

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

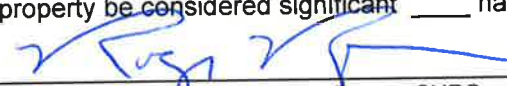
historic name Ladd Carriage House  
other names/site number \_\_\_\_\_

## 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street & number 1331 SW Broadway Street  not for publication  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

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**10. Geographical Data**

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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

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**11. Form Prepared By**

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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

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**Additional Documentation**

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Submit the following items with the completed form:

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**Property Owner**

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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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## National Register of Historic Places Continuation Sheet

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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 10<sup>th</sup> 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.<sup>1</sup> Columbia Street which borders the

<sup>1</sup> The street was originally known as 7<sup>th</sup> 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 18<sup>th</sup> 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.<sup>2</sup>

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 10<sup>th</sup> and Columbia Streets while

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<sup>2</sup> 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