, 1630 S.E. Elliott Avenue, Portland, OR 97214
		<b>Contractor:</b> Smith and Dodge
		<b>Designer:</b> Smith and Dodge
		<b>Style:</b> Craftsman
		<b>Contributing:</b> Primary

**Description:** This two-story rectangular building has a low-pitched hip roof with flared, projecting eaves, exposed rafters with decorative end cuts, and composition shingles. A pedimented, gable-roofed, projecting wall dormer is centered on the front elevation, with an ornamental jigsawed bargeboard and modillion-like blocks below the frieze board. The hip-roofed porch has projecting eaves, exposed rafters, truncated boxed columns on sided piers, an enclosed balustrade, and wood stairs with a pipe railing. The windows are primarily one-over-one double-hung sashes; a large fixed wood sash window on the front elevation has narrow double-hung sidelights; the entry door has paneled and glazed sidelights; polygonal bay windows on the side elevations have hipped roofs with exposed ornamental rafters. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with large flowering shrubs and some trees in the front yard.

**Cultural Data:** The house was built on speculation by contractors Smith and Dodge, who constructed a number of early houses in Ladd's Addition. It was purchased soon after completion by Texas-born George Akers, who owned and managed Rose City Lumber and Shingle Company. With him lived his wife, Katherine, four children, and a servant, Auranda Petersen.

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>21-24 Fromme and Fromme Duplex 1961</b>   |   |
| Non-Contributing Resources: | 2 | 1620-1622 S.E. Elliott Avenue  | <b>Legal:</b> B21: L13                                |
|                             |   | Pearl Wells, 1620 S.E. Elliott Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Fromme and Fromme   | <b>Designer:</b> Ralph Pankorst                       |
|                             |   | <b>Style:</b> Contemporary   | <b>Non-Contributing:</b> Compatible/Non-Historic      |
|                             |   | <b>Description:</b> This rectangular one-story building has a low-pitched, front-facing gable roof with minimal boxed eaves and composition shingles; the veranda is formed by an extension of the roof on exposed purlins, supported by rectangular posts. The balustrade on the concrete porch floor is formed by patterned concrete block between roman brick piers. The unit entries from the porch flank a centered roman brick chimney. Windows are a combination of aluminum fixed and sliding sashes. The rear wing has a gable roof running perpendicular to the main wing. The building has horizontal board siding, and a concrete foundation. It has a shallow setback from the street, some small shrubs along the front elevation, and a concrete block retaining wall along the northerly lot line. |   |
|                             |   | <b>Cultural Data:</b> The duplex--and its "twin" on this block, 1743-45 S.E. Locust-- were built on speculation by contractors Fromme and Fromme. This building was sold to Wilfro Investment Company.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1961 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The two-car garage on the alley has a gable roof and T-1-11 siding; it is compatible with the character of other buildings on the block's alley.   |   |
| <br>                        |   |  |   |
| Contributing Resources:     | 1 | <b>21-25 Kohn, Matt and Myrtle Residence 1926</b>  |   |
| Non-Contributing Resources: | 1 | 1614 S.E. Elliott Avenue   | <b>Legal:</b> B21: L10                                |
|                             |   | Toshio Ishida, 1614 S.E. Elliott Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Edward Houghton   | <b>Designer:</b> Edward Houghton                      |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic          |
|                             |   | <b>Description:</b> This square one-and-one-half story building has a moderately-pitched gable roof with projecting eaves and a boxed return cornice; there is a shed-roofed dormer with a boxed return cornice on the front elevation. The single-bay gable-roofed porch has projecting eaves and a boxed return cornice, battered columns, and a concrete foundation. The windows are primarily one-over-one double-hung wood sashes; glazing in a large fixed sash window on the front elevation has been altered. The building has been stuccoed, altering the appearance of the window trim. It has a concrete foundation and basement, and a typical mid-block setback. There are mature rhododendrons and other evergreen and flowering shrubs around the front elevation.                                  |   |
|                             |   | <b>Cultural Data:</b> The house was built by carpenter Edgar Houghton for Matt Kohn, a cabinetmaker, and his wife, Myrtle.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1928 Contributing:</b> Secondary                   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, tongue-and-groove siding, and original doors; it contributes in scale, mass and details to the spatial order of the block's alley.  |   |

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|-----------------------------|---|--|
| Contributing Resources:     | 1 | <b>21-26 Harmon, Henry and Lillian Residence 1908</b>  |
|                             |   | 1606 S.E. Elliott Avenue <b>Legal:</b> B21: L9   |
| Non-Contributing Resources: | 1 | Bernice Bernotat, 1606 S.E. Elliott Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Smith and Dodge <b>Designer:</b> Smith and Dodge  |
|                             |   | <b>Style:</b> Craftsman <b>Contributing:</b> Primary   |
|                             |   | <b>Description:</b> This rectangular two-story building has a low-pitched hip roof with projecting boxed eaves and composition shingles. Hip-roofed dormers with casement windows are centered on the front and side elevations. There are square bay window on the second story corners of the front elevation, with low-pitched hipped roofs. The full-width porch has a hip roof with projecting boxed eaves; truncated boxed columns with paneled capitals and ornamental scrollcut brackets; an enclosed balustrade, and wood stairs. Windows are primarily double-hung wood sashes, with varying numbers of multiple lights in the upper sashes; there is a small oval window centered on the second floor front elevation, and bay windows on the side elevations. The entry door has glazed and paneled sidelights. The building has horizontal aluminum siding, which does not significantly affect its historic character, a concrete foundation and basement. It has a typical mid-block setback, with mature, shaped flowering shrubs along the front building edge, and a picket fence along the street lot line. |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by contractors Smith and Dodge, who built a number of early houses in Ladd's Addition. By 1910 it had been purchased by Henry Harmon, a traveling salesman, who lived in it with his wife, Lillian, their two young children, and her parents, Henry Loveridge, an electrician, and Mary, his wife.   |
|                             |   | <b>Auxiliary Building:</b> Carport <b>c.1975</b> <b>Non-Contributing:</b> Incompatible   |
|                             |   | <b>Description:</b> The carport on the alley has a flat roof; the alley and south elevations are enclosed with plywood siding; its details are not compatible with other buildings on the block's alley.   |
| Contributing Resources:     | 2 | <b>21-27 Eckhardt, Herman and Anna Residence 1922</b>  |
|                             |   | 1562 S.E. Elliott Avenue <b>Legal:</b> B21: L6   |
| Non-Contributing Resources: | 0 | Carolyn Myers, 1562 S.E. Elliott Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Reyden E. Warwick <b>Designer:</b> Reyden E. Warwick  |
|                             |   | <b>Style:</b> Twentieth Century Colonial <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This square one-and-one-half story building has a moderately-pitched jerkinhead gable roof with boxed eaves and a return boxed cornice. The centered, single-bay entry porch has a jerkinhead gable roof and slender turned columns. Windows are primarily one-over-one double-hung wood sashes; there are some small casements with rectilinear lights; the front elevation has two large fixed wood sash windows with altered glazing. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs and a large deciduous tree in the front yard.  |
|                             |   | <b>Cultural Data:</b> The house was built by Royden Warwick, a building superintendent for William Umbden Stock and Company, for Herman Eckhardt, a printer, and his wife, Anna.   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1922</b> <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and weatherboard siding, matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.  |

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|-----------------------------|---|--|
| Contributing Resources:     | 0 | <b>21-28 Russo, Frank M. and Bess Residence 1921</b>   |
| Non-Contributing Resources: | 2 | 1556 S.E. Elliott Avenue <b>Legal: B21: L5</b>   |
|                             |   | Gregory Wales, 10713 Rosehaven Street, Fairfax, VA 22030   |
|                             |   | <b>Contractor:</b> Unknown <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Bungalow <b>Non-Contributing: Compatible/Historic</b>  |
|                             |   | Description: This one story rectangular building has a moderately-pitched, front-facing gable roof with projecting eaves and composition shingles. The single-bay entry porch has an enclosed pediment, wrought iron posts, a concrete foundation and stairs with wrought-iron balustrade (altered 1956). The windows are primarily banks of one-over-one double-hung wood sashes. The building has been covered with asbestos shingle siding, a concrete foundation and basement. Porch and siding alterations have altered the historic appearance of the building. It has a typical mid-block setback, with some scattered shrubs in the front yard; the back yard is enclosed with chain link fence. |
|                             |   | Cultural Data: The house was built for Frank Russo, a salesman for Henry Weindard Brewery, and his wife, Bess.   |
|                             |   | <b>Auxiliary Building: Garage c.1940 Non-Contributing: Compatible/Non-Historic</b>   |
|                             |   | Description: The single-car garage on the alley has a flat roof and masonite shingle siding; it is compatible in scale with other buildings on the block's alley.  |
| Contributing Resources:     | 0 | <b>21-29 Eder, Harold and Venta Residence 1952</b>   |
| Non-Contributing Resources: | 2 | 1548 S.E. Elliott Avenue <b>Legal: B21: L4</b>   |
|                             |   | U.S. Nat'l Bank of Oregon, P.O. Box 3168, Portland, OR 97208   |
|                             |   | <b>Contractor:</b> Harold Eder <b>Designer:</b> Home Planners Inc.   |
|                             |   | <b>Style:</b> Minimal Tract <b>Non-Contributing: Compatible/Non-Historic</b>   |
|                             |   | Description: This one-story el-shaped building has a low-pitched hip roof with minimal boxed eaves and composition shingles. The front wing's roof extends to form a shelter over the entry door, which has a concrete stoop, concrete stairs and wrought-iron railing. The windows are primarily one-over-one double-hung wood sash windows, with two large fixed wood sash windows on the front elevation. The building has brick veneer below the fenestration on the front-facing wing, with an attached brick planter bed, and masonite shingle siding. It has a concrete foundation and basement, and a typical mid-block setback. There is a low retaining wall along the northerly lot line.     |
|                             |   | Cultural Data: The house was built by owner-resident Harold Eder, who worked for Frank Lyons and Company, a general contractor.  |
|                             |   | <b>Auxiliary Building: Garage 1952 Non-Contributing: Compatible/Non-Historic</b>   |
|                             |   | Description: The two-car garage on the alley has a low-pitched hip roof and masonite shingle siding, matching the house; it is compatible in scale with other buildings on the block's alley.  |



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Contributing Resources: 2 **21-30 Vrooman, Frederic and Mildred Residence 1916**  
1540 S.E. Elliott **Legal: B21: S 6' L2; L3**  
Non-Contributing Resources: 0 Frances Bricker, 1540 S.E. Elliott Avenue, Portland, OR 97214

**Contractor:** Unknown **Designer:** Unknown  
**Style:** Colonial Revival **Contributing:** Primary

**Description:** This two-story square building has a steeply-pitched gambrel roof with projecting boxed eaves and a return boxed cornice, a shed-roofed dormer extending the length of the front elevation and composition shingles. The full-width porch has a flat roof with boxed eaves, large Tuscan columns, a wood deck on a concrete foundation and concrete stairs with an iron railing. The windows are single and paired six-over-one double-hung wood sash windows; the front elevation has a bank of six-over-one double-hung windows, and an entry door with multi-light sidelights. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, and a low hedge and some ornamental shrubs along its edges.

**Cultural Data:** The house was built for Frederic Vrooman, an auditor for Equitable Savings and Loan Association, and his wife, Mildred.

**Auxiliary Building: Garage 1930 Contributing: Secondary**

**Description:** The single-car garage on the alley has a gable roof and weatherboard siding; it contributes in scale, mass and detail to the spatial order of the block's alley.

Contributing Resources: 0 **21-31 Conger Printing Company and Apartments 1926**  
1526 S.E. Elliott Avenue **Legal: B21: L1; N 32' L2**  
Non-Contributing Resources: 1 D. and N. Montgomery, Ronald Morgove and Neil Smith c/o John Campa, 1526 S.E. Elliott Avenue,  
**Contractor:** Unknown **Designer:** Unknown  
**Style:** Twentieth Century Gothic **Non-Contributing:** Compatible/Historic

**Description:** This two-story, stuccoed, reinforced concrete and concrete block flatiron building has a flat roof with a full parapet; the cornice has stuccoed panels with a scored vertical pattern. The corner entry has raised quoin-like panels running from the cornice to the one story piers; a pair of swinging glazed metal doors with sidelights; and a semi-circular arched window with a stuccoed tympanum in the second story. Second story windows on the side elevations have one-over-one double-hung anodized aluminum sash windows (altered c. 1980) and concrete sills and concrete hood molding. First story storefront windows between the structural piers have been altered (c. 1965). An entry door on the east elevation is glazed, with a multi-light transom and multi-light sidelights and an original flared, bracketed metal hood. A one-story wing on the south elevation has all original materials, with steel multi-light sashes and some wood fixed sash windows on the south and west elevations, an original garage door on the east elevation, and a flat-arched recessed door with a stuccoed tympanum on the west. The building's footprint extends to the lot lines on all elevations; there is a laurel hedge running along the south end of the west elevation.

**Cultural Data:** The building was built for Allard and Pearl Conger, with stores and the Conger Printing Company on the first floor, and apartments on the second floor. The printing operation was located in the southerly end of the building; a store was located at the north end.

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## Northeast Quadrant

Total Resources: 37  
Contributing: 18  
Non-Contributing: 19Form:  
TrapezoidStreet Boundaries:  
S.E. Locust Avenue  
S.E. 20th Avenue  
S.E. Harrison Street  
S.E. Hemlock Avenue

Block 22 is on the east boundary of Ladd's Addition. The block's east half has generally consistent street setbacks and lot widths and a series of older houses, which distinguish the block from its non-district neighbors to the east. Seven of the twenty-three structures on the block post-date the historic period. This disproportionately high number has had an impact on the visual continuity of the block's west half, which has four one-story 1950s buildings in a row with shallow street setbacks; two of these are one-story, L-shaped duplexes, sited to form a front-facing "court" which disrupts the solid-void rhythm of the street. With the exception of the two duplexes, the buildings are all single-family residences. Seven houses date to the primary period of development; four of these are located on large lots at the north end of the block. Nine houses date to the secondary historic period; they are a mixture of bungalows and period revival styles, between one and one-and-one half stories tall. All of the buildings are in good to excellent condition, with the exception of 1945 S.E. 20th, which is in fair condition. Five of the sixteen historic buildings have been altered to the extent of losing their integrity; all of the seven historic auxiliary buildings retain their integrity.

Contributing  
Resources: 2  
Non-Contributing  
Resources: 0**22-01 Hobbs, Ernest H. and Fannie Residence 1908**

1744 S.E. Locust Avenue

Legal: B22: L1; N22' L2

Lawrence and Karen Wolfe, 1744 S.E. Locust Avenue, Portland, OR 97214

Contractor: H.L. Camp and Company

Designer: A. Lowe DuPuy

Style: Craftsman

Contributing: Primary

Description: This el-shaped, one-and-one-half story house has a moderately-pitched cross-gable roof with deep, projecting eaves, exposed jigsawn rafters, and ornamental purlins in the gable ends. There is a large shed-roofed dormer centered on the west wing, and a smaller shed-roofed dormer on the north wing; both have projecting eaves, exposed jigsawn rafters, and ornamental jigsawn brackets. The veranda, located beneath the west wing's roof near the corner of the el, has a shingled spandrel, and is supported by the end walls of the building. Windows are a combination of eight-over-one double-hung wood sashes and multi-light casements of varying sizes; a large fixed light window on the west end of the west wing appears altered. The building has square butt wood shingle siding, a concrete foundation and basement. The building is located on a large triangular lot at the north end of the block; a curved concrete path, with steps, leads from the street grade to the porch, which has been partially enclosed with a semi-circular brick balustrade, to create an extended porch deck. There are a number of evergreens and flowering shrubs around the house, and flanking the entry path; a monkey puzzle tree is located in the northerly end of the lot.

Cultural Data: The house was built by the design-build firm of H.L. Camp and Company for English-born Ernest Hobbs, who, at the time, was a creditman for Crane Company; by 1910 he had a job as a clerk in a hardware company. He lived in the house with his wife, Fanny; their son, Ernest; Fanny's father, William Day, who was a railway clerk, and her brother, William, a mechanic for a theater; and a domestic servant, Martha Kowalsky.

**Auxiliary Building: Garage**

c.1908

Contributing: Primary

Description: The one-car garage on the alley has a gable roof, square-butt cut shingle siding and windows and rafters matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.

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Contributing Resources: 2 **22-02 Priest, George and Celia Residence 1917**  
1823 S.E. 20th Avenue **Legal:** B22; S20' L2; N29' L3  
Non-Contributing Resources: 0 Sidney and Sandra Grimm, 1823 S.E. 20th Avenue, Portland, OR 97214  
**Contractor:** Unknown **Designer:** George W. Priest  
**Style:** Colonial Revival **Contributing:** Primary

**Description:** This two-and-one-half story rectangular building has a moderately-pitched, pedimented gable roof with projecting eaves, a boxed return cornice, and composition shingles. The gable ends cantilever slightly beyond the wall plane, below which runs a simple entablature with modillion blocks, which continues around the the building below the eaves. A large, two-tier portico, with a cross-gable roof, projecting eaves and boxed return cornice; monumental Ionic columns on concrete piers, and a wide vertical wood slat balustrade at the second and first floors, projects from the center of the front elevation. The porch foundation and stairs are concrete. There is a two-story wing with projecting eaves at the rear of the house. Windows are primarily wide one-over-one double-hung wood sashes with cornice trim; the first floor windows on the front elevation have fixed wood sashes, and appear altered. The building has beveled siding and a concrete foundation and basement. It has a typical mid-block setback, with mature rhododendrons, camellias, a monkey puzzle tree and a european white birch tree in the front yard; a concrete retaining wall runs along the street lot line.

**Cultural Data:** The house was designed by its owner-resident, architect George W. Priest, who lived in it with his wife, Celia.

**Auxiliary Building:** Garage **1924** **Contributing:** Secondary

**Description:** The single-car concrete garage on the alley has a flat roof and details matching the house; it contributes in scale, mass and detail to the spatial order of the block's alley.

Contributing Resources: 0 **22-03 Jeros, Tom and Hanna Residence 1919**  
1833 S.E. 20th Avenue **Legal:** B22; S14' L3; N36' L4  
Non-Contributing Resources: 2 Prudence Geraci, 1833 S.E. 20th Avenue, Portland, OR 97214  
**Contractor:** J.R. Caples **Designer:** Unknown  
**Style:** Bungalow **Non-Contributing:** Compatible/Historic

**Description:** This rectangular one-story building has a low-pitched gable roof with projecting eaves, bracketed gable ends, exposed rafters and composition shingles. The single-bay, centered porch has a gable roof, exposed rafters, enclosed pediment, wrought-iron posts which replace original supports on brick piers, a brick planter balustrade, and a concrete foundation and stairs with wrought-iron railings. The windows are a combination of six-over-one double-hung wood sashes; fixed wood sash, and some sliding aluminum sashes; there is a shed-roofed square bay window on the south elevation. The building has wood shake siding, a concrete foundation and basement. Window and porch alterations alter the building's historic character. It has a typical mid-block setback, with shaped ornamental shrubs and ground cover around the edge of the building; the back yard is partially enclosed with patterned concrete block.

**Description:** The house was apparently built on speculation by contractor J.R. Caples; by 1921 the house had been purchased by Tom Jeros, and his wife, Hanna, who were living in it.

**Auxiliary Building:** Garage **1942** **Non-Contributing:** Compatible/Non-Historic

**Description:** The two-car garage on the alley has a gable roof and lapped siding; a patio roof is attached on the house-side of the structure. It is compatible in scale and massing with other buildings on the alley.

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|-----------------------------|---|--|---|
| Contributing Resources:     | 2 | <b>22-04 Sacutso Thomas and Frances Residence 1926</b>   |   |
| Non-Contributing Resources: | 0 | 1841 S.E. 20th Avenue  | <b>Legal:</b> B22: S7' L4; N36' L5                    |
|                             |   | Larry Brown and Robin Hanham, 1841 S.E. 20th Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> J.H. Cleland  | <b>Designer:</b> J.H. Cleland                         |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This rectangular one-story building has a steeply-pitched hipped roof with boxed eaves and composition shingles. The single-bay, projecting, partially enclosed porch has a steeply-pitched hipped roof with boxed eaves; semi-circular arched openings on three sides; wood shake siding, and a concrete slab. The windows are primarily one-over-one double-hung wood sashes; a large fixed wood sash window on the front elevation may have been altered; there are two square bay windows on the south elevation. The front door has leaded glass in the glazed upper half. The house has wood shake siding, and a concrete foundation. The building has a typical mid-block setback, with ornamental shrubs and perennials around the building edge; a vertical wood board fence partially encloses the back yard.  |   |
|                             |   | <b>Cultural Data:</b> The house was built by contractor J.H. Cleland for resident-owner Thomas Sacutso, a clerk, and his wife, Frances.  |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1926 Contributing: Secondary</b>                   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a hipped aroof and wood shake siding matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.   |   |
| Contributing Resources:     | 1 | <b>22-05 Baughman, E.W. House 1912</b>   |   |
| Non-Contributing Resources: | 1 | 1849 S.E. 20th Avenue  | <b>Legal:</b> B22: S7' L5; L8                         |
|                             |   | Ivan Fosback, 1849 S.E. 20th Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Edward Baughman   | <b>Designer:</b> E.W. Baughman                        |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                          |
|                             |   | <b>Description:</b> This two-story rectangular building has a low-pitched bellcast hip roof with projecting eaves, exposed jigsawn rafters, and scrollcut brackets. There are bellcast hip-roofed dormers on the front and side elevations, with exposed jigsawn rafters and paired eight-over-one double-hung wood sash windows. The full-width hip-roofed porch has exposed jigsawn rafters; a gablet with a sunburst panel over the entry bay; ornamental tie beams; truncated wood obelisks on sided piers; an enclosed balustrade, and a concrete foundation and stairs. The windows are primarily one-over-one double-hung wood sashes; there is a fixed wood sash window with double-hung sidelights on the front elevation, and square bay windows with shed roofs on the north and south elevations. The building is sided with asbestos shingles, which does not significantly alter its historic character, and has a concrete foundation and basement. It has a typical mid-block setback, with large, mature ornamental shrubs at the building's southerly front edge, and a vertical wood board fence enclosing the side yard. A hedge encloses the back yard along the rear lot line. |   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by building contractor E.W. Baughman, who built six early houses in Ladd's Addition; the house was apparently a rental unit for some years.   |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1941 Non-Contributing: Compatible/Non-Historic</b> |
|                             |   | <b>Description:</b> The original garage was rebuilt in 1941; it presently has a gable roof, asbestos shingle siding, and altered doors; it is compatible in scale with other buildings on the alley.   |   |

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|---|---|---|--|
| Contributing Resources:   | 0 | <b>22-06 Wakefield, Donald S. and Marcella Residence 1947</b> |  |
|   |   | 1911 S.E. 20th Avenue   | <b>Legal:</b> B22: L9                            |
| Non-Contributing Resources:   | 1 | Arthur Kranz 1911 S.E. 20th Avenue, Portland, OR 97214        |  |
|   |   | <b>Contractor:</b> J.L. Wakefield                             | <b>Designer:</b> Ben Lent                        |
|   |   | <b>Style:</b> Minimal Tract                                   | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: This square one-and-one-half story house has a moderately-pitched gabled roof with projecting eaves and composition shingles. The entry door, centered on the front elevation, has a bracketed, gabled overdoor, a small concrete stoop, concrete steps and a pipe railing. Windows are primarily one-over-one double-hung wood sashes. The building has asbestos shingles, a concrete foundation and basement. It is located on a mid-block lot, but is sited well back from the street, near the alley, with an alley of fruit trees along a narrow entry path; there are a number of shrubs and hedges along the north lot line. The garage for this building is located beneath the house, and is accessed via a driveway from the alley.</p> <p>Cultural Data: The house was built by J.L. Wakefield, and occupied by Donald Wakefield, a driver, and his wife, Marcella.</p>  |   |   |  |
| <br>  |   |   |  |
| Contributing Resources:   | 1 | <b>22-07 Johnson, J.H. Residence 1924</b>                     |  |
|   |   | 1919 S.E. 20th Avenue   | <b>Legal:</b> B22: L12                           |
| Non-Contributing Resources:   | 1 | Mary Lumm, 1919 S.E. 20th Avenue, Portland, OR 97214          |  |
|   |   | <b>Contractor:</b> George Callan                              | <b>Designer:</b> Delbert L. Harden               |
|   |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic     |
| <p>Description: This one-story building has an irregularly shaped plan: the main block is a front-facing, low-pitched gable roof; a second wing projects from it, with a front-facing, low-pitched gable roof. A shed-roofed porch wraps around the southerly corner of the building, intersecting the projecting wing on the front elevation. The roof has composition shingles and no eaves (shortened 1951). The porch has a stuccoed cornice, wrought-iron posts, and a concrete foundation and steps. The windows are primarily one-over-one double-hung wood sashes, with some fixed wood sashes. The building is stuccoed, and has a concrete foundation and basement. The building has a typical mid-block setback, with mature rhododendrons and other flowering shrubs around the building edge, and a wood fence enclosing the back yard.</p> <p>Cultural Data: The house was designed by architect Delbert Harden, who designed and built a number of houses in Ladd's Addition; it was built on speculation by woodworker George Callan. The first owner-occupant was J.H. Johnson, a contractor, who purchased it by the end of 1924.</p> <p><b>Auxiliary Building: Garage</b>                      <b>c.1924</b>                      <b>Contributing: Secondary</b></p> <p>Description: The single-car garage on the alley has a gabled roof with bracketed ends, and stuccoed siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |  |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 2 | <b>22-08 Reiner, William F. and Grace Residence 1925</b>  |   |
|                             |   | 1929 S.E. 20th Avenue   | <b>Legal:</b> B22: L13                                  |
| Non-Contributing Resources: | 0 | Mary Reiner, 1929 S.E. 20th Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> W.F. Reiner  | <b>Designer:</b> Ora M. Akers                           |
|                             |   | <b>Style:</b> Twentieth Century English Cottage   | <b>Contributing:</b> Secondary                          |
|                             |   | Description: This one-and-one-half story building has an el-shape, with a side-facing, steeply-pitched gable roof with minimal boxed eaves and composition shingles. The projecting wing has a front-facing, steeply-pitched gabled roof, which sweeps to the south, covering a partially enclosed entry porch with semi-round arched openings and a concrete foundation and stairs. There is a small gable-roofed dormer with small four-over-one double-hung windows on the front elevation. Windows are a combination of four-over-one and six-over-one double-hung wood sashes, with two large fixed wood sash windows in the front elevation with multiple lights in the upper sashes. The building has wood shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with some mature evergreen plants in the front yard; a brick retaining wall partially encloses the back yard. |   |
|                             |   | Cultural Data: The house was designed by architect Ora M. Akers, who designed a number of buildings in Ladd's Addition in the 1920s. It was built by the owner-resident, William F. Reiner, who lived in it with his wife, Grace.   |   |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>c.1926 Contributing: Secondary</b>                   |
|                             |   | Description: The single-car garage on the alley has a gable roof with boxed eaves and square-butt cut shingle siding; it contributes in scale, mass and details to the spatial order of the block's alley.  |   |
| Contributing Resources:     | 0 | <b>22-09 Sisley, Leta Residence 1951</b>  |   |
|                             |   | 1937 S.E. 20th Avenue   | <b>Legal:</b> B22: L16                                  |
| Non-Contributing Resources: | 2 | Robert and Elaine Strong, 1937 S.E. 20th Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> N.O. Eklund  | <b>Designer:</b> N.O. Eklund                            |
|                             |   | <b>Style:</b> Minimal Tract   | <b>Non-Contributing:</b> Compatible/Non-Historic        |
|                             |   | Description: This rectangular one-story building has a low-pitched gable roof with boxed eaves and composition shingles. Half of the roof extends to form a cantilevered shed roofed shelter over a small concrete entry stoop with wrought-iron railings. The windows are primarily wood sash casements and large, vertical fixed wood sashes. The building has wood shake siding and a concrete foundation; a brick planter runs along the front elevation with hostas and other low-growing shrubs in it. There is a one story wing on the rear of the house, added in 1979. The building has a typical mid-block setback.   |   |
|                             |   | Cultural Data: The house was built by contractor N.O. Eklund for Lita Sisley, a typist for Neighbors of Woodcraft.  |   |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>c.1951 Non-Contributing: Compatible/Non-Historic</b> |
|                             |   | Description: The single-car garage on the alley has a gabled roof and shingle siding matching the house; it is compatible in scale with other buildings on the alley.   |   |

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|---|---|--|------------------------------------|
| Contributing Resources:   | 1 | <b>22-10 Harden, Delbert L. House 1925</b>                           |                                    |
|   |   | 1945 S.E. 20th Avenue  | <b>Legal:</b> B22:L17              |
| Non-Contributing Resources:   | 0 | James and Cecilia Dalpiaz, 1945 S.E. 20th Avenue, Portland, OR 97214 |                                    |
|   |   | <b>Contractor:</b> William Robinson                                  | <b>Designer:</b> Delbert L. Harden |
|   |   | <b>Style:</b> Twentieth Century English Cottage                      | <b>Contributing:</b> Secondary     |
| <p><b>Description:</b> This one-and-one-half story building has a steeply-pitched truncated hip roof with minimal eaves and composition shingles. Pedimented, gabled wall dormers are located on the side elevations, and flank the centered entry vestibule on the front elevation, which is covered by an extension of the hip roof. The building has a combination of window types: one-over-one and six-over-one double-hung wood sashes; a narrow, round-headed wood casement; floor-to-ceiling multi-light fixed wood sash windows in a hip-roofed polygonal bay on the north elevation. A round-headed entry door with four small lights is located on the vestibule. The building is sided with brick at the first floor, and stuccoed above. The fenestration within the brick has brick sills and rowlock courses over arched openings. The building has a typical mid-block setback, with hedges, shrubs and an evergreen tree in the frontyard.</p> <p><b>Cultural Data:</b> The house was owned and designed by architect Delbert Harden, who designed and built a number of houses in Ladd's Addition in the 1920s, and built by William K. Robinson, a carpenter. The house was sold soon after completion to an S.O. Campbell.</p>  |   |  |                                    |
| Contributing Resources:   | 1 | <b>22-11 Hagen, Lars J. House 1913</b>                               |                                    |
|   |   | 1953 S.E. 20th Avenue  | <b>Legal:</b> B22:L20              |
| Non-Contributing Resources:   | 0 | Helen Lupton c/o Bruce Shelton, 8333 S.E. Rhone, Portland, OR 97214  |                                    |
|   |   | <b>Contractor:</b> Lars J. Hagen                                     | <b>Designer:</b> Lars J. Hagen     |
|   |   | <b>Style:</b> Craftsman Bungalow                                     | <b>Contributing:</b> Primary       |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed rafters with angle-cut ends, gable ends with exposed purlins with birds-mouth end cuts, and wide bargeboards. Shed-roofed dormers on the side elevations cantilever beyond the building plane, and are supported with beams with bird's-mouth end cuts. The building has a veranda with massive truncated obelisks on brick piers; a projecting gable-roofed porch bay has projecting eaves, exposed rafters, an enclosed stuccoed and wood trimmed pediment, squat truncated Doric columns on brick piers, and concrete stairs. A course of ornamental brackets runs along the top of the first floor on the side elevations. The windows are primarily one-over-one double-hung wood sashes; a large fixed picture window on the front elevation has double-hung sidelights. The second floor front elevation has a fixed wood sash window with casement sidelights, which appear altered. The building has weatherboard siding on the first floor, and narrow beveled siding on the second floor. It has a typical mid-block setback, with mature shrubs and trees in the front and side yards, and a hedge enclosing the back yard.</p> <p><b>Cultural Data:</b> The house was designed and built by Lars J. Hagen, an architect and building contractor; the first owner-resident is unknown.</p> |   |  |                                    |

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| Contributing Resources:  | 2 | <b>22-12 James, John B. and Amanda Residence 1924</b>                 |  |
|  |   | 1945 S.E. Harrison Street   | <b>Legal:</b> B22: E40' L21,24                   |
| Non-Contributing Resources:  | 0 | Gary and Janilyn Heger, 1945 S.E. Harrison Street, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> F.G. Hovenstine                                    | <b>Designer:</b> E.R. Hovenstine                 |
|  |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                   |
| <p><b>Description:</b> This one-story rectangular building has a moderately-pitched gable roof with projecting eaves, exposed rafters, wide bargeboards, bracketed gable ends and composition shingles. The single-bay, front-facing gable-roofed porch has projecting eaves, exposed rafters and an enclosed, bracketed gable end; truncated obelisks on sided piers, and a wood foundation and stairs. Windows are primarily six-over-one double-hung wood sashes; a rectangular bay window on the east has a shed roof; the front entry door is flanked by two large, fixed wood sash windows with multiple lights in the upper sash. The building has weatherboard siding, a concrete foundation and basement. It is located on a rectangular lot at the south end of the block; there is a driveway along the north lot line, leading to the garage.</p> <p><b>Cultural Data:</b> The building was constructed on speculation by F.G. Haverstine, with plans by E.R. Haverstine; it apparently was sold while under construction to John James, a serviceman for the Portland water bureau, who lived in it with his wife, Amanda. The Haverstines designed and built a second house on this block in a different style--1929 S.E. Harrison.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The detached garage, not located on the alley, has a gable roof, weatherboard siding, and details matching the house; it contributes to the spatial characteristics of the district.</p> |   |   |  |
| Contributing Resources:  | 0 | <b>22-13 Jones, Ralph Residence 1941</b>                              |  |
|  |   | 1937 S.E. Harrison Street   | <b>Legal:</b> B22: E 39'/W 78' L21,24            |
| Non-Contributing Resources:  | 1 | Wava and Ralph Jones, 1937 S.E. Harrison Street, Portland, OR 97214   |  |
|  |   | <b>Contractor:</b> Ralph Jones  | <b>Designer:</b> Earl K. Grady                   |
|  |   | <b>Style:</b> Twentieth Century Colonial                              | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p><b>Description:</b> This square one-and-one-half story house has a steeply-pitched side-facing gable roof with minimal eaves. The centered, paneled entry door has a bracketed gabled overdoor with minimal eaves, a concrete stoop, and a long series of concrete stairs and landings with wrought-iron railing leading to the stoop, which is located approximately ten feet above street grade. The windows are primarily double-hung wood sashes, with horizontally-divided lights. The building has aluminum siding, a raised concrete basement, and paneled and glazed garage doors leading to a former garage beneath east side of the house. It has a typical setback, and is located at the south end of the block.</p> <p><b>Cultural Data:</b> The house was built by owner-resident Ralph Jones, a building contractor.</p>   |   |   |  |



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|--|---|--|-----------------------------------|
| Contributing Resources:  | 1 | <b>22-14 Rumpakis, George Residence 1923</b>                   |                                   |
|  |   | 1929 S.E. Harrison Street                                      | <b>Legal:</b> B22: W39' L21, L24  |
| Non-Contributing Resources:  | 0 | John Galbraith, 1929 S.E. Harrison Street, Portland, OR 97214  |                                   |
|  |   | <b>Contractor:</b> F.G. Horvenstine                            | <b>Designer:</b> E.R. Horvenstine |
|  |   | <b>Style:</b> Bungalow--Colonial Influence                     | <b>Contributing:</b> Secondary    |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a steeply-pitched jerkinhead gable roof with deep, projecting eaves, bracketed at the gable ends; exposed rafters; a wide bargeboard with an ornamentally end cut, and composition shingles. The centered, single-bay porch has a gable roof with projecting eaves; exposed rafters; an enclosed pediment with a dentil course; battered columns on piers, and a concrete foundation. The windows are primarily four-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows with multiple lights in the upper sashes; a square bay window on the east elevation has a shed roof with exposed rafters. The building has weatherboard siding, and a concrete foundation. It is located at the south end of the block, at the junction of the alley and the street; it has concrete steps leading from street grade to the porch path, and a hedge enclosing most of the frontyard.</p> <p><b>Cultural Data:</b> The house was designed by E.R. Harvenstine, and built by F.G. Harvenstine, apparently on speculation. By 1924 the owner-resident was George Rumpakis, who was in the shoe repair business; John and Louis Rumpakis, also in the shoe repair business, lived with him. The Harvenstines designed and built a second house on the block--1945 S.E. 20th.</p>  |   |  |                                   |
| Contributing Resources:  | 2 | <b>22-15 Leisure, Arthur and Edna Residence 1923</b>           |                                   |
|  |   | 1974 S.E. Hemlock Avenue                                       | <b>Legal:</b> B22: L23            |
| Non-Contributing Resources:  | 0 | Bruce and Marjorie Babb, 1974 S.E. Hemlock, Portland, OR 97214 |                                   |
|  |   | <b>Contractor:</b> Arthur Leisure                              | <b>Designer:</b> Unknown          |
|  |   | <b>Style:</b> Craftsman Bungalow                               | <b>Contributing:</b> Secondary    |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, bracketed gable ends, wide bargeboards with ornamental end cuts, and composition shingles. A shed-roofed dormer with a bank of small eight-over-one double-hung wood sash windows is located on the front elevation. The veranda has massive battered columns on brick piers; an arched tie beam with a dentil course; and a concrete foundation and stairs, flanked by brick planters. Windows are a combination of six-over-one and eight-over-one double-hung wood sashes; the front entry door is flanked by two large fixed wood sash windows with multiple lights in the upper sash. The building has weatherboard siding with a dense planting of ornamental shrubs along the front elevation. It is located at the south end of the block, and has a typical mid-block setback; the back yard is enclosed with a horizontal board fence.</p> <p><b>Cultural Data:</b> The house was built by its owner, Arthur Leisure, co-owner of Leisure and Van Bebber, saddle tree manufacturers; he lived in it with his wife, Edna.</p> <p><b>Auxiliary Building: Garage 1924 Contributing: Secondary</b></p> <p><b>Description:</b> The one-car garage on the alley has a gable roof with bracketed ends, weatherboard siding, and details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |  |                                   |

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|--|---|---|--|
| Contributing Resources:  | 1 | <b>22-16 Castleman, N.E. House 1924</b>                     |  |
| Non-Contributing Resources:  | 0 | 1962 S.E. Hemlock Avenue                                    | <b>Legal:</b> B22: L22                       |
|  |   | John McCarthy, 5716 N.E. 36th Avenue, Portland, OR 97211    |  |
|  |   | <b>Contractor:</b> N.E. Castleman                           | <b>Designer:</b> N.E. Castleman              |
|  |   | <b>Style:</b> Bungalow                                      | <b>Contributing:</b> Secondary               |
| <p>Description: This one-and-one-half story rectangular building has a moderately-pitched gable roof with projecting eaves, a wide bargeboard, and composition shingles. A shed-roofed dormer is located on the front elevation. The single-bay centered porch has a gable roof with projecting eaves and a wide bargeboard; an enclosed pediment; boxed wood columns; a concrete foundation and concrete stairs. The building has three-over-one double-hung wood sash windows; the front elevation has two large fixed wood sash windows with a segmentally-arched multiple-light upper sash; the south elevation has a fixed wood sash window with double-hung sidelights. It has weatherboard siding, a concrete foundation and basement. The building has a typical mid-block setback, with some mature shrubs screening the front porch, and a vertical board fence enclosing the back yard.</p> <p>Cultural Data: The house was apparently built on speculation for the Laurelhurst Construction Company by building contractor N.E. Castleman, who also designed it.</p>   |   |   |  |
| Contributing Resources:  | 0 | <b>22-17 Trinity Methodist Episcopal Church House 1910</b>  |  |
| Non-Contributing Resources:  | 1 | 1954 S.E. Hemlock Avenue                                    | <b>Legal:</b> B22: L19                       |
|  |   | Duke and Mary Newby, 4120 S.E. Brooklyn, Portland, OR 97202 |  |
|  |   | <b>Contractor:</b> George Trotter                           | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Craftsman                                     | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This two-story rectangular building has a bellcast hip roof with deep, projecting eaves, exposed jigsawn rafters, ornamental scrollcut brackets and composition shingles. The front elevation has a large gable-roofed wall dormer, with flattened projecting eave ends and exposed rafters; the northeasterly end of the building projects slightly and has a gable roof with flattened eave ends and exposed rafters. The full-width front porch was removed in 1971; the first story of the front elevation is now surfaced with brick veneer, with a brick balustrade, and a shake mansard roof, radically altering the original character of the building. Original windows are a combination of one-over-one double-hung wood sashes, and banks of casement windows with cornice trim; a polygonal bay window on the second floor front elevation has fixed wood sash windows, possibly altered. The front elevation has some fixed metal sash windows. With the exception of the front elevation, the building has narrow beveled siding. It has a concrete foundation and basement, and a typical mid-block setback, with a holly tree and ivy in the front yard.</p> <p>Cultural Data: The structure was built for the Trinity Methodist Episcopal Church by contractor George Trotter.</p> |   |   |  |

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- |                             |   |  |   |
|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>22-18 Spada, Ernest and Marie Residence 1953</b>  |   |
| Non-Contributing Resources: | 1 | 1942 S.E. Hemlock Avenue   | <b>Legal:</b> B22: S12' L15; L18                        |
|                             |   | Joseph and Orpha Lundquist, 1942 S.E. Hemlock, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Nick Fite   | <b>Designer:</b> Home Building Plan Service Co.         |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence   | <b>Non-Contributing:</b> Compatible/Non-Historic        |
|                             |   | Description: This rectangular one-story building has a low-pitched, truncated hip roof with boxed eaves and composition shingles. The entry door has a small concrete stoop, concrete steps, and a bracketed awning, added after initial construction. The building has a large projecting circular bay window on the southwest corner, with brick veneer beneath the wood sash fenestration. The building has one-over-one double-hung wood windows, with a large "picture" window on the north end of the front elevation. The building has wide weatherboard siding, with some brick veneer on the front elevation, a concrete foundation and basement. It has a shallow mid-block setback, with some mature rhododendrons and other shrubs around the front elevation; the back yard has a chain link fence. A driveway runs along the south lot line, leading to an attached garage on the south end of the building. |   |
|                             |   | Cultural Data: Building contractor Nick Fite built the house for Ernest Spada, an assistant manager for United Salad, and his wife, Marie.   |   |
| Contributing Resources:     | 0 | <b>22-19 Sisler, William B. House 1953</b>   |   |
| Non-Contributing Resources: | 2 | 1936 S.E. Hemlock Avenue   | <b>Legal:</b> B22: S16' L14; N31' L15                   |
|                             |   | William B and Arletha Sisler, 4075 S.W. Dogwood Lane, Portland, OR 97225   |   |
|                             |   | <b>Contractor:</b> William Sisler  | <b>Designer:</b> Home Building Plan Service             |
|                             |   | <b>Style:</b> Minimal Tract  | <b>Non-Contributing:</b> Compatible/Non-Historic        |
|                             |   | Description: This square one-story house has a low-pitched gable roof with minimal eaves and composition shingles. The roof extends in the center of the front elevation to form a shed roof sheltering a narrow concrete stoop; it is now supported by wrought-iron posts and has a wrought-iron railing. The windows are primarily fixed and casement wood sashes. The building has wood shake siding and a concrete foundation. It has a typical mid-block setback, with low-growing perennials and annuals in the front yard. The back yard is enclosed with a chain link fence.   |   |
|                             |   | Cultural Data: The house was built by William Sisler; three years after completion the house was occupied by Myrtle Sisler, who worked for Western Motor Service.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1987 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | Description: The garage on the alley has a gable roof and wood shake siding matching the house; it is compatible in scale with other buildings on the block's alley.   |   |

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|-----------------------------|---|---|--|
| Contributing Resources:     | 0 | <b>22-20 Stromberg, Arthur Duplex 1956</b>  |  |
| Non-Contributing Resources: | 2 | 1922-62 S.E. Hemlock Avenue   | <b>Legal:</b> B22: S23' L11; N27' L24      |
|                             |   | Maureen Baker, 22 Hotspur, Lake Oswego, OR 97035  |  |
|                             |   | <b>Contractor:</b> Arthur Stromberg   | <b>Designer:</b> Unknown                   |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence  | <b>Non-Contributing:</b> Incompatible      |
|                             |   | <b>Description:</b> This el-shaped one-story duplex has a low-pitched hipped roof with boxed eaves and composition shingles. One unit entry, located in the middle of the longer east-west wing, has a cantilevered hipped overdoor, and a concrete stoop flanked by brick planters. The second unit entry is located in the angle of the L and has a concrete stoop flanked by brick planters. The building has a combination of fixed, casement and sliding aluminum sashes. It is clad with brick veneer, and has a concrete foundation and basement. The building has a shallow street setback, and, with its "twin" on the lot to the north, forms a large, grassy rectangular court, open to the street. There are a variety of foundation plants. The overall suburban impression created from the combination of style and siting of this building, and its twin to the north, is incompatible with the district's more urban character.  |  |
|                             |   | <b>Cultural Data:</b> This duplex, and the "twin" to the immediate north, were built, apparently on speculation, by contractor Arthur Stromberg. A Louis Fitzpatrick owned both for several years.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1956 Non-Contributing:</b> Incompatible |
|                             |   | <b>Description:</b> A wood shingled, four-car garage on the alley serves this building and the one to its immediate north; the scale and angled siting of the garage is incompatible with the spatial order of the block's alley.   |  |
| Contributing Resources:     | 0 | <b>22-21 Stromberg, Arthur Duplex 1956</b>  |  |
| Non-Contributing Resources: | 1 | 1914-18 S.E. Hemlock Avenue   | <b>Legal:</b> B22: S30' L10; N20' L11      |
|                             |   | Maureen Baker, 22 Hotspur, Lake Oswego, OR 97035  |  |
|                             |   | <b>Contractor:</b> Arthur Stromberg   | <b>Designer:</b> Unknown                   |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence  | <b>Non-Contributing:</b> Incompatible      |
|                             |   | <b>Description:</b> This el-shaped one-story duplex has a low-pitched hipped roof with boxed eaves and composition shingles. One unit entry, located in the middle of the longer east-west wing, has a cantilevered hipped overdoor, and a concrete stoop flanked by brick planters. The second unit entry is located in the angle of the el and has a concrete stoop flanked by brick planters. The building has a combination of fixed, casement and sliding aluminum sashes. It is clad with brick veneer, and has a concrete foundation and basement. The building has a shallow street setback, and, with its "twin" on the lot to the south, forms a large, grassy rectangular court, open to the street. There are a variety of foundation plants. The overall suburban impression created from the combination of style and siting of this building, and its twin to the south, is incompatible with the district's more urban character. |  |
|                             |   | <b>Cultural Data:</b> This duplex, and the "twin" to the immediate south, were built, apparently on speculation, by contractor Arthur Stromberg. A Louis Fitzpatrick owned both for several years.  |  |

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|--|---|--|---|
| Contributing Resources:  | 0 | <b>22-22 Habighorst, Edward H. and Frances Residence 1909</b>          |   |
|  |   | 1904 S.E. Hemlock Avenue   | <b>Legal:</b> B22: L7; N 13' L10                        |
| Non-Contributing Resources:  | 2 | Eugene and Catherine O'Keeffe, 1904 S.E. Hemlock, Portland, OR 97214   |   |
|  |   | <b>Contractor:</b> W.E. Chellis  | <b>Designer:</b> Unknown                                |
|  |   | <b>Style:</b> Craftsman  | <b>Non-Contributing:</b> Compatible/Historic            |
| <p>Description: This rectangular two-and-one-half story building has a moderately-pitched gable roof with deep, projecting, boxed eaves; overscaled return boxed cornices, and ornamental scrollcut brackets. It has a front veranda, with wrought-iron posts replacing the original columns, and a large, centered, pedimented, gabled wall dormer on the front elevation. The windows are primarily double-hung wood sashes, with some wood casements; there are square bay windows at the first and second floors on both side elevations, with hipped and shed roofs. The window trim has been altered through the application of asbestos shingle siding on all elevations, which affects its historic character. The building has a concrete foundation and basement, and a typical mid-block setback, with large deciduous trees along the north lot line, and hedges and flowering plants in the back yard. The front lot line has a partial rock retaining wall and azalea hedges, and concrete steps leading to the building path.</p> |   |  |   |
| <p>Cultural Data: The house was built by contractor W.E. Chellis for Edward Habighorst, a lumber merchant, who lived here with his wife, Francis, two grown daughters, Ethel and Laura, both school teachers, and his wife's sister, Clara Prehn.</p>  |   |  |   |
|  |   | <b>Auxiliary Building: Garage</b>                                      | <b>1966 Non-Contributing: Compatible/Non-Historic</b>   |
| <p>Description: The garage on the alley has a gabled roof and weatherboard siding; it is compatible in scale with other buildings on the block's alley.</p>  |   |  |   |
| Contributing Resources:  | 0 | <b>22-23 Vigars, Thomas and Sarah Residence 1908</b>                   |   |
|  |   | 1836 S.E. Locust Avenue  | <b>Legal:</b> B22: L6                                   |
| Non-Contributing Resources:  | 2 | William Jones and Andrea McNinch, 1836 S.E. Locust, Portland, OR 97214 |   |
|  |   | <b>Contractor:</b> Thomas Vigars                                       | <b>Designer:</b> Unknown                                |
|  |   | <b>Style:</b> Craftsman  | <b>Non-Contributing:</b> Compatible/Historic            |
| <p>Description: This two-and-one-half story rectangular house has a pedimented gable roof, with deep projecting eaves, ornamental purlins, and composition shingles. Two full-story wall dormers are located on the side elevations, with deep, boxed pedimented gables and ornamental purlins. Windows are primarily one-over-one double-hung wood sashes, with some multi-light casements in the attic stories. The window trim has been altered through the application of vinyl siding to all elevations of the house, affecting the building's historic character. The building is located on a large, triangular lot at the north end of the block; its front elevation parallels Locust Street. Concrete stairs with wrought-iron railings, flanked by low hedges, lead to the front porch stairs; there are mature flowering shrubs and plants around the building edges, and a large camperdown elm in the yard.</p>  |   |  |   |
| <p>Cultural Data: This house was built for real estate dealer Thomas Vigars by Walter Chellis, a carpenter. Vigars, who developed over two dozen early houses in Ladd's Addition, lived in this one with his wife, Sarah, and children, Ernest and Katherine.</p>  |   |  |   |
|  |   | <b>Auxiliary Building: Carport</b>                                     | <b>c.1979 Non-Contributing: Compatible/Non-Historic</b> |
| <p>Description: The two-car, gable-roofed carport on the alley has a concrete block wall on the south end, and a wood-shingled wall on the alley edge, making it compatible with other buildings on the alley.</p>   |   |  |   |

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## Northwest Quadrant

Total Resources: 12  
Contributing: 6  
Non-Contributing: 6Form:  
TrapeziumStreet Boundaries:  
S.E. Locust Avenue  
S.E. Hemlock Avenue  
S.E. Harrison Street

Block 23's southwesterly edge borders East Park. The six buildings on the block all date to the historic period, and were once all single-family residences; the building at the north end of the block was converted to a triplex in the 1960s. The block is raised several feet above street grade, and most buildings have concrete steps along the front lot lines leading from the street to the buildings' entry paths. The four Craftsman style houses on Hemlock Avenue, built between 1909 and 1912, range from one to two-and-one-half stories in height. They are sited on atypically wide lots, due in part to their early construction dates and in part to the shape of the block. Three have mature plants and trees in the front and side yards which helps screen their disparate massing and differences in materials. The two buildings on the west half of the block were built in 1923 by contractor Paul Galle for jeweler A.F. Clauss, Jr., who lived in one of them. They have different stylistic details, but are similar in massing and have identical site locations on their lots, giving this side of the block some visual continuity. All houses on the block are in good to excellent condition. Three of the buildings have been altered to the extent of losing their historic integrity; one of the four historic auxiliary buildings have lost their integrity.

Contributing  
Resources: 1  
Non-Contributing  
Resources: 1**23-01 Sprague, Arthur P. Residence 1909**

1931 S.E. Hemlock Avenue

Legal: B23: L1

Duke and Mary Newby, 4120 S.E. Brooklyn Street, Portland, OR 97202

Contractor: A.C. Emery and Company

Designer: J.B. Moore

Style: Craftsman--Prairie Influence

Non-Contributing: Compatible/Historic

Description: This two story rectangular building has a low-pitched hip roof with deep, projecting boxed eaves; there is a slightly lower and smaller two-story wing on the southwest end, and a one-story wing on the northeast end of the main block. The building has been radically altered; its massing is intact, but most details have been obliterated by a series of remodelings, beginning in 1928 and continuing through the late 1960s. The original entry porch had a concrete deck and stuccoed balustrade, with a bracketed, curvilinear overdoor; it presently has a flat roof supported on rectangular posts. The fenestration consisted of pairs and banks of double-hung windows, with wide trim and curvilinear lintels; these have been replaced with casements. The siding, initially stucco, with battered corner pilasters, was re-stuccoed in 1928 with the proprietary Stonehouse Stucco; it appears the window trim was covered at this time. Later, the pilasters, the first story, and the wings were covered with vertical board siding and the two-story sleeping porch was enclosed. The building has a concrete foundation and basement. It is located on a triangular lot at the north end of the block; part of the Hemlock street frontage has been paved and converted to parking.

Cultural Data: The house was designed by J.B. Moore and built by A.C. Emery and Company, architects, builders and general contractors. The first owner was W.J. Erickson; the house was sold by 1911 to Arthur P. Sprague, manager of Crossett Timber Company, who lived in it. By the late 1930s the building had been converted to an "old people's home, owned by Bert Phillips, an electrical contractor. In 1969 the building was converted to a triplex.

**Auxiliary Building: Garage**

c.1910

Contributing: Primary

Description: This single-car, stuccoed concrete garage at the northernmost corner of the alley has a hip roof and original windows; it contributes in scale, mass, and details to the spatial order of the alley, and is a record of the original fabric of the building.

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- |                             |   |  |
|-----------------------------|---|--|
| Contributing Resources:     | 0 | <b>23-02 Dunbar, Lambert and Elsie Residence 1909</b>  |
| Non-Contributing Resources: | 2 | 1943 S.E. Hemlock Avenue <b>Legal: B23: L2</b>   |
|                             |   | Jack and Louise Broyles, 1943 S.E. Hemlock, Portland, OR 97214   |
|                             |   | <b>Contractor: K.V. Berglund Designer: Unknown</b>   |
|                             |   | <b>Style: Craftsman Non-Contributing: Compatible/Historic</b>  |
|                             |   | <b>Description:</b> This two-story rectangular building has a gable roof with projecting eaves, exposed rafters and composition shingles. A centered shed-roofed wall dormer on the front elevation cantilevers slightly forward of the building plane; the centered porch has a bracketed shed roof with flared eaves, extending from the wall dormer base, an enclosed balustrade and a wood foundation and stairs. The windows are primarily six-over-one-one wood sashes. The building has aluminum siding, which has significantly altered the appearance of the window trim and the building's historic integrity. It has a concrete foundation and basement. There are some mature trees flanking the porch and along the building's front edge; the back yard is partially enclosed with a vertical board fence.   |
|                             |   | <b>Cultural Data:</b> The house was built for Lambert Dunbar, a clerk at the Ladd and Tilton Bank, and his wife, Elsie, by building contractor K.V. Berglund. A boarder, Laura Kerron, lived with the Dunbars. In the early 1920s, the owner-resident was Walter Stevenson, pastor of Mizpah Presbyterian Church.  |
|                             |   | <b>Auxiliary Building: Garage 1923 Non-Contributing: Compatible/Historic</b>   |
|                             |   | <b>Description:</b> The one-car garage on the alley has a gable roof and horizontal aluminum siding, matching the altered siding on the house, and its original doors.   |
| Contributing Resources:     | 1 | <b>23-03 Frazier, Charles D. and Cinnie Residence 1912</b>   |
| Non-Contributing Resources: | 1 | 1955 S.E. Hemlock Avenue <b>Legal: B23: L5</b>   |
|                             |   | James and Cynthia Demarco, 1955 S.E. Hemlock, Portland, OR 97214   |
|                             |   | <b>Contractor: C.O. McClaren Designer: Unknown</b>   |
|                             |   | <b>Style: Craftsman Contributing: Primary</b>  |
|                             |   | <b>Description:</b> This rectangular two-story building has a moderately-pitched hip roof with deep, projecting boxed eaves and ornamental purlins; there are centered hip-roofed dormers with projecting eaves and exposed rafters on all elevations. A one-story projecting, enclosed entry vestibule has a flat roof with deep, projecting eaves and ornamental purlins; a glazed entry door with sidelights and a modified entablature with a dentil course; a concrete stoop and stairs with iron railings--the stairs and stoop are later alterations. A veranda with a balcony, boxed columns and enclosed balustrade originally wrapped around the south and east elevations, with a projecting entry bay leading to this vestibule; it has been removed. The windows are primarily one-over-one double-hung wood sashes; there is a cantilevered square bay window on the north elevation, and a one-story square bay window on the first floor on the south elevation. A cast-stone exterior chimney is on the south end of the building. The building has narrow beveled siding with fluted pilasters at the corners. It has a concrete foundation and basement, and a typical mid-block setback. |
|                             |   | <b>Cultural Data:</b> The house was built by building contractor C.O. McClaren for Charles Frazier and his wife, Cinnie. Frazier was president of Portland Rubber Culture Company, and a traveling salesman for a number of years. In 1911 he became the first Oregon state purchasing agent.  |
|                             |   | <b>Auxiliary Building: Garage 1986 Non-Contributing: Compatible/Non-Historic</b>   |
|                             |   | <b>Description:</b> The two-car garage on the alley has a hipped roof and weatherboard siding; it is compatible with the scale and details of the alley's buildings.   |

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|---|---|---|--|
| Contributing Resources:   | 2 | <b>23-04 Olsen, James Residence 1910</b>  |  |
| Non-Contributing Resources:   | 0 | 1965 S.E. Hemlock Avenue  | <b>Legal:</b> B23: L6                        |
|   |   | Judith Rees, 1965 S.E. Hemlock, Portland, OR 97214                                  |  |
|   |   | <b>Contractor:</b> James Olsen  | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Craftsman Bungalow  | <b>Contributing:</b> Primary                 |
| <p>Description: This one story rectangular bungalow has a moderately-pitched hip roof with projecting eaves, exposed rafters and composition shingles; there are hip-roofed dormers with projecting eaves, exposed rafters and paired hopper windows centered on each elevation. The single-bay gable-roofed porch has projecting eaves, exposed rafters, a wide bargeboard, an exposed tie beam and truss, truncated boxed wood columns on an enclosed balustrade, and wood stairs. It has a hip-roofed sunporch on the front elevation, enclosed with banks of multi-light casement windows in 1927. Windows are primarily one-over-one double-hung wood sashes; there is a square bay window with a shed roof on the north elevation, and a polygonal bay with a hip roof on the south. The building has wood shingle siding in alternating wide and narrow courses, a rusticated cast-stone foundation with a wide watertable, and a concrete basement. It is located on a rectangular lot at the south end of the block, with a variety of flowering shrubs and plants around the building edges and in the north side yard.</p> <p>Cultural Data: The house was built by its owner-resident James Olsen, a carpenter and shipbuilder, who lived in it with his wife, Lizzie. Olsen, born in Norway, emigrated to the United States in 1867. In 1889 he established a boatyard in Portland.</p> <p><b>Auxiliary Building:</b> Garage <b>c.1910</b> <b>Contributing:</b> Primary</p> <p>Description: This single-car garage on the alley has a hip roof and wood shingle siding, matching the house. It contributes in scale, massing and detail to the spatial order of the block's alley.</p> |   |   |  |
| Contributing Resources:   | 0 | <b>23-05 Osterman, Gladys and Alfred Residence 1923</b>                             |  |
| Non-Contributing Resources:   | 2 | 1811 S.E. Harrison Street   | <b>Legal:</b> B23: L4                        |
|   |   | Josephine McKiel and Barabara Harris, 1811 S.E. Harrison Street, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Paul Galle   | <b>Designer:</b> A.F. Claus, Jr.             |
|   |   | <b>Style:</b> Twentieth Century Norman Farmhouse                                    | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This el-shaped one-and-one-half story building has a steeply-pitched jerkinhead gable roof with boxed eaves and a small return boxed cornice; the southerly wing has a flared eave line with a flatter pitch. Gabled roof dormers with small double-hung windows on the westerly wing, and a shed-roofed dormer on the southerly wing, were added in 1927. The semi-round arched, glazed entry door has a bracketed shed-roofed overdoor, added in 1927, a concrete stoop and circular concrete steps with wrought-iron railings. The windows are primarily double-hung wood sashes; the glazing in the windows on the west wing has been altered, and all window trim has been obscured by the application of asbestos shingle siding. The building has a concrete foundation and basement. It is located on a triangular lot at the southwest end of the block; there are some small shrubs along the building edges. The backyard is partially enclosed with vertical board siding.</p> <p>Cultural Data: This house, and the one to the north (1952 S.E. Locust) were built for A.F. Clauss, Jr., a jeweler, by contractor Paul Galle. The houses are similar in massing, but differ in detailing. By 1925 this building had been purchased by dentist Alfred Osterman, who lived in it with his wife, Gladys.</p> <p><b>Auxiliary Building:</b> Garage <b>1963</b> <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: The single-car garage on the alley has weatherboard siding and a shed roof.</p>  |   |   |  |



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|---|-------------------|--|
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>2</p> <p>0</p> | <p><b>23-06 Clauss, Albert F. Jr. and Frances Residence 1923</b></p> <p>1952 S.E. Locust Avenue <span style="float: right;"><b>Legal:</b> B23; L3</span></p> <p>James and Glenda Chally, 1124 S.E. Flavel Street, Portland, OR 97202</p> <p><b>Contractor:</b> Paul Galle <span style="float: right;"><b>Designer:</b> A.F. Claus, Jr.</span></p> <p><b>Style:</b> Twentieth Century Colonial <span style="float: right;"><b>Contributing:</b> Secondary</span></p> <p>Description: This el-shaped one-and-one-half story building has a cross-gable roof with boxed eaves and a pedimented gable end on the west-facing wing. The entry is located in the corner of the el, and has a small concrete stoop. The windows are primarily four-over-one double-hung wood sashes; the west elevation has large fixed wood sash windows. The building has aluminum siding, which does not significantly affect its historic character, a concrete foundation and basement; the lot is enclosed with a chain link fence, and there are some small shrubs along the front building edge.</p> <p>Cultural Data: This house, and the one to the south (1811 S.E. Harrison Street) were built by contractor Paul Galle for A.F. Clauss, Jr., a jeweler who worked with his father, who also lived in Ladd's Addition. The houses are similar in massing, but differ in detailing. Clauss and his wife, Frances, lived in this house.</p> <p><b>Auxiliary Building: Garage 1925 Contributing: Secondary</b></p> <p>Description: The single-car garage on the alley has a gable roof, beveled siding and original doors; it contributes in scale, mass, and details to the spatial order of the block's alley.</p> |
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## Northwest Quadrant

Total Resources: 49  
Contributing: 25  
Non-Contributing: 24Form:  
Convex Polygon

## Street Boundaries:

S.E. Hazel Street  
S.E. Locust Avenue  
S.E. Harrison Street  
Ladd Circle  
S.E. Elliott Avenue

Block 24 partially defines two public spaces: its southwest lots are located on Ladd Circle, and its southeast edge borders East Park. Buildings are all single and multifamily residences: there are three duplexes dating to the secondary historic period, and one post-historic duplex. The west half of the block has five of the seven primary period buildings, all built in the Craftsman style, and six infill buildings dating to the secondary period. All but one of the buildings on this side of the block have typical street setbacks; they range in height from one-and-one half to two-and-one-half stories and most have front-facing gabled roofs or wings. These features help unify the Elliott Avenue streetscape. Most buildings on the east side of the block date to the secondary period of development, and are generally smaller in scale and lower in height; they are built in a range of styles, including bungalows, English cottages, and Twentieth Century Colonial Revivals. Most of the fifteen houses constructed during the secondary historic period were built on speculation by contractors. The block has four buildings post-dating the historic period. All buildings are in good to excellent condition, with the exception of the 1924 duplexes at the south end of the block, which are in fair condition. Seven of the twenty-two historic buildings do not contribute to the district in their present condition; five of the fifteen historic auxiliary buildings have been altered to the extent of losing their historic integrity.

Contributing  
Resources: 2  
Non-Contributing  
Resources: 0**24-01 Shawcross, Alfred and Marjorie Residence 1923**

1832 S.E. Hazel Street

Legal: B24: Nw 40' L1,4

Barbara Allen, 2606 N.W. Lovejoy Street, Portland, OR 97210

Contractor: Carl Ruef

Designer: O.M. Akers

Style: Twentieth Century English Cottage

Contributing: Secondary

Description: This square two-story building has a steeply-pitched, front-facing gable roof with minimal eaves and composition shingles. The single-bay, semi-enclosed gable-roofed porch has minimal eaves, an elliptic-arched opening with label mold trim, and a concrete foundation. The windows are six-over-six and four-over-four double-hung wood sashes. The building has weatherboard siding, with vertical board siding with scalloped ends on the gable ends. It has a concrete foundation and basement. The building is located at the north end of the block, at the intersection of the street and the alley, with a shallow setback from the street, and some shrubs and small trees along the building edge.

Cultural Data: This house, and the one to the east, were built on speculation by builder Carl Ruef; the following year this house was sold to Alfred Shawcross, a commercial artist for Kilham Stationary and Painting Company, and his wife, Marjorie.

**Auxiliary Building: Garage**

1930

Contributing: Secondary

Description: The single-car garage on the alley has weatherboard siding and a gable roof; it contributes in scale, mass and details to the spatial ordering of the block's alley.

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- |                             |   |   |   |
|-----------------------------|---|---|---|
| Contributing Resources:     | 0 | <b>24-02 White, John and Lillian Residence 1923</b>   |   |
|                             |   | 1842 S.E. Hazel Street  | <b>Legal:</b> B24: Nw 43'/Se 88' L1,4                 |
| Non-Contributing Resources: | 2 | John and Gayle Merritt, 1842 S.E. Hazel Street, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Carl Ruef  | <b>Designer:</b> O.M. Akers                           |
|                             |   | <b>Style:</b> Twentieth Century Norman Farmhouse  | <b>Non-Contributing:</b> Compatible/Historic          |
|                             |   | <b>Description:</b> This square one-and-one-half story building has a cross-gable roof with minimal eaves; the side-facing gable flares to the front, creating a shed roofed porch supported by paired square wood columns on a concrete slab. Windows are primarily six-over-six double-hung wood sashes, with a bank of four-over-four double-hung wood sashes on the first floor front elevation. The building has horizontal aluminum siding with vertical wood board siding in the gable ends. The siding and porch changes affect the building's historic character. It has a concrete foundation and basement. It is located at the north end of the block, with a shallow setback; there are some mature flowering shrubs along the building edge and the street lot line; a driveway runs along the easterly lot line.   |   |
|                             |   | <b>Cultural Data:</b> This house, and the one to the west, were built on speculation by builder Carl Ruef; by 1926 this house was purchased by John White, a sales manager for Portland Electric Power Company, and his wife, Lillian.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1949 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The single-car garage, located at the end of the driveway on the westerly edge of the lot, has a gable roof and weatherboard siding. It is compatible with the scale of other garages on the block.   |   |
| Contributing Resources:     | 1 | <b>24-03 Campbell, S.O. Duplex 1923</b>   |   |
|                             |   | 1848-1852 S.E. Hazel Street   | <b>Legal:</b> B24: Se 45' L1,4                        |
| Non-Contributing Resources: | 1 | Lawrence and Grace Cantin, 6212 S.W. Tower Way, Portland, OR 97221  |   |
|                             |   | <b>Contractor:</b> Estelle B. Evans   | <b>Designer:</b> Estelle B. Evans                     |
|                             |   | <b>Style:</b> Twentieth Century Colonial  | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story duplex has a moderately-pitched, side-facing gable roof with projecting eaves, composition shingles, and two gable-roofed dormers on the front elevation. The unit entries are located at each end of the front elevation, with concrete stoops and stairs, and gabled overdoors with boxed eaves, an enclosed gable end with a semi-circular arched cutout, and scrollcut brackets. The windows are primarily vertical three-over-one double-hung wood sashes; the front elevation has two fixed wood sash windows, with arched multiple lights in the upper sashes, flanked by narrow, double-hung sidelights. The building has narrow weatherboard siding, a concrete foundation and basement. It is located at the north end of the block, at the intersection of Locust Avenue and Hazel Street, with a shallow setback, and mature flowering shrubs, hedges and ground cover in the front yard. |   |
|                             |   | <b>Cultural Data:</b> The duplex was built on speculation by contractor Estelle B. Evans, who built a number of houses and duplexes in Ladd's Addition in the 1920s; it was purchased soon after construction by S.O. Campbell, whose occupation is presently unknown.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1923 Non-Contributing:</b> Incompatible            |
|                             |   | <b>Description:</b> The single-car garage on the easterly lot line has weatherboard siding, a flat roof and metal garage doors; it has been altered, and no longer contributes to the district.   |   |

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|-----------------------------|---|---|--|
| Contributing Resources:     | 0 | <b>24-04 Amato, Samuel and Josephine Residence 1950</b><br>1927 S.E. Locust Avenue  | <b>Legal:</b> B24: L5,8                          |
| Non-Contributing Resources: | 1 | Samuel and Josephine Amato, 1927 S.E. Locust Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Frank Dizio  | <b>Designer:</b> Frank Dizio                     |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence  | <b>Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> This el-shaped one story building has a low-pitched gable roof with an intersecting hip roof on the front wing, projecting boxed eaves and composition shingles. The porch is recessed in the corner of the el; the hip roof projects over the concrete stoop, and is supported by a wrought-iron post with a wrought-iron railing. The windows are primarily aluminum sashes, with a large fixed aluminum sash window on the front elevation. The building has Roman brick veneer below the fenestration on part of the front elevation, with vertical board and batten siding above; the wing has horizontal weatherboard siding. It has a concrete foundation. Located on a large lot, the building has a typical mid-block setback, with an attached, hip-roofed garage with boxed eaves to the north, and a driveway running along the north lot line. There are some flower beds along the front elevation, and large evergreens in the side and back yards.              |  |
|                             |   | <b>Cultural data:</b> The house was built for Samuel Amato, owner of Amato's Sanitary Barber Shop, and his wife, Josephine, by contractor Frank Dizio.  |  |
| Contributing Resources:     | 1 | <b>24-05 Morris, Ralph and Jennie Residence 1912</b><br>1937 S.E. Locust Avenue   | <b>Legal:</b> B24: L9                            |
| Non-Contributing Resources: | 1 | Pauline McArthur, 2806 N.E. 22nd Avenue, Portland, OR 97212   |  |
|                             |   | <b>Contractor:</b> John Hannestad   | <b>Designer:</b> Ralph Morris                    |
|                             |   | <b>Style:</b> Craftsman Bungalow  | <b>Contributing:</b> Primary                     |
|                             |   | <b>Description:</b> This rectangular one-story building has a moderately-pitched bellcast hip roof with projecting eaves, exposed rafters with curved end cuts, and composition shingles. There are bellcast hip-roofed dormers centered on the front and side elevations, with projecting eaves, exposed rafters with curved end cuts, and banks of small six-over-one double-hung windows. The full-width porch has a bellcast hip roof with projecting eaves; exposed rafters with curved end cuts; truncated battered columns on an enclosed balustrade, and wood stairs. The windows are primarily double-hung wood sashes with varying numbers of multiple lights in the upper sashes; there is a square bay window on the north elevation. The building has narrow weatherboard siding with cornerboards, a concrete foundation and basement. It has a typical mid-block setback, with ornamental shrubs along the front and side elevations, and ivy growing on the exterior brick chimney. |  |
|                             |   | <b>Cultural Data:</b> The house was built for Ralph Morris, a musician, and his wife, Jennie, by contractor John Hannestad.   |  |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>1974 Non-Contributing: Incompatible</b>       |
|                             |   | <b>Description:</b> The large concrete block garage on the alley has a flat roof; it is not compatible in scale or massing with the buildings on the alley.   |  |

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- |                             |   |   |
|-----------------------------|---|---|
| Contributing Resources:     | 2 | <b>24-06 Warwick, Roy E. and Eleanor House 1923</b>   |
| Non-Contributing Resources: | 0 | 1943 S.E. Locust Avenue <b>Legal:</b> B24: L12  |
|                             |   | Margaret Rogers, 1943 S.E. Locust Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Roy E. Warkwick <b>Designer:</b> Roy E. Warwick  |
|                             |   | <b>Style:</b> Twentieth Century English Cottage <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This el-shaped one-and-one-half story building has a moderately-pitched cross-gable roof with projecting eaves and composition shingles; a gable-roofed dormer, with projecting eaves and windows in an adapted Palladian motif, is located on the front elevation. The reentrant porch is located in the south corner of the front-facing wing, with semi-circular arched openings. The windows are primarily multi-light casements, with two triple-sash multi-light casement banks on the front elevation, and a semi-circular arched multi-light casement in the second story of the front-facing wing. The building is stuccoed, and has a concrete foundation. It has a typical mid-block setback with a variety of flowering shrubs around the building edges, and a back yard enclosed with a picket fence.   |
|                             |   | <b>Cultural Data:</b> The house was built by carpenter Roy Warwick, who did not live in it; by 1928 it had been purchased by Investors Syndicate, who apparently used it as a rental unit.  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1923</b> <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> The one-car garage on the alley has a flat roof and weatherboard siding; it contributes in scale, massing and details to the spatial ordering of the block's alley.   |
| Contributing Resources:     | 1 | <b>24-07 Clayton, Herbert V. and Leora Residence 1924</b>   |
| Non-Contributing Resources: | 1 | 1955 S.E. Locust Avenue <b>Legal:</b> B24: L13  |
|                             |   | Walter and Lyla Nunnenkamp, 1955 S.E. Locust Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Matot Construction Co. <b>Designer:</b> Matot Construction Co.   |
|                             |   | <b>Style:</b> Twentieth Century English Cottage <b>Non-Contributing:</b> Compatible/Historic  |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched, modified gable roof with minimal boxed eaves and composition shingles. There is a modified, gable-roofed wall dormer on the front elevation, with a shed-roofed square bay window below. The single-bay projecting enclosed porch has a modified gable roof with semi-circular arched openings and concrete and brick floor and steps. The windows are a combination of double-hung wood sashes and casements; there is a large fixed wood sash window on the front elevation, with a metal canopy above; glazing on some windows has been replaced. The siding is asbestos shingles; window and siding changes alter the building's historic character. It has a concrete foundation and basement and a typical mid-block setback, with flowers, roses, rhododendrons, and other flowering shrubs in dense plantings around the building edges. |
|                             |   | <b>Cultural Data:</b> The house was built for Herbert Clayton, a post office clerk, and his wife, Leora, by Matot Construction Company.   |
|                             |   | <b>Auxiliary building:</b> Garage <b>1926</b> <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and wood shingle siding and original doors; it contributes in scale, massing and details to the spatial ordering of the block's alley.  |

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|-----------------------------|---|--|
| Contributing Resources:     | 0 | <b>24-08 Navarra, James and Francis Residence 1957</b>   |
| Non-Contributing Resources: | 2 | 1963 S.E. Locust Avenue<br>Raymond and Nancy Lee, 1963 S.E. Locust Avenue, Portland, OR 97214  |
|                             |   | <b>Legal:</b> B24: L16   |
|                             |   | <b>Contractor:</b> Sam S. Rail   |
|                             |   | <b>Designer:</b> Carl Paulson  |
|                             |   | <b>Style:</b> Minimal Tract  |
|                             |   | <b>Non-Contributing:</b> Compatible/Non-Historic   |
|                             |   | Description: This one-story rectangular building has a low-pitched gable roof with projecting boxed eaves and composition shingles. The single-bay projecting porch has a gable roof with projecting boxed eaves, an enclosed pediment, wrought-iron posts, concrete foundation and stairs, a wrought-iron railing, and a Roman brick planter bed. The building has aluminum sliding sash windows, with a large fixed aluminum sash window on the front elevation. There is Roman brick veneer below the fenestration on the front elevation; weatherboard siding in the gable ends, and asbestos shingles elsewhere. It has a concrete foundation and a typical mid-block setback, with some shrubs around the front building edge.   |
|                             |   | Cultural Data: The house was built by contractor Sam Rail for James Navarra, an attorney, and his wife, Francis.   |
|                             |   | <b>Auxiliary Building: Garage 1957 Non-Contributing: Compatible/Non-Historic</b>   |
|                             |   | Description: The one-car garage on the alley has concrete block walls, fiberglass shingles and a flat roof; it is compatible with the scale of the buildings on the block's alley.   |
| Contributing Resources:     | 0 | <b>24-09 Vaughn, Harry C. and Cora Residence 1923</b>  |
| Non-Contributing Resources: | 2 | 1971 S.E. Locust Avenue<br>Loy W. and Wai Y. Ngan, 2004 S.E. Hemlock, Portland, OR 97214   |
|                             |   | <b>Legal:</b> B24: L17   |
|                             |   | <b>Contractor:</b> James O. Williams   |
|                             |   | <b>Designer:</b> James O. Williams   |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  |
|                             |   | <b>Non-Contributing:</b> Compatible/Historic   |
|                             |   | Description: This el-shaped one-and-one-half story building has a steeply-pitched, cross-clipped gable roof with minimal boxed eaves and composition shingles. There is a shed-roofed dormer on the south elevation. A single-bay projecting portico on the south corner of the front-facing wing has three semi-circular arched openings and a clipped gable roof with a return boxed cornice; it leads to a reentrant corner porch with a concrete foundation. Unaltered windows towards the rear of the house are one-over-one double-hung wood sashes; the front elevation has a large fixed metal sash window, and aluminum sliders in the gable end. The building has horizontal aluminum siding on the gable ends, with stucco (not original) on the first story. It has a concrete foundation and basement, and a typical mid-block setback. |
|                             |   | Cultural Data: The house was built for Harry C. Vaughn, a driver, and his wife, Cora, by carpenter James Williams.   |
|                             |   | <b>Auxiliary Building: Garage 1923 Non-Contributing: Compatible/Historic</b>   |
|                             |   | Description: The single-car garage on the alley has a jerkinhead gable roof; the siding has been stuccoed and the doors altered.   |

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|---|---|--|--|
| Contributing Resources:   | 2 | <b>24-10 Reiner, Frank and Ina House 1922</b>                            |  |
| Non-Contributing Resources:   | 0 | 1983 S.E. Locust Avenue  | <b>Legal:</b> B24: L20,21                    |
|   |   | Quay Mar Ying and Ruth Mar, 1983 S.E. Locust Avenue, Portland, OR 97214  |  |
|   |   | <b>Contractor:</b> Frank Reiner  | <b>Designer:</b> F.T. Webber                 |
|   |   | <b>Style:</b> Craftsman Bungalow   | <b>Contributing:</b> Secondary               |
| <p>Description: This rectangular one-and-one-half story bungalow has a moderately-pitched gable roof with projecting eaves, ornamental exposed trusses and brackets in the gable ends, wide bargeboards, and composition shingles. The front-facing, full-width gable-roofed porch has projecting eaves, an ornamental exposed truss and brackets in the gable ends, an enclosed pediment with an ornamental, angled tie beam, clustered, truncated rectangular columns on brick piers, a wood slat balustrade, and curved concrete porch stairs. Windows are primarily one-over-one double-hung wood sashes; there is a shed-roofed square bay window on the north elevation. The front entry door is paneled, with a large glazed light with a rectilinear muntin and mullion pattern. The building has red brick veneer on the front elevation, and asbestos shingle siding on the rest of the building, which does not significantly alter its historic character. It has a concrete foundation and basement, and a typical mid-block setback, with some flowering plants along the side lot lines.</p> <p>Cultural Data: The house was built on speculation by carpenter Frank Reiner, and was apparently used as a rental unit for some years. A tenant in 1930 was Daniel Greene, a meatcutter.</p> <p><b>Auxiliary Building:</b> Garage                      <b>1922</b>                      <b>Contributing:</b> Secondary</p> <p>Description: The single-car garage on the alley has a gable roof and beveled siding; it contributes in scale, mass, and details to the spatial ordering of the block's alley.</p> |   |  |  |
| Contributing Resources:   | 1 | <b>24-11 Riehs, Joseph Residence 1911</b>                                |  |
| Non-Contributing Resources:   | 1 | 1989 S.E. Locust Avenue  | <b>Legal:</b> B24: L24                       |
|   |   | Walter and Kathryn Crandall, 1989 S.E. Locust Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Fred Barth  | <b>Designer:</b> Fred Barth                  |
|   |   | <b>Style:</b> Craftsman  | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular two-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed ornamental rafters, bracketed gable ends, a wide bargeboard, and composition shingles; there are gable-roofed dormers on the side elevations. The full-width hip-roofed porch has exposed rafters, sided, truncated square columns on brick piers, an enclosed balustrade, and wood stairs. The windows are primarily one-over-one double-hung wood sashes; there is a cantilevered square bay window with a hipped roof on the north elevation. Window trim has been altered through the application of asbestos shingle siding, which also obscures the original porch column details. The building has a concrete foundation and basement, and a two-story porch at the rear. It has a typical mid-block setback, with a mature deciduous tree on the south lot line, and a hedge along the north lot line.</p> <p>Cultural Data: The house was built for barber Joe Riehs by building contractor Fred Barth.</p> <p><b>Auxiliary Building:</b> Garage                      <b>1923</b>                      <b>Contributing:</b> Secondary</p> <p>Description: The single-car garage on the alley has tongue-and-groove siding and a gable roof; it contributes in scale, mass and details to the spatial ordering of the block's alley.</p>  |   |  |  |

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|--|---|---|-----------------------------------|
| Contributing Resources:  | 1 | <b>24-12 Schubert, William House 1923</b>   |                                   |
|  |   | 1635 S.E. Harrison Street   | <b>Legal:</b> B24: T.L. 5, L25    |
| Non-Contributing Resources:  | 0 | Duke and Decca Ristick c/o Moore Financial Mtg. Banking Div. P.O. Box 7128, Boise, ID 83707 |                                   |
|  |   | <b>Contractor:</b> William Schubert   | <b>Designer:</b> William Schubert |
|  |   | <b>Style:</b> Bungalow--Prairie Influence   | <b>Contributing:</b> Secondary    |
| <p>Description: This el-shaped one-story building has a low-pitched hip roof with deep projecting boxed eaves, a molded cornice board, and composition shingles. The centered, hip-roofed projecting porch has a molded cornice board, battered columns, and a concrete foundation. Windows are primarily double-hung wood sashes, with varying numbers of multiple lights in the upper sashes; the front elevation has two large fixed sash wood windows, with multiple lights in the upper fourth. The building has stucco siding, a concrete foundation and basement. It is located on the southeast corner of the block, on a triangular lot, with some mature rhododendrons screening the front porch; concrete steps lead to the porch path.</p> <p>Cultural Data: The house, and the one to the west, was built by William Schubert for the Laurelhurst Construction Company; it apparently served as a rental unit for some years.</p>   |   |   |                                   |
| Contributing Resources:  | 1 | <b>24-13 Emerick, Roy D. and Hattie Residence 1923</b>                                      |                                   |
|  |   | 1623 S.E. Harrison Street   | <b>Legal:</b> B24: T.L. 4, L25    |
| Non-Contributing Resources:  | 0 | Sylvia Donkin, 7239 S.E. Mill, Portland, OR 97215   |                                   |
|  |   | <b>Contractor:</b> William Schubert   | <b>Designer:</b> William Schubert |
|  |   | <b>Style:</b> Bungalow--Prairie Influence   | <b>Contributing:</b> Secondary    |
| <p>Description: This one story rectangular building has a low-pitched hip roof with projecting boxed eaves and composition shingles. The projecting single-bay entry porch has a jerkinhead roof with deep projecting boxed eaves, an enclosed pediment, Tuscan columns, and a concrete foundation and stairs. The windows are primarily double-hung wood sashes with multiple lights in the upper sashes; the front entry door is flanked by large fixed wood sash windows with rectilinear lights in the upper fourth. The building has a wood cornice board running under the eaves, and stucco siding, with a concrete foundation and basement. It is located at the south end of the block, at the intersection of the alley and Harrison Street, on a trapezoidal lot; concrete steps lead to the path to the porch. There are some shrubs and vines at the building's front elevation.</p> <p>Cultural Data: This house, and the one to the east, were built by William Schubert for Laurelhurst Construction Company. By 1925 this house was sold to owner-resident Roy Emerick, a mechanic, and his wife, Hattie.</p> |   |   |                                   |



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- Contributing Resources: 0 **24-14 Davenport, Lee and Helen Duplex 1923**  
1980-1984 S.E. Ladd Avenue **Legal:** B24: T.L. 3, L27,28
- Non-Contributing Resources: 2 George W. Hartley, III c/o Richard and Sandra Roth, 12976 Ridgecrest Rd., Portland, OR 97219  
**Contractor:** J.O. Gray **Designer:** Unknown  
**Style:** Twentieth Century California Mission **Non-Contributing:** Compatible/Historic  
**Description:** This one-story rectangular building has a flat roof and sculpted parapet. Unit entry doors at opposite ends and multi-paned french doors in the center have bracketed, tiled, shed-roofed overdoors; the entry doors have small concrete stoops. Windows are typically six-over-one double-hung sashes; the front elevation has two large fixed wood sash windows with five lights in the upper sash; there are some aluminum sliding windows. The building is stuccoed, with a small round-arched inset in the shaped parapet; the side and rear elevations have been covered with horizontal aluminum siding. Window and siding changes significantly alter the building's historic character. It has a concrete foundation. The building is located on the southwest end of the block, at the intersection of Ladd Circle, Harrison Street and the alley. The yards have Port Orford cedars, ivy, camellias, rhododendrons and English laurel.  
**Cultural Data:** This duplex, and its "twin" next door (1974-78 S.E. Ladd Avenue), were designed by Don N. Crooks for J.W. Kimball and widow Helen Davenport, and built by contractor J. Gray. They are identical in plan and detail to the duplexes at the south end of block 17.  
**Auxiliary Building:** Garage **1923** **Non-Contributing:** Compatible/Historic  
**Description:** The single-car garage on the alley has a flat roof and stucco walls; the doors are missing. It contributes in scale and massing to the spatial order of the alley, but is in poor condition.
- Contributing Resources: 2 **24-15 Davenport, Lee and Helen Duplex 1923**  
1974-1978 S.E. Ladd Avenue **Legal:** B24: T.L. 1, L27,28
- Non-Contributing Resources: 0 Dudley Clark, 1978 S.E. Ladd Avenue, Portland, OR 97214  
**Contractor:** J.O. Gray **Designer:** J.M. Crooks  
**Style:** Twentieth Century California Mission **Contributing:** Secondary  
**Description:** This one-story rectangular building has a flat roof and sculpted parapet. Unit entry doors at opposite ends have bracketed, tiled, shed-roofed overdoors; the entry doors have small concrete stoops. French doors on the front elevation have been removed, and the area under the shed-roofed awnings enclosed with fixed aluminum sash windows (1966). Windows are typically six-over-one double-hung sashes; the front elevation has two large fixed wood sash windows with five lights in the upper sash; there are some aluminum sliding windows. The building is stuccoed, with a small round-arched inset in the shaped parapet; the side and rear elevations have been covered with aluminum siding, which does not significantly affect its historic character. It has a concrete foundation. The building is located on the southwest end of the block, at the intersection of Ladd Circle and Elliott Avenue. The yards have Port Orford cedars, ivy, camellias, rhododendrons, and English laurel hedges.  
**Cultural Data:** This duplex and its "twin" next door (1980-84 S.E. Ladd Avenue), were designed by Don N. Crooks for J.W. Kimball and widow Helen Davenport, and built by contractor J. Gray. They are identical in plan and detail to the duplexes at the south end of block 17.  
**Auxiliary Building:** Garage **1923** **Contributing:** Secondary  
**Description:** The single-car garage on the alley has a flat roof, stucco walls and original wood doors; it contributes in scale, mass and details to the spatial ordering of the block's alley.

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- |  |   |   |                                      |
|--|---|---|--------------------------------------|
| Contributing Resources:  | 2 | <b>24-16 Duback, Jacob and Della Residence 1909</b>                         |                                      |
| Non-Contributing Resources:  | 0 | 1938 S.E. Elliott Avenue  | <b>Legal:</b> B24: L26; Ne10' L27    |
|  |   | Erik Funke and Rosalind Dwight, 1938 S.E. Elliott Avenue, Portland OR 97214 |                                      |
|  |   | <b>Contractor:</b> Smith and Dodge  | <b>Designer:</b> Unknown             |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary         |
| <p>Description: This two-and-one-half story rectangular building has a moderately-pitched pedimented gable roof with projecting eaves, exposed rafters, bracketed gable ends, a wide bargeboard, and composition shingles; there are gable-roofed dormers on the side elevations. The full-width porch has a flat roof with deep projecting eaves, ornamental brackets, large truncated paneled, truncated boxed columns on sided piers; an ornamental wood balustrade, wood foundation and wood steps. Windows are primarily double-hung wood sashes, with multiple lights in the upper sashes; there are two square bay windows on the second story front elevation with six-over-one double-hung windows, below the cantilevered pediment, which has a wide frieze board and modillion-like blocks. There is a large fixed wood sash window with double-hung sidelights on the front elevation; the entry door has multi-light sidelights; there is a square bay window on the south elevation. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with some mature shrubs and trees along the south lot line.</p> <p>Cultural Data: The house was built by building contractors Smith and Dodge for Jacob Duback, an optician born in Washington state, and his wife, Della. The Dubacks lived in the house with their children, and a boarder, Maude Stone, a bookkeeper.</p> <p><b>Auxiliary Building: Garage 1910 Contributing: Primary</b></p> <p>Description: The single-car garage on the alley has a gable roof, weatherboard siding, and wood shingles in the gable ends; it contributes in scale, mass, and details to the spatial ordering of the block's alley.</p> |   |   |                                      |
| Contributing Resources:  | 1 | <b>24-17 Foster, Ella Residence 1923</b>                                    |                                      |
| Non-Contributing Resources:  | 1 | 1928 S.E. Elliott Avenue  | <b>Legal:</b> B24: L23               |
|  |   | Eli J. and Melba Ceccanti, 6510 S.E. Pine Street, Portland, OR 97215        |                                      |
|  |   | <b>Contractor:</b> Robnett and McClure                                      | <b>Designer:</b> Clausen and Clausen |
|  |   | <b>Style:</b> Twentieth Century Colonial                                    | <b>Contributing:</b> Secondary       |
| <p>Cultural Data: This one-and-one-half story rectangular building has a front-facing jerkinhead gable roof with projecting boxed eaves, a return boxed cornice, and composition shingles. The full-width porch has a low-pitched hip roof with projecting boxed eaves, truncated boxed columns on brick piers, a vertical wood slat balustrade, and concrete stairs with wrought-iron railings. The windows are primarily six-over-one double-hung wood sashes; the first floor front elevation has large fixed wood sash windows flanking a paneled and glazed entry door with paneled and glazed sidelights. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with some mature shrubs along the north lot line.</p> <p>Cultural Data: Albert F. Clauss, a jeweler who lived in Ladd's Addition on Mulberry Avenue, had this house built on speculation by building contractors and real estate dealers Isom C. Robnett and Byron M. McClure. Clauss sold the house after completion to a Mrs. Ella Foster, who lived in it for two years. Robnett and McClure, who built three houses in Ladd's Addition, advertised that "Robnett and McClure Build Homes that Endure."</p> <p><b>Auxiliary Building: Garage 1922 Non-Contributing: Compatible/Historic</b></p> <p>Description: The two-car garage on the alley has a jerkinhead gable roof and weatherboard siding; the doors have been altered. It is compatible with the scale and materials of the alley buildings.</p>   |   |   |                                      |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>24-18 Worrell, Emma Residence 1913</b>  |   |
| Non-Contributing Resources: | 2 | 1918 S.E. Elliott Avenue   | <b>Legal:</b> B24: S2' L19; L22                         |
|                             |   | Donald and Margaret Westhusing, 1918 S.E. Elliott Avenue 97214   |   |
|                             |   | <b>Contractor:</b> J. Bryson Moore   | <b>Designer:</b> J. Bryson Moore                        |
|                             |   | <b>Style:</b> Craftsman  | <b>Non-Contributing:</b> Compatible/Historic            |
|                             |   | <b>Description:</b> This two-and-one-half story rectangular building has a moderately-pitched gable roof with projecting eaves, exposed rafters, a wide bargeboard, bracketed gable ends, and composition shingles; there are gable-roofed dormers with projecting eaves and exposed rafters on the side elevations. The full-width porch has a gable roof with projecting eaves, exposed rafters, an enclosed pediment with a cornice board and modillion-like blocks, truncated boxed columns on sided piers, and an enclosed balustrade; brick planters flanking the wood porch stairs are not original. Windows are typically one-over-one double-hung wood sashes; there is a large, transomed fixed wood sash window with double-hung sidelights on the front elevation; a large cantilevered square bay window with a shed roof on the north elevation. The building has asbestos shingle siding, and flagstone veneer on the first story front elevation, which affects its historic character. It has a typical mid-block set back, with flowering shrubs and hedges at the building edges and flanking the entry path. |   |
|                             |   | <b>Cultural Data:</b> Architect J. Bryson Moore designed and built this house for Emma Worrell, a stenographer for L,K and C Soap Company, who lived here with her sisters, Anna, a bookkeeper for Riverview Dairy Company, and Minnie, a teacher at Mount Tabor School, and their mother, Catherine, a widow.   |   |
|                             |   | <b>Auxiliary Building:</b> Carport   | <b>c.1970 Non-Contributing:</b> Incompatible            |
|                             |   | <b>Description:</b> The single-car carport on the alley has a shed roof and horizontal board siding; it is incompatible with the massing and materials of the block's alley buildings.   |   |
| Contributing Resources:     | 1 | <b>24-19 Phillips, Ida and Ben House 1925</b>  |   |
| Non-Contributing Resources: | 1 | 1912 S.E. Elliott Avenue   | <b>Legal:</b> B24: N 38' L19                            |
|                             |   | Roger and Anne VanDyke, 1912 S.E. Elliott Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Ben I. Phillips   | <b>Designer:</b> Elmer C. Feig                          |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Contributing:</b> Secondary                          |
|                             |   | <b>Description:</b> This el-shaped one-and-one-half story building has a steeply-pitched cross-gable roof with projecting boxed eaves; the front-facing wing's southerly eave line has a pronounced sweep, which flares to cover the reentrant porch with semi-circular arched openings, a concrete stoop and iron railing. A steeply-pitched wall dormer on the front elevation has a small double-hung window in its upper gable end. Most windows have six-over-six double-hung wood sashes; the front elevation has two large fixed sash windows with multiple lights in the upper fourth; one is flanked with double-hung sidelights. The rear of the building was altered in 1977 and has some aluminum sliding windows; these changes do not significantly affect its historic character. It has wood shingle siding in the side gable ends, and is stuccoed elsewhere, with a concrete foundation and basement. It has a typical mid-block setback, with a hedge along the north building edge, and some small shrubs along the front elevation.   |   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by Ben I. Phillips, who developed a number of Ladd's Addition properties in the 1920s; it apparently served as a rental unit for several years. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1975 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The double-car garage on the alley has a gable roof with cedar lap siding.   |   |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 1 | <b>24-20 Lockhart, John House 1909</b>   |   |
| Non-Contributing Resources: | 1 | 1904 S.E. Elliott Avenue   | <b>Legal:</b> B24: L18                                |
|                             |   | Charles and Gail Burroughs, 1904 S.E. Elliott Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> William Nash  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary                          |
|                             |   | <b>Description:</b> This rectangular two story building has a moderately-pitched hip roof with projecting boxed eaves, composition shingles, a centered hip-roofed dormer and centered gable-roofed dormers on the side elevations. The single-bay projecting entry porch has a moderately-pitched hip roof with boxed eaves, truncated boxed columns on sided piers, an enclosed balustrade, and concrete stairs with pipe railings. The windows are primarily ten-over-one double-hung wood sashes; there are some diamond-paned hopper windows, and the front elevation has a large polygonal bay window with a hipped roof and large slipsash double-hung windows with diamond panes in the upper sashes. A square bay window on the south has a hip roof. The building has narrow beveled siding with cornerboards; the two-story sleeping porch at the rear has been enclosed. It has a concrete foundation and basement, and a deep setback from the street; there are some shrubs around the front building elevation, and a vertical board fence enclosing part of the side and back yards. |   |
|                             |   | <b>Cultural Data:</b> The house was built by carpenter William Nash for contractor John Lockhart, who developed a number of Ladd's Addition properties; the house apparently served as a rental unit for some years.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1950 Non-Contributing:</b> Incompatible          |
|                             |   | <b>Description:</b> The single-car garage on the alley has a flat roof, concrete block walls, and an entrance that has been boarded over. It is incompatible with the scale and materials of the block's alley buildings.  |   |
| Contributing Resources:     | 0 | <b>24-21 Underwood, Walter and Minnie Residence 1940</b>   |   |
| Non-Contributing Resources: | 2 | 1864 S.E. Elliott Avenue   | <b>Legal:</b> B24: L15                                |
|                             |   | Elio Ceccanti, Jr., 6510 S.E. Pine Street, Portland, OR 97215  |   |
|                             |   | <b>Contractor:</b> Walter Underwood  | <b>Designer:</b> Walter Underwood                     |
|                             |   | <b>Style:</b> Minimal Tract  | <b>Non-Contributing:</b> Compatible/Non-Historic      |
|                             |   | <b>Description:</b> This el-shaped one-and-one-half story building has a moderately-pitched cross-gable roof with boxed eaves and composition shingles. The recessed, gable-roofed porch is located in the corner of the el, and has a concrete stoop and stairs with wrought-iron railing. The windows are primarily one-over-one-double-hung wood sashes; a large fixed wood sash window on the front elevation has horizontally-emphasized lights. The building has vertical board siding with scalloped ends on the front gable ends, and horizontal weatherboard siding elsewhere. It has a concrete foundation and basement, and a typical mid-block setback, with some low-growing shrubs along the front elevation; a picket fence encloses part of the side and back yards.   |   |
|                             |   | <b>Cultural Data:</b> The house was built by owner Walter Underwood, a foreman for Swender Blue Print Company, who moved here from the house next door to the south, which he built ten years earlier.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1940 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, weatherboard siding and vertical boards in the gable ends; it is compatible with the scale and materials of the alley buildings.  |   |

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- |                             |   |   |
|-----------------------------|---|---|
| Contributing Resources:     | 2 | <b>24-22 Underwood, Walter and Minnie Residence 1930</b>  |
|                             |   | 1852 S.E. Elliott Avenue <b>Legal:</b> B24: L14   |
| Non-Contributing Resources: | 0 | Margaret Hull, 1852 S.E. Elliott Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Walter Underwood <b>Designer:</b> Walter Underwood   |
|                             |   | <b>Style:</b> Twentieth Century English Cottage <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This square one-and-one-half story building has a moderately-pitched gable roof with projecting boxed eaves and composition shingles. A centered gable-roofed entry vestibule has projecting boxed eaves, a recessed multi-light entry door, a small concrete stoop and stairs. The building's exterior red brick chimney, with clinker brick, is located on the front elevation north of the entry vestibule, and is a prominent feature of the front elevation. The windows are primarily six-over-one double-hung wood sashes, with some multi-light casements; a pair of multi-light french doors are located in a recessed entry on the north end of the front elevation. The building has asbestos shingles siding, which does not significantly alter its historic character, and a concrete foundation. It has a typical mid-block setback, with some flowering shrubs along the front elevation.   |
|                             |   | <b>Cultural Data:</b> The house was built by owner Walter Underwood, a foreman for Swender Blue Print Company; ten years after the completion of this house, he built a new house for himself and his wife, Minnie, next door to the north, where he moved in 1940.   |
|                             |   | <b>Auxiliary Building:</b> Garage      1930 <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, weatherboard siding and small windows matching the house; it contributes in scale, mass and details to the spatial ordering of the block's alley.  |
| Contributing Resources:     | 1 | <b>24-23 VanDusen, Walter and Edna Residence 1926</b>   |
|                             |   | 1844 S.E. Elliott Avenue <b>Legal:</b> B24: L11   |
| Non-Contributing Resources: | 1 | Richard Andrus, 1844 S.E. Elliott Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> William Kallander <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Twentieth Century Colonial <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with boxed eaves and composition shingles. The projecting entry porch is centered on the front elevation; it has a gable roof with boxed eaves, an enclosed pediment, an elliptic-arched opening, paired rectangular columns, a concrete stoop and stairs. The porch is flanked by two small gable-roofed wall dormers, below which are located large, fixed wood sash windows with multiple lights in the upper fourth; the entry door is flanked with multi-light sidelights. Other windows are primarily six-over-one double-hung wood sashes. The building has been sided with horizontal aluminum panels, and has wrought-iron decorative "shutters" on the front elevation; neither of these significantly affect its historic character. It has a concrete foundation, and a typical mid-block setback; there is a hedge flanking the entry path, and rhododendrons at the front building edge. |
|                             |   | <b>Cultural Data:</b> The house was built for Walter VanDusen, a foreman for E and W Lumber Company, and his wife, Edna, by carpenter William Kallander.  |
|                             |   | <b>Auxiliary Building:</b> Garage      1926 <b>Non-Contributing:</b> Compatible/Historic  |
|                             |   | <b>Description:</b> The single-car garage has a gable roof and has been resided with aluminum panels.   |

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- |   |   |   |
|---|---|---|
| Contributing Resources:   | 1 | <b>24-24 Painter, David S. and Laura Residence 1909</b>                                       |
|   |   | 1838 S.E. Elliott Avenue <b>Legal:</b> B24: L10   |
| Non-Contributing Resources:   | 1 | Grace Applegate, 1838 S.E. Elliott Avenue, Portland, OR 97214                                 |
|   |   | <b>Contractor:</b> Smith and Dodge <b>Designer:</b> Unknown                                   |
|   |   | <b>Style:</b> Craftsman <b>Non-Contributing:</b> Compatible/Historic                          |
| <p><b>Description:</b> This two-and-one-half story rectangular building has a moderately-pitched gable roof with projecting eaves, exposed ornamentally cut rafters, large ornamental jigsawn brackets and composition shingles; there are centered gable-roofed dormers on the side elevations. The hip-roofed full-width porch has exposed rafters and a gable-roofed entry bay with exposed ornamentally-cut rafters; exposed tie beam; massive cross beams with ornamental end cuts on ornamental "cushions;" a wood balustrade with a circular motif, and massive boxed columns which have been stuccoed. The windows are primarily one-over-one double-hung wood sashes, with wide molding and bracketed wood lintels; there is jigsawn trim below the window sills. Square bay windows on the north and south elevations have shed-roofs with exposed ornamental rafters. The building has weatherboard siding; the first floor has been stuccoed, which alters the building's historic character. It has a concrete foundation and basement, and a large rhododendron in the front yard; the back yard is enclosed with a picket fence.</p> <p><b>Cultural Data:</b> The house was built on speculation by contractors Smith and Dodge, who built a number of early Ladd's Addition houses. By 1910 it was sold to David Painter, a cabinetmaker for Heywood Brothers and Wakefield Company, who lived in it with his wife, Laura, and two sons; the eldest son, Lloyd, was a clerk in a dry goods store.</p> |   |   |
|   |   | <b>Auxiliary Building: Garage      1926      Contributing: Secondary</b>                      |
| <p><b>Description:</b> The flat-roofed single-car garage on the alley has bevel siding and original garage doors; it contributes in scale, mass and details to the spatial ordering of the block's alley.</p>   |   |   |
| Contributing Resources:   | 0 | <b>24-25 Doshas, William and Teresa Duplex 1950</b>   |
|   |   | 1824-1828 S.E. Elliott Avenue <b>Legal:</b> B24: Sw 20' L6; L7                                |
| Non-Contributing Resources:   | 2 | Howard and Mary Doshas, 1824 S.E. Elliott Avenue, Portland, OR 97214                          |
|   |   | <b>Contractor:</b> Olmsted and Larson <b>Designer:</b> Portland Home Building Co.             |
|   |   | <b>Style:</b> Minimal Tract--Ranch Influence <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p><b>Description:</b> This one-and-one-half story rectangular building has a side-facing gable roof with minimal eaves and composition shingles. The entries to the units are recessed under the roof at opposite ends of the front elevation; each has a concrete stoop, and a wrought-iron post supporting the roof corner. The windows are primarily double-hung wood sashes, with some wood casements; the front elevation has two large fixed wood sash windows with double-hung sidelights. The building has Roman brick veneer below the fenestration on the front elevation, and weatherboard siding elsewhere. It has a concrete foundation, and a shallow setback from the street; there is a low privet hedge running along the front elevation, and a chain link enclosed back yard.</p> <p><b>Cultural Data:</b> The duplex was built on speculation by contractors Olmsted and Larson. After completion it was purchased by William Doshas, treasurer of the West Coast Trans-Ocean Steamship Lines, who lived in one unit with his wife, Teresa.</p>  |   |   |
|   |   | <b>Auxiliary Building: Garage      1950      Non-Contributing: Compatible/Non-Historic</b>    |
| <p><b>Description:</b> The two-car garage on the alley has a gable roof and aluminum siding; it is compatible with the scale of the alley buildings.</p>  |   |   |

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Contributing Resources:	2	<b>24-26 Seamann, Clayton and Jennie Residence 1912</b>	
		1818 S.E. Elliott Avenue	<b>Legal:</b> B24: L2,3; Ne 20' L6
Non-Contributing Resources:	0	Marie Noe and Rose Simpson, 7912 S.E. 69th Avenue, Vancouver WA 98662	
		<b>Contractor:</b> Carl Westland	<b>Designer:</b> Carl Westland
		<b>Style:</b> Craftsman Bungalow	<b>Contributing:</b> Primary
<p><b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed rafters, and bracketed gable ends; there is a shed-roofed dormer with projecting eaves, exposed rafters and a bank of small casements with small lights in the upper sashes. The veranda has a deep shingled cornice, truncated battered columns on shingled piers, an enclosed balustrade and wood stairs. The windows are primarily double-hung wood sashes; the front elevation has a large slipsash double-hung window with multiple lights in the upper sash and double-hung sidelights. The paneled and glazed entry door is original. The building is sided with square butt wood shingles and has a concrete foundation and basement. It is located at the northerly end of the block on a large double lot, with mature ornamental plants flanking the entry path and the front elevation; the lot to the north is enclosed with a laurel hedge.</p> <p><b>Cultural Data:</b> The house was designed and built by building contractor Carl Westland for Clayton Seamann, a physician, who lived here with his wife, Jennie.</p>			
		<b>Auxiliary Building: Garage</b>	<b>1912 Contributing: Primary</b>
<p><b>Description:</b> The gable-roofed single-car garage, also built by Westland, has square-cut butt shingle siding that matches the house; it contributes in scale, mass and details to the spatial ordering of the block's alley.</p>			

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Southeast Quadrant

Total Resources: 49  
Contributing: 30  
Non-Contributing: 19Form:  
Convex PolygonStreet Boundaries:  
S.E. Harrison Street  
S.E. Cypress Avenue  
S.E. Lavender Street  
S.E. Ladd Avenue  
Ladd Circle

Block 25 partially defines Ladd Circle and East Park. The Ladd Circle Grocery, the only commercial structure in the district not on a boundary block, is located at the northwesternmost end of the block; it is the social and architectural focal point of Ladd Circle. The rest of the buildings are single-family residences, with the exception of one house converted to a duplex in the 1950s. By 1913 seven Craftsman style structures had been built on the block, primarily on speculation by contractors. The rest of the lots sat vacant until the 1920s, when various contractors purchased multiple lots and erected one-and-one-half story bungalows on speculation, often using identical plans. There are a number of "twins" and "triplets" on both sides of the block; the predominance of these bungalows formally unites the block through the scale, massing, and materials of most of its buildings, and the uniformity of its street setbacks. Nineteen of the twenty-seven buildings on the block were constructed during the secondary historic period of development; one building post-dates the historic period and is incompatible in scale, massing, siting and materials with other structures on the block. All buildings are in good to excellent condition. Of the twenty-six historic buildings, four do not contribute to the district in their present condition; of the sixteen auxiliary historic buildings, seven have been altered to the extent of losing their historic integrity.

Contributing  
Resources: 0  
Non-Contributing  
Resources: 2**25-01 Fitch, Potts and Sons House 1925**

1626 S.E. Harrison Street

Legal: B25: T.L. 2 L25

Juanita Quibal, 1626 S.E. Harrison Street, Portland, OR 97214

Contractor: Fitch, Potts and Sons

Designer: Fitch, Potts and Sons

Style: Bungalow

Non-Contributing: Compatible/Historic

Description: This one-story rectangular building has a moderately-pitched, pedimented gable roof with projecting boxed eaves and composition shingles. The front-facing, single-bay porch has a pedimented gabled roof with massive, paneled truncated obelisks on brick piers; the porch has been enclosed with wood windows and plywood panels, adversely affecting the building's historic character. The windows are primarily one-over-one double-hung wood windows; there is a large fixed light wood window with multiple lights in the upper sash. The building has narrow beveled siding, with cornerboards with small capitals; there is a simple frieze board running around the house, below the eaves. It has a concrete foundation and basement. The building is located on a triangular lot at the north end of the block, bounded by the street and the alley, creating a triangular yard on the westerly side of the building; a concrete retaining wall along the front lot line has concrete steps leading to the house path. There are mature shrubs and trees around the building's edge.

Cultural Data: This house, and its "twin" next door, were built on speculation for the Laurelhurst Construction Company by building contractors Fitch, Potts and Sons, who built a number of houses in Ladd's Addition. The house apparently served as a rental unit for a number of years.

Auxiliary Building: Garage

1924

Non-Contributing: Incompatible

Description: The one-car garage on the alley has been converted to a carport; it has shiplap siding, with concrete block, and some fiberglass surfaces, and a flat roof. It is not compatible in scale, massing or details with the alley buildings.



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- |   |   |   |                                  |
|---|---|---|----------------------------------|
| Contributing Resources:   | 1 | <b>25-02 Fitch, Potts and Sons House 1925</b>                                 |                                  |
| Non-Contributing Resources:   | 1 | 1638 S.E. Harrison Street   | <b>Legal:</b> B25: T.L. 1 L25    |
|   | 1 | Louise Rathke, c/o Louise Graham, 14874 N.E. Rose Parkway, Portland, OR 97230 |                                  |
|   |   | <b>Contractor:</b> Fitch, Potts and Sons                                      | <b>Designer:</b> Fitch and Potts |
|   |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary   |
| <p>Description: This one-story rectangular building has a moderately-pitched, pedimented gable roof with projecting boxed eaves and composition shingles. The front-facing, single-bay porch has a pedimented gabled roof with massive, paneled truncated obelisks on brick piers, and a concrete foundation and stairs. The windows are primarily one-over-one double-hung wood windows; there is a large fixed light wood window with multiple lights in the upper sash. The building has narrow beveled siding, with cornerboards with small capitals; there is a simple frieze board running around the house, below the eaves. It has a concrete foundation and basement. The building is located on a triangular lot at the north end of the block, creating a triangular yard on the easterly side of the building; a concrete retaining wall along the front lot line has concrete steps leading to the house path. There are large rhododendrons along the front elevation.</p> <p>Cultural Data: This house, and its "twin" next door, were built on speculation by building contractors Fitch, Potts and Sons, who built a number of houses in Ladd's Addition. The house apparently served as a rental unit for a number of years.</p> <p><b>Auxiliary Building: Carport 1940 Non-Contributing: Incompatible</b></p> <p>Description: The original garage has been converted to a carport, with fiberglass and concrete block; it is adjacent to the garage belonging to 1626 S.E. Harrison.</p> |   |   |                                  |
| Contributing Resources:   | 1 | <b>25-03 Denison, Bert M. Residence 1910</b>                                  |                                  |
| Non-Contributing Resources:   | 1 | 2005 S.E. Cypress Street  | <b>Legal:</b> B25: L24           |
|   | 1 | Victor Moy, et. al., 2005 S.E. Cypress Street, Portland, OR 97214             |                                  |
|   |   | <b>Contractor:</b> J. Qually  | <b>Designer:</b> Unknown         |
|   |   | <b>Style:</b> Craftsman--Prairie Influence                                    | <b>Contributing:</b> Primary     |
| <p>Description: This two-story rectangular building has a low-pitched hipped roof with deep, projecting eaves, and hip-roofed dormers with projecting eaves on the front and side elevations. The full-width hip-roofed porch has deep, projecting eaves; paired truncated columns with pronounced entasis and cushion capitals on an enclosed balustrade; a molded cornice frieze board, and a concrete foundation and stairs. The windows are typically one-over-one double-hung wood sashes; the dormers have banks of small six-over-one double-hung wood sashes. There are polygonal, hip-roofed bay windows on the side elevations, and some leaded glass windows on the north elevation. The building has asbestos shingle siding, which does not significantly alter its historic character. An exterior brick chimney on the north has an ornamental panel. The building has a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs and low hedges along the front elevation, and concrete steps leading from street grade to the house's path.</p> <p>Cultural Data: The house was built by contractor J. Qually for Bert M. Denison, who worked for A.B.M. Company; his mother, Minerva, lived with him.</p> <p><b>Auxiliary Building: Garage c.1924 Non-Contributing: Compatible/Historic</b></p> <p>Description: The one-car garage on the alley has a gable roof, weatherboard siding, and a plywood door.</p>  |   |   |                                  |

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| Contributing Resources:  | 1 | <b>25-04 Beans, Norman and Edith Residence 1922</b>                  |  |
| Non-Contributing Resources:  | 1 | 2011 S.E. Cypress Street   | <b>Legal:</b> B25: L21                       |
|  |   | Jeff Roberts, 2011 S.E. Cypress Street, Portland, OR 97214           |  |
|  |   | <b>Contractor:</b> Reimers and Jolivet                               | <b>Designer:</b> A.A. Dunbar                 |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary               |
| <p>Description: This rectangular one-and-one-half story building has a moderately-pitched jerkinhead gable roof with projecting eaves, exposed rafters, and composition shingles. There are two small jerkinhead gabled dormers at opposite ends of the front elevation; they have pairs of wood casement windows with rectilinear lights. The centered, single-bay entry porch has a jerkinhead gable roof with projecting beams; an exposed tie beam; paneled, battered columns, and a concrete foundation and stairs. Windows are primarily one-over-one double-hung wood sashes, with rectilinear lights in the upper sashes. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with rhododendrons and hydrangeas around the building front; the back yard is partially enclosed with a chain link fence.</p> <p>Cultural Data: The building was constructed by the construction firm of Reimers and Jolivet, which later built such prominent structures as the Mount Angel Library and the Portland Equitable Building. The house was built for Norman Beans, a clerk for Balfour, Guthrie, and Company, and his wife, Edith.</p> <p><b>Auxiliary Building:</b> Garage                      1929                      <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The one-car garage on the alley has a gabled roof and weatherboard siding; the original door has been replaced.</p> |   |  |  |
| Contributing Resources:  | 0 | <b>25-05 Luck, David T. and Lillian Residence 1923</b>               |  |
| Non-Contributing Resources:  | 2 | 2019 S.E. Cypress Street   | <b>Legal:</b> B25: L20                       |
|  |   | Paul and Beulah London, 2019 S.E. Cypress Street, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Conrad Elle                                       | <b>Designer:</b> Elle and Elle               |
|  |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This square one-and-one-half story building has a moderately-pitched gable roof with projecting eaves and exposed rafters, bracketed gable ends and composition shingles. There is a large gable-roofed dormer centered on the front elevation, with bracketed gable ends and exposed rafters. The centered, single-bay, front-facing gable-roofed porch has projecting eaves and exposed rafters; bracketed gable ends; truncated battered columns on brick piers, and concrete steps. The porch was enclosed in 1968. The building has one-over-one double-hung wood sash windows, and two large fixed sash windows on the front elevation, with multiple lights in the upper sashes. The building has asbestos shingle siding, a concrete foundation and basement. Porch and siding changes adversely affect the building's historic character. It has a typical mid-block setback, with some mature shrubs around the building edges.</p> <p>Cultural Data: The house was built by carpenter Conrad Elle for David T. Luck, a merchant who sold Chinese goods, and his wife Lillian.</p> <p><b>Auxiliary Building:</b> Garage                      1923                      <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The one-car garage on the alley has a flat roof, weatherboard siding, and concrete block on the north elevation.</p>   |   |  |  |

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|-----------------------------|---|---|--|
| Contributing Resources:     | 2 | <b>25-06 Brouse, Cecil House 1931</b>   |  |
| Non-Contributing Resources: | 0 | 2029 S.E. Cypress Street  | <b>Legal:</b> B25: L17                 |
|                             |   | Helen Snook, 2029 S.E. Cypress Street, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Fred Kuyath  | <b>Designer:</b> Oregon Home Designers |
|                             |   | <b>Style:</b> Twentieth Century Norman Farmhouse  | <b>Contributing:</b> Secondary         |
|                             |   | <b>Description:</b> This one-story el-shaped building has a moderately-pitched gabled roof, with a steeply-pitched front-facing gabled wing. The building has minimal eaves and composition shingle roof materials. The enclosed entry vestibule, located in the corner of the el, has a polygonal peaked roof, and a small concrete stoop with wrought-iron railings. A metal flat-roofed awning over the stoop is a later addition. Window types include narrow multi-light wood casements, six-over-one double-hung wood sashes, and a large fixed wood sash window on the front elevation. The building has stucco in the front gable end; brick veneer with randomly placed clinker bricks on the first floor of the front-facing gable and at the vestibule, and large cedar shakes on the rest of the building. It has a slightly shallower than typical setback from the street, with large camellias and ferns along the building edge, and a patterned, paved entry path. The back yard has a number of mature trees, and an ornamental wood fence. |  |
|                             |   | <b>Cultural Data:</b> This house was built on speculation by building contractor Fred Kuyath. It was sold to Cecil Brouse, a physician, who apparently used it as a rental. Tenants in 1930 were Miles Cutler, a representative for Occidental Life Insurance Company, and his wife, Marion.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1931 Contributing:</b> Secondary    |
|                             |   | <b>Description:</b> The gable-roofed, single-car garage on the alley has wood shingle siding; it was built by Kuyath. It contributes in scale, mass and details to the spatial order of the block's alley.  |  |
| Contributing Resources:     | 1 | <b>25-07 Beaumont, William C. and Elsie Residence 1910</b>  |  |
| Non-Contributing Resources: | 0 | 2025 S.E. Cypress Street  | <b>Legal:</b> B25: L16                 |
|                             |   | Wayne and Irene Sigler, 1960 S.E. 31st Avenue, Portland, OR 97215   |  |
|                             |   | <b>Contractor:</b> George Foreman   | <b>Designer:</b> Unknown               |
|                             |   | <b>Style:</b> Craftsman Bungalow  | <b>Contributing:</b> Primary           |
|                             |   | <b>Description:</b> This one-story, el-shaped building has a moderately-pitched front-facing gable roof, with bracketed ends, projecting eaves and exposed rafters. The projecting wing on the front elevation has a front-facing gable with bracketed ends, projecting eaves and exposed rafters; half of it is cut away to shelter part of a wood porch deck. Its southwest corner is supported by a short wood column on an enclosed balustrade. Windows are primarily three-over-one double-hung wood sashes with cornice trim; a segmental-arched pair of casement windows in the front wing gable end may not be original; there is a square bay with a shed roof on the northwest corner of the house. It has narrow weatherboard siding, a concrete foundation and basement. The house has a typical mid-block setback, with some low-growing flowering shrubs at the front elevation, and a chain link fence enclosing the back yard.  |  |
|                             |   | <b>Cultural Data:</b> The house was built by contractor George Foreman for William Beaumont, a department manager for Meier and Frank Company. In 1914 the house was sold to Stephen Carver, President and General Manager of the Portland and Oregon City Railway Company; he and his wife, Nellie, lived here.  |  |

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|--|---|--|-------------------------------------|
| Contributing Resources:  | 1 | <b>25-08 Standiford, Ralph and Frances Residence 1924</b>  |                                     |
| Non-Contributing Resources:  | 0 | 2109 S.E. Cypress Street                                   | Legal: B25: L13                     |
|  |   | Artha Malone, 2109 S.E. Cypress Street, Portland, OR 97214 |                                     |
|  |   | Contractor: Marius Larsen                                  | Designer: Marius Larsen             |
|  |   | Style: Bungalow  | Contributing: Secondary             |
| <p>Description: This rectangular one-and-one-half story building has a gable roof with projecting eaves. The large, single-bay, front-facing gable-roofed porch has an enclosed pediment; wrought-iron posts on concrete piers; wrought-iron balustrade, and a concrete foundation and porch stairs. The building has one-over-one double-hung wood windows, and fixed wood sash windows on the front elevation. It has weatherboard siding, a concrete foundation and basement. The building has a typical mid-block setback, with a chain link fence partially enclosing the back yard.</p> <p>Cultural Data: The house was built on speculation by Marius Larsen, a contractor who lived in Ladd's Addition; by 1927 the owner-residents were Ralph Standiford, a bookkeeper for Blitz-Weinhard Brewery, and his wife, Frances.</p>   |   |  |                                     |
| Contributing Resources:  | 2 | <b>25-09 Wohlk, Carl and Kirstine Residence 1924</b>       |                                     |
| Non-Contributing Resources:  | 0 | 2117 S.E. Cypress Street                                   | Legal: B25: L12                     |
|  |   | Frank Miller, 2117 S.E. Cypress Street, Portland, OR 97214 |                                     |
|  |   | Contractor: Lars Larsen                                    | Designer: Lars Larsen               |
|  |   | Style: Bungalow  | Contributing: Secondary             |
| <p>Description: This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves and composition shingles. The single-bay front-facing gable-roofed porch has an enclosed pediment; boxed, truncated paneled wood columns on sided piers; a vertical wood slat balustrade; an arched frieze board with small modillions; and a concrete foundation and stairs. The windows are primarily one-over-one double-hung wood sashes; the front elevation has large fixed wood sash windows with rectilinear muntin and mullion patterns in the upper sash. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs around the building edge.</p> <p>Cultural Data: The house was built by contractor Lars Larsen for Carl Wohlk, owner of a bakery, and his wife, Kirstine.</p> |   |  |                                     |
|  |   | <b>Auxiliary Building: Garage</b>                          | <b>1923 Contributing: Secondary</b> |
| <p>Description: The one-car garage on the alley has a gable roof with projecting eaves, weatherboard siding, and its original wood door; it contributes in scale, mass and details to the spatial order of the block's alley.</p>  |   |  |                                     |

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|---|---|---|-------------------------|
| Contributing Resources:   | 2 | <b>25-10 Urban, Frank and Gisela Residence 1924</b>                   |                         |
| Non-Contributing Resources:   | 0 | 2125 S.E. Cypress Street  | Legal: B25: L9          |
|   |   | Leo and Doris Innocenti, 2125 S.E. Cypress Street, Portland, OR 97214 |                         |
|   |   | Contractor: H.C. Kornegay   | Designer: H.C. Kornegay |
|   |   | Style: Bungalow   | Contributing: Secondary |
| <p>Description: This rectangular, one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed rafters, bracketed gable ends and composition shingles. The centered front-facing gable-roofed porch has projecting eaves; exposed rafters; bracketed gable ends; columns with a slight entasis, a concrete foundation, and concrete stairs with wrought-iron railings. The windows are typically one-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows, possibly altered. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with ornamental shrubs around the building edges; the back yard is partially enclosed with woven wire fencing.</p> <p>Cultural Data: The house was built on speculation for the Ladd Estate Company by H.C. Kornegay; it was sold by the end of the 1924 to Frank Urban, president of Urban Heating Company, and his wife, Gisela.</p> <p>Auxiliary Building: Garage 1926 Contributing: Secondary</p> <p>Description: The single-car garage on the alley has a gable roof, weatherboard siding, and its original paneled and glazed garage door; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |   |                         |
| Contributing Resources:   | 2 | <b>25-11 Guasco, Peter and Firmina Residence 1921</b>                 |                         |
| Non-Contributing Resources:   | 0 | 2133 S.E. Cypress Street  | Legal: B25: L8          |
|   |   | Helen Fong, 2133 S.E. Cypress Street, Portland, OR 97214              |                         |
|   |   | Contractor: J.W. McFadden Building Company                            | Designer: Unknown       |
|   |   | Style: Bungalow   | Contributing: Secondary |
| <p>Description: This rectangular one-and-one-half story bungalow has a moderately-pitched gable roof with composition shingles, projecting eaves, exposed rafters, and bracketed gable ends. There is a small, wood shingled, shed-roofed dormer with exposed rafters and projecting eaves on the northerly end of the front elevation. The single-bay, front-facing porch has a gable roof with projecting eaves and exposed rafters, an enclosed pediment and bracketed eaves, a concrete foundation and wrought-iron posts and railings. The windows are primarily six-over-one double-hung wood sashes; there are square bay windows with gable roofs and projecting eaves on both side elevations; the front elevation has a large fixed sash window with multiple lights in the upper sash. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with some small flowering and evergreen shrubs around the front elevation.</p> <p>Cultural Data: This house, and two others on the block--2144 and 2120 S.E. Ladd--were built on speculation by J.W. McFadden Building Company in 1921; they are similar in form and massing. The first owner-residents were Peter Guasco, a window cleaner, and his wife, Firmina.</p> <p>Auxiliary Building: Garage 1921 Contributing: Secondary</p> <p>Description: The one-car garage on the alley has a gabled roof with projecting eaves, exposed rafters, weatherboard siding with wood shingles in the gable end, and its original door; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |                         |

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- Contributing Resources: 1 **25-12 Clayton, Herbert House 1923**  
Non-Contributing Resources: 1 2141 S.E. Cypress Street **Legal: B25: L5**  
Thomas Zell and Nancy Jambor, 2141 S.E. Cypress Street, Portland, OR 97214  
**Contractor:** Herbert Clayton **Designer:** Herbert Clayton  
**Style:** Bungalow--Colonial Influence **Contributing: Secondary**  
**Description:** This one-and-one-half story rectangular building has a moderately-pitched gable roof with projecting eaves and a boxed, return cornice; it has a hip-roofed dormer with boxed eaves on the front elevation. The centered, single-bay, front-facing gabled porch has projecting eaves and a boxed, return cornice over a wide frieze board; boxed wood columns with capitals; a concrete foundation and stairs with a wrought-iron railing. Windows are primarily six-over-one double-hung wood sashes; there is one large fixed wood sash window on the front elevation, which appears altered. The building has narrow weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with shaped, mature camellias, rhododendrons and other flowering shrubs and evergreens around the front and side elevations; the north lot line has a clipped hedge.  
**Cultural Data:** The house was built and owned by Herbert Clayton, a clerk who lived on Locust in Ladd's Addition; it was apparently later sold to J.M. Vransen, about whom nothing more is presently known.  
**Auxiliary Building: Garage 1960 Non-Contributing: Compatible/Non-Historic**  
**Description:** The one-car garage on the alley has an eaveless gable roof with shiplap siding; it is compatible in scale with other buildings on the alley.
- Contributing Resources: 0 **25-13 Lybrook, Elizabeth Residence 1923**  
Non-Contributing Resources: 2 2149 S.E. Cypress Street **Legal: B25: L4**  
Lun C. and Lai H. Lee, 2149 S.E. Cypress Street, Portland, OR 97214  
**Contractor:** Conrad and Milleson **Designer:** J.H. Milleson  
**Style:** Bungalow **Non-Contributing: Compatible/Historic**  
**Description:** This rectangular one-story building has a moderately--pitched gable roof with projecting, bracketed eaves and exposed rafters. There is a centered concrete stoop with a stuccoed balustrade. The building has metal sash double-hung and fixed windows (altered), vinyl siding, and a concrete foundation: the window and siding changes adversely affect its historic character. It has a typical mid-block setback, with some ornamental shrubs in the front yard, and a chain link fence enclosing the back yard.  
**Cultural Data:** The house was built by contractors Conrad and Milleson for Mrs. Elizabeth Lybrook, a widow, who lived in it with her son, Ted, a machinist.  
**Auxiliary Building: Garage 1977 Non-Contributing: Incompatible**  
**Description:** The large rectangular garage on the alley has a gabled roof with weatherboard siding, and T-1-11 plywood siding in the gable ends.

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| Contributing Resources:  | 1 | <b>25-14 Varesio, Frank and Emma Residence 1924</b>                    |  |
| Non-Contributing Resources:  | 0 | 2157 S.E. Cypress Street   | <b>Legal:</b> B25: L1                        |
|  |   | Frank and Eleanor Tunno, 7755 S.W. Burlingame Ave., Portland, OR 97219 |  |
|  |   | <b>Contractor:</b> H.E. Doherty  | <b>Designer:</b> H.E. Doherty                |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary               |
| <p>Description: This rectangular, one-and-one-half story building has a moderately-pitched gable roof with projecting eaves; there is a centered, shed-roofed dormer (c. 1940) with boxed eaves. The full-width, front-facing gable-roofed porch has an enclosed pediment; truncated boxed columns on brick piers; a vertical wood slat balustrade, and a concrete foundation. The windows are primarily one-over-one double-hung wood sashes, with large fixed metal sash windows on the front elevation. The building has asbestos siding, which does not significantly alter its historic character, a concrete foundation and basement. It is located on a rectangular lot at the south end of the block, and has a typical mid-block setback from Cypress. An attached garage on the westerly elevation is original, but altered with asbestos siding; a driveway leads to it from Lavender Street.</p> <p>Cultural Data: The house was built for Frank Varesio, a janitor, and his wife, Emma, by contractor H.E. Doherty.</p>   |   |  |  |
| Contributing Resources:  | 0 | <b>25-15 Golding, William and Bertha Residence 1921</b>                |  |
| Non-Contributing Resources:  | 2 | 2144 S.E. Ladd Avenue  | <b>Legal:</b> B25: L2,3                      |
|  |   | Jim and August Amodeo, 2144 S.E. Ladd Avenue, Portland, OR 97214       |  |
|  |   | <b>Contractor:</b> J.W. McFadden Building Company                      | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular one-and-one-half story bungalow has a moderately-pitched gable roof with composition shingles, projecting eaves, exposed rafters, and bracketed gable ends. The centered, single-bay, front-facing gabled porch has projecting eaves and exposed rafters, an enclosed pediment and bracketed eaves, a concrete foundation, and wrought-iron posts and railings which replaced the original supports and balustrade. The windows are primarily one-over-one double-hung wood sashes; the front elevation has two large fixed sash windows with multiple lights in the upper sashes. The building has vinyl siding, a concrete foundation and basement. Siding and porch changes adversely affect its historic character. The building is located on a large lot at the southerly end of the block, with a typical mid-block setback facing Ladd Avenue; it has semi-circular planter beds on either side of the centered porch stairs, with shaped flowering shrubs and evergreens. The northerly side yard is enclosed with a concrete block wall and hedges, and contains a number of mature shrubs.</p> <p>Cultural Data: This house, and two others on the block--2120 S.E. Ladd and 2133 S.E. Cypress--were built on speculation by J.W. McFadden Building Company in 1921; they are similar in form and massing. The owner-residents by 1925 were William Golding, whose occupation is unknown, and his wife, Bertha.</p> <p><b>Auxiliary Building: Garage 1921 Non-Contributing: Compatible/Historic</b></p> <p>Description: The one-car garage on the alley is accessed via a driveway from Lavender Street; it was enlarged in 1937, and now has a gabled roof with vinyl siding.</p> |   |  |  |

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|---|---|--|----------------------------------|
| Contributing Resources:   | 1 | <b>25-16 Vigars, Thomas House 1912</b>                                 |                                  |
| Non-Contributing Resources:   | 1 | 2128 S.E. Ladd Avenue  | <b>Legal:</b> B25: L6            |
|   | 1 | Thomas and Catherine Briggs, 2128 S.E. Ladd Avenue, Portland, OR 97214 |                                  |
|   |   | <b>Contractor:</b> Thomas Vigars                                       | <b>Designer:</b> Thomas Vigars   |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary     |
| <p>Description: This large, two-and-one-half story rectangular building has a moderately-pitched, front-facing, pedimented gabled roof with deep projecting eaves, a wide bargeboard, and decorative false purlins. There are gable-roofed dormers with projecting eaves and false purlins on the side elevations. The full-width, hip-roofed porch has deep projecting eaves with false purlins; massive truncated battered columns on sided piers; an enclosed balustrade, and concrete stairs with pipe railing. Windows are primarily one-over-one double-hung wood sashes with cornice trim; there is a polygonal bay window on the south, with a hipped roof, and two square bay windows on the north; the front elevation has a bank of transomed wood sash casements on the first floor. The building has narrow beveled siding, with wood shingles in the gable ends, and a concrete foundation and basement. It has a typical mid-block setback, with concrete steps leading to the porch path from street grade, and hedges along the north and south lot lines.</p> <p>Cultural Data: This house, and two others on the block, were built by real estate dealer Thomas Vigars, who developed over two dozen houses in Ladd's Addition; this building is identical to 2032 S.E. Ladd Avenue on this block. A John and Valeria Ferrall owned the house after 1916, but no information is presently available about them.</p> <p><b>Auxiliary Building:</b> Garage                      <b>1955</b>                      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: A one-car garage on the alley, with a gabled roof, shiplap siding, and minimal eaves.</p>                            |   |  |                                  |
| Contributing Resources:   | 1 | <b>25-17 Knight, Jeanette and Ralph Residence 1921</b>                 |                                  |
| Non-Contributing Resources:   | 1 | 2120 S.E. Ladd Avenue  | <b>Legal:</b> B25: L7; S 10' L10 |
|   | 1 | Martin Sampson, 2120 S.E. Ladd Avenue, Portland, OR 97214              |                                  |
|   |   | <b>Contractor:</b> J.W. McFadden Building Company                      | <b>Designer:</b> Unknown         |
|   |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary   |
| <p>Description: This rectangular one-and-one-half story bungalow has a moderately-pitched gable roof with composition shingles, projecting eaves, exposed rafters, and bracketed gable ends. The single-bay, front-facing gabled porch has a gable roof with projecting eaves and exposed rafters, an enclosed pediment and bracketed eaves, a concrete foundation and stairs, boxed wood columns and a vertical wood slat balustrade. The windows are primarily one-over-one double-hung wood sashes; there are square bay windows with gable roofs and projecting eaves on the side elevations; the front elevation has two large fixed wood sash windows. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with low hedges around the building edges, and a concrete block retaining wall along the street lot line.</p> <p>Cultural Data: This house, and two others on the block--2144 S.E. Ladd and 2133 S.E. Cypress--were built on speculation by J.W. McFadden Building Company in 1921; they are similar in form and massing. By 1925 the owner-residents were Ralph Knight, an assistant division engineer for the Southern Pacific Company, and his wife, Jeanette.</p> <p><b>Auxiliary Building:</b> Garage                      <b>1937</b>                      <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The garage on the alley, built in 1937, was converted in 1947 into an office-apartment: it is presently a one-and-one half story gable-roofed rectangular building with multi-light double-hung wood sash windows, a brick chimney and asbestos siding. There is a carport attached to its southerly edge.</p> |   |  |                                  |



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|-----------------------------|---|--|
| Contributing Resources:     | 2 | <p><b>25-18 Vigars, Thomas House 1913</b><br/>         2114 S.E. Ladd Avenue<br/> <b>Legal:</b> B25: N 30' L10; S 10' L11</p>  |
| Non-Contributing Resources: | 0 | <p>Gordon and Cheryl McDonald, 2114 S.E. Ladd Avenue, Portland, OR 97214<br/> <b>Contractor:</b> Thomas Vigars<br/> <b>Style:</b> Craftsman Bungalow<br/> <b>Designer:</b> Unknown<br/> <b>Contributing:</b> Primary</p> <p>Description: This rectangular, one-and-one-half story building has a moderately-pitched gable roof with deep projecting eaves, exposed rafters with curved-cut ends, jigsawn brackets, and composition shingles. A large shed-roofed dormer, centered on the front elevation, has deep projecting eaves, jigsawn brackets, exposed rafters with curve-cut ends, and a bank of small multi-light casements. The veranda has massive, truncated battered wood columns on shingled piers; an enclosed balustrade; a wood foundation and wood porch stairs with a vertical wood slat balustrade. Windows are typically one-over-one double-hung wood sashes with cornice trim; the front elevation has a large fixed light wood window with a multi-light transom, and double-hung, transomed sidelights; square bay windows on both side elevations have shed-roofs with projecting eaves and ornamental exposed rafters. The building is sided with wood shingles, and has a concrete foundation and basement. It has a typical mid-block setback, with hedges along the front lot lines, and a chain link fence enclosing the backyard. Concrete steps from the street grade lead to the entry path.</p> <p>Cultural Data: This house was built by real estate dealer Thomas Vigars, who developed over two dozen early houses in Ladd's Addition; it is different in form and massing from the others built by Vigars on this block (2128 and 2032 S.E. Ladd). The house appears to have been a rental unit for some years.</p> <p><b>Auxiliary Building: Garage 1924 Contributing: Secondary</b><br/>         Description: The one-car garage on the alley has a gabled, bracketed roof and wood shingle siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |
| Contributing Resources:     | 1 | <p><b>25-19 Lee, Bernie and Mildred Residence 1931</b><br/>         2102 S.E. Ladd Avenue<br/> <b>Legal:</b> B25: N 30' L11; S 10' L14</p>   |
| Non-Contributing Resources: | 1 | <p>Joseph and Marjorie Buckshnis, 2102 S.E. Ladd Avenue, Portland, OR 97214<br/> <b>Contractor:</b> E.M. Rosebrook<br/> <b>Style:</b> Twentieth Century Norman Farmhouse<br/> <b>Designer:</b> Universal Plan Service<br/> <b>Contributing:</b> Secondary</p> <p>Description: This one-and-one-half story, el-shaped building has a gable roof with minimal boxed eaves and composition shingles. The front-facing steeply-pitched gabled wing has a front eave line extending to approximately six feet above grade; the brick veneer of the front wall corbels out to support the lowered eaves; the gable end is stuccoed, and has a small pivot window and wrought-iron balconette; a large fixed light window in the first floor has leaded glass and an ornamental wrought-iron grille. An entry vestibule nestled in the corner of the el has a steeply-pitched gabled roof, brick veneer and an ornamental, flared metal overdoor. Most of the windows are six-over-one double-hung wood sashes. The gable ends have stucco and half-timbering; walls have asbestos shingles, which may be original. The building has a concrete foundation and basement, and a typical mid-block setback, with some low-growing ornamental shrubs around the front elevation, and a chain link fence enclosing the back yard.</p> <p>Cultural Data: The house was built for Earl Rosebrook, a restaurant worker who lived on Spruce Street in Ladd's Addition, by contractor A.J. Rosebrook, who lived in Ladd's Addition in the 1930s at 2014 S.E. Spruce. By 1933 the building had been sold to Bernie Lee, whose occupation is presently unknown, and his wife, Mildred.</p> <p><b>Auxiliary Building: Garage 1931 Non-Contributing: Compatible/Historic</b><br/>         Description: The single-car garage on the alley has a gable roof, boxed eaves, and asbestos shingle siding.</p>  |

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|--|---|--|--|
| Contributing Resources:  | 2 | <b>25-20 Egan, George and Cecil Residence 1925</b>       |  |
| Non-Contributing Resources:  | 0 | 2062 S.E. Ladd Avenue                                    | <b>Legal:</b> B25: N 30' L14; S 20' L15  |
|  |   | Myrtle Morton, 2062 S.E. Ladd Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Albert J. Brugger                     | <b>Designer:</b> Albert J. Brugger       |
|  |   | <b>Style:</b> Bungalow                                   | <b>Contributing:</b> Secondary           |
| <p>Description: This one-story square building has a low-pitched hipped roof with projecting, boxed eaves. The centered, single-bay front-facing entry porch has a jerkinhead gable roof with projecting, boxed eaves and an enclosed pediment; stuccoed columns with slight entasis, and a concrete foundation. The porch pediment has been altered. The windows are primarily one-over-one double-hung wood sashes, with large fixed wood sash windows with multiple lights in the upper sash on the front elevation. The building is stuccoed, with a wide wood frieze board running around the house, and a stuccoed exterior chimney on the south elevation. It has a concrete foundation and basement, and a typical mid-block setback; there are mature shrubs along the front elevation, and a large rhododendron in the front yard.</p> <p>Cultural Data: This house, and its "twin" next door, were built on speculation by contractor A.J. Brugger. It was sold by the end of the year to George Egan, a railroad brakeman, and his wife, Cecil.</p> <p><b>Auxiliary Building: Garage 1925</b>      <b>Contributing: Secondary</b></p> <p>The one-car garage on the alley has stucco siding and a flat roof, with a wood frieze board; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |  |  |
| Contributing Resources:  | 1 | <b>25-21 Gloss, Edward and Mary Residence 1925</b>       |  |
| Non-Contributing Resources:  | 1 | 2052 S.E. Ladd Avenue                                    | <b>Legal:</b> B25: N 20' L15; S 30' L 18 |
|  |   | Alfred Monaco, 2052 S.E. Ladd Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Albert J. Brugger                     | <b>Designer:</b> Albert J. Brugger       |
|  |   | <b>Style:</b> Bungalow                                   | <b>Contributing:</b> Secondary           |
| <p>Description: This one-story square building has a low-pitched hipped roof with projecting, boxed eaves and composition shingles. The centered, single-bay front-facing entry porch has a jerkinhead gable roof with projecting, boxed eaves extending beyond the plane of the enclosed pediment, with a flat semi-circular arch; wood Tuscan columns with capitals and bases, and a concrete foundation. The windows are primarily one-over-one double-hung wood sashes, with large fixed wood sash windows with multiple lights in the upper sash on the front elevation. The centered entry door has sidelights. The building is stuccoed, with a wide wood frieze board running around the house. It has a concrete foundation and basement, and a typical mid-block setback; there are mature rhododendrons along the front elevation, and a chain link-enclosed back yard.</p> <p>Cultural Data: This house, and its "twin" next door, were built on speculation by contractor A.J. Brugger. By the end of the year, the house had been purchased by Edward Gloss, a constable in the Multnomah County courthouse, and his wife, Mary.</p> <p><b>Auxiliary Building: Garage 1924</b>      <b>Non-Contributing: Compatible/Historic</b></p> <p>Description: The stuccoed, single-car garage on the alley has a hipped roof; the garage door has been altered and the front elevation has T-1-11 plywood siding.</p> |   |  |  |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 2 | <b>25-22 McKee, Charles and Anna Residence 1924</b>  |   |
| Non-Contributing Resources: | 0 | 2042 S.E. Ladd Avenue  | <b>Legal:</b> B25: N 10' L18; S 30' L19 |
|                             |   | Arnold Steen, P.O. Box 15243, Portland, OR 97215   |   |
|                             |   | <b>Contractor:</b> Richard Currier   | <b>Designer:</b> Richard Currier        |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence   | <b>Contributing:</b> Secondary          |
|                             |   | Description: This one-and-one-half story rectangular building has a moderately-pitched gable roof with projecting eaves, a boxed return cornice, and composition shingles. The centered, single-bay gable-roofed porch has projecting eaves, a boxed cornice, rectangular wood columns (not original) with capitals, a frieze board and dentil course, and a concrete foundation and stairs. The windows are primarily one-over-one double-hung wood sashes; square bay windows on both side elevations are covered by the deep cornice; the front elevation windows, flanking the centered entry door, have fixed wood sashes with multiple lights in the upper sashes. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with some mature rhododendrons and ornamental shrubs along the front elevation.   |   |
|                             |   | Cultural Data: The house was built on speculation by contractor Richard Currier; by 1925 the owner-residents were Charles McKee, a laborer, and his wife, Anna.  |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1924 Contributing: Secondary</b>     |
|                             |   | Description: The single-car garage on the alley has a gable roof with projecting eaves, weatherboard siding and its original doors; it contributes in scale, mass and details to the spatial order of the block's alley.   |   |
| Contributing Resources:     | 2 | <b>25-23 Bell, Seymour and Nina Residence 1912</b>   |   |
| Non-Contributing Resources: | 0 | 2032 S.E. Ladd Avenue  | <b>Legal:</b> B25: N 10' L 19; L22      |
|                             |   | Richard Irwin, 2032 S.E. Ladd Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Thomas Vigars   | <b>Designer:</b> Thomas Vigars          |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary            |
|                             |   | Description: This large, two-and-one-half story rectangular building has a moderately-pitched, front-facing, pedimented gabled roof with deep projecting eaves, a wide bargeboard, and decorative exposed false purlins. There are gable-roofed dormers with projecting eaves and false purlins on the side elevations. The full-width, hip-roofed porch has deep projecting eaves with false purlins; massive truncated battered columns on sided piers; an enclosed balustrade, and concrete stairs with pipe railings. Windows are primarily one-over-one double-hung wood sashes with cornice trim; there are polygonal bay windows on both side elevations, with a hipped roof; the front elevation has a bank of transomed wood sash casements on the first floor. The building has narrow beveled siding, with cornerboards, wood shingles in the gable ends, and a concrete foundation and basement. It has a typical mid-block setback, with concrete steps leading to the porch path from street grade, and mature flowering shrubs along the north and south lot lines. A deciduous vine has been trained along the porch and sidewalls, and there are some mature plants at the front elevation. |   |
|                             |   | Cultural Data: This house, and two others on the block, were built by real estate dealer Thomas Vigars, who developed over two dozen early properties in Ladd's Addition; this building is identical to the one he built at 2128 S.E. Ladd Avenue on this block. Unlike most Vigars houses, which were built on speculation, this was built for the owners, Nina and Seymour Bell.   |   |
|                             |   | <b>Auxiliary Building: Garage</b>  | <b>1922 Contributing: Secondary</b>     |
|                             |   | Description: The one-car garage on the alley has a hipped roof with exposed rafters, multi-light wood-sash windows, cornerboards, and original wood swinging doors; it contributes in scale, mass and details to the spatial order of the block's alley.   |   |

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|-----------------------------|---|--|--|
| Contributing Resources:     | 1 | <b>25-24 Kerrigan, John House 1911</b>   |  |
| Non-Contributing Resources: | 1 | 2028 S.E. Ladd Avenue  | <b>Legal:</b> B25: L23                     |
|                             |   | Ethel and Barent Boicourt, 2028 S.E. Ladd Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Unknown   | <b>Designer:</b> Unknown                   |
|                             |   | <b>Style:</b> Craftsman--Colonial nfluence   | <b>Contributing:</b> Primary               |
|                             |   | <b>Description:</b> This two-and-one-half story rectangular building has a steeply-pitched gable roof with boxed eaves and boxed, return cornices. There are gable-roofed dormers on the side elevations with boxed return cornices. The full-width, one-story entry porch has a hipped roof with boxed eaves and frieze board, paired battered columns, and a vertical wood slat balustrade. Windows are primarily multi-light casements; paired multi-light casements on the second floor of the front elevation have transoms above; there is a bank of casements at the first floor. A shed-roofed side porch on the south elevation has a frieze board and rectangular wood columns with capitals. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs along the front elevation and in the frontyard; a chain link fence encloses part of the back yard.   |  |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by John Kerrigan, who lived in it for two years and then had a second house built in Ladd's Addition into which he moved (1602 Ladd Avenue--13-27). No information is presently available regarding Kerrigan's occupation.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1949 Non-Contributing:</b> Incompatible |
|                             |   | <b>Description:</b> The single-car garage on the alley has weatherboard siding, a flat roof and a plywood door. It is incompatible in details with other buildings on the alley.   |  |
| Contributing Resources:     | 1 | <b>25-25 Torvick, Charles House 1913</b>   |  |
| Non-Contributing Resources: | 0 | 2018 S.E. Ladd Avenue  | <b>Legal:</b> B25: L26                     |
|                             |   | Larry Bowlden and Patricia Wold, 2018 S.E. Ladd Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Charles Torvick   | <b>Designer:</b> Unknown                   |
|                             |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary               |
|                             |   | <b>Description:</b> This two-story rectangular building has a moderately-pitched hipped roof with projecting eaves, jigsawn rafters, and composition shingles; there is a hip-roofed dormer on the front elevation, with projecting eaves and exposed rafters. The hip-roofed, full-width porch has a pedimented gable entry bay, with truncated wood columns on an enclosed balustrade, a wood foundation and wood stairs. The entry door has sidelights. The windows are primarily one-over-one double-hung wood sashes; the front elevation has a fixed wood sash window with double-hung sidelights; square bay windows on both elevations have shed roofs with exposed jigsawn rafters. The building has asbestos shingle siding, which does not significantly alter its historic character, a concrete foundation and basement. It has a typical mid-block setback, with mature rhododendrons, camellias and quince in the front yard, and a large walnut in the back yard; the back yard is partially enclosed with a vertical board fence. |  |
|                             |   | <b>Cultural Data:</b> Contractor A. Anderson built this house for Charles Torvick a principal in the Ladd Estate Company in the 'teens; Torvick owned the house for a number of years, but did not live in it.   |  |

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|---|-------------------|---|
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>0</p> <p>2</p> | <p><b>25-26 Cook, June Residence 1955</b><br/> 2010 S.E. Ladd Avenue<br/> Legal: B25: L27<br/> Michihiho Kosuge, 2010 S.E. Ladd Avenue, Portland, OR 97214<br/> Contractor: June Cook Designer: Unknown<br/> Style: Contemporary Non-Contributing: Incompatible<br/> Description: This one-story rectangular building has a low-pitched gable roof with deep, projecting eaves supported on laminated beams extending from the building plane and supported on wood columns. The northerly side of the building was once a carport, but has since been enclosed with horizontal weatherboard (1978). The building is sided with brick veneer and horizontal weatherboard. Windows are primarily aluminum sliders. The building has a concrete foundation and a typical mid-block setback; it is partially screened from the street by a variety of evergreen and flowering ornamental fruit trees and shrubs; there is a free-standing sculptural "gate" in the front yard. A driveway extends from the street to the front of the house.<br/> Cultural Data: The house was built by the owner, Mrs. June Cook.<br/> Auxiliary Building: Garage 1968 Non-Contributing: Incompatible<br/> Description: An overscaled, shed-roofed structure on the alley has two stories, vertical board and plywood siding, and a northerly porch with a fiberglass roof.</p>   |
| <p>Contributing Resources:</p> <p>Non-Contributing Resources:</p> | <p>1</p> <p>0</p> | <p><b>25-27 Ladd Circle Store 1923</b><br/> 1996-1988 S.E. Ladd Avenue<br/> Legal: B25: L28<br/> James Nelson, 932 Lloyd Center, Portland, OR 97232<br/> Contractor: George Keane Designer: Unknown<br/> Style: Twentieth Century California Mission Contributing: Secondary<br/> Description: This irregularly shaped, one-story building has a flat, parapeted roof with a shaped parapet above the projecting center of the building, and a series of shed-roofed, bracketed tile awnings above the minor storefront entries. The front and westerly elevations have large fixed wood sash windows; most have transoms with rectilinear lights. Some transoms have been boarded up and stuccoed; some windows have been altered. Entry doors to each of the four store units are glazed, and have transoms above. The building is stuccoed, with some articulated stuccoed piers. Planter beds surrounding the building are defined by curvilinear concrete paths, ramps and stairs.<br/> Cultural Data: This is the only commercial building not located on the district's boundaries; opposition to its construction united the neighborhood, which then supported the first city zoning ordinance, passed by voters in 1924. It was built for \$15,000 by owners George and Carrie Keane; George was a builder who lived on East 30th Avenue in Portland. Initially, the building housed a Skaggs United [grocery] Store, and a pharmacy. The northeast storefront was occupied by the New York Picture Frame Company, replaced by a clothes cleaning establishment in the 1930s.</p> |

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Southeast Quadrant

Total Resources: 10  
Contributing: 8  
Non-Contributing: 2Form:  
TrapeziumStreet Boundaries:  
S.E. Harrison Street  
S.E. Hemlock Avenue  
S.E. Cypress Avenue

Block 26 forms the southeast edge of East Park. The lots are generally set several feet above street grade, and have concrete steps at the front lot lines leading to the building entry paths. The block has seven single-family residences, one of which was built on the northeast end of the block in 1911. The rest of the buildings date to the secondary period of historic development; all but one are one and one-and-one-half story bungalows. The large 1911 Colonial Revival house anchors the east side of the block, followed by a series of bungalows with side gabled and hipped roofs with similar eave heights and massing, which gives the streetscape some visual unity. The west side of the block has two houses, dissimilar in style and massing, sited parallel to their front lot lines. Their location, relative to each other and the street, creates a layer of lawn between the buildings and the street which wraps around both street elevations on this side of the block, providing some spatial continuity. The buildings are in fair to excellent condition. Two of the seven historic structures have been altered to the extent of losing their historic integrity; all three of the historic auxiliary buildings retain their integrity.

Contributing  
Resources: 2  
Non-Contributing  
Resources: 0**26-01 Rich, Minna and Carolyn Hazel Residence 1911**

1838 S.E. Harrison Street

Legal: B26 L6

Leo and Rae Schneider, 1838 S.E. Harrison Street, Portland, OR 97214

Contractor: Herman Hastings

Designer: Johnson and Mayer

Style: Colonial Revival

Contributing: Primary

Description: This two-story rectangular building has a parallel gambrel roof with boxed eaves and a boxed return cornice; there is a one-story wing on the east elevation with a pedimented gable end which is original to the house; and a shed-roofed, one-story side porch running three-quarters of the length of the west elevation, with boxed columns and cornice, and a perpendicularly projecting deck with an enclosed balustrade and pergola, all dating c. 1920. The main entry, located in the center of the gambrel ends, has a semi-round arched door hood with boxed eaves, supported on scroll consoles; the entry is framed with paneled pilasters and has a small dentil course above the glazed and paneled door. The windows are primarily six-over-one double-hung wood sashes with cornice trim; a frieze board runs below the eaves, forming a pediment at the gambrel ends. The building has wood shingle siding in the gambrel ends, and narrow beveled siding elsewhere; it has a concrete foundation and basement. It is located on a rectangular lot at the northwest end of the block, and has a typical mid-block setback, with shaped shrubs along the building edge and flanking the entry path.

Cultural Data: The house was apparently built on speculation by contractor Herman Hastings; it was designed by Johnson and Mayer. By 1912 it had been sold to Carolyn and Minna Rich; Carolyn was a masseuse.

**Auxiliary Building: Garage**

c.1912

Contributing: Primary

Description: The single-car garage on the alley has a flat roof and beveled siding matching the house; it contributes in scale, massing and materials to the spatial order of the block's alley.

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|--|---|--|---------------------------------|
| Contributing Resources:  | 2 | <b>26-02 Albee, Edgar and Phyllis Residence 1922</b>               |                                 |
| Non-Contributing Resources:  | 0 | 2019 S.E. Hemlock Avenue   | <b>Legal:</b> B26; L5           |
|  |   | Louis and Lita Garre, 12920 N.E. Shaver Street, Portland, OR 97230 |                                 |
|  |   | <b>Contractor:</b> Robnett and McClure                             | <b>Designer:</b> Unknown        |
|  |   | <b>Style:</b> Craftsman Bungalow                                   | <b>Contributing:</b> Secondary  |
| <p>Description: This rectangular one-and-one-half story building has a side-facing jerkinhead gable roof with projecting eaves, exposed rafters, and bracketed gable ends; there are two eyebrow dormers on the front elevation. The centered, single-bay porch has a jerkinhead gable roof with projecting eaves and exposed rafters; a wide, angle-cut bargeboard; an enclosed gable end; modified Tuscan columns; a concrete foundation and concrete stairs. Original pergolas, supported on modified Tuscan columns, flank both sides of the entry porch. The building has double-hung wood sash windows, with varying numbers of lights in the upper sashes; the front elevation has two large fixed wood sash windows with arched, multiple lights in the upper quarter. The entry door has multi-light sidelights. The building is sided with weatherboard, and has a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs along the front building edge and low shrubs along the entry path.</p> <p>Cultural Data: The house was built by building contractors Isom C. Robnett and Byron M. McClure for Edgar Albee, manager of Speedwell Garage, who lived here with his wife, Phyllis. Robnett and McClure, who built three structures in Ladd's Addition, advertised "Robnett and McClure Build Homes that Endure."</p> <p><b>Auxiliary Building: Garage 1922 Contributing: Secondary</b></p> <p>Description: The garage on the alley has a jerkinhead gable roof, weatherboard siding, and details matching the house; it contributes in scale, massing and details to the spatial order of the block's alley.</p> |   |  |                                 |
| Contributing Resources:  | 1 | <b>26-03 McCarver, Nora and Leila V. Residence 1923</b>            |                                 |
| Non-Contributing Resources:  | 0 | 2029 S.E. Hemlock Avenue   | <b>Legal:</b> B26; L2; N 40' L3 |
|  |   | James S. Coon, 538 S.E. 72nd, Portland, OR 97215                   |                                 |
|  |   | <b>Contractor:</b> Frank I. Bevier                                 | <b>Designer:</b> Unknown        |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary  |
| <p>Description: This one-story rectangular bungalow has a moderately-pitched, side-facing gabled roof with projecting boxed eaves, a boxed return cornice and composition shingles; a frieze board runs around the building beneath the eaves. The single-bay entry porch has front-facing gable roof with boxed eaves and a boxed return cornice, battered, paneled wood columns, a concrete foundation and steps with a pipe railing. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has two large fixed wood sash windows with multiple lights in the upper quarter. The building has weatherboard siding, a concrete foundation and basement. Eyebrow dormers have been eliminated from the front elevation, and skylights installed. It has a typical mid-block setback, with some mature shrubs along the north edge of the building.</p> <p>Cultural Data: The house was built on speculation by Milwaukie carpenter Frank Bevier, and sold by 1925 to Mrs. Nora McCarver and her daughter, Leila, a clerk for the Spokane, Portland and Seattle Railroad. In the 1930s Mrs. McCarver worked as a seamstress for Joy the Tailor.</p>   |   |  |                                 |

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|-----------------------------|---|--|--|
| Contributing Resources:     | 2 | <b>26-04 Fisher, Nellie Mignon Residence 1924</b>  |  |
| Non-Contributing Resources: | 0 | 2037 S.E. Hemlock Avenue   | <b>Legal:</b> B26 N 15' L1; S 25' L2         |
|                             |   | Laruah Robertson and Donna Hawkins, 2037 S.E. Hemlock, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> Albert E. Hamilton  | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary               |
|                             |   | Description: This rectangular one-story bungalow has a moderately-pitched, side-facing gable roof with projecting eaves, exposed rafters, bracketed gable ends, and composition shingles. There is a small eyebrow dormer centered on the front elevation. The centered entry door has a concrete stoop and stairs with wrought-iron railings, and a shed-roofed overdoor supported on curvilinear, paired brackets. The windows are primarily one-over-one double-hung wood sashes; there are two large fixed wood sash windows flanking the entry door, with multiple lights in the upper quarter, partially screened by aluminum awnings. The building is sided with weatherboard and has a concrete foundation and basement. It has a typical mid-block setback, with some rhododendrons around the front building edge.   |  |
|                             |   | Cultural Data: The house was built for Nellie Fisher, a department manager for the Portland Public Library, by Albert Hamilton, a carpenter.   |  |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1925 Contributing:</b> Secondary          |
|                             |   | Description: The garage on the alley has a gable roof and weatherboard siding; it contributes in scale, massing and details to the spatial order of the block's alley.   |  |
| Contributing Resources:     | 0 | <b>26-05 Bettis, Claude and Norma Residence 1925</b>   |  |
| Non-Contributing Resources: | 1 | 2107 S.E. Hemlock Avenue   | <b>Legal:</b> B26 L1, exc. N 15'             |
|                             |   | Gladys Finnigan, 2107 S.E. Hemlock, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Fitch, Potts and Sons   | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: This rectangular one-and-one-half story building has a gable roof with deep, projecting boxed eaves and a boxed return cornice on the north end; the south end has a one-story hip-roofed wing with boxed eaves, that appears to be original. The centered single-bay entry porch has been altered; original features include a curvilinear stuccoed balustrade and stuccoed piers, and concrete steps. The porch roof has been replaced with a metal canopy on slender metal poles anchored to the piers. Windows are primarily one-over-one double-hung wood sashes; there is a large fixed wood sash window, with multiple lights in the upper sash, and double-hung sidelights on the front elevation; casement windows in the northerly gable end appear to be altered. The building is stuccoed, which does not appear to be its original surface, and has a concrete foundation and basement. There is an attached, one-story, flat-roofed garage on the northwest corner of the building with board and batten siding, accessed via a driveway from the west side of the lot. The building is located on a triangular lot at the south end of the block, has a shallow street setback. There are mature flowering shrubs along the front and east building edges. |  |
|                             |   | Cultural Data: The house was built on speculation by Fitch, Potts and Sons, building contractors who constructed a number of houses in Ladd's Addition in the 1920s. By 1926 it had been sold to Claude Bettis, a salesman who lived here with his wife, Norma.  |  |



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|--|---|--|--|
| Contributing Resources:  | 1 | <b>26-06 Phillips, Henry and Louise Residence 1926</b>                   |  |
| Non-Contributing Resources:  | 0 | 2108 S.E. Cypress Avenue   | <b>Legal:</b> B2& L3                         |
|  |   | Arthur and Mildred Johnson, 2108 S.E. Cypress Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Harry Phillips  | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Twentieth Century English Cottage                          | <b>Contributing:</b> Secondary               |
| <p>Description: This irregularly shaped one-story building has a steeply-pitched gable and hipped roof with minimal boxed eaves and aysmmetric massing. The front elevation has a centered front-facing gabled wing with a bank of narrow double-hung wood sash windows, and two smaller, flanking gablets; the entry door is beneath the northerly gablet and has a concrete stoop and stairs with a metal canopy supported by iron posts, not original to the house. Windows are primarily six-over-one double-hung wood sashes. An attached garage on the southerly end of the building has a hipped roof with boxed eaves and weatherboard siding; the rest of the building is stuccoed. Most windows have metal canopies (not original). The building is located on the west side of the block on a triangular lot; it has a shallow street setback, and mature flowering shrubs along the front and side building edges. The garage is accessed via a driveway from Cypress Avenue.</p> <p>Cultural Data: The house was built by building contractor Harry Phillips for Henry Phillips, possibly a relative, a machinist for Southern Pacific Company, who lived in the house with his wife, Louise.</p>                             |   |  |  |
| Contributing Resources:  | 0 | <b>26-07 Ardrey, Nate and Nella Residence 1924</b>                       |  |
| Non-Contributing Resources:  | 1 | 1812 S.E. Harrison Street  | <b>Legal:</b> B2& L4                         |
|  |   | Dick Ardrey, 1812 S.E. Harrison Street, Portland, OR 97214               |  |
|  |   | <b>Contractor:</b> Adolf Valder  | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This one-story rectangular building has a moderately-pitched gabled roof with projecting eaves, exposed rafters, bracketed gable ends and composition shingles. The centered entry door has a concrete stoop with wrought-iron railings and a jerkinhead gabled overdoor with an enclosed pediment, boxed eaves and jigsaw brackets. Original windows are primarily banks of multi-light casements; the attached garage on the southerly end of the building has been converted to a living space, and has two polygonal bay windows with hipped roofs and multiple lights that are not original to the house. The building has beveled siding in the gable ends; the rest has been stuccoed. It has a concrete foundation and basement, and an attached one-story carport on the southwesterly elevation. The building is located on a triangular lot on the northwest corner of the block, and has a shallow street setback with some shaped shrubs around the building edges.</p> <p>Cultural Data: The house was built on speculation by Adolf Valder, an engineer, and sold a year after completion to Nate Ardrey, agency manager for Colonial Bond and Mortgage Company, who lived in it with his wife, Nellie.</p> |   |  |  |

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Continuation SheetSection number 7 Page 7. 300**BLOCK 27**

Southeast Quadrant

Total Resources: 47  
Contributing: 28  
Non-Contributing: 19Form:  
Trapezoid

## Street Boundaries:

S.E. Harrison Street  
S.E. 20th Avenue  
S.E. Cypress Avenue  
S.E. Hemlock Avenue

Block 27 is on the east boundary of Ladd's Addition. The block consists of twenty-five residences, one of which is a duplex dating from the primary period of development. Three structures were built on speculation by real estate developer Thomas Vigars, between 1914 and 1915; nineteen houses, some built on speculation by other contractors, date from the secondary historic period of development; and three buildings post-date the historic period. The block's east half has consistent street setbacks and lot widths, which distinguish the block from its non-district neighbors to the east. The buildings on the east side of the block are one to one-and-one-half stories tall, primarily bungalows with side-facing gable ends and front-facing projecting porches; the consistency in height, scale, massing and materials unify the street elevation. The west side of the block has generally consistent street setbacks, changes in grade from street to lot, and consistent lot widths, which help unify the varying sizes and styles of the buildings. The buildings are in fair to excellent condition. Of the twenty-two historic buildings on the block, eight have been altered to the extent of losing their historic integrity; four of the eighteen historic auxiliary buildings have been altered to the extent of losing their integrity.

Contributing  
Resources: 2  
Non-Contributing  
Resources: 0**27-01 Colombo, James and Mary Residence 1927**

2005 S.E. 20th Avenue

Legal: B27: L24

Benny Ngan and Julia Wong-Ngan, 2005 S.E. 20th Avenue, Portland, OR 97214

Contractor: J.R. Fuller

Designer: Unknown

Style: Bungalow--English Cottage Influence

Contributing: Secondary

Description: This one-and-one-half story rectangular bungalow has a side-facing jerkinhead gable roof with projecting, rolled eaves, simulating thatching, and composition shingles; there is a jerkinhead gable-roofed dormer with projecting rolled eaves centered on the front elevation. The centered, single-bay porch has a jerkinhead roof with projecting rolled eaves; an exposed ornamental truss; truncated battered columns on brick piers, and a concrete foundation and concrete stairs. The windows are double-hung wood sashes with multiple lights in the upper sashes; a polygonal bay window on the front elevation appears to be a later addition. The building has asbestos siding, which has not significantly altered its historic appearance, a concrete foundation and basement. It is located on an elevated rectangular lot at the northeast end of the block; concrete steps lead from street grade to the entry path. There are mature, densely planted flowering shrubs along the building edges.

Cultural Data: The house was built for James Colombo, a window cleaner, and his wife, Mary, by contractor J.R. Fuller.

**Auxiliary Building: Garage**

1926

Contributing: Secondary

Description: The single-car garage on the alley has a gable roof and stuccoed siding; it contributes in scale, massing and details to the spatial order of the block's alley.

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- |                             |   |  |   |
|-----------------------------|---|--|---|
| Contributing Resources:     | 1 | <b>27-02 Close, Hayden and Wilma Residence 1924</b>  |   |
| Non-Contributing Resources: | 1 | 2013 S.E. 20th Avenue  | <b>Legal:</b> B27: L21                                |
|                             |   | Harold G. Lee, 13122 N.E. Morris Ct., Portland, OR 97230   |   |
|                             |   | <b>Contractor:</b> Hayden Close  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic          |
|                             |   | Description: This el-shaped, one-story building has a low-pitched cross-gable roof with projecting eaves, enclosed rafters, exposed purlins and composition shingles. The entry porch is runs along the inner edge of the el, covered by an extension of the gable roof; it has rectangular wood columns, wood decking, and concrete stairs. The windows are primarily banks of multi-light casements with wide trim; the entry door has multi-light glazing. The building is sided with horizontal vinyl siding, which has altered the window trim and affected its historic character. It has a concrete foundation and basement and a typical mid-block setback, with low-growing shrubs along the front and side building edges, and a variety of ornamental shrubs in the front yard. |   |
|                             |   | Cultural Data: The house was built by owner-resident Hayden Close, a fireman for the Portland Fire Department, who lived in it with his wife, Wilma.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1926 Contributing:</b> Secondary                 |
|                             |   | Description: The one-car garage on the alley has a gable roof and wood shingle siding; it contributes in scale, mass and details to the spatial order of the block's alley.  |   |
|                             |   |  |   |
| Contributing Resources:     | 0 | <b>27-03 Bryant, Ambrose House 1927</b>  |   |
| Non-Contributing Resources: | 2 | 2021 S.E. 20th Avenue  | <b>Legal:</b> B27: L20                                |
|                             |   | Vickie Rigotti, 2021 S.E. 20th Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Ambrose Bryant  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Non-Contributing:</b> Compatible/Historic          |
|                             |   | Description: This rectangular one-and-one-half story building has a moderately-pitched cross-gable roof with projecting boxed eaves and composition shingles; the side-facing gable sweeps to the front, forming a flared shed roof over a partially enclosed, projecting entry porch. The porch has a semi-round arched entry and a semi-round arched opening facing the street, a concrete foundation and stairs, and wood shingle siding. Windows are primarily aluminum sliding sashes, which has altered its historic character. The building has wood shake siding, a concrete foundation and basement. A shed-roofed dormer on the rear elevation was added in 1936. It has a typical mid-block setback, with some low-growing rhododendrons along the front building edge.         |   |
|                             |   | Cultural Data: The foundation for this building was poured by E.H. Jeter in 1923; construction was halted, and the lot and foundation were sold. In 1926 the new owner, Ambrose Bryant, a contractor, began construction on the house, which was finished in 1927. It was sold by 1930 to David Bowes, a salesman, who lived in it with his wife, Golda.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1986 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | Description: The two-car garage on the alley has a gable roof, wood shingle siding and metal doors; it is compatible in scale with other buildings on the block's alley.   |   |

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- Contributing Resources: 1 **27-04 Miller, Herman and Minnie Residence 1923**  
Non-Contributing Resources: 1 2029 S.E. 20th Avenue Legal: B27: L17  
1 Frank Percelli, 2029 S.E. 20th Avenue, Portland, OR 97214  
Contractor: David Steinfeld Designer: Unknown  
Style: Bungalow--Colonial Influence Non-Contributing: Compatible/Historic  
Description: This square one-and-one-half story bungalow has a moderately-pitched, side-facing gable roof with projecting boxed eaves, a boxed return cornice, and composition shingles. The centered, single-bay entry porch has a front-facing gable roof with projecting boxed eaves and a boxed return cornice; an enclosed gable end; wrought-iron posts and railings which replaced original supports and balustrade; a concrete foundation and concrete stairs with wrought-iron railings. The windows are primarily one-over-one double-hung wood sashes, with rectilinear lights in the upper sashes; the front entry door is flanked by two large fixed wood sash windows with rectilinear lights in the upper fourth. The building has been sided with aluminum siding, altering the appearance of the window trim. It has a concrete foundation and basement, and a typical mid-block setback. There are some low-growing shrubs along the front building edge.  
Cultural Data: The house was built by contractor David Steinfeld for Herman Miller, a tailor, who lived in it with his wife, Minnie.  
Auxiliary Building: Garage 1924 Contributing: Secondary  
Description: The single-car garage on the alley has a gable roof and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.
- Contributing Resources: 1 **27-05 Dodi, Silvi and Sybil Residence 1931**  
Non-Contributing Resources: 1 2039 S.E. 20th Avenue Legal: B27: L16  
1 L.E. and Marcellene D'Angelo, 2039 S.E. 20th Avenue, Portland, OR 97214  
Contractor: Oscar Wetzler Designer: Unknown  
Style: Twentieth Century English Cottage Non-Contributing: Compatible/Historic  
Description: This square one-and-one-half story building has a steeply-pitched, side-facing gable roof with minimal projecting boxed eaves and composition shingles. The centered, semi-enclosed, single-bay projecting entry porch has a steeply-pitched, front-facing gable roof with boxed eaves, an ogee-arched entry opening and an ogee-arched open window on the north elevation; two small wood sash windows on its front elevation have a modified lancet pattern in the upper sashes. The entry porch is stuccoed; the rest of the building has horizontal aluminum siding, probably added in the late 1970s, which has altered the window trim and significantly altered its historic character. The windows are primarily double-hung wood sashes with multiple lights in the upper sashes; the front elevation has two large fixed wood sash windows with multiple lights in the upper quarter of the sashes. The building has a concrete foundation and basement, and a typical mid-block setback. There are some low-growing flowering shrubs along the front building edge.  
Cultural Data: The house was built on speculation by Oscar Wetzler, a salesman for Sam Weiss Company, a grocery and feed wholesaler, who had lived next door to the south; it was sold in 1932 to Silvi Dodi, a driver, who lived in it with his wife, Sybil.  
Auxiliary Building: Garage c.1938 Contributing: Secondary  
Description: The single-car garage on the alley has a gable roof and weatherboard siding; it contributes in scale, massing and materials to the spatial order of the block's alley.

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- Contributing Resources:** 1 **27-06 Wetzler, Oscar and Loedi Residence 1926**  
2047 S.E. 20th Avenue **Legal:** B27: L13
- Non-Contributing Resources:** 1 Richard and Celia Wagner, 2047 S.E. 20th Avenue, Portland, OR 97214  
**Contractor:** August Paul **Designer:** Unknown  
**Style:** Bungalow--Colonial Influence **Contributing:** Secondary
- Description:** This one-and-one-half story square building has a moderately-pitched, side-facing gable roof with projecting boxed eaves and a return boxed cornice. The single-bay entry porch has a front-facing gable roof with boxed eaves and a boxed return cornice; a stuccoed gable end with a semi-round arched cutout; paired columns, each set having a large boxed and paneled column and a slender rectangular column with a modified capital; a concrete foundation, and concrete stairs with wrought-iron railings. The windows are primarily double-hung wood sashes; the front entry door is flanked with large fixed wood sashes with multiple lights in the upper sashes. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with roses, perennials and annuals in planting beds on both sides of the porch, and along the building sides.
- Cultural Data:** The house was built by laborer August Paul for Oscar Wetzler, a clerk for Sam Weiss and Company, a grocery and feed wholesaler, who lived in it with his wife, Loedi. Wetzler later built the house to the north, apparently on speculation.
- Auxiliary Building:** Garage **1926** **Non-Contributing:** Compatible/Historic
- Description:** The single-car garage on the alley has a gable roof and weatherboard siding; it has been altered and is in poor condition, but is compatible in scale with other buildings on the alley.
- 
- Contributing Resources:** 1 **27-07 Grondahl, Alfred and Angela Residence 1924**  
2101 S.E. 20th Avenue **Legal:** B27: L12
- Non-Contributing Resources:** 1 Cherokee Bassett, 2101 S.E. 20th Avenue, Portland, OR 97214  
**Contractor:** J.N. Souvignier **Designer:** Unknown  
**Style:** Bungalow--Colonial Influence **Non-Contributing:** Compatible/Historic
- Description:** This rectangular one-and-one-half story building has a moderately-pitched, side-facing gable roof with projecting eaves and composition shingles; there is a shed-roofed dormer with small wood sash casements centered on the front elevation. The centered, single-bay porch has a front-facing gable roof with projecting boxed eaves; an enclosed gable end with a semi-round arched cutout; sided columns, a concrete foundation and concrete stairs with a wrought-iron railing. It has both double-hung wood sashes and small wood casements; there is a square bay window with a shed roof on the north elevation; the front entry door is flanked by two large fixed wood sash windows with multiple lights in the upper sashes. The building has masonite siding, which alters the appearance of the porch and affects the building's historic character. It has a concrete foundation and basement and a typical mid-block setback, with a hedges along the side lot lines.
- Cultural Data:** The house was built by carpenter John Souvignier for Louis Schumacher, president of Schumacher Fur Company, who apparently had it built on speculation. In 1925 it was sold to Alfred Grondahl, district engineer for Multnomah County, who lived in it with his wife, Angela.
- Auxiliary Building:** Garage **1923** **Contributing:** Secondary
- Description:** The single-car garage on the alley has a gable roof and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.

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|---|---|---|
| Contributing Resources:   | 1 | <b>27-08 Kligman, Mike and Lillian Residence 1924</b>                     |
| Non-Contributing Resources:   | 1 | 2109 S.E. 20th Avenue Legal: B27: L9                                      |
|   |   | Yat S. and Lai K. Lee, 2109 S.E. 20th Avenue, Portland, OR 97214          |
|   |   | Contractor: David L. Ebbert Designer: Unknown                             |
|   |   | Style: Bungalow--Colonial Influence Non-Contributing: Compatible/Historic |
| <p>Description: This rectangular one-and-one-half story building has a moderately-pitched, side-facing jerkinhead gable roof with projecting boxed eaves and a boxed return cornice. The single-bay projecting entry porch has a front-facing jerkinhead gable roof with projecting boxed eaves and a boxed return cornice, an enclosed gable end; truncated battered columns on brick piers, and a concrete foundation and concrete stairs. The windows are primarily double-hung wood sashes with multiple lights in the upper sashes; the front elevation has two fixed wood sash windows with multi-light transoms and transomed four-over-one double-hung wood sash sidelights. The building was sided with horizontal aluminum siding in 1980, which has altered the window trim and altered its historic character; it has a concrete foundation and basement. The building has a typical mid-block setback, with some shaped ornamental shrubs along the front porch edge.</p> <p>Cultural Data: The house was built on speculation by carpenter David Ebbert, and sold after completion to Mike Kligman, owner of an auto and truck wrecking company, who lived in it with his wife, Lillian.</p> <p>Auxiliary Building: Garage 1924 Contributing: Secondary</p> <p>Description: The single-car garage on the alley has a jerkinhead gable roof, beveled siding and details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |
| Contributing Resources:   | 2 | <b>27-09 Liuhn, John and Minnie Residence 1924</b>                        |
| Non-Contributing Resources:   | 0 | 2117 S.E. 20th Avenue Legal: B27: L8                                      |
|   |   | David Kaye, 14381 S.E. Charjan, Clackamas OR 97015                        |
|   |   | Contractor: Hemphill Homebuilders Company Designer: Unknown               |
|   |   | Style: Twentieth Century English Cottage Contributing: Secondary          |
| <p>Description: This el-shaped one-and-one-half story building has a steeply-pitched cross-gable roof with boxed eaves and composition shingles. The northerly eaves of the front-facing wing sweep to form a one-story roof over the semi-enclosed entry porch nestled in the corner of the el; the porch has two semi-round arched openings. A projecting square bay window on the front elevation has a steeply-pitched gable roof, with a narrow four-over-one double-hung wood sash window in the second story. Windows are primarily single, paired, and triple-sash multi-light wood sash casements. The building has shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with low-growing, shaped ornamental shrubs along the front building edge.</p> <p>Cultural Data: This house, and the one to the south (2125 S.E. 20th Avenue) were built by Hemphill Homebuilders and Finance Company; they are dissimilar in style, massing and details. In 1925 the house was purchased by John Luihn, a manager for Sealy-Dresser Company, who lived in it with his wife, Minnie.</p> <p>Auxiliary Building: Garage 1924 Contributing: Secondary</p> <p>Description: The single-car garage on the alley has a gable roof and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |   |

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|-----------------------------|---|---|
| Contributing Resources:     | 0 | <b>27-10 Hemphill, Stanley and Geneva Residence 1924</b>  |
| Non-Contributing Resources: | 2 | 2125 S.E. 20th Avenue Legal: B27: L5  |
|                             |   | Geo. D. and Linda L. Paton, 2125 S.E. 20th Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Hemphill Homebuilders Company <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Twentieth Century California Mission <b>Non-Contributing:</b> Compatible/Historic   |
|                             |   | <b>Description:</b> This one-story rectangular building has a flat roof with a full parapet; the parapet is raised at the corners of the building. The centered entry porch has a flat roof; molded frieze and cornice; wrought-iron posts (altered c. 1960s); and a concrete deck spanning the width of the front elevation, with a low, stuccoed, curvilinear concrete balustrade with brick coping, and brick steps. The windows are primarily double-hung wood sashes; the front elevation has two large fixed metal sash windows replacing the original fenestration, with hip-roofed, wood-shingled awnings above, which do not appear to be original to the house. The building is stuccoed, and has a concrete foundation and basement. It has a typical mid-block setback, with some shaped, low-growing evergreens and ground cover along the porch edge.                                       |
|                             |   | <b>Cultural Data:</b> This house, and the one to the north (2117 S.E. 20th Avenue) were built by Hemphill Homebuilders and Finance Company; they are dissimilar in style, massing and details. A principal of the firm, Stanley Hemphill, who earlier had managed Hemphill's Trade Schools, lived in the house with his wife, Geneva.   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1924</b> <b>Non-Contributing:</b> Compatible/Historic  |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and wood shingle siding; it is in poor condition and has had some alterations to the eaves.   |
| Contributing Resources:     | 2 | <b>27-11 Hensel, Julius and Mathilda Residence 1924</b>   |
| Non-Contributing Resources: | 0 | 2133 S.E. 20th Avenue Legal: B27: L4  |
|                             |   | Larry Raff, 2133 S.E. 20th Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> L.C. Lauman <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Bungalow <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched, side-facing gable roof with projecting boxed eaves, a boxed return cornice and composition shingles. The single-bay, centered entry porch has a front-facing gable roof with projecting boxed eaves, a boxed return cornice, an enclosed gable end and frieze board, modified Tuscan columns, a concrete foundation and concrete stairs. The windows are primarily one-over-one double-hung wood sashes, with rectilinear lights in the upper sashes and cornice trim; the glazed front entry door is flanked by two large fixed wood sash windows with multiple lights in the upper fourth. The building has beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with a few shrubs along the front porch edge; the back yard is enclosed with a vertical board fence. |
|                             |   | <b>Cultural Data:</b> The house was built by contractor Lawrence C. Lauman, who built a number of houses in Ladd's Addition in the 1920s, for Julius Hensel, a foreman for Bissinger and Company, processor of hides, wool, tallow and pelts. Hensel lived here with his wife, Matilda.   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1924</b> <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and beveled siding, matching the house; it contributes in scale, mass and detail to the spatial order of the block's alley.   |

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- |                             |   |  |  |
|-----------------------------|---|--|--|
| Contributing Resources:     | 2 | <b>27-12 McDade, Addie House 1926</b>  |  |
| Non-Contributing Resources: | 0 | 2143 S.E. 20th Avenue  | <b>Legal:</b> B27: L3                            |
|                             |   | Reno and Florence Forza, 2143 S.E. 20th Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Theodore Sattler  | <b>Designer:</b> Unknown                         |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence   | <b>Contributing:</b> Secondary                   |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched, side-facing jerkinhead gable roof with projecting boxed eaves and a boxed return cornice. The centered single-bay entry porch has a front-facing jerkinhead gable roof with boxed eaves and a boxed return cornice; an enclosed pediment; a wide, molded frieze board; modified Tuscan columns, and a concrete foundation. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes and cornice trim; the entry door is flanked by two large fixed wood sash windows with rectilinear lights in the upper sashes. The building has been sided with asbestos, which does not significantly alter its historic character, and has a concrete foundation and basement. The porch is flanked by two large shaped evergreen shrubs; the northerly side yard and part of the back yard are enclosed with a vertical wood board fence. |  |
|                             |   | <b>Cultural Data:</b> This house was begun by Hemphill Homebuilders and Finance Company, which built two houses to the north on this block (2117 and 2125 S.E. 20th). Construction stopped after the foundation was excavated; the lot was sold to contractor Theodore Sattler who built the house, and sold it a Mrs. Addie McDade, who apparently used it as a rental unit.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1936 Contributing:</b> Secondary            |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof with boxed eaves and shingle siding; it contributes in scale, massing and details to the spatial order of the block's alley.   |  |
| Contributing Resources:     | 0 | <b>27-13 Apa, Louis J. and Amelia Residence 1949</b>   |  |
| Non-Contributing Resources: | 1 | 2153 S.E. 20th Avenue  | <b>Legal:</b> B27: L2                            |
|                             |   | Raymond and Maie Yell, 2153 S.E. 20th Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> Louis Apa   | <b>Designer:</b> Unknown                         |
|                             |   | <b>Style:</b> Minimal Tract  | <b>Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> This square one-and-one-half story building has a moderately-pitched, side-facing gable roof with minimal eaves and composition shingles. The entry door has a concrete stoop and stairs, and a cantilevered shed-roofed overdoor with a boxed soffit. The windows are primarily one-over-one double-hung wood sashes; there is a large fixed wood sash window on the front elevation. The building has been re-sided with horizontal aluminum siding; it has a concrete foundation and basement. It has a typical mid-block setback, with a some low-growing annuals and a few shrubs along the front building edge, and chain link enclosed back and side yards.   |  |
|                             |   | <b>Cultural Data:</b> The house was built by its owner-resident, Louis Apa, owner of a gas station on Division Street, who lived here with his wife, Amelia.   |  |



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Contributing Resources: 1 27-14 Johnson, John O. House 1924  
Non-Contributing Resources: 0 2270 S.E. Cypress Street Legal: B27: L1  
Oswald and Mary Anderson, 2270 S.E. Cypress Street, Portland, OR 97214

Contractor: Johnson and Neubert Designer: Unknown  
Style: Bungalow--Colonial Influence Contributing: Secondary

Description: This rectangular one-and-one-half story building has a side-facing jerkinhead gable roof with projecting boxed eaves, a boxed return cornice and composition shingles. There is a shallow, one-story jerkinhead gabled wing on the west side of the building. The single-bay entry porch has a front-facing jerkinhead gable roof with projecting boxed eaves and a boxed return cornice; an enclosed gable end with an elliptical cutout; truncated battered columns on brick piers and a concrete foundation and concrete steps. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sash; there are some wood casements with rectilinear lights, and two large fixed wood sash windows with multiple lights in the upper fourth on the front elevation. The building has weatherboard siding, a concrete foundation and basement. It is located on the south end of the block on a large triangular lot, with the entry facing the apex of the triangle; concrete steps, flanked by a concrete block planter with low-growing flowers and shrubs, lead to the angled entry path from Cypress Street. There are low-growing shrubs along the front edge of the porch, an attached carport on the northwest corner of the building (dated 1961).

Cultural Data: The house was built by building contractors H.G. Johnson and H.W. Neubert for John O. Johnson, who did not live in the building; the house was purchased in 1929 by Lee Norris, a driver for the auto freight line Lee and Easters, who lived in it with his wife, Gladys.

Contributing Resources: 1 27-15 Wright, Clarence and Lois Residence 1924  
Non-Contributing Resources: 1 2218 S.E. Cypress Street Legal: B27: L6, exc. N 40'  
Emil R. Berg, 2218 S.E. Cypress Street, Portland, OR 97214

Contractor: Fred E. Conley and Company Designer: Unknown  
Style: Bungalow Non-Contributing: Compatible/Historic

Description: This rectangular one-story building has a front-facing jerkinhead gable roof with projecting eaves, exposed rafters, wide angle-cut bargeboards, bracketed gable ends and composition shingles. The single-bay entry porch has a front-facing jerkinhead gable roof with projecting eaves, exposed rafters, an angle-cut bargeboard, exposed tie beam, truncated battered columns on brick piers, and a concrete foundation. A flat-roofed pergola, supported by a truncated column on a brick pier, extends to the south of the porch, covering the concrete porch stairs. The windows have all been replaced with aluminum sliders and fixed sashes, and the building has been stuccoed. It is located on a triangular lot bounded by Cypress Street and the alley, on the southwest corner of the block; there are some low-growing shrubs along the building edges; the back yard is enclosed with a laurel hedge and horizontal wood board fencing.

Cultural Data: This house and the one next door to the north were built on speculation for the Ladd Estate Company by contractor Fred Conley, who built a number of houses in Ladd's Addition in the 1920s. After completion the house was purchased by Clarence Wright, superintendent of the Gasco Building in Portland, who lived in it with his wife, Lois.

Auxiliary Building: Garage 1923 Contributing: Secondary

Description: The single-car garage on the alley has a clipped gable roof, bracketed eaves, and stuccoed siding; it contributes in scale, mass and details to the spatial order of the block's alley.

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- |   |   |  |                                |
|---|---|--|--------------------------------|
| Contributing Resources:   | 2 | <b>27-16 Geisler, Ernest and Dora House 1924</b>                                       |                                |
| Non-Contributing Resources:   | 0 | 2208 S.E. Cypress Street   | <b>Legal:</b> B27: N 40' L6    |
|   |   | Sylvia and Raschio Krahn and Emma Wallin, 7755 S.E. Clackamas Rd., Milwaukie, OR 97222 |                                |
|   |   | <b>Contractor:</b> Fred E. Conley and Company  | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary |
| <p><b>Description:</b> This rectangular one-story building has a front-facing jerkinhead gable roof with projecting eaves, exposed rafters, wide angle-cut bargeboards, bracketed gable ends and composition shingles. The single-bay entry porch has a front-facing jerkinhead gable roof with projecting eaves, exposed rafters, an angle-cut bargeboard, exposed tie beam, battered columns, a vertical wood slat balustrade and a concrete foundation and stairs with wrought-iron railings. The windows are primarily one-over-one double-hung wood sashes; there is a large fixed wood sash window with double-hung sidelights on the front elevation. The building has been covered with asbestos siding, which does not significantly alter its historic character; it has a concrete foundation and basement. It is located on a trapezoidal lot near the southwest end of the block; there are some flowering shrubs along the building edges; the back yard is enclosed with a chain link fence.</p> <p><b>Cultural Data:</b> This house and the one next door to the south were built on speculation for the Ladd Estate Company by contractor Fred Conley, who built a number of houses in Ladd's Addition in the 1920s. The house was purchased by Ernest and Dora Geisler, who did not live in it; in 1930 Joe Geisler, an asbestos worker for Pacific Asbestos and Supply Company, lived in the house with his wife, Lena.</p> <p><b>Auxiliary Building:</b> Garage                      1923                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has a jerkinhead gable roof, exposed rafters and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |  |                                |
| Contributing Resources:   | 1 | <b>27-17 Harrington, Frances Duplex 1915</b>   |                                |
| Non-Contributing Resources:   | 0 | 2128-2130 S.E. Hemlock Avenue  | <b>Legal:</b> B27: L7          |
|   |   | Marjorie Russell, 2130 S.E. Hemlock Avenue, Portland, OR 97214                         |                                |
|   |   | <b>Contractor:</b> Thomas Vigars   | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary   |
| <p><b>Description:</b> This two-and-one-half story rectangular building has a side-facing, moderately-pitched gable roof with projecting eaves; exposed decoratively cut jigsawn rafters; large jigsawn brackets in the gable ends, and composition shingles. There are shed-roofed dormers with exposed jigsawn rafters centered on the front and rear elevations. The full-length porch has a low-pitched hipped roof with deep, projecting boxed eaves, wide frieze and cornice boards; truncated boxed columns on sided piers; a vertical wood slat balustrade; a wood foundation and wood steps. The windows are primarily double-hung wood sashes with cornice trim; there is a bank of transomed double-hung windows on the front elevation; the side elevations have shed-roofed square bay windows. The building has an ornamental course of small brackets serving as a gable end pediment; it is sided with narrow beveled siding and has slender cornerboards. It has a concrete foundation and basement and a typical mid-block setback, with some low-growing shrubs along the front building edge.</p> <p><b>Cultural Data:</b> This building, and two others on the block--2028 and 2106 S.E. Hemlock, were built by Thomas Vigars, a real estate dealer who built over two dozen early houses in Ladd's Addition. The duplex was purchased after its completion by Frances C. Harrington, about whom nothing is presently known; Harrington moved into one of the units in the early 1920s.</p>  |   |  |                                |

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- |                             |   |   |   |
|-----------------------------|---|---|---|
| Contributing Resources:     | 0 | <b>27-18 Aebi, Ernest and Jewell Residence 1940</b>   |   |
|                             |   | 2120 S.E. Hemlock Avenue  | <b>Legal:</b> B27: L10                            |
| Non-Contributing Resources: | 2 | John and Charlotte O'Donnell, 2120 S.E. Hemlock Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Ira Moore  | <b>Designer:</b> Unknown                          |
|                             |   | <b>Style:</b> Minimal Tract   | <b>Non-Contributing:</b> Compatible/Non-Historic  |
|                             |   | Description: This el-shaped one-and-one-half story building has a cross-gable roof with minimal eaves and composition shingles. The reentrant porch has a concrete stoop and stairs. The windows are primarily one-over-one double-hung wood sashes; the front-facing gable wing has a large fixed wood sash windows with narrow vertical lights along each side. The building has weatherboard siding, with vertical wood boards with scalloped ends in the gable ends. It has a typical mid-block setback, and some low-growing shrubs along the building edges.  |   |
|                             |   | Cultural Data: The house was built by carpenter Ira Moore for Ernest Aebi, manager of L'Abbe Catering, who lived in it with his wife, Jewell.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1939 Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: The single-car garage on the alley has a gable roof and weatherboard siding; the doors have been altered.  |   |
| <br>                        |   |   |   |
| Contributing Resources:     | 1 | <b>27-19 Pohl, Louis and Katherine Residence 1924</b>   |   |
|                             |   | 2114 S.E. Hemlock Avenue  | <b>Legal:</b> B27: L11                            |
| Non-Contributing Resources: | 1 | Richard and Dorene Dehen, 2114 S.E. Hemlock Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Louis Pohl   | <b>Designer:</b> Unknown                          |
|                             |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                    |
|                             |   | Description: This rectangular one-and-one-half story building has a moderately-pitched, side-facing gable roof with projecting eaves, enclosed rafters and composition shingles; there is a gable-roofed dormer with projecting eaves centered on the front elevation. The centered, single-bay projecting entry porch has a front-facing gable roof with projecting eaves and enclosed rafters; massive boxed, truncated, paneled columns on brick piers; a brick balustrade, and a concrete foundation and concrete stairs. The windows are primarily one-over-one double-hung wood sashes; the porch is flanked by two large fixed wood sash windows with multiple lights in the upper sashes. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with low-growing shrubs along the building edges, and an ornamental maple tree in the front yard. |   |
|                             |   | Cultural Data: The house was built by its owner-resident, Louis Pohl, a cabinetmaker for Grand Rapids Store Equipment Company, who lived in it with his wife, Katherine.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1927 Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: The two-car garage on the alley has a gable roof and weatherboard siding; a carport is attached to its northerly end.  |   |

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|---|---|--|--|
| Contributing Resources:   | 2 | <b>27-20 Wood, Clinton A. and Leona Residence 1915</b>               |  |
| Non-Contributing Resources:   | 0 | 2106 S.E. Hemlock Avenue   | <b>Legal:</b> B27: L14                           |
|   |   | Earl and Margaret Hall, 2106 S.E. Hemlock Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Thomas Vigars                                     | <b>Designer:</b> Unknown                         |
|   |   | <b>Style:</b> Prairie  | <b>Contributing:</b> Primary                     |
| <p>Description: This rectangular two-story building has a low-pitched hipped roof with deep projecting eaves, enclosed rafters and composition shingles. The reentrant porch in the south corner of the front elevation has been enclosed with a sliding aluminum door (1964); it has concrete stairs with wrought-iron railings. The windows are primarily pairs of one-over-one double-hung wood sashes; the first story front elevation has a wide fixed wood sash window with a multiple-light transom and two fixed wood sash sidelights with multiple light transoms; there is a square bay window on the southerly elevation. The building has narrow beveled siding with narrow cornerboards and a molded frieze board below the eaves. It has a typical mid-block setback, with mature flowering shrubs along the front building edge.</p> <p>Cultural Data: This house, and two others on the block--2128-30 and 2028 S.E. Hemlock, were built by Thomas Vigars, a real estate dealer who built over two dozen early houses in Ladd's Addition; the latter is a "twin" of this house. After its completion it was sold to Clinton A. Wood, a cashier for Allen and Lewis, who lived in it with his wife, Leona.</p> <p><b>Auxiliary Building:</b> Garage                      1921                      <b>Contributing:</b> Secondary</p> <p>Description: The single-car garage on the alley has a gable roof with projecting eaves and weatherboard siding; it contributes in scale, massing and details to the spatial order of the block's alley.</p> |   |  |  |
| Contributing Resources:   | 0 | <b>27-21 Johnson, Tom House 1954</b>                                 |  |
| Non-Contributing Resources:   | 2 | 2100 S.E. Hemlock Avenue   | <b>Legal:</b> B27: L15                           |
|   |   | Willa C. Nehlsen, 2100 S.E. Hemlock Avenue, Portland, OR 97214       |  |
|   |   | <b>Contractor:</b> Delmer Eisert                                     | <b>Designer:</b> Unknown                         |
|   |   | <b>Style:</b> Minimal Tract  | <b>Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: This rectangular one-story building has a low-pitched hipped roof with projecting boxed eaves and composition shingles. The entry door has a small concrete stoop with concrete steps and wrought-iron railings. The windows are primarily ; there is a polygonal bay window on the front elevation with fixed metal sash windows, and a large fixed metal sash window on the south end of the front elevation, with brick veneer running beneath it. The building has masonite shingle siding, a concrete foundation and basement. It has a shallow mid-block setback, and some low-growing shrubs along the front building edge.</p> <p>Cultural Data: The house was built by carpenter Delmer Eisert for Tom Johnson, owner of Dwyer Lumber Company, who lived in Ladd's Addition on Ladd Avenue, and apparently used this house as a rental unit.</p> <p><b>Auxiliary Building:</b> Garage                      1954                      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p>Description: The single-car garage on the alley has a hipped roof and masonite shingle siding; it is compatible in scale and massing with other buildings on the block's alley.</p>   |   |  |  |

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|---|---|--|--|
| Contributing Resources:   | 1 | <b>27-22 Vigars, Thomas House 1914</b>                       |  |
| Non-Contributing Resources:   | 1 | 2028 S.E. Hemlock Avenue                                     | <b>Legal:</b> B27: L18                       |
|   |   | David Hattrick, 2028 S.E. Hemlock Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Thomas Vigars                             | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Prairie  | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular two-story building has a moderately-pitched gabled roof with deep projecting eaves, enclosed rafters, pedimented gable ends and composition shingles. The reentrant porch in the north corner of the front elevation has a wood deck, and concrete stairs with wrought-iron railings. The windows are primarily pairs of six-over-one double-hung wood sashes; the front elevation has a wide fixed wood sash window with a multiple-light transom and two fixed wood sash sidelights with multiple light transoms on the first story, and two banks of triple-sash six-over-one double-hung wood windows on the second story; there is a square bay window on the south elevation. The building has narrow beveled siding with narrow cornerboards; the front elevation first story was surfaced with brick veneer in 1964, altering its historic character. It has a typical mid-block setback, with some flowering shrubs along the front building edge.</p> <p><b>Cultural Data:</b> This house, and two others on the block--2128-30 and 2106 S.E. Hemlock, were built by Thomas Vigars, a real estate dealer who built over two dozen early houses in Ladd's Addition; the latter is a "twin" of this house. Vigars apparently used this house as a rental unit for some years; it was sold in 1920 to William Pfaff, a baker and doughnut maker, who lived in it with his wife, Amanda.</p> <p><b>Auxiliary Building:</b> Garage                      c.1915                      <b>Contributing:</b> Primary</p> <p><b>Description:</b> The single-car garage on the alley has a hipped roof and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |  |  |
| Contributing Resources:   | 2 | <b>27-23 Zimmerman, Eva House 1919</b>                       |  |
| Non-Contributing Resources:   | 0 | 2022 S.E. Hemlock Avenue                                     | <b>Legal:</b> B27: L19                       |
|   |   | Nancy EntriKin, 2022 S.E. Hemlock Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> Unknown                                   | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Bungalow                                       | <b>Contributing:</b> Secondary               |
| <p><b>Description:</b> This rectangular one-story building has a moderately-pitched front-facing gable roof with projecting eaves, exposed rafters, bracketed gable ends and composition shingles. The single-bay entry porch has a front-facing gable roof with projecting eaves, exposed rafters, exposed ornamental tie beam and truss, vertical wood slat balustrade, truncated boxed columns on sided piers, and wood stairs. The windows are primarily six-over-one double-hung wood sashes with wide trim. The building has square-butt cut wood shingle siding, a concrete foundation and basement. It has a typical mid-block setback, with flower beds along the front and side elevations.</p> <p><b>Cultural Data:</b> The house was apparently built for Eva Zimmerman, a stenographer who lived in Ladd's Addition with her parents, Elvin and Maymie. In the early 1920s she married John N. Ross, a mechanic, and in 1922-23 the newlyweds moved into this house, where they lived through the 1930s.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has a gable roof, and wood shingle siding matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |  |  |

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- |                             |   |  |   |
|-----------------------------|---|--|---|
| Contributing Resources:     | 2 | <b>27-24 Greco, I. James and Victoria Residence 1923</b>   |   |
| Non-Contributing Resources: | 0 | 2012 S.E. Hemlock Avenue   | <b>Legal:</b> B27: L22                                |
|                             |   | Roger and Shirley Scherz, 13120 S.E. Sherman St., Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> I. James Greco  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This rectangular one-story building has a moderately-pitched side-facing gable roof with projecting eaves, exposed rafters, bracketed gable ends, and composition shingles; there is a small gable-roofed dormer with projecting eaves and exposed rafters on the front elevation. The single-bay entry porch has a front-facing gable roof with projecting eaves and exposed rafters; an exposed tie beam and ornamental truss with brackets; massive truncated battered columns on brick piers; an enclosed balustrade, and concrete stairs with wrought-iron railings. The windows are primarily six-over-one double-hung wood sashes with wide trim; the front entry door has sidelights. The building has beveled siding, a concrete foundation and basement. There is a small one-story wing with a gable roof and exposed rafters on the southeast corner of the building. It has a typical mid-block setback, with mature shrubs along the front and south building edges. |   |
|                             |   | <b>Cultural Data:</b> The house was built by its owner, I. James Greco, owner of the Hawthorne Fruit Company, who lived in it with his wife, Victoria.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1922 Contributing:</b> Secondary                   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, weatherboard siding and its original wood doors; it was expanded to the west in 1937 with matching materials. It contributes in scale, massing and details to the spatial order of the block's alley.   |   |
| Contributing Resources:     | 1 | <b>27-25 Hill, James and Vera Residence 1923</b>   |   |
| Non-Contributing Resources: | 1 | 2004 S.E. Hemlock Avenue   | <b>Legal:</b> B27: L23                                |
|                             |   | Loy Wong and Wai Ying Ngan, 2004 S.E. Hemlock Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Nels J. Lundgren  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Bungalow--English Cottage Influence  | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This one-story rectangular building has a moderately-pitched cross-gable roof with projecting, rolled eaves, simulating thatching, and composition shingles. The three-quarter-length veranda has truncated boxed columns on massive brick piers, turned wood balusters, a concrete foundation and stairs. The windows are primarily double-hung wood sashes with multiple lights in the upper sashes; the front elevation has two large fixed wood sash windows with double-hung sidelights. The building has beveled siding, a concrete foundation and basement. It is located at the northwest end of the block on a rectangular lot, and has a typical mid-block setback; there are densely planted low-growing shrubs around the building, and some flowering shrubs near the corners of the porch.   |   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation for the Ladd Estate Company by Nels J. Lundgren, a carpenter who built several houses in Ladd's Addition. After its completion it was sold to James Hill, a salesman, who lived in it with his wife, Vera.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1964 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The two-car garage-carport on the alley has a gable roof and weatherboard siding.  |   |

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Southeast Quadrant

Total Resources: 58  
Contributing: 31  
Non-Contributing: 27Form:  
TrapezoidStreet Boundaries:  
S.E. Lavender Street  
S.E. Cypress Avenue  
S.E. 20th Avenue  
S.E. Ladd Avenue

Block 28, located in the southeast corner of Ladd's Addition, helps form a gate to the district from the intersection of Division Street and Ladd Avenue. Its southwesterly corner has a 1922 auto shop, serving as a transition from auto-oriented Division Street to the residential character of the district; the rest of the thirty-one buildings are single-family residences, all but one post-historic house were built in the 1920s. Structures on the block are a stylistic mix of one to one-and-one-half story bungalows and period revivals; almost all share typical setbacks, standard lot widths, concrete steps at the front lot lines, and lots elevated two-to-four feet above street grade. Most buildings have side-facing gabled roofs with projecting front-facing gable-roofed porches. All but six were built on speculation by either by J.W. McFadden Building Company or the Lauman family; many of these are "twins" or nearly identical. The consistency in building siting, massing, scale and materials gives the entire block a strong visual unity. Most buildings are in good to excellent condition. Of the thirty-one historic buildings, thirteen do not contribute to the district in their present condition, primarily due to porch and siding alterations. Of the twenty-three historic auxiliary structures, eleven have been altered to the extent of losing their historic integrity.

Contributing  
Resources: 1  
Non-Contributing  
Resources: 0**28-01 Knapp, John and Ruth Residence 1928**

1838 S.E. Lavender Street

Legal: B28: L30

Janice Burton, 2112 S.E. Talton Avenue, Vancouver WA 98684

Contractor: Roland T. Casey

Designer: Unknown

Style: Twentieth Century Norman Farmhouse

Contributing: Secondary

Description: This square one-and-one-half story building has a steeply-pitched gable roof with projecting eaves, a wide bargeboard, and a boxed gable end with stucco and half-timbering. A one story garage wing to the northeast has a swept roofline, at a lower pitch than the main block. The recessed entry on the front elevation has a Tudor arch, concrete stoop and concrete steps with an iron railing. The windows are typically banks of multi-light wood sash casements; the second story of the front elevation has a centered polygonal bay window, with a paneled spandrel and multi-light casements. The building has cedar shake siding, a concrete foundation and basement. It is located on a rectangular lot at the north end of the block, with mature pruned ornamental shrubs densely planted in the frontyard, and a pine tree on the south lot line. A one-story attached garage is located on the easterly side of the house.

Cultural Data: The house was built for John Knapp, a landscape gardener, and his wife, Ruth, by carpenter Roland Casey.

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|---|---|---|--|
| Contributing Resources:   | 1 | <b>28-02 Kline, Edward and Bessie Residence 1924</b>                        |  |
| Non-Contributing Resources:   | 1 | 2211 S.E. Cypress Street  | <b>Legal:</b> B2& L 27, exc. Nw 2'/Sw 50'    |
|   |   | Rose DeMichele, 2211 S.E. Cypress Street, Portland, OR 97214                |  |
|   |   | <b>Contractor:</b> Fred E. Conley and Company                               | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary               |
| <p>Description: This one story rectangular bungalow has a side-facing jerkinhead gable roof with projecting eaves, exposed rafters, a wide bargeboard and bracketed gable ends. There is a shed-roofed dormer on the south elevation (added 1936). The single-bay porch has a jerkinhead gable roof and exposed rafters; the original post and balustrade were replaced with wrought-iron, and a concrete foundation and stairs were added in 1950. The windows are typically one-over-one double-hung wood sashes, with rectilinear lights in the upper sash; the front elevation has a wide double-hung window with narrow double-hung sidelights. The building has beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with low-growing rhododendrons and azaleas along the front building edge, and roses along the south lot line.</p> <p>Cultural Data: Building contractor Fred Conley, who constructed a number of Ladd's Addition houses in the 1920s, built this house on speculation; by 1929 it had been sold to Edward Kline, a fireman, and his wife, Bessie.</p> |   |   |  |
|   |   | <b>Auxiliary Building: Garage</b>   | <b>1929 Non-Contributing: Incompatible</b>   |
| <p>Description: The two-car garage on the alley has been altered; it has a flat roof and beveled siding, and is now connected to the garage to the south by a flat-roofed, vinyl-sided room; it is no longer compatible with other buildings on the alley.</p>  |   |   |  |
| Contributing Resources:   | 0 | <b>28-03 Wright, Clarence J. and Lois 1924</b>                              |  |
| Non-Contributing Resources:   | 2 | 2219 S.E. Cypress Street  | <b>Legal:</b> B2& L26                        |
|   |   | Giuseppe and Sevastiana Spanu, 2219 S.E. Cypress Street, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> L.C. Lauman  | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Twentieth Century Colonial                                    | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This square one-and-one-half story building has a moderately-pitched gable roof with projecting boxed eaves and composition shingles. The centered single-bay porch has a gable roof and boxed eaves, an enclosed pediment, and a concrete foundation and angled concrete steps; the columns and pilasters have been covered with aluminum siding. The windows are primarily aluminum sashes; the front elevation has two large fixed aluminum sash windows flanking the entry porch. The building has horizontal aluminum siding, a concrete foundation and basement. It has a typical mid-block setback, with some ornamental shrubs in a low brick planting bed around the front and side elevations of the house; the back yard is enclosed with a chain link fence.</p> <p>Cultural Data: The house was built on speculation Lawrence C. Lauman; it is a "twin" of the house to the south. Its owner-residents were Clarence Wright, a superintendent for the Failing Building in Portland, and his wife, Lois.</p>  |   |   |  |
|   |   | <b>Auxiliary Building: Garage</b>   | <b>1924 Non-Contributing: Incompatible</b>   |
| <p>Description: The two-car garage on the alley has a gable roof and vinyl siding; it was altered in 1972, and a shed-roofed one-story wing to its north was added, connecting to a garage on the lot to the north. Its scale is not compatible with other buildings on the alley.</p>  |   |   |  |



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|-----------------------------|---|---|--|
| Contributing Resources:     | 0 | <b>28-04 Andrus, Lee and Ethel House 1924</b>   |  |
| Non-Contributing Resources: | 1 | 2229 S.E. Cypress Street  | <b>Legal:</b> B2& L23                        |
|                             |   | Ruth Zednick, Dennis and Brenda Clark, 2229 S.E. Cypress Street, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> L.C. Lauman  | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Twentieth Century Colonial  | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: This square one-and-one-half story building has a moderately-pitched gable roof with projecting boxed eaves and composition shingles. The centered single-bay porch has a gable roof; boxed eaves; an enclosed pediment; fluted columns, a concrete foundation and concrete steps. The windows are primarily double-hung wood sashes; the front elevation has two triple wood sash windows flanking porch. The original trim has been obscured through the application of horizontal aluminum siding. The building has a concrete foundation and basement and a typical mid-block setback, with some ornamental shrubs in a planting bed around the front and side elevations of the house.  |  |
|                             |   | Cultural Data: The house was built on speculation by Lawrence C. Lauman; it is a "twin" of the house to the north. It was purchased by Lee Andrus, a buyer for Olds, Worth and King department store in Portland, who did not live in it.   |  |
| Contributing Resources:     | 1 | <b>28-05 Swender, Jacob R. House 1924</b>   |  |
| Non-Contributing Resources: | 1 | 2237 S.E. Cypress Street  | <b>Legal:</b> B2& L22                        |
|                             |   | Corinne Pouteau, 2237 S.E. Cypress Street, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> L.C. Lauman  | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence  | <b>Contributing:</b> Secondary               |
|                             |   | Description: This square one-and-one-half story building has a moderately-pitched gable roof with projecting boxed eaves and composition shingles. The centered, single-bay entry porch has a gable roof with projecting boxed eaves, an enclosed pediment, a cornice board with a centered ornamental angle cut, Tuscan columns, a concrete foundation and steps, and a wrought-iron balustrade. The windows are primarily one-over-one double-hung wood sashes; two large fixed wood sash windows flank the entry porch. The building has aluminum siding, which has not significantly affected its historic character, a concrete foundation and basement. It has a typical mid-block setback, with mature rhododendrons and other ornamental shrubs along the front elevation; a vertical board fence encloses the back yard. |  |
|                             |   | Cultural Data: Lawrence C. Lauman built this house on speculation; it was sold to Jacob Swender, owner of Swender Blue Print Company, who lived down the street (2261 Cypress) with his wife, Lois. The house served as a rental unit: tenants from 1925 through 1930 were Charles Gage, a tester for a chemical laboratory, and his wife, Bertha.  |  |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>1924 Non-Contributing: Incompatible</b>   |
|                             |   | Description: The one-car garage on the alley was altered in 1954; it presently has a flat roof and plywood siding. It is not compatible with the scale and materials of other buildings on the alley.   |  |

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|-----------------------------|---|---|
| Contributing Resources:     | 1 | <p><b>28-06 Graden, Charles and Ida Residence 1925</b><br/>                 2243 S.E. Cypress Street<br/> <b>Legal:</b> B2&amp; L19</p>   |
| Non-Contributing Resources: | 1 | <p>Katherine Coffin, 2243 S.E. Cypress Street, Portland, OR 97214<br/> <b>Contractor:</b> C.J. Lauman<br/> <b>Style:</b> Bungalow<br/> <b>Designer:</b> Unknown<br/> <b>Contributing:</b> Secondary</p> <p>Description: This rectangular one-story building has a moderately-pitched gable roof with projecting boxed eaves and composition shingles. The single-bay entry porch has a front-facing gable roof with boxed eaves, an enclosed pediment, boxed columns on an enclosed balustrade, a concrete foundation and stairs, and a wrought-iron railing. The windows are primarily four-over-one double-hung wood sashes with cornice trim; the front elevation has a large double-hung window with four-over-one double-hung sidelights. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback with some flowering shrubs around the front building edge, and waist-high hedges flanking the entry path.</p> <p>Cultural Data: The house was built on speculation by Charles Lauman. By 1925 it was sold to Charles Graden, a lawyer, and his wife, Ida. Lauman built a number of houses in Ladd's Addition, and lived in two different houses in the district in the 1920s.</p> <p><b>Auxiliary Building:</b> Garage                      c.1925                      <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The single-car garage on the alley has a gable roof and beveled siding; the door has been altered.</p>   |
| Contributing Resources:     | 1 | <p><b>28-07 Hornby, Frank House 1925</b><br/>                 2253 S.E. Cypress Street<br/> <b>Legal:</b> B2&amp; L18</p>   |
| Non-Contributing Resources: | 1 | <p>Stephen Sauter, 2253 S.E. Cypress Street, Portland, OR 97214<br/> <b>Contractor:</b> Philip W. Lauman<br/> <b>Style:</b> Bungalow--Colonial Influence<br/> <b>Designer:</b> Unknown<br/> <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: This square one-story building has a moderately-pitched gable roof with projecting, boxed eaves and composition shingles. The single-bay porch has a front-facing gable roof with projecting, boxed eaves; a semi-round arched cutout in the enclosed pediment; fluted posts with capitals, a concrete stoop with curved concrete stairs, and a pipe railing. The windows are primarily multi-light wood sash casements; the multi-light entry door has multi-light sidelights and is flanked by two triple-sash wood casement windows; there is a square bay window with a shed roof on the north elevation. The building has asbestos siding, which has altered the window trim and significantly altered its historic character. It has a concrete foundation and basement and a typical mid-block setback, with rhododendrons and camellias along the building edge, and low hedges flanking the entry path.</p> <p>Cultural Data: The house was built on speculation by P.W. Lauman, who built a number of houses in the district; it closely resembles 2293 and 2277 Cypress Street, on this block, differing slightly in porch and other minor details. Owner Frank Hornby, a creditman for the Ladd Estate Company, rented it to Arthur Guenther, a clerk, and his wife, Hazel.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Contributing:</b> Secondary</p> <p>Description: The one-car garage on the alley has a gable roof and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>28-08 Swender, Jacob R. and Lois Residence 1925</b>   |   |
| Non-Contributing Resources: | 2 | 2261 S.E. Cypress Street   | <b>Legal:</b> B2& L15                             |
|                             |   | Nancy Landstrom and Mark Skansgaard, 2261 S.E. Cypress Street, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Philip W. Lauman  | <b>Designer:</b> Unknown                          |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence   | <b>Non-Contributing:</b> Compatible/Historic      |
|                             |   | Description: This rectangular one-story building has a moderately-pitched gable roof with projecting boxed eaves and composition shingles; a shed-roofed dormer with a bank small fixed windows was added to the center of the front elevation in 1927. The centered, single-bay entry porch has a front-facing gable roof with projecting boxed eaves, wrought-iron posts and railings which replaced original porch supports and balustrade, a concrete foundation and stairs. Original windows on the side and rear elevations are one-over-one double-hung wood sashes; the front elevation has two large fixed sash wood windows with altered glazing and trim obscured by the addition of masonite shingle siding. The building has a concrete foundation and basement, and a typical mid-block setback, with some mature flowering shrubs around the front and side elevations. |   |
|                             |   | Cultural Data: The house was built on speculation by P.W. Lauman, who built a number of houses in the district. By 1924 it had been purchased by Jacob R. Swender, owner of Swender Blue Print Company, and his wife, Lois. Swender also owned a rental house on this block, 2237 Cypress.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1924 Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: The two-car garage on the alley has a gable roof and masonite siding; it was enlarged in 1935.  |   |
| Contributing Resources:     | 0 | <b>28-09 Loy, Dallas and Anna House 1925</b>   |   |
| Non-Contributing Resources: | 2 | 2269 S.E. Cypress Street   | <b>Legal:</b> B2& L14                             |
|                             |   | Elmer and Elsie Knecht, 2269 S.E. Cypress Street, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Philip W. Lauman  | <b>Designer:</b> Unknown                          |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic      |
|                             |   | Description: This rectangular one-story building has a moderately-pitched gable roof with projecting eaves, bracketed gable ends and composition shingles. The centered, single-bay entry porch has projecting eaves, an enclosed pediment, wrought-iron posts which replaced the original supports, and a concrete foundation and steps. The windows are primarily one-over-one double-hung wood sashes; the front door is flanked by two large fixed wood sash windows. The building has horizontal aluminum siding, a concrete foundation and basement. Siding and porch alterations adversely affect the building's historic character. It has a typical mid-block setback, with some mature flowering shrubs in a hedge-enclosed planting bed along the front elevation. The back yard is enclosed with a horizontal board fence.   |   |
|                             |   | Cultural Data: The house was built on speculation by P.W. Lauman, who built a number of houses in the district. It was owned by Dallas Loy, a dentist who lived in Lake Oswego, and apparently served as a rental unit. By 1930 it was owned by Emerson Day, an electrician, and his wife, Jennie.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1932 Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: The single-car garage on the alley has a gable roof and asbestos siding.  |   |

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|---|---|---|--|
| Contributing Resources:   | 1 | <b>28-10 Bjorkman, Eric House 1924</b>                                  |  |
| Non-Contributing Resources:   | 1 | 2277 S.E. Cypress Street  | <b>Legal:</b> B28: L11                       |
|   |   | Ilene G. Walker, 2277 S.E. Cypress Street, Portland, OR 97214           |  |
|   |   | <b>Contractor:</b> C.J. Lauman  | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Bungalow--Colonial Influence                              | <b>Contributing:</b> Secondary               |
| <p><b>Description:</b> This square one-story building has a moderately-pitched gable roof with projecting, boxed eaves and composition shingles. The single-bay porch has a front-facing gable roof with projecting, boxed eaves; an enclosed pediment; fluted posts with capitals; a concrete foundation and stairs, and a wrought-iron railing. The windows are primarily multi-light wood sash casements; the entry door is flanked by two triple-sash wood casement windows; the north elevation has two floor-to-ceiling wood sash windows with rectilinear lights; there is a square bay window with a shed roof on the south elevation. The building has aluminum siding, which has not significantly affected its historic character, a concrete foundation and basement. It has a typical mid-block setback, with rhododendrons and ground cover along the building edge, and a terraced rock garden along the front lot line. The back yard is enclosed with a chain link fence.</p> <p><b>Cultural Data:</b> The house was built on speculation by Charles J. Lauman; it closely resembles 2253 and 2293 Cypress, on this block, differing slightly in some details. By 1925 it had been purchased by contractor Eric Bjorkman, who did not live in it; he apparently used it as a rental. Lauman built a number of houses in the district and lived in two of them in the 1920s.</p> <p><b>Auxiliary Building:</b> Garage                      1937                      <b>Non-Contributing:</b> Incompatible</p> <p><b>Description:</b> The large two-car garage on the alley has a gable roof and aluminum siding; it is not compatible with the scale, mass or details of other buildings on the block's alley.</p> |   |   |  |
| Contributing Resources:   | 0 | <b>28-11 Stewart, Julius and Ida House 1924</b>                         |  |
| Non-Contributing Resources:   | 1 | 2285 S.E. Cypress Street  | <b>Legal:</b> B28: L10                       |
|   |   | Carl and Patricia Anderson, 10026 S.E. Steven Court, Portland, OR 97266 |  |
|   |   | <b>Contractor:</b> C.J. Lauman  | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Twentieth Century English Cottage                         | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This one-story square building has a moderately-pitched gable roof with minimal eaves. The single-bay porch has a front-facing gable with minimal eaves, a pediment enclosed with vertical board siding, wrought-iron posts, a concrete foundation and steps. The windows are primarily one-over-one double-hung wood sashes; the windows flanking the altered front door have fixed wood sashes and metal awnings. The building is sided primarily with horizontal aluminum boards; the gable ends have vertical wood boards. Siding and porch changes significantly alter the building's historic character. It has a concrete foundation and basement, and a typical mid-block setback, with some low-growing ornamental shrubs along the front building edge and roses along the south lot line.</p> <p><b>Cultural Data:</b> The house was built on speculation by Lawrence C. Lauman, who built a number of houses in the district, and sold soon after completion to Julius Stewart, who used it as a rental unit.</p>  |   |   |  |

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|-----------------------------|---|--|
| Contributing Resources:     | 2 | <b>28-12 Masten, Delmer and Beth Residence 1924</b>  |
| Non-Contributing Resources: | 0 | 2293 S.E. Cypress Street <b>Legal: B2&amp; L7</b>  |
|                             |   | Richard and Joanne Navarro, 2293 S.E. Cypress Street, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> C.J. Lauman <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence <b>Contributing:</b> Secondary  |
|                             |   | <b>Description:</b> This square one-story building has a moderately-pitched gable roof with projecting, boxed eaves and composition shingles. The single-bay porch has a front-facing gable roof with projecting, boxed eaves; an enclosed pediment; a concrete foundation and stairs, and wrought-iron posts. The windows are primarily one-over-one double-hung wood sashes; the front door is flanked by two triple-sash wood casement windows; there is a square bay window with a shed roof on the north elevation. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with some small shrubs along the building edge.   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by Charles J. Lauman; it closely resembles 2253 and 2277 Cypress, on this block, differing slightly in some minor details. It was purchased by Delmer Masten, a logger, and his wife, Beth, who lived in it. Lauman built a number of houses in the district, and lived in two of them in the 1920s.  |
|                             |   | <b>Auxiliary Building: Garage 1924 Contributing: Secondary</b>   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and weatherboard siding matching the house; it contributes in mass, scale and detail to the spatial order of the block's alley.  |
| Contributing Resources:     | 0 | <b>28-13 VanBuren, Frank and Beryl Residence 1924</b>  |
| Non-Contributing Resources: | 2 | 2305 S.E. 20th Avenue <b>Legal: B2&amp; Nw 40' L6</b>  |
|                             |   | Michael and Rosalie Jackman, 2305 S.E. 20th Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Philip W. Lauman <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence <b>Non-Contributing:</b> Compatible/Historic  |
|                             |   | <b>Description:</b> This one-story rectangular building has a moderately-pitched side-facing gable roof with projecting boxed eaves, a boxed return cornice, and composition shingles; there is a lower one-story wing on the southerly elevation with projecting boxed eaves and a boxed return cornice. The single-bay entry porch has a front-facing gable roof with an enclosed pediment, projecting boxed eaves, a boxed return cornice, a frieze board, Tuscan-columns, concrete porch and stairs, and a wrought-iron railing. The windows are primarily one-over-one double-hung sashes; the front elevation has two large fixed wood sash windows; window trim has been obliterated by the addition of asbestos siding. It has a concrete foundation and basement, and a typical mid-block setback. There are some flowering shrubs around the building edges. |
|                             |   | <b>Cultural Data:</b> P.W. Lauman built this house on speculation. Soon after completion it was sold to Frank VanBuren, a salesman, and his wife, Beryl, a stenographer. Lauman constructed a number of houses in the district, and lived in one of them in the 1920s.   |
|                             |   | <b>Auxiliary Building: Garage 1930 Non-Contributing: Compatible/Historic</b>   |
|                             |   | <b>Description:</b> The two-car garage on the alley has shiplap siding and a gable roof; the door has been altered.  |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>28-14 Masterson, Guy and Rubye Residence 1925</b>   |   |
| Non-Contributing Resources: | 2 | 2315 S.E. 20th Avenue  | <b>Legal:</b> B2& L6                              |
|                             |   | Herbert L. Boynton, 2315 S.E. 20th Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Philip W. Lauman  | <b>Designer:</b> Unknown                          |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence   | <b>Non-Contributing:</b> Compatible/Historic      |
|                             |   | <b>Description:</b> This square one-story bungalow has a moderately-pitched side-facing gable roof with minimal eaves and composition shingles; there is a centered gable-roofed dormer with two-over-one double-hung windows on the front elevation. The single-bay, centered porch has a gable roof with minimal eaves, an enclosed pediment, Tuscan columns, a concrete foundation and stairs. The entry door has sidelights with a rectilinear glazing pattern. The windows are primarily one-over-one double-hung wood sashes. The front elevation has two triple sash wood casement windows; the glazing on these appears altered. The building has asbestos siding, a concrete foundation and basement. Siding and window changes adversely affect the building's historic character. It is located on a trapezoidal lot near the south end of the block, with flowering shrubs around the front building edge.   |   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by P.W. Lauman. It was sold soon after completion to Guy Masterson, a clerk for Greybar Electric Company, and his wife, Rubye. Lauman constructed a number of houses in the district, and lived in one of them in the 1920s.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1926 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The flat-roofed, single-car garage on the alley has asbestos covering the original siding.   |   |
| Contributing Resources:     | 1 | <b>28-15 Lauman, P.W. House 1924</b>   |   |
| Non-Contributing Resources: | 0 | 2325 S.E. 20th Avenue  | <b>Legal:</b> B2& L6, exc. Nw 80'                 |
|                             |   | Sidne Kneeland, 2325 S.E. 20th Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Philip W. Lauman  | <b>Designer:</b> Unknown                          |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence   | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This square one-story building has a moderately-pitched gable roof with projecting boxed eaves and composition shingles. There is a low shed-roofed wing on the southerly elevation (added 1964), and an attached, one-story flat-roofed garage on the westerly (alley) elevation. The centered single-bay entry porch has a gable roof with projecting boxed eaves, a semi-circular arched cutout in the enclosed pediment, Tuscan columns, and a concrete foundation and stairs with wrought-iron railing. The windows are a variety of wood sashes with cornice trim; the front elevation has pairs of tall wood casement windows with rectilinear lights flanking the centered, glazed entry door. The building has weatherboard siding, a concrete foundation and basement. It is located on a triangular lot at the south end of the block, at the intersection of 20th Avenue and the alley; the yard is enclosed with a concrete retaining wall and a vertical board fence; concrete steps lead from the sidewalk to the entry gate. A garage is attached to the west side of the house. |   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by P.W. Lauman, who built a number of houses in the district and lived in one of them in the 1920s. It was later sold to an O.J. Myers.   |   |

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|-----------------------------|---|---|--|
| Contributing Resources:     | 1 | <b>28-16 Triangle Garage 1922</b>   |  |
| Non-Contributing Resources: | 0 | 2446-56 S.E. Ladd Avenue  | <b>Legal:</b> B28: L1                        |
|                             |   | Norman Savinar, 2769 S.W. Buena Vista Dr., Portland, OR 97201   |  |
|                             |   | <b>Contractor:</b> Zanello Brothers   | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Early Commercial  | <b>Contributing:</b> Secondary               |
|                             |   | <b>Description:</b> This one-story stuccoed building is roughly triangular in plan. It is located at the southwest end of the block on a triangular lot, bounded by S.E. 20th Avenue and Ladd Avenue. It has a flat roof with a full parapet, with recessed panels centered in the parapet on the three main elevations. The main pedestrian entrance is a recessed door at the truncated apex of the building, facing 20th Avenue, flanked by a pair of fixed multi-light steel sash windows on the north, and sliding multi-light steel sash windows on the south. The westerly elevation has two paneled and glazed overhead garage doors, and banks of multi-light sliding steel sash windows; the northeasterly elevation has one paneled and glazed overhead garage door, and multi-light sliding steel sash windows. The building extends to the lot lines, with narrow planting strips between the garage doors, some of which have low-growing ground cover. A small rectangular entry portico was removed sometime after 1935. There have been some interior alterations. |  |
|                             |   | <b>Cultural Data:</b> The building was constructed as the Triangle Garage by F.J. and J.J. Zanello, contractors who lived in Ladd's Addition, for Herbert Ries, who lived on Orange Avenue in Ladd's Addition until 1925, and his partner, J. Charles Grant. In the early 1930s, the building also housed the Triangle Auto Coach Top Company; Ries continued to own the building through the late 1930s.   |  |
| Contributing Resources:     | 1 | <b>28-17 Morris, Jefferson D. House 1924</b>  |  |
| Non-Contributing Resources: | 1 | 2428 S.E. Ladd Avenue   | <b>Legal:</b> B28: L2                        |
|                             |   | Wilma Busley, 6436 S.W. 47th Place, Portland, OR 97221  |  |
|                             |   | <b>Contractor:</b> Philip W. Lauman   | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> This rectangular one-story building has a moderately-pitched gable roof with projecting boxed eaves. The centered, single-bay entry porch has a gable roof with projecting boxed eaves; an enclosed pediment with an elliptic-arch opening; battered, paneled wood columns; a concrete foundation and stairs, and a pipe railing. The windows are primarily one-over-one double-hung wood sashes; there are two fixed metal sash windows on the front elevation. The building has been sided with asbestos siding; it has a concrete foundation and basement and a typical mid-block setback, with large, mature flowering shrubs flanking the entry porch. Window and siding changes have altered the building's historic character.   |  |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by P.W. Lauman. It was sold soon after completion to Jefferson Davis Morris, a real estate broker who lived in Ladd's Addition, and owned a number of rental houses in it in the 1920s. Lauman built a number of houses in the district, and lived in one of them in the 1920s.  |  |
|                             |   | <b>Auxiliary Building: Garage</b>   | <b>1929 Contributing: Secondary</b>          |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, and tongue-and-groove siding; it contributes in scale, mass and detail to the spatial order of the block's alley.  |  |

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- Contributing Resources: 2 28-18 Millard, Archie and Oneita Residence 1924  
2420 S.E. Ladd Avenue Legal: B2& L3
- Non-Contributing Resources: 0 Patricia Pettengill, 1130 S.E. 53rd Avenue, Portland, OR 97215  
Contractor: Philip W. Lauman Designer: Unknown  
Style: Bungalow--Colonial Influence Contributing: Secondary
- Description: This square one-story building has a moderately-pitched gable roof with projecting boxed eaves. A centered, single-bay porch on the front elevation has a gable roof with projecting boxed eaves; an enclosed pediment; slender turned posts, a concrete foundation and concrete stairs. Windows on the front elevation have metal sashes. The entry door is flanked by multi-light sidelights. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with shrubs flanking the entry porch, and concrete steps leading from the street to the entry path.
- Cultural Data: The house was built for Archie Millard, a bookkeeper, and his wife, Oneita, by contractor P.W. Lauman, who built a number of houses in Ladd's Addition, and lived in one of them in the 1920s.
- Auxiliary Building: Garage 1924 Contributing: Secondary
- Description: The single-car garage on the alley has a gable roof and weatherboard siding, matching the house; it contributes in scale, mass and detail to the spatial order of the block's alley.
- Contributing Resources: 0 28-19 Lauman, Charles J. and May Residence 1923  
2412 S.E. Ladd Avenue Legal: B2& L4
- Non-Contributing Resources: 2 Kiriakos and Dimitria Andrakis, 2412 S.E. Ladd Avenue, Portland, OR 97214  
Contractor: C.J. Lauman Designer: Unknown  
Style: Bungalow--Colonial Influence Non-Contributing: Compatible/Historic
- Description: This square one-story building has a moderately-pitched gable roof with projecting boxed eaves. The centered, single-bay entry porch has a front-facing gable roof with projecting boxed eaves; an enclosed pediment; wrought-iron posts on a brick balustrade (added 1950); a concrete foundation and stairs, and wrought-iron railing. The windows are primarily aluminum sliding sashes, with large fixed metal sash windows on the front elevation. The building has masonite siding, a concrete foundation and basement. It has a typical mid-block setback, with perennial flowers and flowering shrubs in a planting bed around the front elevation, and roses along the south lot line. The back yard is partially enclosed with a picket fence.
- Cultural Data: The house was built by Charles J. Lauman for Jacob Swender, owner of Swender Blueprint Company. However, Swender, and his wife, Lois, apparently decided to purchase another house by Lauman on this block, on Cypress, and Lauman and his wife, May assumed ownership of, and residence in, this house. Lauman built a number of houses in the district.
- Auxiliary Building: Garage 1962 Non-Contributing: Compatible/Non-Historic
- Description: The single-car garage on the alley has a gable roof and masonite siding.



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|---|---|---|--------------------------------|
| Contributing Resources:   | 2 | <b>28-20 Mayers, William and Laura Residence 1924</b>       |                                |
| Non-Contributing Resources:   | 0 | 2404 S.E. Ladd Avenue                                       | <b>Legal:</b> B2& L5           |
|   |   | Belva Melsten, 2404 S.E. Ladd Avenue, Portland, OR 97214    |                                |
|   |   | <b>Contractor:</b> L.C. Lauman                              | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Bungalow                                      | <b>Contributing:</b> Secondary |
| <p>Description: This rectangular one-story bungalow has a moderately-pitched, side-facing gable roof with projecting eaves, bracketed gable ends, and ornamental bargeboards. The centered single-bay porch has a front-facing gable roof with projecting eaves, ornamental bargeboards, an enclosed pediment, wrought-iron posts and railings, and a concrete foundation and stairs. Windows are primarily one-over-one double-hung wood sashes, with two large fixed wood sash windows on the front elevation. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with Roman brick enclosing a planting bed with low-growing shrubs along the front elevation, and concrete steps leading from the street to the entry path. A picket fence encloses part of the side and back yards.</p> <p>Cultural Data: The house was built on speculation for the Ladd Estate Company by Lawrence C. Lauman, who built a number of houses in Ladd's Addition. By 1925 it had been purchased by William Mayers, an accountant, who lived in it with his wife, Laura.</p> <p><b>Auxiliary Building: Garage 1924</b> <b>Contributing:</b> Secondary</p> <p>Description: The single-car garage on the alley has a gabled roof and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p>   |   |   |                                |
| Contributing Resources:   | 1 | <b>28-21 Irving, Isaac and MacMillen, Malcom House 1925</b> |                                |
| Non-Contributing Resources:   | 1 | 2344 S.E. Ladd Avenue                                       | <b>Legal:</b> B2& L8           |
|   |   | Theresa Philichi, 2344 S.E. Ladd Avenue, Portland, OR 97214 |                                |
|   |   | <b>Contractor:</b> Irving and MacMillen                     | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Bungalow                                      | <b>Contributing:</b> Secondary |
| <p>Description: This rectangular one-story building has a moderately-pitched gable roof with projecting eaves, bracketed gable ends, and a wide angle-cut bargeboard. The centered projecting porch has a front-facing gable roof with projecting eaves, a bracketed gable end, enclosed pediment, truncated battered columns on concrete piers, a concrete foundation and concrete stairs. The windows are primarily one-over-one double-hung wood sashes; the glazed and paneled entry door is flanked by two large fixed wood sash windows with multiple lights in the upper fourth; there are two square bay windows on the south elevation. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with mature shaped flowering shrubs near the front building edge, and a vertical board fence enclosing the back yard.</p> <p>Cultural Data: The house was apparently built on speculation by Isaac Irving, a building contractor, and Malcom MacMillan, a carpenter, and may have served as a rental for several years. By 1930 the house had been purchased by Abe Jacobsen, a livestock dealer, who lived in it with his wife, Sadie.</p> <p><b>Auxiliary Building: Garage c.1925</b> <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: The single-car garage on the alley has a gable roof and tongue-and-groove siding; a shed-roofed carport was added 1957.</p> |   |   |                                |

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|-----------------------------|---|--|-------------------------------------|
| Contributing Resources:     | 2 | <b>28-22 McEachern, Alex House 1926</b>  |                                     |
| Non-Contributing Resources: | 0 | 2336 S.E. Ladd Avenue  | <b>Legal:</b> B2& L9                |
|                             |   | Robert and Bonnie Davis, 2336 S.E. Ladd Avenue, Portland, OR 97214   |                                     |
|                             |   | <b>Contractor:</b> John Delaney  | <b>Designer:</b> Unknown            |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence   | <b>Contributing:</b> Secondary      |
|                             |   | Description: This rectangular one-story building has a side-facing jerkinhead gable roof with projecting boxed eaves and composition shingles; there are two eyebrow dormers with fanlights on the front elevation. The centered single-bay entry porch has a front-facing curvilinear gable roof with boxed eaves, deep cross beams, battered wood columns, and a concrete foundation and steps. The windows are primarily one-over-one double-hung wood sashes; the front elevation has two tall wood sash windows with casement sidelights; the north elevation has a fixed wood sash window with a segmental-arched multilight transom. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with mature rhododendrons along the front building edge. The back yard is partially enclosed with a vertical board fence.  |                                     |
|                             |   | Cultural Data: The house was built on speculation by John Delaney, a real estate investor, who sold it to Alex McEachern, who apparently used it as a rental unit.   |                                     |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1926 Contributing:</b> Secondary |
|                             |   | Description: The single-car garage on the ally has a gabled roof and weatherboard siding matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.  |                                     |
| Contributing Resources:     | 2 | <b>28-23 Madison, Gilbert House 1925</b>   |                                     |
| Non-Contributing Resources: | 0 | 2328 S.E. Ladd Avenue  | <b>Legal:</b> B2& L12               |
|                             |   | Claire Sarvis and Marjorie Maud, 2328 S.E. Ladd Avenue, Portland, OR 97214   |                                     |
|                             |   | <b>Contractor:</b> C.J. Lauman   | <b>Designer:</b> Unknown            |
|                             |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary      |
|                             |   | Description: This one-and-one-half story rectangular building has a front-facing gable roof with projecting eaves, exposed rafters and bracketed gable ends; there are shed-roofed dormers with projecting eaves on the side elevations. The centered single-bay entry porch has a front-facing gable roof with projecting eaves, exposed rafters, an enclosed pediment and wide frieze board, wrought-iron columns, a concrete foundation and concrete steps. The windows are primarily three-over-one double-hung wood sashes; the front elevation has large slipsash double-hung wood sash windows with multiple lights in the upper sashes and narrow three-over-one double-hung sidelights; there is a square bay window on the south elevation. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with flowering and low-growing shrubs around the front built edge, and rose bushes along the north lot line. |                                     |
|                             |   | Cultural Data: The house was built on speculation by Charles J. Lauman, and apparently purchased soon after construction by Gilbert Madison, manager of the Nortonia Hotel, who did not live in the house. By the late 1920s the house was rented to Jason Harrington, manager of a tobacco company, and his wife, Margaret. Lauman built a number of houses in Ladd's Addition, and lived in the district in the 1920s.   |                                     |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1924 Contributing:</b> Secondary |
|                             |   | Description: The single-car garage on the alley has a gabled roof and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.   |                                     |

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| Contributing Resources:  | 1 | <b>28-24 Coryea, Ralph and Clara Residence 1925</b>                    |  |
| Non-Contributing Resources:  | 1 | 2320 S.E. Ladd Avenue  | <b>Legal:</b> B2& L13                        |
|  |   | Buford and Dorothy Nelson, 2320 S.E. Ladd Avenue, Portland, OR 97214   |  |
|  |   | <b>Contractor:</b> Frank I. Bevier                                     | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This rectangular one-story building has a moderately-pitched gable roof with projecting eaves and composition shingles. The centered, single-bay entry porch has a front-facing gable roof with an enclosed pediment, wrought-iron posts and railings which replaced original porch supports and balustrade, a concrete foundation and concrete steps. The windows are primarily one-over-one double-hung wood sashes; the front elevation has large fixed wood sash windows with metal awnings flanking the entry door; there is a square bay window on the north elevation. The building has asbestos siding and a concrete foundation and basement; siding and porch changes alter its historic appearance. It has a typical mid-block setback, with some low-growing shrubs in a low brick-enclosed planting bed along the front building edge, and rose bushes along the north and south lot lines.</p> <p><b>Cultural Data:</b> This house was built on speculation by Milwaukie carpenter Frank Bevier. By 1926 the owner-residents were Ralph Coryea, a roofer, and his wife, Clara.</p> <p><b>Auxiliary Building:</b> Garage                      1925                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has a gabled roof and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.</p>  |   |  |  |
| Contributing Resources:  | 2 | <b>28-25 Pangares, Stanley K. and Georgia Residence 1923</b>           |  |
| Non-Contributing Resources:  | 0 | 2312 S.E. Ladd Avenue  | <b>Legal:</b> B2& L16                        |
|  |   | Russell and Anna Schweitzer, 2312 S.E. Ladd Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> J.W. McFadden Building Company                      | <b>Designer:</b> Unknown                     |
|  |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary               |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched, side-facing gable roof with projecting eaves, exposed rafters, and an ornamental bargeboard, with bracketed gable ends; there is a small shed-roofed dormer with projecting eaves and exposed rafters on the north end of the front elevation. The single-bay entry porch has a gable roof with projecting eaves and exposed rafters; a bracketed, enclosed gable end; battered wood columns, a concrete foundation and concrete steps. The windows are primarily one-over-one double-hung wood sash windows; the front elevation has a large fixed wood sash window; there are shed-roofed square bay windows on the side elevations. The building has wood shingle siding, in alternating narrow and wide courses, a concrete foundation and basement. It has a typical mid-block setback, with two mid-sized camellias flanking the porch stairs and some low-growing shrubs around the front building edge.</p> <p><b>Cultural Data:</b> The house was built on speculation by J.W. McFadden Building Company. By 1925 it was sold to Stanley Pangares, who worked at Zack's Oyster House, who lived in it with his wife, Georgia.</p> <p><b>Auxiliary Building:</b> Garage                      1923                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has a gabled roof and wood shingle siding matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |  |  |

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| Contributing Resources:     | 0 | <b>28-26 Courter, Nettie Residence 1923</b>  |  |
|                             |   | 2304 S.E. Ladd Avenue  | <b>Legal:</b> B2& L17                        |
| Non-Contributing Resources: | 1 | <b>Judy and Mark Shaffer, 2304 S.E. Ladd Avenue, Portland, OR 97214</b>  |  |
|                             |   | <b>Contractor:</b> J.W. McFadden Building Company <b>Designer:</b> Unknown   |  |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> This one-and-one-half story rectangular building has a low-pitched, side-facing jerkinhead gable roof with projecting eaves, exposed rafters, bracketed gable ends, and composition shingles. The full-width entry porch has a low-pitched, front-facing jerkinhead gable roof with projecting eaves, exposed rafters, and a bracketed, enclosed gable end; a small dentil course running at the cornice line; iron pipe supports and a wrought-iron railing which replaced original porch supports and balustrade, a wood foundation and wood steps. The windows are primarily one-over-one double-hung wood sashes with cornice trim; the front elevation has a large fixed wood sash window; there are square bay windows on the side elevations with shed roofs. The building has aluminum siding, a concrete foundation and basement. Porch and siding changes alter the building's historic character. It has a typical mid-block setback, with some small shrubs around the front building edge, and concrete steps leading from the street to the hedge-flanked entry path. The back yard is enclosed with a chain link fence. |  |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by J.W. McFadden Building Company. By 1924 it had been purchased by widow Nettie Courter, a music teacher, who lived in it with Walter Courter, an electrician, and his wife, Amy.  |  |
| Contributing Resources:     | 2 | <b>28-27 Fish, Clatin and Freda Residence 1923</b>   |  |
|                             |   | 2244 S.E. Ladd Avenue  | <b>Legal:</b> B2& L20                        |
| Non-Contributing Resources: | 0 | <b>Lawrence Smith, 2244 S.E. Ladd Avenue, Portland, OR 97214</b>   |  |
|                             |   | <b>Contractor:</b> J.W. McFadden Building Company <b>Designer:</b> Unknown   |  |
|                             |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary               |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with deep projecting eaves and a boxed return cornice; there is a small gable-roofed dormer with projecting eaves and a boxed return cornice on the north end of the front elevation. The single-bay projecting entry porch has a front-facing gable roof with deep projecting eaves, a boxed return cornice; a wide frieze board, slender Tuscan columns, a concrete foundation and concrete stairs. The windows are primarily one-over-one double-hung wood sashes; there is a large fixed wood sash window on the front elevation, and two square bay windows with hip roofs on the side elevations. The building has square-butt cut wood shingles in the gable ends, and horizontal aluminum siding elsewhere; the latter has not significantly affected its historic character. It has a concrete foundation and basement, and a typical mid-block setback, with some mature flowering shrubs along the front and side building edges, and a tall hedge along the south lot line.   |  |
|                             |   | <b>Cultural Data:</b> This house was built on speculation by the J.W. McFadden Building Company. It was purchased by Clatin Fish, a salesman, who lived in it with his wife, Freda.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1931 Contributing:</b> Secondary          |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gabled roof and tongue-and-groove siding; it contributes in scale, massing and details to the spatial order of the block's alley.   |  |

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|-----------------------------|---|---|
| Contributing Resources:     | 2 | <b>28-28 Piggott, Frederick and Anna Residence 1923</b>   |
|                             |   | 2236 S.E. Ladd Avenue Legal: B2& L21  |
| Non-Contributing Resources: | 0 | Richard Adams and Wendy Rankin, 2236 S.E. Ladd Avenue, Portland, OR 97214   |
|                             |   | Contractor: J.W. McFadden Building Company Designer: Unknown  |
|                             |   | Style: Craftsman Bungalow Contributing: Secondary   |
|                             |   | Description: This rectangular one-and-one-half story bungalow has a moderately-pitched, side-facing gable roof with projecting eaves, exposed rafters, bracketed gable ends, and composition shingles; there are two small eyebrow dormers with fanlights on the front elevation. An exterior brick chimney is centered on the front elevation. The full-length veranda has a deep cornice, a curved, boxed tie beam with modillion-like blocks in the molding, massive truncated battered columns on sided piers, and a wood foundation and stairs; a wood lattice encloses the porch's south end. The windows are primarily one-over-one double-hung wood sashes; the front elevation has a bank of multi-light wood casements; there are gable-roofed square bay windows on the side elevations with fixed wood sash windows with double-hung sidelights. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs along the front building edge, a low hedge flanking the entry path, densely planted ornamental shrubs along the north lot line, and a vertical board fence enclosing the back yard. |
|                             |   | Cultural Data: The house was built on speculation by J.W. McFadden Building Company. It was purchased by 1924 by Frederick Piggott, a brickmaker, and his wife, Anna.   |
|                             |   | Auxiliary Building: Garage 1924 Contributing: Secondary   |
|                             |   | Description: The single-car garage on the alley has a gable roof and tongue-and-groove siding; it contributes in scale, massing and details to the spatial order of the block's alley.  |
| Contributing Resources:     | 2 | <b>28-29 McFadden, J.W. Building Company House 1922</b>   |
|                             |   | 2228 S.E. Ladd Avenue Legal: B2& L24  |
| Non-Contributing Resources: | 0 | Howard Campanian and Cynthia Frost, 2228 S.E. Ladd Avenue, Portland, OR 97214   |
|                             |   | Contractor: J.W. McFadden Building Company Designer: Unknown  |
|                             |   | Style: Bungalow--English Cottage Influence Contributing: Secondary  |
|                             |   | Description: This rectangular one-and-one-half story building has a side-facing, low-pitched gable roof with projecting boxed eaves, and composition shingles rolled over the eaves to simulate thatching. The full-width veranda has a front-facing gable with similar eave detailing; an enclosed gable end with a triple sash of small double-hung windows with an ornamental wood lintel; massive truncated paneled battered columns on sided piers; a vertical wood slat balustrade, and a wood foundation and wood stairs. The windows are primarily one-over-one double-hung wood sashes; there are gable-roofed square bay windows on the side elevations, and a large fixed wood sash window on the front elevation. The building has weatherboard siding and a concrete foundation and basement. It has a typical mid-block setback, with some low shrubs along the front building edge, and a densely planted north lot line. The back yard is enclosed with a vertical board wood fence.  |
|                             |   | Cultural Data: The house was built on speculation by J.W. McFadden Building Company; it is similar in form, massing and detail to the house to the north, differing only in porch bay size. It apparently served as a rental unit.  |
|                             |   | Auxiliary Building: Garage 1926 Contributing: Secondary   |
|                             |   | Description: The single-car garage on the alley has a gabled roof and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.   |

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| Contributing Resources:     | 2 | <b>28-30 Lewis, John L. and Jane Residence 1922</b>  |
| Non-Contributing Resources: | 0 | 2220 S.E. Ladd Avenue <b>Legal: B2&amp; L25</b>  |
|                             |   | Thomas and Eloise Bates, 4126 Timber Lane, Cross Plains, WI 53528  |
|                             |   | <b>Contractor:</b> J.W. McFadden Building Company <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Bungalow--English Cottage Influence <b>Contributing:</b> Secondary   |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a side-facing, low-pitched gable roof with projecting boxed eaves, and composition shingles rolled over the eaves to simulate thatching. There is a gable-roofed dormer on the north end of the front elevation, with rolled eaves. The single-bay porch has a front-facing gable with similar eave detailing; an enclosed gable end with a denticulated wood course above a narrow frieze board; massive truncated paneled battered columns on sided piers; a vertical wood slat balustrade, and a wood foundation and wood stairs. The windows are primarily one-over-one double-hung wood sashes; there are gable-roofed square bay windows on the side elevations, and a large fixed wood sash window on the front elevation. The building has weatherboard siding and a concrete foundation and basement. It has a typical mid-block setback, with a variety of trees and shrubs along the building edge, the entry path, and in the frontyard; the back yard is enclosed with a vertical wood slat fence. |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by the J.W. McFadden Building Company; it is identical in form, massing and detail with the house to the south, differing only in porch bay size. By 1924 it had been sold to John L. Lewis, a steamfitter, and his wife, Jane.   |
|                             |   | <b>Auxiliary Building: Garage 1922 Contributing: Secondary</b>   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gabled roof, weatherboard siding and original paneled and glazed doors; it contributes in scale, mass and details to the spatial order of the block's alley.  |
| Contributing Resources:     | 0 | <b>28-31 Korsun, Morris and Diana Residence 1952</b>   |
| Non-Contributing Resources: | 2 | 2214 S.E. Ladd Avenue <b>Legal: B2&amp; L28</b>  |
|                             |   | Charles and Agneline Treinen, 2214 S.E. Ladd Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Delmer Eisert <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Minimal Tract <b>Non-Contributing: Compatible/Non-Historic</b>   |
|                             |   | <b>Description:</b> This el-shaped one-story building has a moderately-pitched, side-facing gable roof with minimal eaves; the front wing has a low-pitched hip roof with projecting eaves, and appears to be a later addition. The entry door is recessed in the corner of the el, facing the street, and has a small concrete stoop and stairs. The windows are a combination of one-over-one double-hung wood sashes, and sliding aluminum sashes; some windows have vertical slat wood shutters. The building has shingle siding on the northerly gable end, and narrow vertical wood board siding elsewhere. There are flat plate solar panels mounted on the roof. It has a concrete foundation and basement, and a shallow setback from the street. There are some low-growing junipers and other evergreen plants along the front building edge; the back yard is enclosed with a vertical wood board fence.   |
|                             |   | <b>Cultural Data:</b> The house was built by contractor Delmer Eisert, and purchased by Morris Korsun, owner of Korsun's Grocery and Deli, and his wife, Diana.  |
|                             |   | <b>Auxiliary Building: Garage c.1952 Non-Contributing: Compatible/Non-Historic</b>   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and plywood siding.  |

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Contributing Resources:	0	<b>28-32 Bercovich, Mary House 1922</b>	
Non-Contributing Resources:	2	2204 S.E. Ladd Avenue	<b>Legal:</b> B2& L29
		Pauline and Lawrence Comella, 2204 S.E. Ladd Avenue, Portland, OR 97214	
		<b>Contractor:</b> Nels J. Lundgren	<b>Designer:</b> Unknown
		<b>Style:</b> Bungalow	<b>Non-Contributing:</b> Compatible/Historic
<p><b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, simple bargeboards and composition shingles. There is a gable-roofed dormer centered on the front elevation, with small double-hung windows and projecting eaves. The centered, single-bay porch has a gable roof with projecting eaves, an enclosed gable end, wrought-iron posts, and a concrete foundation and steps. The windows are primarily one-over-one double-hung wood sashes; the trim has been altered through the application of vinyl horizontal siding on all building elevations. It has a concrete foundation and basement. It is located at the northwest end of the block, at the intersection of Ladd Avenue and Lavender, with a typical setback. There are dense plantings of shaped camellias, rhododendrons, azaleas and other flowering shrubs along the front and side elevations, and concrete steps leading from the street to the entry path.</p> <p><b>Cultural Data:</b> The house was built on speculation by carpenter Nels Lundgren for the Ladd Estate Company. It was purchased by Mary Burcovich, who apparently did not live in it; it probably served as a rental unit.</p> <p><b>Auxiliary Building:</b> Garage                      1950                      <b>Non-Contributing:</b> Compatible/Non-Historic</p> <p><b>Description:</b> The two-car detached garage on the alley faces Lavender Street. It has an eaveless gable roof and weatherboard siding; there is a shed-roofed addition on the west.</p>			

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## Southeast Quadrant

Total Resources: 62  
Contributing: 23  
Non-Contributing: 39Form:  
Trapezoid

## Street Boundaries:

S.E. Lavender Street  
S.E. Ladd Avenue  
S.E. Division Street  
S.E. Tamarack Avenue

Block 29, located in the southeasterly corner of the district, helps form a gate to Ladd's Addition from the intersection of Division Street and Ladd Avenue. Its southwest corner has traditionally been the site of a service station, defining the boundary between auto-oriented Division Street and the residential character of the district; the present building, erected in 1965, originally served this purpose. The first structure on the block was the 1891 Mizpah Presbyterian Church, moved to its present site from outside the district in 1911; it stood alone on the block for over a decade. In 1923-26, twenty-three single-family residences, primarily bungalows, were constructed, mostly on speculation, by a number of contractors; one 1920s house was moved from to the block from its original site on the Abernethy School grounds in 1925. Six infill houses, five of them on Ladd Avenue, were built between 1941 and 1959, and one c.1920s house was moved from outside the district in 1953. Buildings on the east half of the block are visually united through common setbacks, standard lot widths, changes in grade from street to lot and consistency in scale, massing and materials; the west side has a visual unity at its northerly end, but is disrupted by a row of four post-historic houses of different styles and massing with larger than typical lots. Of the twenty-six historic buildings, twelve do not contribute to the district in their present condition; six of the fourteen historic auxiliary buildings have been altered to the extent of losing their historic integrity.

Contributing  
Resources: 1  
Non-Contributing  
Resources: 1**29-01 Dindia, August and Marguerite Residence 1923**

2205 S.E. Ladd Avenue

Legal: B29: L35

Marguerite Dindia, 2205 S.E. Ladd Avenue, Portland, OR97214

Contractor: J.W. McFadden Building Company Designer: Unknown

Style: Bungalow

Contributing: Secondary

Description: This rectangular one-and-one-half story house has a moderately-pitched gable roof with composition shingles, projecting eaves, and boxed return cornices. A gable-roofed dormer on the front elevation has projecting eaves and a boxed, return cornice, as does a square bay window on the north elevation. Windows are typically one-over-one double-hung wood sashes, with a large fixed wood sash on the front elevation. The single-bay entry porch has a gabled roof with a boxed return cornice; enclosed pediment; massive boxed and stuccoed battered columns and stuccoed balustrade; a concrete foundation, and concrete stairs. The building is stuccoed, with a stuccoed exterior chimney on the north elevation, and has a concrete foundation and basement. There is a small 1941 addition at the rear. It is located on a rectangular lot at the north end of the block, with a typical mid-block setback.

Cultural Data: This house, and the two directly south of it, were built on speculation by the J.W. McFadden Building Company, which constructed a number of Ladd's Addition houses in the 1920s; these three do not share any particular stylistic consistency. By 1926 the owner-residents were August Dindia, vice-president of Pioneer Fruit Company, and his wife, Marguerite.

Auxiliary Building: Garage

1943

Non-Contributing: Compatible/Non-Historic

Description: The two-car garage on the alley has a parapeted gabled roof and stuccoed siding; there are small glass blocks set in the front corners of the building in a moderne style.



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- |                             |   |  |
|-----------------------------|---|--|
| Contributing Resources:     | 0 | <b>29-02 Hillsinger, Franz and Edith House 1922</b>  |
| Non-Contributing Resources: | 2 | 2213 S.E. Ladd Avenue <b>Legal: B29; L32</b>   |
|                             |   | Donald and Joanne Dindia, 2213 S.E. Ladd Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> J.W. McFadden Building Company <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Bungalow <b>Non-Contributing: Compatible/Historic</b>  |
|                             |   | <b>Description:</b> This one-and-one-half story rectangular house has a moderately-pitched gable roof with minimal boxed eaves and composition shingles. A shed-roofed dormer on the front elevation has minimal boxed eaves. The single-bay entry porch has a hipped roof with boxed eaves; wrought-iron posts on brick piers, and a concrete foundation and porch stairs, flanked by brick planters. The porch alterations occurred in 1949. Windows are primarily four-over-one double-hung wood sashes; the front elevation has a large fixed wood sash window that appears altered; a square bay window on the south has a hipped roof. The building has weatherboard siding, with brick veneer below the fenestration on the front elevation, probably added c. 1949. A shed-roofed dormer and a small one-story wing were added to the rear of the building in the 1950s. It has a concrete foundation and basement and a typical mid-block setback, with some flowering shrubs and low hedges around the building, and a Dogwood tree in the front yard. |
|                             |   | <b>Cultural Data:</b> This house, and the two on either side of it, were built on speculation by the J.W. McFadden Building Company, which constructed a number of Ladd's Addition houses in the 1920s; these three do not share any particular stylistic consistency. By 1924 the house had been purchased by Franz Hillsinger, a piano tuner, who apparently used it as a rental unit.   |
|                             |   | <b>Auxiliary Building: Garage c.1980 Non-Contributing: Compatible/Non-Historic</b>   |
|                             |   | <b>Description:</b> The one-car garage on the alley has an eaveless gable roof and weatherboard siding.  |
| Contributing Resources:     | 1 | <b>29-03 Preisler, Chris and Alta Residence 1922</b>   |
| Non-Contributing Resources: | 1 | 2219 S.E. Ladd Avenue <b>Legal: B29; L31</b>   |
|                             |   | Dorothy and William Tom, 2219 S.E. Ladd Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> J.W. McFadden Building Company <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Bungalow <b>Non-Contributing: Compatible/Historic</b>  |
|                             |   | <b>Description:</b> This one-and-one-half story rectangular building has a moderately-pitched gable roof with bracketed, projecting eaves and a narrow bargeboard. The full-width porch has a front-facing cross-gable roof with projecting, bracketed eaves and an enclosed pediment, wrought-iron posts which replaced original supports, a concrete foundation and stairs, and wrought-iron stair railing. Windows on the second floor are primarily three-over-one double-hung wood sashes; the first floor windows are double-hung metal sashes and fixed metal sashes; a bay window on the south has a gabled roof with projecting eaves. The building was altered in 1962 with the addition of Meridian brick veneer on all first story elevations; the second story has weatherboard siding. It has a concrete foundation and basement, and a typical mid-block setback, with mature hedges and plants around the edge of the building, and a rock garden integrated into a retaining wall along the street lot line.                                    |
|                             |   | <b>Cultural Data:</b> This house, and the two directly north of it, were built on speculation by the J.W. McFadden Building Company, which constructed a number of Ladd's Addition houses in the 1920s; these three do not share any particular stylistic consistency. By the end of 1922, the owner-residents of this house were Chris Priesler, a painter, and his wife, Alta.   |
|                             |   | <b>Auxiliary Building: Garage 1922 Contributing: Secondary</b>   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof with weatherboard siding; it contributes in scale, massing and details to the spatial order of the block's alley.  |

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|-----------------------------|---|---|--|
| Contributing Resources:     | 2 | <b>29-04 Ferguson, William P. and Estelle Residence 1923</b>  |  |
| Non-Contributing Resources: | 0 | 2227 S.E. Ladd Avenue   | <b>Legal:</b> B29; L28                       |
|                             |   | William D. Porter, 2227 S.E. Ladd Avenue, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> O.F. Deyarmon  | <b>Designer:</b> O.F. Deyarmon               |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence  | <b>Contributing:</b> Secondary               |
|                             |   | <b>Description:</b> This one-and-one-half story bungalow has a moderately-pitched gable roof with projecting eaves and a boxed return cornice. The centered single-bay entry porch has a gabled roof with a boxed, return cornice; slender Tuscan columns; a vertical wood slat balustrade, and concrete foundation and stairs with a metal post railing. Windows are a combination of six-over-one, three-over-one and one-over-one double-hung wood sashes; the front elevation windows, flanking the entry door, were altered in 1946. A square bay window on the south elevation cantilevers well past the building plane, and has a gabled roof with a return boxed cornice. There is a one-story addition at the rear of the house. It is sided with weatherboard siding, and has a concrete foundation and basement. The building has a typical mid-block setback, with some mature shrubs around the building; the back yard is partially enclosed with a vertical board fence. |  |
|                             |   | <b>Cultural Data:</b> The house was apparently built on speculation by builder Osborne DeYarmon, and sold prior to its completion to its first owner-occupant, William Ferguson, a chef, and his wife, Estelle.   |  |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1924 Contributing:</b> Secondary          |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, weatherboard siding, and details matching the house; it contributes in scale, massing and details to the spatial order of the block's alley.   |  |
| Contributing Resources:     | 1 | <b>29-05 Frank E. Whitton House 1924</b>  |  |
| Non-Contributing Resources: | 1 | 2235 S.E. Ladd Avenue   | <b>Legal:</b> B29; L27                       |
|                             |   | Sokichi and Matsuno Ota, 2235 S.E. Ladd Avenue, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> C.E. Moore   | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence  | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story bungalow has a moderately-pitched bracketed gable roof with projecting eaves, a boxed cornice, and aluminum roof materials. There is a shed-roofed dormer on the front elevation. The single-bay, centered front porch has a gable roof with projecting eaves; fluted columns, and a concrete foundation and stairs. The windows are primarily double-hung metal sashes; there are two large fixed metal sash windows on the front elevation. The building has aluminum siding (1974) and a concrete foundation and basement. Window and siding changes have altered the building's historic character. It has a typical mid-block setback, with some mature shrubs around the foundation, and two large rhododendron bushes in the frontyard; the back yard is enclosed with a chain link fence.   |  |
|                             |   | <b>Cultural Data:</b> The house was built by contractor Clarence Moore for F.E. Whitton, a salesman for the East Side Overland Company, who did not live in it; in 1926 the house passed to another non-residential owner, Charles Tandy, a car repairman.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1923 Contributing:</b> Secondary          |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and weatherboard siding; it contributes in scale, massing and details to the spatial order of the block's alley.  |  |

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Contributing Resources: 0 29-06 Sandell, Carl and Lena House 1923  
2243 S.E. Ladd Avenue Legal: B29; L24

Non-Contributing Resources: 2 Siu Yuen and Sun Kam Yan, 2243 S.E. Ladd Avenue, Portland, OR 97214  
Contractor: Carl Sandell Designer: C. Gold  
Style: Bungalow Non-Contributing: Compatible/Historic

Description: This rectangular one-and-one-half story house has a moderately-pitched gable roof with projecting eaves; a gable-roofed dormer is located on the front elevation. The gable-roofed, single-bay front porch has an enclosed gable end; truncated battered columns on sided piers; a vertical wood slat balustrade, and wood stairs. Most windows have been altered to sliding and fixed metal sashes, adversely affecting the building's historic character. It has weatherboard siding, a concrete foundation and basement. A large shed-roofed dormer has been added on the rear elevation. The building has a typical mid-block setback, with some mature plants near the front elevation, and a concrete block retaining wall and planter at the front lot line; the back yard is enclosed with a chain link fence.

Cultural Data: The house was built and owned by Carl Sandell, a painter, who did not live in it.

Auxiliary Building: Garage 1947 Non-Contributing: Compatible/Non-Historic

Description: The two-car garage on the alley has a gabled roof and shiplap siding.

Contributing Resources: 0 29-07 May, Milton House 1924  
2303 S.E. Ladd Avenue Legal: B29; L23

Non-Contributing Resources: 2 Charles and Vicki Huddleston, 2303 S.E. Ladd Avenue, Portland, OR 97214  
Contractor: Carl Sandell Designer: C. Gold  
Style: Bungalow Non-Contributing: Compatible/Historic

Description: This one-and-one-half story rectangular building has a gable roof with projecting eaves, exposed rafters and composition shingles. A small, shed-roofed dormer with exposed rafters is located on both the front and rear elevations, and a gable-roofed square bay window on the south elevation. The single-bay, gable-roofed entry porch has exposed rafters, an enclosed pediment, wrought-iron posts and railings which replaced original supports and balustrade, and a concrete foundation and stairs. The windows are primarily one-over-one double-hung wood sashes, with some aluminum sliding sashes (1975). The building has weatherboard siding, a concrete foundation and basement. Porch and window alterations affect the building's historic character. It has a typical mid-block setback, with some shrubs around the front and side elevations, and a large walnut tree in the back yard.

Cultural Data: The house was apparently built on speculation by painter Carl Sandell, who constructed the house to the north. Later in the year, it was sold to Milton May, a salesman for Henry Weinhard Brewery, who did not live in it.

Auxiliary Building: Garage 1971 Non-Contributing: Compatible/Non-Historic

Description: The two-car garage on the alley has a gable roof.

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- |   |   |   |   |
|---|---|---|---|
| Contributing Resources:   | 0 | <b>29-08 Johnson, Robert F. and Merle Residence 1947</b>            |   |
|   |   | 2313 S.E. Ladd Avenue   | <b>Legal:</b> B29; L20                                |
| Non-Contributing Resources:   | 2 | Anna M. Salta, 2313 S.E. Ladd Avenue, Portland, OR 97214            |   |
|   |   | <b>Contractor:</b> Robert F. Johnson                                | <b>Designer:</b> Unknown                              |
|   |   | <b>Style:</b> Minimal Tract   | <b>Non-Contributing:</b> Compatible/Non-Historic      |
| <p>Description: This rectangular one-story building has a moderately-pitched gable roof with minimal eaves and composition shingles. A lower-pitched gable-roofed wing is located to the north of the main block. Windows are typically two-over-one double-hung wood sashes, with horizontal muntin patterns typical of the 1940s. The front reentrant porch is sheltered by a metal canopy, and has a small concrete stoop with wrought-iron railings. The house has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with some small shrubs around the building's elevation and along the paved entry path.</p>  |   |   |   |
| <p>Cultural Data: The owner-builder-resident of this house was Robert Johnson.</p>  |   |   |   |
|   |   | <b>Auxiliary Building:</b> Garage                                   | <b>1947 Non-Contributing:</b> Compatible/Non-Historic |
| <p>Description: The single-car garage on the alley has a gable roof and shiplap siding; it is compatible in scale with other buildings on the alley.</p>  |   |   |   |
| <hr/>   |   |   |   |
| Contributing Resources:   | 2 | <b>29-09 Keislake, Frank House 1923</b>                             |   |
|   |   | 2321 S.E. Ladd Avenue   | <b>Legal:</b> B29; L19                                |
| Non-Contributing Resources:   | 0 | Alan and Claudia Bingham, 2321 S.E. Ladd Avenue, Portland, OR 97214 |   |
|   |   | <b>Contractor:</b> Unknown  | <b>Designer:</b> Unknown                              |
|   |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                        |
| <p>Description: This rectangular one-story house has a gable roof with projecting eaves, exposed rafters, a bracketed, angle-cut bargeboard, and composition shingles. The entry porch has a gable roof, projecting eaves and exposed rafters; an enclosed pediment with tie beam; battered columns on a shingled balustrade, and concrete porch stairs with wrought-iron rails. The windows are primarily four-over-one double-hung wood sashes; two fixed wood sash windows, with multiple lights in the upper sash, flank the front entry door. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with small flowering shrubs around the building's elevations, and flanking the paved entry path. A vertical wood board fence encloses part of the back yard.</p> |   |   |   |
| <p>Cultural Data: This house was one of four moved from Block 4 in Ladd's Addition in 1923-4, to make way for Abernethy School. The first owners after its move were Frank and Emma Keislake, about whom nothing is presently known.</p>  |   |   |   |
|   |   | <b>Auxiliary Building:</b> Garage                                   | <b>1926 Contributing:</b> Secondary                   |
| <p>Description: The single-car garage on the alley has a gable roof and weatherboard siding; it contributes in scale, massing and details to the spatial order of the block's alley.</p>  |   |   |   |

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|-----------------------------|---|--|
| Contributing Resources:     | 0 | <b>29-10 Caruso, Tony and Rose Residence 1941</b>  |
| Non-Contributing Resources: | 2 | 2329 S.E. Ladd Avenue <b>Legal:</b> B29; N 1/2 L15; L 16   |
|                             |   | Rose Caruso, 2329 S.E. Ladd Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Vincent Scopacasa <b>Designer:</b> Vincent Scopacasa  |
|                             |   | <b>Style:</b> Twentieth Century Norman Farmhouse <b>Non-Contributing:</b> Compatible/Non-Historic  |
|                             |   | <b>Description:</b> This one-and-one-half story house has an el-shaped plan and a steeply-pitched cross-gable roof with minimal eaves and composition shingles. The gable-roofed entry vestibule is nestled in the corner of the el, with a reentrant porch, brick stoop, wrought-iron railing, and metal, shed-roofed canopy. The building has some double-hung two-over-two wood sashes, and several large fixed glass wood sash windows, some of which appear to be altered; there is a polygonal bay with a hipped roof on the south elevation. The building has weatherboard siding, a concrete foundation and basement, with a brick planter running along the front elevation. It has a shallow setback from the street, with a stone retaining wall along the street lot line. The well-manicured front yard has pines, heather, azaleas, rhododendrons and a small rock garden. |
|                             |   | <b>Cultural Data:</b> Builder Vincent Scopacasa built the house for Tony Caruso and his wife, Rose, who still lives in it.   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>c.1941</b> <b>Non-Contributing:</b> Compatible/Non-Historic   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and weatherboard siding; it is compatible in scale with other buildings on the block's alley.  |
| Contributing Resources:     | 0 | <b>29-11 Caruso, Joe, Jr. and Frances Residence 1942</b>   |
| Non-Contributing Resources: | 2 | 2341 S.E. Ladd Avenue <b>Legal:</b> B29; L 12; S 1/2 L15   |
|                             |   | Rose Caruso, 2329 S.E. Ladd Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Vincent Scopacasa <b>Designer:</b> Vincent Scopacasa  |
|                             |   | <b>Style:</b> Minimal Tract <b>Non-Contributing:</b> Compatible/Non-Historic   |
|                             |   | <b>Description:</b> This irregularly shaped, one-story house has a moderately-pitched cross-hip roof with minimal eaves. A flat-roofed metal canopy is located in the corner of an L, facing the street, with wrought-iron porch posts and railing. Window are typically two-over-one double-hung wood sashes, with some large fixed wood sash window on the front elevation. The building is stuccoed, with brick veneer below the fenestration on the front elevation, and a low brick planter in front of it. It has a concrete foundation and basement, and a shallow setback from the street, with a stone retaining wall along the street lot line.  |
|                             |   | <b>Cultural Data:</b> The house was built for Joe Caruso by contractor Vincent Scopacasa, who also built the house to the north for Caruso's relative, Tony. <b>Cultural Data:</b>   |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1941</b> <b>Non-Contributing:</b> Compatible/Non-Historic   |
|                             |   | <b>Description:</b> The two-car, one-and-one-half story garage on the alley has a hipped roof and stuccoed siding; it is compatible in scale with other buildings on the alley.  |

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|-----------------------------|---|---|
| Contributing Resources:     | 0 | <b>29-12 Marrassi, Ralph and Ida Residence 1953</b>   |
| Non-Contributing Resources: | 2 | 2405 S.E. Ladd Avenue <b>Legal:</b> B29: Nw 68' L8; L11   |
|                             |   | Anthony and Laura Carnese, 2405 S.E. Ladd Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Nick Fite <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence <b>Non-Contributing:</b> Compatible/Non-Historic   |
|                             |   | <b>Description:</b> This one-story, el-shaped building has a low-pitched cross-hip roof with a minimal boxed cornice and composition shingles. The reentrant porch is located within the angle of the el on the front elevation: it has a small concrete stoop and stairs, and is flanked on one side by a brick planter. The building has one-over-one double-hung aluminum sashes, with a fixed wood sash on the front elevation. The building has weatherboard siding, with brick veneer running below the fenestration on the front elevation, a concrete foundation and basement. It has a typical mid-block setback, with a small arborvitae hedge along the front lot line, and some shrubs and trees along the building's front edge.   |
|                             |   | <b>Cultural Data:</b> The house, and its "twin" next door to the south, appears to have been built on speculation by Nick Fite, who lived in Ladd's Addition, and was apparently sold soon after completion to Ralph and Ida Marrassi.  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1951</b> <b>Non-Contributing:</b> Compatible/Non-Historic  |
|                             |   | <b>Description:</b> The garage on the alley has a hipped roof and weatherboard siding; it is a "twin" of the garage to the south.   |
| Contributing Resources:     | 0 | <b>29-13 Burnett, Howard and Patty Residence 1953</b>   |
| Non-Contributing Resources: | 2 | 2417 S.E. Ladd Avenue <b>Legal:</b> B29: L7; Se 1/2 L8  |
|                             |   | Bettie and Celia Burnett, 2417 S.E. Ladd, Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> Nick Fite <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence <b>Non-Contributing:</b> Compatible/Non-Historic   |
|                             |   | <b>Description:</b> This one-story, el-shaped building has a low-pitched cross-hip roof with a minimal boxed cornice and composition shingles. The reentrant porch is located within the angle of the el on the front elevation: it has a small concrete stoop and stairs, and is flanked on one side by a brick planter. The building has one-over-one double-hung aluminum sashes; a fixed wood sash on the front elevation has been altered through the addition of aluminum sliding windows. The building has weatherboard siding, with brick veneer running below the fenestration on the front elevation, a concrete foundation and basement. It has a typical mid-block setback, with a low hedge along the paved entry path, and some shrubs and trees along the building's front edge. |
|                             |   | <b>Cultural Data:</b> The house, and its "twin" next door to the north, appears to have been built on speculation by Nick Fite, who lived in Ladd's Addition, and was apparently sold soon after completion to Howard and Patty Burnett.  |
|                             |   | <b>Auxiliary Building:</b> Garage <b>1951</b> <b>Non-Contributing:</b> Compatible/Non-Historic  |
|                             |   | <b>Description:</b> The garage on the alley has a hipped roof and weatherboard siding; it is a "twin" of the garage to the north.   |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 2 | <b>29-14 Grant, James and Virginia Residence 1926</b>  |   |
| Non-Contributing Resources: | 0 | 2433 S.E. Ladd Avenue  | <b>Legal:</b> B29: L3, 4                              |
|                             |   | William and Iola Wilson, 2433 S.E. Ladd Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> William Bush  | <b>Designer:</b> Lewis Lumber and Building Co.        |
|                             |   | <b>Style:</b> Twentieth Century Norman Farmhouse   | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This irregularly shaped, one-and-one-half story building has a steeply-pitched, front-facing gable roof with minimal eaves; a shallow wing on the front elevation has a gabled roof, with flared eaves on the south extending over a partially enclosed porch with semi-round-arched openings. The wing's second story has a round-headed multi-light glazed casement window with a wrought-iron balconette and fan light; the first story has a large fixed light window flanked by twelve-over-one double-hung sidelights. The remaining windows are primarily twelve-over-one double-hung wood sashes, with a large fixed light window on the front elevation. A small rectangular wing to the south has bellcast shed roof. The building is stuccoed, and has a concrete foundation and basement. The building has a typical mid-block setback, with shaped hedges at the front elevation, and a large tree in the front yard. |   |
|                             |   | <b>Cultural Data:</b> The house was built by carpenter William Bush, who lived in Ladd's Addition, for James Grant, owner of the Triangle Garage, across the street from this house, in Ladd's Addition.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1930 Contributing:</b> Secondary                   |
|                             |   | <b>Description:</b> The two-car garage on the alley has a gabled roof and beveled siding; it contributes in scale, massing and details to the spatial order of the block's alley.  |   |
| Contributing Resources:     | 1 | <b>29-15 Cook, L.A. House 1923</b>   |   |
| Non-Contributing Resources: | 1 | 2447 S.E. Ladd Avenue  | <b>Legal:</b> B29: L2                                 |
|                             |   | Cyril O'Bryen and Patricia Lemler, 2447 S.E. Ladd Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> P.W. Swetman/Louis Zieda  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This one-story rectangular house has a moderately-pitched front-facing gable roof with projecting eaves, exposed rafters, and fiberglass shingles. The veranda has slender battered columns; a vertical wood slat balustrade, a concrete foundation and concrete stairs with wrought-iron railings. The original glazing in the fixed wood sash windows on the front elevation has been replaced with single panes. The building has weatherboard siding with cornerboards, and a concrete foundation and basement. It has a typical mid-block setback, with some shrubs at the front elevation, and a chain link-enclosed side and backyard.  |   |
|                             |   | <b>Cultural Data:</b> This house, while dating to the secondary historic period in Ladd's Addition, was built outside it, on S.E. 21st Avenue, and moved to its present site in 1954. Contractor P.W. Swetman built the house for L.A. Cook, who did not live in Portland; it was moved for owner Pietro Ferraris by contractor Louis Zeida.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1954 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The two-car garage on the alley has a gabled roof and weatherboard siding; it is compatible in scale with other buildings on the alley.  |   |

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|-----------------------------|---|--|--|
| Contributing Resources:     | 0 | <b>29-16 Humble Oil Service Station 1965</b>   |  |
| Non-Contributing Resources: | 1 | 1949 S.E. Division Street  | <b>Legal:</b> B29: L1                        |
|                             |   | Marvin Albaugh, et. al. c/o G.A. Investment, 1110 S.E. Alder Street, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> Hiller Bros., Inc.  | <b>Designer:</b> Humble Oil and Refinery Co. |
|                             |   | <b>Style:</b> Commercial Strip   | <b>Non-Contributing:</b> Incompatible        |
|                             |   | Description: This rectangular, one-story building has a steel frame and a low-pitched gable roof with composition shingles and projecting eaves; there is a flat-roofed wing to the west of the main block, which extends beyond the building plane to form a porch, supported by a metal post. The building has two glazed and paneled garage bay overhead doors with flagstone veneer on the piers, and vertically and horizontally grooved metal panel siding. There is a fixed light, metal sash window in an office wing, and some aluminum sliding windows. It is located near the northerly lot line of a triangular lot on the southerly end of the block; the rest of the lot is paved.   |  |
|                             |   | Cultural Data: The lot has been the location of a service station since 1931. In the mid 1940s, the earlier service station was demolished; in the mid-1960s this building was constructed for owners Sam and Joe Campagna as a Humble Oil Service Station by Hiller Brothers, Inc. The building most recently served as a pizza parlor, now defunct.  |  |
| Contributing Resources:     | 0 | <b>29-17 Vengler, Martin and Barbara Residence 1924</b>  |  |
| Non-Contributing Resources: | 1 | 1917 Division Street   | <b>Legal:</b> B29: L5, exc Nw 45'            |
|                             |   | Dario and Bertha Eterno, 12126 S.E. Knapp Lane, Portland, OR 97266   |  |
|                             |   | <b>Contractor:</b> Fred Conley and Company   | <b>Designer:</b> Fred E. Conley              |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: This one-story rectangular house has a moderately-pitched gable roof with bracketed, projecting eaves and exposed rafters; the centered, single-bay gable-roofed porch has exposed rafters, wrought-iron posts and railings which replaced original supports and balustrade, and a concrete foundation and stairs. The windows are typically one-over-one double-hung wood sashes, with rectilinear lights in the upper sash; the front fixed light window has an aluminum awning. The building has asbestos shingle siding, a concrete foundation and basement. Siding and porch changes alter the building's historic character. It is located at the south end of the block on a triangular lot, bounded by the street and the alley; there is a low concrete retaining wall along the street lot lines, and some mature camellia bushes near the front elevation. |  |
|                             |   | Cultural Data: This is one of four similar houses built on speculation on this block by contractor Fred Conley for the Ladd Estate Company; the others are 2470 and 2422 S.E. Tamarack, and 1905 Division. The owner-residents of this house, by 1926, were Martin Vengler, a hoisting engineer, and his wife, Barbara.  |  |



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|--|---|---|---|
| Contributing Resources:  | 0 | <b>29-18 Morris, Jefferson Davis House 1924</b>                                       |   |
|  |   | 1905 S.E. Division Street   | <b>Legal:</b> B29: Nw 45' L5                          |
| Non-Contributing Resources:  | 2 | <b>Darrell Mayor, 819 S.E. 136th Avenue, Portland, OR 97233</b>                       |   |
|  |   | <b>Contractor:</b> Fred Conley and Company  | <b>Designer:</b> Fred E. Conley                       |
|  |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic          |
| <p>Description: This rectangular one-story house has a moderately-pitched jerkinhead gable roof with projecting boxed eaves, bracketed gable ends, and composition shingles. The single-bay entry porch has a jerkinhead gable roof with boxed eaves; exposed tie beam; battered wood columns, and a concrete foundation. The windows have been altered; most are sliding aluminum sashes, with a combination fixed and sliding sash on the front elevation. The building has asbestos siding, a concrete foundation and basement. It is sited on a polygonal lot near the south end of the block, with a typical mid-block setback, and two large bushes screening the front porch.</p>                       |   |   |   |
| <p>Cultural Data: This is one of four similar houses built on speculation on this block by contractor Fred Conley for the Ladd Estate Company; the others are 2470 and 2422 S.E. Tamarack, and 1917 Division. The house was apparently purchased and used as a rental unit by real estate salesman Jefferson Morris, who lived in Ladd's Addition. A resident in 1930 was Charles Cole, a barber, and his wife, Maud.</p>  |   |   |   |
|  |   | <b>Auxiliary Building: Garage</b>   | <b>1964 Non-Contributing: Compatible/Non-Historic</b> |
| <p>Description: The single-car garage on the alley has a gable roof and T-1-11 siding; it is compatible in scale with other buildings on the alley.</p>  |   |   |   |
| <br>   |   |   |   |
| Contributing Resources:  | 0 | <b>29-19 Morris, Jefferson Davis House 1924</b>                                       |   |
|  |   | 2470 S.E. Tamarack Avenue   | <b>Legal:</b> B29: L6                                 |
| Non-Contributing Resources:  | 2 | <b>Chi Keung Chau and Yee Man Chow, 2470 S.E. Tamarack Avenue, Portland, OR 97214</b> |   |
|  |   | <b>Contractor:</b> Fred Conley and Company  | <b>Designer:</b> Fred E. Conley                       |
|  |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic          |
| <p>Description: This rectangular one-story house has a moderately-pitched jerkinhead gable roof with projecting boxed eaves and composition shingles. The single-bay entry porch has a jerkinhead gable roof with boxed eaves and an enclosed pediment; wrought-iron posts and railings which replaced original supports and balustrade, and a concrete foundation. The windows have been altered; most are sliding aluminum sashes, with a combination fixed and sliding sash on the front elevation. The building has asbestos siding, a concrete foundation and basement. It has a typical mid-block setback, with mature shrubs in the front yard, and a vertical board fence enclosing the back yard.</p> |   |   |   |
| <p>Cultural Data: This is one of four similar houses built on speculation on this block by contractor Fred Conley for the Ladd Estate Company; the others are 1905 and 1917 Division, and 2422 S.E. Tamarack. The house was apparently purchased and used as a rental unit by real estate salesman Jefferson Morris, who lived in Ladd's Addition. The residents in 1930 were Howard Spelman, an inspector for the U.S. Forest Service, and his wife, Marion.</p>  |   |   |   |
|  |   | <b>Auxiliary Building: Garage</b>   | <b>1967 Non-Contributing: Compatible/Non-Historic</b> |
| <p>Description: The two-car garage on the alley has a gabled roof and weatherboard siding.</p>   |   |   |   |

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|--|---|---|--|
| Contributing Resources:  | 1 | <b>29-20 Mizpah Presbyterian Church 1891</b>                  |  |
| Non-Contributing Resources:  | 0 | 2456 S.E. Tamarack Avenue                                     | <b>Legal:</b> B29: L9, 10                    |
|  |   | Arthur Lind, 2005 N.E. Multnomah St., Portland, OR 97232      |  |
|  |   | <b>Contractor:</b> Unknown                                    | <b>Designer:</b> Orlin G. McWain             |
|  |   | <b>Style:</b> Carpenter Gothic                                | <b>Contributing:</b> Primary                 |
| <p><b>Description:</b> This building has an irregular plan and massing. The front elevation is dominated by a front-facing, steeply-pitched gabled roof with projecting eaves, exposed rafters and a composition shingle roof, with a large, pointed segmental arched stained-glass window centered on the gable end, and a vertical board exposed truss in the gable peak. A two-story, wood-shingled tower to the north of the gable end has a wood-paneled castellated roof and tall, lancet-shaped vents on all four elevations. A one-story, gable-roofed entry porch, leading to paneled double front doors, has chamfered posts and an overscaled ornamental exposed truss. The lower cross-gabled wing has segmental pointed arches in the center of the gable ends, with stained glass windows. There are some fixed wood sash window, which appear altered. Most of the building is sided with narrow beveled siding; it has a concrete foundation with some one-over-one double-hung wood sashes lighting the raised concrete basement. The two story addition at the rear was built in 1924. A sequence of concrete and wood stairs with pipe railings lead from the street to the entry porch. A deck was added in the late 1970s. The building has a typical mid-block setback, with mature boxwood hedges and trees.</p> <p><b>Cultural Data:</b> The church was built in 1891 on S.E. Powell Boulevard, and moved into the district by contractor Grant Lee for the Presbyterian Board of Philadelphia in August of 1911; it is the oldest building in Ladd's Addition. It is one of the few remaining examples of Carpenter Gothic architecture in the Portland metropolitan area, and as such is listed on the National Register of Historic Places. Membership in the congregation peaked in 1924-25, when a sunday school wing was added. Between 1961 and 1978 the building was rented to other congregations, and then was sold to an individual who converted it to a fourplex.</p> |   |   |  |
| Contributing Resources:  | 1 | <b>29-21 Carrothers, B.B. House 1924</b>                      |  |
| Non-Contributing Resources:  | 1 | 2446 S.E. Tamarack Avenue                                     | <b>Legal:</b> B29: L13                       |
|  |   | William Tamori, 2446 S.E. Tamarack Avenue, Portland, OR 97214 |  |
|  |   | <b>Contractor:</b> Delbert L. Harden                          | <b>Designer:</b> Delbert L. Harden           |
|  |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic |
| <p><b>Description:</b> This one-story rectangular building has a low-pitched gable roof with projecting eaves, exposed rafters and bracketed gable ends. The single-bay porch has a gabled roof with exposed rafters; boxed wood columns on brick piers, a concrete foundation and stairs. Windows are primarily one-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows with multiple lights in the upper sashes. The building has weatherboard siding, a concrete foundation and basement. There is a shed-roofed addition to the northwest corner of the building, with a fixed metal sash window and vertical board and batten siding, which affects the historic character of the structure. The building has a typical mid-block setback, with some shaped ornamental shrubs around the front building edge, and a hedge along the south lot line; concrete stairs lead from the street elevation to the paved path to the porch.</p> <p><b>Cultural Data:</b> The building was constructed for a B.B. Carrothers, about whom nothing is presently known, by contractor-architect Delbert Harden, who designed and built a number of houses in Ladd's Addition in the 1920s, including the house to the north. Soon after completion, the house was sold to Jefferson Davis Morris, a real estate salesman, who owned several houses on this block.</p>  |   |   |  |
|  |   | <b>Auxiliary Building:</b> Garage                             | <b>1924</b> <b>Contributing:</b> Secondary   |
| <p><b>Description:</b> The single-car garage on the alley has a gabled roof and weatherboard siding; it contributes in scale, massing and materials to the spatial order of the block's alley.</p>   |   |   |  |

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|---|---|--|---------------------------------------|
| Contributing Resources:   | 1 | <b>29-22 Howe, William R. House 1924</b>                               |                                       |
|   |   | 2436 S.E. Tamarack Avenue  | <b>Legal:</b> B29: L14                |
| Non-Contributing Resources:   | 0 | Robert Elliott, 2436 S.E. Tamarack Avenue, Portland, OR 97214          |                                       |
|   |   | <b>Contractor:</b> Delbert L. Harden                                   | <b>Designer:</b> Delbert L. Harden    |
|   |   | <b>Style:</b> Bungalow   | <b>Contributing:</b> Secondary        |
| <p>Description: This rectangular two-story building has a moderately-pitched jerkinhead gable roof with bracketed gable ends, projecting eaves, exposed rafters, and composition shingles. The centered, single-bay, gable-roofed porch has exposed rafters; an enclosed pediment end; wrought-iron posts on brick piers, a concrete foundation and stairs, with wrought-iron railing. Windows are primarily one-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows with multiple lights in the upper sash. It has narrow weatherboard siding with cornerboards, a concrete foundation and basement. The building has a typical mid-block setback, with some shrubs at the front elevation; the back yard is enclosed with cyclone fencing.</p> <p>Cultural Data: The building was constructed for carpenter William Howe by contractor-architect Delbert Harden, who designed and built a number of houses in Ladd's Addition in the 1920s, including the house to the south. Howe did not live in Ladd's Addition. By 1928 the owner-residents were John Merrill, a salesman for Prudential Insurance, and his wife, Eula.</p> |   |  |                                       |
| Contributing Resources:   | 0 | <b>29-23 Apa, Vincent Residence 1959</b>                               |                                       |
|   |   | 2430 S.E. Tamarack Avenue  | <b>Legal:</b> B29: L17                |
| Non-Contributing Resources:   | 2 | Ovidia and Maria Percic, 2430 S.E. Tamarack Avenue, Portland, OR 97214 |                                       |
|   |   | <b>Contractor:</b> Faircrest Construction Co.                          | <b>Designer:</b> Perry Weber          |
|   |   | <b>Style:</b> Minimal Tract  | <b>Non-Contributing:</b> Incompatible |
| <p>Description: This one-story building has an el-shaped plan and a low-pitched hipped tile roof with a boxed cornice. The partial veranda has wrought-iron posts and railing, and concrete stairs. Windows are primarily sliding aluminum sashes. The building has a brick veneer siding, a concrete foundation and basement. It has a shallow setback from the street, with concrete stairs leading from street level to a woven-wire gate, opening onto a paved path. The lot is enclosed with chain link fence, which extends to the street lot line, above a low concrete retaining wall. The front yard has a variety of flowering shrubs and plants.</p> <p>Cultural Data: The house was begun for Ms. Ruth Aiton by the Faircrest Construction Company, but sold and completed by owner Vincent Apa, who apparently did not live in it.</p> <p><b>Auxiliary Building: Garage 1959 Non-Contributing: Incompatible</b></p> <p>Description: The two-car garage on the alley has a flat roof and concrete block walls; it is incompatible in scale and materials with other buildings on the alley.</p>   |   |  |                                       |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 2 | <b>29-24 Meikle, John and Bertha Residence 1924</b>   |   |
| Non-Contributing Resources: | 0 | 2422 S.E. Tamarack Avenue   | <b>Legal:</b> B29: L18                            |
|                             |   | Kelly Sanders, 2422 S.E. Tamarack Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Fred E. Conley and Company   | <b>Designer:</b> Fred E. Conley                   |
|                             |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                    |
|                             |   | Description: This rectangular one-story house has a moderately-pitched jerkinhead gable roof with projecting eaves, exposed rafters, bracketed gable ends, and fiberglass shingles. The single-bay entry porch has a jerkinhead gable roof with exposed rafters and tie beam; slender battered wood columns; a low, vertical slat wood railing, and a wood foundation. The windows are typically one-over-one double-hung wood sashes; the front elevation has a fixed wood sash window. The building has wood shake siding, a concrete foundation and basement. It has a typical mid-block setback, with a concrete block retaining wall at the street lot line, a vertical board fence enclosing the back yard, and a annual and perennial flower garden in the front yard.                               |   |
|                             |   | Cultural Data: This is one of four similar houses built on speculation on this block by contractor Fred Conley for the Ladd Estate Company; the other two are 2470 S.E. Tamarack and 1905 and 1917 S.E. Division. By 1925 the resident-owners were John F. Meikle, a conductor, and his wife, Bertha.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1923 Contributing:</b> Secondary               |
|                             |   | Description: The single-car garage on the alley has a gabled roof and weatherboard siding; it contributes in scale, massing and materials to the spatial order of the block's alley.  |   |
| Contributing Resources:     | 0 | <b>29-25 Anderson, W.E. House 1924</b>  |   |
| Non-Contributing Resources: | 2 | 2414 S.E. Tamarack Avenue   | <b>Legal:</b> B29: L21                            |
|                             |   | Fiorella Scarbrough, 2414 S.E. Tamarack Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> W.E. Anderson  | <b>Designer:</b> Unknown                          |
|                             |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic      |
|                             |   | Description: This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, bracketed gable ends, and composition shingles. The centered, single-bay front porch has a gable roof with projecting eaves, an enclosed pediment, wrought-iron posts and railings which replaced original supports and balustrade, a concrete foundation and stairs. The building has some double-hung one-over-one wood sashes, and some sliding metal sash windows. It has masonite shingles, a concrete foundation and basement. Siding, porch and window alterations affect the building's historic character. There are some shrubs at the front elevation, and a fir tree in the front yard; there are concrete stairs leading from street grade to the house's front path. |   |
|                             |   | Cultural Data: The house was built on speculation by contractor W.E. Anderson, who also built the house to the north; soon after completion it was purchased by Paul C. Murphy, vice-president of Ladd Estate Company, apparently as a rental unit.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1929 Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: The two-car garage on the alley has a flat roof and weatheboard siding; the door has been altered.   |   |

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| Contributing Resources:     | 0 | <b>29-26 Anderson, W.E. House 1924</b>  |   |
| Non-Contributing Resources: | 2 | 2406 S.E. Tamarack Avenue   | <b>Legal:</b> B29: L22                            |
|                             |   | Donald Manning, 2406 S.E. Tamarack Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> W.E. Anderson  | <b>Designer:</b> Unknown                          |
|                             |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic      |
|                             |   | <b>Description:</b> This rectangular one-story building has a moderately-pitched gable roof with projecting eaves and composition shingles. The single-bay, front-facing gable-roofed porch has projecting eaves; an enclosed pediment; brick piers (not original); a concrete foundation with brick veneer on the front elevation, and a brick planter. Windows have been altered: they are primarily aluminum sliders, with some fixed aluminum sash windows. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with some small plants around the building edges, and concrete stairs leading from grade to the porch path; the back yard is enclosed with vertical board fencing.  |   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by contractor W.E. Anderson, who also built the house to the south. By 1928 the owner-residents were Arthur Howell, a real estate salesman, and his wife, Mary.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1923 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, asbestos siding and altered doors.   |   |
| Contributing Resources:     | 2 | <b>29-27 Vaillancourt, Harold and Ruth Residence 1924</b>   |   |
| Non-Contributing Resources: | 0 | 2348 S.E. Tamarack Avenue   | <b>Legal:</b> B29: L25                            |
|                             |   | Edna Thompson, 2348 S.E. Tamarack Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Sarah Jennings   | <b>Designer:</b> Sarah Jennings                   |
|                             |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This one-story rectangular bungalow has a moderately-pitched gable roof with projecting eaves, angle-cut bargeboards, and composition shingles. The centered front-facing gable-roofed porch has an enclosed pediment with a cornice board; projecting eaves; battered columns with cushion capitals; and a concrete foundation. The windows are primarily one-over-one double-hung wood sashes; the front elevation has large fixed wood sash windows, with multiple lights in the upper sashes, and aluminum awnings. The building has narrow beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with a sequence of concrete stairs, with an iron railing, leading to the front porch stairs. There are shaped hedges near the front elevation and flanking the stairs leading to the porch. |   |
|                             |   | <b>Cultural Data:</b> This building, and its "twin" to the north, were constructed on speculation by Sarah Jennings. By 1925 the owner-residents were Harold Vaillancourt, a statistician for Montgomery Ward, and his wife, Ruth.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1935 Contributing:</b> Secondary               |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gabled roof and beveled siding; it contributes in scale, massing and details to the spatial order of the block's alley.  |   |

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- |  |   |   |                                 |
|--|---|---|---------------------------------|
| Contributing Resources:  | 1 | <b>29-28 Dennis, Daniel C. and Helen Residence 1924</b>                       |                                 |
|  |   | 2340 S.E. Tamarack Avenue   | <b>Legal:</b> B29: L26          |
| Non-Contributing Resources:  | 1 | J.C. Johnston and Lenore Marla, 2340 S.E. Tamarack Avenue, Portland, OR 97214 |                                 |
|  |   | <b>Contractor:</b> Sarah Jennings   | <b>Designer:</b> Sarah Jennings |
|  |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary  |
| <p>Description: This rectangular one-story building has a moderately-pitched gable roof with projecting eaves, exposed rafters, and composition shingles. The centered, single-bay gable-roofed porch has an enclosed pediment, exposed rafters, battered columns, a concrete porch and wrought-iron railings. The windows are primarily one-over-one double-hung wood sashes; the front elevation has large slipsash double-hung windows with ten lights in the upper sashes. The building is sided with asbestos shingles, which does not significantly alter its historic character, and has a concrete foundation and basement. It has a typical mid-block setback, with concrete stairs with a wrought-iron railing, leading to the entry path.</p>                                   |   |   |                                 |
| <p>Cultural Data: This building, and its "twin" to the north, were constructed on speculation by Sarah Jennings. By 1925 the owner-residents were Daniel Dennis, a "wholesale man", and his wife, Helen.</p>   |   |   |                                 |
| <b>Auxiliary Building: Garage 1924 Non-Contributing: Compatible/Historic</b>   |   |   |                                 |
| <p>Description: The single-car garage on the alley has a gable roof, shiplap siding and altered doors; it is in poor condition.</p>  |   |   |                                 |
| Contributing Resources:  | 1 | <b>29-29 Webb, Thomas Duplex 1924</b>   |                                 |
|  |   | 2330-2334 S.E. Tamarack Avenue  | <b>Legal:</b> B29: L29          |
| Non-Contributing Resources:  | 1 | Ross and Mildred Miller, 4635 S.E. 31st Avenue, Portland, OR 97202            |                                 |
|  |   | <b>Contractor:</b> Joseph Dolin   | <b>Designer:</b> Delbert Harden |
|  |   | <b>Style:</b> Twentieth Century Colonial                                      | <b>Contributing:</b> Secondary  |
| <p>Description: This rectangular, one-and-one-half story duplex has a moderately-pitched gable roof with boxed eaves and composition shingles. The unit entries, located on opposite ends of the front elevation, have concrete stoops, and gabled, bracketed overdoors with boxed return cornices. The windows are primarily one-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows with multiple lights in the upper sashes; the entry doors are glazed, with rectilinear lights. The building has beveled siding, a concrete foundation and basement. It has a typical mid-block setback, with concrete stairs leading from street grade to paths to the porch stoops; there are some mature rhododendrons near the building's front edge.</p> |   |   |                                 |
| <p>Cultural Data: The duplex was designed by Delbert L. Harden, who designed and built a number of houses in Ladd's Addition, including several in this block, and was built by Joseph Dolin, an excavator, on speculation. The building was purchased by Thomas Webb, a bricklayer, who lived in one of the units.</p>  |   |   |                                 |
| <b>Auxiliary Building: Garage 1948 Non-Contributing: Incompatible</b>  |   |   |                                 |
| <p>Description: The two-car garage on the alley has a gable roof and concrete block walls. It is not compatible with other structures on the alley.</p>  |   |   |                                 |

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- Contributing Resources: 2 **29-30 Aiton, Arthur and Ruth Residence 1924**  
Non-Contributing Resources: 0 2324 S.E. Tamarack Avenue Legal: B29; L30  
Harlan and Mary Palodichuk, 2324 S.E. Tamarack Avenue, Portland, OR 97214  
Contractor: D.A. Fraser Designer: Delbert Harden  
Style: Twentieth Century English Cottage Contributing: Secondary
- This unusual one-and-one-half story rectangular building has a steeply-pitched gable roof with minimal eaves and composition shingles. The one-story, front-facing gabled vestibule has a steeply-pitched composition shingle roof with minimal eaves; a centered entry door, narrow casements, and a brick stoop with brick stairs and planters. The building has brick veneer walls (original), with ornamental, flat-arched rowlock courses over all fenestration, and a course of corbeled brick at the front elevation below the eaves. Windows are primarily one-over-one double-hung wood sashes; a large fixed wood sash window on the front elevation may have been altered; there is a square bay window on the northerly elevation. The building has a concrete foundation and basement. It has a typical mid-block setback, with a variety of mature flowering shrubs and plants, and a cedar tree in the frontyard. There is a stone retaining wall at the street lot line, and concrete stairs leading to the porch path.
- Cultural Data: The house was designed by architect Delbert Harden, who designed and built a number of houses in Ladd's Addition, including several on this block, and built by D.A. Fraser. By 1925 it had been purchased by Arthur Aiton, a bricklayer, who probably worked on the house, and his wife, Ruth; living with the Aitons was a Mrs. Ellen Webb, a widow.
- Auxiliary Building: Garage 1925 Contributing: Secondary
- Description: The single-car garage on the alley has a flat roof and brick and structural tile walls; a brick wall and brick barbecue chimney, now stuccoed, run along the alley lot line. The garage contributes in scale, massing and details to the spatial order of the block's alley.
- Contributing Resources: 1 **29-31 Werlein, Edward and Ruth Residence 1923**  
Non-Contributing Resources: 1 1704 S.E. Lavender Street Legal: B29; Sw 45' L33; Sw 45' L34  
Fred and Susan Harding, 1704 S.E. Lavender Street, Portland, OR 97214  
Contractor: Estelle B. Evans Designer: George Lee  
Style: Bungalow--Colonial Influence Contributing: Secondary
- Description: This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, a boxed cornice, and composition shingles; there are two eyebrow dormers with small fanlights flanking the centered single-bay porch, which has a curvilinear roof with boxed eaves; boxed columns with some entasis; a concrete foundation and stairs. A one-story wing to the west has a gabled roof with boxed eaves. The windows are primarily one-over-one double-hung wood sashes, with rectilinear lights in the upper sash; two large fixed wood sash windows flanking the front door have rectilinear lights in the upper fourth of the sash. The entry door has sidelights with a rectilinear pattern. The building has weatherboard siding, a concrete foundation and basement. It is located on the southwest corner of the block, and has a shallow setback from the street; the house, located several feet above street grade, has a concrete path and stairs leading from the street to the house. A driveway runs along the southerly lot line.
- Cultural Data: This house, and the two to the northeast, were built on speculation by building contractor Estelle Evans, who constructed a number of houses in Ladd's Addition in the 1920s. These houses do not share any particular stylistic consistency. By 1924 the owner-residents were Edward Werlein, a foreman for Francis Motor Car, and his wife, Ruth. Designer George Lee was a civil engineer.
- Auxiliary Building: Garage 1923 Non-Contributing: Compatible/Historic
- Description: The single-car garage on the alley has a flat roof and weatherboard siding and altered doors.

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- |                             |   |   |
|-----------------------------|---|---|
| Contributing Resources:     | 1 | <p><b>29-32 Blanchard, James and Mary Residence 1923</b><br/> 1714 S.E. Lavender Street<br/> <b>Legal:</b> B29: Sw 43' L33; Ne 83' L34</p>  |
| Non-Contributing Resources: | 1 | <p>J.R. and Irene Coryell, c/o Wilson Realty, 5200 S.W. Macadam Blvd., Suite 100, Portland, OR 97201<br/> <b>Contractor:</b> Estelle B. Evans<br/> <b>Designer:</b> Estelle B. Evans<br/> <b>Contributing:</b> Secondary</p> <p><b>Description:</b> This rectangular one-and-one-half story building has a moderately-pitched gable roof with projecting eaves, exposed rafters, and a composition shingle roof. A shed-roofed dormer with exposed rafters and aluminum sliding windows is centered on the front elevation. The veranda has modified Tuscan columns and a concrete foundation. The windows are primarily three-over-one double-hung wood sashes; the front door is flanked by two large fixed light windows, with multiple lights in the upper sash, and double-hung sidelights; square bay windows on both elevations have gable roofs with projecting rafters. The building has weatherboard siding, and a concrete foundation and basement. It is located at the north end of the block, and has some flowering shrubs at the front edge of the building. A driveway runs along its westerly lot line.</p> <p><b>Cultural Data:</b> This house, and the two on either side of it, were built on speculation by building contractor Estelle Evans, who constructed a number of houses in Ladd's Addition in the 1920s. These houses do not share any particular stylistic consistency. By 1928 the owner-residents were James Blanchard, a ship's mate, and his wife, Mary.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The single car detached garage, not on the alley, has a gabled roof, weatherboard siding and vertical board siding with scalloped ends in the gable ends.</p>   |
| Contributing Resources:     | 0 | <p><b>29-33 Evans, Estelle B. House 1924</b><br/> 1720 S.E. Lavender Street<br/> <b>Legal:</b> B29: Ne 40' L33, 34</p>  |
| Non-Contributing Resources: | 2 | <p>Sui Hoi Tan Hing, 1720 S.E. Lavender Street, Portland, OR 97214<br/> <b>Contractor:</b> Estelle B. Evans<br/> <b>Designer:</b> Estelle B. Evans<br/> <b>Style:</b> Bungalow--Colonial Influence                      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> This one-and-one-half story rectangular building has a moderately-pitched jerkinhead gable roof with projecting eaves and composition shingles. The single-bay, centered entry porch has a jerkinhead gable roof with projecting eaves; an enclosed pediment; wrought-iron posts and railing which replaced original supports and balustrade, and a concrete foundation. The front elevation has two gable-roofed dormers with minimal eaves, added in 1947. The windows are primarily one-over-one double-hung wood sashes; two large slipsash double-hung windows flanking the front entry door, have rectilinear lights in the upper sash. Square bay windows on the side elevations have hipped roofs with projecting eaves. The building has aluminum siding, a concrete foundation and basement. Porch and siding alterations affect the historic character of the house. It is located at the north end of the block, at the intersection of the street and the alley, and has a concrete retaining wall along the alley. There are some mature shrubs along the building's front and side elevations.</p> <p><b>Cultural Data:</b> This house, and the two to the southwest, were built on speculation by building contractor Estelle Evans, who constructed a number of houses in Ladd's Addition in the 1920s. These houses do not share any particular stylistic consistency. Resident-owners of this house by 1930 were Charles Walker, a salesman for E.C. Alkons and Company, and his wife, Esther.</p> <p><b>Auxiliary Building:</b> Garage                      1924                      <b>Non-Contributing:</b> Compatible/Historic</p> <p><b>Description:</b> The single-car garage on the alley has a gable roof and weatherboard siding; it was slightly altered 1960, increasing its height to one-and-one-half stories.</p> |



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## Southeast Quadrant

Total Resources: 6  
Contributing: 2  
Non-Contributing: 4Form:  
TrapezoidStreet Boundaries:  
S.E. Hickory Street  
S.E. Tamarack Avenue  
S.E. Division Street  
S.E. 16th Avenue

Block 30, located on the southerly edge of the district, is one of two blocks in Ladd's Addition that has no single-family residential buildings. The undeveloped block was purchased in 1912 by the Paulist order of the Catholic Church, which had established a parish in the neighborhood early that year. Beginning with its first church, St. Philip Neri (1913), the congregation has built a succession of five structures on the block; the most recent is the new St. Philip Neri Church, built in the late 1940s and early '50s. Until 1944 only the 1913 church and the 1916 rectory stood on the block, with complementary forms, details and materials. After the second world war, the congregation built three additional structures on the block; Carvlin Hall and the classroom building, built on either side of the old church, frame the older building, and help organize the spatial qualities of the northwest corner of the block. The new Saint Philip Neri Church, designed by the internationally-renown architect, Pietro Belluschi, is sited at the east corner of the block.

Contributing  
Resources: 1  
Non-Contributing  
Resources: 0**30-01 Saint Philip Neri Catholic Church 1913**

2406 S.E. 16th Avenue

Legal: B30; L14,17,18, 21, 22

Missionary Society of St. Paul, 2411 S.E. Tamarack Avenue, Portland, OR 97214

Contractor: Frank Swoboda

Designer: Jacobberger &amp; Smith

Style: Twentieth Century Italian Renaissance

Contributing: Primary

Description: This two-story, rectangular red brick church has a moderately-pitched gable roof with projecting eaves, exposed rafters, and massive ornamental wood brackets. The front elevation has two-story brick corner piers capped by a full entablature, from which spring three centered, molded wood semi-circular archivolt arches, with keystones; the central arch is supported by two-story engaged wood Ionic columns; fixed wood windows in the second story of each arch have wood label moldings and ornamental wood panels. The entry, centered on this elevation, has a bracketed coffered, segmental-arched hood; paired entry doors (altered) with a segmental-arched transom with patterned lights; a concrete stoop and stairs. Second story windows are paired casements with semi-round fanlights and brick rowlocks and sills; first story windows are primarily six-over-six double-hung wood sashes. There is a bracketed, shed-roofed entry on the north with paneled, transomed doors. The building has a stuccoed concrete foundation and basement. It is located on the northwest corner of the block, with mature trees and laurel hedges around the building edges. There is a minimal one-story enclosed passage on the south, connecting to classrooms (see 30-03).

Cultural Data: The church was designed by architect Josef Jacobberger and his partner, Alfred Smith; the firm designed a number of churches and other structures in the Portland region. The parish, founded in 1912, first met and held services in a private home; within three months of the arrival of the first pastor, Father Michael Smith, plans for a permanent church were underway. The first services, conducted by Fr. Smith, were held in the new building on Christmas day, 1913. Since construction of the new church on this block in 1950, this building has served as a community center.

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- |                             |   |  |   |
|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>30-02 Carvlin Hall 1943</b>   |   |
| Non-Contributing Resources: | 1 | 1634 S.E. Hickory Street   | <b>Legal:</b> B30; L14,17                           |
|                             |   | Missionary Society of St. Paul, 2411 S.E. Tamarack Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> St. Phillips Church   | <b>Designer:</b> Max P. Williams                    |
|                             |   | <b>Style:</b> Stripped Classical   | <b>Non-Contributing:</b> Compatible/Non-Historic    |
|                             |   | <b>Description:</b> This rectangular one-story building has a flat roof with projecting eaves and a wide frieze board. There are two, narrow, one-story wings on either side of the front elevation. One-story flat-roofed porches are located in the corners between the wings and the main block on the front elevation: they each have a single rectangular wood post with a base and modified capital, and a small concrete slab, and they shelter a pair of swinging paneled and glazed entry doors. Windows on the front and side elevations of the wings are primarily slipsash multi-light double-hung windows; there are some transomed casements. The building has a red brick veneer with projecting brick string courses every eighth course. The building is located near the center of the north side of the block, facing Hickory Avenue. There are some mature rhododendrons and laurel hedges around the front of the building.   |   |
|                             |   | <b>Cultural Data:</b> Carvlin Hall was built as an auditorium for Saint Philip Neri School and parish. It was designed by a U.S. naval officer, Max Williams, and built under the direction of Father John Carvlin, pastor of Saint Philip Neri between 1938 and 1944. The building was named in honor of Fr. Carvlin.   |   |
| Contributing Resources:     | 1 | <b>30-03 Saint Philip Neri Rectory 1916</b>  |   |
| Non-Contributing Resources: | 1 | 2411 S.E. Tamarack Avenue  | <b>Legal:</b> B30; L5, 6, 9                         |
|                             |   | Missionary Society of St. Paul, 2411 S.E. Tamarack Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Unknown   | <b>Designer:</b> Jacobberger and Smith              |
|                             |   | <b>Style:</b> Twentieth Century Italian Renaissance  | <b>Contributing:</b> Primary                        |
|                             |   | <b>Description:</b> This two-and-one-half story red brick building has a T-shaped plan, with the entry centered on the projecting wing of the T. It has a moderately-pitched cross-hip roof with projecting eaves, exposed rafters, and composition shingles; there are hip-roofed dormers on the front and side elevations. The recessed main entry has a semi-round arched opening with a reticulated brick archivolt, a plaster keystone, and a plaster cartouche in the tympanum; a concrete stoop and stairs. The windows on the first story include: eight-over-one double-hung wood sashes with semi-round brick rowlocks, plaster keystones, and stuccoed tympanums with plaster diamonds, and brick sills; and triple-sash semi-round arched wood windows with leaded glass, segmental brick rowlocks with plaster keystones, stuccoed tympanums and brick sills. There are projecting reticulated brick panels below the first story windows. The second story windows are typically eight-over-one double-hung wood sashes with flat arched brick rowlocks; there is a wood oriel window with leaded glass in the northeast corner. The building has a stuccoed concrete basement with some hopper windows. It is located on the northeast corner of the block. |   |
|                             |   | <b>Cultural Data:</b> Built three years after the first church on the block, the rectory housed the Paulist fathers who were stationed at the parish; some were pastors, others were missionaries and assistants. It was built under the administration of the congregation's second pastor, Father William Cartwright, who was the first pastor to live in it.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1920 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The single-car garage, located west of the rectory on a narrow road, has a flat roof and has been stuccoed; the doors have been altered and it no longer contributes to the historic character of the district.  |   |

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- |                             |   |   |
|-----------------------------|---|---|
| Contributing Resources:     | 0 | <b>30-04 Saint Philip Neri Catholic Church 1951</b> |
| Non-Contributing Resources: | 1 |   |
- 1731 S.E. Division Street      **Legal:** B30: L2, 3, 4, 7, 8
- Missionary Society of St. Paul, 2411 S.E. Tamarack Avenue, Portland, OR 97214
- Contractor:** Reimers and Jolivet      **Designer:** Pietro Belluschi
- Style:** Half-Modern      **Non-Contributing:** Non-Historic
- Description:** This rectangular reinforced concrete building has a three-story nave with a flat roof and a low-pitched gabled parapet. The nave is wrapped with a one-story, flat-roofed, eaveless base, with a semi-circular chapel on the southeast corner, and a bell tower on the northeast corner, connected to the building at the first story. The nave has a large metal sash rose window on the east end, with a geometric metal sunburst pattern in the stained glass, and narrow vertical metal sash windows on the side elevations. There are very few openings in the base; the main (east) elevation has three recessed entries that appear to be punched into the planar surface of the wall, with copper-faced swinging doors. The building initially had wood siding; it was surfaced with a multicolored salmon and brown brick veneer in the mid-1950s; the east elevation has a subtle relief brick diaper pattern. A forecourt on the east elevation is defined by a low brick wall. The building's setback from the lot lines gives it the appearance of a solitary object in an unbroken field of lawn; there are some rhododendrons and yew trees along the side elevations, and asphalt parking lots to the north and west. Its scale, massing and siting are not typical of the district's historic features.
- Cultural Data:** The structure was designed by internationally-known architect Pietro Belluschi, and built by the prominent Portland construction firm of Reimers and Jolivet, which later erected such buildings as the Aalto-designed Mount Angel Library and the Portland Equitable Building, also by Belluschi. Fund raising for the church began in 1945, under the direction of Father Joseph Troy, who also directed the construction of the classroom building; the ground-breaking ceremony was held in 1949, and construction proceeded under the direction of Father Joseph Quinn.
- 
- |                             |   |  |
|-----------------------------|---|--|
| Contributing Resources:     | 0 | <b>30-05 Saint Philip Neri Classroom Building 1947</b> |
| Non-Contributing Resources: | 1 |  |
- 2424 S.E. 16th Avenue      **Legal:** B30: L 20-23
- Missionary Society of St. Paul, 2411 S.E. Tamarack Avenue, Portland, OR 97214
- Contractor:** Narcisco Simonatti      **Designer:** Pietro Belluschi
- Style:** Half-Modern      **Non-Contributing:** Compatible/Non-Historic
- Description:** This rectangular, one-story building has a flat roof with minimal eaves and a wide frieze board. There is a single glazed wood door on the north elevation, and a recessed portico on the southeast corner. The building has a series of large wood sash windows in the structural bays, with heavy wood muntins and mullions dividing the lights in a horizontal pattern; some of the lights have operating sashes. The building has a red pressed brick veneer and a concrete foundation. It is located near the northwest corner of the block, facing S.E. 16th Avenue, and is connected to the original Saint Philip Neri Church on the north, by means of a one-story, flat-roofed enclosed corridor (see 30-01). There are some mature cypress trees along the west elevation.
- Cultural Data:** The classroom building was designed by internationally-known architect Pietro Belluschi, and built by contractor Narcisco Simonatti, who constructed a number of Ladd's Addition residences. St. Philip Neri parish began operating religious instruction for children in 1913; classes were first held in a house in Ladd's Addition (2128 Ladd Avenue). Later classes were held in the (old) church, and then in Carvlin Hall. In 1946 Rev. Joseph Troy supervised the construction of this building. Over two-hundred children attended the first year's classes in this building.

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## Southeast Quadrant

Total Resources: 19  
Contributing: 10  
Non-Contributing: 9Form:  
TrapeziumStreet Boundaries:  
S.E. Tamarack Avenue  
S.E. Hickory Street  
S.E. 16th Avenue

Block 31, which defines the southeast edge of South Park, is comprised of a cohesive collection of eleven one-story, single-family residences built in 1923 and 1924 during the secondary period of significance. Lot sizes are generally smaller and more irregularly-shaped than other district blocks, due to the size and shape of the block, and to the way it was developed: all but one house were built on speculation by two contractors. The lots are several feet above street grade, and all houses are reached by means of concrete steps at the front lot line, which lead to entry paths to the buildings. The houses north of the alley, all on irregularly shaped lots, were built by contractor John Finer, and share similarities in massing, scale and proportion of wall to window area. All but one house south of the alley were built by contractor G.C. Goldenberg, who was responsible for the largest number of post-World War I buildings in the district. These houses all have front-facing gable roofs with projecting front-facing gabled porches; they are nearly identical in plan, scale, fenestration patterns and massing, and similar enough to the Finer buildings to give the entire block a strong visual unity. The buildings are in good to excellent condition. Six historic buildings have been altered to the extent of losing their integrity, primarily through changes in siding and replacement of porch posts; of the eight historic auxiliary buildings on the block, three have been altered to the extent of losing their integrity.

Contributing  
Resources: 1  
Non-Contributing  
Resources: 0**31-01 Wong, Sing and Nom Residence 1923**

2224 S.E. 16th Avenue

Legal: B31: S 49.07' L6

Loy Wong and Wai Ying Ngan, 2004 S.E. Hemlock Street, Portland, OR 97214

Contractor: John Finer

Designer: John Finer

Style: Minimal Tract

Contributing: Secondary

Description: This one-story house is square in plan, with projecting front and northerly wings. The house has a cross-gable roof with projecting, bracketed gable ends, and a low-pitched hipped roof covering a portion of the north end of the building. Windows are primarily six-over-one double-hung wood sashes. A polygonal bay on the northerly corner of the front elevation appears to be a later addition: it has eight-over-one double-hung wood sashes. The building has weatherboard siding, with wide cornerboards, a concrete foundation and basement. There is a one-story addition at the northeast end of the building. The house is located near the north end of the block on a square lot, and has low-growing shrubs along the foundation and the entry path.

Cultural Data: Contractor John Finer built this house, and the two similar houses north of the alley on this block, on speculation. By 1927 the house had been purchased by Sing Wong and his wife, Nom.

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Contributing Resources: 1 31-02 Lee, Alice and Park Residence 1923  
2210 S.E. 16th Avenue Legal: B31: T.L. 2 L5,6  
Non-Contributing Resources: 0 Enid Lauer, 2210 S.E. 16th Avenue, Portland, OR 97214

Contractor: John Finer Designer: John Finer  
Style: Minimal Tract Contributing: Secondary

Description: This one-story house has an irregularly shaped plan, with fiberglass shingled, low-pitched, cross-hipped roofs, with projecting eaves, and a projecting, moderately-pitched, front-facing gable with bracketed projecting eaves. The concrete foundation of the porch, abutting the westerly edge of the front gable, has concrete piers, wrought-iron posts and balustrade, and a flat roof. Windows are a combination of one-over-one double-hung wood sashes and fixed wood sash windows. The building has weatherboard siding, with wide cornerboards, a concrete foundation and basement. It is located at the north end of the block on a polygonal lot, with irregularly-shaped open spaces around the house; there are some mature trees and shrubs near the house. A one-car garage is attached to the southeast end of the building, and was constructed as a part of it.

Cultural Data: Contractor John Finer built this house, and the two similar houses north of the alley on this block, on speculation. By 1927 the owner-residents of the house were Park Lee, a restaurant worker, and his wife, Alice.

Contributing Resources: 1 31-03 Jacobsen, Fritz and Freda Residence 1923  
2219 S.E. Tamarack Avenue Legal: B31: T.L. 1 L5,6  
Non-Contributing Resources: 1 Arthur and Fannie Korsun, 25515 Highway 101 N., Rockaway Beach, OR 97136

Contractor: John Finer Designer: John Finer  
Style: Minimal Tract Non-Contributing: Compatible/Historic

Description: This one-story, T-shaped house has a composition shingle cross-gabled roof with minimal eaves; the roof at the gable ends are slightly canted. A flat-roofed porch with boxed eaves is located in the northerly T angle; it has a slender Tuscan column, concrete foundation and porch stairs, and a wrought-iron balustrade. Windows are a combination of one-over-one double-hung wood sashes and fixed wood sash windows; an angled bay window on the northerly corner of the front elevation is covered by the projecting porch roof. The building has been covered with horizontal aluminum siding and has a multicolored roughly-coursed stone veneer on the front wing's base, substantially altering the structure's historic appearance. It has a concrete foundation and basement. It is located at the northerly end of the block on a polygonal lot, with irregularly shaped open spaces around the house; there are some mature rhododendrons and azaleas near the house and a laurel hedge.

Cultural Data: Contractor John Finer built this house, and the two similar houses north of the alley on this block, on speculation. By 1924 the owner-residents of this house were Fritz Jacobsen, superintendent of the Oregon Stages garage, and his wife, Freda.

Auxiliary Building: Garage 1924 Contributing: Secondary

Description: An el-shaped two-car garage on the block's alley has a cross-gable roof with canted ends matching the house, weatherboard siding and original windows; it contributes in scale, mass and details to the spatial order of the block's alley.

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|---|---|---|--|
| Contributing Resources:   | 1 | <b>31-04 Raney, George and Helen Residence 1923</b>                   |  |
| Non-Contributing Resources:   | 1 | 2303 S.E. Tamarack Avenue   | <b>Legal:</b> B31: N43' L1-3                 |
|   |   | Rick and Diane Buckshnis, 7 September Drive, Missoula, MT 59802       |  |
|   |   | <b>Contractor:</b> G.C. Goldenberg                                    | <b>Designer:</b> G.C. Goldenberg             |
|   |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular one-and-one-half story building has a front-facing jerkinhead gable roof with projecting eaves, exposed rafters, an angle-cut bargeboard, and composition shingles. The front-facing, single-bay porch has a gable roof with projecting eaves and exposed rafters, an exposed tie beam, a concrete foundation and porch stairs, and a wrought-iron balustrade and posts have replaced the original materials. The windows are typically one-over-one double-hung wood sashes. Masonite siding covers the original wall material and has altered the appearance of the window trim; it has a concrete foundation and basement. The building is located on a trapezoidal lot, bordering the block's alley; it has a deep setback from the street, and mature shrubs around the building edge. A vertical board wood fence encloses much of the side and back yards.</p> <p>Cultural Data: This is one of seven similar houses built on speculation on this block by realtor-contractor G.C. Goldenberg; it has an identical "twin" at 1629 S.E. Hickory. By 1924 the owner-residents were George Raney, a stock supervisor for Montgomery Ward and Company, and his wife, Helen.</p> <p><b>Auxiliary Building: Garage 1928</b>      <b>Contributing: Secondary</b></p> <p>Description: The single-car garage on the alley has a flat roof and beveled siding with cornerboards; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |  |
| Contributing Resources:   | 0 | <b>31-05 Bikusick, John House 1923</b>                                |  |
| Non-Contributing Resources:   | 1 | 2323 S.E. Tamarack Avenue   | <b>Legal:</b> B31: S 85' L1                  |
|   |   | Lester and Ima Wishard, 2323 S.E. Tamarack Avenue, Portland, OR 97214 |  |
|   |   | <b>Contractor:</b> G.C. Goldenberg                                    | <b>Designer:</b> Unknown                     |
|   |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic |
| <p>Description: This rectangular one-story house has a jerkinhead gable roof with projecting boxed eaves and composition shingles. The single-bay jerkinhead gabled porch has a concrete foundation and stairs, wrought-iron posts and railing have replaced the original supports and balustrade. Most original windows have been replaced with aluminum sliders; the building has been covered with vinyl siding. It has a concrete foundation and basement. It is located at the south end of the block, on a trapezoidal lot, with a typical mid-block setback. There are rhododendrons, azaleas and an arborvitae hedge, and a yew, grand fir and blue Colorado spruce tree in the front yard; a driveway along the northerly lot line leads to an attached shed-roofed garage, built in 1928, on the northwest corner of the house.</p> <p>Cultural Data: This is one of seven similar houses built on speculation on this block by realtor-contractor G.C. Goldenberg; it resembles the houses at 2306 and 2314 16th. The house was owned by a John Bikusick; it is unknown whether or not he lived in it.</p>   |   |   |  |

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|-----------------------------|---|---|
| Contributing Resources:     | 1 | <p><b>31-06 Huff, Chester and Oma Residence 1924</b><br/> 1635 S.E. Hickory Street<br/> <b>Legal:</b> B31: S 85' L2</p>   |
| Non-Contributing Resources: | 1 | <p>Emanuel J. Augustyn, 1629 S.E. Hickory Street, Portland, OR 97214<br/> <b>Contractor:</b> G.C. Goldenberg<br/> <b>Style:</b> Bungalow<br/> <b>Designer:</b> G.C. Goldenberg<br/> <b>Non-Contributing:</b> Compatible/Historic</p> <p>Description: This rectangular one-story building has a moderately-pitched gable roof with projecting eaves and exposed rafters and composition shingles. The projecting single-bay porch has a gable roof with exposed rafters and tie beam; a wide bargeboard; wrought-iron posts and balustrade--replacing original materials-- and a concrete foundation and stairs. The windows are primarily one-over-one double-hung wood sashes. It is now covered with asbestos shingle siding, and has a concrete foundation and basement. Porch and siding changes adversely affect its historic character. It has a typical mid-block setback, with mature flowering shrubs and shaped evergreen shrubs at the building's front edge; a picket fence encloses the back yard. A paved driveway runs along the building's westerly edge.</p> <p>Cultural Data: This is one of seven similar houses built on speculation on this block by realtor-contractor G.C. Goldenberg; the same year the house was purchased by Chester Huff, a welder, and his wife, Oma, who lived in it.</p> <p><b>Auxiliary Building: Garage 1928 Contributing: Secondary</b></p> <p>Description: The single-car detached garage, built side-by-side with the detached garage for the building to the west, has a flat roof, beveled siding and its original doors; it contributes to the historic character of the district.</p>    |
| Contributing Resources:     | 2 | <p><b>31-07 Williams, Boyd and Agnes Residence 1923</b><br/> 1629 S.E. Hickory Street<br/> <b>Legal:</b> B31: S 85' L3</p>  |
| Non-Contributing Resources: | 0 | <p>Emmanuel and Helen Augustyn, 1629 S.E. Hickory Street, Portland, OR 97214<br/> <b>Contractor:</b> G.C. Goldenberg<br/> <b>Style:</b> Bungalow<br/> <b>Designer:</b> G.C. Goldenberg<br/> <b>Contributing:</b> Secondary</p> <p>Description: This rectangular one-and-one-half story building has a front-facing jerkinhead gable roof with projecting eaves, exposed rafters, an angle-cut bargeboard, and composition shingles. The front-facing, single-bay porch has a gable roof with projecting eaves and exposed rafters, an exposed tie beam, a concrete foundation and porch stairs, a wrought-iron balustrade, and posts. The windows are typically one-over-one double-hung wood sashes with wide trim. It has narrow beveled siding, and a concrete foundation and basement. The building has a typical mid-block setback from the street, and mature shrubs around the building edge. A low hedge defines the west lot line; a paved driveway runs from the street along the east side of the house.</p> <p>Cultural Data: This is one of seven similar houses built on speculation on this block by realtor-contractor G.C. Goldenberg; it has an identical "twin" at 2303 S.E. Tamarack. By 1924 the owner-residents were Boyd Williams, an assistant cashier at Citizens Bank, and Agnes, his wife.</p> <p><b>Auxiliary Building: Garage 1924 Contributing: Secondary</b></p> <p>Description: The single-car detached garage, built side-by-side with the detached garage for the building to the east, has a flat roof, beveled siding and its original doors; it contributes to the historic character of the district.</p> |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 2 | <b>31-08 Badley, Joy E. and Laura Residence 1923</b>  |   |
| Non-Contributing Resources: | 0 | 1621 S.E. Hickory Street  | <b>Legal:</b> B31: L4                             |
|                             |   | Emanuel and Helen Augustyn, 1629 S.E. Hickory Street, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> A.B. Williams  | <b>Designer:</b> Redimade Building Co.            |
|                             |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This rectangular one-story bungalow has a moderately-pitched, composition shingle gable roof with projecting eaves and exposed rafters. The centered, single-bay gable-roofed porch has boxed wood columns, a vertical wood slat balustrade, and a concrete foundation and stairs. Windows are typically one-over-one double-hung wood sashes with wide trim; the glazed front entry door is flanked by two fixed wood sash windows with multiple lights in the upper sash. The building has beveled siding with narrow cornerboards, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs along the front and side elevations, and fruit trees in the back yard.   |   |
|                             |   | <b>Cultural Data:</b> The house was built and designed by architect-developer D.L. Harden, who did a number of houses in Ladd's Addition, for the Ladd Estate Company. By 1924 the owner-residents were Joy E. Badley, a salesman for Badley-Smith Motor Company, and his wife, Laura.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>c.1923 Contributing:</b> Secondary             |
|                             |   | <b>Description:</b> The single car garage, set slightly back from the alley, has a gable roof, tongue-and-groove siding, and original doors; it contributes in scale, mass and details to the spatial order of the block's alley.   |   |
| Contributing Resources:     | 1 | <b>31-09 Vranson, John and Edith Residence 1923</b>   |   |
| Non-Contributing Resources: | 1 | 2320 S.E. 16th Avenue   | <b>Legal:</b> B31: S 43' L7,8                     |
|                             |   | Arlene McFeron, 2320 S.E. 16th Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> G.C. Goldenberg  | <b>Designer:</b> G.C. Goldenberg                  |
|                             |   | <b>Style:</b> Bungalow  | <b>Contributing:</b> Secondary                    |
|                             |   | <b>Description:</b> This rectangular one-story building has a moderately-pitched gable roof with composition shingles, projecting eaves and exposed rafters, and a bracketed, angle-cut bargeboard. The single-bay, gable-roofed porch has exposed rafters, an exposed tie beam and end truss, a concrete foundation and stairs, and a wrought-iron balustrade and railing which replaced the original materials. The windows are typically one-over-one double-hung wood sashes; the front elevation has a large double-hung window with narrow double-hung sidelights; the attic story has an aluminum sliding window. The building has wood shake siding, and an ornamental exterior brick chimney. It has a concrete foundation and basement. The building is located on a lot at the southwest corner of the block; it has some flowering shrubs along the front elevation, and a driveway running from the street along the northerly lot line. |   |
|                             |   | <b>Cultural Data:</b> This is one of seven similar houses built on speculation on this block by realtor/contractor G.C. Goldenberg; the building is identical in plan and form to 2314 S.E. 16th, but it differs in porch and eave details. By 1925 the owner-residents were John Vranson, who sold used automobiles, and his wife, Edith.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1928 Non-Contributing:</b> Compatible/Historic |
|                             |   | <b>Description:</b> The single-car detached garage, not on the alley, is attached to the garage belonging to the house immediately north; it has a flat roof and asbestos shingle siding.   |   |



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|-----------------------------|---|--|--|
| Contributing Resources:     | 0 | <b>31-10    Goldenberg, G.C. House    1923</b>   |  |
| Non-Contributing Resources: | 2 | 2314 S.E. 16th Avenue  | <b>Legal:</b> B31: N 42'/S 85' L7,8                  |
|                             |   | Francis and Rose Kelner, 2314 S.E. 16th Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> G.C. Goldenberg   | <b>Designer:</b> G.C. Goldenberg                     |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic         |
|                             |   | Description: This rectangular one-story building has a moderately-pitched gable roof with composition shingles, projecting boxed eaves, and a bracketed gable end. The single-bay, gable-roofed porch has boxed eaves and an exposed tie beam, a concrete foundation and stairs, and wrought-iron porch posts and balustrade which replaced the original materials. The altered windows are now primarily fixed and sliding aluminum sashes. The building has asbestos siding, and an ornamental exterior brick chimney. It has a concrete foundation and basement. The building has a typical mid-block setback, with some shaped hedges and flowering shrubs along the front edge, a driveway along the south lot line, and chain link fence enclosing the back and side yards.  |  |
|                             |   | Cultural Data: This is one of seven similar houses built on speculation on this block by realtor/contractor G.C. Goldenberg; it is identical in plan and form to the house next door, 2320 S.E.16th, but it differs in porch and eave detail. The first owner-residents are unknown.   |  |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1928    Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: The single-car detached garage, not on the alley, is attached to the garage belonging to the house immediately to the south; it has a flat roof and asbestos shingle siding.  |  |
| Contributing Resources:     | 0 | <b>31-11    Mashman, Henry and Charlotte Residence    1923</b>   |  |
| Non-Contributing Resources: | 2 | 2306 S.E. 16th Avenue  | <b>Legal:</b> B31: N 43' L7,8                        |
|                             |   | Michael and Hazel Pace, 2306 S.E. 16th Avenue, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> G.C. Goldenberg   | <b>Designer:</b> Unknown                             |
|                             |   | <b>Style:</b> Bungalow   | <b>Non-Contributing:</b> Compatible/Historic         |
|                             |   | Description: This rectangular one-story building has a moderately-pitched gable roof with composition shingles and projecting boxed eaves. The single-bay front-facing gabled porch has projecting eaves and a wide bargeboard; a concrete foundation and stairs; concrete block piers supporting slender, sided battered columns, and a wrought-iron balustrade--the column siding and balustrade are later alterations. The windows are typically six-over-one double-hung wood sashes. It has asbestos siding covering the original wall materials, altering the appearance of the window trim, and adversely affecting the building's historic character. It has a concrete foundation and basement. The building has a typical mid-block setback, with some mature shrubs along the front elevation, and a stone retaining wall along the front lot line. The back and side yards are enclosed with a chain link fence. |  |
|                             |   | Cultural Data: This is one of seven similar houses built on speculation on this block by realtor-contractor G.C. Goldenberg; it closely resembles the building to the south, 2314 S.E. 16th. By 1925 the owner-residents were Henry Mashman, a foreman for Kerr Conserving Company, and his wife, Charlotte.   |  |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1923    Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: The single-car garage on the alley has been altered: it presently has a flat roof and vertically-grooved plywood siding.  |  |

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## Southeast Quadrant

Total Resources: 42

Contributing: 26

Non-Contributing: 16

Form:

Convex Polygon

Street Boundaries:

Ladd Circle

S.E. Ladd Avenue

S.E. Lavender Street

S.E. Tamarack Avenue

S.E. 16th Avenue

Block 32 partially faces two public spaces; its north end borders Ladd Circle, and part of its west half defines one edge of South Park. The block has twenty-four residential buildings, one of which is a duplex, built in 1959; the rest are single-family houses. All but six buildings date to the secondary period of historic development; two houses on the east half of the block date to the primary period, and four structures post-date the historic period. Most houses are similarly sited on standard width lots, with typical street setbacks and concrete steps along the front lot lines leading to entry paths. The west side of the block, facing Tamarack Avenue, has an unbroken sequence of one to one-and-one-half story bungalows with side-facing gabled roofs and front-facing gable-roofed porches; their siting, scale, massing and common materials unify the street elevation. Buildings on the east side of the block have a wider range of stylistic features and ages, but have a consistency in setbacks and siting which tends to unite them. Approximately half of the historic buildings were constructed on speculation by building contractors; the remainder were built for owner-residents. Of the twenty historic buildings on the block, three do not contribute to the district in their present condition; of the ten historic auxiliary buildings, two have been altered to the extent of losing their historic character.

Contributing

Resources:

2

Non-Contributing

Resources:

0

**32-01 Small, Ethel Residence 1929**

1991 S.E. Ladd Circle

Legal: B32: L24, exc S 10'

Leonore DeMartini, 1991 S.E. Ladd Circle, Portland, OR 97214

Contractor: Price and Hill

Designer: Unknown

Style: Twentieth Century English Cottage

Contributing: Secondary

Description: This square one-and-one-half story building has a steeply pitched, side-facing gable roof with boxed eaves and composition shingles; there is a small gable-roofed dormer with projecting boxed eaves and a pair of casements on the front elevation. The centered, projecting, enclosed entry vestibule has a front-facing, steeply-pitched gable roof with boxed eaves, a recessed semi-round arched entry leading to a semi-round arched paneled and glazed entry door, a concrete stoop and stairs and wrought-iron railing. The windows are primarily one-over-one double-hung wood sashes, with some single-pane casements on the front elevation; there is a small round-headed window in the attic of the vestibule with diamond panes. An enclosed side porch on the westerly elevation has a shed roof. The building has horizontal lapped siding; the dormer and entry vestibule are stuccoed. It has a concrete foundation and basement, and is located at the north end of the block on a large, irregularly shaped lot bounded by Ladd and 16th Avenues and Ladd Circle. There are some shaped shrubs and low-growing flowers along the building edges.

Cultural Data: The house was built for a Mrs. Ethel Small by building contractors E.L. Hill and Ethel Price.

Auxiliary Building: Garage

c.1929

Contributing: Secondary

Description: The single-car garage on the alley has a gabled roof and beveled siding; it contributes in scale, mass and details to the spatial order of the block's alley.

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|-----------------------------|---|---|
| Contributing Resources:     | 0 | <b>32-02 King, George Duplex 1959</b>   |
| Non-Contributing Resources: | 1 | 2021 S.E. Ladd Avenue/2020 S.E. 16th Avenue <b>Legal:</b> B32: L23; S 10' L24   |
|                             |   | Theodore Neff, 2021 S.E. Ladd Avenue, Portland, OR 97214  |
|                             |   | <b>Contractor:</b> George King <b>Designer:</b> Unknown   |
|                             |   | <b>Style:</b> Minimal Tract--Ranch Influence <b>Non-Contributing:</b> Compatible/Non-Historic   |
|                             |   | <b>Description:</b> This one-story building has a roughly U-shaped plan, with one unit facing Ladd Avenue, and one unit facing the intersection of the alley and 16th Avenue. The building has a series of low-pitched hipped roofs with boxed eaves and composition shingles. Entries are recessed in the inner corners of the projecting front wings, sheltered by the cantilevered hipped roof; they have small concrete stoops and steps. The windows are primarily aluminum sliders, with large fixed metal sashes on the front elevations. The building has brick veneer running beneath the fenestration on the two main elevations and weatherboard siding elsewhere. Each unit has a driveway leading from the street to an attached garage with glazed and paneled wood doors. The building has a concrete foundation, and there are shaped flowering shrubs along both front elevations. |
|                             |   | <b>Cultural Data:</b> The duplex was built on speculation by building contractor George King; it was sold later to L.A. Hornbeck, who lived on Harrison Street in Ladd's Addition.  |
| Contributing Resources:     | 0 | <b>32-03 Yee, Carl and Selyne Residence 1960</b>  |
| Non-Contributing Resources: | 1 | 2027 S.E. Ladd Avenue <b>Legal:</b> B32: L22  |
|                             |   | Karlan Yee, 2027 S.E. Ladd Avenue, Portland, OR 97214   |
|                             |   | <b>Contractor:</b> Walter Whipple <b>Designer:</b> Unknown  |
|                             |   | <b>Style:</b> Minimal Tract <b>Non-Contributing:</b> Compatible/Non-Historic  |
|                             |   | <b>Description:</b> This one-story rectangular building has a low-pitched hipped roof with projecting boxed eaves and composition shingles. The entry door has a concrete stoop and steps. The windows are primarily one-over-one double-hung wood sashes; the front elevation has a large fixed metal sash window. The building is primarily sided with wide weatherboard; the front elevation has vertical board siding running from the eave line to below the fenestration. It has a concrete foundation and basement, and a typical mid-block setback; there are some low-growing shrubs in a brick-lined planter bed around the front building edge, and chain link fencing enclosing the northerly side yard. A carport is attached to the building's alley elevation.   |
|                             |   | <b>Cultural Data:</b> The house was built by building contractor Walter Whipple for Carl Yee, a cook at the Golden Dragon, and his wife, Selyne.  |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 1 | <b>32-04 Emery, A.C. and Company House 1910</b>  |   |
| Non-Contributing Resources: | 1 | 2031 S.E. Ladd Avenue  | <b>Legal:</b> B32: L21                                |
|                             |   | Charles and Sherril Wissler, 2031 S.E. Ladd Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> A.C. Emery and Company  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Craftsman Bungalow   | <b>Contributing:</b> Primary                          |
|                             |   | <b>Description:</b> This one-and-one-half story rectangular building has a moderately-pitched, side-facing bellcast gable roof with projecting eaves, exposed rafters and composition shingles; there is a centered shed-roofed dormer on the front elevation with exposed rafters and a bank of multilight wood sash casement windows. The veranda has a deep tie beam, stuccoed battered columns, a wood deck, concrete steps and a vertical wood slat balustrade. The windows are primarily double-hung wood sashes with multiple lights in the upper sashes; the front elevation has a transomed pair of multi-light casements windows flanking the centered paneled and sidelit entry door. The building has been sided with asbestos shingles, and the stucco appears to have been added later; these alterations do not significantly affect its historic character. It has a concrete foundation and basement and a typical mid-block setback; there are some flowering shrubs along the front building edge.  |   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by the building firm A.C. Emery and Company; the deed was assumed by the Ladd-controlled Union Trust and Investment Company, and later passed to Frederick Strong. It apparently served as a rental unit for some years. In 1919 it was purchased by Hiram Welch, Multnomah County assessor, who lived in it with his wife, Ella, an optometrist.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1958 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof and vertically-grooved plywood siding; it is compatible in scale with other buildings on the alley.  |   |
| Contributing Resources:     | 2 | <b>32-05 Roller, Matilda and Julianne Residence 1926</b>   |   |
| Non-Contributing Resources: | 0 | 2041 S.E. Ladd Avenue  | <b>Legal:</b> B32: L20                                |
|                             |   | Victoria Gassoway, 10002 S.E. 99th Drive, Portland, OR 97266   |   |
|                             |   | <b>Contractor:</b> Killgreen and Company   | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This el-shaped one-and-one-half story building has a steeply-pitched side-facing jerkinhead gable roof with a front-facing, steeply pitched gable-roofed wing; the projecting eaves have enclosed rafters and a narrow fascia board. There is a shed-roofed dormer with projecting eaves and a bank of multi-light wood casement windows. The front-facing wing's eaves sweep to form a flared shed roof over the enclosed entry vestibule, located in the corner of the el; the vestibule has a semi-round arched entry door and a semi-round arched multilight window, a concrete stoop and a concrete step. The windows are primarily six-over-one double-hung wood sashes; a polygonal bay window on the front elevation has a large fixed wood sash window with multiple lights in the upper fourth, and two narrow four-over-one double-hung wood sashes. The building is stuccoed, and has a concrete foundation and basement. It has a typical mid-block setback, with a densely planted shaped evergreens and deciduous shrubs in the front yard. |   |
|                             |   | <b>Cultural Data:</b> The building was constructed by Killgreen and Company, a Milwaukie, Oregon, building firm, for widow Matilda Roller and her daughter, Julianne, who taught high school.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>c.1927 Contributing:</b> Secondary                 |
|                             |   | <b>Description:</b> The single-car garage on the alley has a jerkinhead gable roof, stuccoed siding and details matching the house; it contributes in scale, mass and details to the spatial order of the block's alley.   |   |

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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>32-06 Wood, Elva Residence 1940</b>   |   |
| Non-Contributing Resources: | 2 | 2047 S.E. Ladd Avenue  | <b>Legal:</b> B32: Nw 1/2 L16; L17                    |
|                             |   | Saguna and Rajamoan Nelatury, 2047 S.E. Ladd Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Elva Wood   | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Non-Contributing:</b> Compatible/Non-Historic      |
|                             |   | <b>Description:</b> This square one-and-one-half story building has a moderately-pitched, side-facing gable roof building with boxed eaves and composition shingles. The centered, projecting, enclosed entry vestibule has a moderately-pitched gable roof with boxed eaves, a recessed entry, a concrete stoop and steps. The windows are primarily one-over-one double-hung wood sashes; the front elevation has two large fixed multi-light wood sash windows flanking the entry door. The building has asbestos shingle siding, a concrete foundation and basement; it has a typical mid-block setback, with some shaped shrubs around the building edge and a chain link-enclosed sideyard.  |   |
|                             |   | <b>Cultural Data:</b> The house was built by owner-resident Elva Wood, a clerk.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1940 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The single-car garage on the alley has an eaveless gable roof and weatherboard siding; there is an attached shed-roofed carport. The building is compatible in scale with other alley garages.   |   |
| <br>                        |   |  |   |
| Contributing Resources:     | 2 | <b>32-07 Allen, George and Blanche House 1924</b>  |   |
| Non-Contributing Resources: | 0 | 2063 S.E. Ladd Avenue  | <b>Legal:</b> B32: L 13; S 1/2 L16                    |
|                             |   | James and Gail Louie, 2063 S.E. Ladd Avenue, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> M.F. Zimmerman  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This el-shaped one-and-one-half story building has a steeply-pitched side-facing gable roof with an intersecting gable-roofed wing; the roof has boxed eaves with a boxed return cornice and composition shingles. There is a small gable-roofed dormer with projecting boxed eaves and a return cornice on the front elevation. The single-bay entry porch projects from the corner of the el; it has an enclosed gable end, boxed eaves and a return boxed cornice, and a concrete foundation and steps and wrought-iron posts and railings, all altered in 1960. Windows are primarily six-over-one double-hung wood sashes; there are some large eight-over-one double-hung wood windows with double-hung sidelights. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback, with mature flowering shrubs along the front building edge and a chain link enclosed side and back yard. |   |
|                             |   | <b>Cultural Data:</b> The house was built by logger Martin Zimmerman, and apparently sold soon after completion to George Allen, an engineer for the Portland Fire Department, who used it as a rental unit.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1926 Contributing:</b> Secondary                   |
|                             |   | <b>Description:</b> The single-car garage on the alley has a gable roof, tongue-and-groove siding and original windows; it contributes in scale, mass and details to the spatial order of the block's alley.   |   |

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|---|---|--|--------------------------------|
| Contributing Resources:   | 1 | <b>32-08 Knapp, William and Anna Residence 1914</b>                  |                                |
| Non-Contributing Resources:   | 1 | 2107 S.E. Ladd Avenue  | <b>Legal:</b> B32: L12         |
|   | 1 | Juri and Irmgard Tikerpuy, 2819 S.E. 39th Avenue, Portland, OR 97202 |                                |
|   |   | <b>Contractor:</b> Thomas Vigars                                     | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Craftsman  | <b>Contributing:</b> Primary   |
| <p><b>Description:</b> This rectangular two-story building has a moderately-pitched gable roof with projecting eaves, exposed rafters, large ornamental jigsaw brackets, and composition shingles. The full-length porch has a shed roof with exposed rafters, a molded tie beam and molded cross beams; massive truncated battered columns on sided piers, an enclosed balustrade, a wood foundation and concrete stairs with a brick planter balustrade--the latter was altered c. 1970. The windows are primarily one-over-one double-hung wood sashes with cornice trim; the first story front elevation has a bank of transomed wood sash windows with eight lights in the transoms; there is a square bay window with a shed roof on the north elevation. The building has beveled siding with narrow cornerboards, and square-butt cut wood shingles in the gable ends. It has a concrete foundation and basement and a typical mid-block setback with shaped flowering shrubs and evergreen plants along the front building edge and in the front yard.</p> <p><b>Cultural Data:</b> The house was built on speculation by real estate dealer Thomas Vigars, who built over two dozen early Ladd's Addition properties; the following year it was sold to owner-residents William H. Knapp, an assistant superintendent for Inman-Poulson Lumber Company, and his wife, Anna.</p> <p><b>Auxiliary Building:</b> Carport                      1973                      <b>Non-Contributing:</b> Incompatible</p> <p><b>Description:</b> The carport, setback from the alley has steel posts and a shed roof; it is incompatible in massing and details with other buildings on the alley, but is slightly screened from it by a tall hedge.</p> |   |  |                                |
| Contributing Resources:   | 1 | <b>32-09 Knight, John C. and Ida Residence 1926</b>                  |                                |
| Non-Contributing Resources:   | 0 | 2115 S.E. Ladd Avenue  | <b>Legal:</b> B32: L9          |
|   |   | Wendy and Melvin Ellis, 2115 S.E. Ladd Ave., Portland, OR 97214      |                                |
|   |   | <b>Contractor:</b> B.I. Phillips                                     | <b>Designer:</b> Unknown       |
|   |   | <b>Style:</b> Bungalow--English Cottage Influence                    | <b>Contributing:</b> Secondary |
| <p><b>Description:</b> This rectangular one-and-one-half story building has a steeply-pitched side-facing gable roof with composition shingles rolled over the projecting eave edges to simulate thatching; there is a gable-roofed dormer with similar eave treatment on the front elevation. The single-bay projecting entry porch has a gable roof with rolled eaves, an enclosed pediment with a semi-round arched vent (now covered), massive stuccoed battered columns, a concrete foundation extending across the full length of the front elevation, and concrete steps. Windows are primarily three-over-one double-hung wood sashes; the front elevation has a pair of multi-light french doors with fixed multi-light sidelights; the multiple-light entry door has multi-light sidelights. The building is stuccoed; it has a concrete foundation and basement. It has a typical mid-block setback, with some small shaped hedges near one corner of the porch, and a chain link fence enclosing the back yard.</p> <p><b>Cultural Data:</b> The house was built on speculation by B.I. Phillips, and was sold the following year to owner-residents John C. Knight, a restaurant worker, and his wife, Ida. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.</p>   |   |  |                                |

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|--|---|---|--------------------------------|
| Contributing Resources:  | 2 | <b>32-10 Tetherow, William and Lana Residence 1926</b>                |                                |
| Non-Contributing Resources:  | 0 | 2121 S.E. Ladd Avenue   | <b>Legal:</b> B32: L8          |
|  |   | Geraldine and Gilbert Hunt, 2121 S.E. Ladd Avenue, Portland, OR 97214 |                                |
|  |   | <b>Contractor:</b> B.I. Phillips                                      | <b>Designer:</b> Unknown       |
|  |   | <b>Style:</b> Twentieth Century English Cottage                       | <b>Contributing:</b> Secondary |
| <p><b>Description:</b> This one-and-one-half story el-shaped building has a moderately-pitched side-facing gable roof with a projecting front wing; the wing has an intersecting steeply-pitched gable roof with eaves sweeping down to the south, forming a roof over the partially enclosed porch located in the corner of the el. The porch has a semi-round arched opening, a concrete stoop and concrete steps. The windows are primarily one-over-one double-hung wood sashes; the front elevation has a bank of single-light fixed wood sashes--the glazing appears to have been altered--and an aluminum sliding window on the projecting wing; these window changes do not significantly affect the historic character of the building. The building is stuccoed, with shingles in the gable ends. It has a concrete foundation and basement, and a typical mid-block setback with shaped rhododendrons and hedges along the front building edge; the back yard is enclosed with a chain link fence.</p> <p><b>Cultural Data:</b> The house was built on speculation by B.I. Phillips, and sold the following year to owner-resident William A. Tetherow and his wife, Lena. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.</p> <p><b>Auxiliary Building:</b> Garage                      1926                      <b>Contributing:</b> Secondary</p> <p><b>Description:</b> The single-car garage on the alley has a hipped roof with boxed eaves, weatherboard siding, and original wood doors; it contributes in scale, mass and details to the spatial order of the block's alley.</p> |   |   |                                |
| Contributing Resources:  | 1 | <b>32-11 Vigars, Thomas House 1912</b>                                |                                |
| Non-Contributing Resources:  | 0 | 2129 S.E. Ladd Avenue   | <b>Legal:</b> B32: L5          |
|  |   | Sandra Wenzel, 2129 S.E. Ladd Avenue, Portland, OR 97214              |                                |
|  |   | <b>Contractor:</b> Thomas Vigars                                      | <b>Designer:</b> Thomas Vigars |
|  |   | <b>Style:</b> Craftsman   | <b>Contributing:</b> Primary   |
| <p><b>Description:</b> This rectangular two-story building has a moderately-pitched front-facing gable roof with projecting eaves, exposed jigsawn rafters, ornamental jigsawn brackets, and composition shingles; there are shed-roofed dormers with projecting eaves and exposed jigsawn rafters on the side elevations; the front gable end is pedimented with a frieze board and modillion-like blocks. The full-length porch has a shed roof with exposed jigsawn rafters, truncated battered columns on sided piers, an enclosed balustrade, and concrete steps. The windows are primarily one-over-one double-hung wood sashes, in banks and pairs; there is a bank of transomed windows on the front elevation; a cantilevered square bay window with a shed roof and exposed rafters on the north elevation, and a cantilevered polygonal bay with a hipped roof on the south. The building has beveled siding, and square-butt cut wood shingles in the gable ends. It has a concrete foundation and basement, and a typical mid-block setback with low-growing shrubs along the front building edge, and a hedge along the northerly lot line.</p> <p><b>Cultural Data:</b> This building was constructed on speculation by real estate dealer Thomas Vigars, who built over two dozen early Ladd's Addition properties; Vigars apparently rented it until 1919.</p>  |   |   |                                |

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|-----------------------------|---|---|---|
| Contributing Resources:     | 1 | <b>32-12 Smith, William House 1924</b>  |   |
| Non-Contributing Resources: | 1 | 2139 S.E. Ladd Avenue   | <b>Legal:</b> B32: L4                                 |
|                             | 1 | Frederick and Roma Smith, 2139 S.E. Ladd Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Smith and Griffiths  | <b>Designer:</b> Delbert L. Harden                    |
|                             |   | <b>Style:</b> Twentieth Century Norman Farmhouse  | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This rectangular two-story building has a cross-gable roof with minimal eaves; the front-facing wing has a clipped gable and a southerly eave line sweeping down to the top of the first story. The reentrant porch has a flat-arched opening, a concrete stoop and steps with wrought-iron railings. There is a gable-roofed dormer on the south elevation. The windows are primarily eight-light wood sash casements; there is a narrow vent in the attic story of the front-facing wing. The building has wood shingle siding in the second story, dormer, and gable ends; the first story has asbestos shingle siding. It has a concrete foundation and basement, and a typical mid-block setback. There are some shrubs along the front building edge, and a laurel hedge along the southerly lot line.  |   |
|                             |   | <b>Cultural Data:</b> The house was built on speculation by building contractors Smith and Griffiths; it was designed by architect Delbert Harden, who designed a number of Ladd's Addition houses in the 1920s. Partner William Smith apparently used the house as a rental unit for a number of years.  |   |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1950 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The two-car garage on the alley has a gable roof, wood shingle siding, a vertical boards on the gable ends; it is compatible in scale and materials with other buildings on the alley.  |   |
| Contributing Resources:     | 1 | <b>32-13 Guasco, Peter and Firmina Residence 1923</b>   |   |
| Non-Contributing Resources: | 1 | 2145 S.E. Ladd Avenue   | <b>Legal:</b> B32: L1                                 |
|                             | 1 | David and Edith Abts, 2145 S.E. Ladd Avenue, Portland, OR 97214   |   |
|                             |   | <b>Contractor:</b> Nels J. Lundgren   | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Bungalow--English Cottage Influence   | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This one-and-one-half story rectangular building has a side-facing, moderately-pitched gable roof with projecting eaves and composition shingles rolled over the eave ends to simulate thatching; a centered, gable-roofed dormer has similar eave treatment. The centered, single-bay projecting entry porch has a gable roof with projecting rolled eaves, an enclosed gable end, a molded frieze board and modified Tuscan columns on a concrete foundation with concrete steps. The windows are primarily six-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows with four-over-one double-hung sidelights; there is a square bay window with a shed roof on the southerly elevation. The front elevation has brick veneer below the fenestration, added in the late '60s, which is not too apparent from the street. The building is located on a rectangular lot at the southeast end of the block; there are some flowering shrubs and shaped hedges along the front and side building edges. |   |
|                             |   | <b>Cultural Data:</b> This house was built on speculation for the Ladd Estate Company by building contractor Nels J. Lundgren; soon after completion it was sold to Peter Guasco, a window cleaner, who lived in it with his wife, Firmina.   |   |
|                             |   | <b>Auxiliary Building:</b> Shed   | <b>1969 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The small building on the alley has a shed roof with projecting eaves, concrete block and vertically-grooved plywood siding, and pedestrian door and windows; it is compatible in scale with other buildings on the alley.  |   |



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|-----------------------------|---|--|---|
| Contributing Resources:     | 0 | <b>32-14 Sheen, Edward House 1927</b>  |   |
| Non-Contributing Resources: | 2 | 1721 S.E. Lavender Street  | <b>Legal:</b> B32: Ne 40' L2,3                        |
|                             |   | Albert and Phyllis Metzger, 1721 S.E. Lavender Street, Portland, OR 97214  |   |
|                             |   | <b>Contractor:</b> Edward Sheen  | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Twentieth Century English Cottage  | <b>Non-Contributing:</b> Compatible/Historic          |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a steeply-pitched, side-facing gable roof with minimal boxed eaves and composition shingles. The centered entry vestibule projects slightly from the building plane, with a steeply-pitched gable roof and recessed entry door. A flat-roofed porch with rectangular columns; a concrete foundation and steps and wrought-iron railings appear to be a later addition. The windows are primarily one-over-one double-hung wood sashes; there are two large triple sash wood windows on the front elevation with altered glazing; some windows on the side elevations are aluminum sliders. The building has been covered with aluminum siding; window and siding changes affect the historic character of the building. It has a concrete foundation and basement. It is located at the south end of the block with a shallow setback from the street; there are some shrubs around the front and side building edges, and a sequence of concrete steps and paths leading from the street elevation to the porch. |   |
|                             |   | <b>Cultural Data:</b> The house was built by Edward Sheen; in 1930 the owner-residents were Ada Wood, a seamstress, and her husband, John.   |   |
|                             |   | <b>Auxiliary Building:</b> Garage  | <b>1971 Non-Contributing:</b> Compatible/Non-Historic |
|                             |   | <b>Description:</b> The two-car garage on the alley has a gable roof and plywood siding; it is compatible in scale with other buildings on the alley.  |   |
| Contributing Resources:     | 1 | <b>32-15 Sheen, Roy and Carrie Residence 1923</b>  |   |
| Non-Contributing Resources: | 0 | 2228 S.E. Tamarack Avenue  | <b>Legal:</b> B32: Sw 88' L2                          |
|                             |   | Jane Rutter c/o William and Aleta Parker, 333 S.W. 5th Ave., #405, Portland, OR 97204  |   |
|                             |   | <b>Contractor:</b> Roy Sheen   | <b>Designer:</b> Unknown                              |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence   | <b>Contributing:</b> Secondary                        |
|                             |   | <b>Description:</b> This rectangular one-and-one-half story building has a side-facing, moderately-pitched gable roof with projecting eaves, enclosed rafters, wide bargeboards and bracketed gable ends. The centered, single-bay entry porch has a front-facing gable roof with projecting eaves, an enclosed gable end with a semi-round arched cutout and brackets; wrought-iron posts, a concrete foundation and concrete stairs. The windows are primarily one-over-one double-hung wood sashes with rectilinear lights in the upper sashes; the front elevation has two large fixed wood sash windows with rectilinear lights in the upper third; the building has a polygonal bay window with a hipped roof on the south elevation, and a square bay window on the north. It has weatherboard siding, a concrete foundation and basement. The building is located on a rectangular lot at the southwest end of the block; a driveway runs along the easterly lot line to the attached garage, which has a crenelated parapet, on the northeast corner of the house.                |   |
|                             |   | <b>Cultural Data:</b> The house was built by owner-occupant Roy Sheen, a manager for Norman Cowan Company, and his wife, Carrie.   |   |

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| Contributing Resources:     | 1 | <b>32-16 Sheen, Edward and Elizabeth House 1926</b>  |
| Non-Contributing Resources: | 1 | 2222 S.E. Tamarack Avenue      Legal: B32: Sw 88' L3   |
|                             |   | Don Stephens c/o Jennifer Clute, 2044 S.E. 185th Avenue, Portland, OR 97233  |
|                             |   | Contractor: B.I. Phillips      Designer: Unknown   |
|                             |   | Style: Bungalow      Contributing: Secondary   |
|                             |   | Description: This rectangular one-and-one-half story bungalow has a moderately-pitched gable roof with projecting boxed eaves, a boxed return cornice and composition shingles. The single-bay projecting entry porch has projecting boxed eaves, a boxed return cornice, an enclosed gable end with a louvered vent, wrought-iron posts and concrete steps with pipe railings. The windows are primarily six-over-one double-hung wood sashes with wide trim; the front elevation has a large fixed wood sash window with double-hung sidelights; there is a square bay window with a gabled roof with a boxed return cornice on the south elevation. The building has weatherboard siding, a concrete foundation and basement, and a typical mid-block setback. There are mature flowering shrubs along the front and side building edges.   |
|                             |   | Cultural Data: The building was constructed by B.I. Phillips for Edward Sheen, a sign painter, who apparently used it as a rental unit. Phillips is listed on city forms as contractor for over a dozen houses in Ladd's Addition.   |
|                             |   | Auxiliary Building: Garage      1926      Non-Contributing: Compatible/Historic  |
|                             |   | Description: The single-car detached garage, not on the alley, has a flat roof and weatherboard siding; it is compatible in scale with other garages in the district.  |
| Contributing Resources:     | 2 | <b>32-17 Garrison, George and May Residence 1923</b>   |
| Non-Contributing Resources: | 0 | 2212 S.E. Tamarack Avenue      Legal: B32: L6  |
|                             |   | Irene Giger, 2212 S.E. Tamarack Avenue, Portland, OR 97214   |
|                             |   | Contractor: C.B. Haftorson      Designer: Unknown  |
|                             |   | Style: Bungalow--Colonial Influence      Contributing: Secondary   |
|                             |   | Description: This one-and-one-half story bungalow has a moderately-pitched, side-facing gable roof with projecting boxed eaves, a boxed return cornice and composition shingles; there is a parallel gable-roofed dormer with boxed return eaves centered on the front elevation. The centered, single-bay entry porch has front-facing gable roof with projecting eaves, a boxed return cornice, an enclosed gable end, paneled battered columns, a concrete foundation and stairs, and wrought-iron railings. The windows are primarily double-hung wood sashes with multiple lights in the upper sashes; the front elevation has large fixed wood sash windows with arched multiple lights in the upper fourth; there is a square bay window on the south elevation. The building has weatherboard siding, with a frieze board running beneath the eaves along the front elevation, and a concrete foundation and basement. It has a typical mid-block setback, with some shrubs around the building edges. |
|                             |   | Cultural Data: The house was built on speculation by building contractor C.B. Haftorson, who sold it soon after completion to George Garrison, a physician, who lived in it with his wife, May.  |
|                             |   | Auxiliary Building: Garage      1923      Contributing: Secondary  |
|                             |   | Description: The single-car garage on the alley has a gable roof with boxed eaves and a boxed return cornice, weatherboard siding, and multi-light windows; it contributes in scale, mass and details to the spatial order of the block's alley.   |

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| Contributing Resources:     | 2 | <b>32-18 Moore, Benjamin House 1923</b>   |  |
| Non-Contributing Resources: | 0 | 2204 S.E. Tamarack Avenue   | <b>Legal:</b> B32: L7                        |
|                             |   | Daniel Killam, 2204 S.E. Tamarack Avenue, Portland, OR 97214  |  |
|                             |   | <b>Contractor:</b> Albert W. Lindell  | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Bungalow--Colonial Influence  | <b>Contributing:</b> Secondary               |
|                             |   | Description: This rectangular one-and-one-half story building has a moderately-pitched, side-facing gable roof with boxed eaves, a boxed return cornice, and composition shingles. The centered, single-bay entry porch has a front-facing gable roof with boxed eaves, a boxed return cornice, an enclosed gable end, modified Tuscan columns, a concrete foundation and steps. The windows are primarily one-over-one double-hung wood sash windows; the front elevation has two large fixed wood sash windows with altered glazing; there is a square bay window on the north elevation. The building has weatherboard siding, a concrete foundation and basement, and a typical mid-block setback; there are rhododendrons and annuals in semi-circular planting beds around the porch.   |  |
|                             |   | Cultural Data: The house was built by building contractor Albert Lindell on speculation. It was sold the following year to Benjamin H. Moore, a real estate broker, who used it as a rental unit.   |  |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>c.1923 Contributing:</b> Secondary        |
|                             |   | Description: The single-car garage on the alley has a hipped roof with boxed eaves and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.  |  |
| Contributing Resources:     | 1 | <b>32-19 Caplan, I. Henry and Rena Residence 1923</b>   |  |
| Non-Contributing Resources: | 1 | 2136 S.E. Tamarack Avenue   | <b>Legal:</b> B32: L10                       |
|                             |   | Yuet and Gerald Ng, 2136 S.E. Tamarack Avenue, Portland, OR 97214   |  |
|                             |   | <b>Contractor:</b> C.B. Haftorson   | <b>Designer:</b> Unknown                     |
|                             |   | <b>Style:</b> Bungalow  | <b>Non-Contributing:</b> Compatible/Historic |
|                             |   | Description: This rectangular one-and-one-half story building has a moderately-pitched, side-facing gable roof with projecting eaves and composition shingles. The single-bay entry porch has a front-facing gable roof with projecting eaves, an enclosed gable end with brackets, sided battered columns, a concrete foundation and steps. Windows are primarily three-over-one double-hung wood sashes; the front elevation has a large fixed wood sash window with multiple lights in the upper fourth; there is a square bay window with a shed roof on the south elevation. The building has been sided with horizontal aluminum boards, which has altered the appearance of the porch posts and the window trim width. It has a concrete foundation and basement and a typical mid-block setback with some shaped shrubs and low-growing annuals along the front and side building edges; the back yard is enclosed with a chain link fence. |  |
|                             |   | Cultural Data: The house was built on speculation by C.B. Haftorson. It was sold soon after completion to I. Henry Caplan, who worked for B and Co Money Back Store, and his wife, Rena.  |  |
|                             |   | <b>Auxiliary Building:</b> Garage   | <b>1923 Contributing:</b> Secondary          |
|                             |   | Description: The single-car garage on the alley has weatherboard siding and a gable roof; it contributes in scale, massing and details to the spatial order of the block's alley.   |  |

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- Contributing Resources: 0 32-20 Cade, Henry H. House 1923  
2126 S.E. Tamarack Avenue Legal: B32: L11
- Non-Contributing Resources: 2 Carl and Evelyn Gordner, 2126 S.E. Tamarack Avenue, Portland, OR 97214  
Contractor: Frank I. Bevier Designer: Unknown  
Style: Bungalow Non-Contributing: Compatible/Historic
- Description: This square one-story building has a moderately-pitched, side-facing gable roof with minimal eaves and composition shingles. The former entry porch, now enclosed, has a front-facing gable roof and a reentrant porch with a metal awning, a concrete stoop and stairs and wrought-iron railing. The windows are a combination of one-over-one double-hung wood sashes and fixed wood sashes with horizontally emphasized lights, the latter are later alterations. The building has masonite shingle siding, a concrete foundation and basement. Porch, window and siding changes alter the building's historic character. It has a typical mid-block setback with shaped plants along the front building edge.
- Cultural Data: The house was built by Milwaukie carpenter Frank Bevier for Henry Cade, a brakeman, who did not live in Ladd's Addition. It apparently served as a rental unit.
- Auxiliary Building: Garage 1936 Non-Contributing: Compatible/Historic
- Description: The single-car garage on the alley has a flat roof with a parapet and altered masonite shingle siding.
- Contributing Resources: 1 32-21 Fyhrie, Elbert and Sylvia Residence 1923  
2118 S.E. Tamarack Avenue Legal: B32: L14
- Non-Contributing Resources: 1 Robert and Lynne Derbyshire, 2118 S.E. Tamarack Avenue, Portland, OR 97214  
Contractor: Marius Larsen Designer: Unknown  
Style: Craftsman Bungalow Contributing: Secondary
- Description: This square one-story-and-one-half story building has a moderately-pitched, side-facing gable roof with projecting eaves, exposed rafters and composition shingles. The single-bay projecting entry porch has a front-facing gable roof with projecting eaves; exposed rafters; an enclosed pediment with brackets and a molded, denticulated frieze board and arched tie beam; truncated paneled boxed columns on brick piers, and a concrete foundation and concrete stairs. The building has weatherboard siding; there are four-light casement windows (not original, but compatible) on the front elevation, and some aluminum sliding windows on the sides which do not significantly affect the building's historic character. The building has a concrete foundation and basement, and a typical mid-block setback, with some evergreen trees in the front yard.
- Cultural Data: This house and the one at 2104 Tamarack were built by contractor Marius Larsen, who lived in the latter house. This one was built for Elbert Fyhrie, a buyer for Intern Sales and Product Company, and his wife, Sylvia.
- Auxiliary Building: Garage 1970 Non-Contributing: Incompatible
- Description: The large garage on the alley has a gable roof and wood and horizontal aluminum board siding; it is incompatible in scale and massing with other buildings on the alley.

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Contributing Resources: 2 32-22 Hobbs, Lawrence W. and Alice Residence 1923  
2110 S.E. Tamarack Avenue Legal: B32: L15  
Non-Contributing Resources: 0 Carl Davis and Susan Banyas, 2110 S.E. Tamarack Avenue, Portland, OR 97214  
Contractor: Fred T. Houk Designer: Unknown  
Style: Bungalow--Colonial Influence Contributing: Secondary

Description: This rectangular one-and-one-half story building has a moderately-pitched jerkinhead gable roof with projecting boxed eaves, a boxed return cornice, and composition shingles. There are two hip-roofed dormers with projecting boxed eaves on the front elevation. The centered, single-bay entry porch has a jerkinhead gable roof with a large boxed return cornice supported by a molded frieze board on paired modified Tuscan columns, and a concrete foundation and concrete steps. The windows are primarily double-hung wood sashes with multiple lights in the upper sashes; the front elevation has two large fixed wood sash windows; there are square bay windows with hipped roofs on the side elevations. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback with densely planted flowering shrubs around the building edges and a low hedge flanking the entry path.

Cultural Data: This house was built on speculation by Fred Houk, chairman of the Portland City Bureau of Construction, and sold in 1925 to Lawrence Hobbs, a clerk for the Oregon and Washington Railway and Navigation Company, who lived in it with his wife, Alice.

Auxiliary Building: Garage 1923 Contributing: Secondary

Description: The single-car garage on the alley has a jerkinhead gable roof with projecting eaves and weatherboard siding; it contributes in scale, massing and details to the spatial order of the block's alley.

Contributing Resources: 2 32-23 Larsen, Marius Residence 1922  
2104 S.E. Tamarack Avenue Legal: B32: L 18; Se 3' L19  
Non-Contributing Resources: 0 John and Marguerite Irwin, 2104 S.E. Tamarack Avenue, Portland, OR 97214  
Contractor: Marius Larsen Designer: Unknown  
Style: Craftsman Bungalow Contributing: Secondary

Description: This rectangular one-and-one-half story building has a moderately-pitched, side-facing gable roof with projecting eaves, exposed rafters and bracketed gable ends. There is a gable-roofed dormer with projecting eaves and bracketed gable ends on the front elevation. The centered, single-bay entry porch has a front-facing gable roof with projecting eaves, exposed rafters, an enclosed pediment with a denticulated frieze board and arched tie beam, truncated boxed wood columns on brick piers, a concrete foundation and concrete steps. Windows are primarily three-over-one double-hung wood sashes; the front elevation has two large fixed wood sash windows--the glazing has been altered; there are square bay windows with gable roofs on the side elevations. The building has weatherboard siding, a concrete foundation and basement. It has a typical mid-block setback with densely planted flowering shrubs along the front building edge.

Cultural Data: This house and a similar bungalow on this block at 2118 Tamarack were built by contractor Marius Larsen. Larsen lived in this house with his wife, Myrtle.

Auxiliary Building: Garage 1923 Contributing: Secondary

Description: The single-car garage on the alley has a gable roof, weatherboard siding and original windows; it contributes in scale, massing and details to the spatial order of the block's alley.

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Contributing Resources:	0	32-24 <b>Larsen, Myrtle Residence 1958</b> 2050 S.E. 16th Avenue	<b>Legal:</b> B32 L19, exc. Se 3'
Non-Contributing Resources:	1	Madeline DiFabio, 2050 S.E. 16th Avenue, Portland, OR 97214 <b>Contractor:</b> G.S. Wolverson <b>Style:</b> Minimal Tract	<b>Designer:</b> Unknown <b>Non-Contributing:</b> Compatible/Non-Historic

**Description:** This one-story building has an irregularly shaped plan with a series of intersecting low-pitched hipped roofs with boxed eaves. The entry, located in the corner of a projecting wing on the front elevation, is sheltered by a cantilevered hipped roof corner; it has a concrete stoop and step. Windows are primarily fixed, sliding and casement metal sashes. The building has asbestos shingle siding and a concrete foundation. It is located near the center of a triangular lot at the northwest corner of the block, creating two triangular-shaped yards; there are mature plants along the front building edge and large rhododendrons in the yards. There is an attached garage on the east side of the building.

**Cultural Data:** This house was built by building contractor G.S. Wolverson for Myrtle Larson, who had lived next door with her husband, Marius, for many years.

## 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)

Community Planning and Development  
Architecture  
Landscape Architecture  
Commerce  
Social History

Period of Significance

1891--1918  
1919--1939

Significant Dates

1891  
1905  
1908

Cultural Affiliation

N/A

Significant Person

Ladd, William Sargent

Architect/Builder

Ladd Estate Company  
Mische, E.T.

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

Ladd's Addition is a streetcar era district with a street and park plan that is unique among urban neighborhoods of comparable age elsewhere in the western states, and perhaps nationally. It is an important contribution to the development of community planning in the United States through its introduction of an alternative formal design model for residential districts, concurrent with the popularity of curvilinear romantic suburbs and preceding the recognized start of the City Beautiful movement in urban planning. Its instantly identifiable and spatially focused plan has been protected and preserved without significant change as part of a viable residential neighborhood since its platting in 1891.

Ladd's Addition epitomizes the growth of early twentieth century streetcar era neighborhoods in Portland and in other western cities of comparable age. Its evolution is typical of the cycles of residential construction in the city and throughout the nation. The median year of construction for the 643 residential commercial, and public buildings now standing is 1924, near the peak of national urban development during the first automobile era. Its evolving residential architecture, streetscape, and public spaces embody and express middle class tastes in urban neighborhood living. The neighborhood allows us to trace changing family types and lifestyles in the shift from large houses to smaller. The evolution of stylistic choices is also typical for the west coast, moving from late nineteenth century remnants, such as Colonial Revival and Arts and Crafts, to bungalows and period revivals popular during the 1920s and 1930s.

Ladd's Addition also represents broad patterns in the social and political evolution of Portland's residential communities. It has played key roles in the adoption of land use zoning, the adaptation of settled districts to the automobile, the accommodation of upwardly mobile immigrants, the defense of residential areas against commercial intrusion, and, most recently, the conservation of older neighborhoods. Throughout adaptability to new technologies such as automobiles have directly supported the cohesion of the neighborhood as a social as well as a physical environment.

Ladd's Addition has been directly influenced by several individuals important in the development of Portland and the Pacific Northwest. The design was devised by William S. Ladd, a Portland merchant, banker, and land developer who was one of the half-dozen most influential figures in the growth of Portland and the Columbia Basin during the second half of the nineteenth century. The neighborhood's public spaces were designed and developed by E. T. Mische, an associate of the firm of Olmsted and Sons, who brought the profession of landscape architecture to Portland as the city's Ladd's Addition to 1893.

### Ladd's Addition to 1893

Ladd's Addition is located on land originally claimed by James B. Stephens, the first Portland settler to make a systematic effort to promote urban development along the east side of the Willamette River.

☒ 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:

Ladd's Addition Conserv. Dist. Adv. Council  
c/o Portland Bureau of Planning

## 10. Geographical Data

Acreage of property 126 acres

Portland, Oregon-Washington 1:24000

UTM References

A 110 52178210 510397210  
Zone Easting Northing

B 110 52178210 510389010  
Zone Easting Northing

C 110 521711510 510389010

D 110 521711510 510397210

☐ See continuation sheet

**Verbal Boundary Description** This nominated property consists of 126 acres in the plat of Ladd's Addition to the City of Portland, Oregon, which includes Blocks 1 through thirty-two, and five parks dedicated to the City of Portland, known as "Central Park," "North Park," "East Park," "South Park," and "West Park."

☐ See continuation sheet

**Boundary Justification**

The boundary includes the entire Ladd's Addition plat, which has historically been associated with the property.

☐ See continuation sheet

## 11. Form Prepared By

name/title Patricia Frigero, in association with Carl Abbott, Judith Rees, Catherine Galbraith  
organization Patricia Frigero, Consultants date March 24, 1988  
street & number 30251 Meadowbrook Lane telephone (503) 829-4470  
city or town Molalla state OR zip code 97038



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Stephens and his wife Elizabeth acquired 642 acres in what is now southeast Portland under the terms of the Donation Land Claim Act of 1850, which awarded sections of 640 acres to qualifying early settlers. On January 24, 1866, the Stephensens were granted portions of sections 2 and 3, in Township 1 South of Range 1 East. The claim essentially included the land between the present S.E. Stark Street (the base line for the public land survey) and the present S.E. Division Street, from the Willamette River eastward for approximately a mile to the present Southeast 20th Avenue.

In addition to his Donation Land Claim, which included the future Ladd's Addition neighborhood, Stephens acquired other properties that brought his east side holdings close to 2000 acres. During the 1860s and 1870s, he promoted the development of his holdings adjacent to the Willamette River. The city of East Portland, incorporated in 1870, included Stephens' claim and additional territories across the Willamette from the city of Portland. Grand Avenue, running north-south about .25 miles from the river, developed as the chief axis and commercial street of East Portland. The Ladd's Addition site, located .3 miles inland from Grand Avenue and an equal distance south of the East Portland business center, remained unimproved.

During the 1850s and 1860s Stephens had taken several small loans secured by mortgages against part or all of his DLC. In 1872, however, he borrowed the much more substantial sum of \$40,000 from R. Thompson, securing the loan by a mortgage against 126 acres of his claim. A native of Pennsylvania, Thompson was appointed Indian Agent at The Dalles in the 1850s. While there, he built a steamboat for the upper Columbia River trade, a business which earned him incorporation into the Oregon Steam Navigation Company on very favorable terms in 1860. During the remainder of that decade and into the 1870s, he played a leading role as a Portland investor and capitalist. He lived in Portland at least through 1876 before moving to San Francisco for his final years. Thompson transferred Stephens' note to William S. Ladd in 1876, either as part of a larger business deal or as part of the process of liquidating his Oregon holdings before his move to California.

James Stephens suffered serious reverses in the financial panic of 1873 and the ensuing depression. In April 1877, Ladd moved to foreclose the mortgage because Stephens had failed to pay the interest of one percent per month since July of 1875. The courts issued a decree of foreclosure in December 1877, with the proceeds of sale of the land to go to William S. Ladd as noteholder. When the land was sold at a sheriff's auction on March 28, 1878, Ladd's \$54,407.45 bid was the highest. The county immediately paid Ladd \$53,000 in gold coin--\$40,000 representing the face value of the debt and \$13,000 representing slightly more than 3 years of back interest. The remaining funds paid the county's expenses. The transaction essentially gave Ladd ownership of the property at no net cost.

William S. Ladd, the new owner of the undeveloped property that would become Ladd's Addition, was one of the most important figures in the history of nineteenth century Portland. He was a classic example of what business historian Arthur Cole has called the "community-focused entrepreneur." His career was inextricably intertwined with the growth of Portland from 1851 to 1893.

Ladd was born in Holland, Vermont, in 1826, attended public schools, and began to teach in a local academy at age 19. Attracted to the west coast by the California gold rush, Ladd came to Portland in 1851 to set up a business as importer and dealer in liquor and spirits. In 1853, he built the city's first brick building to house a business that had expanded into a broader line of groceries and dry goods as well as liquor. In 1854 he also found time to serve as the city's fifth mayor. By the end of the decade, Ladd's mercantile business had provided the capital to open a private bank in partnership with Charles E. Tilton, a fellow Vermonter who had become a merchant in San Francisco. The Ladd and Tilton Bank grew into the city's second largest by the early twentieth century.

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Ladd's mercantile operations and bank provided the capital for investment in a wide range of developmental businesses. In 1862, for example, Ladd helped to establish the Oregon Telegraph Company, which connected Portland to San Francisco two years later. He invested in the Oregon Central Railway Company, which worked to extend rail connections south from Portland and eventually was absorbed into the Southern Pacific Railroad system. Perhaps most important was Ladd's involvement in the Oregon Steam Navigation Company--the state's first "millionaire making machine" in the words of one employee. The OSNC, organized in 1860, provided the only effective transportation up the Columbia River corridor into the growing "Inland Empire" of eastern Oregon, eastern Washington, and Idaho. It also controlled transportation around two natural bottlenecks: a six-mile railroad which carried traffic around the rapids at what is now the town of Cascade Locks, and a fourteen-mile toll road which by-passed Celilo Falls at The Dalles. Ladd and the other OSNC investors plowed their profits back into the business, extending service as far as the Snake River, Lake Pend Oreille in Idaho, and the headwaters of the Missouri. Through the OSNC, settlers and prospectors in the great interior of the Northwest indirectly paid for the growth of Portland by generating the fortunes of W. S. Ladd, Simeon Reed, John C. Ainsworth and other business leaders in the new city. Ladd invested the profits in such successful enterprises as the Portland Flouring Mills and the Oregon Iron and Steel Company.

Ladd also used his personal wealth and position as a private banker to acquire extensive real estate holdings. The foreclosure that brought Ladd the 126 acres out of the Stephens properties was far from unusual. By the end of the 1880s, Ladd controlled an additional 1700 acres on the east side of Portland--the future sites of the Brooklyn, Laurelhurst, Eastmoreland, and Westmoreland neighborhoods. His holdings on the west side were even more extensive, including the future neighborhoods of Burlingame, Highlands and Dunthorpe, the suburban town of Lake Oswego, Tryon Creek State Park, and sections of the present Northwest Industrial District. His estate in 1893 was valued at \$10 million, including \$4 million for approximately 4,000 acres of undeveloped land.

It was a small fraction of these extensive real estate holdings that Ladd decided to develop as Ladd's Addition in 1891. At the time that he platted the neighborhood, the east side of Portland was in the midst of its first major development boom. The first bridge across the Willamette River was opened in 1887 at Morrison Street. A railroad bridge (Steel Bridge) followed in 1888; it opened to wagons and pedestrians a year later. Private investors built the rickety wooden Madison Street Bridge in 1891 and sold it to the city a year later. In 1894 the city erected the Burnside Bridge.

New bridges were accompanied by a rapid expansion of public transportation. The first east side streetcar line crossed the Morrison Bridge in 1887. More important for William Ladd's real estate plans was the institution of steam-powered street railway service along Hawthorne Street--the northern edge of the Ladd's Addition property--from Grand to 55th. With the opening of the Madison Street (later Hawthorne) Bridge on January 11, 1891, this line could connect directly to the center of the city rather than jogging north to use the Morrison Bridge. Several east side lines were consolidated in 1892 into the East Side Railway Company, which built a line running south on 11th, just west of the Ladd's Addition area. The Hawthorne line was electrified in 1893.

The response to the opening of the east side was a substantial real estate boom. Between 1887 and 1893, promoters laid out an entire ring of new neighborhoods on the east side, including Irvington, Sunnyside, Central Albina, Woodlawn, Woodstock, Kenilworth, Tabor Heights, Richmond, Arbor Lodge, Piedmont, and University Park. Until the onset of the boom, most of the development in what is now southeast Portland was confined to Stephens Addition--the area between the river and SE 12th that James Stephens had laid out decades earlier. With the new activity in real estate, residents of the separate cities of Portland, East Portland, and Albina (covering much of what is now north and northeast Portland) voted in

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voted in 1891 to consolidate into a single city of Portland, bringing the Ladd's Addition acreage into the expanded city.

The political consolidation, the establishment of streetcar service along the edge of the district, the opening of a direct bridge connection to central Portland, and the ambient boom in real estate were all preconditions to Ladd's decision to plat and market Ladd's Addition. It was, as any careful developer could see, the most convenient to downtown Portland of Ladd's many land holdings and the closest to already developing areas.

William S. Ladd and his wife Caroline Ladd filed the plat of Ladd's Addition to the City of Portland on October 26, 1891, dividing the land into thirty-two blocks containing a total of 716 lots. Their shapes were determined by a unique street layout that includes two through streets that bisect the neighborhood on lines orthogonal to the general city street grid, two through diagonal streets, and sixteen shorter streets. There is a clear hierarchy of circulation with the two major diagonals fixed at 80 feet wide, the other streets fixed at 60 feet, and the blocks split by service alleys. By moving deliveries to the back of the houses, the alleys were intended to assist the development of Ladd's Addition as an upper status area.

The plat defined five park spaces that interrupt the street pattern. A central circle with a 100 foot radius intercepts the four through streets. Four smaller symmetrically placed diamond-shaped parks interrupt the bisecting north/south and east/west streets. The plat filed by the Ladds dedicated the park spaces to the City of Portland in the following terms:

We also dedicate to the use of the public as and for public parks and for that purpose alone all of such parts of said tract as are designated on said Map "Central Park" "North Park" "South Park" "East Park" and "West Park" respectively this dedication of the said tracts . . . is upon the express condition that the said tracts shall not be cut, crossed, or bisected by any way or rights of way for any street railway or any other railway of any kind or description whatsoever.<sup>1</sup>

As a real estate venture, Ladd's Addition was typical of contemporaneous efforts to promote attractive middle class residential neighborhoods. In 1892, the *Oregonian Souvenir* carried a description that is likely to have been penned by Ladd himself or one of his agents:

In no addition ever put on the Portland market has such attention been paid to beautifying the property as Mr. Ladd is able to guarantee in the new Ladd's Addition. He has not only made every preparation to pave all the streets of the addition with asphaltum, at his own expense, but he has provided for supplying the residents of this tract with gas and electric lights, he has arranged for a splendid system of sewerage and drainage . . . he will lay sidewalks fronting on every block and he will have a perfect water system that will insure residents of an ample supply of the purest water for domestic purposes. Mr. Ladd's well-known aversion to the liquor traffic has led him to make provisions for excluding saloons from this tract for all time. He will allow no liquor to be sold on the property, a reservation which insures residents here of the freedom from a great annoyance which has baffled the efforts of many of the residents of Portland to remedy, more especially where the saloon was located within the immediate vicinity of their homes.<sup>2</sup>

<sup>1</sup>Multnomah County Book of Deeds, Book 163 (October 1891), p.79.

<sup>2</sup>*Oregonian Souvenir* (Portland: Lewis and Dreyden, 1892), pp. 81-82.

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If Ladd's Addition was typical as a real estate development, it is unique within the history of American city planning and urban design. The street plan was Ladd's own idea. His surveyor, Arthur Hedley, in fact argued in favor of a standard grid, but Ladd insisted on the strongly centered design. There is an informal tradition in Portland that Ladd conceived the plan after a visit to Washington, DC. However, the plan in fact shows no particular resemblance to Washington. In the national capital, a set of long-distance diagonals are laid across a standard grid, providing for through circulation and creating somewhat randomly located multi-street intersections which have been treated in a variety of ways that include both central circular parks and triangular parks. The Ladd's Addition plan, in contrast, *substitutes* a complex geometrically balanced set of diagonal streets for any traditional grid. Nor does the plan appear to draw significantly on the occasional American experiments with circular cities. The plan places only partial emphasis on the central circle, and twelve streets are intercepted by the secondary parks before they reach the circle. In addition, the circular plans described by planning historian John Reps in *The Making of Urban America* tend to place special emphasis on the radiating diagonals. Ladd's Addition places equal emphasis on the radiating orthogonal streets as the locations for the secondary parks.

Ladd was certainly aware of other examples of real estate development and planning. His daughter Caroline married Frederic B. Pratt of Brooklyn, who was the son of oil magnate Charles Pratt. The elder Pratt, whose Brooklyn oil refinery was absorbed by John D. Rockefeller in 1874, was very much interested in issues of architecture and planning. He built the Astral Flats as model worker housing adjacent to his refinery and houses for each of his children when they married. He also founded Pratt Institute as a scientific and technical school in 1887. Through contacts with the Pratt family, Ladd would have had an opportunity to be made aware of current trends in architecture and neighborhood development. However, there is nothing in the major projects in which the Pratts had been involved that would have provided direct precedent for Ladd's Addition.

In its strong formal symmetry, the plan bears some resemblance to products of the City Beautiful planning movement around the turn of the 20th century. However, its 1891 date anticipates the traditionally-accepted beginning of the City Beautiful movement in the Chicago Exposition of 1893 and its vigorous development after 1900. The plan is also substantially different from the romantic curvilinear neighborhoods and suburban communities that had been developed since the 1860s by such landscape planners as Frederick Law Olmsted. Without the availability of direct evidence in Ladd's surviving papers, we are left with the circumstantial conclusion that the Ladd's Addition plan was William S. Ladd's own, essentially unprecedented idea.

It was also an idea that Ladd himself was never able to develop. Ladd died on January 6, 1893, at the age of 67. His real estate and other residual holdings were divided among his wife (1/5 share), his sons William M Ladd, Charles E Ladd, and John Wesley Ladd (1/5 shares), and his daughters Helen Ladd Corbett and Caroline Ladd Pratt (1/10 shares). An appraisal of the estate, filed July 27, 1893, found the estate worth \$7.5 million with \$4,127,000 for real property including \$1 million for Ladd's Addition.

Before the heirs of William S. Ladd could begin to market Ladd's Addition, the onset of the 1893 economic depression brought an abrupt halt to the Portland boom. Land sales plummeted and the annual volume of business as measured by Portland bank clearings fell by half from 1892 to 1894. The only major improvement for Ladd's Addition was to tap into the new trunk water line that ran into the city from the Mount Tabor reservoir under Division Street and went into operation in January 1895. Significantly, William S. Ladd had been a member of the Portland water committee that had selected the Bull Run River on Mount Hood as the source for the city's water supply in 1886 and had overseen the construction of the city's new water system. Otherwise, the neighborhood essentially went on hold for a dozen years after Ladd's death, with much of the land made available for truck farming and grazing for dairy cattle.

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## 1893-1918: Period of Primary Significance

The first substantial development of Ladd's Addition as a residential neighborhood reflected both the dynamics of the Portland real estate market in the early twentieth century and the more specific promotional efforts of the Ladd Estate Company. Development decisions that shaped the community as it exists today were made by the City of Portland, the Ladd interests, and private builders and residents. The City, for example, began systematically to develop the park spaces in 1909 and 1910, helping to solidify one of the essential features of the design. The Ladd Estate Company worked to promote development within middle class standards. Individual property owners and speculative builders responded to the Portland real estate market with housing that expressed the variety of taste prevalent in the city in the early twentieth century. Residential development confirmed the importance of the streetscape and the role of alleys in helping to maintain a neighborhood ambiance.

After the economic doldrums of the middle and later 1890s, the Portland economy began to revive in the early years of the twentieth century. The key event was the Lewis and Clark Centennial Exposition and Oriental Fair of 1905, which brought 400,000 visitors from outside the Northwest and helped to trigger an eight-year boom that remade the city and its region. The years after the Fair were followed by substantial development of the Northwest interior through major construction by the Great Northern and Union Pacific railroads. New trunk and branch lines helped to open eastern Oregon and Washington to sheep and cattle ranchers, wheat farmers, and orchardists. Most of the new products reached national and international markets through Portland, creating jobs for factory workers, insurance agents, railroad hands, draymen, longshoremen, bankers, wholesalers, and a host of others.

A growing economic base meant rapid growth of Portland's population (from 90,000 in 1900 to approximately 225,000 in 1915) and a consequent demand for housing. Streetcar service expanded on the east side, reaching a high point in 1910s under the consolidated Portland Railway Light and Power Company. Lines served the Ladd's Addition district along Hawthorne, along 11th and 12th, along 20th from Hawthorne to Harrison, and along Clinton (parallel to Division but two blocks south of the neighborhood itself). A notable addition to the district's transit system was the Portland and Oregon City Railway, built in 1914 by Stephen Carver, who bought a house in Ladd's Addition in the same year. This line ran from southeast Portland into Clackamas County, cutting the corner of the neighborhood's southwestern block. Smaller gasoline-powered engines hauled commuters within Portland, excursionists on weekends, and loads of timber from the Clackamas County hills. The line ceased operation around 1924 and lost its Portland franchise in 1925, at the same time that a new public school was built on the Ladd's Addition block that it had crossed.

Prosperity in combination with new or improved streetcar lines provided the impetus for a residential real estate boom that surpassed even the mania of the late 1880s and early 1890s. The list of new developments between 1904 and 1910 included such east side neighborhoods as Overlook, Montavilla, Rose City Park, Gregory Heights, Kenton, Beaumont, Alameda, Eastmoreland, Westmoreland, and Laurelhurst. New residential construction east of the Willamette tipped the balance of population within Portland to the east side as early as 1906.

Ladd's Addition, which had gone undeveloped since its platting in 1891, was obviously well positioned to benefit from the real estate boom. Its first residential construction came in 1905, the year of the Lewis and Clark Fair. Three new houses were built on the same facing block along Poplar Avenue in the northeast corner of the neighborhood, within a two-minute walk of the streetcar. Two additional new houses were built about two hundred yards to the west on Holly Street. The next two years added another twelve houses, all on five blocks at the northern edge of the district. When the several Ladd heirs transferred their individual interests in Ladd's Addition to the new Ladd Estate Company in August 1908, the quitclaim

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deed indicated that a total of 23 lots had been sold, all along Holly Street, Poplar Street, and Elliott Avenue on six northern blocks. There appears to have been little secondary speculation in Ladd's Addition property in these early years.

The year 1908 brought an important change in the marketing of the neighborhood. The Ladd and Tilton Bank, now under the management of one of Ladd's sons, William M. Ladd, required an infusion of capital from Frederic B. Pratt. As one condition for buying into the bank, Pratt required that the Ladd family real estate investments be spun off to a separate corporation and more aggressively liquidated. The result was the joint decision by the heirs of William S. Ladd to transfer their interests in their inherited real estate to a new Ladd Estate Company, one of whose purposes as defined in its articles of incorporation was "to purchase or otherwise acquire all or any property, real personal or mixed, now or at any time forming a part of the estate of W. S. Ladd, deceased, late of the city of Portland, Oregon, and to own, hold, use, improve, operate, rent, lease, sell, convey, mortgage, pledge, hypothecate or otherwise dispose of such property." William M. Ladd served as President of the new corporation and Frederick H. Strong as its secretary and active manager.

Frederick Strong, who was to play a key role in the development of Ladd's Addition in the following years, was part of what could be called an interlocking directorate in Portland real estate. His brother Robert H. Strong, in partnership with E. B. MacNaughton, operated the Strong and MacNaughton Trust Company after 1911 as a property management and commercial real estate firm. Strong and MacNaughton's most important client was the estate of Henry W. Corbett, a contemporary of William S. Ladd, one of his few equals in economic and political influence in Portland, a frequent business partner, and an in-law through the marriage of daughter Helen Ladd to son Henry S. Corbett. In 1909, when the Ladd Estate Company in turn created the Laurelhurst Company to develop and manage a second neighborhood real estate development on Portland's east side, Frederick H. Strong served as one of the officers and Robert Strong as a member of the board of directors.

The Ladd Estate Company attempted to promote the neighborhood in a variety of ways. In addition to advertising its advantages as a high class community, the company planted street trees in the completely undeveloped southern half after 1910. Strong built two houses on his own in 1909 and a third in 1911. More commonly, the Ladd Estate Company promoted the neighborhood by helping to finance small builders, working with F. W. Torgler and Strong and Company real estate agencies to sell the lots (Photo 20). The company followed a policy of selling multiple lots to developers, contractors, and carpenters who built houses on speculation. Architect Ellis Lawrence, one of the leading figures in Oregon's architectural community during the first half of the century, and designer of William M. Ladd's own residence (not in Ladd's Addition), described the Company's approach in a letter to M. A. Vinson of Nov. 8, 1910:

The way the Ladd Estate operate is to take a second mortgage on the land for the price of the land from some contractor. In extreme cases they take a first mortgage for fifty percent of the building and the land. This leaves, you see, less than fifty percent of the actual cost of the house necessary to build it. They have been operating on their tract on a house to sell for sixty-five to seventy-five hundred dollars. Every house takes from twenty-five to three thousand dollars cash to build it and there is from eight hundred to one thousand dollars profit in each turn. Mr. Strong tells me that if some responsible Home Building Company was formed, he would be more than glad to operate with it to avoid the care of dealing with so many contractors who are seldom if ever satisfactory in the quality of the houses they erect.<sup>3</sup>

<sup>3</sup> Ellis Lawrence to M.A. Vinson, (November, 1910) Lawrence Collection, University of Oregon, Eugene, Oregon.

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Efforts to market the Ladd's Addition lots were accompanied by city efforts to implement the original design through development of the five park spaces. Park planning and development in Portland had come of age in 1903, when the Olmsted Brothers landscape architecture firm was engaged by a new city Park Commission to prepare a comprehensive plan for the city. Their report, largely the work of John Olmsted, suggested a full system of neighborhood parks, parkways and boulevards, with larger suburban parks and scenic reservations on hilltops, ridges, and flood plains. In relation to Ladd's Addition itself, their report suggested the retention intact of the north, west, and south parks. It also suggested that the central circle be the starting point for a 200 foot boulevard extending 2.5 miles eastward to Mount Tabor, a volcanic cone that provided fine views of the city. "The circle in the middle of Ladd's Addition," they commented, "would form at the cityward end a dignified and attractive terminus" for such a Mount Tabor Boulevard.

Portland voters approved a \$1 million bond issue for park development in 1907 but legal challenges tied up the money until 1909. In the meantime, the Park Board hired E. T. Mische from the Olmsted firm as the city's first professional parks superintendent. The proceeds of the bond issue were finally used in 1909-1910 to double the city's park acreage through the purchase of several large tracts, but no funds remained for development of the proposed east side boulevards and parkways. Indeed, the Olmsteds themselves advised in 1907 that "local or neighborhood parks would in general be likely to give more satisfaction to the largest number of citizens than the broad park-ways which are so comparatively expensive." As a consequence, Mische turned his attention directly to transforming the "Ladd's Squares" into rose gardens. The four smaller squares had been planted to roses in 1910. In 1910, he spent \$419.97 on floral displays, \$241.25 on lawns, and \$532.46 on grading and other improvements of the central circle. In 1911, the total bill for constructing and maintaining the floral displays was \$3527.52. In 1912, with the heaviest work completed, the floral display in the circle cost only \$689.34, although sidewalks and ornamental lights were still needed. Mische planned "that so rapidly as the newly introduced varieties [of roses] first planted at Peninsula Park may propagate in sufficient quantities that they will find a location here in representative mass. . . . In conjunction with the Peninsula garden these squares are to be devoted to educational and display purposes and it is hoped that the general public will avail itself of the opportunity to study roses in a fashion to warrant the name of the city being justified by more than the quantitative plantings and the floral excellence of the rose."<sup>4</sup>

The last sentence referred to Portland's self-definition as the Rose City, a nickname that dated to the beginnings of the century. Along with an annual Rose Festival, the systematic cultivation of roses in several city parks helped to secure the city's reputation. After an automobile tour of the east side of the city that undoubtedly included Ladd's Addition, for example, one visitor in 1915 wrote to her family on Long Island that Portland not only deserved its name but even had more roses than Pasadena.

E.T. Mische's work to transform bare land into rose gardens and Frederick Strong's simultaneous efforts at beautification and promotion coincided with the first surge of neighborhood growth. Residential development progressed from north to south, starting from the edge of the neighborhood most convenient to streetcar transportation and closest to the downtown business district. The thirty two blocks can be divided into four eight-block tiers from north to south. During 1905-1908, all construction was confined to the northern tier. In 1909, construction extended into the second tier south from Hawthorne Boulevard. By 1910, the year after the Ladd Estate Company began active improvements in the half south of Harrison Street, houses also began to appear in the southern half of the neighborhood.

Ladd's Addition, during the years through 1918, was a solidly middle class neighborhood with a sprinkling of the Portland elite. The most prominent of the early residents was Franklin T. Griffith, who

<sup>4</sup> Annual Report to the Park Board of the City of Portland, 1908-1912 (Portland, Oregon: 1913), p. 58.

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moved to a new house on Elliott Avenue in 1910, the same year that he bought his first automobile. Griffith was appointed President of the Portland Railway Light and Power Company (the predecessor of the Portland General Electric Company) in 1913. He ran the city's largest electric utility for several decades, served as director or officer of ten other corporations, and remained active in Portland business until his death in 1952 at age 82. Another notable resident after 1912 was Paul Kelty, editor of the *Oregonian*, the city's most important daily newspaper. Most other residents, however, were members of the everyday middle class--business proprietors, managers, professionals, white collar employees, and skilled workers with steady jobs.

The neighborhood's middle class character was preserved in the first two decades of the twentieth century by a series of deed restrictions. The manufacture and sale of liquor was forbidden, as were commercial uses of any sort. Houses were required to have a minimum value of \$2500 and no more than one dwelling was allowed per lot.

The ethnic composition of the neighborhood in its first decades was representative of Portland as a whole. The names of first builders and owners are heavily English, German, and Scandinavian. There are only two identifiably Italian names among first builders or residents for the same period, although the neighborhood would develop an Italian presence by the 1920s. Two church buildings were erected during the period. Mizpah Presbyterian Church was built elsewhere in 1891 and moved into the neighborhood in 1911. The United Evangelical Church was built in 1909. In addition, St. Philip Neri Church was erected on the southern edge of the neighborhood in 1912 to serve the large Italian-American community that was developing south of Division Street.

**1919-1939: Period of Secondary Significance**

The development of Ladd's Addition during the 1920s and 1930s--its period of secondary significance--involved the continued evolution of the major themes developed during the previous two decades. The era saw concerted efforts to preserve the integrity of the basic design framework for the neighborhood, especially in the face of the demands of the motor car. Indeed, automobiles altered the use and character of the neighborhood's border streets and periodically threatened changes in its residential core. At the same time, its character as an attractive middle class community was maintained through the development of a representative middle-price housing stock along with churches and schools to serve local residents.

The greatest challenge to the preservation of the overall design resulted from the temptation of the Ladd Avenue diagonal. Running from northwest to southeast across the neighborhood, Ladd Avenue offered an attractive connector between the Hawthorne and Morrison bridges into downtown Portland and Powell and Foster roads, which provided the major access to the more distant parts of southeast Portland and east central Multnomah County. Repeatedly from the 1910s to the 1930s, outside planning experts viewed the Ladd's Addition neighborhood as a convenient location for highway improvements that would benefit traffic circulation within the city as a whole at the expense of local neighborhood livability.

As early as 1911, the well-known city planner Edward H. Bennett prepared a "Greater Portland Plan" at the request and expense of a committee of Portland businessmen and political leaders. Working in the planning tradition of Daniel H. Burnham, whom he had assisted on the landmark plans for Chicago and San Francisco, Bennett prepared a comprehensive proposal that called for new parks, parkways, highways, civic center, marine terminals, railroad terminals, and industrial districts. The plan suggested that Ladd Avenue be redesigned as one of four major eastside arterials and extended on its diagonal beyond the district itself to link directly to the Morrison Bridge and Powell Boulevard. Although the voters of Portland officially endorsed the Bennett Plan in a 1912 referendum, the same depression that slowed residential construction in



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Ladd's Addition in the middle 1910s also halted its implementation. In 1920, however, a plan for "major traffic streets" under the new Planning Commission suggested a similar use of Ladd's Addition as a shortcut across southeast Portland by widening Ladd Avenue and improving its connections to the Hawthorne Bridge and to Foster Road.

The idea returned once more at the start of the next decade. In December 1930, city staff prepared detailed drawings for the extension of Ladd Avenue to the corner of SE Morrison and 7th, although no funds were available for construction. Consultant Harland Bartholomew in 1932 again suggested converting Ladd Avenue into a major connector. He also suggested a second bypass route through Ladd's Addition, using portions of 16th Street and Elliott Avenue as parts of a north-south arterial that avoided the congested eastside riverfront industrial district.

On a smaller scale, the Ladd Circle park--the centerpiece of the neighborhood's unique design--almost fell victim to the automobile. In November 1917, when automobile registrations in Multnomah County totaled 20,000, some Ladd's Addition residents circulated a petition to have Ladd Avenue cut straight through the circle as a traffic safety measure. The petition, according to new Park Superintendent Charles Keyser, was prompted by an average of two accidents per week at the circle. In wet weather, the *Oregonian* reported, automobiles speeding along Ladd Avenue were failing to make the turn onto the circle and skidded into the curb surrounding the park. Since the circle is still present, we can surmise the proposal was stopped by a combination of neighborhood resistance and improved safety as drivers learned to control their machines.

Use of the neighborhood's alleys also reflected the changing character of local transportation. Building permits from the first few years of development include several for "barns" facing the alleyways. During the middle 1910s, however, plans to build barns dropped out in favor of "garages." The original design of the neighborhood thus helped to preserve its residential attractiveness by moving a portion of automobile traffic off the streets.

Where the various traffic schemes involved the integrity of the framework design of Ladd's Addition, the battle over land use zoning involved its defense as a stable residential community. Indeed, neighborhood residents and the Ladd Estate Company played key roles in Portland's adoption of zoning between 1919 and 1924.

Following the model pioneered in New York City in 1916, planning consultant Charles Cheney developed a proposed zoning code for Portland in 1919. He began by working with property owners in three selected neighborhoods, including Ladd's Addition. The five-member committee for Ladd's Addition included Frederick Strong, who forthrightly endorsed zoning as a protector of property values. City Council submitted a proposed zoning ordinance to the voters in 1920. Although it lost by a narrow margin, advocates had included a coalition of neighborhood Property Owners Committees. Signatories of a pro-zoning advertisement included several members of the real estate development establishment of the 1900s and 1910s--Frederick Strong, Ellis Lawrence, E. B. MacNaughton, and Paul Murphy [president of the Laurelhurst Company which had been spun off from the Ladd Estate Company].

Threats of commercial encroachment on Ladd's Addition played an important part in a second and successful effort for zoning in 1923-24. In 1919, the neighborhood's residents had used their influence on City Council to block establishment of a dry cleaning business in Ladd's Addition. In 1923, however, after the expiration of protective covenants, a grocery store was erected on the outer southeast side of Ladd Circle. The newly formed Ladd Community Club responded by pressuring City Council to widen the Circle in such a way as to eliminate the store. At the end of 1923, the issue turned into an intra-neighborhood battle when some residents changed their minds in favor of the store while the Community Club continued its protest.

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The store stayed--still the only commercial property within the interior of the district--but the controversy helped to convince middle class Portlanders of the advantages of zoning. The newsletter of the Strong and MacNaughton Company, for example, cited the "fiasco" caused by the recent attempt to build a store on Ladd Circle as "against the best interests of the district" and a clear example of the need for zoning. Ladd's Addition, Portland Heights, Irvington and Eastmoreland all petitioned the city for zoning under a local option provision in 1923. When voters approved a simple zoning code in 1924, Ladd's Addition was one of several middle class neighborhoods that requested inclusion in Zone I, exclusive single family residential. The official zoning map indeed put all of the neighborhood in Zone I with the exception of half-block strips along 12th Street (Zone II: multi-family) and along Division and Hawthorne streets (Zone III: commercial).

Commercial development after 1924 was confined to Zone III areas along Division and particularly along Hawthorne, which was becoming one of Portland's major commercial strips for the distance of roughly three miles from the Willamette River eastward to 39th Street (Photo 21). Several gas stations and other auto service businesses located at the major corner intersections. Other store buildings filled in along the east/west arterial streets. The only exception to the pattern was a store building at the corner of 12th and Mulberry erected in 1928, presumably with the help of a zoning variance.

The zoning controversy came in the middle of the neighborhood's years of most rapid growth. Portland's rapid growth as a shipbuilding center during World War I had created a severe housing shortage at the end of the 1910s. Returning prosperity in the early 1920s added to the housing demand. Total construction in Portland jumped from an average of 550 single family houses per year for 1915-18 to 2,890 dwellings in 1921 and more than 3,000 for each of the next five years. Ladd's Addition made its contribution to the housing boom, with construction jumping to 105 buildings in 1923 and 113 in the peak year of 1924.

The neighborhood during the 1920s continued to develop from north to south. New houses and commercial buildings appeared on vacant lots in the northern half and filled in the emptier blocks south of Harrison Street. Given the prevailing styles of the 1920s, the result was to turn the southern half of Ladd's Addition into one of Portland's premier bungalow neighborhoods. Bungalows constituted 234 of the 363 residential structures built from 1919 through 1929. Second in popularity were a variety of period revival styles.

The maturing of Ladd's Addition as a residential neighborhood also involved a number of multi-family structures. A citywide apartment boom in 1925-26 worried a number of local observers as a sign of moral decay. The 245 apartment buildings constructed during those two years was greater than the total for either the preceding or the succeeding ten years. Like most other east side neighborhoods with good streetcar service, Ladd's Addition absorbed a significant number of these new buildings--one in 1923, four in 1924, two in 1926, one in 1927, and one in 1928. All were located along 12th Street in Zone II or Hawthorne Street in Zone III.

The 1920s also saw the construction of 30 duplexes and two triplexes (26 of them in 1923 and 1924). With one possible exception, these were built or approved before the institution of zoning or else located within the peripheral multi-family zone. They are found throughout the neighborhood, but most heavily in its western half. In several cases, the same individual was responsible for more than one of these buildings--two duplexes by Mathew and Clara Sadler in 1924; two triplexes by Walter Klager in 1925; three duplexes by William Clements in 1923; and five duplexes with the involvement of Helen Davenport in 1923. All four of these cases involved pairs or triplets erected on adjacent lots.

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The construction boom of the 1920s brought a gradual leveling in the social status of Ladd's Addition. The Ladd Estate Company continued to advertise it as "a residential section for cultured people," in the words of a 1922 flyer (Figure 3). By the 1920s, however, "cultured" or monied Portlanders could choose among a variety of upper status neighborhoods on both sides of the Willamette, many of them newer than Ladd's Addition and offering more space than its standard 40 by 128 foot lot. The typical new Ladd's Addition resident by the mid 1920s was a middle level white collar or managerial worker, a skilled craftsman, or a small business proprietor, not a utility president or newspaper editor. A sampling of blocks from the several quadrants of the neighborhood shows that first residential owners through 1919 included 12 individuals with professional, managerial or white collar jobs and only 1 skilled worker. The first residential owners on the same blocks for 1920-29 included 10 professional, managerial or white collar workers and 10 skilled and unskilled workers. According to the listings in the 1930 City Directory, 56 percent of the householders in the single-family houses in Ladd's Addition were home owners. In that first year of the Great Depression, there were also several dozen unoccupied units. By 1940, U. S. Census data were to show that owner-occupied housing units constituted 80 percent of all units on only three blocks and 60-79 on ten others. Home ownership was heavier in the more newly settled southern half of the neighborhood.

Ladd's Addition during the 1920s experienced a significant spillover of Portland's Italian-American community from the area south of Division Street. The list of first residents for houses built in the 1920s includes 20 identifiably Italian names and the 1930 City Directory lists 30 Italian names for the neighborhood. One of the area's most important institutions was St. Philip Neri Church, built in 1913 on the block bounded by Division, Hickory, Tamarack, and 16th streets. The St. Philip's parish was established in 1912 when Archbishop Alexander Christie invited the Paulist Fathers to serve the needs of southeast Portland's Italian community. The parish was intended to be both local and national; that is, it would serve all Catholics within its boundaries as well as all Italians in southeast Portland. Opening of the Twentieth Century Renaissance church in 1913 was followed by establishment of a school in 1914 and later construction of a rectory. The church expanded in 1946 with the addition of a school building and in 1950 with a new church building, both designed by Pietro Belluschi. The neighborhood was also the location of a small Italian Presbyterian church, built in 1925.

The other central institution for the neighborhood was Abernethy School, built by the Portland school district in 1926. Abernethy School served Ladd's Addition and areas to the south, providing the public school alternative for the same Italian community served by St. Philip Neri.

In an era of significant anti-oriental prejudice in west coast cities, Ladd's Addition was open to families of Chinese origin. The early deed restrictions had excluded Japanese and Chinese from the neighborhood, except as servants. After the expiration of the restrictions, however, Oriental families began to move in. Four of the initial residents in new houses during the 1920s had recognizably Chinese names and the 1930 City Directory listed three apparently Chinese households. Six years later, a survey by WPA workers under the supervision of the Portland Planning Commission found a Chinese population of approximately twenty-five. By 1940, the U. S. Census found non-white residents on ten Ladd's Addition blocks, most of them probably Chinese-Americans. At the same time [1939], members of the Portland Realty Board informally designated certain neighborhoods as particularly appropriate for different racial groups. For oriental families, the Board's choice was Ladd's Addition. Another indication of the neighborhood's growing importance for Chinese families was the construction a Chinese Baptist Church on Ladd Circle in 1946.

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## 1940-1988: Maturity and Revitalization

Ladd's Addition at the end of the 1930s was essentially a complete neighborhood. In the years since, it has experienced some of the pressures of socioeconomic decline commonly found in turn-of-the-century neighborhoods. However, its cohesion as a unique example of urban design has helped to support a high level of community activism. In turn, this community commitment has continued to protect its essential design elements and to revitalize Ladd's Addition as a residential district.

The physical development of Ladd's Addition since 1940 has involved housing and commercial infill totaling 80 major structures, including more than a dozen duplexes and several apartments. The multi-family structures followed the adoption of a new zoning ordinance for Portland in 1959. That ordinance indicated that the city had effectively written off Ladd's Addition as a middle class neighborhood by rezoning it for low density multi-family (A 2.5). Gradual aging and deterioration of the housing stock made Ladd's Addition a target area for federally assisted housing code compliance under the city's 1967 Community Renewal Program. In the mid-1970s, its median income was low enough for inclusion within the city's Housing and Community Development area.

What prevented Ladd's Addition from slowly following a one-way path of neighborhood decline has been twenty years of community activism. In the process, the neighborhood has dealt with new versions of several of the key neighborhood protection issues of the 1920s. These include defense against a destructive transformation into a long-distance transportation corridor; utilization of city zoning powers for neighborhood preservation; and a battle against an incompatible commercial development.

A new era of community activism originated in the late 1960s when residents of southeast Portland demanded city attention to their social and economic problems comparable to that given to northeast Portland through the new Model Cities program. The result in 1968 was the creation of the Southeast Uplift program covering all of southeast Portland with a focus on employment, housing, and education. Ladd's Addition was represented through Hosford-Abernethy Neighborhood Development (HAND), named for the Abernethy School in Ladd's Addition and Hosford School in the area immediately to the east.

HAND's most important action was to join seven other southeast neighborhoods to challenge the environmental impact statement for the Mount Hood Freeway. This six-mile freeway segment would have connected Interstate 5 and Interstate 205 at the cost of directly displacing 1750 households, creating severe traffic congestion problems on feeder streets, and blighting adjacent neighborhoods. The route ran immediately adjacent to Ladd's Addition between Division and Clinton streets. Construction would have destroyed the neighborhood's distinct ambiance even more effectively than conversion of Ladd Avenue into a through arterial as proposed earlier in the century. However, the persistent opposition of HAND and other neighborhoods placed the freeway and its effects on southeast neighborhoods on the public agenda and provided necessary support for the political decision against construction in 1974. Most recently, the city's Central City Plan, designed to develop ways to accommodate the expected expansion of downtown Portland, acknowledges the need to maintain Ladd's Addition as a residential district and buffer it from the impacts of the industrial and commercial area to the west.

Residents turned from negative to positive efforts in 1977. The Portland Historical Landmarks Commission and Planning Commission expanded initial work by architect Al Staehli into an ordinance authorizing historic conservation districts for residential areas in 1977. Ladd's Addition is one of two such districts, designated with widespread neighborhood support in 1977. The Ladd's Addition Conservation District Advisory Council has developed neighborhood-specific design guidelines for new construction. Members have taken the lead in conserving the neighborhood's visual integrity by coordinating a systematic replacement program of its street trees. The city Parks Bureau has recently undertaken to restore the circle and squares to their earlier glory as rose gardens.

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A recent controversy over a convenience store at the corner of Hawthorne and Elliott is a reprise of the battle over the Ladd Circle grocery in 1923. Initial plans to convert an old gas station site along the Hawthorne Street commercial strip into a 7-Eleven raised serious neighborhood concerns about neighborhood traffic impacts and the incompatibility of the typical 7-Eleven design with the historic character of the neighborhood. The result was not only a store that is relatively unobtrusive but also the development of a citywide convenience store review process that allows other neighborhoods to benefit from the Ladd's Addition experience.

As an exercise in urban design, Ladd's Addition represents a distinctive and possibly unique solution to the problem of structuring a cohesive residential neighborhood within the context of a developing urban area. William S. Ladd, the powerful Portland business magnate who designed the neighborhood, rejected both the commonly used curvilinear plans associated with such figures as Frederick Law Olmsted and more traditional radial/circular plans that utilize a single central focus. Instead, his plan created five separate nodes that draw the neighborhood in on itself in complex patterns of internal circulation; no internal street goes for more than two blocks without interruption or termination by one of the five parks or another street.

The preservation and enhancement of the original 1891 plan is a direct result of its lasting aesthetic and functional values. It is also the result of conscious developmental efforts by the Ladd Estate Company, by Portland park superintendent E. T. Mische, and by the neighborhood activists and professionals who secured its designation as one of Portland's historic conservation districts. The neighborhood is currently valued for the social interaction promoted by its street plan and parks and for the visual impression created by landscaped parks, deep setbacks from the street line, and street tree plantings that date from the first years of residential development.

The cohesive design has helped to sustain a cohesive residential community. The evolution of Ladd's Addition as a residential neighborhood typifies the evolution of turn of the century neighborhoods in Portland and elsewhere in the western United States. It has been representative of Portland's growth in choices of architectural styles and in the changing social and demographic profile of its population. The neighborhood has also taken a leading role in the conservation of existing residential districts through land use zoning in the 1920s, social activism in the 1960s, the anti-freeway revolt of the 1970s, and the evolution of neighborhood-oriented historic preservation tools in the 1970s and 1980s. In all of these aspects of sociopolitical development, Ladd's Addition typifies neighborhoods in middle-sized cities throughout the United States.

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## Captions for Photographs and Figures

<u>Figure</u>	<u>Description</u>
1	Copy of original plat of Ladd's Addition, filed by William S. Ladd in October of 1891.
2	Proposed planting scheme for Central Park in Ladd's Addition by E.T. Mische, 1909, revised in 1910.
3	Ladd Estate Company Promotional Brochure, 1922.

Photograph      Description  
*All photographs are of Ladd's Addition Historic District, Multnomah County, Portland, Oregon. See Map 9 for Photographs Key.*

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|---|---|
| 1 | <i>Apartment and Office Buildings on Block 19, bordering Hawthorne Boulevard. 1512 S.E. 16th (19-01), 1620 to 1650 S.E. Hawthorne Boulevard (19-02--19-04). Charlene Smith March, 1988. Ladd's Addition Conservation District Advisory Council. View looking southeast.</i>                   |
| 2 | <i>Presentation scheme of plat by surveyor Arthur Hedley, c. 1892. Photograph of District Plat. Oregon Historical Society. December, 1988. Oregon Historical Society ORHI 80838.</i>  |
| 3 | <i>Portland's east side, 1903. Ladd's Addition is unbuilt area beyond development on far side of river. Portland's Inner East Side. L.C. Hendricksen. 1903. Oregon Historical Society View looking east from west side of Willamette River.</i>   |
| 4 | <i>1905 house by R.L. Cate, the first builder in the district. It is considered a Contributing: Primary" resource. 1508 S.E. Poplar Avenue (20-28). Charlene Smith. March, 1988. Ladd's Addition Conservation District Advisory Council. View looking east.</i>                               |
| 5 | <i>Central Park with perimeter path still in place, c. 1915. Central Park (0-01). Columbia Commercial Studio. c. 1915. Oregon Historical Society ORHI 010068. View looking south.</i>   |
| 6 | <i>A.E. and Gail Holcomb House, built in 1910. 1990 S.E. Mulberry Avenue (9-17). Unknown photographer. c. 1915. Oregon Historical Society ORHI 63002. View looking east.</i>  |
| 7 | <i>The Myrt Donahoe house, built with attention to details in 1909. House has since been altered and does not contribute to the district in its present condition. 1628 S.E. Ladd Avenue (13-24). Unknown photographer. c. 1915. Oregon Historical Society ORHI 80866. View looking east.</i> |

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- 8      *Typical Craftsman style house from the primary period of significance; this one was built by Thomas Vigars in 1911.*  
1734 S.E. Ladd Avenue (13-18). Unknown photographer. c. 1911. Oregon Historical Society ORHI 63010. View looking east.
- 9      *First St. Philip Neri Church, among the first non-residential structures in the district.*  
2406 S.E. 16th Avenue (30-01) Unknown photographer. c. 1913. Oregon Historical Society ORHI 009213. View looking northeast.
- 10     *A row of Craftsman style houses facing North Park; gable-roofed houses with ornamental bargeboards were built by building contractors Smith and Dodge.*  
1729-1759 S.E. Maple Avenue (16-05--16-09). Judith Rees. March, 1988. Ladd's Addition Conservation District Advisory Council. View looking southwest.
- 11     *Houses on Mulberry Avenue, c. 1911, showing consistency in scale, massing and details.*  
1930-1968 S.E. Mulberry Avenue (9-20--9-25). Unknown photographer. c. 1911. Oregon Historical Society ORHI 63021. View Looking north.
- 12     *Aerial View of Ladd's Addition, taken in 1920.*  
Ladd's Addition. Oregon Journal. 1920. Oregon Historical Society ORHI 39917. View looking northeast.
- 13     *Typical residential buildings dating to the 1920s, facing South Park.*  
2110-2136 S.E. Tamarack (32-19--32-22). Charlene Smith. March, 1988. Ladd's Addition Conservation District Advisory Council. View looking northeast.
- 14     *Ladd Circle Store, the first building on Ladd Circle, under construction, 1923.*  
1988-1996 S.E. Ladd Avenue (25-27). Unknown photographer. 1923. Oregon Historical Society ORHI 68576. View looking southeast.
- 15     *Ladd Circle Store, 1988.*  
1988-1996 S.E. Ladd Avenue (25-27). Judith Rees. March, 1988. Ladd's Addition Conservation District Advisory Council. View looking southeast.
- 16     *The Creighton Apartments building was one of several built on the border of the district in the 1920s.*  
1524-1528 S.E. Ladd Avenue (13-30). Unknown photograpser. 1933. Oregon Historical Society ORHI 001691. View looking east.
- 17     *The California Mission style Hawthorne Court apartment building was constructed in 1924.*  
1650 S.E. Hawthorne Boulevard (19-4). Clayton Green. 1939. Oregon Historical Society ORHI 001917. View looking south.
- 18     *The Swedenborgian church, built in 1924, was one of two churches erected in the 1920s.*  
2037 S.E. Spruce (7-1). Judith Rees. March, 1988. Ladd's Addition Conservation District Advisory Council. View looking southwest.
- 19     *The alley on Block 12. These garages are contributing auxiliary buildings.*  
Block 12, garages 12-6A and 12-6B. Judith Rees. March, 1988. Ladd's Addition Conservation District Advisory Council. View looking south.

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Continuation Sheet

Section number Photographs Page 8.16

- 
- 20      *1909 promotional piece advertising Ladd's Addition.*  
Ladd's Addition. Oregon Historical Society. February, 1988. Oregon Historical Society  
ORHI 81048.
- 21      *S.E. Hawthorne Boulevard in the 1920s, showing streetcar tracks and Creighton Apartments at the intersection of Ladd Avenue.*  
Ladd Avenue and Hawthorne Boulevard. Portland Gas and Electric Co. c. 1929. Oregon Historical Society PGE 136-78 (a). View looking east.
- 22      *Orange Avenue houses, dating from both periods of historic significance, have common lot setbacks, lot widths and compatible materials.*  
2051--2155 S.E. Orange Avenue (1-3--1-7). Judith Rees. March, 1988. Ladd's Addition  
Conservation District Advisory Council. View looking northwest.
- 23      *Central Park in 1988. Most plants appear to date from the 1920s.*  
Central Park (0-01). Judith Rees. March, 1988. Ladd's Addition Conservation District Advisory  
Council. View looking southeast.
- 24      *Twentieth Century Colonial Duplexes built by William Clements in 1923 are one example of the many identical buildings in Ladd's Addition. Both are considered "Contributing: Secondary."*  
1301-07 and 1311-15 S.E. Harrison Street (10-2 and 10-3). Judith Rees. March, 1988.  
Ladd's Addition Conservation District Advisory Council. View looking north.
- 25      *Identical bungalows built on speculation by builder Fred E. Conley in the mid-1920s. The two to the right are considered contributing resources; the one to the left does not contribute to the district in its present condition.*  
2314, 2328 S.E. 12th Avenue, 2290 S.E. Spruce (5-18--5-20). Judith Rees. March, 1988.  
Ladd's Addition Conservation District Advisory Council. View looking southeast.
- 26      *Garage ranked as Non-Contributing: Compatible/Historic. Typical alterations include siding changes door replacements.*  
Block 16, auxiliary building for 16-09. Judith Rees. March, 1988. Ladd's Addition Conservation  
District Advisory Council. View looking northeast.
- 27      *House built by Henry Riehl in 1949 is typical of many post-historic residences; it has been ranked "Non-Contributing: Compatible/Non-Historic."*  
1431 S.E. Palm (13-15). Judith Rees. March, 1988. Ladd's Addition Conservation District Advisory  
Council. View looking northwest.
- 28      *Rental Development Corporation Apartments on 12th Avenue, built in 1960, is considered "Non-contributing: Incompatible" due to its scale, materials and siting.*  
1940 12th Avenue (11-11). Charlene Smith. March, 1988. Ladd's Addition Conservation District  
Advisory Council. View looking east.
- 29      *Residences of S.E. 20th Avenue border, Block 27. Most of those shown have been altered and do not contribute to the district in their present condition.*  
2039-2117 S.E. 20th Avenue. (27-05--27-09) Judith Rees. March, 1988. Ladd's Addition  
Conservation District Advisory Council. View looking northwest.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 9.1

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United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 9 Page 9.2

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# MAP of LADD'S ADDITION

163-79.

TO THE CITY OF PORTLAND  
SITUATED IN THE S.E. QUAR. OF THE  
JAS. B STEPHENS, D.L.C.

FROM THE OFFICE OF  
THE TITLE GUARANTEE  
AND TRUST COMPANY,  
WORCESTER BLOCK  
PORTLAND, OREGON

SCALE 200 FT. = 1 INCH.

SECTION 2 T. 15 S. R. 1 E. W. M.

Surveyed by GREENLEAF & NEEDLE,  
PORTLAND, OREGON

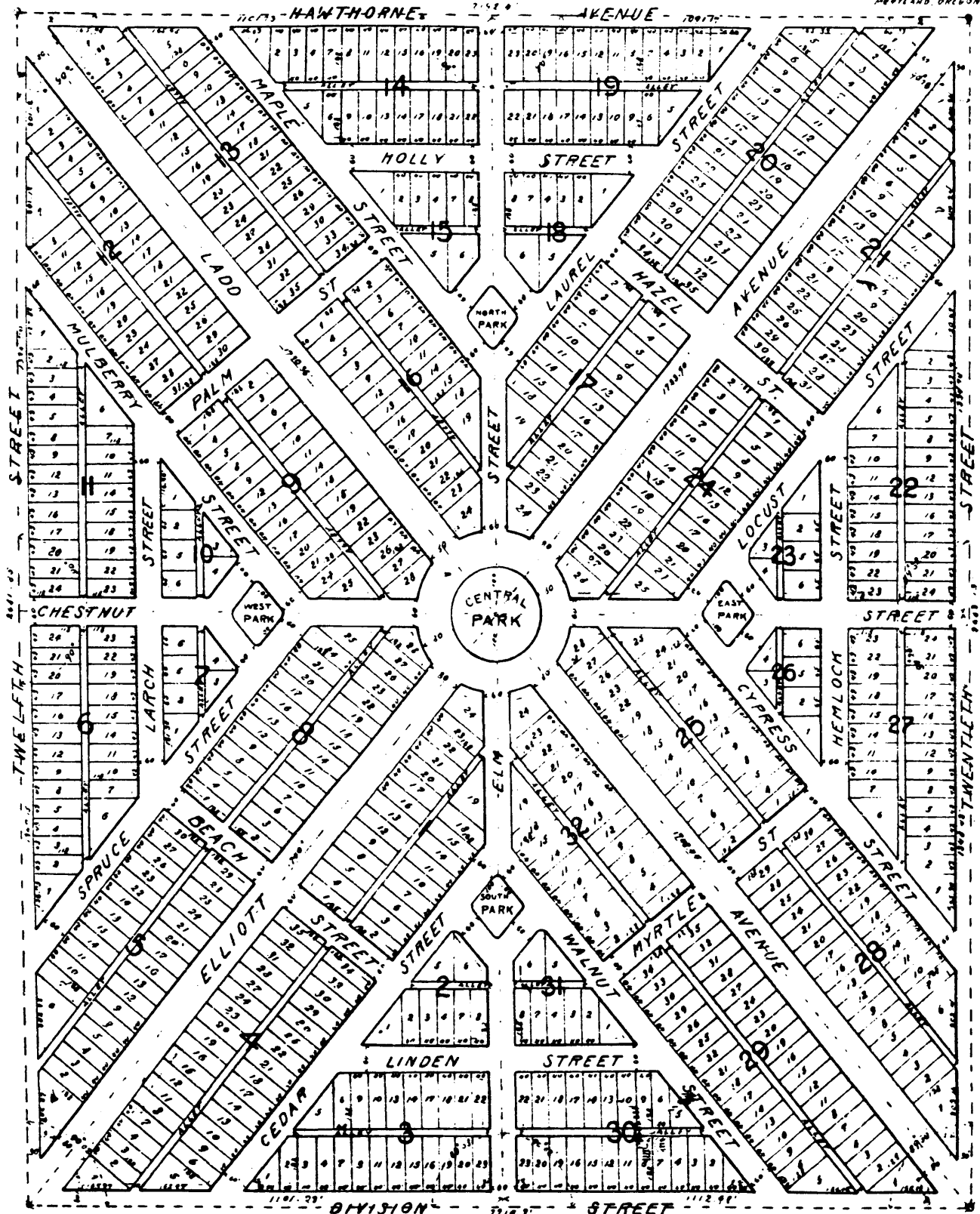


Figure 1

Recorded October 27<sup>th</sup> 1891.

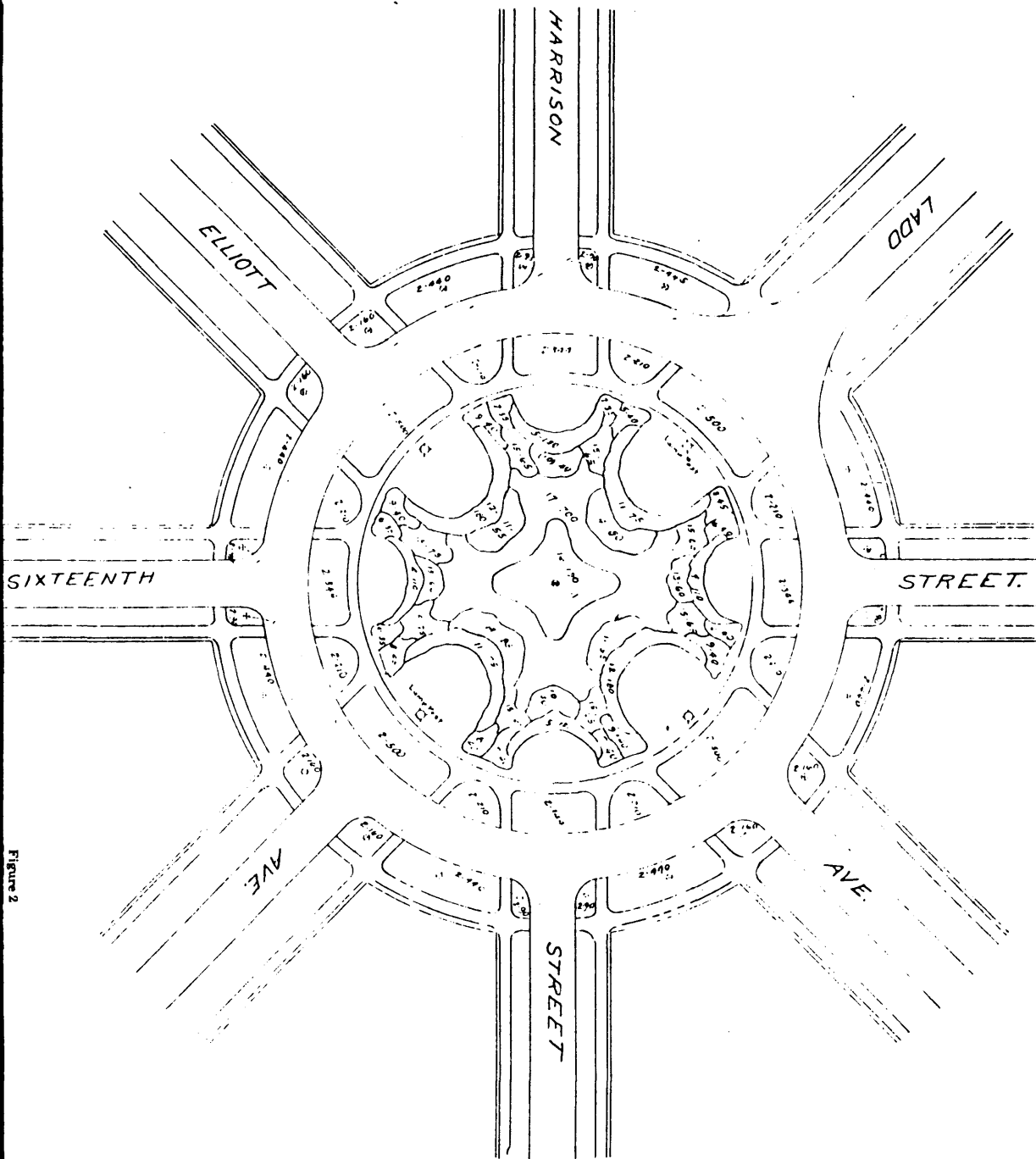
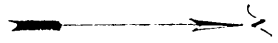


Figure 2

**PLANTING LIST**  
 FOR LADD'S CIRCLE, SEPT. 21<sup>st</sup>, 1902  
 Revised May 22<sup>nd</sup>, 1910

- |    |                               |     |              |
|----|-------------------------------|-----|--------------|
| 1  | <i>Rhus typhina</i> L.        | 10  | Plat         |
| 2  | <i>Quercus prinus</i> L.      | 10  | Plat         |
| 3  | <i>Myrica aspera</i> Michx.   | 200 | 1 1/2' apart |
| 4  | <i>Discaria edulis</i> Michx. | 200 | 2' apart     |
| 5  | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 6  | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 7  | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 8  | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 9  | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 10 | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 11 | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 12 | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 13 | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 14 | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 15 | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 16 | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |
| 17 | <i>Discaria edulis</i> Michx. | 50  | 2' apart     |



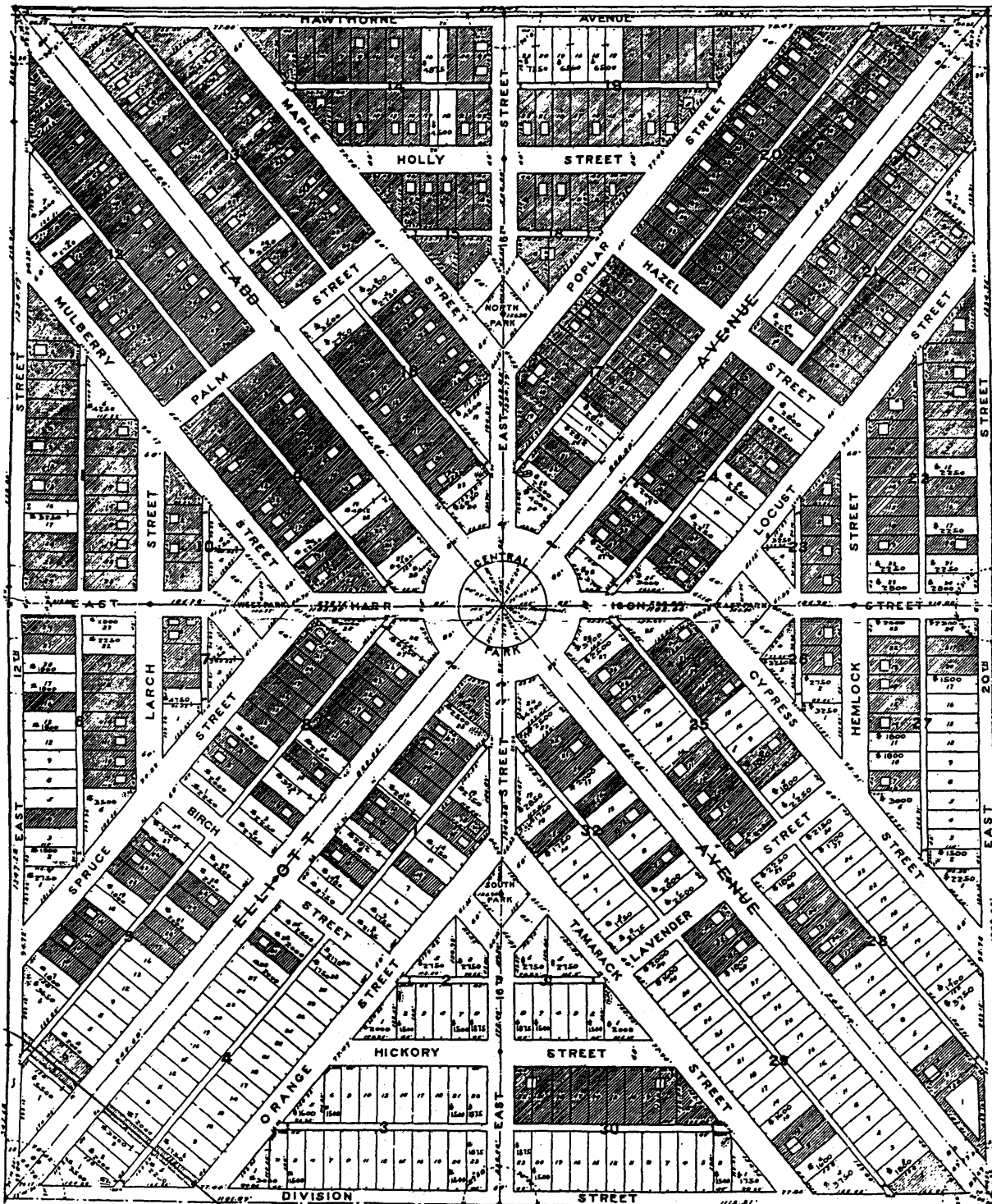
PLANTING PLAN  
 FOR  
**LADD'S CIRCLE**  
 SEPT. 21<sup>st</sup>, 1902  
 Revised May 22<sup>nd</sup>, 1910  
 By  
 J. H. M. S. J.

# LADD'S ADDITION

WIDE PARKINGS  
ASPHALT STREETS

*a residential section for cultured people*

PORTLAND  
OREGON



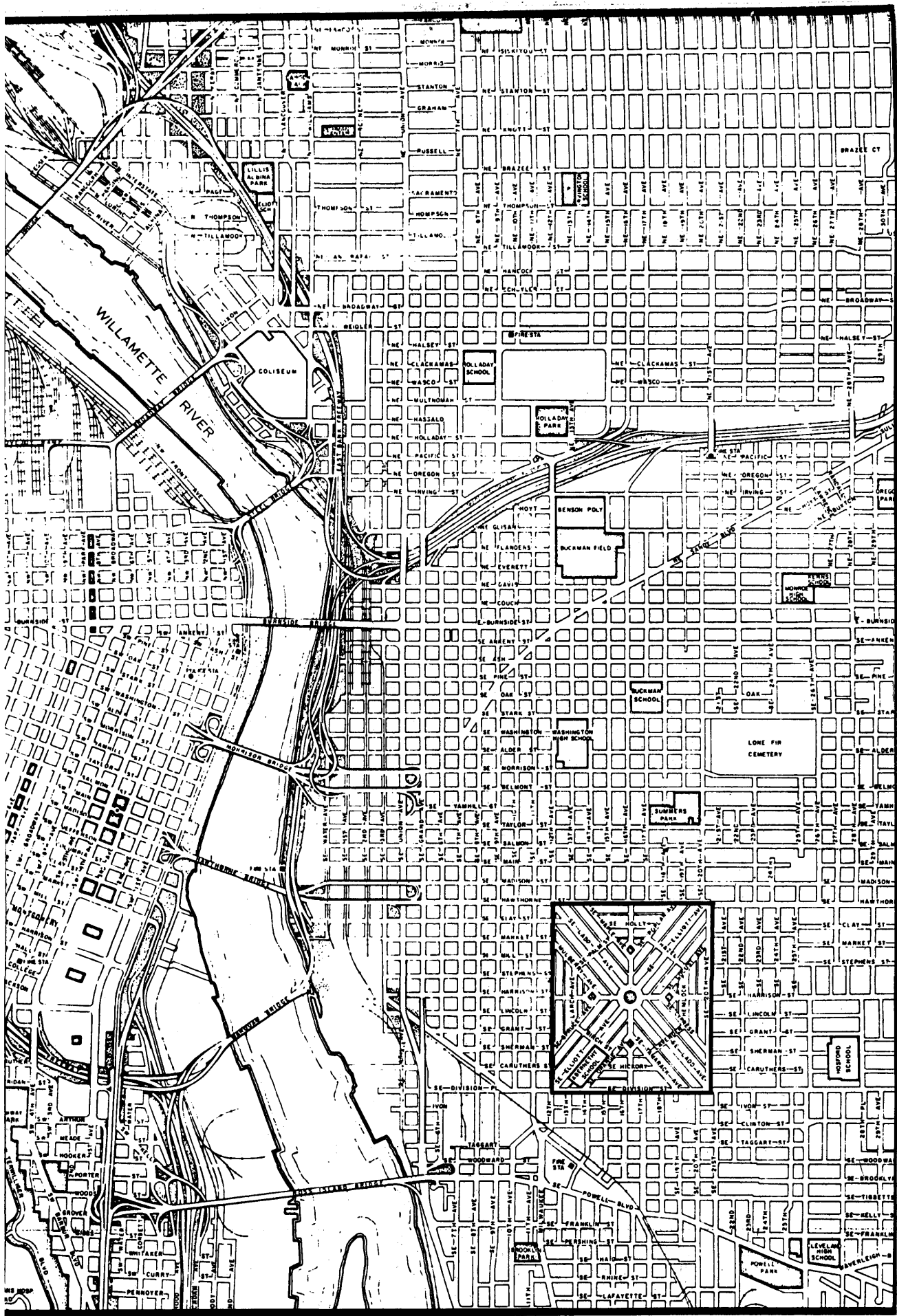
Prices include all bonded assessments paid

**LADD ESTATE**  
**COMPANY**  
OWNERS

OFFICE  
246 STARK ST.  
BROADWAY 5754

MAY 23, 1922

Figure 3



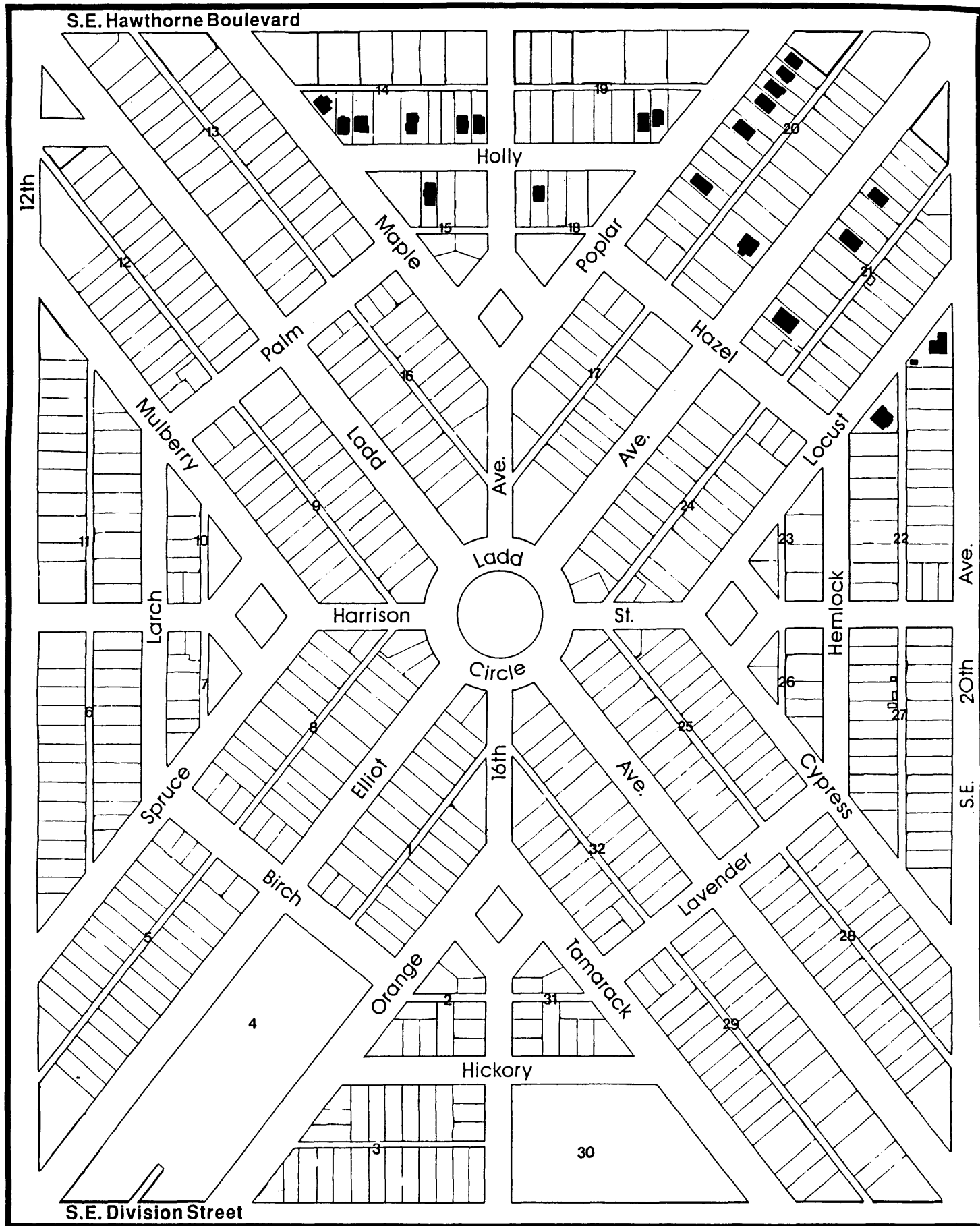
**LADD'S ADDITION**

**Portland Inner East Side**  
Showing Location of Ladd's Addition



**PORTLAND, OREGON**

Map 1 **N** ↑



# **LADD'S ADDITION**

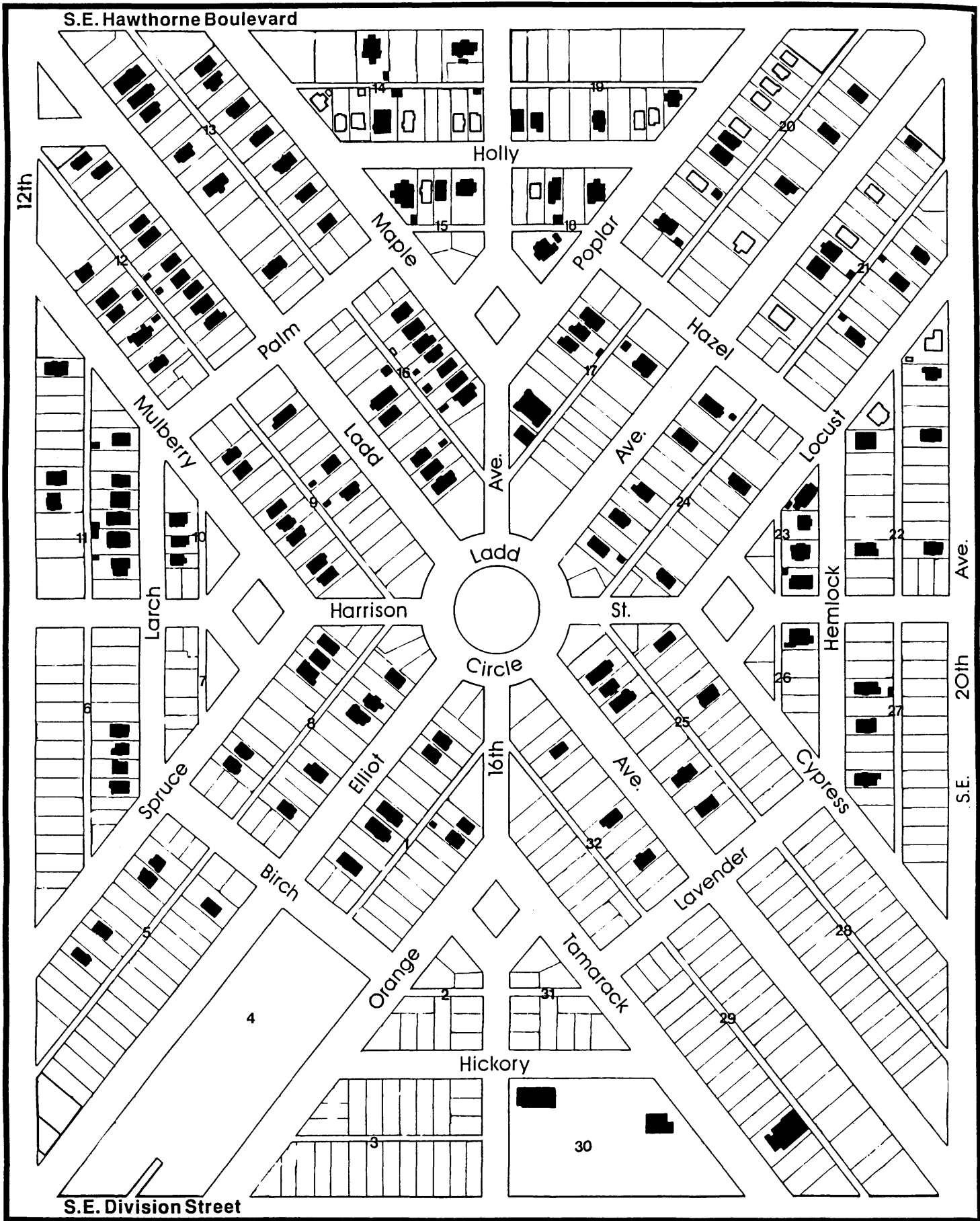
# **PORTLAND, OREGON**

District Development: 1905-1908

1905-1908



Map 2 **N** ↑



# **LADD'S ADDITION**

# **PORTLAND, OREGON**

District Development: 1909-1918

■ 1909-1918

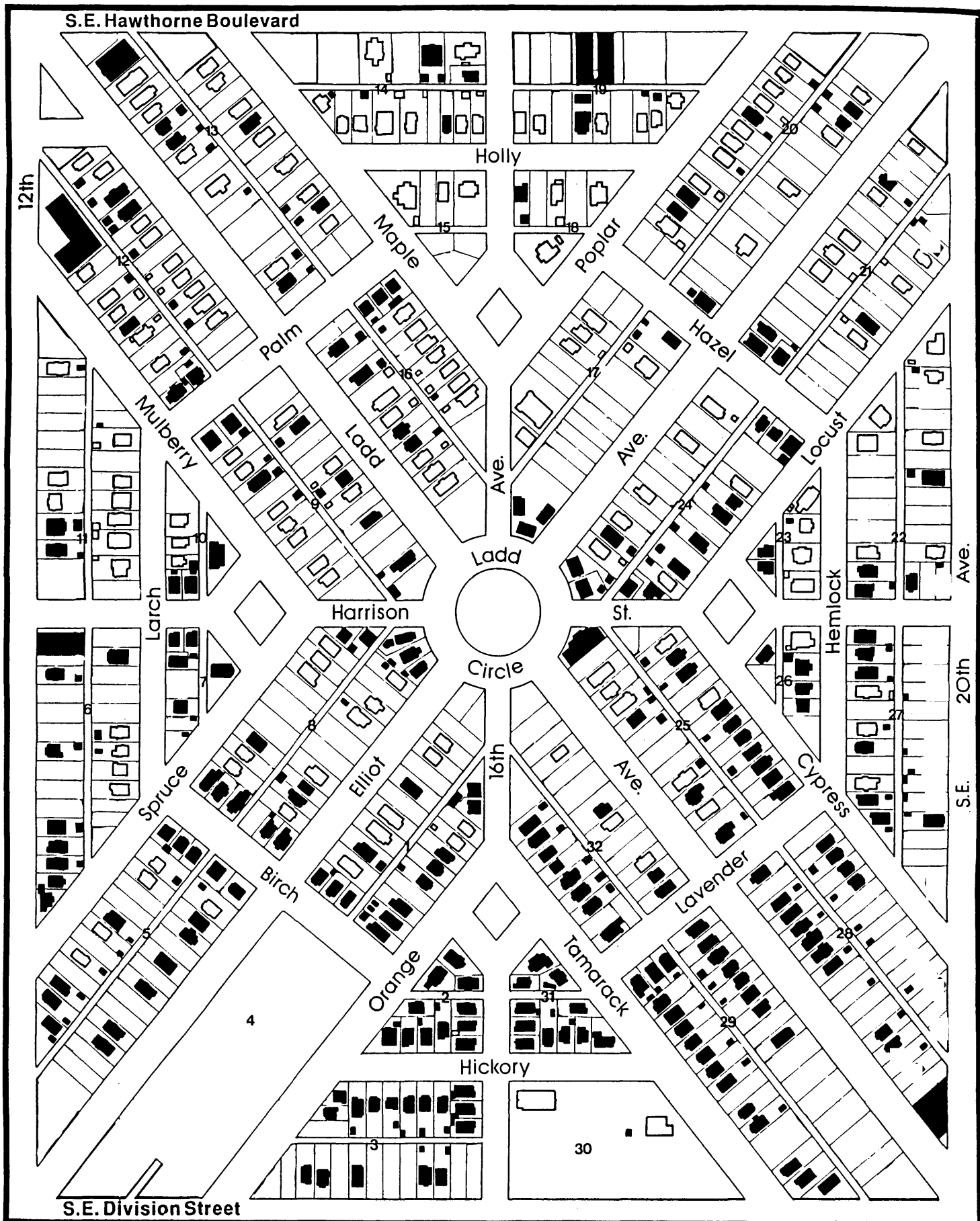
□ Before 1909



Map 3







# LADD'S ADDITION

# PORTLAND, OREGON

District Development: 1919-1924

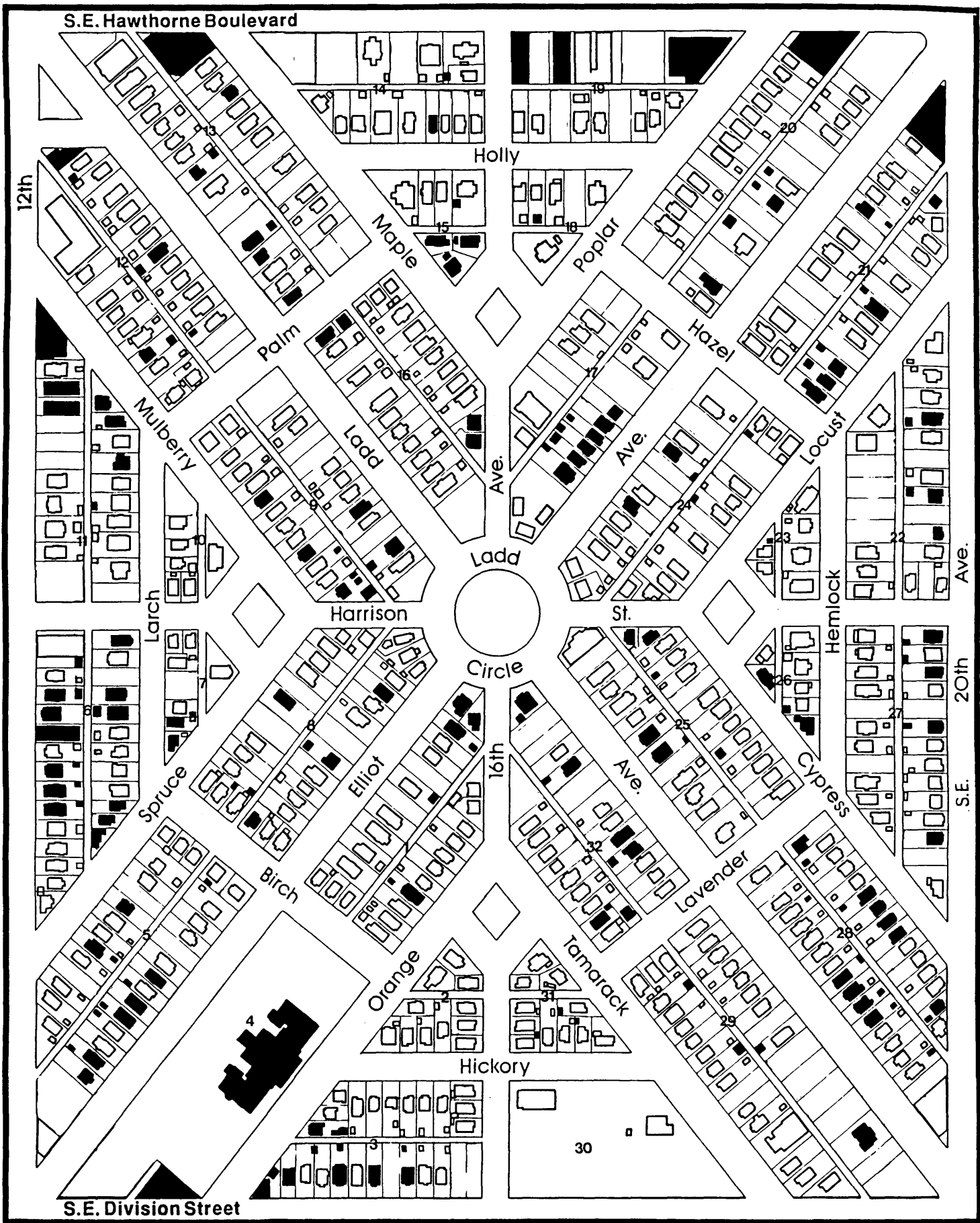
1919-1924

Before 1919



Map 4





## LADD'S ADDITION

## PORTLAND, OREGON

District Development: 1925-1929

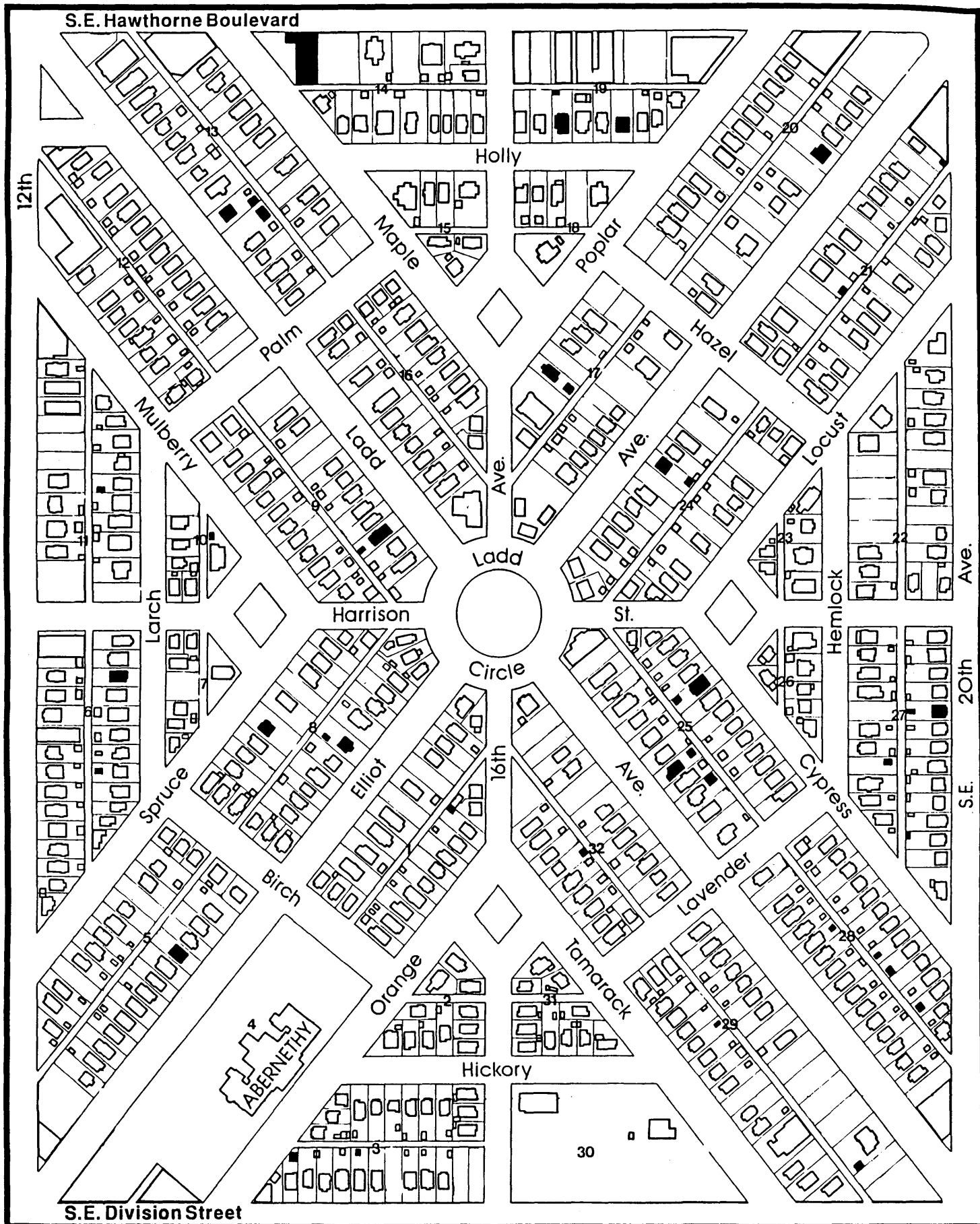
1925-1929

Before 1925



Map 5





## LADD'S ADDITION

## PORTLAND, OREGON

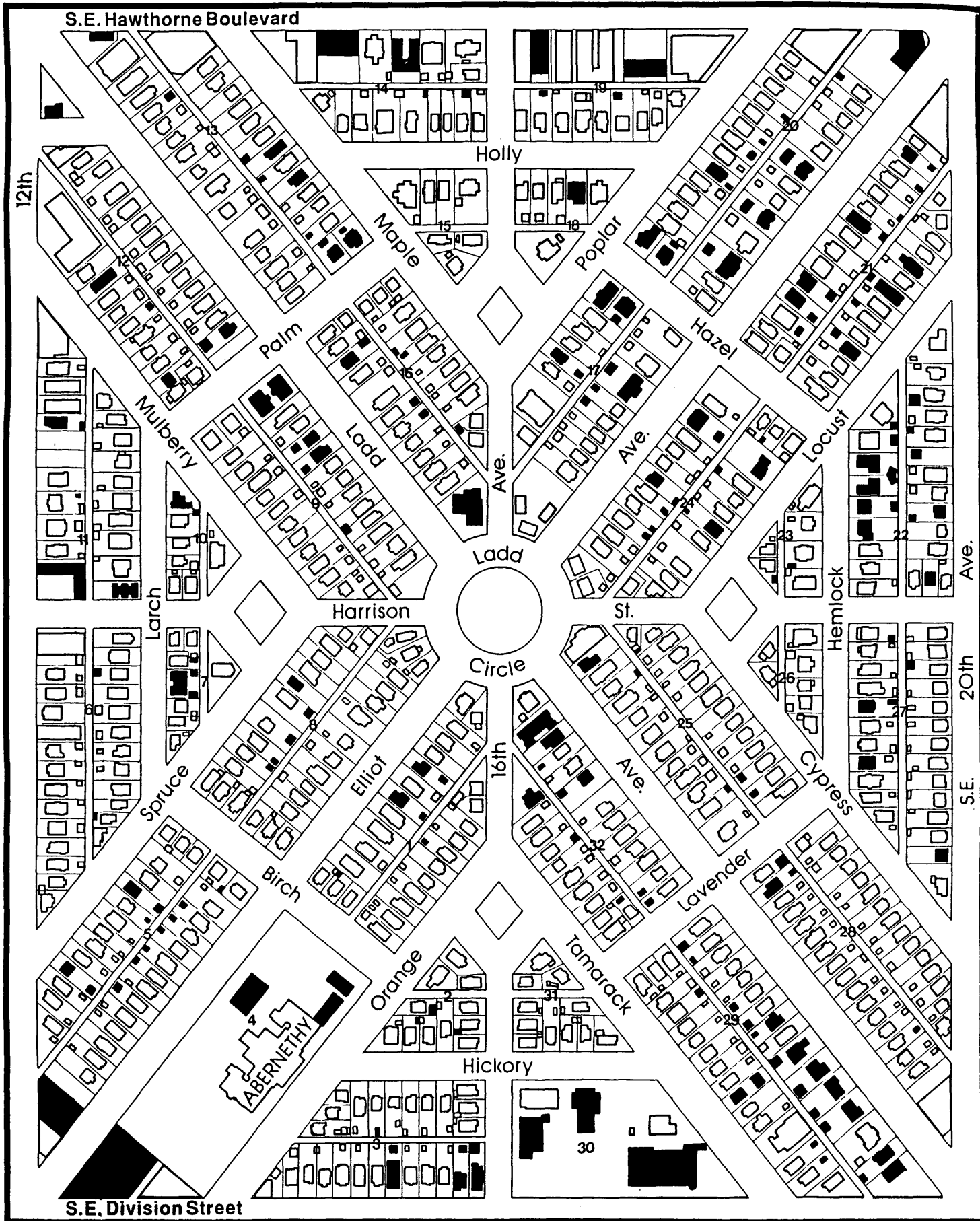
District Development: 1930-1939

1930-1939

Before 1930



Map 6 **N** ↑



# LADD'S ADDITION

# PORTLAND, OREGON

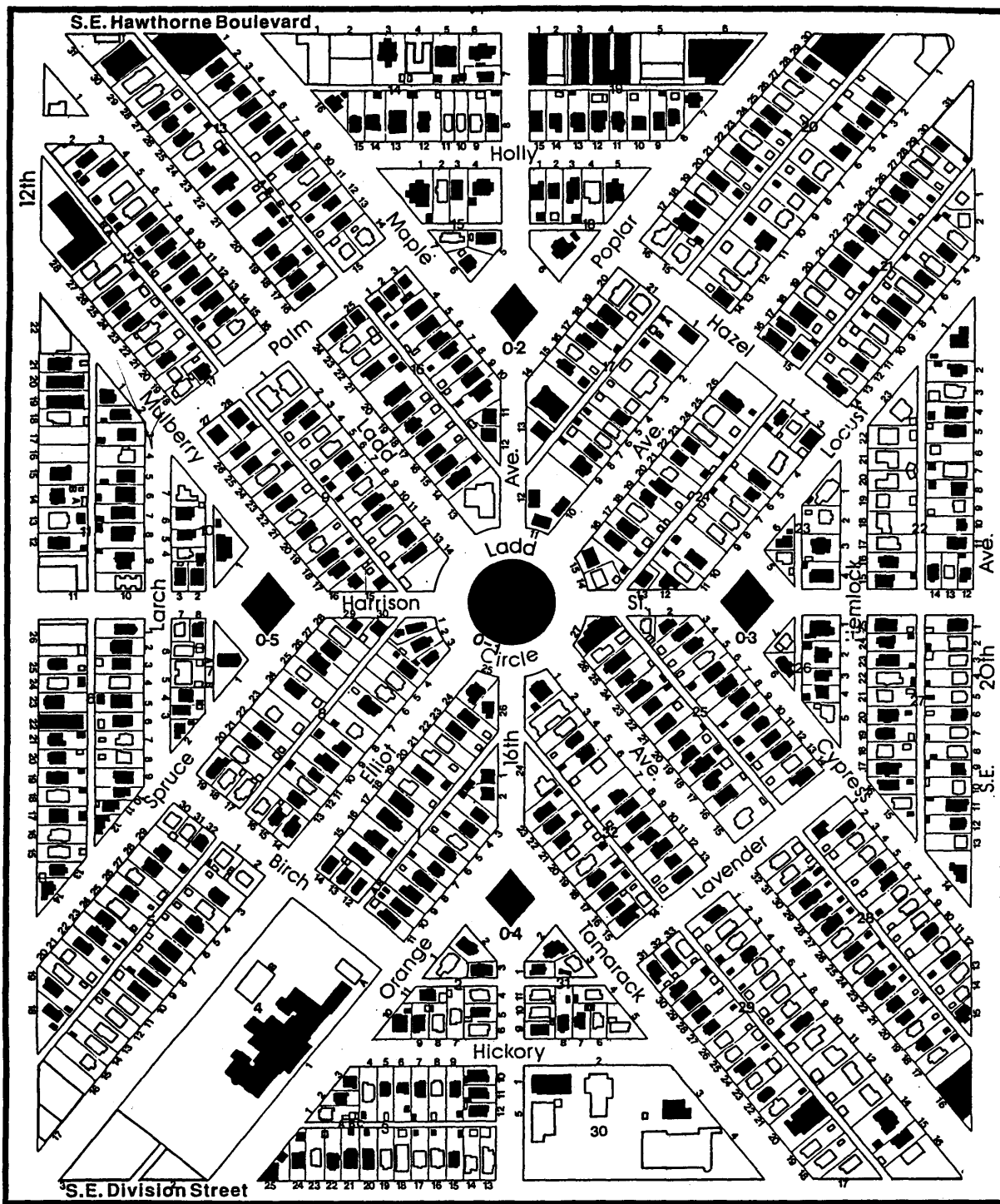
District Development: 1940-1988

1940-1988

Before 1940

Map 7







# LADD'S ADDITION

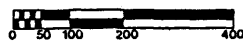
# PORTLAND, OREGON

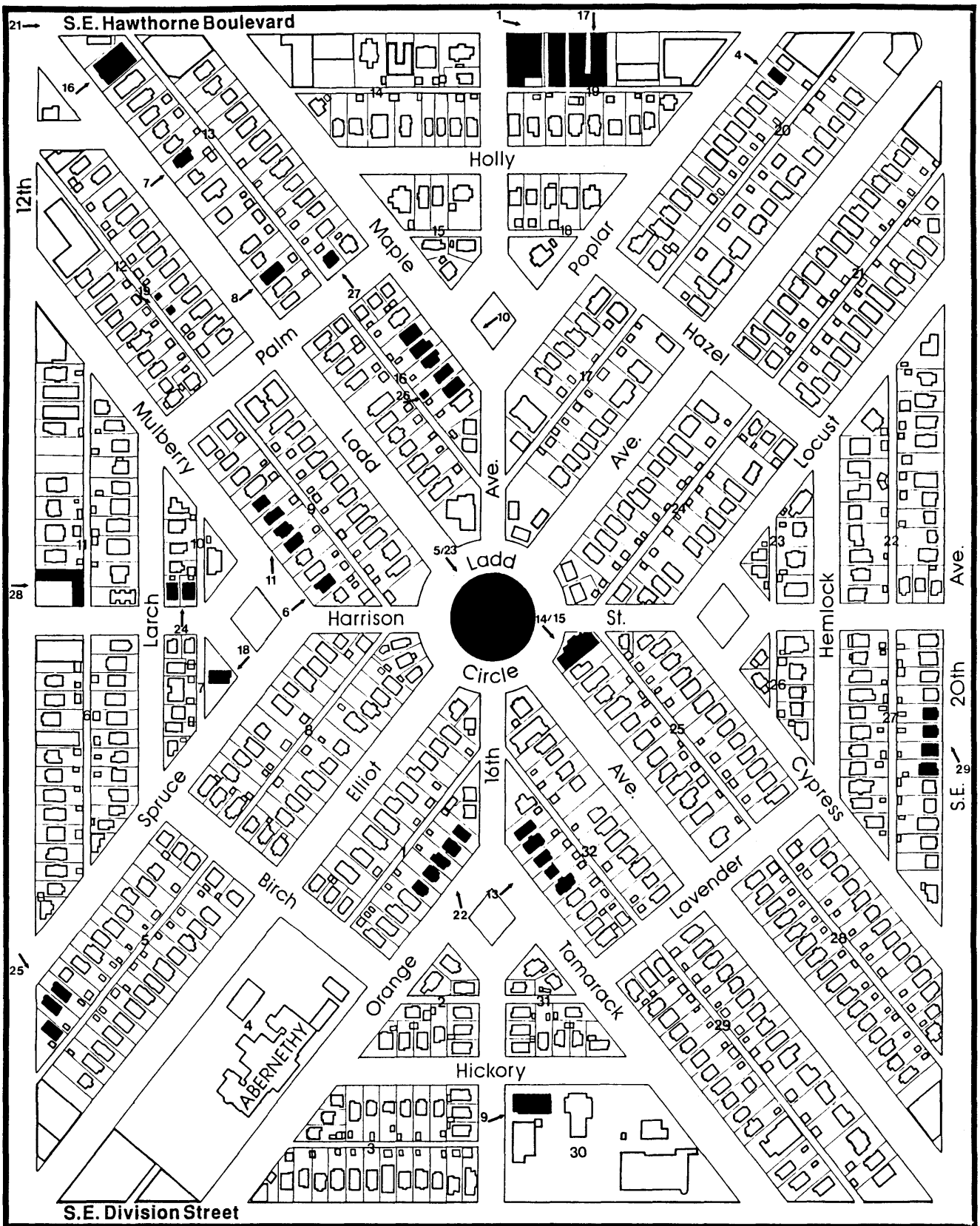
Contributing and Non-Contributing Resources

Contributing Resources  Non-Contributing Resources   
Note: Resources 00-06, Street Trees, is located on all streets and is not indicated on the map



Map 8 N ↑





## LADD'S ADDITION

## PORTLAND, OREGON

Photograph Key

Photographs #2, 3, 12, and 20 encompass the entire district and are not indicated.



Map 9 **N** ↑





LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

APARTMENTS AND OFFICE BUILDING ON BLOCK 19  
1512 SE 16TH; 1620-1650 SE HAWTHORNE

1 OF 29

LOOKING SOUTHEAST





LADD'S ADDITION HISTORIC DISTRICT, PORTLAND, MULTNOMAH COUNTY, OREGON  
PORTLAND'S EAST. SIDE, HISTORIC VIEW, 1903.

3 OF 29  
AERIAL LOOKING EAST

Hendricksen 1903  
Aerial Roll

Oregon Historical Society  
Neg. # ORHI 25592  
Reference Use Only

A handwritten signature or set of initials, possibly reading "D. J. R.", written in dark ink.



LADO'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

1905 HOUSE BY R. L. CATE

1508 SE POPLAR AVE

4 OF 29

LOOKING EAST



LADD'S ADDITION HISTORIC DISTRICT, PORTLAND, MULTNOMAH COUNTY, OREGON

CENTRAL PARK (O-OI), C. 1915

5 OF 29

LOOKING SOUTH

305

ORDER # 010068

LOC/ORIG: 0319-P-235

LOCATION: PORTLAND

PHOTOGRAPHER: COLUMBIA COMMERCIAL STUDI

~~III~~LE-CENTRAL PARK IN LADD'S ADDITION,  
PORTLAND, OREGON.

Oregon Historical Society  
Reference Use Only



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

A.E. AND GAIL HOLCOMB HOUSE, BUILT 1910.  
1990 SE MULBERRY AVE. (9-17), HISTORIC VIEW, C. 1915

6 OF 29

LOOKING EAST

Men on porch  
c. 1915

W  
G

Oregon Historical Society  
neg. # ORHI 63002 File # 1678  
Reference Use Only





LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

MYRT DONAHOE HOUSE, BUILT 1909  
1628 SE LADD AVE. (13-24), HISTORIC VIEW C. 1915

7 OF 29  
LOOKING EAST

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*Ateyeha House on Ladd Avenue* file #1670



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

HOUSE BUILT BY THOMAS VIGARS, BUILT 1911  
1734 SE LADD AVENUE (13-18) HISTORIC VIEW C. 1911

8 OF 29  
LOOKING EAST

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neg. # ORHI 63010 File # 1678  
Reference Use Only



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

FIRST ST. PHILIP NERI CHURCH, BUILT 1913  
2406 SE 16TH AVENUE (30-0) HISTORIC VIEW C, 1913

9 OF 29

LOOKING NORTHEAST

Oregon Historical Society  
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LADD'S ADDITION HISTORIC DISTRICT

PORTLAND, MULTNOMAH COUNTY, OREGON

ROW OF CRAFTSMAN HOUSES FACING NORTH PARK

1729-1759 SE MAPLE

10 OF 29

LOOKING SOUTHWEST





LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON  
1930-1968 MULBERRY AVENUE, BUILT 1909-1912 (9-20-9-13)  
HISTORIC VIEW, C. 1910

11 OF 29

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file # 1678

Fred Clausen on Ladd Avenue  
ca. 1910



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

TYPICAL 1920S RESIDENTIAL BUILDINGS FACING SOUTH PARK

2110-2136 SE TAMARACK

13 OF 29

LOOKING NORTHEAST



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

LADD CIRCLE GROCERY UNDER CONSTRUCTION, 1923  
1988-1996 SE LADD AVENUE (25-27)  
HISTORIC VIEW, 1923.

14 OF 29

LOOKING SOUTHEAST

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file # 1670

*Store Bldg.*

*Ladd's Addition*



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

LADD CIRCLE STORE IN 1988

1988-1996 SE LADD

15 OF 29

LOOKING SOUTHEAST





LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

305

CREIGHTON APARTMENTS, BUILT 1924 (13-30)  
1524-28 SE LADD AVENUE  
HISTORIC VIEW, C. 1933

16 OF 29  
LOOKING EAST

Oregon Historical Society  
Reference Use Only



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

HAWTHORNE COURT APARTMENTS, BUILT 1924. (19-4)  
1650 S.E. HAWTHORNE BLVD.  
HISTORIC VIEW, C. 1939

17 OF 29  
LOOKING SOUTH

305

Oregon Historical Society  
Reference Use Only



LADD'S ADDITION HISTORIC DISTRICT

PORTLAND, MULTNOMAH COUNTY, OREGON

SWENEBORGIAN CHURCH, BUILT 1924

2037 S E SPRUCE

18 OF 29

LOOKING SOUTHWEST



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

CONTRIBUTING AUXILIARY BUILDINGS

#12-6A AND 12-6B

190F29

LOOKING SOUTH





LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

S.E. HAWTHORNE BOULEVARD IN 1929  
HISTORIC VIEW, 1929

21 OF 29  
LOOKING EAST

Portland  
SE 12/Hawthorne

Oregon Historical Society  
Neg. # PGE 130-78a File # 1673  
Reference Use Only



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON  
ORANGE AVENUE HOUSES FACING SOUTH PARK  
2051-2155 SE ORANGE

22 OF 29

LOOKING NORTHWEST



LADO'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

CENTRAL PARK IN 1988

23 OF 29

LOOKING SOUTHEAST



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

20TH CENTURY COLONIAL DUPLEXES, BUILT 1923  
1301- 1315 SE HARRISON

24 OF 29

LOOKING NORTH





LADD'S ADDITION HISTORIC DISTRICT

PORTLAND, MULTNOMAH COUNTY, OREGON

IDENTICAL BUNGALOWS BY FRED CONKEY

2314-2328 SE 12TH AVENUE; 2290 SE SPRUCE

25 OF 29

LOOKING EAST



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

NON-CONTRIBUTING GARAGE

#16-09

26 OF 29

LOOKING NORTH EAST



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

1949 HOUSE BUILT BY HENRY RIEHL  
1431 SE PALM

27 OF 29

LOOKING NORTHWEST



LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

RENTAL DEVELOPMENT CORPORATION APARTMENTS: NON-CONTRIBUTING  
1940 SE 12TH AVENUE

28 OF 29

LOOKING EAST





LADD'S ADDITION HISTORIC DISTRICT  
PORTLAND, MULTNOMAH COUNTY, OREGON

RESIDENCES ON SE 20TH AVENUE

2039-2117 SE 20TH AVENUE

29 OF 29

LOOKING NORTHWEST