

United States Department of the Interior
National Park Service

National Register of Historic Places
Date listed 1/7/2010
NRIS No. 09001211
Oregon SHPO

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

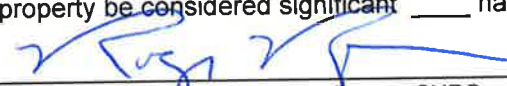
historic name Ladd Carriage House
other names/site number _____

2. Location

street & number 1331 SW Broadway Street not for publication
city or town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant _____ nationally _____ statewide locally.


Signature of certifying official/Title - Deputy SHPO

11.23.09
Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
Action

Signature of the Keeper

Date of

____ 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):

Ladd Carriage House
Name of Property

Multnomah Co., Oregon
County and State

5. Classification

Ownership of Property
(check as many as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

- private
- public - local
- public - state
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/secondary structure

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN: Stick/Eastlake
LATE VICTORIAN: Queen Anne

foundation: CONCRETE
walls: WOOD

roof: ASPHALT
Other: _____

Narrative Description

See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing).

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance
(Enter categories from instructions)

COMMERCE
POLITICS/GOVERNMENT

Period of Significance
1883-1893

Significant Dates
N/A

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes
- B removed from its original location
- C a birthplace or grave
- D a cemetery
- E a reconstructed building, object, or structure
- F a commemorative property
- G less than 50 years of age or achieved significance Within the past 50 years

Significant Person
(Complete if Criterion B is marked above)
William Sargent Ladd

Cultural Affiliation
N/A

Architect/Builder
Joseph Sherwin

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography - See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36CFR67) 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

Name of repository: Oregon Historical Society

Ladd Carriage House
Name of Property

Multnomah Co., Oregon
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 524915 5039993
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

Verbal Boundary Description
See continuation sheet

Boundary Justification
See continuation sheet

11. Form Prepared By

name/title Brandon Spencer-Hartle and Jessica Engeman

organization Venerable Group, Inc. date June 15, 2009

street & number 70 NW Couch St., Suite 207 telephone (503) 224-2446

city or town Portland state Oregon zip code 97209

Additional Documentation

Submit the following items with the completed form:

Property Owner

name Ladd Tower, L.L.C.

street & number 1500 SW First Ave., Suite 1100 telephone (503) 916-8963

city or town Portland state OR zip code 97201

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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SUMMARY

The Ladd Carriage House, located at 1331 SW Broadway Street in Portland, Oregon, was built in 1883 as a private stabling facility for Portland banker, politician, and philanthropist William Sargent Ladd. The Carriage House rests on the northwest corner of SW Broadway and SW Columbia Streets, with its primary east façade parallel to Broadway and its primary south façade parallel to Columbia. After being threatened with demolition in the mid-2000s, the Ladd Carriage House was temporarily relocated two blocks away to a parking lot at the southeast corner of SW 10th and Columbia Streets in order to allow for the construction of an underground parking garage. On October 25, 2008, the building was returned to its original site and orientation at the corner of SW Broadway and Columbia Streets. The only modification to its location is a minor and perhaps beneficial one—it has been set back five feet two inches on the east and south to allow for the recessing of doorways and access to ADA ramping. In the fall of 2008 and winter of 2009 the Carriage House received extensive maintenance and restoration work necessary to structurally support the building and repair character-defining architectural features.

The Ladd Carriage House is a 7,474 square-foot, two-and-a-half-story balloon-frame structure with wood siding and decorative exterior elements. The building exhibits a blend of Queen Anne and Stick Style architecture and overall, it retains a high degree of exterior integrity. These styles are conveyed through the asymmetrical composition; steeply pitched, multiple-gable roofs; decorative trussed gables; a blend of wood siding types, including fishscale shingles; and, generally, an intricate textural richness on each distinct elevation. Due to the building's original functional nature, the interior was designed with a simple layout and was nearly devoid of decorative ornamentation other than the necessary structure elements. Subsequent remodels have resulted in the removal of most of the original finishes, though the character-defining separation of "horse space" and "people space" is still a notable feature of the interior.

The Ladd Carriage House property was originally listed on the National Register in 1979 and was delisted following the building's temporary relocation on June 16, 2007. It is eligible for relisting under Criteria Consideration B, as the building still retains its original site orientation; it is located largely within its original property lines; and, most-importantly, it is the last remaining structure directly associated with the personal life of William Sargent Ladd.

SETTING

Location

The Ladd Carriage House is located at the northwest corner of SW Broadway and Columbia Streets in Portland, Oregon, on what is officially known as Block 205. Broadway—a southbound one-way street—is one of Portland's most prominent avenues, as it stretches from the base of the West Hills to the Broadway Bridge and continues east of the Willamette River through Northeast Portland.¹ Columbia Street which borders the

¹ The street was originally known as 7th Avenue because of its order in the numerical grid, however, it was renamed "Broadway" in 1913 (City of Portland Archives, Accession # A 2001-008, Folder: Broadway).

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building to the south connects the Willamette River to a junction with Jefferson Street in the vicinity of SW 18th Avenue.

The site is approximately 118 feet above sea level. The Carriage House's Block 205 is located on a slight knoll that rises above the immediate blocks to the north, south, and east. While the Carriage House rests on a relatively flat parcel, the structure's location on the ridge has afforded it increased visibility since the time of construction.

Surroundings

In 2009 the Ladd Carriage House is located in the heart of downtown Portland and therefore surrounded by a diverse mix of building uses, styles, and densities. The First Christian Church (1923) is located directly west of the Ladd Carriage House at the corner of SW Park and Columbia. The church features a brick and terracotta exterior and is known for its collection of Povey Brothers stained glass windows. The church's closest face to Columbia Street features a three-foot six-inch setback from the property line, complementing the Ladd Carriage House's recent setback.

North of the Carriage House is the Ladd Tower, a 23-story residential tower constructed from 2007 to 2009. The Ladd Tower features a four-story tan stone base with regular rectangular window bays and ground floor retail establishments. A glass-skinned tower rises above the stone base; however, the tower has been set back to add prominence to the building's base.

A vacant parking lot across Columbia Street, the Oregonian Building (1948) across Broadway, and the Regency Apartments (1927) at the southeast corner of the intersection of Broadway and Columbia further frame the context of the site.

Site Conditions and Temporary Relocation (2007-2008)

The Ladd Carriage House was constructed on a rectangular corner lot fronting 50 feet of SW Broadway and 100 feet of SW Columbia Street. The original building was 48 feet nine inches wide and 65 feet seven inches long, with a small square wing projecting from the west elevation built at the time of, or shortly after, the Carriage House's construction. The stabling structure was built abutting the two lot lines facing Broadway and Columbia Streets.²

In 2005, the Ladd Carriage House was threatened with almost certain demolition in order to accommodate the construction of a parking garage and mixed-use residential tower. The only viable option to preserve the Carriage House required it to be temporarily relocated to a parking lot at SW 10th and Columbia Streets while

² Only about two feet of egress separated the north façade and the north property line. An early 1880s residence was built two feet north of the Carriage House's property line leaving only about four feet of ventilation space between the two buildings. The open property between the west façade of the building and the west property line allowed for small additions to be constructed following William Ladd's death (Sanborn Fire Insurance Maps, 1885, 1889, 1895, 1909). From the time of construction until at least 1926, the Carriage House was framed by detached sidewalks with street trees (Oregon Historical Society Images CN 000195 and OrHi 67367).

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underground parking was constructed on the site. The building was stored off-site from June 16, 2007, until October 25, 2008. With the exception of the removal of the basement and the additions on the west side of the building, no major structural changes to the Ladd Carriage House were necessary for its relocation.

In 2009, the Ladd Carriage House is located on its original site, with the exception of five-foot two-inch setbacks along Broadway and Columbia Streets. These setbacks allow for ADA access, but they also help soften the building's relationship with Broadway and Columbia Streets—streets that were characterized by dirt lanes and detached sidewalks at the time of the Carriage House's construction. A newly-constructed courtyard immediately north and west of the building feature planters and landscaping.

EXTERIOR

The detailed exterior of the Carriage House includes two primary elevations that face Broadway and Columbia Streets (the east and south facades, respectively) and two secondary elevations that face the interior of the block (the west and north facades).

A flush waterboard and drip cap conceal the new concrete foundation (which was originally of masonry construction). Above the drip cap, a low section of vertical V-notch siding further defines the base of building. The building is supported by an underground parking garage, which is not discernable from the exterior.

The exterior of the building has recently been painted in various shades of brown.

East Elevation

The east elevation of the Ladd Carriage House, one of the two primary facades, is three stories in height with two prominent gable ends framing the roof line. The asymmetrical façade is broken into three well-defined bays. The bays themselves feature a relatively high degree of symmetry, but are broken by a horizontal belt cornice running at the base of the second floor. The 48-foot, nine-inch wide elevation features two doors, 15 windows, four prominent vertical pilasters that rise from the ground to the eaves, and an oriel window bay that extends a portion of the second and third floors beyond the first-floor footprint.

First Floor

The east elevation's first floor is framed by two flat vertical pilasters at the corners. Two similarly detailed pilasters define the elevation's southernmost bay. The pilasters feature rectangular recessed panels in the middle, a flush base block at the bottom, and highly detailed protruding cornice caps at the second-floor level.

Six two-over-two hung windows are set immediately above the vertical siding, located symmetrically within their respective bays. Additionally, the east elevation features two doors—one located in the center of the southernmost bay and the other in a recessed alcove abutting the northernmost corner pilaster. The door in the alcove entry is a wood stile-and-rail swing type with a six-panel glass window at top, two recessed panels in

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the center, and a diagonally divided recessed panel at the bottom. This door features an ADA access ramp that extends from alcove. A three-panel transom in the alcove frames the entry directly above the door.

The door located in the southernmost bay is of a similar style; however, it features a simplified design with a vertically-oriented six-panel window and diagonally divided recessed panel at the bottom. The door is accessed by concrete stairs, three risers in height, with two decorative steel handrails aligned parallel to the building face.

Horizontal V-notch siding is used on the building to bridge the pilasters, doors and window openings. Above the doors and windows, vertical and diagonal trim pieces are applied to the otherwise horizontal siding. Four projecting awnings with brackets and diamond shingles frame the southernmost door and three of the windows, adding symmetry to the bays. A projecting wood cornice, composed of diamond shingles and a cove eave, delineates the division between first and second floors.

Second Floor

The second floor features three six-over-six double-hung windows and—defining the protruding oriel window—four one-over-one double-hung windows. Horizontal V-notch siding frames the windows and pilasters from the belt cornice to the window headers. A band of vertical V-notch siding is applied above the window headers. Two arched trim boards connect the corner pilasters to the outside edges of the northernmost and southernmost bays. The protruding oriel is relatively simple, featuring only the four windows, trim, and a minimal cornice supported by nine small cove brackets. A projecting awning with diamond shingles and two horizontal brackets frame the window in the center bay. A horizontal trim board delineates the division between second and third floors.

Third Floor

The third floor features two four-over-four double-hung windows centered in the northernmost and southernmost bays; however, the floor is primarily defined by the decorative trussed-gable trceries that partially obscure the windows. The center bay features no openings on the third floor, as it features only vertical V-notch siding. Horizontally-oriented bands of decorative round buttons span the southernmost and northernmost bays beneath the third floor windows. Fishscale shingles surround the windows.

The roofline features prominent bargeboards supported by heavy decorative brackets extending from the vertical pilasters. The two gable ends—although different in pitch and size—feature similar arched trceries with prominent kingposts and finials in the centers.

South Elevation

The south elevation of the Ladd Carriage House—one of the two primary facades—is three stories in height with a prominent gable end framing the easternmost portion of the facade, an exaggerated jerkinhead gable framing the westernmost portion of the façade, and an uninterrupted sloping roof that defines the center bay.

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Seven vertical pilasters—identical in style to those on the east elevation—frame the elevation's six bays. A high degree of symmetry exists within the bays; however, the elevation as a whole is asymmetrical. The westernmost bays within the umbrella of the jerkinhead gable feature utilitarian openings, such as carriage doors and hayloft doors, in addition to windows and doors typical to the structure. The center bay beneath the sloping roof features windows and a small gable. The two easternmost bays—one of which is centered under an uplifted horizontal roof line and the other under the prominent gable—feature simple symmetrical window arrangements.

First Floor

Within the umbrella of the jerkinhead gable, the westernmost three bays feature carriage doors in the center bay and wood stile-and-rail swing-type doors in the two adjoining bays. The carriage doors are a paired swing-type, each with six-panel glass windows at the top and diagonally divided recessed panels at the base. The carriage doors swing out and are flush with the sidewalk level. These doors are not original and were made in 2009 in keeping with the building's style. Above the carriage doors are several trim boards and a band of horizontally-oriented decorative round buttons.

The two stile-and-rail swing-type doors in the adjoining bays are of a similar design and feature concrete stairs with decorative steel handrails. Additionally, both of these two doors are capped by three-light transom windows with X-shaped trim boards above.

In the center bay of this façade are three two-over-two double hung windows. The next easternmost bay features only horizontal V-notch siding. The easternmost bay has a pair of two-over-two double-hung windows with a diamond-shingle-covered awning spanning the two window openings.

With the exception of the bay in which the carriage doors are located, a projecting wood cornice composed of diamond shingles and a cove eave delineates the division between first and second floors for the entirety of the south elevation. The break in the projecting cornice is attributed to the presence of hayloft doors immediately above. Access to the hayloft would have likely required an exterior pulley system to lift items from the sidewalk to the second floor, which no longer exists on the building.

Second Floor

The second floor features windows, hayloft doors, and horizontal V-notch siding with applied vertical and diagonal trim details. The three westernmost bays exhibit similar characteristics on the second floor as on the first floor. Paired swing hayloft doors and horizontal V-notch siding occupy the second-most westward bay, while two six-over-six hung windows occupy the narrow bays on either side. The stile-and-rail hayloft doors each feature four panel windows and diagonally-divided recessed panels at the base. The doors are flush with the second floor. Like the carriage doors, these doors were produced in 2009. Applied diagonal trim boards frame the hung windows in the adjoining smaller bays. The vertical pilasters that frame the three bays nearest the west facade feature sets of projecting details about midway between the second and third floors.

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The center bay features two fixed quarter-round six-pane windows and a typical six-over-six double-hung window—symmetrically arranged with the quarter-rounds framing the double-hung. Simple vertical and diagonal trim boards are applied to the V-notch siding that surrounds the windows. A small gable with a kingpost is centered above the double-hung window. The roofline and projecting eaves intersects the bay at a height lower than the second-floor ceiling.

The two easternmost bays each feature a two-over-two double-hung windows, and simple diagonal trim boards applied to the v-notch siding. A projecting wood cornice, composed of diamond shingles and a cove eave, caps the windows in each of the two easternmost bays.

Third Floor

The third floor elevation is separated into two parts—the easternmost two bays and the westernmost three bays—because of the sloping roof that intersects the center bay beneath the third-floor line.

The three westernmost bays are bisected by the jerkinhead gable and roof; however, the larger bay (second from the west façade) features a two-over-two double hung window. Other than the window and the pilasters, the face of the building in these three bays is composed of fishscale shingles. The pilasters feature sets of projecting details similar to those at the second floor level. Decorative traceries bridge the angles in the jerkinhead gable, and prominent brackets attached to the pilasters support the roofline.

The second easternmost bay features three portal windows surrounded by vertical, diagonal, and horizontal v-notch siding and trim. The roof line is horizontal above the bay and is supported by brackets attached to the pilasters. A west-facing gable with decorative tracery and octagon shingles supports the roof perpendicular to the west edge of the bay.

The easternmost bay features a section of horizontally-oriented decorative round buttons at the base of the third floor and two small two-over-two double-hung windows surrounded by diagonal shingles. The gable end above this bay features a decorative tracery with a prominent kingpost and finial in the center. The gable is supported by brackets attached to the pilasters.

West Elevation

First Floor

The west elevation of the Ladd Carriage House displays an overall symmetry not seen in any other elevation, with eight identical two-over-two double hung windows on the first and second floors and four four-over-four double-hung windows occupying the slightly-recessed third-floor jerkinhead gable end above the roofline. Four pilasters—identical to those on the east and south elevations—frame the facade's three bays.

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Although the center bay features no openings, the bays nearest the north and south elevations each feature two two-over-two double hung windows. An uninterrupted projecting wood cornice composed of diamond shingles and a cove eave delineates the division between first and second floors.

Second Floor and Dormer

The second floor features a window configuration identical to the first floor with no windows in the center bay and two two-over-two double hung windows in both the northernmost and southernmost bays. Sixteen prominent brackets attached to the pilasters and window trim support the horizontal roof line. The face of the building is composed of horizontal V-notch siding.

Above the second floor, the roof slopes perpendicular to the elevation; however, is interrupted by a west-facing jerkinhead gable dormer along the north-south roof ridge. The dormer features two four-over-four hung windows and two four-over-four fixed windows. Decorative traceries bridge the angles in the jerkinhead roofline. Short pilasters with prominent brackets frame the dormer to the south and north of the windows.

North Elevation

Originally the Ladd Carriage House's least visible elevation—the north elevation features four bays, a regular gable, and a jerkinhead gable. The location of a residence four feet away (building-face to building-face) from the north elevation obscured the façade from most early photographic records. Furthermore, a 1968 fire that destroyed this residence caused severe damage to the exterior of the Carriage House, resulting in the loss of much of the original siding and many of the windows on the elevation. Like the other elevations, the north façade features pilasters that divide the bays, and general symmetry within the bays; however, the north elevation's second easternmost bay is irregular because it is asymmetrical.

First Floor

The first floor of the north elevation features four nearly-equal bays, divided by five pilasters. The easternmost bay contains a symmetrical nine-light portal window surrounded by applied vertical and diagonal trim. The second easternmost bay features a centered six-light fixed window. The center bay features three symmetrically-placed two-over-two double-hung windows. The westernmost bay features two symmetrically-placed two-over-two double-hung windows. All of the first floor bays are capped by an uninterrupted projecting wood cornice composed of diamond shingles and a cove eave.

Second Floor

The second floor of the north elevation features several elements mirrored on the south façade. The building face on the second floor is entirely composed of horizontal v-notch siding, with the exception of the pilasters, window openings, and applied trim.

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The easternmost bay features a six-over-six double-hung window and two applied arch trim boards. The bay is capped by a projecting wood cornice composed of diamond shingles and a cove eave.

The second easternmost bay features a centered six-over-six double-hung window, as well as a shorter six-light fixed-sash window occupying the space between the six-over-six window and the bay's west pilaster.

The center bay features two quarter-round six-light and one six-over-six double hung windows, with the quarter-round windows framing the six-over-six. Simple vertical and diagonal trim boards are applied to the V-notch siding that surrounds the windows. A small gable with a kingpost is centered above the double hung window.

The westernmost bay features two symmetrical six-over-six double hung windows, two applied arched trim boards, and a cornice at the top of the second floor similar to the one located in the easternmost bay.

Third Floor

The third floor of the north elevation is separated into two sections due to the sloping roof which intersects the center bay below the third-floor level. The easternmost bay features a large arched multi-light window centered on a band of horizontally-oriented decorative round buttons. The window is surrounded on both sides by diamond shingles. The jerkinhead gable that defines the bay features decorative traceries that bridge the changing slopes. The pilasters that define the easternmost bay feature large brackets that support and frame the jerkinhead gable.

The second easternmost bay is bisected by an angled roof line, featuring only vertical and diagonal v-notch siding and trim. Above the roof line is a small gable dormer featuring horizontal siding and a nine-light portal window. The dormer corresponds with the symmetry of the bay below.

The westernmost bay features a band of horizontally-oriented decorative round buttons and a six-over-six double-hung window surrounded by diamond shingles. The steep gable that defines the bay features a decorative tracery with a prominent kingpost and finial in the center.

Roof

The roof of the Carriage House is a character-defining feature and visually responds to the lower complexities of the elevations. The multi-gabled, essentially H-shaped roof with flared eaves is expressed by many level changes on each elevation. The regular and jerkinhead gables display no consistent pitch. The original roofing materials included metal standing seam and diamond shingles. The Carriage House is now roofed in black composition shingles.

The Carriage House features a brick chimney projecting out of the north roof slope in the eastern portion of the building. The parge-coated chimney features decorative recessed panels and several projecting bands.

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When constructed, the Carriage House featured a distinctive cupola and two prominent roof dormers that helped with the ventilation of the hayloft.³ These elements were removed sometime between 1914 and 1921 (Oregon Historical Society Photograph File 1508, 1509). The cupola was located in the center of the building, straddling the east-west roof ridge. It featured a four-sided steeple-shaped roof with gable elements, ridge cresting, and an open-air interior supported by turned columns. The top of the cupola featured decorative fenestration and a small spire. Immediately beneath the cupola on both the north and south slopes, large gable dormers with dual portal windows and detailed tracteries were present in the years following the building's construction. The roof ridges originally featured decorative cresting, elements which have also been removed (Oregon Historical Society image OrHi 36780).

INTERIOR

The interior of the Ladd Carriage House is composed of two distinct areas: one that was used for residential and private uses (the eastern one-third), and one that was used as the workspace (the western two-thirds). This "zoning" of the building is the central feature of interior integrity, as the function of the interior did not necessitate the incorporation of many decorative elements. The open floor plan of the ground-floor workspace and the second-floor hayloft therefore retain a high degree of integrity. Interior tenant improvements are expected to occur later in 2009, which will entail the installation of final finishes to the walls, stairs, and floors.

Ground Floor

The first floor of the Carriage House features few distinctive historical elements, primarily because it originally featured a relatively open floor plan. North-south structural beams supported by two east-west rows of posts in the center of the space define the first floor.

Two stairwells, one near the northeast corner of the building, and one aligned to the west wall of the structure, allow access to the second floor. Both stairwells make 180 degree turns between the first and second floors. When changes were made to the stair configuration in 2008, 40 feet of stair rail, 68 balusters, and two newel posts were salvaged for later reincorporation in the interior.

An elevator framed within the northeast stair connects the first and second floors.

Some sections of original beadboard ceiling still exist between the structural beams. Furthermore, quarter-round crown moldings frame some of the beams. Varnish on the beams and beadboard suggest most or all of the wood throughout the first floor was originally stained.

Second Floor and Hayloft

The second floor consists of two distinctive areas: the hayloft and the residential area. The residential area—occupying the eastern one-third of the floor—is one and one-half inches higher than the hayloft.

³ Hay is prone to spontaneous combustion.

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Aside from the stairs leading to the first floor, the hayloft section is open from the second floor to the underside of roof. The original wood scissor trusses and structural beams remain exposed. The hayloft was one of the defining features of the building at the time of construction. Although no original interior photographs or plans exist, structural evidence suggests the present condition is representative of the 1883 design. At some point during or just after Hoffman Construction's ownership of the building, a third floor was constructed bisecting the hayloft. This floor was removed in 2009. With few windows or decorative embellishments, the hayloft was a utilitarian space. As mentioned before, the continuity of structural supports between the first and second floor suggests that loading would have occurred from an exterior pulley system accessible by the hayloft doors. Structural framing indicates an access stair to the ground floor was likely located near the present non-historic stairwell along the west wall. It was recorded that hay was still being found in the building into the 1930s ("Ladd Carriage House Restored," 1968).

The residential section is open laterally to the hayloft; however, a ceiling supports the third floor above this section. Demising walls that originally configured this residential area no longer exist and were removed at a date unknown. An elevator overrun and the northeast stair continue from the second to the third floor.

Third Floor

Since the hayloft is open from the second floor to the roof, the third floor of the Carriage House includes only the residential portion of the building. Much of the third floor features sloped ceilings because of the intersecting roof pitch. Little fabric remains in the third floor other than the general feeling and layout of its original residential use. A new mezzanine window provides views into the hayloft section directly to the west. A small attic exists above the third floor residential area and the roof. Exposed trusses can be seen from in the attic space.

Basement

The Carriage House originally featured a finished basement with an irregular basalt and mortar foundation prior to its relocation and the subsequent excavation of the underground parking garage in 2007. Other than the basalt foundation walls, the original basement featured no significant elements. Furthermore, the basement had been altered with the addition of a new staircase with cast-concrete retaining walls by the time of the building's move. The basalt foundation, like the new concrete foundation, was never visible from the exterior of the Carriage House.

The Ladd Carriage House now features a crawl space under the perimeter of the structure. The crawl space features a concrete foundation wall and is occupied by electrical, mechanical, and service equipment for the building. North-south interior walls divide the crawl space into six nearly-even sections. A ships-ladder stairwell in the center-west portion of the basement provides access to the first floor. The crawl space is located above an underground parking lot that spans the perimeter of the Ladd Carriage House and neighboring Ladd Tower.