



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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Livingston, C.J., House
other names/site number _____

2. Location

street & number 407 NW Albemarle Terrace not for publication
city or town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97210

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide X local

[Signature] _____ Date 12.6.11
Signature of certifying official/Title _____
Oregon SHPO
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:)

[Signature] _____ Date of Action 1.27.12
Signature of the Keeper _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only **one** box.)

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

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

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

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
REVIVALS; MODERN MOVEMENT

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: WOOD

roof: ASPHALT
other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The C.J. Livingston House, located at 407 NW Albemarle Terrace on a steeply sloped site is legally described as Lot 9, Block 28, Kings Heights & RPLT, Portland, Multnomah County, Oregon. The property is a two-story wood-framed structure clad in horizontal lap cedar siding over a reinforced-concrete basement with a painted exterior finish and Colonial Revival-influenced decorative elements. The building was designed by noted Portland architect Carl Linde for home owner C.J. Livingston. Built over the winter of 1937 to 1938, the design reflects Linde's evolution to modernism late in his career and a move away from more traditional period styles of the time. The residence contains a mix of elements of more traditional period revival styles, such as the presence of some Colonial Revival ornamentation, and also modernism, with a more utilitarian, rather than purely stylistic, appearance. The asymmetrical front facade, arched-entry portal, and the presence of a tower design clearly represent the architectural elements associated with Linde. Its exterior and interior both retain a high degree of original fabric in very good condition.

Narrative Description

SETTING

The Livingston House occupies a rectangular-shaped parcel on the hillside in King's Heights. The 4300 square foot (sf) lot dimensions are 50 ft wide at the west side, 51.59 ft on the east, 91.5 ft on the south and 78.82 ft on the north are smaller than the standard 50 ft x 100 ft, 5,000 square foot lots common to Portland. The site slopes steeply upwards from Albemarle Terrace to the west, affording dramatic views of four mountains (Mt. Hood, Mt. Adams, Mt. St. Helens, and Mt. Rainier) to the north and east. The building is relatively simple and functional in design, materials, and in its lack of ornament. It therefore stands as an exemplary work of transitional architecture between the more decorated, brick-clad, and historically derivative residential and apartment architecture that preceded it and the purely functional architecture that followed.

EXTERIOR DESCRIPTION

The overall building consists of three levels, with the classical composition of base, middle and top. The base is built entirely of poured-in-place concrete with a painted finish. The base contains the garage and entrance portals. The southeast corner of the property features a 14-foot-high rock retaining wall that ties in to the concrete foundation wall at the garage level. As the property slopes upwards along the street towards the north, there is a 42"-high rock wall along the sidewalk with a gate through which the north stair can be accessed. The middle and top levels are wood stud-frame construction with horizontal cedar lap siding. There are no corner boards and all the siding is mitered at the corners. The main roof is gabled with the ridge line running parallel to the street. It has a medium pitch of 7 inches vertical for every 12 inches horizontal. The windows are fabricated from old-growth Douglas-fir. The window trim is very simple with a narrow flat trim overlaid with a quarter-round at the outside edge. The sill trim is layered with a pronounced sill nosing and a stool at the base.

The original drawings label the middle level as "Basement" intended to be used for laundry, furnace, and water heater functions. Subsequent owners have remodeled the middle level to include a bedroom and bathroom. The upper level is where the best views are and where the main residential space is located. It has the kitchen and dining room on the north side. The living room is on the south side. There is also a bedroom on the south side and another bedroom to the west.

The style of the home is informally based on the Colonial Revival style with some influence from the prevailing Craftsman style. The east-facade fenestration consists of a disjointed Palladian window at the upper level. The window pattern is similar to craftsman style windows with horizontal banding at the top and casement operators flanking a center picture window. Directly below that, at the middle level, is a row of 3 single casement windows, two of which are placed directly below the Palladian window and symmetrically about the peak of the gable. At the middle-level floor line is an applied horizontal trellis supported by 5 corbels. This implies a division of the lower level into four equal bays. The two left bays have the horizontally proportioned garage opening arch. The two right bays have the more ornamented and vertically proportioned entry-door arch, creating the major side of the facade. Because of the constraints of the site and the need to

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have a garage directly accessed from the street, the typical symmetry of a Colonial Revival residence could not be achieved. Instead, a balanced asymmetry was developed through massing and careful distribution of the fenestration.

The trellis projects over the garage and entry openings, creating a bellline that emphasizes the horizontal demarcation between the foundation level and the upper residence level.

The rectangular plan includes the main volume of the home facing east with the longer ridge axis running north to south, parallel to the street. The northeast corner of the plan is broken to create a corner bay window giving a dramatic view of the north skyline from the dining room. Another wing extends from the back of the home towards the west garden area. The home can be entered at all three levels. The upper level can be entered on the west side directly from the kitchen porch, which is connected to a long concrete site stairs. The stairs can be entered from the sidewalk at the street level through the locked gate. The middle level can be accessed at the north through a service entry. The lower level can be accessed through either the garage overhead door or the main entry door directly off the street.

Five types of original windows are found throughout the home. The majority of the windows are located at the upper level. The attic has the unique fanlight window in the east-facade gable. The current owner had replaced a gable vent with the fanlight to match the original blueprint. A window bank of 3 windows consisting of a large picture window flanked by two narrower casement windows is located at the upper level on the east facade. Single casement windows are located in the middle and upper west, east and north facades. The upper south facade has single casement windows flanking the fireplace. Double French casement windows are located in the upper and lower north facade. There are also six double French casement windows in the west wing on the north and the west facade facing the garden

The roof features stepped gables to the north and an applied gable reminiscent of a temple front to the east. The gables are flush to the wall and feature a quarter-round shake molding over a flat trim board. The trim board terminates in an implied Greek or flush pork chop return at the eaves. The eaves have a 4" overhang with layered built-up trim molding to which the gutters are mounted. The west wing roof is truncated creating a flat area where it ties into the main roof. Above the concrete base, the entire home is clad in beveled horizontal lap cedar siding with 6 1/2 inch exposure.

East Facade

The C.J. Livingston House is accessed mainly at the lower level through the 9-panel door within the arched portal on the right side of the east facade. The poured plain concrete entry porch is four steps up from the sidewalk. To the left of the steps is a concrete cheek wall, flanked by a rock wall planter that separates the driveway from the porch. The right side of the steps also has a concrete cheek wall adjacent to the rock retaining wall facing the street. The top of the right-side cheek wall is horizontal and has a wrought-iron fence mounted to it, and beyond this is a gated access to the north-side stairs. The east facade has all of the special detail defining character of the home. The attic fanlight window is centered in the roof top applied temple front gable. Directly below that on the third or principal level of the home, is the large 6' x 4.5' picture window flanked by 2' x 4.5' casement windows. This composition subtly recalls the Colonial Revival style but uses window detailing common to the Arts and Crafts style. Below that at the second or basement level is a row of 2'-4" x 3'-6" single casement windows, two of which are symmetrical about the centerline of the gable peak. Next, at the floor line of the basement level, is the horizontal trellis. The trellis projects out 28 inches and defines the base of the building and its garage use from the living quarters. The left half of the base accommodates the 8'-0" x 7'-0" 9-panel garage door within an 8'-0" radius segmental arch. The garage entry arch is unornamented and plain in character. In contrast to the played-down garage opening, the design of the entry to the home on the right half of the base is grand yet subdued. The design has many characteristics of the Colonial Revival style but without elements that would require more space than is available due to physical constraints of the site. The classical elements of a projecting roof, entablature and columns have been left out to simplify composition. Flanking the 42 inch wide by 78 inch high door are square flat pilasters of painted wood. The doorway is set within a round arch under a fanlight transom and entablature. The trim in the archivolt is carried down alongside the pilasters. The entablature is supported on decorative consoles. Over the entablature is a swan's neck or broken pediment with a finial rising between the scrolls. The pediment is a silhouette form and has no ornament. The fanlight is made of amber glass and divided vertically, into 5 equal panels rather than in a fan form.

South Facade

The south facade is comprised of all three levels of the home as it steps down the hillside from the upper garden area. It is difficult to view this side of house because of the close proximity to the neighboring house to the south and the steep terrain from the street. The base of the fireplace chimney can be seen at the second level above the rock retaining wall. At the third level, the fireplace is flanked by a single casement window with a south view that is blocked by the north facade of

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the neighboring home. Just below the third floor ceiling line, the brick chimney necks down and continues along the wall and beyond the gable roof.

West Facade

The west facade is comprised of the upper level of the home and dominated by the west wing extending into the upper garden area. This side is the least public side of the home and does not have as much view potential as the other sides. The west wall of the kitchen also faces the garden. There is a crawl space under the west wing and a basement under the kitchen. The kitchen can be accessed from under the porch roof. The west wing has the flattened roof section which can be readily seen from the exterior. The west wall of the west wing has a double French casement window. The west wing does not have direct access to the garden level.

North Facade

The north facade steps up along the slope of the hillside from the street. There are concrete stairs which provide access to the basement laundry room door and terminating at the kitchen porch. Overhead power lines can be seen entering the walls at the middle of the third floor line. The electric meter is to the right side of the kitchen wall. The kitchen porch is covered with a shed roof, painted-wood square columns and has painted railings with vertical infill pickets. The plan has a stair-stepped northeast corner creating more locations for placing windows to capture the view towards the northern skyline. The living room has a small casement window facing north. As the wall steps back the west towards the dining room and kitchen, the corner is cut off at a 45 degree angle. This design emulates the "Tower" design as seen in his Salerno Apartments; however it is not as starkly defined as in that Linde-designed apartment project. The resulting window arrangement creates a breathtaking panoramic view of the east and north landscapes. Once the wall line returns, it pushes out once more to enclose the kitchen creating a one room deep end of the home. The kitchen has both outside corners filled with windows, filling the room with light and views. The north facade has 3 of the 4 double French-casement windows in the second and third levels. There is a double French-casement window in the bathroom on the second level and one each in the dining room and west bedroom on the third-level.

INTERIOR DESCRIPTION

The rectangular shape interior of the Livingston House can be divided into two main levels over a street-level garage and main entry. The main entry and second level are connected by a return stair oriented parallel to the street. The depth of the house into the hillside is limited by the terracing of the excavation. The upper level has the largest footprint; the second level footprint is reduced by the size of the west wing. The width of the lower floor is limited to the west wall of the back of the garage at the deepest and to the west wall line of the lower stairs at the narrowest. Upon ascending to the second level from the entry, a short hallway is entered and to the left a second set of return stairs can be seen. This second set of stairs serves the second and third floors and is oriented perpendicular to the street. By using two sets of stairs, Linde was able to reduce the amount of excavation into the hillside. It also frees up the plan layout of the third level, allowing ample area for the dining and living rooms. Throughout the third level the original red-oak floors remain and the original coved ceilings are either original or restored to original conditions. Baseboards and window trims are painted wood; wall caps and stair treads are varnished. The original interior walls are lath-and-plaster throughout including the wall panel trim molding.

Lower Level

The main entrance to the house is accessed from the sidewalk to the porch on the east side facing the street. The original front door has a single center light and a brass mail slot in the middle center of the door. The door has all the original hardware. The fanlight over the door was originally specified to be amber glass from the Bullseye Glass Company with vertical divisions but had been replaced with a traditional Georgian style fanlight of clear glass by a prior owner. It has recently been restored by the current owner to the original design using some of the last available historic amber glass from the Bullseye Glass Company.

A generous and tall ceiling vestibule is encountered upon entering the home. Even though the entry is deep in the hillside terrace, it does not "feel" like an underground room. The fanlight above the entry door illuminates the subterranean vestibule and stairs with ample daylight. The tall ceiling provided by the floor-to-floor height of 14'-6" and finished at 11'-0" helps to give elegance to the small entry vestibule. Straight ahead is the lower set of stairs, fitted out with the guest closet on the lower landing at the bottom of the stairs.

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Adjacent to the main entry is the garage. The garage is built into the main footprint of the house, which was a practice not yet that common but necessary for this home due to the severe site constraints of the steep slope. Originally, the Kings Height neighborhood was to be served by a street car to make the area more attractive to potential home buyers as it was thought to be far from downtown Portland. As car ownership became more common, typical house plans of the time had to be adapted to provide a garage, the garage was simply a newly built detached accessory building, the horse stables were converted or the car owner went without a garage.

Second Level

At the top of the lower stairs is the second floor or basement level, which originally contained the laundry and furnace room at the north end and unfinished space within the walled-off area to the south. This floor has a concrete topping slab over 2x12 wood joists. The floor-to-floor height was set at 9'-6". During a remodel in the 1990's, a subsequent owner finished the walled-off area into a bedroom with large closets and a bathroom. The four-panel doors are not in keeping with the original two-panel design on the third level. The bedroom features a large expanse of bookshelves along the south wall with painted raised panel doors over the storage cabinets below. The ceiling has a painted wood cornice. There is also a small room to the north, used as an office or den. At the time the bedroom was finished, the two single casement windows under the east gable were remodeled into a large combined picture window unit and flanking casements to capture and maximize the view. The current owner restored the single casements back to the original design.

Third Level

The street elevation is 505 feet and the third level is a full 24 feet above that. This level is high over the houses across the street giving unobstructed views of the east and north ends of the city. The sky and mountain views to the north and northeast are breathtaking. This unparalleled vantage is partly due to the lot location on a slight bend in the street and partly due to the challenging topography of the site, which required the house to be built close to the street, forward of the adjacent neighbors. Linde took advantage of the site conditions that were present and capitalized on what he could to gain the maximum potential for the home. He decided the best location for the principal floor was at the top level, even though it meant a climb from the sidewalk to the front door and then two full flights of stairs to get there. Once to the third floor, the view is always the primary design element. The living room, dining room, and kitchen all emphasize the view out over the city. This arrangement could not have happened if the stairs were designed to be in a single location. At the second level, the stairs to the principal floor were moved to the west and were rotated 90 degrees clockwise. This move allows three important functions to the way the plan works. First, it allows a compact excavation for the foundation and forces the lower-floor-to-second-floor circulation to be closer to the street. Second, by waiting until the upper terracing of the excavation to place the upper stairs, it completely frees up the east side of the plan at the third level for the living room and dining room. The third function this arrangement allows is the autonomy of the top two floors from the lower floor. The two stairwells have specific functions and define which level you are on.

The third level is the grandest part of the house. The third level is approached from the west-stairs landing in a central vestibule facing east just outside the living room and dining room. The kitchen is accessed through a door to the north and the 2 bedrooms and bathroom are behind the kitchen to the west. Moving east through the doorway to the living room, the room is flooded with daylight and the view of Mt. Hood to the east and Mt. Adams and Mt. St. Helens to the northeast. The finishes are all original. The doors are all 2-panel with painted finish and original hardware. Coved plaster ceilings and detailed picture-frame wall mouldings over the original lath and plaster. Tall painted-wood baseboards match the door and window trim. The original red-oak flooring runs north to south and is blind nailed tongue and groove. The fireplace to the south is flanked by casement windows. The hearth is flush and finished with marble tile. The fireplace masonry is finished with plaster and projects four inches into the room from floor to ceiling. The firebox opening is surrounded by marble tile and painted-wood built-up moulding. The painted-wood mantel shelf projects out over the frieze panel and is supported by cove moulding. Above the mantel are two plain brass wall sconces. At the west wall of the living room adjacent to the doorway is a recessed arched top niche with shelves and painted wood trim.

The dining room is located to the north of the living room and is eight-sided in plan. The south side of the room has two corner cabinets of wood and glass with a painted finish. The upper doors are wood frame with an inset arch and glass panel. The north side of the room has a 45-degree outside corner window to the northeast flanked by a double French casement and a picture window. The inside corner, opposite that to the west, is a plaster wall built at a 45-degree angle to complete the room. The plaster ceiling cove molding surrounds the entire room and the original brass chandelier hangs from the center. The living room and dining room have a painted wood picture moulding below the plaster cove.

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The kitchen is to the west of the dining room and can be accessed from the stair landing or the dining room. The kitchen has the original cabinetry of painted wood. The drawer fronts and doors are of flush single panel style with the original handles and face mount hinges. The countertops are of the original black and white subway tile. There are two separate recessed sink basins placed adjacent to each other to form a double sink. The single faucet is wall mounted with separate wall mounted hot and cold handles. The original linoleum floor has been replaced with new linoleum. The ceiling is plain lath and plaster with a simple painted wood cornice. To the south of the third-floor stair landing is the main bedroom. Adjacent to the bedroom door in the stair hall is a large closet with simple flush bi-pass doors.

The west wing is built over unexcavated land and is a single story. It juts out into the west garden space. It contains the third floor bathroom and the second bedroom. The bathroom has a single wall hung sink and a bathtub set into an alcove. Over the sink is a surface mounted medicine cabinet with mirror and flanking light sconces. There is a bank of built-in cabinets adjacent to the tub alcove. The bedroom and bathroom are accessed from the third-floor landing towards the west.

ALTERATIONS AND ADDITIONS

The C.J. Livingston House was completed on January 27, 1938. The house is largely intact and the historic integrity of the residence has not been compromised. The contractor on record was E. A. Bohren. At the time of completion it was recorded as a 2 story new frame dwelling. On May 20, 1942, a new owner, Ken Rogers, is recorded as taking out a permit to install 1 toilet, 1 tub and 1 basin in present bathroom on the first floor. The current owner has fully restored several misguided alterations and restored the home back to the original design. The restoration of the CJ Livingston home began in early 2006 and was completed in mid-2007. The trellis had been removed due to neglect and now it is restored to the original design. The brackets and grid work have been matched exactly to the original drawings. The fanlight in the arched entrance was not the original specification and it along with the entablature has been restored. The attic window had been replaced with a louvered vent at some point, now it is restored back to a half round glass fanlight with the correct trim. At one point there was a smoking balcony added over the second floor roof of the stair landing outside the living room. The access door and wrought iron railing has been removed and replaced with the original window and roof design. Over the years the original concrete site stairs on the north side settled, cracked, and slipped out of alignment. The old stairs were demolished and the current owner replaced the old stairs with new stairs in the same location with the addition of iron dowels extending and secured with epoxy into the house foundation to prevent future drifting.

The badly cracked and settled original poured-concrete entrance porch and steps have been replaced with the same material and design as the original. The current owner has in her possession the original blueprints prepared by Carl L. Linde, Architect. The original blueprints were utilized by local architect Thomas G. Shaw in his restoration drawings to ensure an exact replica of the original architectural design. A contractor well versed in historic restoration was hired to complete the eighteen month restoration.

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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.

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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1938

Significant Dates

1938, construction completed

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Carl L. Linde, architect

Period of Significance (justification)

The period of significance begins and ends in 1938, the date of construction of the C.J. Livingston House.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The C.J. Livingston house, located at 407 NW Albemarle Terrace within the Portland city limits, in Multnomah County, Oregon, is eligible for listing in the National Register of Historic Places under Criterion C for architecture as one of the two last single-family residences designed by prominent architect Carl L. Linde prior to his death in 1945.¹ The design of the home reflects Linde's evolution to modernism from other period styles in his career. The design of the home was likely influenced by the challenging steep slope of the site, which required a deep cut into the hillside. Notwithstanding the challenging site, the home embodies the characteristic architectural elements that are true to the Linde design, i.e. asymmetrical front façade, arched entry portal, arch posts along side pilasters, and Palladian style windows. The architectural tower design on the northeast corner of the building is clearly a Linde trademark as it appears in other Linde designed buildings. The period of significance begins and ends in 1938, the date of the residence's construction.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The C.J. Livingston House was designed in 1937 and constructed in 1938. Between the years of 1931 to 1937, there is a significant absence of work completed that can be attributed to Linde. The C.J. Livingston House is clearly significant for its smaller scale, accommodation to site contours, and its modern emphasis on form, as opposed to ornament. Carl L. Linde would have been 73 years old at the time he designed the home. One other Linde-designed structure, the Ongford Apartments, is considered to be later modernist work by Linde.

Linde's earlier apartment buildings and private homes were lavishly ornamented in historic period styles. The C.J. Livingston House is nearly Modernistic by comparison, owing to its simple palette of materials, clean, angular lines, narrow framed fenestration, and otherwise taut surface treatment.

The 1938 Livingston House may be seen as one of the more significant single-family projects completed late in Linde's career, since Linde died a few years later in 1945. Another Linde-designed apartment building, The Envoy, is listed in the National Register for local significance as the ultimate statement of its building type in the period following the onset of the Great Depression and before the onset of World War II. The Envoy thus is a transitional structure between the more "traditional" style of residential architecture which preceded it and the purely functional post-war production housing. The Envoy is a strong expression and representation of Linde's evolution to modernism. The façades of the Envoy read as Reinforced Concrete Utilitarian, i.e. functional architecture with Mediterranean ornament, rather than reading as primarily Mediterranean architecture.

In the same context, the C.J. Livingston House is a strong expression of Linde's continued evolution towards modernism. The facades of the home read as Utilitarian, i.e. functional architecture with Colonial Revival ornament, rather than reading as primarily Colonial Revival architecture. Thus, the CJ Livingston House is a significant representation of an eclectic period revival style designed late in Linde's career, and is notable for its transitional character.

Developmental history/additional historic context information (if appropriate)

DEVELOPMENT OF THE KING'S HEIGHTS NEIGHBORHOOD

In 1845 the King's Heights Area was a part of Daniel H. Lownsdale's land claim. Lownsdale operated a tannery on the land. A creek ran down the canyon, on what is now West Burnside Street, to the Willamette River. The road leading up the canyon was called Canyon Road and it was an important connecting road to outlying areas of the city. Amos Nahum King filed for the federal land grant on March 11, 1852. The King donation land claim constituted 513.01 acres, and as finally deeded to him by the United States the north boundary was between 21st and 22nd on Lovejoy, going due west from there to Macleay Park near Cumberland Road. The east line was at an angle that began near 21st and Lovejoy Streets and went to Burnside near Trinity Place, then skirting the stadium it followed 28th Avenue to Jefferson taking in the present city park and Arlington Heights. Barnes Road was in King's property between Trinity Place and Hermosa Boulevard as was Canyon Road from 19th and Jefferson to the south end of the park.

¹ The last residence appears to be the Gordon Barde home which was constructed in 1939 at 1055 SW Douglas Place and represents a French Renaissance design.

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Real Estate development in King's Heights began in the late 1880's. On July 1, 1889 The King Real Estate Association with Edward A. King shown as president, filed the dedication and plat map in which Kings Heights district was created – the map, however quite different from the way it looks today, although the overall boundaries are pretty much the same.

The Syndicate developed a revised plat for King's Heights in 1919 and most of the original names of the streets/tracts were changed. Spanish names were used for the streets in King's Heights subdivision: Beuhla Vista, Eldorado, Hermosa, Madera, Monte Vista, Pinetta, Rio Vista, Salada, Santanita, Valle Vista, Verde Vista, and two other streets that have since been changed – Chula Vista and Modesto. The development struggled financially and by the end of 1914 only several homes were occupied. After World War I homes were sold quickly. The Otto Poole home on Monte Vista was one of the first to be built in the King's Heights district.

Today as then, the south boundary of Kings Heights is at Burnside Street, going north to where Macleay Boulevard touches the park of that name, with the east boundary near Marlborough Avenue and the west limit on a direct line south from where the district ends at Macleay Park.

ARCHITECT – CARL LINDE (OREGON ARCHITECT LICENSE NO. 0120)

Carl L. Linde (1864-1945), was a German native who emigrated with his family from Germany at the age of six and settled in Milwaukee, Wisconsin in 1870. Before graduating from Milwaukee's German-English Academy in 1887, he apprenticed as an architect. In 1883 he went to New York to enlist in the Navy. After serving a year at the Newport, Rhode Island, naval training station, his parents purchased his release. It is unclear whether he stayed in New York for a short time or returned to New York after graduating from the academy. Mr. Fred C. Baker, a noted local lighting designer and a close friend of Mr. Linde, asserts that Linde worked as a draftsman for McKim, Meade & White in his youth. No confirmation has yet been found in the McKim, Meade & White files.

At some time, Linde returned to the Midwest and worked as a staff architect for Ryerson Steel in Chicago. He was married on September 1, 1890 in Milwaukee, Wisconsin, to Hattie Lebus. From 1888 to 1893 Linde worked in Chicago, part of that time on the 1893 Worlds Fair, and later for Ryerson Steel Company. He worked on several high-rise buildings in the Chicago area during the "time of the union troubles" at Ryerson. In 1892 he returned to Milwaukee, where he worked from 1892 to 1900 as supervising architect for the Pabst Brewing Company. In 1900, still in Milwaukee, Linde formed a partnership with Otto Wehling, Wehling & Linde, which continued until 1906 when he left Milwaukee to move to the West Coast. Linde first worked in San Francisco with James W. Dolliver, who had at one time worked in Milwaukee. Dolliver is known to have worked with the Reid Brothers in San Francisco, who are known in Portland for their designs for three Portland Buildings: the old Oregonian Building (next to the Electric Building), the Oregon Journal Building, and the Yeon Building. The dates of Dolliver's connection with the Reid Brothers are not known.

Late in 1906, Linde moved to Portland, where he lived and practiced for 39 years. After coming to Oregon in 1906, Linde worked in Edgar Lazarus' office, where he designed and supervised construction of the Electric Building, the outstanding and unique qualities of which brought Linde national attention. On the completion of this design, Linde practiced briefly under his own name. When the Electric Building was placed under construction he went to work for its owners, The Portland Railway, Light and Power Company, as superintendent of construction for the building. Following this project, Linde worked in 1911 as a superintendent of construction for Doyle & Patterson, who then had a large volume of work under construction. In 1912 Linde was back in practice until 1914, during which time he designed the west half of the Danmore Hotel (1912). He then worked briefly as a draftsman for the Pacific Fixture & Cabinet Company. Following this, in 1915 he worked for a short time with Whitehouse & Fouilhoux.

From 1916 on, Linde carried on his own practice, and in 1921 associated with Richard Wassell, a developer and contractor, for whom Linde designed a number of apartment houses, which established his reputation and produced much of the work for which he is best known. Linde applied for and obtained his architectural license in 1921.

From 1921 until 1940 he maintained his own architectural practice in Portland and specialized in the design of residences, beach houses, apartment houses, and schools. In 1923 he was living on West Park and doing business from his office in the Artisans Building. His large apartment building designs were favored with diplomatic names, such as the Jacobethan style Ambassador Apartments (1922) and the twentieth century style Sovereign Hotel (1922), both of which are listed in the National Register of Historic Places. English and Mediterranean elements were common in the forms created by the architect. His Ongford apartment building, however, is Early Modern stylistically. Two garden-court apartments, the National Register-listed Holman Gardens (1928) of the half-timber style, and the 1923 Irvington Court Apartments in the Jacobethan style, reflect further diversity in the architect's creative design. Besides five wood-framed, brick-veneer apartments, among them the Royal Arms, the Imperial Arms, and the Tudor Arms, built between 1920 and 1922, Linde

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then designed for the same client the Sovereign Hotel, the Ambassador Apartments, and the Envoy Apartments, all of them major fire-proof buildings. The Salerno and the Tudor Arms have also been placed on the National Register. Another outstanding apartment design was his 1928 Holman Gardens.

Linde also produced large, stately houses, including the 1932 Jack L. Eassen residence in Norman farmhouse style; the 1928 Spanish-Colonial Otto Poole house; the Tudor-style Zimmerman home of 1928; the 1926 Jack Barde residence of Mediterranean design; and the 1926 English cottage of Dr. Frank McCauley.

Linde designed the View Point Inn in 1924. Originally known as the Palmer Place, the inn was commissioned and built at a report expense of \$47,000 by Grace H. Palmer. The View Point is the only tourist-resort structure known to have been designed by Linde, though several beach houses were designed by the architect during his career. The massive shingle inn is a distinct departure from the Tudor or Mediterranean-style structures of brick and reinforced concrete commonly created by Linde.

Linde's architectural connection with the Columbia River Gorge area apparently began some years prior to the development of the View Point Inn. In 1917 Linde designed a giant arch as a gateway, or formal entrance, to the Columbia River Highway. Though the arch was never executed, it was to have been a monumental structure featuring the Oregon seal that "each passing motorist.... (might) find something to remind him of his native state and make him feel at home".

Linde was vice-president of the Oregon chapter, AIA in 1934, and director of the Society of Registered Architects in 1935. At the beginning of World War II, he was associated with the army engineers at Vancouver Barracks, Washington. He worked there until his death at age 81 on July 12, 1945.

Mr. Linde is remembered primarily for his residences and apartment houses in Portland, although he designed a bank and brewery in Vancouver, Washington and the Camlin Hotel and Puget Sound Savings and Loan in Seattle, Washington. The book *Architects of Oregon* notes that "Linde's work is all outstanding, and deserving of further attention, study, and recognition". It is stated that Linde could easily adapt his talents to changing architectural tastes, but he always added his own interpretation. He has left a substantial architectural heritage to Portland and the Northwest (as stated in the book *Architects of Oregon*.)

Notable Residences designed by Carl L. Linde (NR = Listed in the National Register):

- **C.H. Farrington (1924)** Carl L. Linde – 2208 NE Twenty-Eighth Avenue – The English Cottage Style is organized around its steeply pitched hipped central roof, with gabled extensions. A catslide roof descends from the front gable over the asymmetrical entrance. All eaves are rounded, as are the hips of the roof and the arched dormer roof. Linde used the traditional banked windows and the combination of stucco siding with half-timbering.
- **Otto Poole (1928)** Carl L. Linde – 506 NW Hermosa Boulevard – (NR) - Mediterranean/Spanish Revival. Carl Linde was 64 years old at the height of his creative life when he designed this house. Linde chose a butterfly plan, which took full advantage of the existing city and mountain views. With all its angles, various tile roofs, and rustic stucco walls, the house has a highly romantic flavor. There are decided traces of Spanish architecture. A three story tower with a belvedere at the top floor stands where the two back wings of the house meet.
- **Ward R. Bowles (1926)** Carl L. Linde – 2903 NW Cumberland Road – Spanish Colonial. In the 1910's and 20's an enormous variety of Mediterranean style houses were designed and constructed in Portland. It would seem that architect Carl Linde received the lion's share of commissions with clients who preferred the solidity and ambiance the style offered. In this home, Linde indulged his passion for sculptural form, creating one of the most unusual houses to be constructed in the style. It might also be termed Spanish or Spanish Colonial, as the characteristics were overlapping. On its exterior, the house exhibits the smooth stucco walls and the low-pitched hipped roof associated with the Mediterranean. Other Mediterranean influences are found in the wrought-iron railings and window grilles, as well as the entry which has free-standing columns supporting its plaster arch, and in the loggia, all of which can be found throughout the Mediterranean region.
- **Jacob N. Barde (1926)** Carl L. Linde – 2400 SW Park Place – Mediterranean. At the more elegant side of the spectrum, houses could be graciously formal in plan, elevations and detail. Carl Linde designed this residence at one of the most prestigious locations in the city, just at the entrance to Washington Park and originally across the street from the baronial Loewenberg mansion of 1892 with its magnificent stonework. Linde designed the house in much the way an Italian villa was planned; it has a central axis, two projecting extensions on either side, a central entrance loggia, and the low-hipped tile roof of the Mediterranean style. On the east side of the house is

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an arched porte-cochere, and on the west a wing with columned porch. Windows on the lower floor, and some on the upper floor, are casement windows with half-round transoms, contribution to the house's considerable grace. Classical balustrades top the loggia, side porches and porte-cochere.

- **Cornwell and Perry Building Co. (1922)** – 1926 SE Twenty-Third Avenue – Mediterranean/Roman Doric. It is noted that the test of an excellent architect is what he or she can do with a smaller residence. Carl Linde, many of whose prominent residences are mansions, took on the task for the Cornwell and Perry Building Company, developers of residential property. The house he designed is located on a narrow lot. Linde designed the house with a decidedly Mediterranean air, including extended eaves supported by rafter extensions and a prominently arched recessed entry. The entry received the most detailed consideration. Its arch and cast-stone pilasters are in the Roman Doric style. The front elevation has only two pairs of casement windows, the smaller pair banked at the second floor. The only adornments are the window boxes on an extended window cornice, the scroll work at the second floor and the pressed-tin roof tiles.
- **Gordon Barde (1939)** Carl L. Linde – 1055 SW Douglas Place - French Renaissance. In 1939, on property adjacent to his father's home – the Mediterranean style Jacob Barde House – Gordon Barde had constructed a fine French Renaissance style house, designed by his father's architect, Carl Linde. The architect met the challenges of an uphill property by creating an upper terrace, with garages at the street level, on which he placed an L-shaped residence, oriented toward the terraced garden. Washington Park is behind the house. French architectural aspects of the house includes the distinctive round-arched French doors, with arched fanlights and tall rounded shutters to fit the opening. The belt cornice above the first floor becomes an architrave as it extends into balconies off each end of the L. At the intersection of the two wings, an engaged turret houses the arched entrance portal and a wrought-iron balcony above. The second floor windows are casements with shutters. Exterior materials were originally stuccoed brick; the first floor brick is now exposed.
- **Dr. Zimmerman (1925)** Carl L. Linde – 2260 NE Twenty-Eighth Avenue – Arts and Crafts/Tudor elements. During the 1920's and 1930's, Tudor style houses continued to be designed by all the leading Portland architects, although the Tudor influences were readily combined with other architectural trends. Carl Linde designed this house to reflect the Arts and Crafts style's basic concepts, yet it retains individual Tudor elements. The diagonally placed multiple flues of the brick chimney are decidedly Tudor, as are the half-timbering and banks of casement windows. Yet, the windows are located in a Craftsman, or Bungalow, style shed-roofed former. The minimally detailed eave and the catslide roof, descending over the arched brick entry are Arts and Crafts details. Linde, always inventive, combined the mass of the chimney with the brick front gable in a single plane, a concept new to Portland. Altogether, the general design bears some similarity to Ellis Lawrence's Blaine Smith house of 1908, with its telescoping roof at the entry porch.
- **Digman-Zidell (1930)** Carl L. Linde – 2959 SW Bennington Drive – Spanish Colonial (NR)

Notable Apartment Buildings designed by Carl L. Linde (NR = National Register):

- **Ambassador Apartments (1922)** Carl L. Linde – 1209 SW 6th Avenue – Period Architecture (NR). Added to the Historic Register in 1979, the apartment building is located in downtown Portland. Described as Jacobean, the Ambassador Apartments is unique in Portland for substituting Idaho sandstone instead of the glazed terra-cotta common in the facades and trim of structures dating from the 1920's. Located on prime downtown real estate, the building has now been converted to condominiums. The architectural style is described as Tudor Revival.
- **Clovelly Garden Apartments (1928)** Carl L. Linde – 6309 Northeast Union – English Tudor (NR)
- **Envoy Apartments (1929)** Carl L. Linde – 2336 SW Osage Street – Mediterranean (NR). The Envoy Apartment Building is a spreading, seven-story construction of reinforced concrete, rectilinear in plan and mass, which dominates the peripheral scene at the three-way intersection of Westover Road, NW 23rd Avenue, and Vista Avenue. The 43-unit building with its two penthouse apartments was erected in 1929 from plans prepared by Carl Linde, designer of some of the city's most distinguished apartment structures. While Linde's earlier works were vertical masses, or towers on standard city lots, the Envoy was an exercise in adapting a large building mass to an elongated hillside site. Linde's earlier apartment buildings were lavishly ornamented in historic period styles. The Envoy is nearly modernistic by comparison, owing to its clean, angular lines, frameless fenestration, and otherwise taut surface treatment.

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- **Salerno Apartments (1930)** Carl L. Linde – 2325 Northeast Flanders – Mediterranean (NR). The Salerno is designed in a style which Linde called "Italian". This choice was part of the great wave of popularity enjoyed by various Mediterranean styles for houses and apartments and even commercial buildings. The Salerno includes all of the unusual exterior features; Stucco walls, tile roofs, projecting towers, arched openings, iron balconies and railings, and tile paving. At the corners of the court entrance are two octagonal towers which corbel to from the walls above the basement level, and extend above the roof. The windows are steel sash with casement ventilators. The glass areas are broken up into small lights with steel muntins. The general concept of the building is of a large, almost totally enclosed, landscaped courtyard, around which are grouped 18 two-story townhouses. Within the court, there is a two story gabled projecting wing at each end. At each of the four corners is a one story porch with arched openings and battlement like roof projections, each of which covers the entrances to two apartments. At the center of the north wall of the court, a three story tower projects above the main roof, with louvered, arched openings in its attic, simulating a bell tower. At either side of the tower, open stairs descent to the laundry and other basement areas. Linde's skilled combination of all of these elements of the exterior achieves the pleasant affect of a quiet street in an old Mediterranean town, and successfully disguises the overall size of what is really a single large building.
- **Sovereign Hotel (1922)** Carl L. Linde – 710-716 SW Madison Street – (NR). The Georgian Revival style building was also once known as the Sovereign Apartments. The Sovereign Hotel became the home of KFWV radio (later known as KWJJ) by September 1926 when the station moved from 385 E. 58th St. In March 1927 KFWV moved studios to the Broadway Theatre building. In 1938, the hotel was converted into apartments. In 1982, The Oregon Historical Society purchased the building expand the Oregon History Center.
- **Tudor Arms Apartments (1915)** Carl L. Linde – 1811 NW Couch Street – Jacobethan (NR)
- **Ongford Apartments (1938)** Carl L. Linde – 1417 SW 10th Avenue - Modernist

Other Notable Structures:

- **Rebecca at the Wall Shemanski Fountain (1926)** Created by Oliver Barrett and Carl L. Linde as a gift from Joseph Shemanski. South Park Blocks. The city foundation, created by Oliver Barrett and Carl L. Linde, came to Portland in 1926 as a gift from Joseph Shemanski. With water, sandstone and bronze, the fountain recounts the biblical legend of Abraham's search for a bride for Isaac. Rebecca's gracious act of drawing water for the camels of Abraham's servant identified her as the bride-to-be.
- **Camlin Hotel (1926)** Carl L. Linde – Seattle, Washington – Tudor Revival
- **View Point Inn (1924)** Carl L. Linde – Corbett, Oregon – (NR) The View Point Inn is significant as an architectural feature and prominent landmark along the Columbia River Gorge. The massive wooden structure exhibits elements of Tudor style, but may be more aptly identified as a belated example of the Arts and Crafts style. The exterior is sheathed with wood shingles. Boards are applied to the walls to amplify the half-timbered effect. Most of the windows and doors are multi-light. All porches, all exterior walls, and the major interior first floor walls are of heavy timber construction. On the primary façade, three gabled dormers are featured in the flared, or bell-cast, shake roof. The lower portion of the huge sloping roof covers a 10' verandah which was once screened and used as an additional dining area. The verandah has five bays. To maximize the view of the river, Linde provided five 15-light French doors with sidelights between the verandah and the great hall. On the interior of the center east wall is an arched fireplace constructed of river and volcanic rock. The fireplace has a mantle with cavetto mouldings.

C.J. LIVINGSTON HOUSE CHAIN OF OWNERSHIP

The C.J. Livingston House was custom-designed for C.J. Livingston as noted on the original blueprints. Washington State University houses a digital collection of information regarding Northwest history and the Civil Conservation Corps including troop movements. A May 2, 1935 newspaper article from the Spokane newspaper *The Spokesman-Review* was found which contained reference to C.J. Livingston. The short article titled "Escorts CCC Special Train" is restated below:

C.J. Livingston, traveling passenger agent for the S.P. & S (Spokane, Portland & Seattle Railroad) out of Portland, arrived in Spokane yesterday morning on a special train of CCC boys. They came from San Jose, Cal., where they spent the winter. There were nearly 250 boys en route to Priest River and Clarkia, Idaho. Mr. Livingston was formerly city passenger agent here.

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C.J. Livingston evidently resided in Spokane before moving to Portland. No further information was found on this individual. In 1942, Ken Rogers is shown as the owner of record. In 1952 William Kubech was shown on a Plumbing permit as the owner. Mr. and Mrs. Kubech lived in the home until his death in 1978; his widow Ester continued to live there until 1992 when the home was sold to Jan and Gary Berger. The Berger's sold the home in September 2000. Charlotte A. Boxer is the current owner of the house and has lived in the house since she purchased it in 2000. The home has had a total of 5 owners in the 73 years since it was built.

CONCLUSION

The C.J. Livingston House is eligible for listing in the National Register of Historic Places under Criterion C for architecture for its representation of the later work of well-known Portland architect Carl L. Linde. Constructed between 1937 and 1938, the design of the home reflects Linde's evolution to modernism late in his career and a move away from more traditional period styles of the time. Likely influenced by the challenging site of the home on a steep slope in Portland's King's Heights Neighborhood, the residence contains a mix of elements of more traditional period revival styles, such as the presence of some Colonial Revival ornamentation, and also modernism, with a more utilitarian, rather than purely stylistic, appearance. It is evident that the home's architectural character is firmly representative of Linde, such as the use of an asymmetrical front facade, arched-entry portal, and the presence of a tower design, and that the home is an excellent representation of Linde's single-family residential design late in his career.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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The View Point Inn. "History of the View Point Inn." <http://theviewpointinn.com/inn/history.html>

"View Point Inn." National Register of Historic Places Nomination. Oregon State Historic Preservation Office. 1985.

Wisconsin Historical Society – Wisconsin Genealogical Research Service

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property approx. 0.10
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>10N</u> Zone	<u>523091</u> Easting	<u>5041282</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the C.J. Livingston House is the entire Lot 9 of Block 28 in the King's Heights Addition to the City of Portland, Multnomah County, Oregon.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the residence that has historically been the C.J. Livingston House and that maintains historic integrity.

11. Form Prepared By

name/title Charlotte Boxer, property owner, and Thomas G. Shaw, architect

organization _____ date June 28, 2011; rev. November 2011

street & number 407 NW Albemarle Terrace telephone (503) 223-7233

city or town Portland state Oregon zip code 97210

e-mail charboxer2@comcast.net or charlotte.boxer@therightbank.com

Livingston, C.J., House
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Livingston, C.J., Residence
City or Vicinity: Portland
County: Multnomah **State:** Oregon
Photographer: Jonathan Potkin
Date Photographed: Summer 2009

Description of Photograph(s) and number:

- 1 of 14. (OR_MultnomahCounty_LivingstonHouse_0001.tif)
Front facade, looking Southwest at East front facade.
- 2 of 14. (OR_MultnomahCounty_LivingstonHouse_0002.tif)
Restored trellis and corbels. East front facade of house looking southwest.
- 3 of 14. (OR_MultnomahCounty_LivingstonHouse_0003.tif)
Front door and restored entablature and restored fanlight transom with historic amber glass. East facade.
- 4 of 14. (OR_MultnomahCounty_LivingstonHouse_0004.tif)
Back NW corner of house looking west into kitchen
- 5 of 14. (OR_MultnomahCounty_LivingstonHouse_0005.tif)
North side of house looking south.
- 6 of 14. (OR_MultnomahCounty_LivingstonHouse_0006.tif)
West side of house looking east into bedroom on upper level.
- 7 of 14. (OR_MultnomahCounty_LivingstonHouse_0007.tif)
Inside vestibule entry of house looking west.
- 8 of 14. (OR_MultnomahCounty_LivingstonHouse_0008.tif)
Stairs up to the first level.
- 9 of 14. (OR_MultnomahCounty_LivingstonHouse_0009.tif)
Stairs up to the 2nd upper level.

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- 10 of 14. (OR_MultnomahCounty_LivingstonHouse_0010.tif)
Living room looking Northeast with coved ceilings and fireplace.
- 11 of 14. (OR_MultnomahCounty_LivingstonHouse_0011.tif)
Dining room, looking north.
- 12 of 14. (OR_MultnomahCounty_LivingstonHouse_0012.tif)
Dining room, southwest corner original built-in cabinets.
- 13 of 14. (OR_MultnomahCounty_LivingstonHouse_0013.tif)
Kitchen, original cupboards, looking north
- 14 of 14. (OR_MultnomahCounty_LivingstonHouse_0014.tif)
Original upper level bathroom, southwest corner of house

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Charlotte A. Boxer
street & number 407 NW Albemarle Terrace telephone (503) 223-7233
city or town Portland state Oregon zip code 97210

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 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Additional Documentation

List of Figures

1. General location map for the C.J. Livingston House. Courtesy of Google Maps.
2. Map showing tax lot for the C.J. Livingston House. Courtesy of Portland Maps.
3. Current site plan of the C.J. Livingston House. Drawn by Kenneth Gunn, Oregon SHPO Staff.
4. Current lower level (garage) plan of the C.J. Livingston House. Drawn by Leesa Gratreak, Oregon SHPO Staff.
5. Current first level plan of the C.J. Livingston House. Drawn by Kenneth Gunn, Oregon SHPO Staff.
6. Current second level plan of the C.J. Livingston House. Drawn by Leesa Gratreak, Oregon SHPO Staff.
7. Original drawing for the C.J. Livingston House, showing front elevation.
8. Original drawing for the C.J. Livingston House, showing north elevation.
9. Original drawing for the C.J. Livingston House, showing west elevation.
10. Original drawing for the C.J. Livingston House, showing south elevation.
11. Original drawing for the C.J. Livingston House, showing section of north elevation.
12. Original drawing for the C.J. Livingston House, showing front door detail.
13. Original drawing for the C.J. Livingston House, showing details for interior trim and mantel.
14. Original drawing for the C.J. Livingston House, showing lower (garage) floor plan.
15. Original drawing for the C.J. Livingston House, showing first floor (or "basement") plan.
16. Original drawing for the C.J. Livingston House, showing second floor plan.

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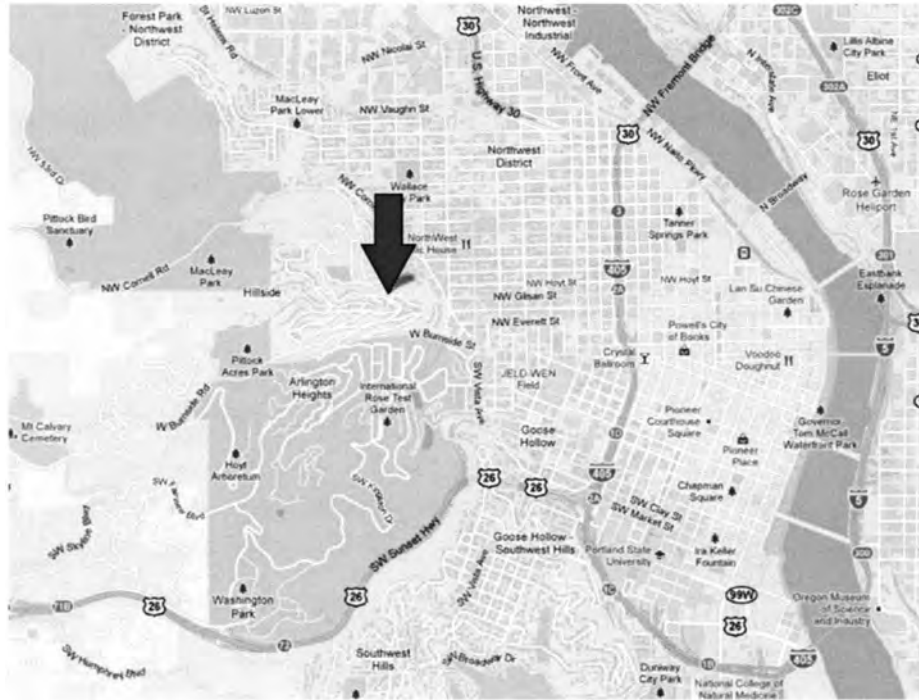


Figure 1. General location map for the C.J. Livingston House. Courtesy of Google Maps.



Figure 2. Map showing tax lot for the C.J. Livingston House (boundary in dotted line). Courtesy of Portland Maps.

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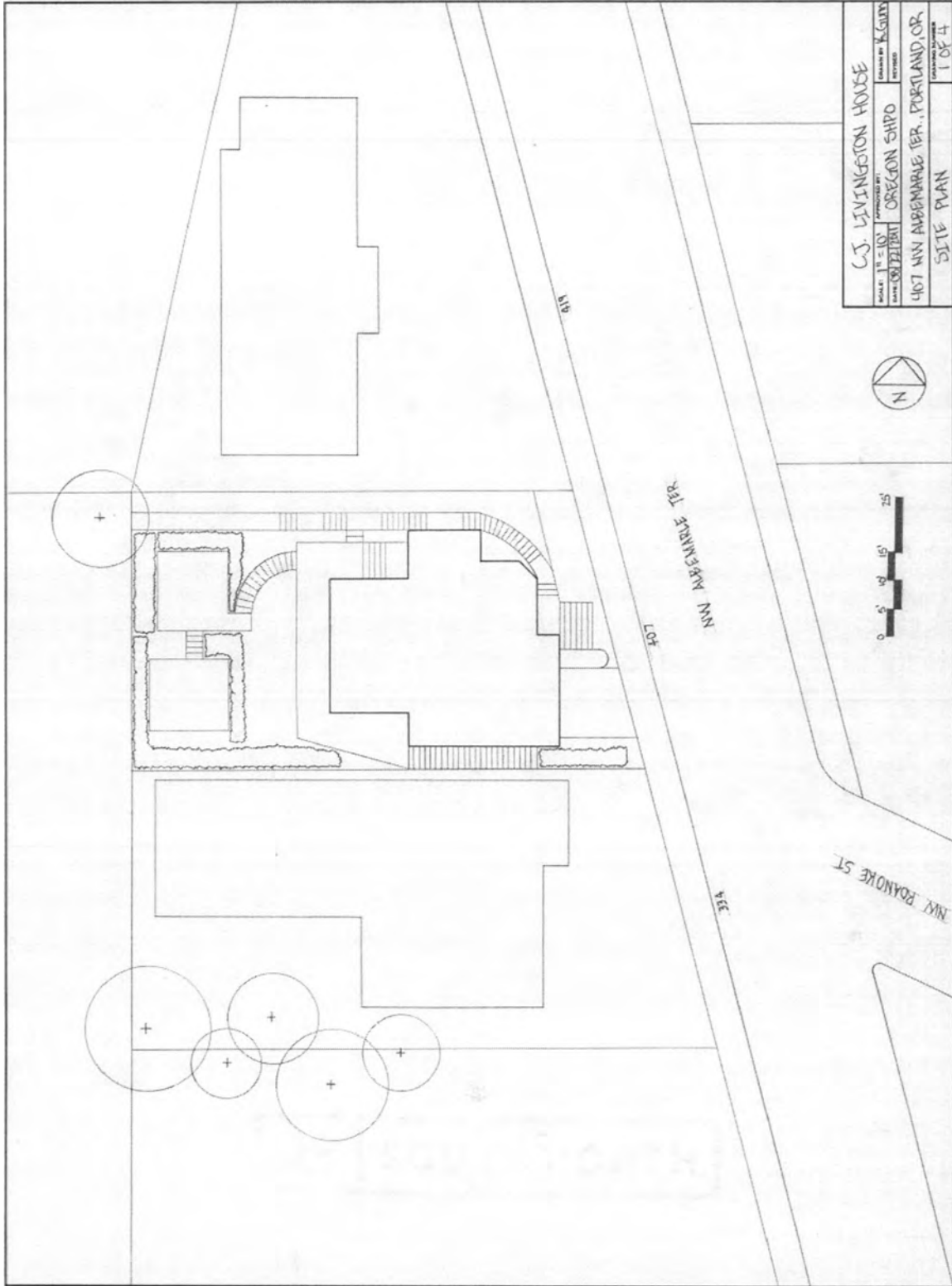


Figure 3. Current site plan of the C.J. Livingston House. Drawn by Kenneth Gunn, Oregon SHPO Staff.

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National Park Service

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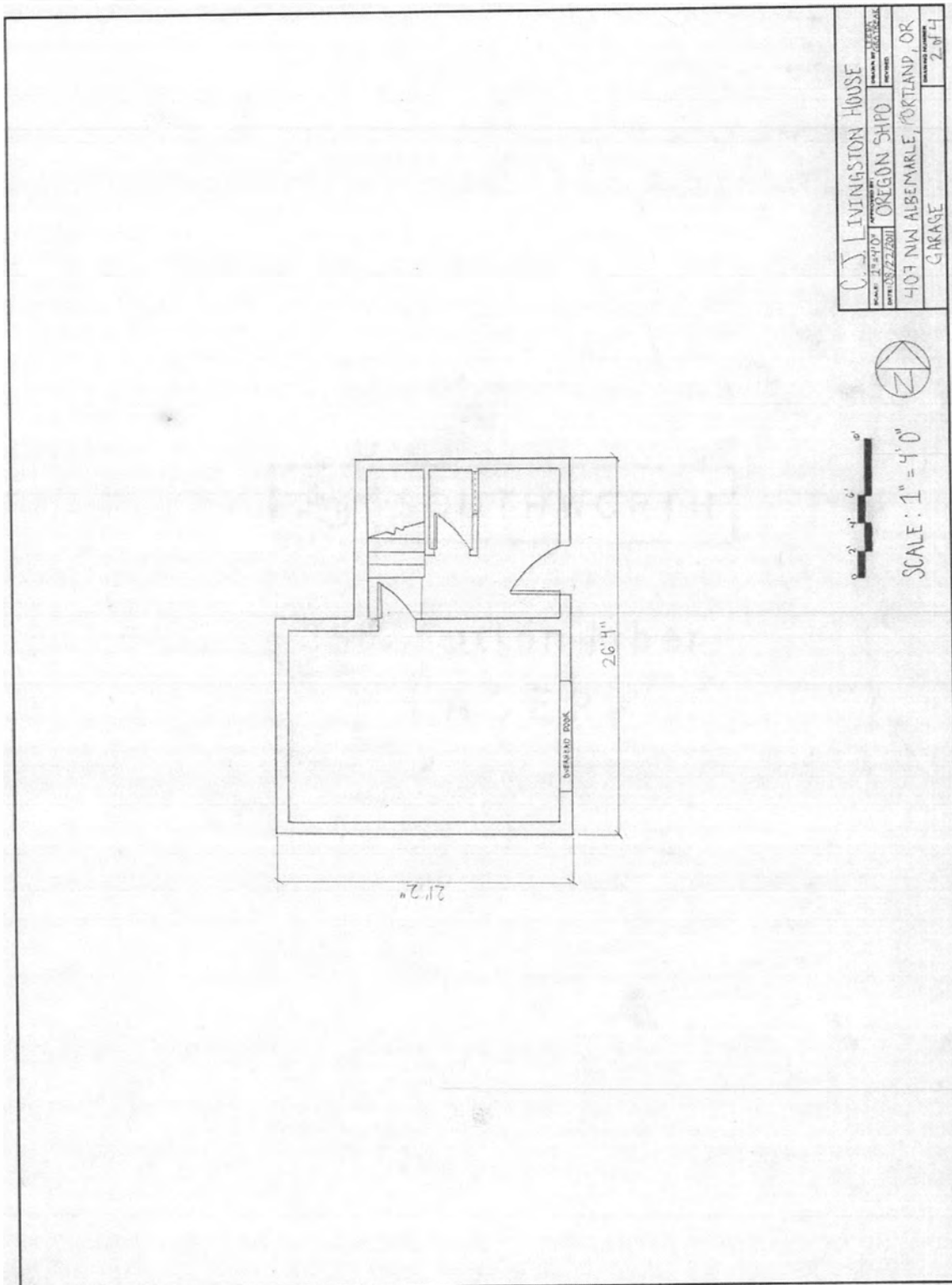


Figure 4. Current lower level (garage) plan of the C.J. Livingston House. Drawn by Leesa Gratreack, Oregon SHPO Staff.

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National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 5

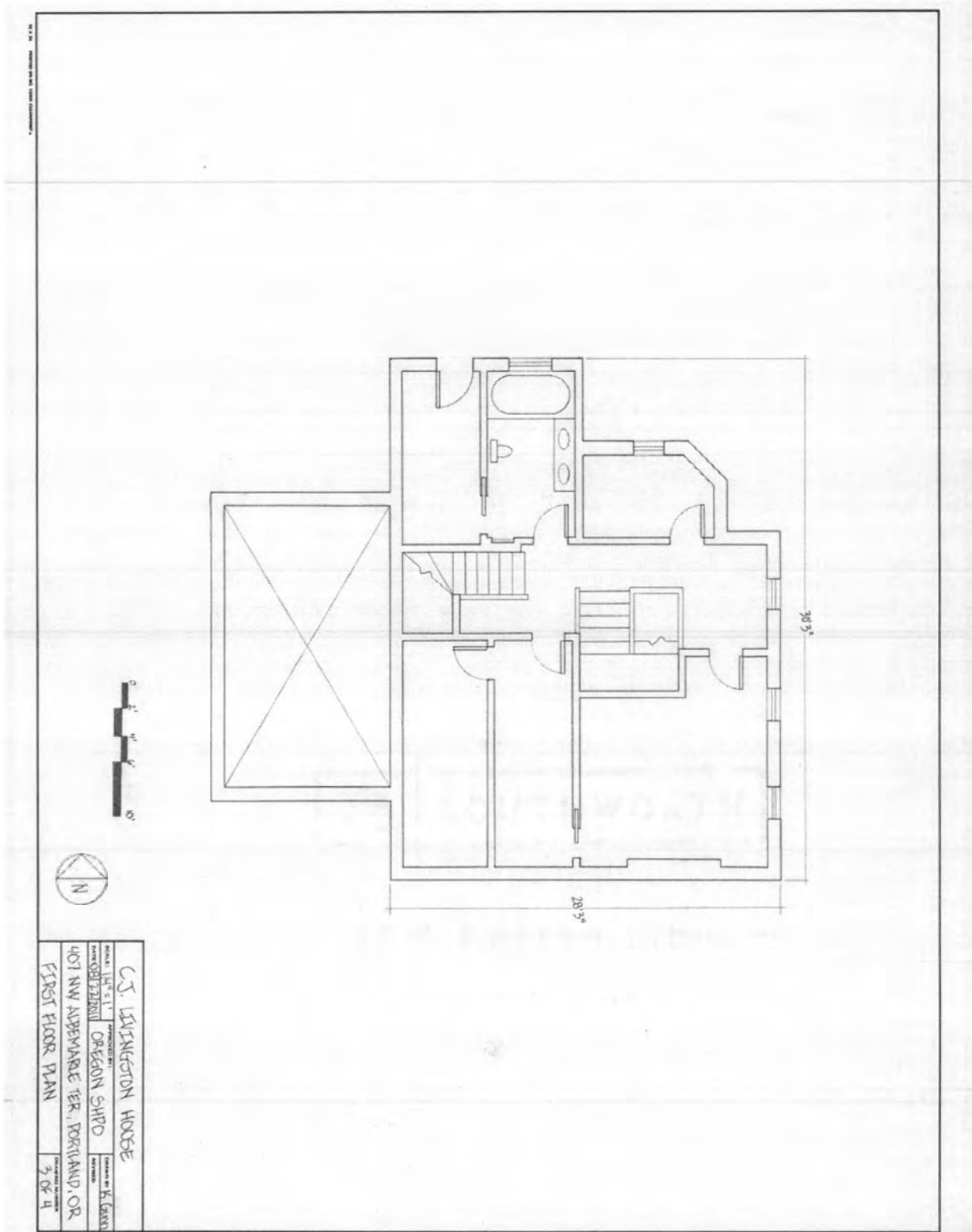


Figure 5. Current first level plan of the C.J. Livingston House. Drawn by Kenneth Gunn, Oregon SHPO Staff.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 6

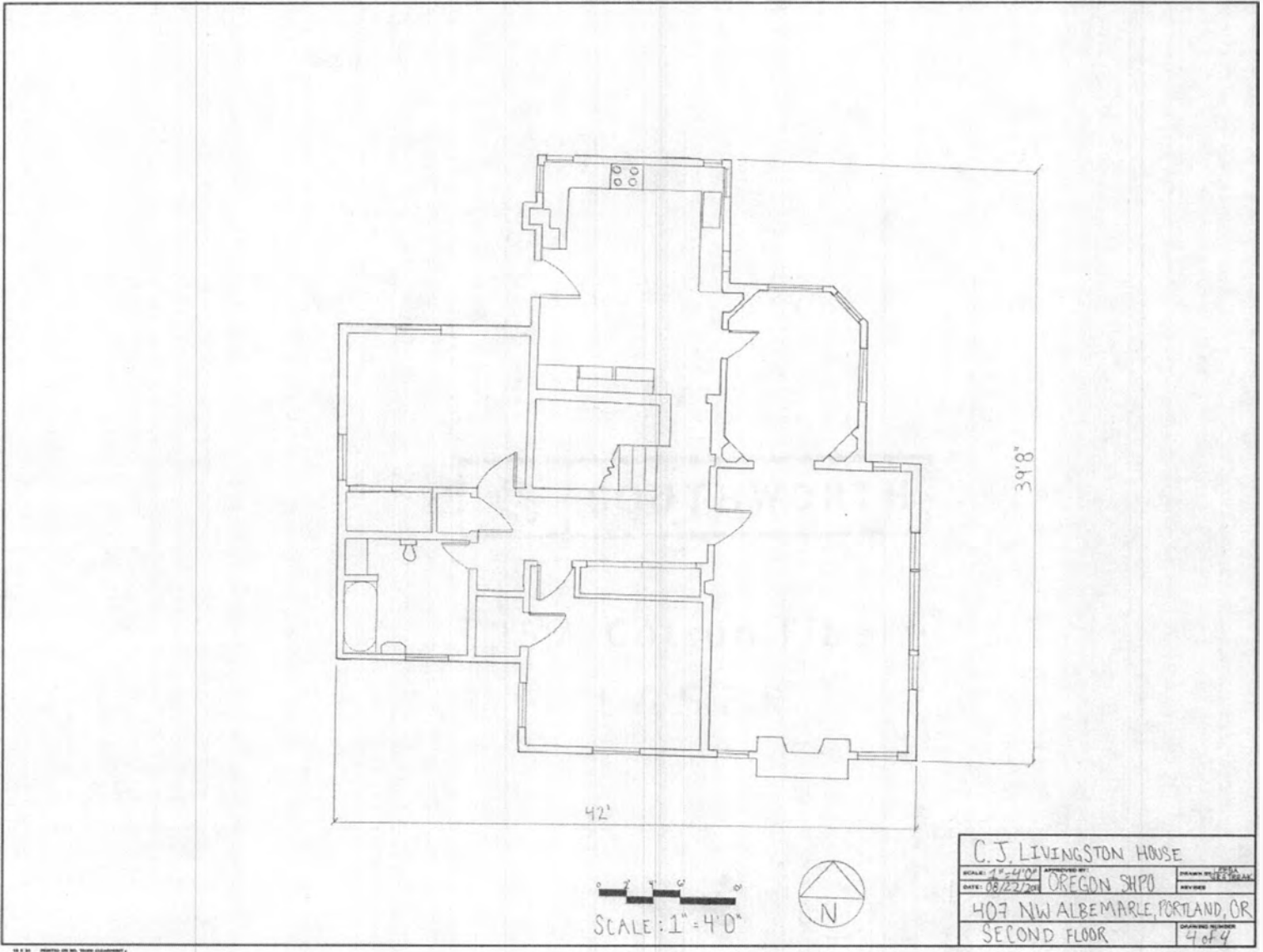


Figure 6. Current second level plan of the C.J. Livingston House. Drawn by Leesa Gratreak, Oregon SHPO Staff.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House

Name of Property

Multnomah Co., Oregon

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 7

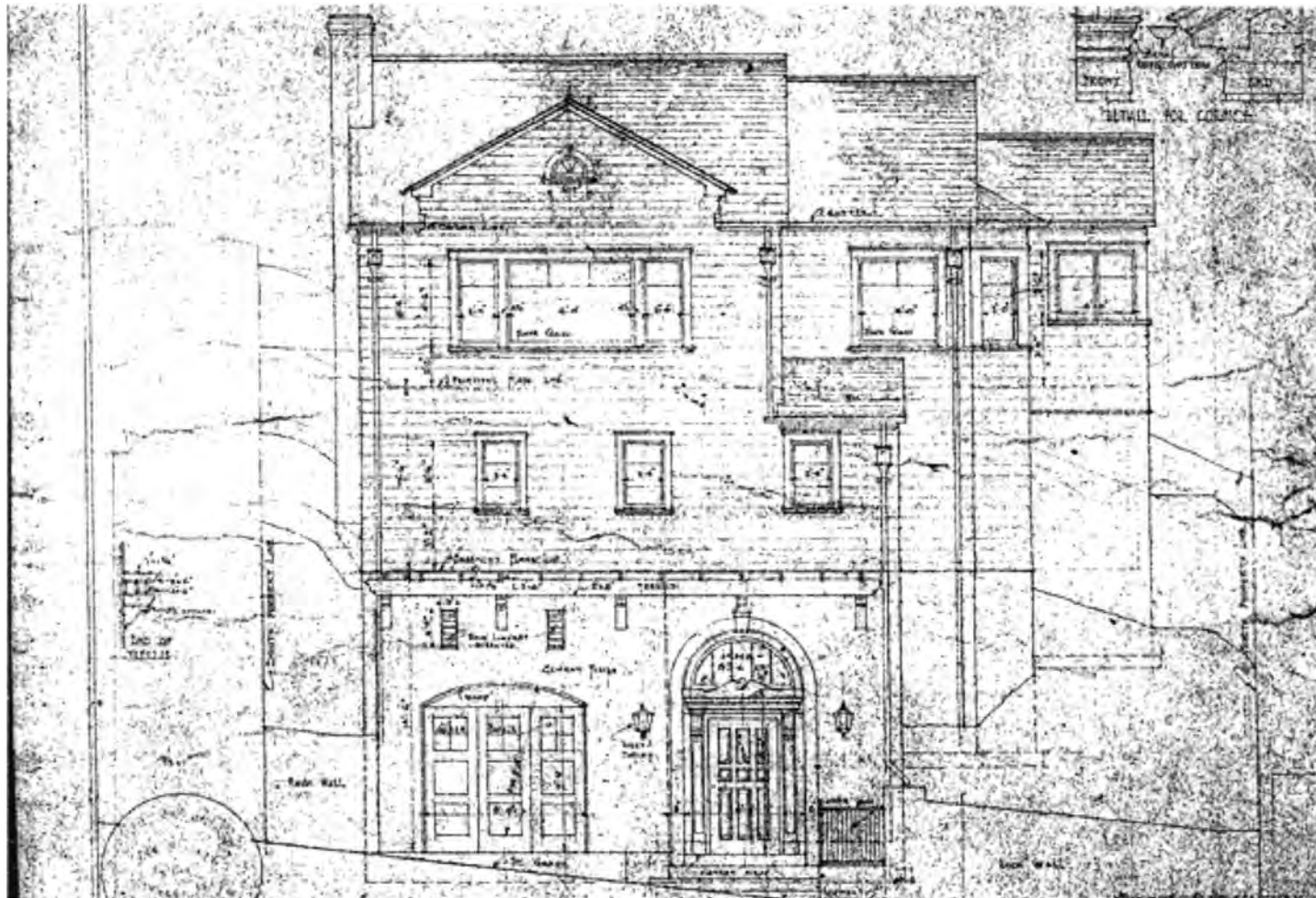


Figure 7. Original drawing for the C.J. Livingston House, showing front elevation.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 8

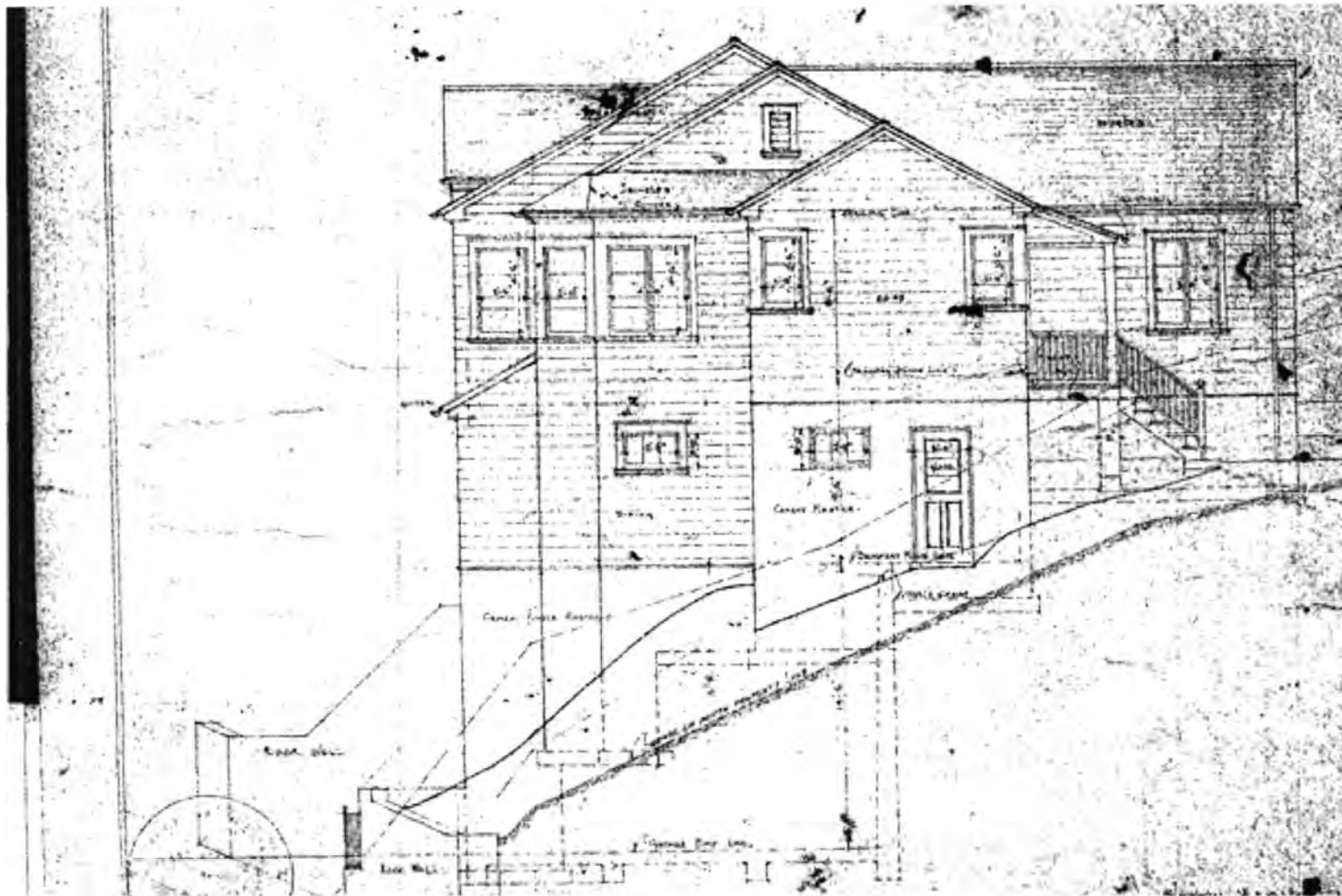


Figure 8. Original drawing for the C.J. Livingston House, showing north elevation.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 9

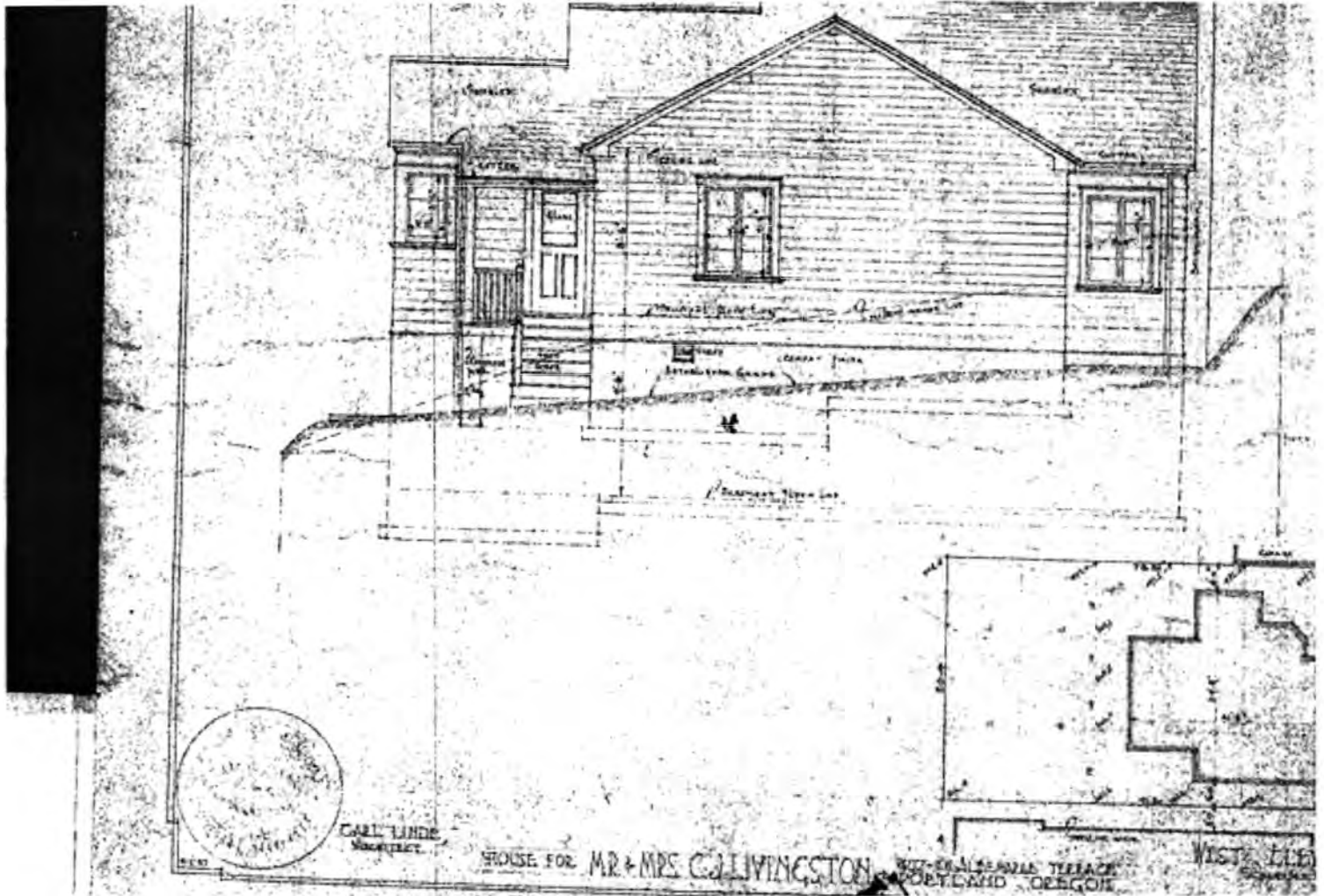


Figure 9. Original drawing for the C.J. Livingston House, showing west elevation.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 10

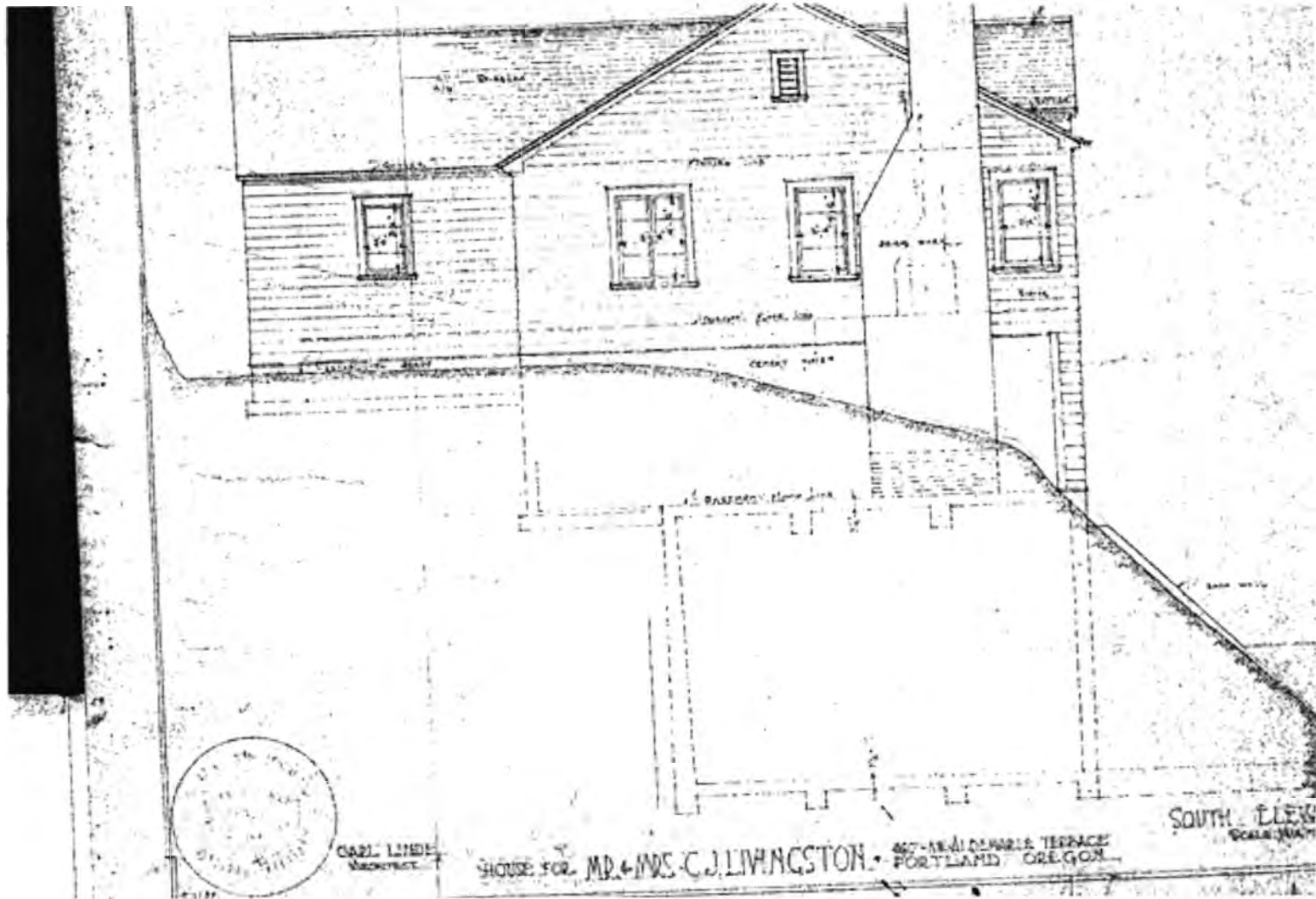


Figure 10. Original drawing for the C.J. Livingston House, showing south elevation.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 11

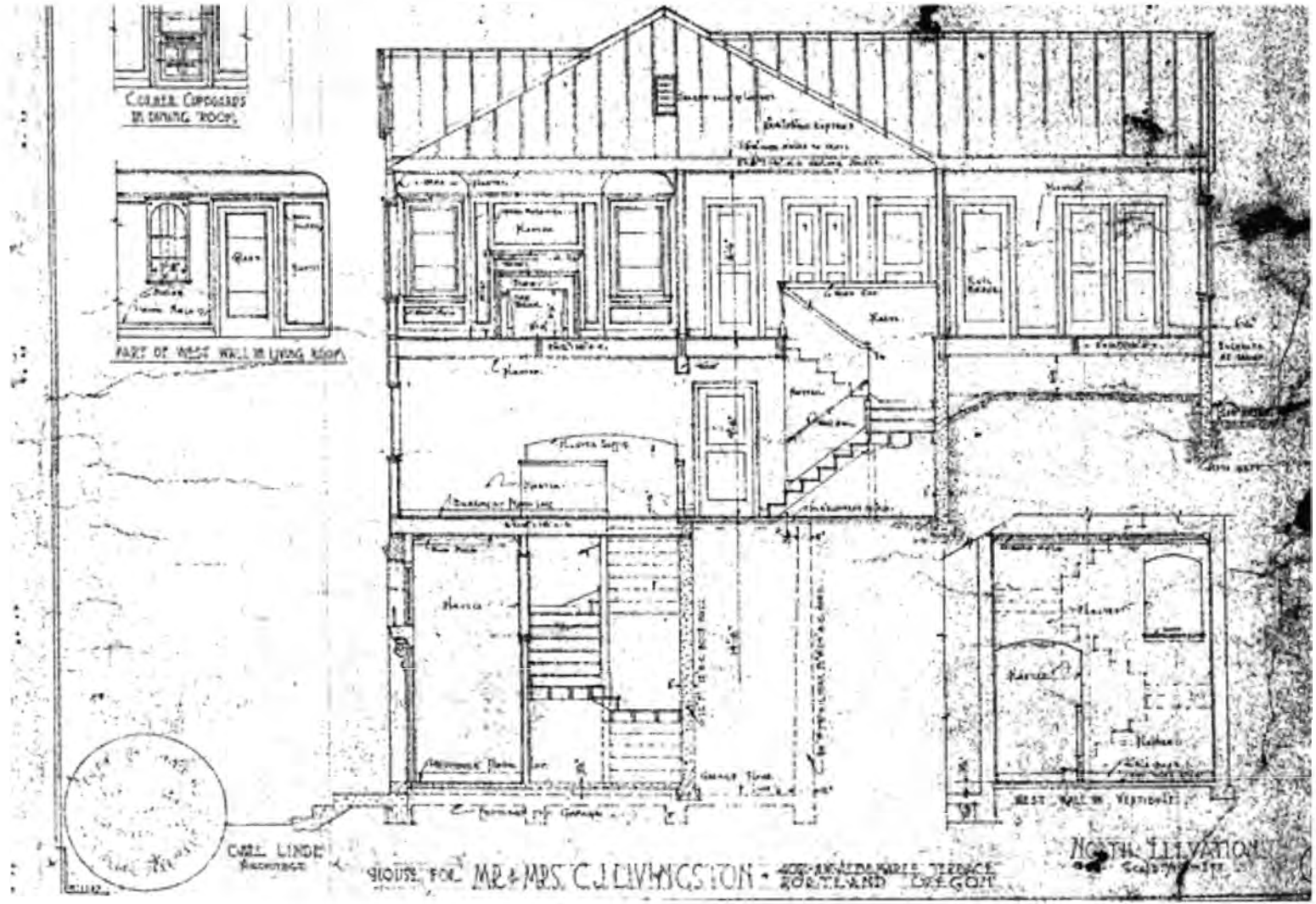


Figure 11. Original drawing for the C.J. Livingston House, showing section of north elevation.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 12

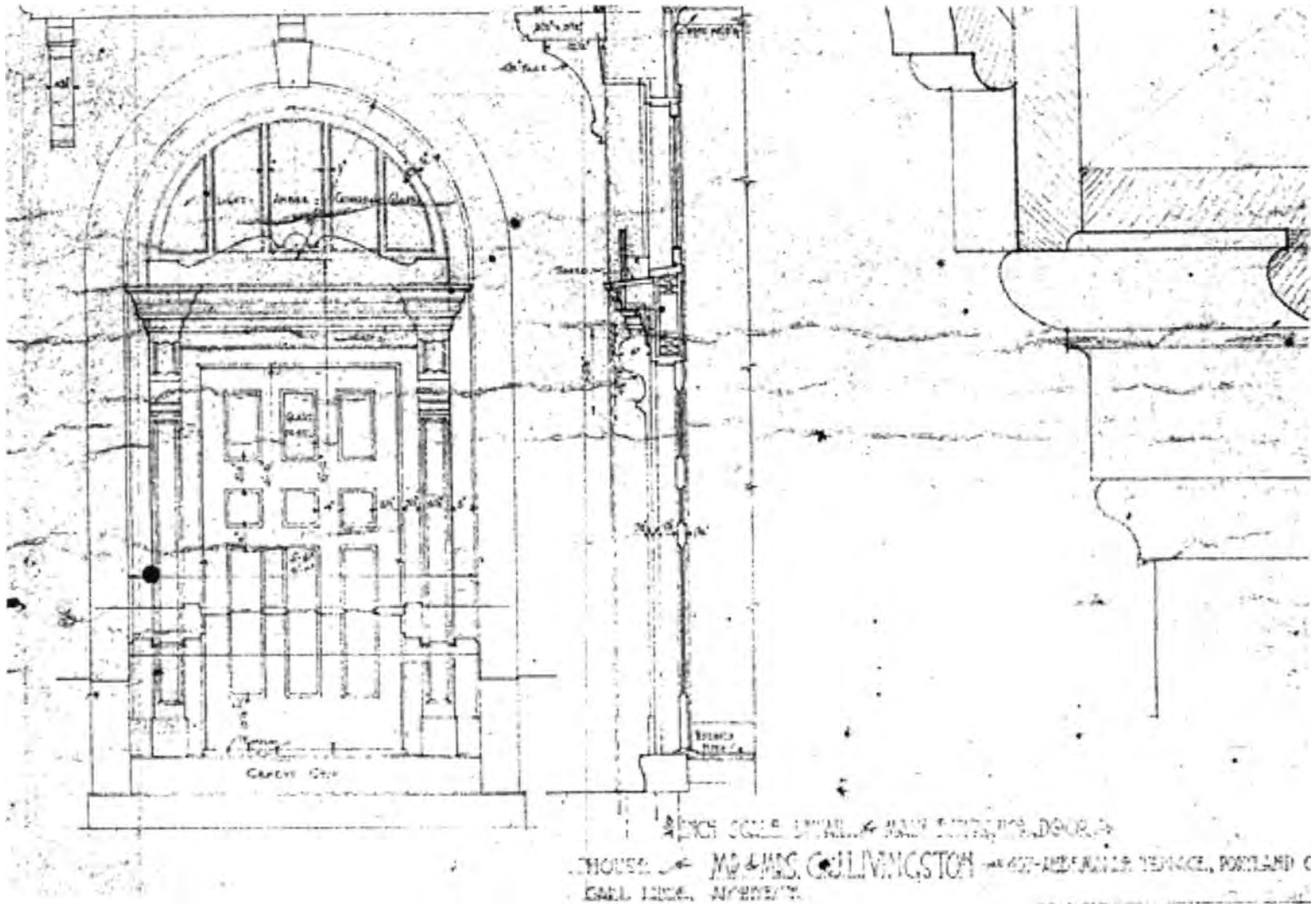


Figure 12. Original drawing for the C.J. Livingston House, showing front door detail.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 13

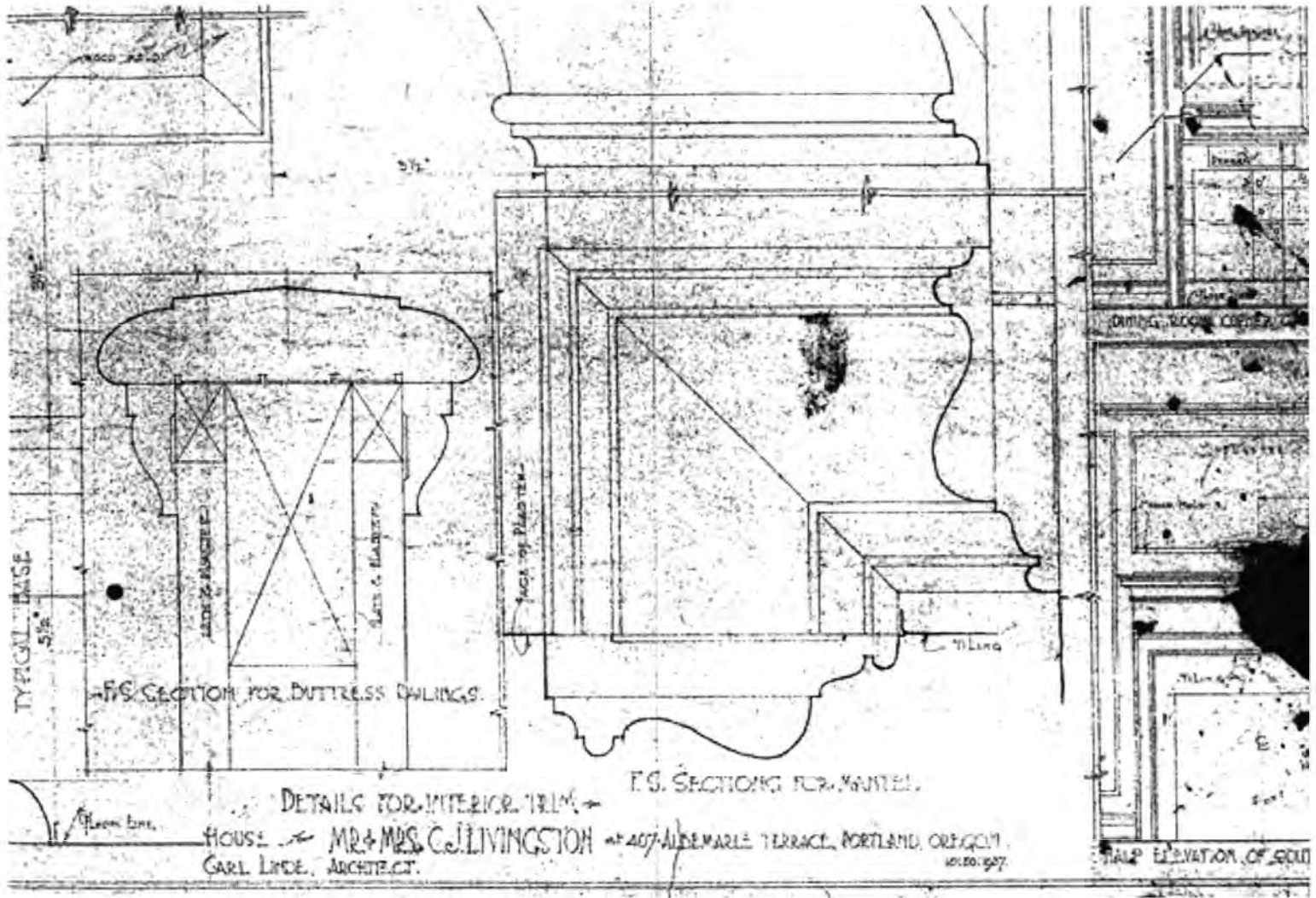


Figure 13. Original drawing for the C.J. Livingston House, showing details for interior trim and mantel.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 14

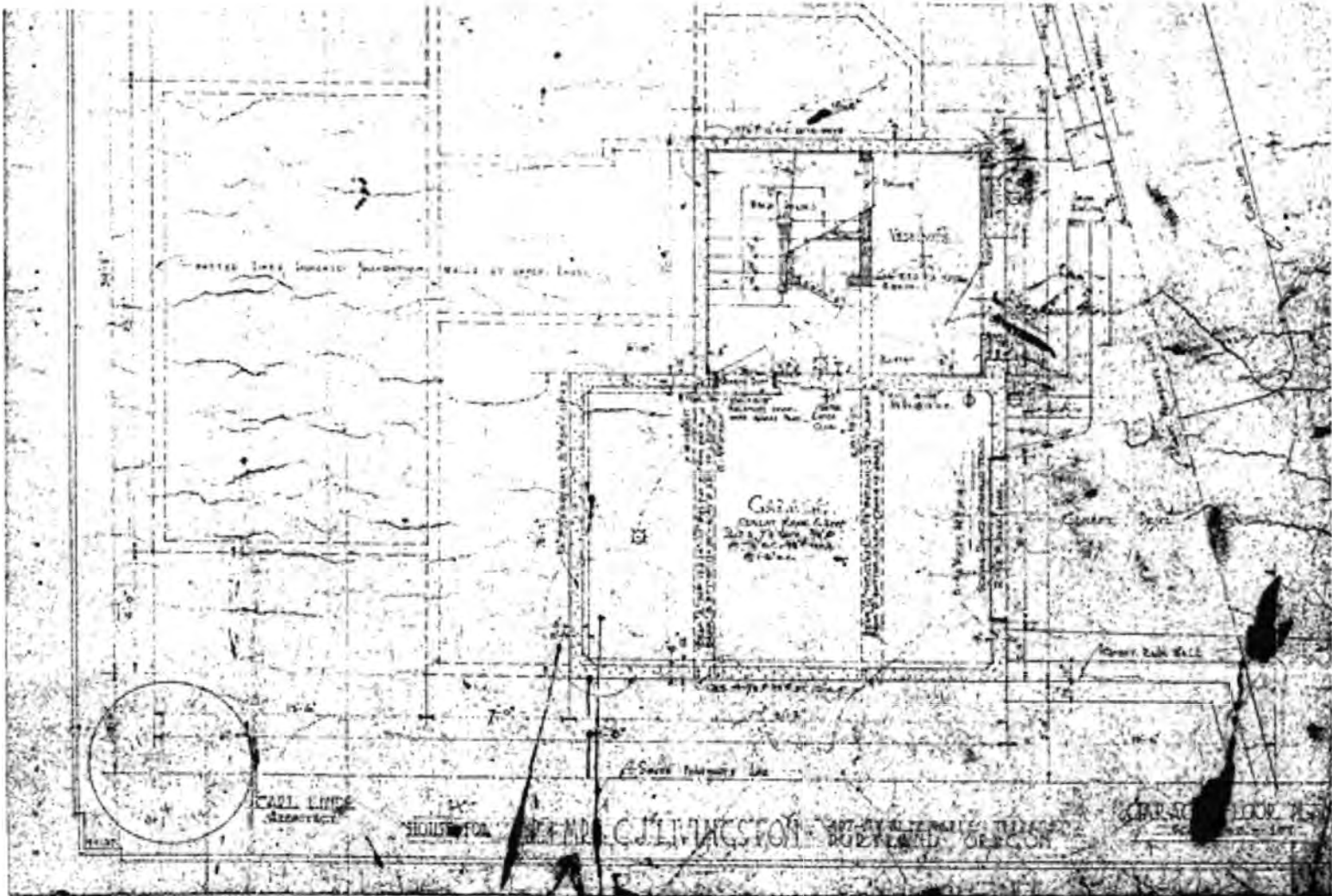


Figure 14. Original drawing for the C.J. Livingston House, showing lower (garage) floor plan.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 15

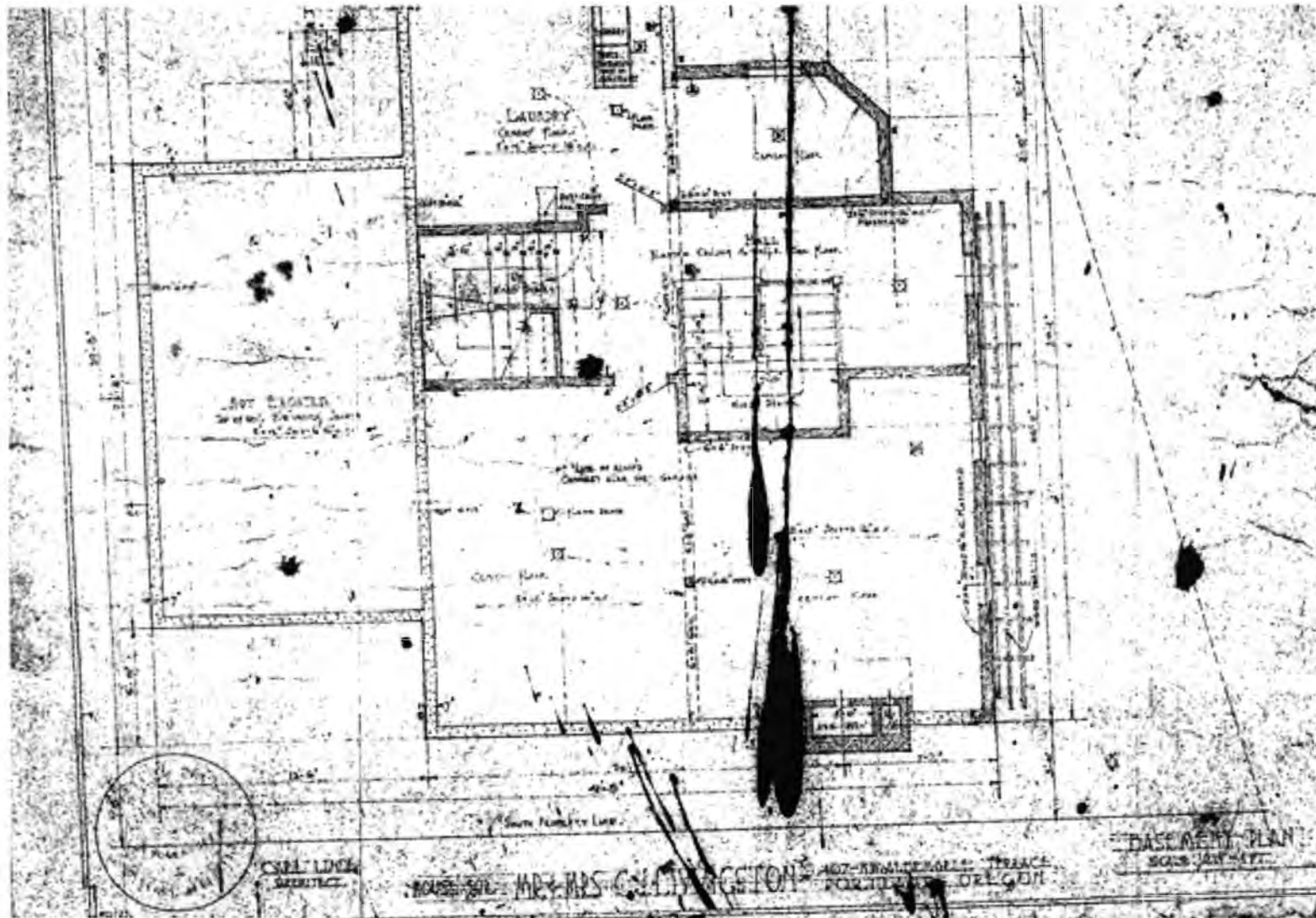


Figure 15. Original drawing for the C.J. Livingston House, showing first floor (or "basement") plan.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Livingston, C.J., House
Name of Property
Multnomah Co., Oregon
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 16

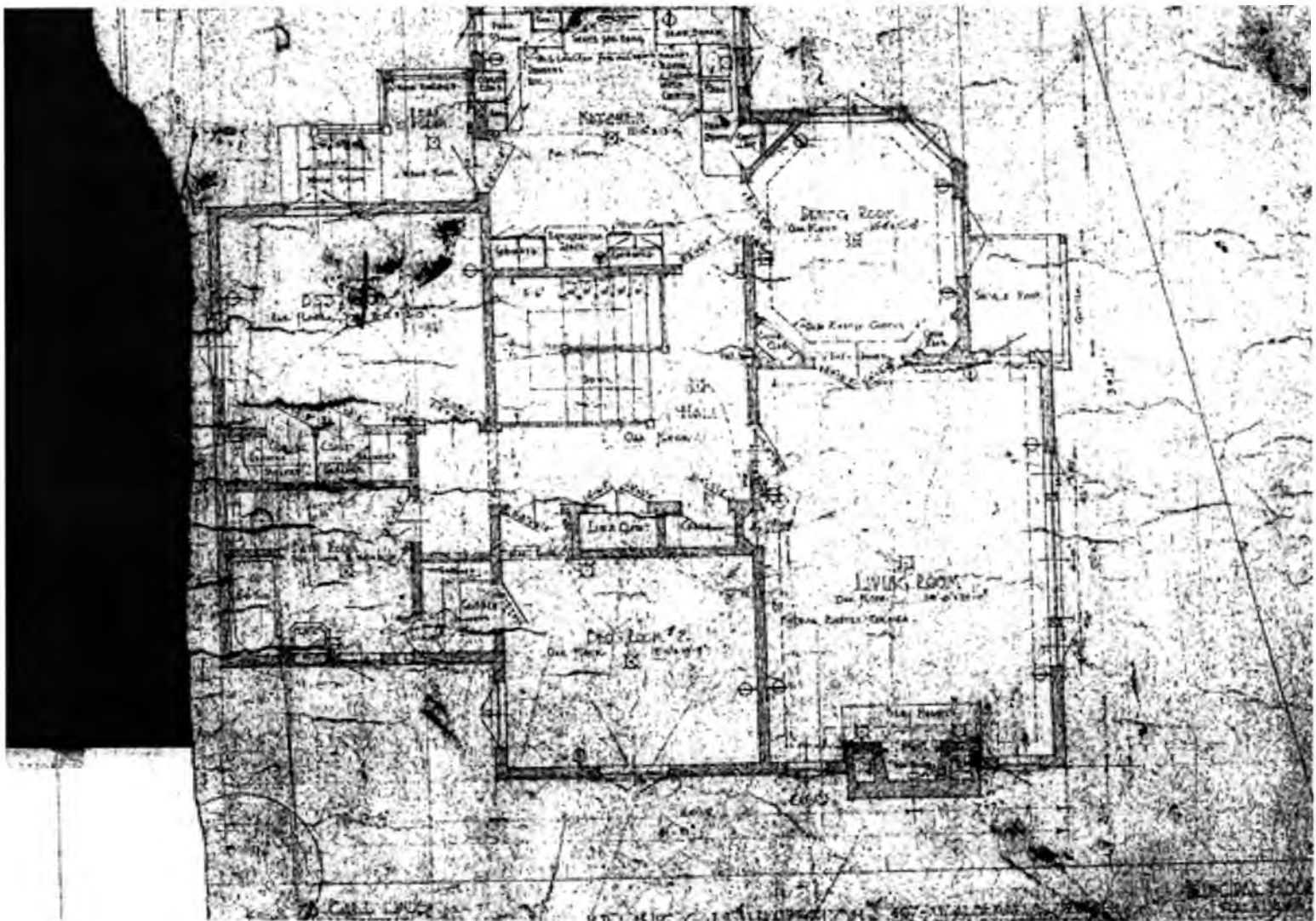


Figure 16. Original drawing for the C.J. Livingston House, showing second floor plan.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Livingston, C.J., House

MULTIPLE NAME:

STATE & COUNTY: OREGON, Multnomah

DATE RECEIVED: 12/16/11 DATE OF PENDING LIST: 1/11/12
DATE OF 16TH DAY: 1/26/12 DATE OF 45TH DAY: 1/31/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11001064

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1.27.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



1 of 14

Livingston, CD, House
Multnomah Co., OR

Pitz; R1248; 06/28/11

1039; DR_Multnomah_County_CDL_VisitingHo



407

2 of 14

Livingston, CD, House
Multnomah Co., OR

Pitez, R1248, 06/28/11

1039. DR_Multnomah_County_CLLI_v1_restorable



3 of 14

Livingston, LJ, House
Multnomah Co., OR

P11248, P1248, 06/28/11

Livingston, LJ, House, Multnomah Co., OR



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Livingston, CD, House

Multnomah Co., OR

P142, P1248, 06/28/11

1039, OR_Multnomah_County_CIL_LivingstonHo





6 of 14

Livingston, CO, House
Multnomah Co., OR

P1tz, R1248, 06/28/11

1029. DE_Multnomah_County_CDL_Vis_MeterHo



7 of 14
Livingston, CJ, House
Multnomah Co., OR

Ritz, R1248, 06/28/11

1039, OR_Multnomah_County_CIL in in set on ho



8 of 14

Livingston, C), House
Multnomah Co., OR

Date: 01248, 06/20/11



9 of 14
Livingston, WJ, House
Multnomah Co., OR

Ritz, R1248, 06/28/11

1039, DR_Multnomah_County_CJL LivingstonHo



10 of 14

Livingston, CJ, House

Multnomah Co., OR

R1tz, R1248, 06/28/11

1039, DR_Multnomah-County-CJL Livingston



11 of 14

Livingston, CJ, House

Multnomah Co., OR

File: P1248, 06/28/11

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P142 R1248 06/29/11

12 of 14

Livingston, CO, House
Multnomah Co., OR



Pitz P1248, 06/28/11

13 of 14

Livingston, CO, House
Multnomah Co., OR

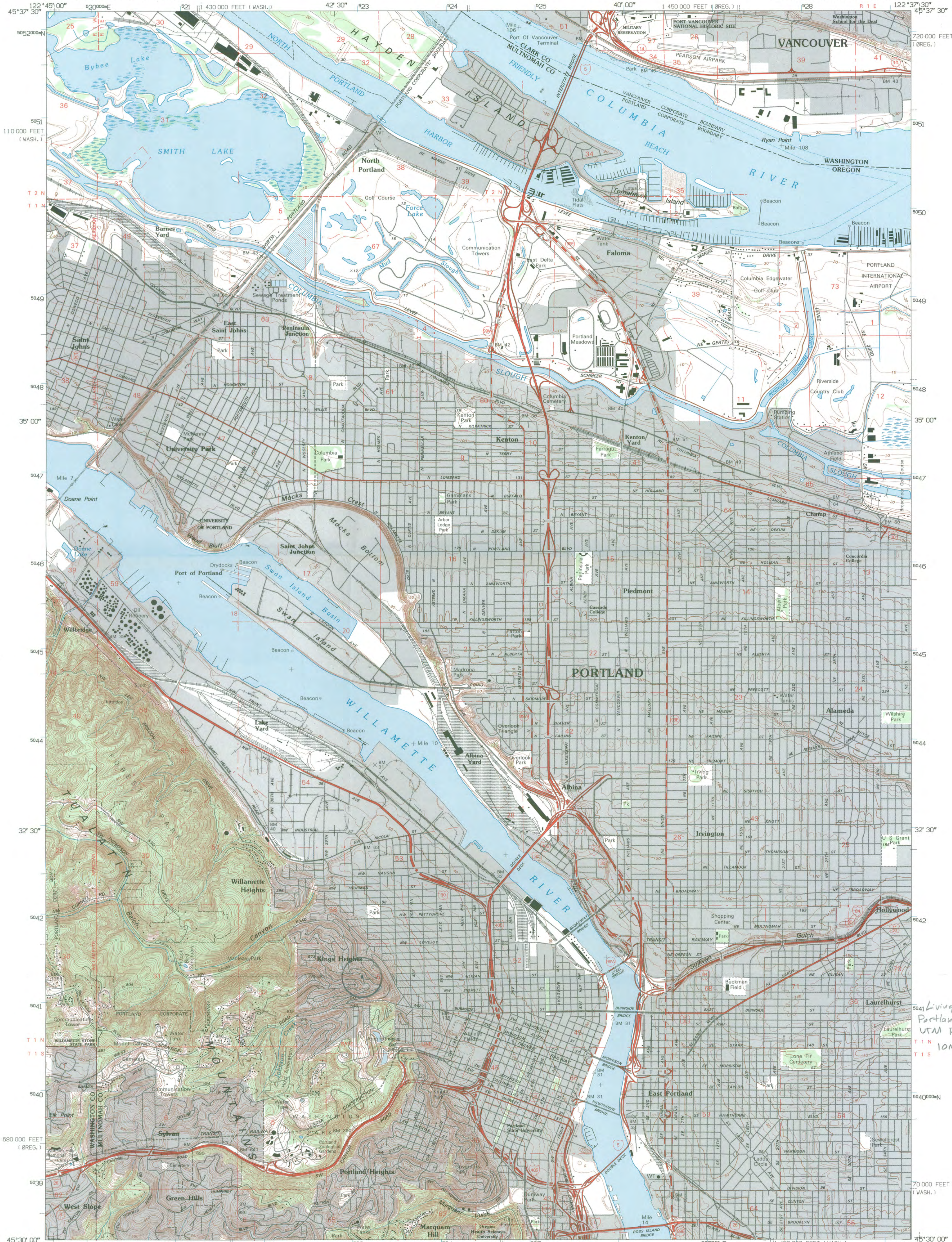
1039, DR_Multnomah_County_CLL LivingstonHo



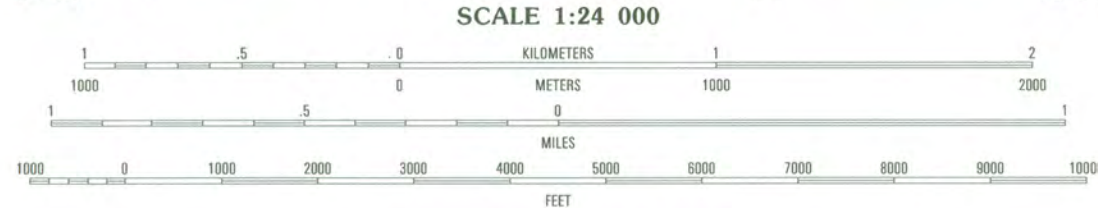
14 of 14

Livingston, CJ, House
Multnomah Co., OR

2142 P1248, 06/28/11

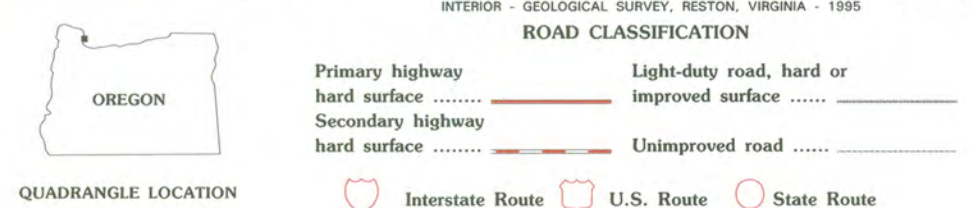


Produced by the United States Geological Survey
Control by USGS, NOS/NOAA and State of Oregon
Compiled from imagery dated 1951. Revised from imagery dated 1990. PLS and survey control current as of 1961. Map edited 1995. Contours and land elevations have not been revised and may conflict with other content.
North American Datum of 1927 (NAD 27). Projection and blue 1000-meter ticks: Oregon Coordinate System, north zone and Washington Coordinate System, south zone.
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute topographic maps are obtainable from National Geographic Survey NADCON software.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.



SCALE 1:24 000
NATIONAL GEODETIC VERTICAL DATUM OF 1929
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2 FEET
TO CONVERT FEET TO METERS MULTIPLY BY 0.3048
TO CONVERT METERS TO FEET MULTIPLY BY 3.2808

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

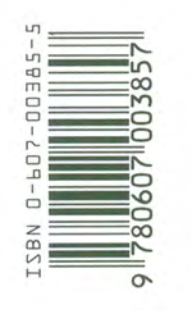
- Primary highway: Light-duty road, hard or hard surface; Improved surface; Unimproved road
- Secondary highway: Unimproved road
- Interstate Route: U.S. Route; State Route

QUADRANGLE LOCATION

1	2	3	1 Savie Island
4	5	6	2 Vancouver
7	8		3 Orchard
			4 Linton
			5 Mount Tabor
			6 Beaverton
			7 Lake Oswego
			8 Gladstone

PORTLAND, OR-WA
45122-EG-TF-024
1990
DMA 1475 II SW-SERIES V892

Livingston, C.D.'s House
Portland, Multnomah Co., OR
UTM Reference:
10N/523091/5041282





Oregon

John A. Kitzhaber, MD, Governor

Parks and Recreation Department

State Historic Preservation Office
725 Summer St NE, Ste C
Salem, OR 97301-1266
(503) 986-0671
Fax (503) 986-0793
www.oregonheritage.org



December 6, 2011



Ms. Carol Shull
National Register of Historic Places
USDOI National Park Service - Cultural Resources
1201 "Eye" Street NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Shull:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic properties to the National Register of Historic Places:

BRICK HOUSE BEAUTIFUL
4005 NE DAVIS ST
PORTLAND, MULTNOMAH COUNTY

LIVINGSTON, C.J., HOUSE
407 NW ALBEMARLE TERR
PORTLAND, MULTNOMAH COUNTY

BUCHANAN CELLERS MILL
855 E 5TH ST
MCMINNVILLE, YAMHILL COUNTY

We appreciate your consideration of this nomination. If questions arise, please contact Cara Kaser, National Register & Survey Coordinator, at (503) 986-0670.

Sincerely,

Roger Roper
Deputy State Historic Preservation Officer

Encl.

NATIONAL REGISTER NOMINATION EVALUATION SHEET
Certified Local Governments / Historic Landmark Commissions

The following property is being nominated to the National Register of Historic Places and will be reviewed by the State Advisory Committee on Historic Preservation (SACHP) at its meeting on 10/13/2011.

PROPERTY NAME: **LIVINGSTON, C.J., HOUSE**
ADDRESS: **407 NW ALBEMARLE TERR**
PORTLAND, MULTNOMAH COUNTY

OK

Concerns

INTEGRITY: Major alterations or additions? New materials? Altered setting? Moved? etc.

OK

Concerns

DESCRIPTION: Is the property adequately described? Have contributing and non-contributing features been clearly identified?

p. 7 - Last paragraph. Clarify if work on house is "replica" or "restoration."
p. 6 - Note direction of views (sky & mountain)

OK

Concerns

SIGNIFICANCE and CONTEXT: Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?

OK

Concerns

FACTS AND SOURCES: Are the appropriate and best sources used? Are key dates and facts accurate?

Characterization of style should be clarified, if it is confusing. Include info from Conclusion (p. 16) in prior sections of document, possibly on p. 3.

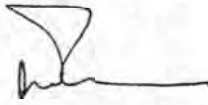
OK

Concerns

SUPPORTING MATERIALS: Adequate photos, maps, drawings, etc.?

The Commission recommends that the property or properties appear to meet the National Register criteria and should be listed in the National Register.

The Commission recommends that the property or properties do not appear to meet the National Register criteria and should not be listed in the National Register.



09/28/11

Return to: Oregon State Historic Preservation Office
ATTN: National Register Coordinator
725 Summer Street, N.E., Suite C
Salem, OR 97301

Signature of Commission Chairman (or Designee)

Date

Portland Historic Landmarks Comm.

Name of Local Historic Preservation Commission