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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 Rose City Golf Clubhouse
other names/site number _____

2. Location

street & number 2200 NE 71st Avenue not for publication
city or town Portland Vicinity
state Oregon code OR county Multnomah code 051 zip code 97213

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

Christina Cerna 9-10-12
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office
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:)

Jon Eason H. Beall 10.31.12
Signature of the Keeper Date of Action

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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.)

RECREATION AND CULTURE: Clubhouse

Current Functions
(Enter categories from instructions.)

RECREATION AND CULTURE: Clubhouse

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: English Cottage

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK; WOOD, Shingle
roof: ASPHALT: Composition shingle
other: CHIMNEY: Brick

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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 Rose City Golf Clubhouse, located at 2200 NE 71st Avenue in Portland, was designed by Herbert A. Angell and constructed in 1931 and 1932 in the English Cottage style. The one-and-one-half story building is characterized by steeply pitched, complex gable and hip roofs clad in composition shingle encompassing the top half of the clubhouse. Additional character-defining features include multiple dormers, multi-pane wood windows, and a large brick chimney.¹ A combination of red brick veneer at the ground floor and painted, combed cedar shingles with a 16-inch reveal clad the exterior walls. Each façade has several wood multi-pane casement and fixed windows with molded surrounds within segmental-arched openings finished in vertically-laid bricks. The doors are primarily multi-pane wood, with double doors at the main entrance on the northwest façade. Most of the other entrances are also within segmental-arched openings. The main approach to the building is from the south parking lot. The northeast façade facing the golf course and putting green, however, has the largest and most elaborate façade.

The exterior of the clubhouse retains excellent integrity of materials, craftsmanship, and design. The location and setting are virtually unchanged, aside from some landscape alterations associated with the golf course's development over time. The building was designed as a municipal golf course clubhouse and retains its original function for the City of Portland Parks and Recreation department.

Architectural drawings and plans indicate that several renovations have occurred on the interior of the building, but the basic floor plan remains. Some historic features, such as the fireplace, have been covered up through renovations but remain in place behind modern drywall. Proposed rehabilitation plans include restoring and highlighting the significant character-defining features amidst a contemporary interior design that will serve the building's current and future needs.

Narrative Description

Setting

The Rose City Golf Clubhouse is located at 2200 NE 71st Avenue in the Rose City Park neighborhood in northeast Portland. The clubhouse is sited at the south end of the golf course property between the front and back nine holes. The clubhouse is bordered by NE 72nd Street on the east, a parking lot and NE Tillamook Street on the south, and the front nine holes of the golf course on the west and north. A putting and chipping green is located just beyond the front doors of the building's northeast façade. The clubhouse is surrounded by trees and lawn, and is approximately 200 feet lower in elevation than the residential neighborhood immediately to the north. This drastic elevation change creates a sweeping view of the golf course and clubhouse from the adjacent hillside.

The clubhouse occupies 0.29 acres on the Rose City Golf Course, a 150.72 acre course. It is situated in the western half of the golf course, with the two halves separated by NE 72nd Drive. The clubhouse is accessible via NE Tillamook Street, which runs east to west and separates the golf course from residences located south of Tillamook. These residences, the Binford Apartments complex, were constructed in 1949 and occupy lots at the southeast end of the golf course.

Exterior

¹ Note that the building originally had two chimneys.

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The Rose City Golf Clubhouse is an asymmetrical, one-and-one-half story building characterized by steeply pitched gable and hip roofs. The primary elevation (northeast façade) faces northeast towards the back nine holes of the golf course. The exterior of the building is finished in brick veneer and combed cedar shingles, with a composition shingle roof and concrete foundation. The polychromatic red brick is laid in a running bond pattern, with soldier-course bricks finishing the lintels above several windows. The wood shingles are painted a light shade of blue. The steeply pitched roof features several hipped dormers. Each facade displays dramatic intersecting rooflines, with front gable, jerkinhead, and hip roof wings. The rooflines, though dramatic in height, have minimal eaves. The windows on each façade consist of wood, multi-light casement and fixed sash. Concrete sidewalks and terraces surround the building, connecting the clubhouse to the adjacent parking lot and to cart paths in the golf course.

Main (northeast) façade

The main (northeast) façade is asymmetrical in design. It overlooks the putting green and in the distance holes 11 and 12 of the golf course can be seen. It is clad in a polychromatic red brick, set in a running bond pattern (Photo 1). There are no wood shingles on this façade.

A large front gable projects from the center of the façade with a stepped brick chimney immediately to the northwest (right). The character-defining steeply pitched hip roof and minimal eaves are clearly evident on this façade. A picture window with a segmental-arched, multi-pane transom is at the center of the front gable. Soldier course bricks finished the arched opening of the window.

A set of ten-light, wood, double doors is to the gable's southeast with a shallow, multi-pane transom above the door. The door is flanked by bracketed wood posts. A canted bay with multi-pane windows, as well as other multi-pane wood windows, characterizes this façade.

Northwest façade

The northwest façade best displays the building's complex gable and hip roof system (Photo 2). It faces hole 5 of the golf course. The façade is asymmetrical and marked by the prominent stepped-brick chimney.

A front gable projects from the façade, backed by the main hip roof and chimney, and followed by the side gable projection of the clubhouse's gable-roof lobby. The gable projection is marked by a multi-light wood casement window. A side-gable wing extends to the northwest. While most of this façade is clad in brick, wood shingles cover the projecting gable.

Wood casement windows along with a louvered wood vent are at the second level. A set of three multi-light, wood casement windows are located on the first floor of the side wing. A wide solid-wood door, flanked by multi-pane wood casement windows, creates a small entrance at the inside north-northwest corner of this facade. This entrance also displays a segmental-arched doorway finished in vertically laid bricks. This element is repeated over a set of three multi-light wood casement windows, located adjacent to the entrance. The north-northwest corner of the building has a recessed entry supported by a square, brick-clad pier. The wood door has multiple window panes. Located in the recessed entry is multi-pane wood casement window.

The North Porch, a portico located between the north chimney and the northwest wing, was infilled with brick, a solid wood door and multi-pane windows on both the northeast and northwest elevations. The brick infill walls are recessed from the original square pier and arches of the portico so that the original structure remains prominent.

Southwest façade

The southwest façade looks towards holes 1 and 9 of the golf course. This façade provides a clear view of the steeply pitched hip roof (Photo 5). Five small hip roof dormers project from this roof, each clad in wood shingles with a nine-pane casement window. Wood shingle is the primary siding type on this façade, with the exception of the recessed entry and the ground floor of the front gable projection, which are clad in brick.

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The recessed covered entry is supported by bracketed wood posts and features six wood pilasters along the back and side walls. The entrance displays a set of ten-pane wood double doors. The doors are flanked by multi-light wood casement windows. The entryway is faced in polychromatic brick, laid in a running bond. To the left of the recessed entry is a single wood multi-light casement window. To the right are a set of three wood multi-light casement windows and two single windows of similar design.

The hip roof is intersected by two wings. The westerly projecting wing displays a steeply pitched, jerkinhead gable roof. Faced in wood shingle, it is marked by two multi-light wood casement windows. The east wing has a shallow front gable clad in wood shingle at the second level and brick laid in a running bond at the first level. The southern projection contains additional entrances. A five-foot-tall brick wall projects from this south wing. The wall is composed of polychromatic brick, laid in a running bond pattern. The second story of this wing displays a pair of multi-light wood casement windows. The first floor displays two multi-light wood casement windows. The east wing intersects the main hipped roof and the jerkinhead gable roof on the southeast façade.

Southeast façade

The southeast façade of the building faces the parking lot (Photo 6). The complex, multiple-gable and hip roofs are evident on this façade. A small, single-story wing with a jerkinhead roof wing projects from the overall massing of the building here. Original architectural plans note this area as the service portion of the building. This projection is clad in brick at the corners with wood shingles in the center. It displays two wood multi-light casement windows, an entry to the building, and an additional wood multi-light window.

Behind the jerkinhead wing a front-facing two-story gable intersects with the hipped, jerkinhead roof of the main roof. The front gable is faced with wood shingles on the second story and running bond brick on the first story. The second story is marked by two wood multi-light casement windows. The first floor features one multi-light window and a louvered wood vent.

Both of the main masses of the building are visible on this facade. The gable roof and the two-story hip roof are finished in brick at the ground floor and wood shingles at the upper floor. The main jerkinhead massing has a set of three multi-light wood casement windows at the first level.

The fenestration here is somewhat different from the original plans, but the windows and siding materials match the rest of the building.

Interior

The interior of the building has been much altered over the years (See Additional Documentation: Figures 4, 5 and 6). Some historic features remain, such as the original fireplace. Past renovations have covered these features with drywall, but they do remain in place.

Ground Floor

The majority of the clubhouse interiors were altered in the 1960s and 1970s, leaving very few original finishes. The basic configuration and orientation of the interior remains, however. Major changes include the replacement of the lounge, originally open to the dining room, with the pro-shop (Photo 9) and the partial enclosure of this room. The dining room and kitchen (Photos 7, 8 and 10) remain in their original locations. The men's lounge replaced the ladies' parlor and locker rooms. Other support spaces are close to their original locations and configurations. As mentioned, however, some original features remain in place behind drywall.

Attic

Herbert A. Angell's plans specify that aside from the unfinished floors in the storage and drying rooms, all attic floors were to be fir. The attic is currently unused, aside from storage and an office near the south end.

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Existing features include the original ceiling finishes of the lobby, which used to be an open, two-story space, and the former concessionaire apartment. The original brick chimney is also exposed on this floor.

Alterations

Early alterations to the site focused on the golf course. Depression-era federal funding under the umbrella of the Works Progress Administration, Public Works Administration, and Civilian Conservation Corps (CCC) conducted building and improvement projects on a number of public sites and buildings to create work opportunities for thousands of unemployed men during the 1930s. Some of these projects were performed at the Rose City Golf Course, including:

- 1935-36 WPA Project No. 353 to grade and construct new greens.²
- 1937 WPA Project No. 1457 to trim trees, remove brush and rocks, fill holes, and convert selected un-landscaped areas to fairways and greens.³
- 1938 WPA project No. 1747 to "improve greens, clean and grub fairways, construct new greens, water line, rock walls and rock curb, widen and resurface road, remove and plant trees, shrubs and other pertinent work."⁴

Later alterations to the site focused on the building interiors. City Architect Jack P. Stuhl provided multiple sets of drawings and specifications for a number of alterations to the Rose City Golf Clubhouse in 1958, 1962, 1969, and other undated years. Included in these alterations were upgrades to plumbing and electrical systems and lighting fixtures (1962), floor coverings (1969), while another (date unknown) alters the floor plan of the building. In this alteration, the women's lounge, locker rooms, and restrooms were moved to the west corner of the building to be adjacent to the men's locker room. The former women's locker room was converted to a staff locker room and offices. The kitchen is upgraded to a more cafeteria-like space, with a tray rail for lunch trays. The 1962 renovation resulted in the installation of drywall, tile, and mahogany paneling on the walls. The concrete, linoleum, and carpeted floors were also a result of the 1960s remodels. The doors and finishes were changed to metal jambs with mahogany doors and trim throughout the interior of the building.

Presumably, the stone hearth and brick fireplace in the lounge were covered during one of these renovations, although the feature remains behind drywall in the pro shop. The brick boiler chimney near the east end, at the rear corner of the original ladies' locker room, was removed circa 1970. In 1996, MG Construction installed a new roof on the clubhouse.⁵

² City of Portland Archives, Oregon, *WPA Project No. 353 Rose City Golf Course Project, 1935-1936*, 26-B12-313.

³ City of Portland Archives, Oregon, *WPA Project No. 1457 Rose City Golf Links, 1937*, 03-01-23.

⁴ City of Portland Archives, Oregon, *WPA Project No. 1747 Estimates Rose City Golf Course, 1938*, 04-04-41.

⁵ "City Auditor – City Recorder – Council Ordinance 170445," Portland, Oregon City Archives, 1994.

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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.)

ENTERTAINMENT/RECREATION

Period of Significance

1932-1962, Date of Construction to date of first major remodel

Significant Dates

1932, Date of construction

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Herbert A. Angell

Period of Significance (justification)

The Period of Significance extends from the construction and opening of the clubhouse in the 1932 to the date of the first major interior remodel in 1962. This period encompasses the community and municipal efforts to finance the project in the midst of the Great Depression and the subsequent construction and completion of the clubhouse.

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 Rose City Golf Clubhouse, located at 2200 NE 71st Avenue in Portland, Oregon, is significant under "Criterion A," Entertainment and Recreation, as the second municipal golf course established in Oregon and the oldest surviving example of a municipal golf clubhouse in Portland.⁶ The Clubhouse is significant at the local level as a recreational facility that is integral with the sport of golf's rise in popularity with the general public during the period in which it was developed. The Clubhouse is the physical and social focal point for this golf course.

Constructed in 1931 and 1932, the clubhouse was designed by Portland architect Herbert A. Angell and constructed by general contractor B. T. Allyn. It was built as the main facility for the Rose City Golf Course. The course was designed by landscape architect George H. Otten and constructed between 1922 and 1927.

The exterior of the clubhouse is in good condition and maintains a high degree of integrity. It has seen few changes since its opening in 1932. The interior has been heavily remodeled over the years. This has resulted in the loss of historic fabric and materials. Several historic features remain, however, and the basic configuration and orientation of the floor plan is in place.

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

The Rose City Golf Clubhouse is significant under Criterion A for its association with recreation in Portland, specifically as the clubhouse for a municipal golf course. Constructed in 1931-1932, the building expresses the efforts of golfers in Northeast Portland to organize the community and municipality to finance a recreational facility in the early years of the Great Depression.

The construction of the Rose City Golf Clubhouse occurred at a time when golf became widely popular among middle class patrons in the United States. No longer a game for the elite, the Rose City Golf Clubhouse served as a surrogate home for Portland's growing middle class. Herbert A. Angell's clubhouse design reflected national trends in clubhouse architecture, with many architects adopting specific elements for golf clubhouses. These elements, as reflected in the Rose City Golf Clubhouse, included the adoption of revival architectural styles and designs that mirrored residential structures.

The Rose City Golf Clubhouse was the second municipal clubhouse constructed in Portland, following the 1922 construction of a clubhouse for the Eastmoreland Golf Course. The Eastmoreland clubhouse was demolished in the 1980s, making the Rose City Golf Clubhouse the oldest surviving municipal golf clubhouse in the city, and the oldest known example of such a facility in Oregon.

Developmental history/additional historic context information (if appropriate)

Recreation Significance

The Rose City Golf Clubhouse is significant under Criterion A for its association with recreation in Portland, Oregon as the clubhouse of the Rose City Golf Course, a municipal course. It was the second municipal golf clubhouse constructed in Portland, but is the oldest remaining such structure in the city. It is also the oldest known remaining municipal golf clubhouse in the state of Oregon.

⁶ Kent C. Myers, *Golf in Oregon*, (Portland: Ryder Press, 1981), 30.

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Golf in the United States

The Rose City Golf Clubhouse, and the corresponding Rose City Golf Course, was established to provide recreational activity for average Portland citizens. The establishment of the course in the 1920s and subsequent construction of the clubhouse in the early 1930s relate to broader patterns in American history with respect to the rise of golf in the national consciousness.

When golf first emerged in the United States in the late nineteenth century, the game was restricted to members of the country's upper class. Many became acquainted with the Scottish game by joining elite country clubs. These country clubs helped reestablish a type of village life that was vanishing in the United States, by creating "small, stable, and easily understood corporate enterprises that, although democratic in practice, exercised nearly absolute control over access."⁷ The presence of a well-designed clubhouse became increasingly important for new golf courses in the late nineteenth and early twentieth centuries in the United States. An impressive clubhouse could attract wealthy men to join golf and country clubs, even if they lacked an interest in the sport itself. The clubhouse created a social setting that attracted women to join the club as well. With the clubhouse forming a central attraction for country clubs, the clubs in turn began charging high playing fees and annual dues, thus limiting golf to the upper classes.

During the 1910s and 1920s the clubhouse became the center of social life for the upper and middle classes, as membership in a country club was a mark of distinction.⁸ George Steiner, in his 1932 book *Americans at Play*, estimated that the growth of golf between 1910 and 1930 was unparalleled in American outdoor sports history.⁹ According to Steiner, by 1930 the country had 5,856 courses, of which 543 were public or municipal. He surmised that over two million Americans were playing golf, with 900,000 frequenting public courses. Though the private, exclusive golf club was still the main venue for golf in the 1920s, public and municipal courses, like Rose City Golf Course, greatly increased in numbers across the country.¹⁰

Public and municipal courses allowed the average man to play the same game as his employer, who had joined an exclusive country club.¹¹ The increase in public courses reflected the nation's growing obsession with golf, now made more accessible to a broader range of players. The number of public courses continued to increase during the Great Depression, as exclusive country clubs were forced to close or at least cut back their expenses significantly.¹² The private golf or country club, which had dominated American golf, was no longer the main venue for the sport. As the twentieth century progressed, municipal and daily-fee courses continued to expand, while private clubs steadily declined.¹³

Golf in Oregon

The rise of golf's popularity in Oregon reflected the trajectory of the sport across the country. Private country clubs were the first to promote golf, through their exclusive courses. Golf was first played in Oregon in 1888, when four Scotsmen laid out temporary holes in sand dunes near Gearhart, on the coast.¹⁴ A nine-hole course opened at Gearhart in 1892, making it the first golf course established in Oregon and the first regulation course west of the Mississippi River.¹⁵ In 1896 the Waverly Golf Club was established in Portland, becoming the first golf club in Oregon.¹⁶

⁷ Richard J. Ross, *Golf and the American Country Club*, (Chicago: University of Illinois Press, 2001), 12.

⁸ Wind, *The Story of American Golf*, 221.

⁹ Ross, *Golf and the American Country Club*, 114.

¹⁰ *Ibid.*

¹¹ Wind, *The Story of American Golf*, 218.

¹² Ross, *Golf and the American Country Club*, 132.

¹³ *Ibid.*, 145.

¹⁴ Myers, *Golf in Oregon*, 1.

¹⁵ C. Francis Edwins, *Waverly Country Club 1896-1987*, (Portland: Waverly Country Club, 1987), 10.

¹⁶ Jeff Shelley and Michael Riste, *Championships & Friendships: The First 100 Years of the Pacific Northwest Golf Association*, (Seattle: Pacific Northwest Golf Association, 1999), xviii.

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Prior to 1913, golf in Oregon was played almost exclusively by wealthy patrons.¹⁷ That year an exhibition tour of golf professionals Harry Vardon and Ted Ray visited Oregon and Washington. The two men played at Waverly's course in the fall of 1913. Following the successful exhibition, the public's interest in golf greatly expanded. The automobile also played a role in increasing interest in the game, by making courses more easily accessible.¹⁸ In response to the public's growing interest in golf, municipal courses sprung up in the Northwest. In May 1915 the Seattle Parks Board opened Jefferson Park Golf Course, the first municipal golf facility in the Northwest.¹⁹ By the fall of 1915, *The Oregonian* reported on the "municipal golf course bug" that was spreading across the region, with Portland being the only city on the Pacific Coast without its own municipal course.²⁰

Municipal Golf in Portland

Serious efforts to establish a municipal golf course in Oregon began in 1916 when Superintendent of Portland Parks James O. Conville and T. Morris Dunne of the Multnomah Athletic Club proposed the creation of a public course.²¹ The Ladd Estate Company provided 151 acres of unplatted land in the Eastmoreland subdivision for municipal golf or playground use.²² Eastmoreland Golf Course opened in July 1918, becoming the first municipal golf course in Oregon. Prior to the establishment of a municipal course, golf in Portland was regarded as a sport for the "silk stocking class."²³ The city had three country clubs in its vicinity: Waverly Golf Club, Portland Golf Club, and Tualatin Country Club. The directors of the three country clubs were persuaded about the idea of public golf when they were told that a municipal course would only help build their memberships, as Portland's citizens would soon be hooked on the game. The organizers of the Eastmoreland course approached the city council with an idea of working public golf courses into the parks system, with an initial offer of recruiting 100 active fee-paying players.²⁴

In 1917, Charles Paul Keyser became the superintendent of Portland parks, a position he held until 1950. He oversaw the completion of Eastmoreland Golf Course and the establishment of several other municipal courses. It was Keyser who was able to convince the city council to declare golf a public utility.²⁵ During his tenure, the city focused on the development of recreational facilities and programs in Portland's parks. Public support for neighborhood parks and recreational playgrounds, including golf courses, swimming pools, and tennis courts grew in the 1920s and 1930s. Such civic support mirrored national trends as urban residential neighborhoods, like Rose City Park, desired convenient parks equipped with recreational facilities. Portland voters supported several bond measures in the late 1910s and early 1920s, which enabled the city to expand its parks and playgrounds. With such measures, an era of public recreation arrived in the city, which saw municipally funded activities like swimming, baseball, and tennis. The largest expansion of recreational opportunities came in the development of public golf courses.²⁶

Efforts to develop a municipal course near the Rose City Park neighborhood began in 1921. The first nine holes of the Rose City Golf Course, Oregon's second municipal course, opened in 1923. A third municipal course, the West Hills Municipal Golf Course, opened in 1924, on the site of the former Multnomah County poor farm.²⁷ All three courses, Eastmoreland, Rose City, and West Hills, were maintained and operated by the Portland Parks Bureau and classified as public utilities, paying for their own upkeep out of greens-fee receipts.²⁸

¹⁷ Shelley and Riste, *Championships & Friendships*, 38.

¹⁸ *Ibid.*, 40.

¹⁹ Shelley and Riste, *Championships & Friendships*, xviii.

²⁰ Roscoe Fawcett, "Golf Makes Great Progress in Year," *The Oregonian*, October 17, 1915, 42.

²¹ Myers, *Golf in Oregon*, 30.

²² Charles Paul Keyser, letter to the mayor and city council, City of Portland Archives, February 8, 1923.

²³ Keyser, 1.

²⁴ *Ibid.*

²⁵ Duniway PTA and Eastmoreland Neighborhood Association, *Eastmoreland*, Portland: The Sellwood Bee, 1977, 13.

²⁶ Portland Parks & Recreation, *Open Space & Park Development*, 32.

²⁷ *Ibid.*

²⁸ "Fore! And Maybe More," *The Oregonian*, December 8, 1929.

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The rapid success of municipal courses in Portland quickly caught the attention of private course builders, who viewed golf as a profitable investment in the city.²⁹ Several private and semi-public courses were constructed in the 1920s. This led to a decline in patronage at the municipal courses, except for Rose City. While Eastmoreland and West Hills experienced a decline, Rose City saw an increase in ticket sales. In 1928, Rose City established a record high for the city's golf courses, selling 144,501 tickets. The course's high level of success enabled it to set aside a surplus of money that was used occasionally for improvements. Stanhope S. Pier, city commissioner responsible for parks, playgrounds, and golf courses, affirmed the important function of municipal golf courses as a source of entertainment and exercise to Portland citizens.

During the Great Depression golf receipts dropped dramatically.³⁰ The courses, and many of the Park Bureau's programs, survived through the use of funds available through federal emergency relief work programs. Projects supported by the Civil Conservation Corps, Works Progress Administration, and Civil Works Administration enabled improvements like landscaping and other maintenance to be carried out on the three municipal courses.

By 1936, greens fees for nine holes on any municipal course were \$.30 on weekdays and \$.35 on weekends. A season ticket for the three municipal golf courses could be purchased for \$30. Similar season tickets, permitting players to utilize any municipal course, were first sold at the Rose City course in 1923 at a cost of \$15.³¹ During the early years of the Great Depression, the City Parks Department generated enthusiasm for golf by offering a lifetime membership for \$100 to play golf at any municipal golf course. The last of these lifetime membership golfers died in 2007.³² The city's three municipal courses thrived once again in the 1940s, finally recovering from the Depression.

In 1954, the West Hills Municipal Golf Course was demolished and its land utilized for the site of a new zoo, now known as the Oregon Zoo.³³ The city developed Hoyt Park Pitch & Putt on sixteen acres of the West Hills course as a replacement. The city expanded its golf courses in the 1950s through the 1970s, establishing Progress Downs Golf Course, now known as RedTail Golf Course, and West Delta Golf Club, now part of the Heron Lakes Golf Course.

Municipal courses sprang up across Oregon in the latter half of the twentieth century. By the 50th anniversary of Rose City's first nine holes in 1973, municipal courses could be found in Eugene, Roseburg, Ontario, Condon, Baker, and Lake Oswego.³⁴

Rose City Park

The Rose City Golf Clubhouse and Rose City Golf Course are situated adjacent to the Rose City Park neighborhood, in northeast Portland. Rose City Park was first platted March 8, 1907 on the Backenstos Land Claim, with subsequent plats recorded March 11, 1907 and June 14, 1907. Sanborn fire insurance maps from 1924-1928 and 1950 show that neighborhood development surrounded the golf course, beginning to the northwest off of Sacramento Street. This area is at a higher elevation than the golf course, offering views of the course and beyond to the south and east.

As Rose City Park developed as a residential neighborhood, the golf course was a selling point for real estate. Particularly in the 1920s, the proximity to or views of the golf course were frequently listed in real estate advertisements as desirable features.

²⁹ Ibid.

³⁰ Portland Parks & Recreation, *Open Space & Park Development*, 32.

³¹ "Season Golf Tickets Out," *The Oregonian*, January 13, 1923.

³² Roth, ed., 127.

³³ *Oregonian*, "Zoo Grading Work Dated," June 21, 1955.

³⁴ Myers, *Golf in Oregon*, 30.

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By the time the 1950 Sanborn fire insurance map, which was drawn as an overlay on top of the 1924-1928 Sanborn map, the majority of lots to the north, west, and southwest of the golf course had houses on them. A large apartment complex, the Binford Apartments, constructed in 1949, had filled the lots at the southeast end of the golf course. The lots platted to the east of NE 72nd Avenue, at the east end of the course, were never built upon and eventually became the back nine holes of the 18-hole course.

Rose City Golf Course Development

The years of effort that went into developing the Rose City golf course and golf course clubhouse demonstrate how important this facility was to the community and city. The land that was developed into the Rose City Golf Course began as a racetrack in 1910, known as Rose City Speedway. The final event at the racetrack was a staged steam locomotive collision in 1922.³⁵ Although the existing clubhouse was the first constructed to serve the golfing needs of the site, a Rose City Park clubhouse, constructed circa 1911, first existed on the property to serve the racetrack crowd. The building, referred to as the "Jockey Clubhouse" and later the "Rose City Park Clubhouse" was a one-and-a-half story Colonial Revival meeting facility designed by Edgar M. Lazarus.³⁶ This building has been demolished.

By 1920, the raceway had lost its popularity, but local community golfers established an informal golf course in the middle of the oval track in 1921. Advantages for the public site included accessibility to the Rose City Park neighborhood and natural drainage, the latter a feature that would help make the Rose City Golf Course the most popular of Portland's municipal courses.

Efforts to organize the course were led by local resident and golfer A. H. Gould.³⁷ Following a round of golf at the Eastmoreland Golf Course in September 1921, Gould returned to his home in Rose City Park and walked over to the old racetrack, looking for a location to hit golf balls.³⁸ The track was filled with overgrown grass and two wrecked engines remained from a past race. By burning off the tall grasses inside the speedway, Gould believed golf balls could be more easily located, thus making the abandoned race track useable to the golfing community. Gould approached Superintendent of Parks, Charles Paul Keyser, with his proposal. While Keyser followed up on the request, the fire department did not give permission. However, Gould and other golf enthusiasts proceeded with their plans and set fire to the grasses the following day. Gould and others then set about laying out a nine-hole course inside the speedway. Stories about the new course eventually ran in *The Oregonian* and the *Oregon Journal* and by the following weekend, thirty men were playing the nine holes at Rose City.

Gould and others formed the Rose City Golf Association in the fall of 1921, with the intention of encouraging the City of Portland to convert the property to an official golf course.³⁹ The city had bought the racetrack land for a "pageant field" and had no money to construct a golf course, but took the request under consideration. On February 9, 1922, a meeting of the Rose City Golf Association was held at the Rose City Park clubhouse, with the purpose of forming a permanent Rose City Golf Club. The members adopted bylaws and a constitution.

Plans for a permanent golf course were well underway. Portland landscape architect George H. Otten, now nationally known for his golf course designs, presented plans for the first nine holes.⁴⁰ A number of local firms and businesses donated funds, supplies, and labor for construction of the course.⁴¹ Construction began in the spring of 1922, with Otten beginning with the first and ninth holes. Construction and golf play continued

³⁵ Roth, 112.

³⁶ Building Oregon Digital Collection, "Jockey Clubhouse, Rose City Park Racetrack," University of Oregon Libraries. http://boundless.uoregon.edu/cdm4/item_viewer.php?CISOROOT=/archpnw&CISOPTR=9995&CISOBBOX=1&REC=18 (Accessed March 15, 2011).

³⁷ Arthur H. Craig, "One Game Caused All This," in *Oregon Golf*, (volume and issue unknown), circa 1930, 11.

³⁸ Craig, "One Game Caused All This," 11.

³⁹ *Ibid*, 11.

⁴⁰ *Ibid*, 13.

⁴¹ *Ibid*.

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simultaneously throughout 1922. The course gained in popularity as it was laid out over self-draining soil, preventing it from becoming muddy, no matter the weather conditions.⁴² The course formally opened in May 1923.

With the success of the course, the city of Portland acquired the Rose City Golf Course. Talk of an additional nine holes at Rose City began as a result of the increased activity, eventually leading to the city's acquisition of several nearby lots to construct holes 10-18.⁴³ The "back nine" holes of the course opened for play in August 1927.⁴⁴ The Rose City Golf Course became the second municipal course established in Portland and the second established in the state.

The course rapidly grew in popularity with "golfing bugs" from both the east and west sides of Portland.⁴⁵ Less experienced golfers also found recreation at Rose City. The course has served a wide population of golfers, both professional and amateur, and the users represent a large and well-connected community. Famous Oregon golfers Peter Jacobsen and Ben Crane grew up competing on a regular basis at Rose City Golf Course. The course is considered by many to be a players' course, where professionals and top amateurs frequently gather to compete with one another. Thousands of Northwest amateurs developed a passion for golf at Rose City.

The course itself, though historically significant, maintains a lower level of historical integrity as compared to the Rose City Golf Clubhouse. The course, including the front and back nine holes, has been altered repeatedly since the 1920s. Landscaping, hazards, and other features have been removed and added over time. In 1932, in conjunction with the opening of the new clubhouse, changes were made to the course. Improvements included leveling the holes on the fairways, turfing banks and hillsides, grading the curve of the old Rose City race track, and clearing the rough on all fairways.⁴⁶ Five years later Works Progress Administration workers rebuilt the course's first nine holes.⁴⁷ Routine maintenance and upkeep of the course continued throughout the twentieth century. The course was heavily remodeled in 1985. Renovations included new lakes built as hazards, new tees that dramatically changed the course of play for the first, fifteenth, and eighteenth holes, and additional upkeep.⁴⁸ Prior to the remodeling, the course had been criticized by patrons as lacking in personality and the renovations were said to increase the character and difficulty of the eighteen holes.

Clubhouse Architecture

With municipal courses in place, Portland golfers needed accompanying clubhouses. The design of Portland's municipal golf clubhouses followed national trends in clubhouse architecture, which utilized revival styles to create surrogate homes for golf club members. Whether serving private or public clientele, Portland's golf clubhouses mimicked the country-manoir aesthetic popular in the United States during the first half of the twentieth century.

Stanford White's 1892 Shinnecock Hills Golf Club led the way in clubhouse design in the United States, but it was not until after World War I that clubhouse architecture became a serious study, with the development of a set of design values.⁴⁹ Prior to World War I, architects had been discussing clubhouse design, but many clubs utilized existing buildings or commissioned simple structures to serve as their clubhouses. Early clubhouse buildings were modest and designed to meet only the needs of golfers.⁵⁰ As country clubs grew more popular

⁴² *Oregonian*, "Rose City Course Growing Popular," December 27, 1922.

⁴³ *Craig*, 11.

⁴⁴ *Ibid*, 13.

⁴⁵ "Model Golf Course to be Constructed," *The Oregonian*, October 21, 1921, 15.

⁴⁶ "Fore! And Maybe More," *The Oregonian*, April 3, 1932.

⁴⁷ Portland Parks & Recreation, *Open Space & Park Development*, 32.

⁴⁸ Bob Robinson, "Tee Time," *The Oregonian*, June 19, 1985.

⁴⁹ Ross, *Golf and the American Country Club*, 122.

⁵⁰ *Ibid*, 123.

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in the early twentieth century, demand for non-golfing amenities increased. Clubs began to compete with one another and the desire for luxurious clubhouses grew.

By the 1920s, architects had developed a distinct philosophy relating to clubhouse design.⁵¹ The March 1925 issue of *Architectural Forum* was devoted entirely to country club architecture. In the issue Ayman Embury II asserted, "A clubhouse is the temporary residence of a group of people who do or should constitute a single family, the clubhouse, must, therefore be considered as if it were a residence."⁵²

By 1929, the concept of the clubhouse as a temporary home was further emphasized with the publication of Clifford C. Wendehack's *Golf and Country Clubs: A Survey of the Requirement of Planning, Construction and Equipment of the Modern Clubhouse*. Wendehack had designed clubhouses throughout the East Coast.⁵³ In his book, he argued for a clubhouse that went beyond a golf-only structure. Rather, a well-designed clubhouse formed a collective home for the club's members. He advocated for revival architectural styles and a homelike atmosphere in the interiors, with informal dining rooms and central hearths.⁵⁴ Wendehack and other clubhouse architects thus promoted the notion of the golf country club and its clubhouse as a facility to provide golf as well as a surrogate home for its members.⁵⁵

Such aesthetics were typically applied to the design of private country club clubhouses. With the rise of public and municipal courses in the 1920s and 1930s, many attempted to replicate country club life in the design of their clubhouses.⁵⁶ Herbert A. Angell's design of the Rose City Golf Clubhouse reflected the design values of Wendehack and others. The English Cottage style emulated that of English country manors, an inspiration for many American golf clubhouses. The interior layout, with its large living and dining rooms, and prominent hearth, emphasized the dual role of the building as one for golfers as well as a temporary home, accessible to anyone, provided they could pay the greens fees. English Cottage-inspired golf and country club clubhouses provided comfort and amenities to members that were generally not available in their own residences. The adaptation of a common residential style like English Cottage by Angell for the Rose City Golf Clubhouse demonstrated he shared, at least in part, Wendehack's philosophy. By subscribing to the aesthetics and philosophies of private country club clubhouse architects, Angell provided Portland's with an impressive clubhouse accessible to the public.

In 1922, Portland's Parks Bureau oversaw the construction of a clubhouse for the Eastmoreland Golf Course. It was the first municipal golf clubhouse built in the state.⁵⁷ (The Rose City Golf Course would not be built for another decade.) The \$26,000 clubhouse, built with money raised from greens fees, was completed in 1922. The somewhat modest Dutch Colonial building may have been inspired by Portland's Waverly Country Club, a 1913 clubhouse whose grand scale reflected the private country club aesthetic of golf in the 1910s. The Eastmoreland clubhouse was demolished in the 1980s. A new clubhouse, costing \$1.69 million, opened in 1990. It was designed in an English Cottage style, similar to that of the Rose City Golf Clubhouse.⁵⁸

Though Oregon has many examples of clubhouse architecture, none have been listed on the National Register. With the demolition of the Eastmoreland clubhouse, the Rose City Golf Clubhouse is the oldest surviving municipal golf clubhouse in the state.

⁵¹ Ibid.

⁵² Ayman Embury II, "The Small Country Club," *Architectural Forum* 42 (Mar. 1925): 176.

⁵³ Ross, *Golf and the American Country Club*, 125.

⁵⁴ Ross, *Golf and the American Country Club*, 126.

⁵⁵ Ibid, 127.

⁵⁶ Ibid, 114.

⁵⁷ Portland Parks & Recreation, *Open Space & Park Development*, 32.

⁵⁸ Bob Robinson, "Eastmoreland's New Clubhouse Nears Completion," *The Oregonian*, May 16, 1990.

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Discussion of constructing a clubhouse at Rose City Golf Course began as early as 1922, with the formation of the Rose City Golf Club, although the building was not completed until April 1932.⁵⁹ Herbert A. Angell, a Portland architect, provided design drawings dated June 3, 1931, and B.T. Allyn, a local contractor, was the general contractor for the building's construction.

When the city purchased additional acreage for the construction of the course's "back nine" holes in 1925, serious efforts to build a clubhouse began again.⁶⁰ The Rose City Golf Club organized a committee to oversee the completion of a clubhouse. F. V. Parsons was named chairman of the committee and his duty was to aid Superintendent of Parks Charles P. Keyser with the clubhouse project. L. R. Bailey, a member of the golf club, drew up a tentative design of the clubhouse, which was presented to the city. Nothing came of these efforts.

Plans to construct a clubhouse moved forward in late 1927, when the city began grading the site for a course facility. The clubhouse was to be constructed on land between the front and back nine holes of the course. This location was more ideally situated within the course, as compared to the location of the 1922 Eastmoreland Golf Course clubhouse, which was built adjacent to, but not on the course itself. In an article in the *Oregonian* newspaper, the city named Luther Lee Dougan as the architect of a \$20,000 clubhouse. The article boasted that the clubhouse was expected to be one of the most modern golf facilities on the Pacific Coast, with a large lounge and refectory. Dougan may have been attached to the project due to his familiarity with A. H. Gould, one of the founders of the Rose City Golf Club. Dougan, a prominent Portland architect by 1927, worked as a draftsman between 1912 and 1913 for Gould's father, Arthur H. Gould, Sr.⁶¹

In January 1928, the city requested bids for the construction of the new clubhouse.⁶² The building was described in the *Oregonian* as a facility with various rooms for players, as well as an administrative office for the course. The bids received by the city were eventually deemed too high and ultimately all rejected.⁶³ The city did move an old caddy house adjacent to the proposed clubhouse, but stalled any plans to immediately construct a new facility. With the city's delay, patrons of the Rose City Golf Course signed petitions that were sent to the city council, calling for the immediate construction of a clubhouse. Lack of funding continued to delay the clubhouse project. In the summer of 1929, the East Side Commercial Club made an official request to city council to erect a proper facility for the Rose City course.⁶⁴ The club suggested the project be funded by public utility certificates, to be taken from the earnings of the course. The club argued that a clubhouse would increase the patronage of the course, thus increasing greens fees revenues for the city, as well as provide work for unemployed Portlanders. The following month the Portland park bureau listed \$25,000 in its annual budget to be utilized in the construction of a Rose City Golf clubhouse.⁶⁵

Between 1929 and 1931, the city repeatedly set aside funding for the construction of the clubhouse, only to have that funding slashed from its budget by the tax conservation committee. With the country deep into an economic depression, funding recreational facilities was a low priority for the city. The discussion and delay was caused by financial disagreements over how to pay for the clubhouse while avoiding direct taxation.⁶⁶ City Commissioner and acting mayor Stanhope S. Pier developed a way to finance the project without the taxation by instead issuing \$18,000 in public utility certificates. The thought behind public utility certificates was that taxpayers would not have to fund the clubhouse, which would be supplemented by profits from the Rose City Golf Course.

⁵⁹ "Golf Club is Launched," *The Oregonian*, February 10, 1922.

⁶⁰ "Links to be Enlarged," *The Oregonian*, March 21, 1925.

⁶¹ Ritz, *Architects of Oregon*, 108, 154.

⁶² "City to Build," *The Oregonian*, January 30, 1928.

⁶³ "Golf Petitions Signed," *The Oregonian*, April 29, 1928.

⁶⁴ "Clubhouse Wanted," *The Oregonian*, July 17, 1929.

⁶⁵ "Fire Bureau Budget In," *The Oregonian*, August 23, 1929.

⁶⁶ James H. McCool, "Fore! And Maybe More," *The Oregonian*, Marcy 8, 1931, 55.

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By December 1930, city funding for parks and playgrounds was drastically reduced from \$100,000 to \$10,000.⁶⁷ Proposed recreational facility projects like the Rose City Golf Clubhouse and an Irving Park swimming pool were eliminated from the city budget.

Efforts of private citizens continued to resurrect the clubhouse project. In February 1931, former mayor H. Russell Albee and former city commissioner C. A. Bigelow headed a committee dedicated to helping the Rose City Golf Clubhouse finally come to fruition.⁶⁸ Again, the sale of public utility certificates was pushed as the main means of financing construction costs. The following month the city council finally approved the sale of \$18,000 of public utility certificates to help finance the clubhouse.⁶⁹ The certificates were to be issued in \$1,000 pieces, bearing six percent interest. Profits from the golf course would supplement the projected \$25,000 project. Rose City was the most profitable golf course of the three municipal courses in Portland and was expected to have few problems covering the additional construction costs through the course's profits.⁷⁰ The city agreed that a clubhouse was necessary and finally relented to the efforts carried out by Rose City Golf club members, as well as members of the Rose City Park neighborhood, for the past several years. Bids on the public utility certificates opened to the public on May 27, 1931.⁷¹ With no offers on the certificates, the city opened bids once more on July 1 and again received no responses.⁷²

Finalized architectural plans for the clubhouse were first mentioned in April 1931. The building was described as measuring sixty by one hundred feet, with stone walls and fireproof construction.⁷³ In July, Herbert A. Angell was announced as the architect for the clubhouse.⁷⁴ The building was to be constructed south of the present caddy house, on a location on the golf course that would necessitate slight revisions to the first nine holes of the course. The original location of the ninth hole was moved to accommodate the new building. Angell's plans illustrated a main floor with a lobby, lounge, locker and shower rooms, refreshment concessions, and an office for the caddy master. The basement was intended to contain the heating plant and include storage space. The attic included a small apartment for the concessionaire, a drying room, and a committee room. Angell's plans specified wood shake and stone walls, although the building was ultimately constructed with wood shingles and brick, as some material adjustments were made to decrease construction costs.

With the clubhouse design in place, the city requested bids for the construction of the building.⁷⁵ Three initial bids were received in August 1931.⁷⁶ Each bid was significantly higher than the estimated \$25,000 project budget and caused concern that the clubhouse project would ultimately not be feasible. The legality of the bids was immediately called into question. A new state law required bidding contractors to file their financial statements with the city ten days prior to submitting their bids. Two of the three contractors failed to do so. The contractors in question countered the legality issue by claiming the new state law required the city to notify contractors of the financial statement requirement, something the city had neglected to do.⁷⁷ Concern over the sustainability of the project was further questioned as to whether the city would have enough money to construct the clubhouse, as \$8,000 of the budget was to be obtained from the Eastmoreland golf course. Eastmoreland had previously borrowed money from the Rose City Golf course, which continued to be the municipal golf course with the highest receipts. However, as the Great Depression continued, attendance and earnings at the three municipal courses continued to decline.

⁶⁷ "Eliminations Total \$337,628," *The Oregonian*, December 11, 1930.

⁶⁸ "Golf Clubhouse Sought," *The Oregonian*, February 28, 1931.

⁶⁹ "\$18,000 Clubhouse at Rose City Voted," *The Oregonian*, March 5, 1931.

⁷⁰ *Ibid*, 17.

⁷¹ "Certificates Are Offered," *The Oregonian*, May 8, 1931.

⁷² "Utility Certificates Spurned," *The Oregonian*, July 2, 1931.

⁷³ "Clubhouse Plans Up," *The Oregonian*, April 7, 1931.

⁷⁴ "Golf Club Bids Wanted," *The Oregonian*, July 19, 1931.

⁷⁵ "Club Proposals Asked," *The Oregonian*, July 25, 1931.

⁷⁶ "Three Bids Made on Proposed Club," *The Oregonian*, August 11, 1931.

⁷⁷ "Legality of Call for Bids at Issue," *The Oregonian*, August 20, 1931.

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Ultimately the three original bids were rejected and in early September the city council called for new construction bids.⁷⁸ Construction specifications eliminated some of the more expensive design elements proposed by Herbert A. Angell, like the stone walls, to help reduce project costs. Another change included the orientation of the building. Angell's architectural drawings site the building on a north access, although the as-built condition is adjusted about forty-five degrees counterclockwise. The reason for the orientation adjustment is not know. On September 21, 1931, B. T. Allyn, a local contractor, was announced as the lowest of nine bidders, with \$21,600 for the construction of the clubhouse.⁷⁹ The highest bid was \$24,965. Another local contractor, named Hickok Construction, protested the award, stating that neither party had complied with a state law requiring contractors to include a statement of financial ability, equipment, and experience of construction of public improvements in the time required.⁸⁰ The city attorney reviewed this protest and recommended rejecting all nine of the submitted bids due to this oversight. The contract went out for bid again in late September, and, anticipating a lower proposal of bids once the first round became public, B.T. Allyn once again offered the lowest bid, this time for \$20,250.⁸¹ The highest bid was \$20,966. Allyn was to take the \$18,000 in public utility certificates as partial payment for the project.

After six months of trying to sell the public utility certificates, the city was finally successful. On November 16, 1931, the Commonwealth Securities corporation of Portland offered the only bid on the certificates.⁸² The certificates served as a mortgage on the property, officially dated July 1, 1931. The city eventually retired \$3,000 of the certificates every year between 1932 and 1937.

Excavation of the clubhouse site, undertaken by the parks bureau, was completed in late November.⁸³ By the end of 1931, the declining income of the Rose City Golf course was noted in the *Oregonian*.⁸⁴ Receipts had dropped among the three municipal courses, with Rose City initially affected the least by the Great Depression. Superintendent of Parks Charles P. Keyser believed the construction of the new clubhouse would enable the course to survive, as it would serve as a significant attraction for current and future patrons of the course.

The clubhouse opened to the public in April 1932. A grand opening and other events were held to commemorate the completion of the long-awaited clubhouse at the Rose City Golf course. *The Oregonian* newspaper reported on the anticipated opening of the clubhouse, noting that the Rose City Golf Course had always led Portland's municipal courses in the number of players and that the benefit of a new clubhouse would guarantee new attendance records for the course and the city.⁸⁵

Although the city has always owned and maintained the course and the clubhouse, a concessionaire controls the business operations and services associated with the course, including all customer and food services. The first concessionaire in the new Rose City clubhouse was a woman entrepreneur. Bernardine Grabel's winning bid offered the provision of janitorial service, along with a kitchen range and cooking utensils. She also offered to provide \$2,000 worth of equipment based on an agreement that the city would buy it at the end of her contract at cost plus 4% interest.⁸⁶ Various ordinances in Portland, Oregon city archives suggest that there were only five long-term concessionaires that operated in the clubhouse throughout its history, including: Bernardine Grabel, Kenneth B. Long, Thomas A. Lileholm, Bryon Wood, and Hank Childs. Angell's architectural design included an attic apartment for the concessionaire. Although it is no longer used for its original purpose, components of the living space remain.

⁷⁸ "Clubhouse Bids Up Again," *The Oregonian*, September 7, 1931.

⁷⁹ "Allyn Low on Clubhouse Bid," *The Oregonian*, September 25, 1931, 10.

⁸⁰ "Clubhouse for Rose City Golf Links, September 1931," Portland, Oregon City Archives.

⁸¹ "Clubhouse Bids Opened," *The Oregonian*, November 1, 1931, 13.

⁸² "Utility Certificates Sold," *The Oregonian*, November 17, 1931.

⁸³ "Golf Clubhouse Started," *The Oregonian*, November 21, 1931.

⁸⁴ "Rose City Income Drops," *The Oregonian*, December 27, 1931.

⁸⁵ "Fore! And Maybe More," *The Oregonian*, April 3, 1932.

⁸⁶ "City Concession Sought," *The Oregonian*, March 3, 1932, 7.

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The clubhouse has served as the main facility for the Rose City Golf Course since its opening in 1932. Though the interior has been remodeled over the years, the building still features a kitchen and dining room for patrons, men's and women's locker rooms, a caddy shop, and a lounge. The clubhouse has hosted numerous events over the decades for golfers and golf enthusiasts, including tournaments, awards ceremonies, dinners, dances, benefits, and other socials. Members of other golf clubs and organizations, including Eastmoreland, Oregon Public Links Golf Association, and Oregon Women's Public Links Golf Association, have also utilized the clubhouse. In 1954, the Rose City Golf course was the site of the first sweepstakes for Oregon public golfers, an event organized by the Oregon Public Links Golf Association.⁸⁷ As with other tournaments, the clubhouse was used for corresponding ceremonial and social events related to the golf competitions. Throughout its history, the clubhouse has also served as a meeting and event space for organizations like the Boy Scouts of America, the Columbia Society, Children of the American Revolution, and various other fraternal, neighborhood, and social clubs.

The exterior of the Rose City Golf Clubhouse is virtually unchanged since its construction in 1932. The interior, however, has been greatly remodeled. Jack P. Stuhl, architect for the city of Portland, oversaw numerous alterations and renovations to the interior in the 1950s and 1960s. These changes included installation of new flooring, lighting, and wall coverings, including drywall, tile, and wood paneling. In 1962 the city announced that the clubhouse would be renovated to make it "one of the finest municipal clubhouses in the country," according to then city commissioner Ormond R. Bean.⁸⁸ Such efforts resulted in the loss of much of the historic fabric and changes to Herbert A. Angell's original floor plan. Some interior details have been preserved, but are currently covered up by drywall and other materials from the 1960s and 1970s. The only major change to the exterior of the building has been the removal of a second chimney around 1970.

Herbert A. Angell, Architect

Herbert Archie Angell was a draftsman and architect in Portland for nearly 30 years. Born in Junction City, Oregon, on November 19, 1883, Angell moved to Portland in 1903.⁸⁹ By 1912, Angell had completed schooling at University of Oregon and the Massachusetts Institute of Technology and began working as a draftsman.

Angell worked for several of Portland architectural firms throughout his career, including Tobey and Mills, Doyle & Patterson, Mautz Building and Investment Company, A. E. Doyle, Claud N. Freeman, and Whitehouse & Church. In 1925, Angell established his own practice and had an office in the Worcester Building and later the Terminal Sales Building in Portland. One of his first commissions was designing an entrance to the Multnomah County Fairgrounds.⁹⁰ By the 1920s, Angell had developed a reputation as an architect of stately homes in Portland.

In 1929 Angell designed a brick home for E. G. Gordon. He chose an English Cottage style, a style he would utilize in the design of the Rose City Golf Clubhouse. The house became one of the first certified brick homes in the country and the second house in Portland to receive a bronze plaque from the Pacific Northwest Brick and Tile Association, certifying the quality of the masonry of the home. Interviewed by the *Oregonian* newspaper regarding his work with the Gordon house, Angell stated his preference for brick as a building material. Angell would once again select brick in the construction of the Rose City Golf Clubhouse, though this material was used as a cost-effective alternative to his original choice of stone.⁹¹

In the fall of 1929, Angell designed the Riverside Golf clubhouse. The stately building replaced an older facility for the public golf course. This was Angell's first foray into golf clubhouse construction. Riverside Golf Course

⁸⁷ "OPLGA Sets First Sweeps," *The Oregonian*, March 13, 1954.

⁸⁸ "Portland Picnics Popular as City Totals Permits," *The Oregonian*, January 19, 1964.

⁸⁹ "Herbert A. Angell," Obituary, *The Oregonian*, May 23, 1941, 8.

⁹⁰ "New Arch Begun for County Fair," *The Oregonian*, June 14, 1925, 25.

⁹¹ "Second Home in Portland has Plaque Certifying All-Masonry Construction," *The Oregonian*, March 10, 1929, 27.

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opened in 1925 as a public golf course funded by private interests.⁹² It was one of several similarly funded public courses that sprung up in Portland following the success of the city's municipal courses. Like his design of the Rose City Golf Clubhouse, Angell emulated a stately country manor for the Riverside clubhouse. His design featured a prominent, steeply pitched roof with intersecting front gables. The interior included a central lounge, with wings for men's and women's locker rooms. Angell's blueprints for the Rose City Golf Clubhouse arranged the interior in a similar manor. From the exterior, the Riverside clubhouse resembled a fine residence constructed in the English Cottage Style. The clubhouse was demolished and replaced by a more modern facility in 1996.

A year after his work with the Riverside Golf Course, Angell began plans for the Rose City Golf Clubhouse. With the demolition of the Riverside Golf clubhouse, the Rose City clubhouse is the only surviving example of Angell's clubhouse designs. In addition to residential and clubhouse construction, Angell engaged in commercial design work. In 1934, he provided plans for an altered downtown storefront for the Knight Shoe Company. He designed a new facility for the California Ink Company in 1940, a building that still stands at NW 12th Avenue and Hoyt Street. In 1941, he oversaw the renovation of the branch headquarters of Holland Furnace company.

During the Depression, Angell worked as an architect for the Public Works Administration but later returned to his own practice. He continued to practice until his death in 1941 at the age of 58 in Portland.⁹³

Architectural Context - English Cottage Style

Angell designed the Rose City Golf Clubhouse in the English Cottage Style. Many clubhouses built in the first half of the twentieth century favored revival styles, such as English Cottage, Tudor, and Gothic. These English-inspired styles were meant to reflect stately English country manors, emphasizing the notion of the clubhouse as a surrogate home.

English Cottage architecture was popular in the United States between 1915 and 1940.⁹⁴ In Portland the style was especially common in suburban neighborhoods, like Rose City Park, as residents built homes that emulated English countryside manors.⁹⁵ The style was favored by clubhouse architects like Herbert A. Angell. Some utilized the Tudor Revival Style, of which English Cottage Style is a variation. This style was seen in two Portland clubhouses constructed about the time of the Rose City Golf clubhouse, the Portland Golf Club clubhouse (1928) and the Broadmoor Golf Course clubhouse (1931). Both buildings feature steep, multi-planed roofs and mock half-timbering details.

The architectural style emulated English vernacular architecture and displayed such characteristics as steep, complex roofs; multiple cladding materials; asymmetrical massing and fenestration; and dramatic chimneys. These elements can clearly be seen in the Rose City Golf Clubhouse, with its steeply pitched hip and gable roofs, asymmetrical plan, brick and wood shingle cladding, and prominent chimney. Other common English Cottage elements in the clubhouse include segmental-arched openings for windows and doors, and casement windows. The style continued in Angell's design for the clubhouse's interior. The original interior consisted of a lounge as the main room of the clubhouse, with rooms organized around this central space, and a prominent central hearth.

⁹² "New Golf Links Built," *The Oregonian*, May 15, 1925. Note: a public golf course can be privately owned, but open to the public, whereas a municipal golf course, like Rose City Golf Course, is publically owned.

⁹³ Ritz, *Architects of Oregon*, 12.

⁹⁴ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors: 1870-1960*, (New York: W.W. Norton & Company, 2009), 157.

⁹⁵ William J. Hawkins III and William F. Willingham, *Classic Houses of Portland, Oregon 1850-1950*, (Portland: Timber Press, 2005), 354.

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Conclusion

The Rose City Golf Clubhouse is eligible for the National Register of Historic Places under Criterion A for its association with recreation in Portland. Constructed as the clubhouse for the Rose City Golf Course, it is the second oldest municipal course in Portland. Despite the loss of historical fabric in the clubhouse's interior, the exterior of the clubhouse is virtually intact and possesses a high level of integrity. It maintains the highest integrity of any element in the entire golf course property as most, if not all, of the course's eighteen holes have been remodeled and rebuilt since the course opened in 1923. The clubhouse is the oldest surviving municipal golf clubhouse in Portland and the oldest known remaining municipal clubhouse in the state of Oregon.

9. Major Bibliographical References

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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: Portland Archives and Record Management

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

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>10</u> Zone	<u>532010</u> Easting	<u>5042808</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 Rose City Golf Clubhouse is situated on tax lot 200 within Section 29, Township 1 North, Range 2 East, Willamette Meridian.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property boundary encompasses 0.29 acres. It is situated at the south end of the Rose City Golf Course property, which is 150.72 acres in size. The clubhouse is bordered by a parking lot on the south, a putting green on east, and the front nine holes of the golf course on the west and north. The building is surrounded by tall trees on the north and west, which shield it from the fairways.

The clubhouse is the sole contributing feature of the legally recorded boundary for 2200 NE 71st Avenue.

11. Form Prepared By

name/title Morgen Young and Patience Stuart

organization _____ date January 15, 2012

street & number 818 SW 3rd Avenue, #123 telephone (503) 333-4914

city or town Portland state Oregon zip code 97204

e-mail morgen@alder-llc.com

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

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Latitude/Longitude Coordinates

(Follow similar guidelines for entering the lat/long coordinates as describe on page 55, *How to Complete the National Register Registration Form* for entering UTM references. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 45.538072 Longitude: -122.590004

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

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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: Rose City Golf Clubhouse

City or Vicinity: Portland

County: Multnomah **State:** Oregon

Photographer: Patience Stuart; Morgen Young

Date Photographed: August 2011; December 2011; January 2012

Description of Photograph(s) and number:

Photo 1 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_0001
Front façade (northeast), looking southwest.

Photo 2 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_0002
Northwest façade, looking southeast.

Photo 3 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_0003
Southwest façade, looking northeast.

Photo 4 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_0004
Southeast façade, looking northwest.

Photo 5 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_0005
Southwest façade, looking northeast.

Photo 6 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_0006
Southeast façade, looking northwest.

Photo 7 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_0007
Dining room. The room is configured similar to the original design. Wood paneling installed and drop ceilings were installed in the 1960s.

Photo 8 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_0008
Dining Room and Kitchen. The kitchen is configured similar to the original design, but was remodeled heavily during the 1960s.

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- Photo 9 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_0009
Pro shop. The room was remodeled in the 1960s, combining the original shop, caddy master room, and caddy master lounge.
- Photo 10 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_00010
Side dining room. A second dining space was created during the 1960s remodel, replacing the original women's locker room.
- Photo 11 of 12: OR_MultnomahCounty_RoseCityGolfClubhouse_00011
Women's lounge. During the 1960s remodel, the women's locker room, lounge and restrooms were moved from the east to west side of the clubhouse. The men's lounge and locker room were reconfigured to accommodate these rooms.
- Photo 12 of 12. OR_MultnomahCounty_RoseCityGolfClubhouse_00012
Attic. The room is unused, but features the original skip sheathing for the original shake roof and the original brick chimney.

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

name City of Portland Parks & Recreation

street & number 2200 NE 71st Avenue telephone (503) 253-4744

city or town Portland state Oregon zip code 97213

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.

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Additional Documentation

- Figure 1: USGS Map
- Figure 2: Assessor Map 1N 2E 29, Portland, for Rose City Golf Clubhouse
- Figure 3: Existing site plan, Rose City Golf Clubhouse
- Figure 4: Existing floor plan of Rose City Golf Clubhouse, first floor
- Figure 5: Existing floor plan of Rose City Golf Clubhouse, attic floor
- Figure 6: Original floor plan by Herbert A. Angell, June 3, 1931
- Figure 7: Original elevations by Herbert A. Angell, June 3, 1931
- Figure 8: Original elevations by Herbert A. Angell, June 3, 1931
- Figure 9: Article announcing the opening of the clubhouse by the end of the month. *The Oregonian* April 3, 1932
- Figure 10: Works Progress Administration projects on the Rose City Golf Course, November 20, 1935. The clubhouse can be seen in the background.
- Figure 11: The Rose City Golf Clubhouse in 1945
- Figure 12: Sanborn Fire Insurance Map, 1950

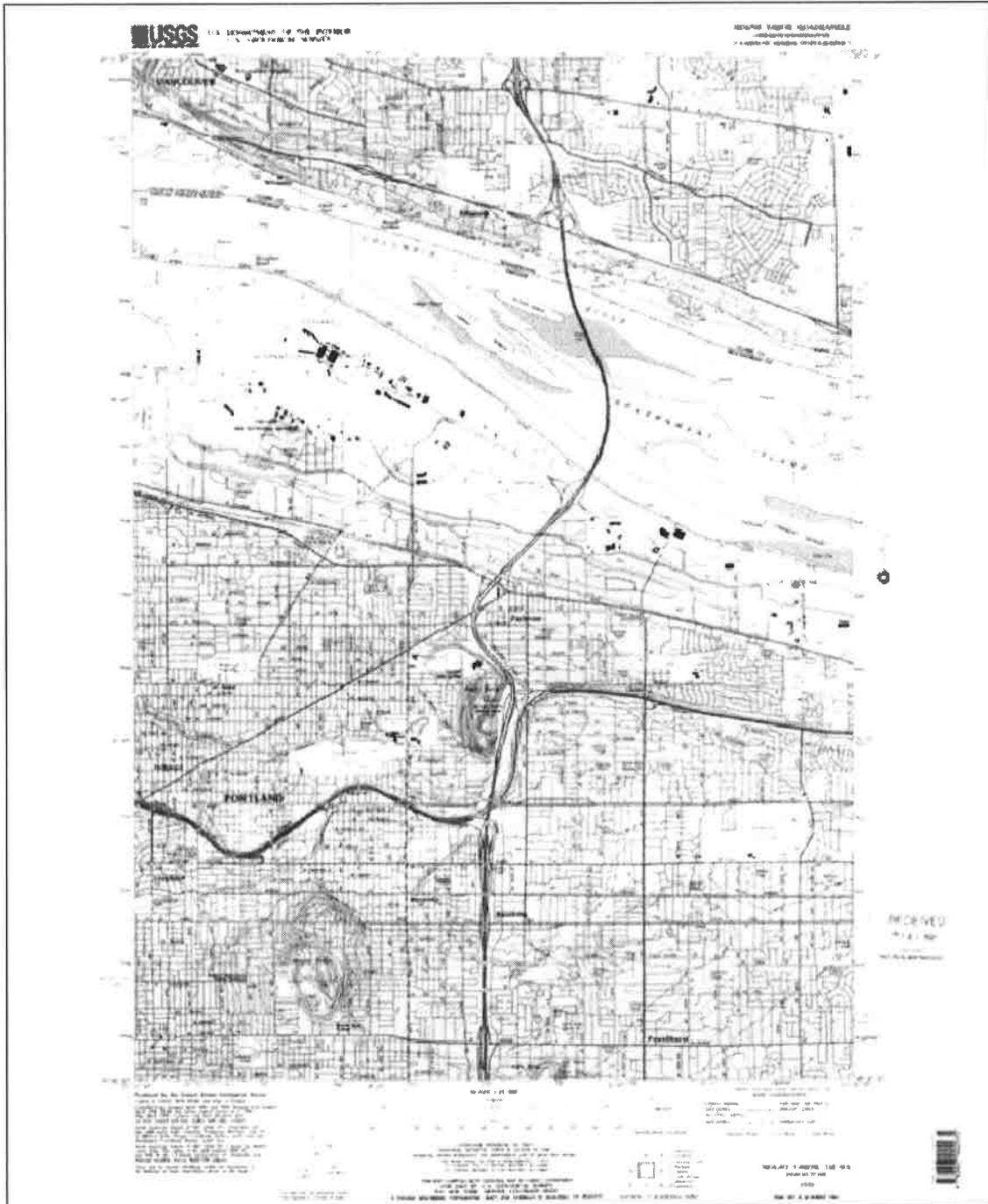
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Figure 1: USGS Map



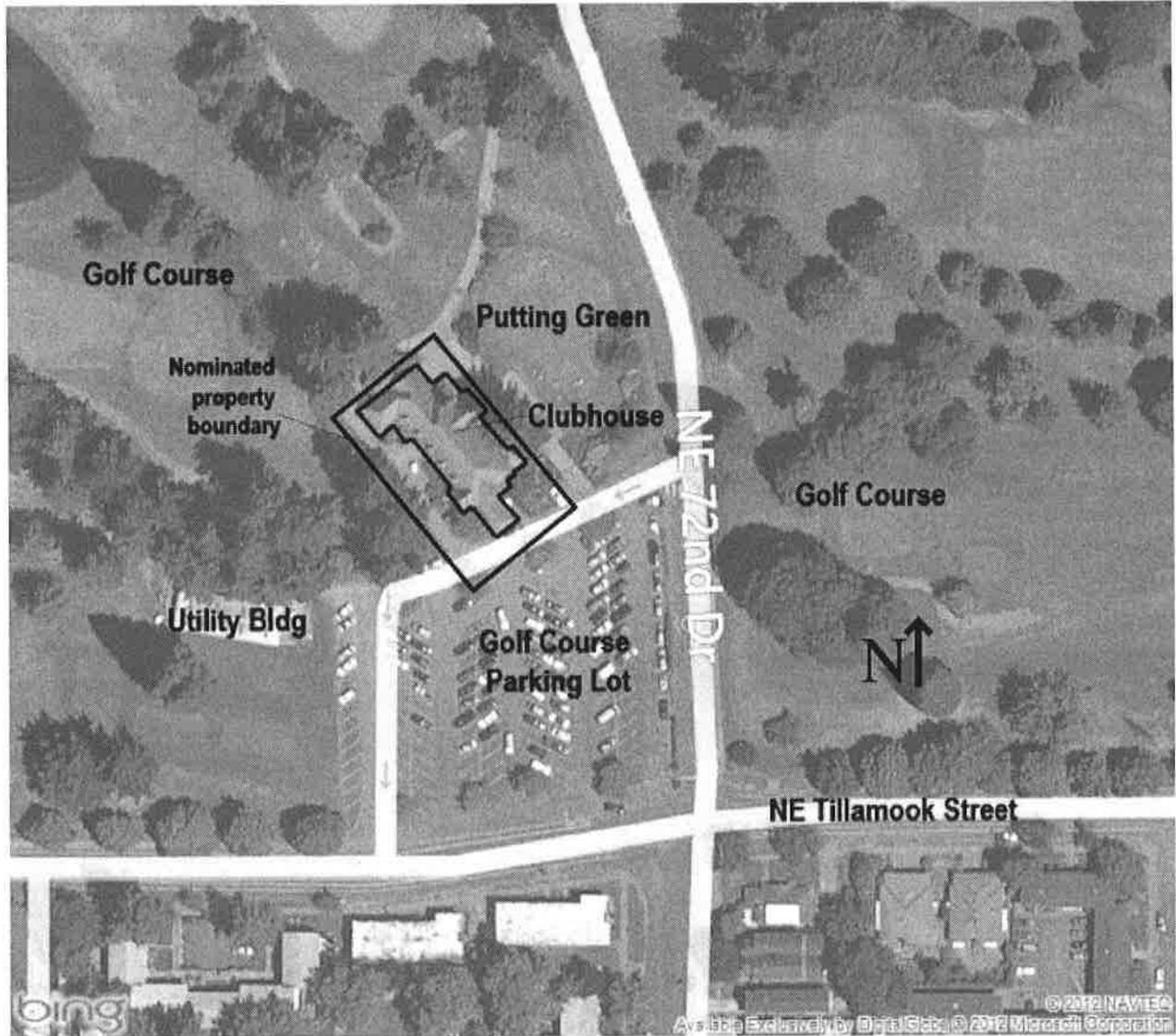
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Figure 3: Existing site plan, Rose City Golf Clubhouse



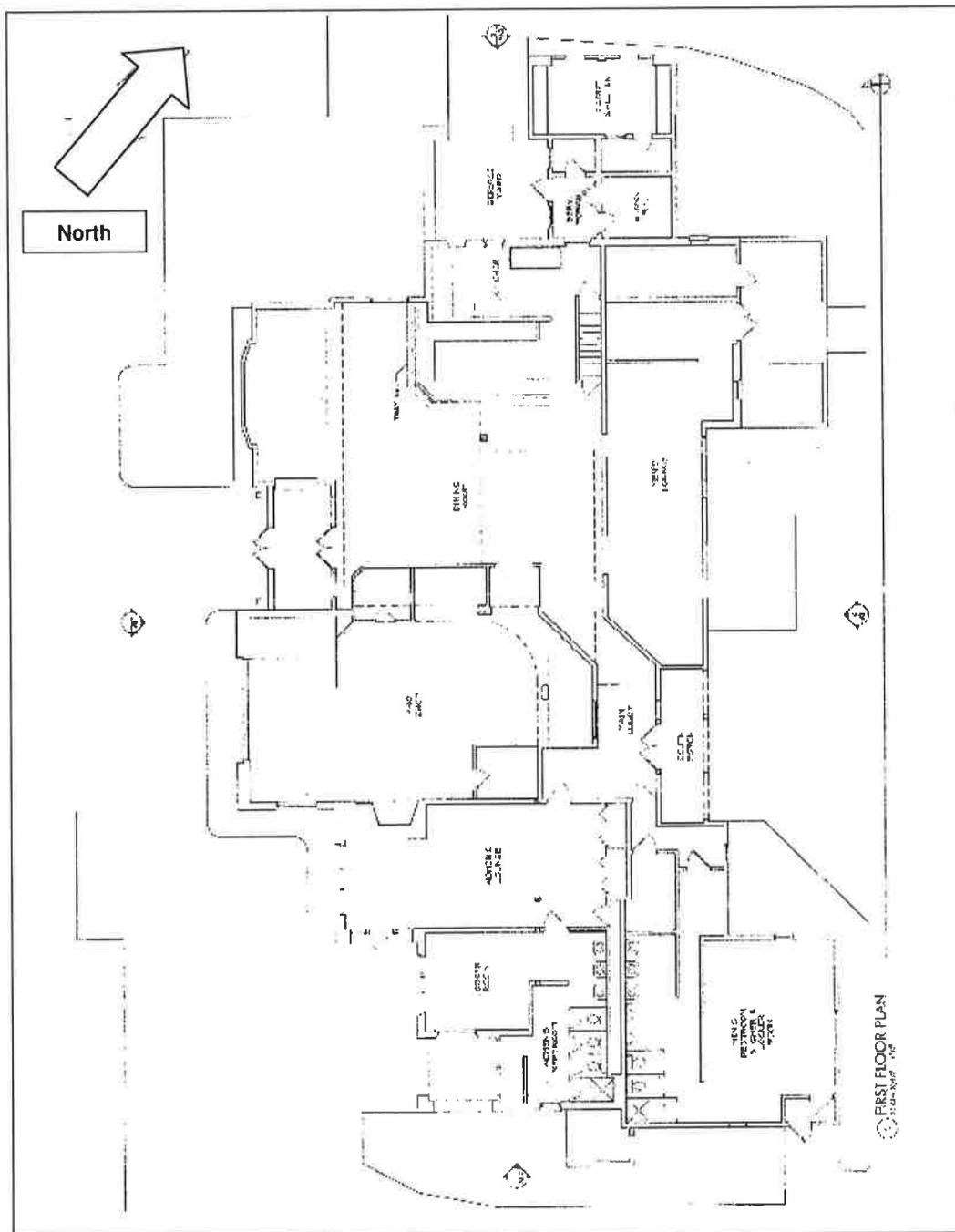
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Figure 4: Existing floor plan of Rose City Golf Clubhouse, first floor



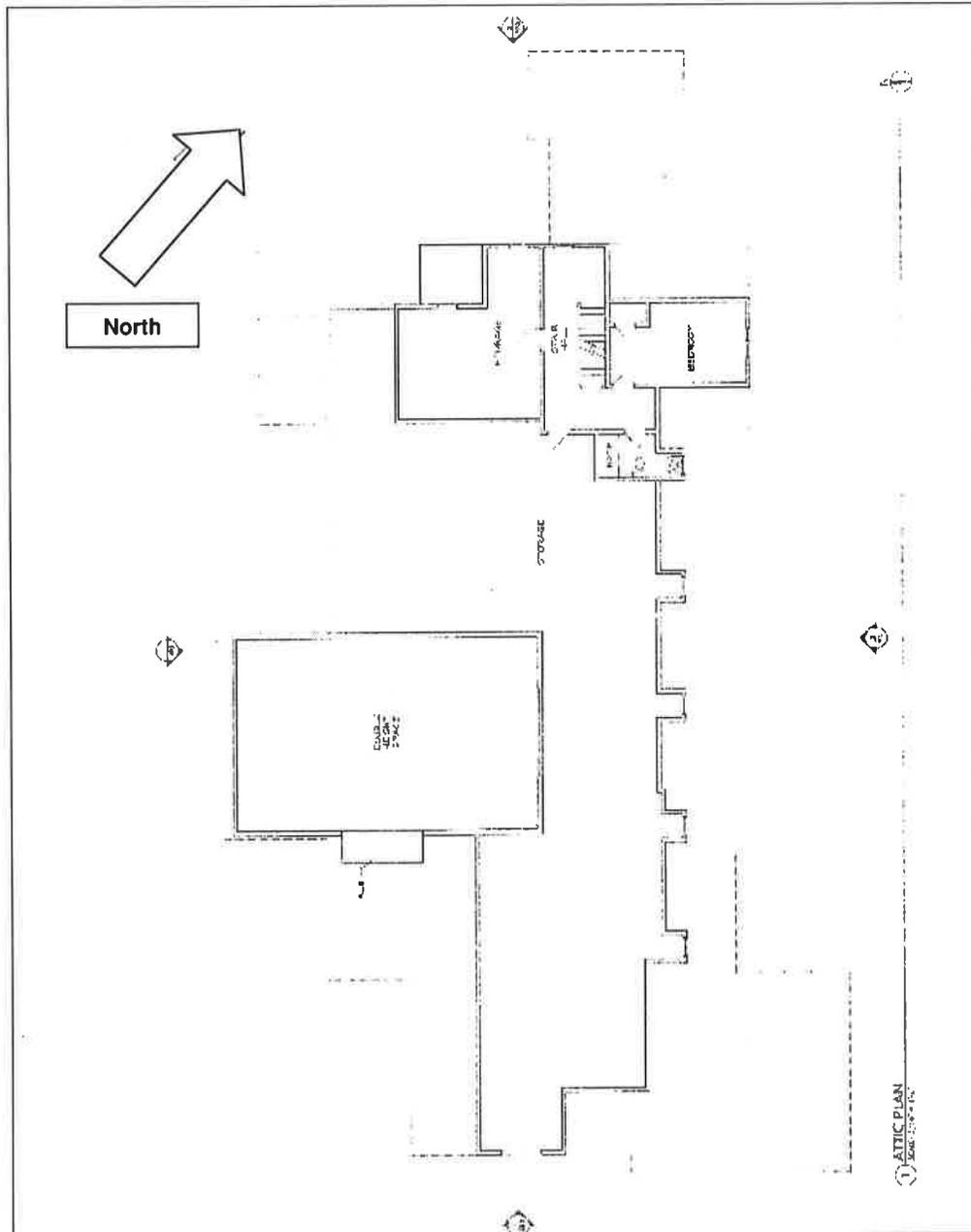
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Figure 5: Existing floor plan of Rose City Golf Clubhouse, attic



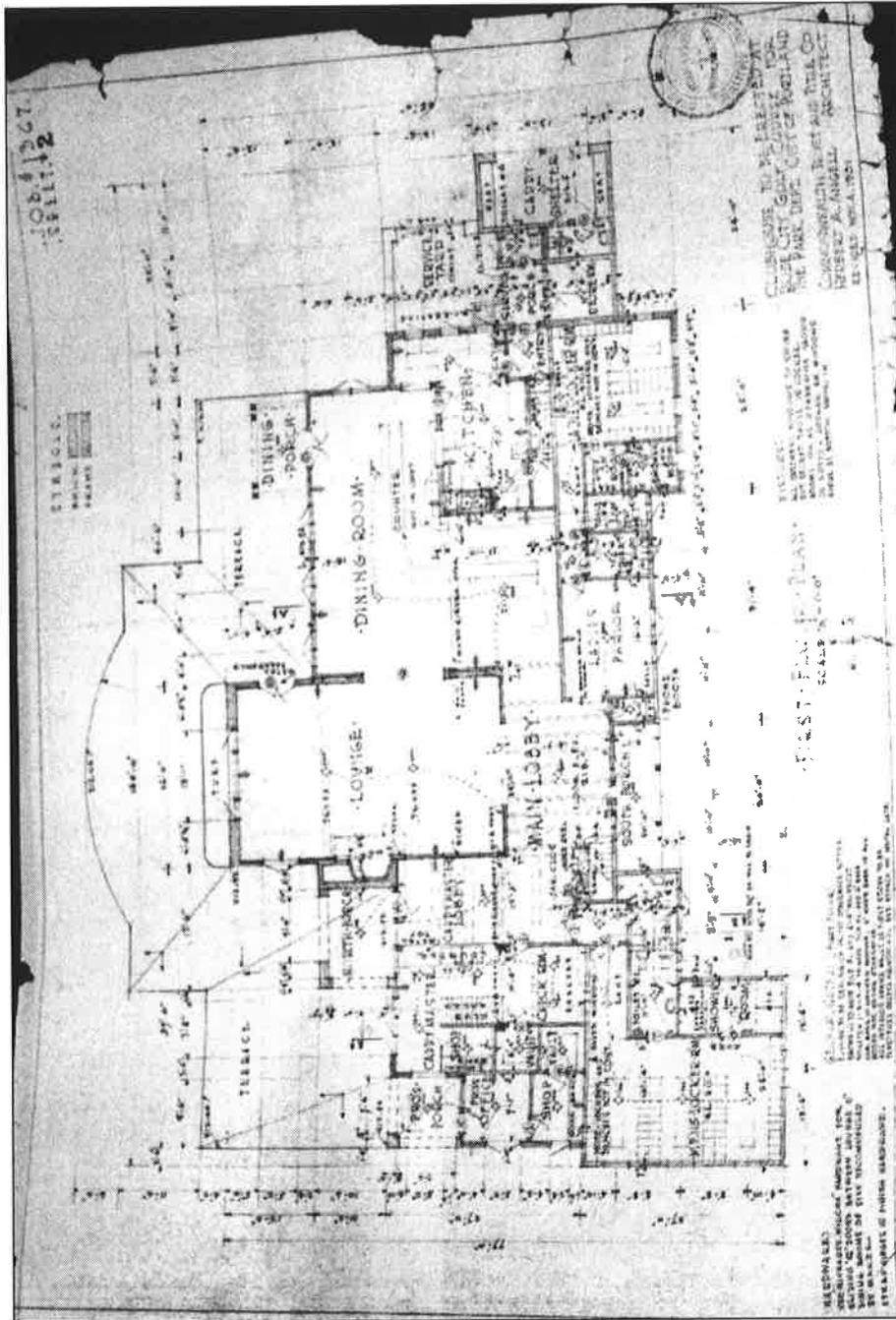
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Figure 6: Original floor plan by Herbert A. Angell, June 3, 1931



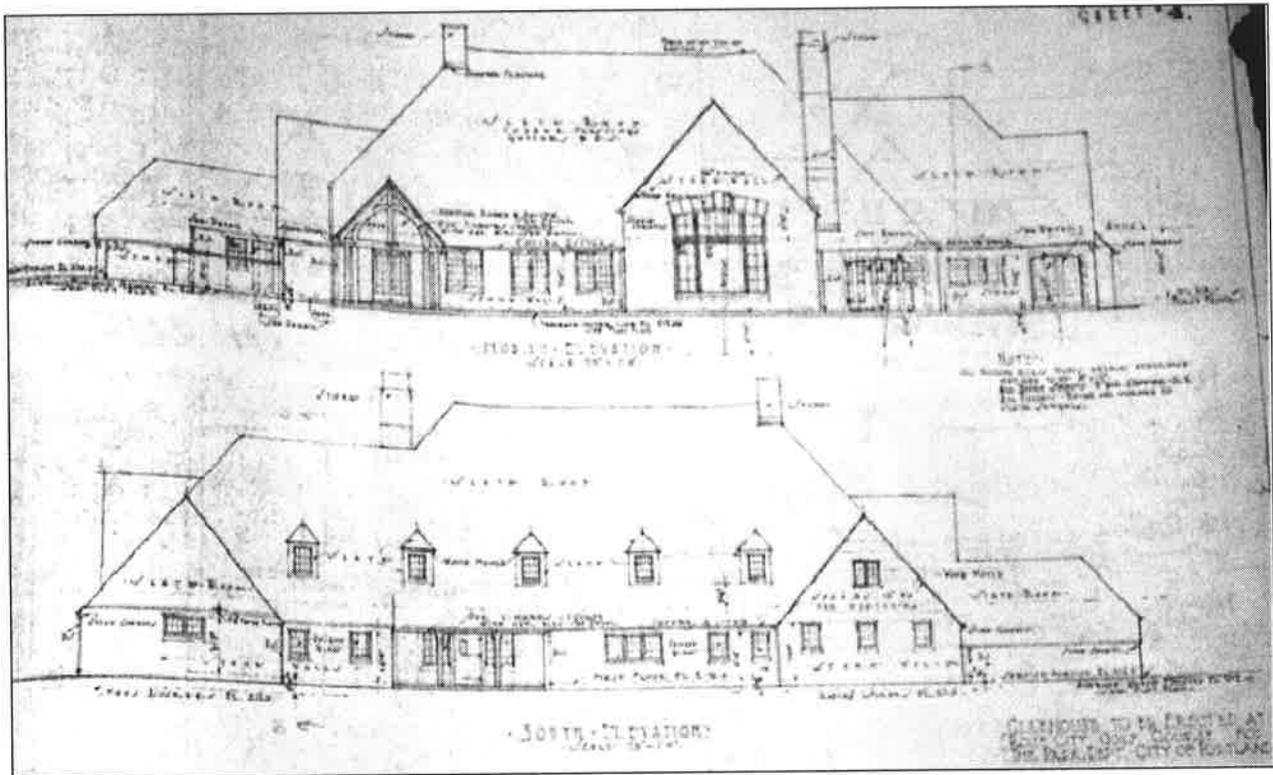
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Figure 7: Original elevations by Herbert A. Angell, June 3, 1931



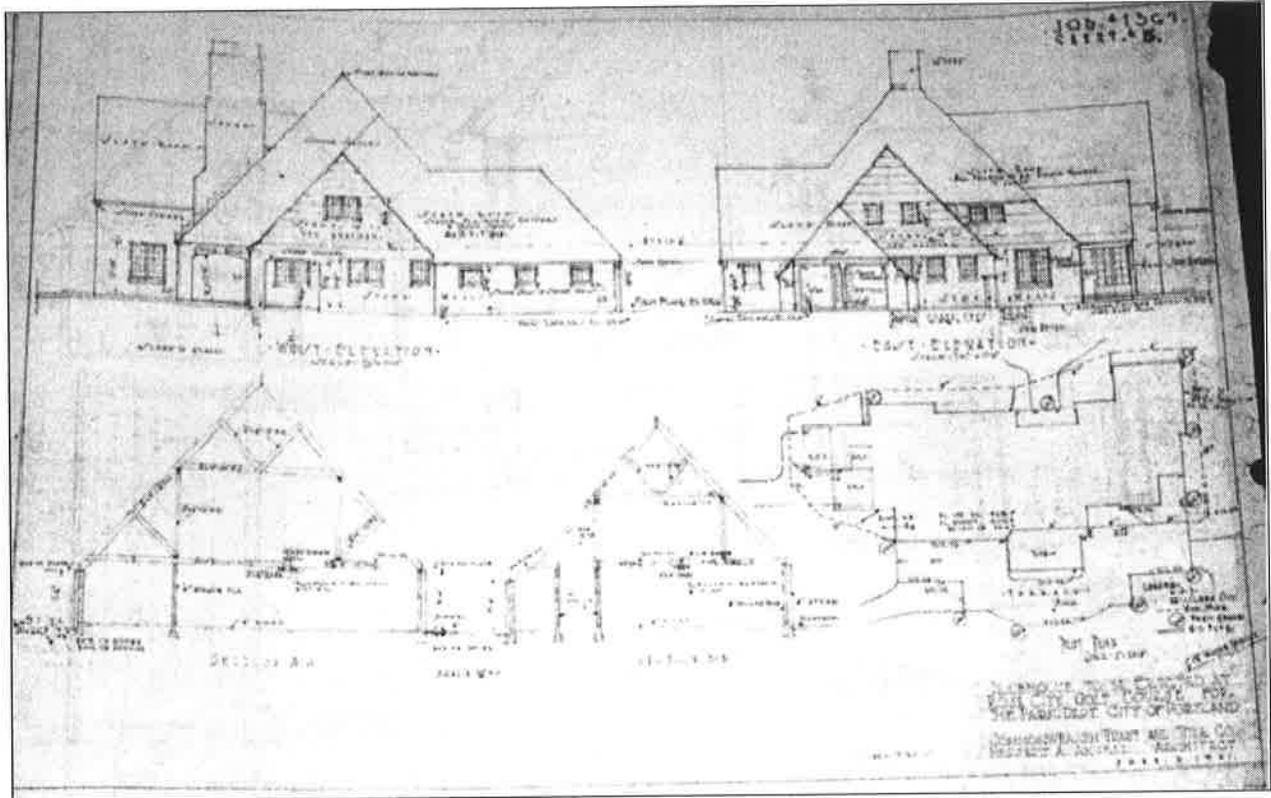
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Figure 8: Original elevations by Herbert A. Angell, June 3, 1931



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Figure 9: Article announcing the opening of the clubhouse by the end of the month.
The Oregonian April 3, 1932

Paper: Oregonian, published as The Sunday Oregonian. Date: 04-03-1932, Page: 51, Location: Portland, Oregon

FORE! AND MAYBE MORE

Commodious \$25,000 Clubhouse to Be Completed at Rose City by End of April

BY JAMES H. McCOOL.

BEFORE the end of the month the new \$25,000 clubhouse of the Rose City municipal golf course will be opened and the commodious locker rooms made available for use of the public. Rose City has always led the municipal courses of Portland in number of players, and with this long needed improvement new attendance records are certain to be established this year. Golfers who have not played the Rose City course since last fall will be astonished at the changes that have been made on both nines and by those now in progress.



A crowd of more than 200 men went over the course and picked up enough rocks to rebuild the great wall of China. If nothing else had been done to make golf easier at Rose City, this alone would have given thousands of golfers cause to be thankful. Rocks, small or large, are bad medicine for golf clubs.

But the most striking improvement of all has been the leveling of holes on the fairways and the turling of banks and hillsides. The curve of the bowl that used to be the back-

stretch of the old Rose City race track has been graded down and covered with dirt. Hundreds of tons of earth were used in this work and the side hill will be planted with grass. Everybody who has ever played Rose City remembers that rocky bend that is now transformed into a smooth undulation which will deflect hard-driven balls toward the green instead of luring them into some crevice, where they couldn't be found, even by a retriever dog.

Another improvement that will be hailed with pleasure by old-timers who return to their favorite golf courses this spring is the clearing of the rough on all the fairways. Underbrush has been grubbed out and the ground smoothed over so that it is next to impossible to lose a ball.

Pending the completion of the remodeled first nine, golfers are playing two temporary holes, the eighth and ninth. One of the new holes that looms up is the fifth. The tee for this is located on the hill that bounds the course to the north. The new second hole will be a long dog-log, with the tee in a corner adjoining the playground. Huge quantities of earth are being used to cover the rocky terrain on both sides of the present roadway through the course. This flat space will be, when the improvements are completed, part of two new fairways.

" " "

For a municipal course, Rose City was hard to beat before, but when

Concluded on Page 2, Column 6.

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Figure 10: Works Progress Administration projects on the Rose City Golf Course, November 20, 1935. The clubhouse can be seen in the background.



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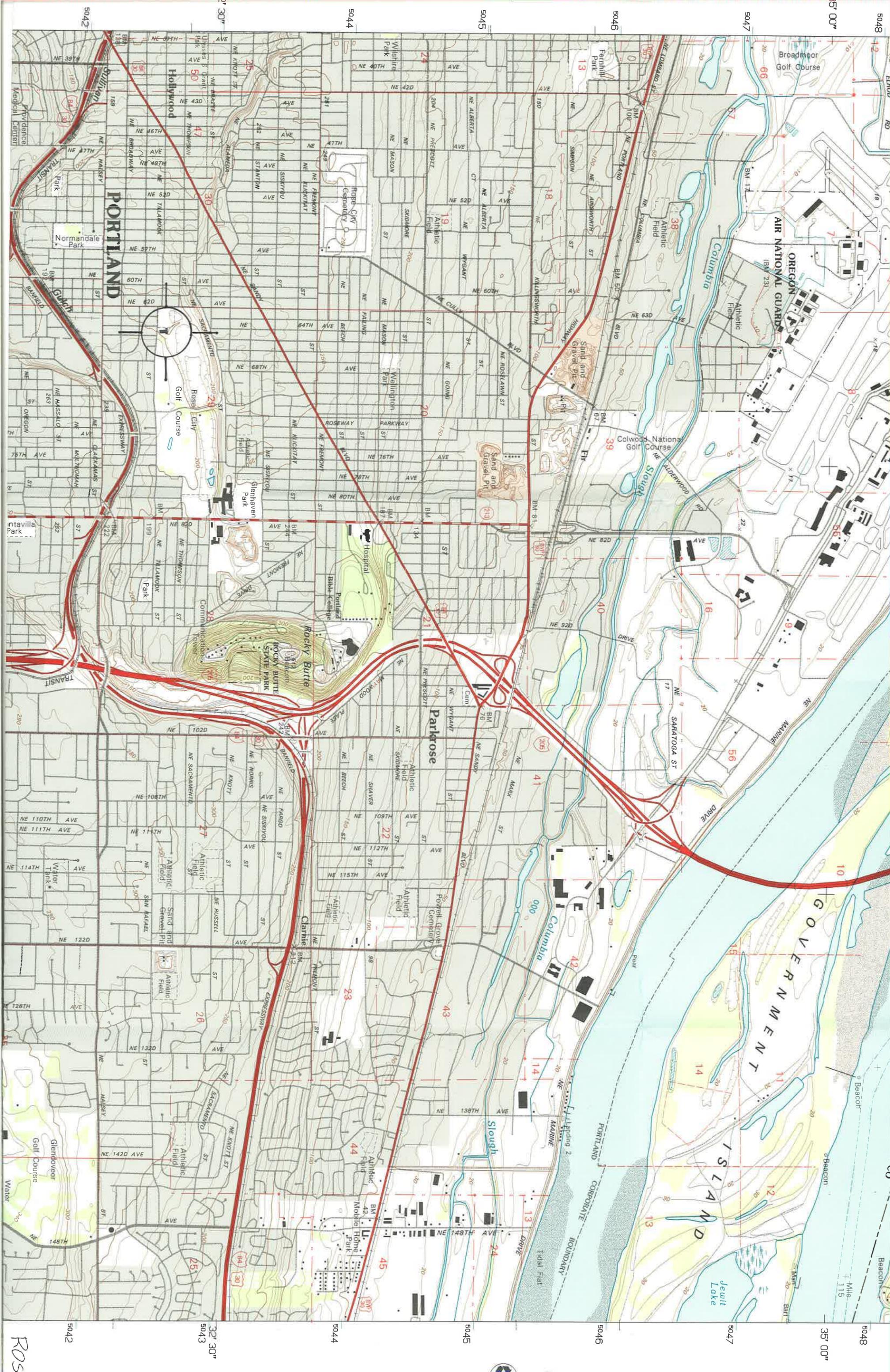
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Figure 11: The Rose City Golf Clubhouse in 1945









PORTLAND

AIR NATIONAL GUARD

GOVERNMENT ISLAND

JEVIT LAKE

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