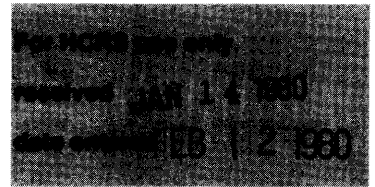


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Ladd Carriage House

and/or common

2. Location

street & number 1331 SW Broadway not for publication

city, town Portland vicinity of congressional district J 3

state Oregon code 41 county Multnomah code 051

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name First Christian Church - Disciples of Christ

street & number 1314 SW Park

city, town Portland vicinity of state Oregon 97201

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 1021 SW Fourth

city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title Portland Historical Landmark Committee Survey has this property been determined eligible? yes no

date July 1, 1979 federal state county local

depository for survey records Portland Bureau of Planning

city, town Portland state Oregon 97204

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Ladd Carriage House, completed in 1883, was built, owned and used as such by William S. Ladd, one of Portland's pioneer entrepreneurs. During the late 1800's, new money was being invested in Portland businesses and buildings, including homes and outbuildings. The Carriage House stands today as an extension of that era. Its architecture, rendered in the indigenous Victorian Stick Style, affords us physical evidence of the roots of this city.

W. S. Ladd chose Joseph Sherwin as his architect, an Englishman who had previously designed structures in England and in America. Sherwin, who had come to Portland in 1880, chose to build the Carriage House in a style that would complement, but not imitate, Ladd's fashionable Villa Style home. Called the Stick Style, Sherwin's choice is now considered as an original North American contribution to architectural design. Initiated on the East Coast in the 1850's by Gervase Wheeler, the Stick Style moved west with the Gold Rush and the western pioneers. Joseph Sherwin died in 1883 and left, as far as is known, no other executed buildings in Portland. Due in part to Ladd's personal attention given during its building, the Carriage House stands today in excellent condition. It is said that he personally chose all the timber, thus inflating the \$12,000 estimated cost to \$24,000. The story is credible in light of the fact that the building still retains all its original beams, timbers and supports. The exterior is fully restored to its original appearance. The interior, too, is in excellent condition, though it has been completely altered to suit its evolving uses. Presently, the law firm of Lindsay, Nahstoll, Hart, Neil & Weigler is the occupant.

The Carriage House occupies a 50- by 100-foot lot, the 1/4 section 3129, Lot 4, Block 205 in the Portland Addition, Multnomah County. It stands on the northwest corner of southwest Columbia and Broadway. This was, in 1883, the outer limits of the City of Portland. Today it is the central or inner city. It stands directly west of the Oregonian Building (the historical site of the Ladd home). It is within Tri-Met's Fareless Square, and within close walking distance to all the central city and Old Town landmarks; from the old Union Station, to the downtown mall, the renewed Willamette riverfront, the Oregon Historical Society, the Portland Art Museum, Portland State University, and the Park Blocks.

The salient features of the exterior are consistent with the "truthful" structural expressiveness of the Stick Style. The intricate textural richness is evident on each elevation, where highly articulate vertical members divide them into bays. These in turn are further articulated by combinations of vertical and horizontal siding, imbricated wood shingle, as well as various secondary structural members and moldings. A feature common to all the bays except one is the flared, shingled cornice which circumvents the structure between the first and second stories and tempers the visual complexity.

It is unknown whether any of the existing windows are original. Over the years, a number of windows, as well as doors, have been added to the various bays without disturbing the basic integrity of the exterior wood frame. The use of multipaned windows is generally consistent and further contributes to a cohesiveness of effect.

The roof responds in kind to the lower complexities of the elevations. The multi-gabled basically H-shaped roof with flared eaves is expressed by many level changes on each elevation. The jerkin-head and normal gables display no consistent

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INVENTORY -- NOMINATION FORM**

Ladd Carriage House

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pitch. The roof was originally covered in metal shingle. A single, paneled brick chimney is located close to the central ridge near the east elevation. Of particular interest are the elaborate bargeboards which grace each main gable. They are individually designed to suit the style and pitch of each gable.

The structure itself was originally 48 feet wide and 65 feet long, three stories high, on a stone basement. The original interior spatial organization of the building was primarily that of a barn. It housed 12 horse stalls, a harness room, quarters for the coachman, and the carriages. A number of renovations have taken place since 1924, the last year the building was used as a carriage house. It appears the house was vacant for three years when Hoffman Construction Company purchased it in 1927. From that year, the interior of the building underwent constant interior changes, the major portion of which was carried out by the owner, Hoffman, with minor alterations by the tenants.

The foreman, for 40 years in charge of renovations for Hoffman, was Cliff Clark, now retired. In 1927, the major change undertaken was the addition of walls in order to accommodate the first two tenants on the main floor. And as the tenants increased, so did the number of walls, stairwells and entrances. Of the stairwells, four remain today--two on the south wall from the first to second floors; and two on the inner south wall, one from the basement to the first floor and one from the second floor to the third floor. Of the entrances, up to seven at one time, only the original on Broadway remains in use today. Major work was again performed by Hoffman around 1950, which included the one-story addition along the west side, a sunporch on the original two-story southwest addition, and an enclosed patio on the north side. In 1968, Al Stromberg, of Hoffman Construction, supervised Hoffman's final renovation. The owner had moved into a small portion of the building in 1933 and his needs had gradually expanded to a point of requiring the entire space. All remaining tenants were evicted. Again, the interior of the Carriage House was altered, this time to serve a single business. According to Cliff Clark and Al Stromberg, these renovations were carried out without benefit of plans or specifications. As Mr. Stromberg put it, "for example, where the doorways were crooked, we straightened them."

By 1970, Hoffman Construction had outgrown Carriage House. It was sold to its present owner, the First Christian Church, who leased it to the present occupant, the law firm of Lindsay, Nahstoll, Hart, Neil & Weigler. In 1971, the firm hired Wilmsen, Endicott, Greene, Bernhard & Associates for the most current renovations to Carriage House. During this renewal, the exterior changes included the addition of windows on the north and east sides, and removal of the interior wall at the north side second floor windows. The walls on the original two-story addition were rebuilt to match existing detail, as was the sunporch railing and an extension of the eaves and roof. The original entrance on Broadway was restored. The entrances on Columbia, though no longer utilized, were left to preserve the historical integrity of the building's usefulness. The interior renovations in 1972 included renewal of original floors and ceilings, addition of gypsum drywall partitions, air conditioning, a basement-to-third-floor elevator, wall-to-wall carpeting, painting and rewiring. No further changes have occurred subsequent to these.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1883 **Builder/Architect** Joseph Sherwin

Statement of Significance (in one paragraph)

As a rare example of Stick Style architecture in Portland, the Carriage House is an architecturally significant landmark. An extension of the relevance of this style to local history is in the fact of its emphasis upon timber, the prime resource upon which the city of Portland was founded and through which it has thrived. The significance of Carriage House, however, surpasses its physical aspect and extends to its diverse relationship to the people and processes evolving into the city of Portland.

William S. Ladd, banker, merchant and philanthropist, was born in Holland, Vermont in 1826. Keenly intelligent, he availed himself of the wealth of opportunity in Portland after his arrival in 1851. He erected the first brick building in Portland in 1853 and served as the city's fifth mayor (elected 1854). In 1859, he entered into a partnership with C.E. Tilton and established the first bank north of San Francisco. He was the principal backer and promoter of many large, crucial enterprises in Oregon and as a result, became extremely wealthy. Industrious, thrifty, yet possessing a strong Victorian social consciousness, Ladd helped establish the city's library system, public school system, and several church parishes. He set aside ten percent of his income for charitable purposes and, before his death, established a trust fund for posthumous benefactions.

Completed in 1883, the Carriage House was owned by the Ladds for 44 years. It was all that remained of the mansion and outbuildings, and was the last of the estate holdings to be sold in 1927. During 41 of those years, it was used continuously as a carriage house. Thus, even its name is significant as a simple verbal evocation of the processes of our past. The building stood empty from 1924 until it was sold in 1927. In 1927, Hoffman Construction Company bought Carriage House and completed the first of two renovations. From its original use as a carriage house through these and the most recent renovation in 1971, the building's uses are a testimony to Portland's history. They are significant in themselves as a continuing portrayal of the complex and fluid processes of American urban growth.

In 1927, the first two tenants moved in. One of these tenants was a photographer, Henry Berger. The other tenant was the Arts and Crafts Society, founded by Julia Hoffman. It was the early days of what is now the nationally recognized Oregon School of Arts and Crafts. Such was the mild introduction to the building's eclectic utilization. By 1930, Ladd's Carriage House had seven separate entrances (two on Broadway and five on Columbia) serving its many purposes. It was the last year for the Arts and Crafts Society and the Berger Photography Studio, and the first of 12 years for the Baker Electrical Supply. It was also the first year that the Carriage House provided flats to let--up to five at a time. One of these first residential tenants didn't move again until 1965, a stay of 35 years. Though some of the tenants worked out of the building, most were women who worked in the city and listed such various occupations as teacher, artist, saleswoman, librarian, physiotherapist, and dental clinician. In 1931, the Portland Civic Theater moved in. Even today a mainstay for Portland drama, the Civic Theater performed out of Carriage House for six years.

9. Major Bibliographical References

- Gaston, Joseph, Portland: Its History and Builders, Vol. II, S.J. Clarke Publishing Co, 1911.
- MacColl, E.K., The Shaping of a City: Business and Politics in Portland, Oregon, 1885-1915, Georgian Press, 1976.
- O'Donnell & Vaughan, Portland, A Historical Sketch & Guide, Oregon Historical Society, 1976.

10. Geographical Data

UTM NOT VERIFIED

Acreege of nominated property less than one
 Quadrangle name Portland, Washington, Oregon

ACREAGE NOT VERIFIED
 Quadrangle scale 1:62500

UMT References

A

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

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

$\frac{1}{4}$ Section 3129 Lot 4, Block 205, Portland Addition Northwest corner at Intersection of Southwest Broadway and Columbia (5000 square feet).

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Susan O. Wade, Legal Assistant

organization Lindsay, Nahstoll, Hart, Neil & Weigle date June, 1979

street & number 1331 SW Broadway telephone 503/226-1191

city or town Portland state Oregon 97201

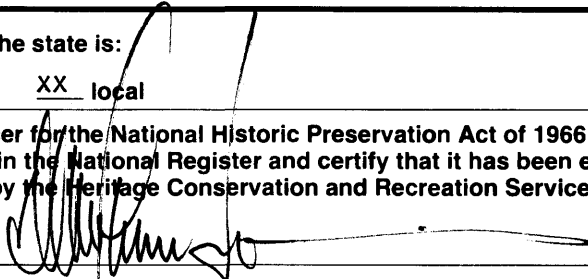
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature



title SHPO Designee date December 18, 1979

For HCRS use only

I hereby certify that this property is included in the National Register

[Signature] date 2/12/80
 Keeper of the National Register

Attest: [Signature] date 1/31/80
 Chief of [unclear]

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Ladd Carriage House

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Other long-staying tenants included: Hoffman Construction Company. Hoffman moved into a small portion of Carriage House in 1933, took over the whole building in 1968, and moved to larger quarters in 1970. The Portland Junior League. The League was headquartered at Carriage House, holding meetings there from 1940 to 1952. A millinery shop was in residence for 11 years. The current law firm has resided there for eight years. Concurrently, various entrepreneurial efforts began, ended, or moved on from Carriage House. These included two restaurants (one called the Pewter Plate, another, the Hotcake House), a delicatessen, a sewing machine and supply shop, a public relations counsel, a physiotherapist, an arts goods supply, real estate offices, and architectural offices.

Van Evera Bailey was the first of the architects to work out of Carriage House, and it was he who renovated a portion of the second floor to serve as his living quarters. After 11 years, he was followed by another architect, W. L. Gordon. And from 1959 to 1963, the same space was occupied by the architectural offices of G. Westberg. By 1963, Hoffman had expanded into much of the vacated space. The original 1331 Broadway entrance had become a side entrance and in 1964 was closed off. This left three entrances on Columbia Street--two serving the Portland Town Hall Lecture space and five residential tenants, and one serving Hoffman Construction Company. The litany of integrated uses ends in 1967-68, when Hoffman took over the whole of the building; and since 1971, the law firm of Lindsay, Nahstoll, Hart, Neil & Weigler has been in residence.

The Ladd Carriage House is indeed a landmark of historical and aesthetic value. It has been and continues to be at once a reflection of Portland's urban growth and a vehicle for the process of that growth.

Little is known about the architect, Joseph Sherwin, who arrived in Portland in 1880. No other buildings are attributed to him in Portland and he died the year the Carriage House was completed.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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Ladd Carriage House

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Oregon Journal, July 16, 1971

Oregon Journal, February 13, 1976.

Vaughan T., Ed. Space Style and Structure, Oregon Historical Society, 1974.



LADD CARRIAGE HOUSE
Portland, Oregon
Kent E. Wade, Photographer

May, 1979
Photographer for Negatives
Camera Direction: West

View of East Side: Main
Entrance 1331 S.W. Broadway
#3 PHOTOGRAPH

Ladd Carriage House
1331 SW Broadway
Portland, Multnomah Co, Oregon

1 of 8 -- East elevation

FEB 12 1980

Kent E. Wade photo, 1979
1925 SW Broadway Dr.
Portland, OR 97201

JAN 14 1980

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PHOTOGRAPHY BY KENT E. WADE
1925 S. W. BROADWAY DRIVE
PORTLAND, OREGON 97201
(503) 222-3455



LADD CARRIAGE HOUSE
•Portland, Oregon
•Kent E. Wade, Photographer

•
May, 1979 •
•Photographer for Negatives
•Camera Direction: North
•

•View of South Side: On S.W.
•Columbia Street
•#5 PHOTOGRAPH

Ladd Carriage House
1331 SW Broadway
Portland, Multnomah Co, Oregon
2 of 8 -- South elevation

FEB 12 1980 JAN 14 1980

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Portland, OR 97201

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(503) 222-3455



• LADD CARRIAGE HOUSE
• Portland, Oregon
• Kent E. Wade, Photographer

• May, 1979
• Photographer for Negatives
• Camera Direction: South & East

• View of North side with enclosed
• patio, and west side of the
• upper stories
• #1 PHOTOGRAPH

Ladd Carriage House
1331 SW Broadway
Portland, Multnomah Co, Oregon
3 of 8 -- North elevation

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Portland, OR 97201

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LADD CARRIAGE HOUSE

- Portland, Oregon
- Kent E. Wade, Photographer

• May, 1979

- Photographer for Negatives
- Camera Direction: Southwest

•View of North and East Sides

• #2 PHOTOGRAPH

Ladd Carriage House
1331 SW Broadway
Portland, Multnomah Co, Oregon
4 of 8 -- View of north and
east elevations FEB 12 1980

Kent E. Wade photo, 1979
1925 SW Broadway Dr.
Portland, OR 97201

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LADD CARRIAGE HOUSE *Multnomah*
• Portland, Oregon
• Kent E. Wade, Photographer *County*

• May, 1979
• Photographer for Negatives
• Camera Direction: Northwest

FEB 12 1980

• View of East and South Sides
• #4 PHOTOGRAPH

PHOTOGRAPHY BY KENT E. WADE
1925 S. W. BROADWAY DRIVE
PORTLAND, OREGON 97201
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E ONLY.
Ladd Carriage House
1331 SW Broadway
Portland, Multnomah Co, Oregon
5 of 8 -- View of south and
east elevations

Kent E. Wade photo, 1979
1925 SW Broadway Dr.
Portland, OR 97201

JAN 14 1980

THIS PHOTO

PHOTOGRAPHY BY KENT E. WADE
1925 S. W. BROADWAY DRIVE
PORTLAND, OREGON 97201
(503) 222-3455



LADD CARRIAGE HOUSE

•Portland, Oregon

•Kent E. Wade, Photographer

•

FEB 12 1980

May, 1979

•Photographer for Negatives

•Camera Direction: Northeast

•

View of South and West Sides

•#6 PHOTOGRAPH

•

Multnomah
County

•

Ladd Carriage House
1331 SW Broadway
Portland, Mult. Co, Oregon

6 of 8 -- View of south and
west elevations

Kent E. Wade photo, 1979
1925 SW Broadway
Portland, OR 97201

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LADD CARRIAGE HOUSE

Portland, Oregon
Kent E. Wade, Photographer

FEB 12 1980

May, 1979

Photographer for Negatives
Camera Direction: Northeast

South and west sides including
the contrasting environment
further east on S.W. Columbia.
It includes the south side of
the Oregonian Building and the
First National Bank Tower

#7 PHOTOGRAPH

Multnomah Co.

Ladd Carriage House
1331 SW Broadway
Portland, Multnomah Co, Oreg.
7 of 8 -- View of south and
west elevations showing con-
temporary context of the
Carriage House.

JAN 14 1980

Kent E. Wade photo, 1979
1925 SW Broadway
Portland, OR 97201

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PHOTOGRAPHY BY KENT E. WADE
1925 S. W. BROADWAY DRIVE
PORTLAND, OREGON 97201
(503) 222-3455



LADD CARRIAGE HOUSE
Portland, Oregon
Kent E. Wade, Photographer

May, 1979
Photographer for Negatives
Camera Direction: Northeast

Interior of 1331 S.W. Broadway
Reception Lobby
#8 PHOTOGRAPH

Ladd Carriage House
1331 SW Broadway
Portland, Multnomah Co, OR
8 of 8 -- View of reception
lobby

FEB 12 1980

Kent E. Wade photo, 1979
1925 SW Broadway
Portland, OR 97201

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