SAVE OUR ELMS Ladd's Addition
Fall Tour of Historic Homes

Official Program & Guide

Saturday, September 20, 2008, 11:00 AM to 3:00 PM

Welcome to the Ladd's Addition Annual Tour of Historic Homes.

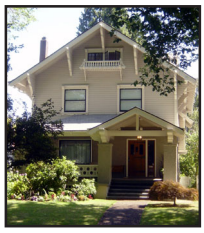
Autumn is such a lovely time of year in Ladd's Addition as the trees turn color. We hope that you will enjoy the scenery as well as the homes on the SAVE OUR ELMS Fall Home Tour. Ten residences are open for public viewing on this self-guide tour, four of which, have not been on the tour before. While walking the neighborhood, take some time and visit the four lovely Rose Gardens (maintained by **Friends of Ladd's Additions Gardens**) and historic Ladd Circle Park. Thank you for supporting SAVE OUR ELMS.

Home Tour Etiquette - Please respect the wishes of residents and volunteers. You may be asked to remove your shoes or wear protective booties in some homes. Some homes will have limited access to private spaces. While children are welcome, we ask that parents keep them under direct supervision throughout the tour. Please do not take food or drink into homes. **No Smoking Please**.

***A 1719 SE Locust Avenue** *Oliver & Nellie Thornton Residence, 1909*

This sedate Craftsman house was built by Robert Beat (also builder of 1801 on this block) for Oliver and Nellie Thornton. Oliver was a traveling salesman who later became a Multnomah County Court Clerk. The two-story house has a steeply pitched gabled roof and projecting eaves. The attic, the second floor window, and bay windows on the sides of the house are all shed-type roof systems. The porch, also covered by a shed roof, is defined by simple columns and an enclosed balustrade.

B 1838 SE Elliott Avenue *David S. & Laura Painter Residence, 1909*



Smith & Dodge, contractors, built many early Ladd's Addition houses, including this one, built originally on speculation. It was sold in 1910 to a cabinetmaker for Heywood Brothers & Wakefield Co., David Painter, and his family. This 2-1/2 story Craftsman-style home boasts an ornamental feast for the eyes. Note the exposed cut rafters and large jigsawn brackets under a moderately pitched gable roof and the porch's roof system. The full-width hip-roofed porch offers a gabled entry with ornamental exposed rafters and cross beams. Massive boxed columns support the roof, and are connected by an unusual circular-themed balustrade.

C 1661 SE Holly Street *Elisha P. & Bertha Bisbee Residence, 1905*

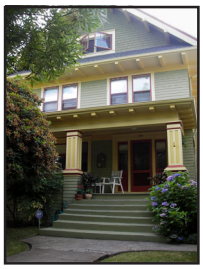
One of the oldest houses in the neighborhood, this straightforward Craftsman house was built by real estate developer R.L. Cate, builder of most of the early homes in the district. A moderately pitched roof with deep boxed eaves features a hip-roofed, windowed dormer centered on the front elevation. The gracious full-width front porch has a simple molded cornice and modified Tuscan columns that support the hip roof. The front entry is banked by full-length sidelights, and balancing the entry is a large fixed window with multiple lights in the upper sash.

***D 1509 SE Holly Street** *Lewis D. & Hattie Keyser Residence, 1905*

Though both designer and contractor are unknown, this two-story Craftsman house was originally owned and occupied by a Southern Pacific RR conductor, Lewis D. Keyser and his wife, Hattie. In 1910 the home was rented to the Albert and Nellie Andrews family. The house has a low-pitched hip roof, projecting box eaves, and a pedimented, gabled dormer that aligns with the single-bay porch below. The hipped porch roof is supported by truncated, modified Tuscan columns on sided piers.

****Residences on the Home Tour for the first time.***

Architectural and Cultural data from the National Register of Historic Places; National Park Service.



E 1939 SE Larch Avenue *Chester Rineman Residence, 1911*

This Craftsman house, designed by E.J. Hill, and built by realtors Hill & Slavin for Chester Rineman, salesman for the Aldon Candy Company. The roof of this lovely 2-1/2 story house is pedimented and steeply pitched, with deep projecting eaves, exposed purlins, and ornamental rafters. The entry is on a flat-roofed, full-width porch, distinguished by ornamental rafters beneath deep projecting eaves and truncated boxed columns on an enclosed balustrade.

***F 1990 SE Mulberry Avenue** *A.E. & Gail Holcombe House, 1910*

A charmingly ornamented example of the Arts & Crafts style, this 2-1/2 story house was built by contractor Nels J. Nelson, possibly on speculation. In 1912 it was purchased by A.E. Holcombe, an employee of the East Side Transfer Company who never lived there though the house bears his name. Two front doors altered the original entry when the house was converted to a duplex in 1977. While an apartment still exists at the basement level, the main building was restored to a single family home in the 1990's, once again distinguished by a single entry.

G 2111 SE Elliott Avenue *Thomas Vigars House, 1914*

Prairie-style architecture influenced this Craftsman house. Built by developer Thomas Vigars, the architectural details suggest clean, simple, and sophisticated lines, and massive features. This two-story house and its full-width porch have low-pitched hip roofs with extremely deep projecting eaves. The closed balustraded porch has truncated battered columns on sided piers, and the porch steps are the original wood. No one other than Vigars is known to have owned this house until 1923, when it was purchased by Walter S. & Effie Campbell.

***H 2228 SE Ladd Avenue** *J.W. McFadden Building Co. House, 1922*

This is a charming Bungalow with English Cottage influences. Unlike other houses on the tour, it was built not only on speculation by the contractor but apparently was also utilized as a rental unit. The 1-1/2 story house has a side-facing low-pitched gable roof, projecting boxed eaves, and composition shingles rolled over the eaves to simulate hatching. The full-width veranda is capped by a front-facing gable with similar eave detailing. In its pediment is a triple sash window with an ornamental wood lintel. The roof system is supported by massive truncated and paneled columns with sided piers. The over-wide slat size of the vertical wood balustrade is noteworthy.

J 2128 SE Ladd Avenue *Thomas Vigars House, 1912*

Real estate developer Thomas Vigars built over 24 houses in Ladd's Addition, and of these, three were built on this block of SE Ladd. In fact, this house has a twin at No. 2034. The Craftsman style is fully realized in this 2-1/2 story home. The pedimented gable roof with deep projecting eaves faces front and is moderately pitched. The porch has a hip roof with deep projecting eaves that are punctuated by false purlins. Truncated battered columns on sided piers support the porch roof. An enclosed balustrade completes the porch profile.

K 2018 SE Ladd Avenue *Charles Torvick House, 1913*

Although he owned it for many years, Charles Torvick, a principal in the Ladd Estate Company, did not live in this house that was built for him by contractor A. Anderson. The two-story residence has a moderately pitched hip roof and dormer with hip roofs and projecting eaves with exposed rafters. The porch is also covered by a hip roof and has truncated wood columns with an enclosed balustrade. In the Craftsman tradition the entry features sidelights.

Ladd's Addition-Portland's Urban Oasis

Ladd's Addition is Oregon's oldest planned community, planned in 1891 by William S. Ladd, early Portland mayor and business leader. In 1851, Ladd at age 24 emigrated to pioneer Portland, nearly penniless. His first venture was wine and liquor sales. For forty years, Ladd led Northwest banking, steamboats, railroads, telegraphs, flour, and iron. His exquisite 1883 Stick Style carriage house still graces Downtown. In 1891, from one of his farms Ladd created a distinctive plan with radial streets, a central park and four gardens dedicated to Portland's infant park system. Ladd's Addition was to be a Victorian "Residence Park", a village of better homes, parks, tree-lined streets with service alleys, close to city services and streetcars. A visit to Washington D.C. or his New England youth may have inspired this plan. Ladd died in 1893 before Ladd's Addition developed. His sons eventually transformed other Ladd farms into Reed College and new neighborhoods: Eastmoreland, Laurelhurst, Piedmont, Dunthorpe.

New river bridges, Eastside streetcars, and the 1891 Portland-East Portland merger, made Portland boom. But a national depression in 1893 put Ladd's Addition's growth on hold. While Portland's visionary 1903 Olmsted Park Plan included the area's unbuilt parks, a 1906 press report chided the Ladd family for grazing cows on vacant City streets and parks. By 1909-10, Craftsman Style homes began to fill the 128-acre area, and the City built the parks, designed by Parks Supt. and Olmsted associate Emanuel T. Mische. The Ladd Estate Co. planted about 1600 street trees (American elms, maples, lindens, others). Original deed restrictions allowed only single homes with at least $2500 value, forbade liquor sales, and excluded Japanese or Chinese owners. Among the area's six churches, St. Philip Neri (1913) was a center for Southeast's large Italian-American community. A 1922 Ladd Estate Co. map proclaimed this was a "Residential section for Cultured People", but homes occupied only 1/4 of the lots. When deed restrictions expired in the 1920's, smaller affordable bungalows filled in most vacant lots. In 1925, the Portland School District opened Abernethy elementary school.

By the 1970's half the original street trees were lost to storms, bad pruning, disease, neglect, age, street widening. Homeowners had divided many large homes into apartments and deferred maintenance. In the 80's, the City renovated overgrown and unused Ladd Circle into a popular "village green". Named to the National Register of Historic Places in 1988, historic guidelines govern the area's streets, parks, street trees, new construction, and exterior remodeling. Residents have since restored the historic character of most early homes. Friends of Ladd's Addition Gardens provide extra care for the parks. SAVE OUR ELMS started Portland's first community elm program in 1995. Since 1986, volunteers and SAVE OUR ELMS have planted nearly 600 street trees, with Oregon's largest grove of new elm hybrids (230 trees). Portland's historic urban oasis is now a national model for livable green communities.

About SAVE OUR ELMS

The 2008 Ladd's Addition Fall Historic Home Tour, is sponsored by SAVE OUR ELMS a neighborhood based nonprofit organization dedicated to stopping the spread of Dutch Elm Disease (DED) and preserving the urban forest. Proceeds from the home tour buy materials needed to inoculate the neighborhood's graceful American Elm street trees against this destructive and costly disease.

Since the 1930's, when the disease was first detected, thousands of elm trees have been killed throughout the United States. By the mid-1980's it had spread to every state in the continental US. Grove after grove of American Elms have been devastated by the fungus which is carried by the Elm Bark Beetle. Once an elm becomes infected it soon wilts and dies. The tree must be removed at once and the wood destroyed to prevent the spread of the infection to other nearby elms.

DED is active in every major stand of American Elms in the city, and Ladd's Addition is no exception. Take a walk along Lavender St. and you will see where we recently lost mature American Elms to DED. In Sping 2009 we will plant new disease resistant elms to take their place. One more way SAVE OUR ELMS is preserving the urban forest for future generations.

Every year SAVE OUR ELMS volunteers inoculated 1/3 of the 250 American Elm street trees in the neighborhood. At a cost of around $160 per tree. This means that SAVE OUR ELMS must raise a minimum of $12,000 in order to cover just the inoculant used each year. That's pretty good insurance since it costs between $3,000 and $5,000 to remove a dying elm.

Donate and become a member of **SAVE OUR ELMS** today. Contact: Dave Kaplan, membership coordinator, at **(503) 232-2559** or send an email to: membership@saveourelms.org .

www.saveourelms.org

SAVE OUR ELMS would like to extend a special thank-you to those businesses and organizations that continue to support our neighborhood project. You too can show appreciation of their support by patronizing the following businesses:

Treecology, Inc., J. F. Schmidt Nursery, Friends of Ladd's Addition Gardens, Palio Dessert House, Davey-Organicare, Hankins TrueValue Hardware, Abernethy PTA, Portland Coffee Roasters, Pastini Pastaria, Artemis Foods Cafe, New Seasons Market, Zupans, and EasyStreet Online Services.