

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received APR 19 1983
date entered

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

1. Name

historic Clovelly Garden Apartments

and/or common Holman Gardens

2. Location

street & number 6309 NE Union Avenue N/A not for publication

city, town Portland N/A vicinity of Third Congressional District

state Oregon code 41 county Multnomah code 051

3. Classification

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

4. Owner of Property

name Multiple ownership. See continuation sheet

street & number N/A

city, town Portland N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 1021 SW Fourth Avenue

city, town Portland state Oregon 97204

6. Representation in Existing Surveys

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

date 1980 federal state county local

depository for survey records Portland Bureau of Planning, 621 SW Alder

city, town Portland state Oregon 97205

7. Description

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

Describe the present and original (if known) physical appearance

The Clovelly Garden Apartments, which today are more commonly known as the Holman Gardens, are situated on Lots 1 and 2 and the southerly 5.5 feet of Lot 3, Block 41 in the Piedmont Addition to the City of Portland. The building was designed by Portland architect Carl L. Linde and constructed in 1928 for Major George Nease, well known timber operator in the Pacific Northwest. The architect titled his project "Single Family Dwellings for Mr. M. G. Nease." Light fixtures within the structure were designed by noted Portland designer Fred Baker.

STRUCTURE AND EXTERIOR DESCRIPTION

The Holman Gardens is a two story brick residential structure executed in the English Cottage/Tudor style. Contained within the structure are 12 single-family dwelling units, each with its own street entrance on NE Holman Street or NE Union Avenue.

The building's plan is in the form of an elongated "U", with five of the units located in each arm of the "U" (north and south facades), and the remaining two at the base on Union Avenue (east facade). While five units front on Holman Street to the south, the five on the building's north side front on a private walk contained within the block. Each of the units has a back door on the common central court. This court is accessible through an ornamental wrought iron gate which opens onto an alley running past the building's west side.

The units are largely similar in design, the chief differences between them being their orientation. Eight of the units share two entrance porches, while the two on Union Avenue and the remaining two at the west ends of the north and south facades have their own, smaller porches. The north facade is a mirror-image of the Holman front.

The dominant features of each facade are the Tudor-style porches with steeply-pitched gable roof and the associated gables of projecting sections. On the south facade (Holman Street) there are two such double-entrance porches, two gables, and a single-entrance porch at the west end. The north facade is a mirror-image of the Holman front. The inner slopes of the porch roofs are continuous with the inner slopes of the gables of the projecting wings. Both the pediments of the porches and the second story gable ends are finished in the Tudor manner, with wood vertical, horizontal and diagonal elements and light stucco infill imitating medieval half-timbered construction.

This handling of the "half-timber" elements gives some focus to the facades, and reduces the potential repetitiveness of the longer wings, each of which has two such gabled features. The single-entry porches at the west ends of the north and south facades are subsidiary to the western gables, though not continuous with them as are the dual entries and the Union Avenue single entrances. For each of the three major facades, there are two major half-timber effects, all of which are similar in design and scale.

The visitor to one of the units climbs several concrete steps up to the entry stoop, which is covered by the projecting porch roof. The steeply-pitched gable roof is supported by painted square wooden corner posts that rest in turn on low brick partitions with cement caps. These low walls serve as rails for the high porches. A third partition divides the two entrance porches. On Union Avenue the porch stairs face each other and join in a landing just above street level. The triangular tympanum behind the overhanging gables is faced in wood and stucco in the Tudor manner. The entry-doors have small arched peep holes and are faced in tongue-and-groove, as are the ceilings of the porches. The doors are flanked by small hanging porch lights.

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

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

For NCRS use only

received

date entered

Continuation sheet

Item number 4

Page 1

PROPERTY OWNERSHIP

325 N.E. Holman Street
Elven O. and Mark A. Sinnard
325 N.E. Holman
Portland, OR 97211

329 N.E. Holman Street
Heather A. Kesten
329 N.E. Holman
Portland, OR 97211

331 N.E. Holman Street
Fred Bonyhadi and Hilde Lehmann
c/o Melody C. Teppola
P.O. Box 14399
Portland, OR 97214

337 N.E. Holman Street
6311, 6313, 6315, 6317
N.E. Union Avenue
c/o Martin Jacobs
2411 S.W. Glen Eagles
Lake Oswego, OR 97034

339 N.E. Holman Street
B. La Jonne Reimer
339 N.E. Holman
Portland, OR 97211

6307 N.E. Union Avenue
Maurice C. Wallner
6307 N.E. Union Avenue
Portland, OR 97211

6309 N.E. Union Avenue
Ernest R. and Lee McLoughlin
6315 N.E. Alameda
Portland, OR 97213

6319 N.E. Union Avenue
Fred Bonyhadi and Hilde Lehmann
c/o Judith F. Freeman
6319 N.E. Union Avenue
Portland, OR 97211

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

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

For NCRS use only

received

date entered

Continuation sheet

Item number 7

Page 2

The facing material of the exterior walls is a handsome red brick, variegated slightly in color and texture. All of the brick is of very deep red and reddish-brown tones, and is generally smooth. Some rougher or slightly irregular bricks are used, as are some which are somewhat darkened through previous use or treatment. Wooden trim is applied in a convincing imitation of the beam which, in true half-timber construction, would have supported the ends of the second-story floor joists. This trim functions as a molding which defines the division between first and second stories. On the Union Avenue front, this wooden element and the wall above project slightly forward.

The windows are of similar design throughout. Resting on wood sills in the half-timber sections, otherwise on sloping brick sills, the windows have numerous small panes in puttied wooden frames. A thin metal horizontal mullion helps support the unobtrusive hinged section of each window. The windows vary chiefly in their width and the number of panes.

The building is set back considerably along both walls at its two eastern corners. There are steeply-pitched reinforcing piers of brick continuous with the wall at the corners. The setbacks create space for rectangular plots of lawn which are landscaped with trees and shrubs. This provides the Union Avenue front with some greenery. The Holman Avenue front has a thin strip of lawn with shrubs in front of the building, and a parking strip with fairly young trees. These have reddish leaves which pick up the tone of the building's red brick. The north front is landscaped chiefly with larger shrubs and trees.

The long fronts have some small windows at the ground level to light the basement. Similar windows line the interior court.

Access to the rear entrances, on the court, is given by small cement porches which are protected by metal awnings. Numerous windows light the units from the inner court. There is a large roof dormer at the inner end of the courtyard. Either wing has two small ventilation dormers. The roof shingles are of mildly variegated reddish hues. The condition of the exterior is excellent throughout. The stucco has a clean coat of paint, and the brown stain of the wooden elements is in good condition. Some roof shingles seem to have been replaced recently. The garden is well maintained.

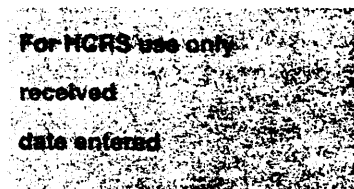
With its red brick, tan stucco, brown trim, and well-maintained garden and trees, the Holman Gardens presents a tidy and well kept appearance. The Tudor stylistic theme gives the building considerable visual interest in the context of its largely commercial Union Avenue neighbors, while blending nicely into the pleasant, tree-lined, residential area to the west.

INTERIOR

Today, the interior of each of the units within the Holman Gardens is much the same as when originally constructed. During rehabilitation and conversion of the units for

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

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



Continuation sheet

Item number 7

Page 3

condominiums, the developers maintained the hardwood floors, moldings and plaster walls of the original structure. The major structural interior change was modernization of the kitchen spaces.

Perhaps one of the most unique features on the interior of the structure is the retention of many of the original lighting fixtures designed by Fred C. Baker, who designed and built lighting fixtures for many of the important buildings in Portland.

SETTING

Situated at the corner of NE Holman and NE Union Avenue, the Holman Gardens stand on the edge of the Piedmont neighborhood which has been identified as a potential Historic Conservation District within the City of Portland.

Piedmont is one of several neighborhoods in the north Portland peninsula region between the Willamette and Columbia Rivers which had its beginnings as a turn-of-the-century "streetcar suburb." Promoted as the city's first high quality, strictly residential development, the Piedmont area retains those same residential qualities today.

The Piedmont neighborhood was initially developed by the "Investment Company" headed by Edward Quackenbush, William M. Ladd, William Wadhaus and S.P. Lee. The Company named the tract Piedmont due to its topography and mountain views. When it was laid out, a 20 foot strip of land of what is now Union Avenue was deeded to the railroad under the condition that a railway be built and maintained along that strip.

The neighborhood was planned with streets 60 feet wide and 15-foot alleys bisecting nearly all the blocks on a north-south axis.

In this, one of Portland's first planned communities, many deed restrictions were placed on the properties including street setbacks, minimum construction prices and the restriction of "the use of any piece of Piedmont property for the purpose of manufacturing or vending intoxicating liquors for drinking purposes." Commercial and manufacturing structures were excluded from the neighborhood. Piedmont grew steadily as the streetcar continued to be developed and as the various bridges across the Willamette River opened.

Up to the time of the Second World War, the population of the neighborhood was made up primarily of upper-middle class residents. To outsiders at this time, the area was referred to as "the town of narrow streets and narrow minds."

During the Second World War, the Kaiser Shipbuilding Corporation imported large numbers of workers into the Portland area. Many of these workers moved into the Piedmont area to be close to the shipyards at Swan Island, and in the process changed the Piedmont area into a renter's neighborhood. Today only a handful of the old families remain, and houses are occupied by a mixture of owners and tenants. However, most of the large, single family dwellings from the historic period of neighborhood development remain in good condition. The edges of the neighborhood have remained relatively intact.

8. Significance

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

Specific dates 1928 **Builder/Architect** Carl L. Linde, Architect

Statement of Significance (in one paragraph)

The Clovelly Garden Apartment Building at NE Homan and Union Avenue in the Piedmont District of northeast Portland was commissioned by prosperous lumberman George Nease and was opened for use in 1928. The Piedmont District, a streetcar suburb on the peninsula between the Willamette and Columbia Rivers, was developed after the turn of the century and has been noted by Portland planners as a potential conservation district because of its scope and cohesion. Nease's garden apartment building is a two-story brick masonry structure, U-shaped in plan, with a common interior court which, like the perimeter of the property, is lined with trees and shrubbery. Each of 12 dwelling units in the building has a separate street entrance and a rear entrance opening from the common court. The building displays the stuccoed gable ends with applied "half timbering," the gable-roofed porches, multi-paned windows, and interior ogee archways which are distinctive characteristics of the English Cottage/Tudor style. It was designed by Portland architect Carl Linde, a specialist in hotel and apartment house architecture. Linde's Ambassador Apartments and Sovereign Hotel in Portland have been entered into the National Register of Historic Places. The Clovelly Garden Apartments, however, represent a departure from the lavishly detailed tall buildings of Linde's early career. The Clovelly Garden Apartment Building is locally significant under National Register criterion "c" as an early, distinctive and unaltered example of the modern period garden court type which became fashionable in Portland in the late 1920s and early 1930s. The building contains examples of the ordinary work of a master in the lighting fixtures by Fred Baker, a designer and draftsman who specialized in lighting and created fixtures for most of the important buildings in Portland in the early 20th century. Carl Linde is noteworthy in Portland architectural history as the designer of the most fashionable hotels and apartment houses of the same period. A German emigre educated in Milwaukee, Linde came to Oregon in 1906 after serving as a draftsman for a steel company in Chicago. Linde worked in association with a number of leading Portland architects before becoming licensed to practice in Oregon. He worked independently from 1921 to his death in 1945. The Clovelly Garden Apartments are of subordinate interest under criterion "b" for their association with George Nease, who amassed a fortune as a timber operator in the Pacific Northwest and was an adviser to Interior Secretary Harold Ickes from 1937 to 1940.

Carl L. Linde

Carl L. Linde (1864-1945), was a German native who settled in Milwaukee, Wisconsin in 1870. Before graduating from Milwaukee's German-English Academy in 1887, he was apprenticed to 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 parent purchased his release. It is unclear whether he stayed in New York for a short time then, or returned to New York after graduating from the Academy. Fred C. Baker, a close personal friend of Linde's, asserted that Linde worked as a draftsman for McKim, Mead and White in his youth. No confirmation has yet been found in the McKim, Mead and White files.

At some time, Linde returned to the Midwest and worked as a staff architect for Ryerson Steel in Chicago. He worked on several high-rise buildings in the Chicago area during the "time of the union troubles" at Ryerson. Sometime before coming to Oregon in 1906,

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UTM References

A

| | | | | | | | | | | | | | | |
|------|---------|---|---|----|----------|----|----|---|----|---|----|---|----|----|
| 1 | 10 | 5 | 2 | 16 | 4 | 19 | 10 | 5 | 10 | 4 | 15 | 9 | 10 | 10 |
| Zone | Easting | | | | Northing | | | | | | | | | |

B

| | | | | | | | | | | | | | | |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | Easting | | | | Northing | | | | | | | | | |

C

| | | | | | | | | | | | | | | |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | Easting | | | | Northing | | | | | | | | | |

D

| | | | | | | | | | | | | | | |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | Easting | | | | Northing | | | | | | | | | |

E

| | | | | | | | | | | | | | | |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | Easting | | | | Northing | | | | | | | | | |

F

| | | | | | | | | | | | | | | |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | Easting | | | | Northing | | | | | | | | | |

G

| | | | | | | | | | | | | | | |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | Easting | | | | Northing | | | | | | | | | |

H

| | | | | | | | | | | | | | | |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | Easting | | | | Northing | | | | | | | | | |

Verbal boundary description and justification The Clovelly Garden Apartments occupy Lots 1 and 2 and the southerly 5.5 feet of Lot 3, Block 41, of the Piedmont Addition to the City of Portland.

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

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title John M. Tess, President

organization Heritage Investment Corporation

date September 24, 1982

street & number 1220 SW Morrison, Suite 1303

telephone (503) 228-0272

city or town Portland

state Oregon 97205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

title Deputy State Historic Preservation Officer

date April 7, 1983

For NPS use only

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

Entered in the National Register

for
Keeper of the National Register

date 5/19/83

Attest:

date

Chief of Registration

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

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

For NCRS use only

received

date entered

Continuation sheet

Item number 8

Page 2

Linde worked as a brewery architect in Milwaukee, Wisconsin. No specific chronology for this period in Linde's life is currently available.

After coming to Oregon in 1906, Mr. Linde worked in the office of Edgar Lazarus, during which time he designed and supervised construction of the Electric Building which received national recognition. Linde later worked for Whidden and Lewis, D.C. Lewis, A.E. Doyle and Whitehouse and Fouilhoux before applying for his license in 1921. From 1921 until 1940 he maintained his own architectural practice in Portland. From 1941 until his death in 1945 he was associated with the U.S. Army Corps of Engineers at Vancouver Barracks, Washington.

Carl Linde is remembered primarily for his residences and apartment houses in Portland, although he did a bank and brewery in Vancouver, Washington, and the Cameron Hotel and Puget Sound Savings and Loan in Seattle. For a period of time Linde maintained an office in Seattle as well as in Portland.

Linde's work includes the Ambassador Apartments, the Sovereign Hotel and the Envoy and Embassy Apartments; the Banfield House on the Oregon Coast, the Jack Barde House and the McBride, Poole and Wakeman residences in the Portland area.

Major George Nease

Major George Nease (1874-1958) was a onetime consultant to Harold L. Ickes, Secretary of the Interior under the Roosevelt Administration. Nease, a well-known Northwest timber operator, was born on April 20, 1874 in Fillmore, Missouri. His Portland address was 6329 NE Union Avenue, in the neighborhood of the garden apartments he commissioned in 1928. In 1892 he went to Honduras where he served as a representative of a business syndicate that later became the United Fruit Company.

From Honduras Nease moved to Spokane in 1903 and worked in the lumber business for two years. In 1905 he was an incorporator and member of the Northwest Title Guarantee and Trust Company and the Title Guarantee and Trust Company.

Three years later he organized the Nease Timber and Cruising Company and spent 30 years as a timber cruiser in the Pacific Northwest.

From 1937 until 1940 he was consultant to Harold Ickes and worked for federal government acquisition of Olympic National Park.

He was a member of the First Christian Church and also belonged to the Elks, Shriners and Scottish Rule Masons. Nease died on October 17, 1958.

F.C. Baker

Frederick Charles Baker (1887-1981) was educated in Portland and entered the business world as a commercial artist. He later studied architectural drafting and for several years was

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

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

For NCRS use only
received
date entered

Continuation sheet

Item number 8

Page 3

employed by local architects as a designer and draftsman. Following World War II he established himself in business under the name of Baker Manufacturing Company. It had long been his desire to manufacture what he had designed. In his new company he turned to the production of art objects and lighting fixtures.

Among the structures for which Mr. Baker designed lighting are: Temple Beth Israel, the Pittock Mansion, Portland Elks Temple, U.S. National Bank, the Lloyd Frank House, the Oregon State Capitol, Timberline Lodge and most of the leading banks in the state.

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

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

For NCRS use only

received

date entered

Continuation sheet

Item number 9

Page 1

National Register Nomination form, Ambassador Apartments, Portland, Multnomah County, Oregon, prepared by Sheila Finch, AIA, September 7, 1978.

Oregon Historical Society Scrapbook #72, page 79.

Original Plans for Holman Garden Apartments.

Martin Jacobs interview with Fred Baker, 1981.

L. Rudolph Barton, Potential Historic Conservation Districts. Portland, Oregon: Portland Bureau of Planning, 1978.

Oregonian, October 19, 1958. Obituary, Major George Nease.

Articles on Fred Baker:

- Oregonian, April 28, 1929 Sec. 2. page 4.
- November 5, 1964 Sec. 2, page 2, Col. 1.
- April 14, 1968, page 8, Col. 1.
- November 7, 1972, page 19, Col.5.
- March 21, 1973 Sec. 2., Col. 4.
- November 19, 1978, page 14, Col. 1.