

6/24/91

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

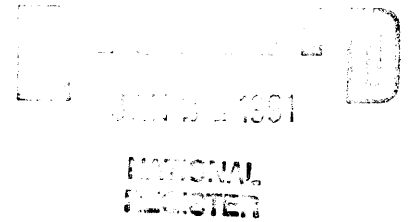
Bradley, J. S., House Multnomah County, OREGON

ADDITIONAL DOCUMENTATION APPROVAL

91000133

for Keeper Almond Byers 7/3/91

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Bradley, J. S., House
other names/site number _____

2. Location

street & number 2111 SW Vista Avenue N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97201

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	_____ buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
James M. Samish January 3, 1991
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. **Entered in the National Register**
 See continuation sheet. 2/22/91
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th And Early 20th Century

American Movements: Bungalow/Craftsman
(Arts and Crafts)

Materials (enter categories from instructions)

foundation brick

walls wood: weatherboard

roof wood: shingle

other

Describe present and historic physical appearance.

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The J.S. Bradley Residence is located at 2111 S.W. Vista Avenue on Lots 1 and 2 of Block 73, Carter's Addition to the City of Portland, Multnomah County, Oregon. The house was built in 1906 for lumberman John S. Bradley and was later owned by Benjamin F. Holman, head of a local fuel firm. Architect for the building is not known at this time. The building was executed in the LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS - Bungalow/ Craftsman style. The J.S. Bradley residence is eligible for listing in the National Register under Criteria "C" as a fine example of Craftsman style architecture in Portland. The building received a Rank III rating in the Portland Historic Resource Inventory.

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Setting and Description

The J. S. Bradley house, located at 2111 S.W. Vista Avenue, was constructed in 1906 on the northeast quarter of block 73, lots 1 and 2, at the corner of S.W. Clifton Street. The house sits on a double lot measuring 100' x 100'. The surrounding neighborhood is made up of residential structures similar in age. The building is in excellent condition and the grounds well maintained..

Carter's Addition is part of the Donation Land Claim of Thomas J. Carter who came to Oregon in 1847 and settled on his claim in 1850. Carter's Addition was platted c. 1868 and developed around the same time.

Tyler Woodard developed Council Crest in 1870. As a result of the development of these areas, the Portland Street Railway Company was organized in 1889 and a cable car line ran from the bottom of Southwest Eighth Avenue (then Chapman Street) and Mill Street up to Portland Heights.

The name of the architect of the Bradley House is unknown, but it undoubtedly had one. The skill with which the plan was worked out and integrated with the exterior volume; and its roof shapes as well as the excellent taste of its detailing inside and out could only come from a skilled, experienced architect.

The concept of the house is of a large square volume, 46 feet by 46 feet, two stories high, with its basement half out of the ground, and a third floor in a pleasing arrangement of roof gables that relieves the severity of the volume. The large front porch which curves around to the south side is pure American-turn-of-the-century. One of the charms of the house is the pair of gables at the north side which are very English.

The exterior of the first and second floors is clad with 4-inch clapboard siding. The gable ends of the third floor are clad with shingles. The roof is composed of wood shingles and the eaves project broadly around the entire perimeter. Windows are generally double hung, one-over-one at the first floor, and six-over-one at the second and third floors. A rectangular bay at the left of the front door extends through the first and second floors. On the north wall a polygonal bay extends through the first and second

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floors. The windows in the bays are casements with leaded glass transoms.

There is no applied ornament. The paired porch columns have no capitals and the balusters at the porch railings are rectangular. The house sits high above the street, surrounded by a bank, and is reached by a flight of concrete stairs above which a flight of wood stairs leads to the front porch. Another smaller flight on Clifton Street leads to the back door. Both of these stairs are recent replacements. The exposed foundation is red brick as are the exposed fireplace chimneys and the piers for the porch columns. Everything about the exterior is beautifully simple and carefully detailed.

Changes to the exterior from the original are confined to the exterior steps, a new back porch, and the breakfast room and kitchen extension at the south side, all tastefully executed. A two-car garage built into the bank at the northwest corner of the property is also not original. All of these changes are unobtrusive and do not detract from the integrity of the original design.

One enters the house through a wide door glazed with beveled plate glass. Sidelights are leaded, beveled glass. A vestibule is separated from the entrance hall by a second glazed door and sidelights, all having leaded, beveled glass. The wide entrance hall extends almost to the rear of the house with a wide stairway to the second floor at the left rising to a generous landing on which is a window seat under a group of leaded glass windows. The stair rail has turned spindles and a molded fir handrail.

At the right side of the hall a pair of pocket doors leads to the large living room. These doors are five panel on the hall side and single panel on the living room side. The living room fireplace has its original brown brick front and a hearth of 1-1/2"x6" unglazed tiles typical of the period. There is a wood mantel on brackets with a wood overpanel. The base is 10 inches high and door and window casings are simple for the period.

At the back of the living room another pair of pocket doors leads to the study, which has a fireplace facing the doors executed in red brick. The 6x6 red tile hearth does not look original. Book

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shelves with leaded glass doors flank the fireplace on both sides and high windows above the bookcases are leaded glass. The door to the hall has five horizontal panels. The pocket doors are five panel on the study side and single panel on the living room side. On the street side of the study is a large polygonal bay with a leaded glass transom.

On the left side of the entrance hall another pair of pocket doors leads to the dining room. These doors have five panels on both sides. The dining room is large with a rectangular bay at the front of the house and a paneled window seat, and leaded glass transoms over casement windows. A 5'-0" high paneled wainscot with a plate rail runs around the entire room. A sideboard with glazed doors, drawers and cupboards is built into the rear wall. The ceiling is coffered with painted wood beams. At the south side a new breakfast room is reached through French doors. It appears that this occupies part of the original porch.

The kitchen has been completely remodeled and extended to the south. The original service stair has been removed and a new bath built in the back hall. The back porch is new, probably replacing an original porch.

Floors are oak throughout the first and second floors and all woodwork is painted. Walls, woodwork and floors are in perfect condition. Recessed can lights have been generally installed throughout the house replacing original light fixtures. They are unobtrusive. Ceilings at the first floor are 10'-0" high with plaster coves.

On the second floor the stair arrives in a large hall with a curved banister around the stair well. Here the ceilings are 9'-0" high. There are four large bedrooms in the four corners of the house. There are built-in wardrobe closets; doors are five panel; and base and trim are similar to the first floor. The master bedroom at the northeast corner has a fireplace and a bathroom with an adjoining dressing room. The bath has been remodeled. The other bathroom, on the north side, is in original condition. At the front of the hall is a small room with a group of three windows.

A stair over the former service stair leads to the third floor, where there are two generous bedrooms and a bath, probably

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originally for servants. There are two attic storage spaces, one very large and both unfinished. From the large attic space a two-stage wood ladder leads to a roof scuttle that opens onto a large flat area at the center of the roof.

The basement, reached from the back hall by stairs under the main stairway, is in its original unfinished state. Floor joists are 2x12s and posts are 8x8s, a stoutly built house. The ceiling is only 7'-0" high. Basement walls are concrete below grade and brick above. The house is heated by a hot water boiler and cast iron radiators. The present boiler is a replacement of the original.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1906

Significant Dates

1906

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property 0.26 acres Portland, Oregon-Washington 1:24000

UTM References

A

1	0
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5	2	3	6	8	0
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5	0	3	9	6	6	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated area is Lots 1 and 2 of Block 73 of Carter's Addition to the City of Portland, Multnomah County, Oregon. The house is situated on the northeast corner of the property and fronts SW Vista Avenue at SW Clifton Street. A garage built into the bank at the northwest corner of the property is non-historic and is not counted as a separately contributing feature.

See continuation sheet

Boundary Justification

The nominated area of of approximately one quarter acre corresponds to the legally recorded lot lines of the property occupied by the J. S. Bradley House from 1906 onward.

See continuation sheet

11. Form Prepared By

name/title John M. Tess, President with Richard E. Ritz, FAIA
organization Heritage Investment Corporation date July, 1990
street & number 123 NW Second Avenue, Suite 200 telephone (503) 228-0272
city or town Portland state Oregon zip code 97207

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SUMMARY

The two-and-a-half-story Arts and Crafts/Craftsman Style house located on SW Vista Avenue at Clifton Street in southwest Portland, Oregon that was built in 1906 for lumberman John S. Bradley is a well preserved and locally distinctive example of its architectural style that exhibits the hallmarks of professional design, although the source of its design is as yet unknown. As such, the house meets National Register Criterion C.

The distinctive qualities of the house are its imposing site at a significant rise above street grade and its inherent stateliness derived from the vertical thrusts of its gable peaks being brought into balance by deep, hovering overhangs of flared eaves and the cover of a wrap-around veranda fanning out over a bow at the southeast corner. The house, thus, has a lightness of appearance that reduces the scale of what is actually a very large volume.

As in the robust Craftsman chalet of 1908 on SW Sixteenth Avenue that William Knighton designed for Joseph Gaston, the use of outriggers or struts to support the exaggerated overhangs is a character-defining feature, as is the concentration of support for the veranda in a few strong paired square posts on masonry piers.

Briefly characterized, the house is a rectangular volume enclosed by a cross-gable roof and clad with narrow lapped weatherboards and shingles in gable ends. On the facade, a steeply-pitched offset gable is balanced by a high-peaked gablet with flared eaves. On the north elevation are paired, or twin gables. One of the gables is bisected by an outside chimney, the stack of which appears to have been modified. The other gable caps a two-story polygonal bay. On the facade, fenestration is grouped in tripartite banks and rectangular bays. Ground story picture windows have leaded glass top lights. Leaded art glass is liberally used, in fact, and is a feature of the front door panel and sidelights.

The building's interior is conventionally well crafted in the tradition of the Arts and Crafts movement. The formally-arranged floor plan is divided by a central stairhall with coved cornice. Sliding pocket doors give access to parlor and dining room on opposite sides of the stairhall. The parlor and study have the typical Craftsman arrangement of a brick-faced chimneypiece with bracketed mantel centered in an end wall and flanked by glass-fronted cabinets and windows. The dining room has a cross-beamed ceiling, paneled wainscoting and long built-in window seat overlooking the front porch. Woodwork and plaster wall finish has been painted eggshell enamel white throughout.

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Comparison with Other Houses of the Period

The Bradley is beautifully designed in impeccable taste. Although belonging to the Craftsman period, it does not follow the then usual concept of the Craftsman style with wide barge boards, bosses, brackets and half timbering. Its simple square shape and symmetry are more classical in feeling rather than the picturesque asymmetry of the typical Craftsman house. The simplicity of its treatment is more closely related to the houses designed by Wade Pipes almost 10 years later. If one had to guess at its architect, one might say that it is the way Whidden & Lewis might have designed a Craftsman house, although they did design some houses in the typical Craftsman style. There is, however, no hard evidence that it is their work.

The Bradley house is a unique example for its period, it is prominently located and in excellent condition.

History of Occupants

John S. Bradley

John Stone Bradley was born September 1, 1842 in Lee, Massachusetts, the son of Eli and Amanda B. Bradley. He attended public schools in Lee and then Union College in Schenectady, New York, enrolling in the class of 1864. In 1862, however, Bradley dropped out and enlisted in the Union Army of the Civil War. He was eventually brevetted captain for exceptional bravery, and in 1864 was discharged. Returning to Lee he took up paper manufacturing. He moved to Bay City, Michigan in 1867 and became involved in the lumber business. In 1878 he moved to Newark, Ohio, and in 1889 he came to Portland, Oregon as the manager of Bridal Veil Lumber Co. In 1907 he became stockholder and manager of Bradley Logging Co. From 1889 until the end of his life, Bradley contributed to the development of the lumber trade in the Northwest. He married Lucy J. Sturges in 1866, and two years after her death in 1883 he married Louise Glover Bradley. He was a member of various business and social organizations including the Portland Chamber of Commerce. He died at the age of 83 years on January 24, 1926.

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Benjamin F. Holman

Benjamin F. Holman was born in Portland, Oregon on May 20, 1874. He attended school and lived most of his life in Portland. In 1901 he joined the Benfield Veasy Co., a fuel company. In 1912 he became president of the company and changed its name to the Holman Fuel Co. Holman and his wife Ethel were married in 1906 and moved into the J. S. Bradley house in 1921. They resided there until Holman's death in 1948, while Ethel Holman continued to live there until 1868.

John M. and Mary A. Kennedy lived in the house from 1969 to 1982 and in 1983 the house was vacant. From 1984 to 1987 Gary W. Stout occupied it; and since 1988 James Beall has lived in the house.

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NATIONAL
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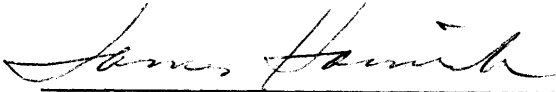
BRADLEY, J. S., HOUSE
(BRADLEY-HOLMAN HOUSE)
2111 SW Vista Avenue, Portland
Multnomah County
Oregon

Registration number: 91000133

Listing date: 02-28-91

The purpose of this continuation sheet is to report the architect of the J. S. Bradley House, built in 1906, has been identified as Edgar M. Lazarus (1868-1939), a native of Baltimore, Maryland, who centered his career in Portland, Oregon, practising for the most part independently. For a short time, he was principal in the firm of Lazarus, Whitehouse and Fouilhoux. Edgar Lazarus was the first Oregon architect to be elected to the College of Fellows of the American Institute of Architects. He is best known for his designs for Vista House (1918) at Crown Point on the old Columbia River Highway, a landmark showing the influence of the Jugendstil, or German New Art movement, and for the Agricultural Palace of the Lewis and Clark Centennial Exposition and Oriental Fair of 1905, no longer standing. He was local supervising architect for the United States Customs House of 1901 in Portland, and he is noted for a body of fine residential work only beginning to be identified in its full scope.

The source of information identifying the architect of the Bradley House is Thomas W. Holman, whose father, Benjamin F. Holman, acquired the property in 1919-1920. Because of the long period of occupancy by the family of Benjamin F. Holman, the alternative title of the property is hereby designated as Bradley-Holman House. Benjamin F. Holman (1874-1948), a native of Portland, was one of eleven children of Charles and Mary Huntington Holman. His brothers, Captain Herbert Holman and U.S. Senator Rufus C. Holman, are commemorated in National Register listings relating to their respective places of residence. In 1906 Benjamin wed Ethel V. Walter, who also was descended from a pioneer Portland family. He was president and managing director of the Holman Fuel Company, one of the largest firms of its kind in the city, historically. The Holmans raised four children in the house. Thomas Holman, the sole survivor, reports the excavated garage was built for his father. The concrete front steps were original to the house.


James M. Hamrick
Deputy State Historic Preservation Officer

May 24, 1991

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BIBLIOGRAPHY

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Gaston, Joseph. Portland, Oregon: Its History and Builders,
Chicago-Portland: 1911.

Multomah County Assessor's Office, map.

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lumberman, dies," The Oregon-Journal (25 Jan. 1926), p. 6.

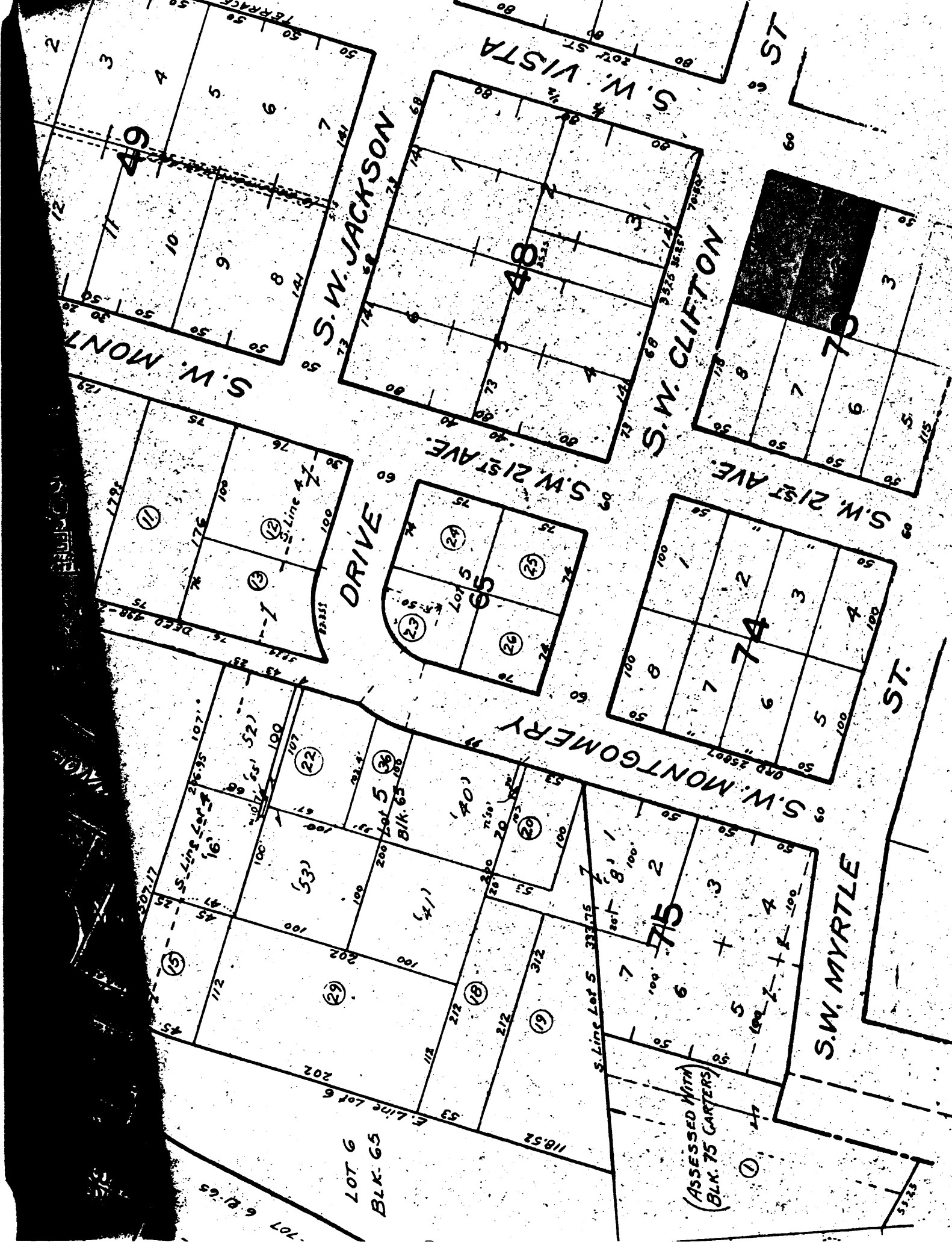
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(26 Jan. 1926), p. 15.

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Firm, Dies," The Oregon-Journal (20 Mar. 1948), p. 2.

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Newspaper Syndicate, Residential Portland, 1911. Portland: 1911.

Portland City Directory, 1906-90.



S.W. JACKSON

S.W. VISTA

S.W. CLIFTON

ST

S.W. MONTGOMERY

S.W. 21ST AVE.

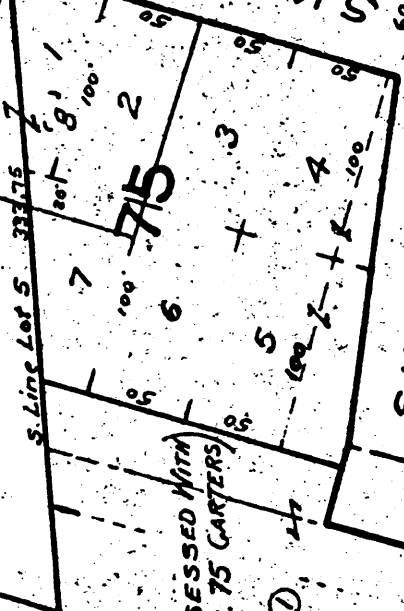
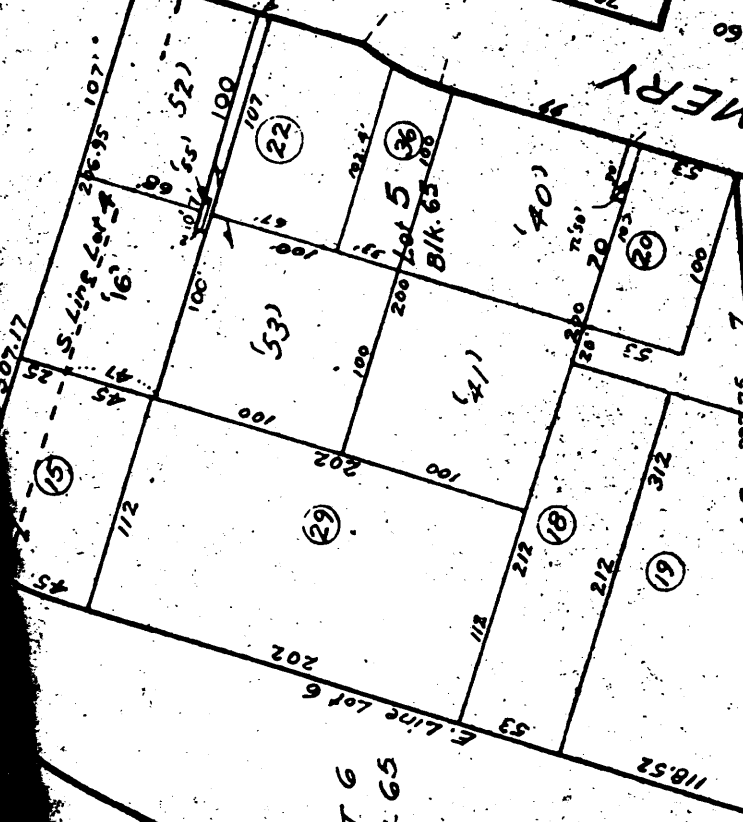
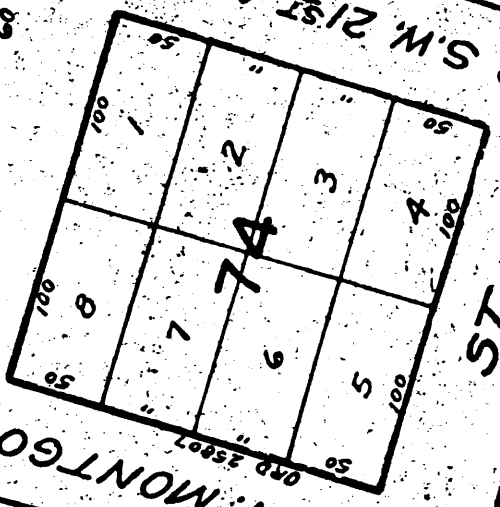
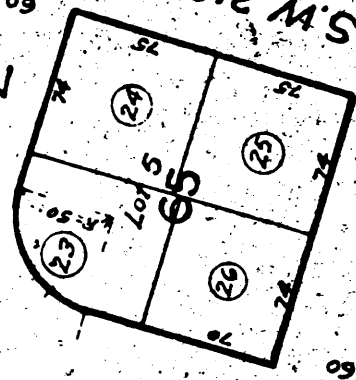
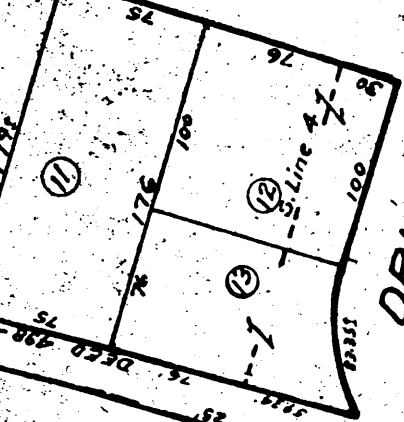
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ST.

S.W. MONTGOMERY

S.W. MYRTLE

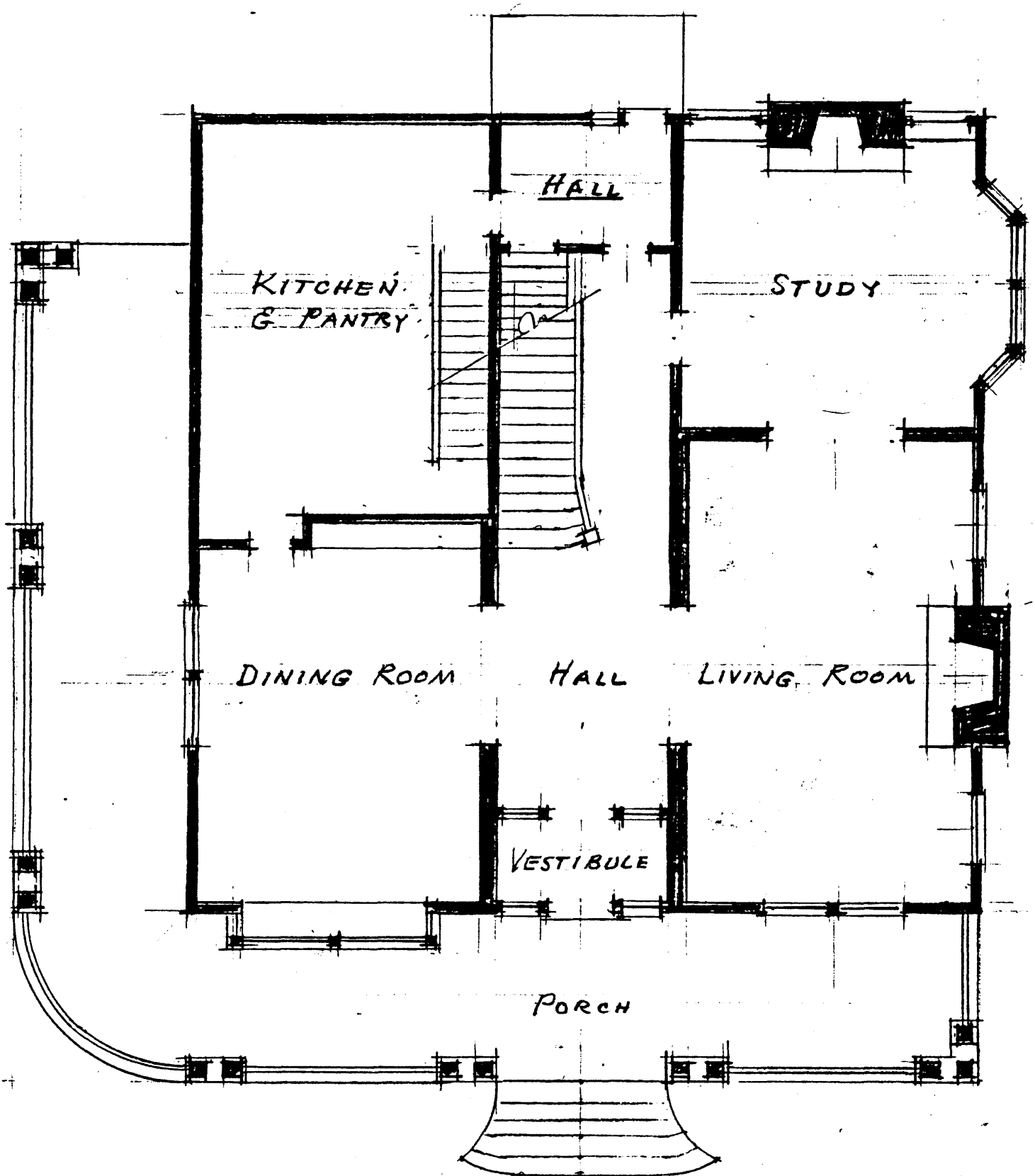
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BLK. 65

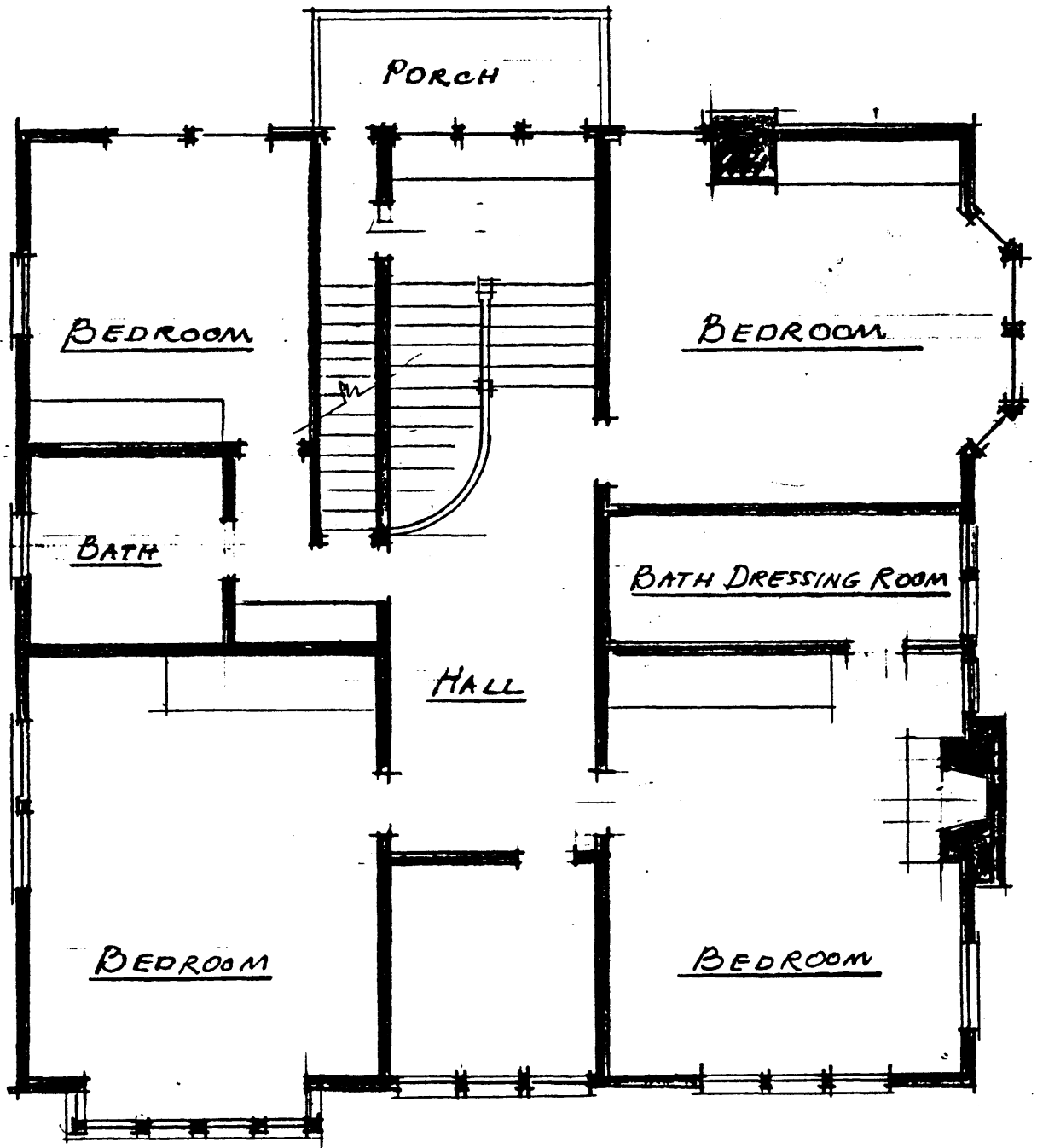
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BLK. 75 CARTERS)

707 6 B 65



FIRST FLOOR PLAN SCALE: $\frac{1}{8}'' = 1'-0''$

J. S. BRADLEY HOUSE



SECOND FLOOR PLAN SCALE: $\frac{1}{8}'' = 1'-0''$

J. S. BRADLEY HOUSE

**Historic
Resource
Inventory**
CITY OF PORTLAND, OREGON



0-920-02111

2111 S.W. Vista Avenue

Carter's Addition to P, Block 73, Lots 1, 2

QUARTER SECTION MAP #: 3127

SWHRL

ORIGINAL FUNCTION: Residence

DATE BUILT: 1906

STYLE: Arts and Crafts

ORIGINAL OWNER: Bradley, J.S.

OTHER OWNERS: Holman, B.F.

TAX ASSESSOR'S ACCOUNT #: R-14040-4930

ZONING: R10

Rank III

SPECIAL FEATURES AND MATERIALS:

Cross gable roof. Horizontal wood siding. Full length covered veranda. Shingle and horizontal wood siding. Modillioned window bands. Bellcast gable-roofed dormer. Bay.

AREAS OF SIGNIFICANCE: Architecture

0-920-02111

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Sanborn Insurance Map, 1969.

Southwest Hills Residential League, inventory, 1981.

2111 S.W. Vista Avenue, aerial photo 1910-1920, OHS Collection.

Bates, Philip, RESIDENTIAL PORTLAND IN 1911, OHS Collection.

American Institute of Architects, Portland Chapter, Historic Resources Committee Files.

OLD ADDRESS: 483 Vista Avenue

Present owner as of May 1981: John M. and Mary A. Kennedy

MAILING ADDRESS: 2111 S.W. Vista Avenue, Portland 97201

No Preservation Funding

Negative: 653-9

Score - Design/Construction: 7

Score - Historical:

Score - Rarity:

Score - Environment: 10

Score - Integrity: 10

Score - Intrinsic: 7

Score - Contextual: 20

Score - Total: 44.5