

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Multnomah
 Theme Residential Preservation
 Name
 (Common) The Charles F. Adams House
 (Historic) (same)
 Address 2363 N.W. Flanders St.
Portland, Oregon 97210
 Present Owner Eugene and Marianne Perrin
2925 S.W. Montgomery
 Address Portland, Oregon
 Original Use Residence
 Date of Construction 1904

Physical description of property and statement of historical significance:

The Charles F. Adams house is a significant historical structure both from an architectural and ancestral ownership standpoint. It is an excellent example of the uniquely diverse capabilities of the Whidden and Lewis architectural firm. Standing proudly between two other Whidden and Lewis houses, it represents a Georgian style structure with modifications to accommodate the geographic area.

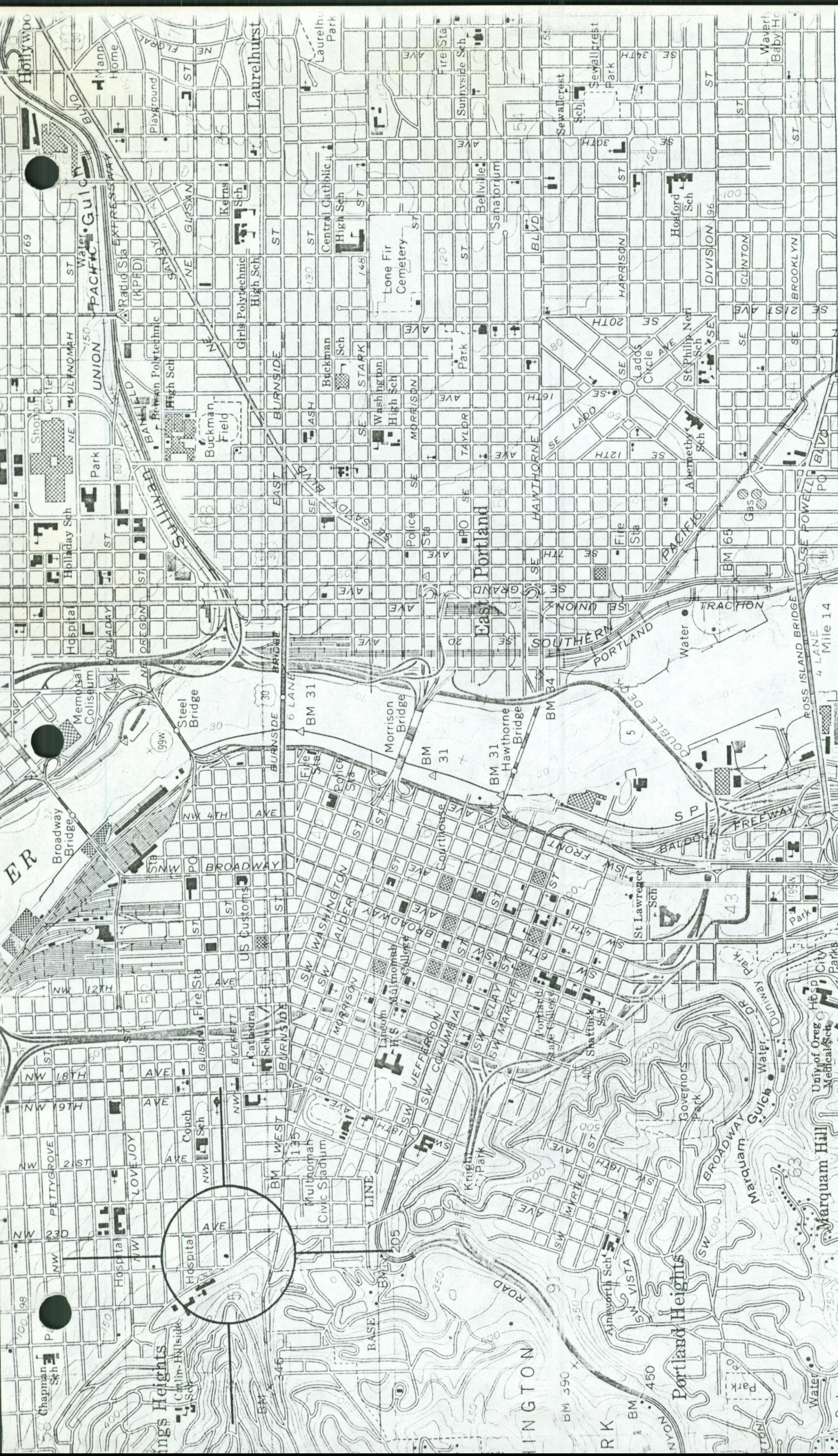
The Adams house was constructed in 1904 by Charles Francis Adams, a descendant of the Adams family famous in early American history. Mr. Adams was a pioneer in the banking and investment business and was named president of the First National Bank in 1927. He also nurtured a lifelong interest in art by collecting significant works of art which were displayed throughout his home. The entire collection was donated to the Portland Art Museum after his death in 1943.

The house was sold in 1943 to James and Agnes Love, who converted the structure to the Love Convalescent Home, which specialized in care for polio victims. At one point in the late 1940's a total of 29 "iron lungs" were in operation. The Loves sold the house to Mrs. Margaret Danner of Mardan Corporation in 1963, who continued the nursing home business but changed the name to The Flanders Street Convalescent Home. The house stood vacant between 1978 and 1979 and was then purchased by Eugene and Marianne Perrin. The house was barely
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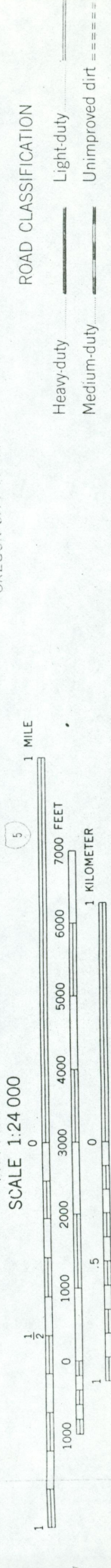
Recorded by Marianne Perrin Date 1980

Sources consulted (continue on back if necessary): CASA FILE AVAILABLE

Please enclose map. Township N E
 S W Section



42°30' 523 574 (LAKE OSWEGO) TIGARD 7.3 MI 1474 INW NEWBERG 22 MI. 40' LAKE OSWEGO 6 MI. INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1978 1 450 000 FEET (WASH.) 529000m E. 12. GRESHAM 11 MI.



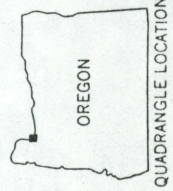
CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

DEPTH CURVES AND SOUNDINGS IN FEET—COLUMBIA RIVER DATUM

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 2 FEET



ADAMS (CHARLES F.) HO

PORTLAND, OREG.—WAS

SW/4 PORTLAND 15' QUADRANGLE

N4530—W12327.5/7.5

State Route U.S. Route

Interstate Route

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON



2-289-02363

2363 N.W. Flanders Street

King's Second, Block 23, Lot 12 and East 3/4 of Lot 13
QUARTER SECTION MAP #: 3027
Northwest District Association

ORIGINAL FUNCTION: Residence
OTHER FUNCTIONS: Office

DATE BUILT: 1905

STYLE: Colonial Revival
ARCHITECTURAL PLANS BY: Whidden & Lewis
ORIGINAL OWNER: Adams, Charles F.

TAX ASSESSOR'S ACCOUNT #: R-45230-3690
ZONING: RH
DESIGNATION: National Register

SPECIAL FEATURES AND MATERIALS:
Exterior finish of brick. Rusticated brick quoins at corners. Polygonal bay window. Porch has both brick piers and Ionic columns. Decorative brick balustrade around terrace.

SPECIAL F/M - SIGNIFICANT ALTERATION:
Hip roof with central hip-roofed dormer replaced when house restored.

AREAS OF SIGNIFICANCE: Architecture, Commerce, Development in association with Charles F. Adams

143

2500

2-289-02363

Commerce, Development in association with Charles F. Adams: Adams was born in Baltimore and was educated at Phillips Exeter Academy and at Yale, where he majored in civil engineering. Adams came west in 1882 and clerked in a land office in eastern Washington and became the cashier of a bank in Colfax, Washington. There he met Abbot L. Mills and the two decided in 1889 to open a bank in Portland. They, with local and eastern backers, started the Security Savings and Trust Company in 1890. In 1892, Adams and Mills bought the Portland Gas and Light Company.

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

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

Portland City Directory (Portland, Oregon).

Portland Block Book (Portland, Oregon), 1907.

Sanborn Insurance Map, 1908.

Gaston, Joseph, PORTLAND, OREGON: ITS HISTORY AND BUILDERS (Chicago, 1911).

MacColl, E. Kimbark, THE SHAPING OF A CITY: BUSINESS AND POLITICS IN PORTLAND, OREGON 1885 - 1915 (Portland, 1976).

OLD ADDRESS: 783 Flanders Street

Present owners, as of May 1980: Marden Corporation
MAILING ADDRESS: 2925 S.W. Montgomery Drive, Portland 97201

Special Property Tax Assessment

Negative: 608-4

164

2508

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: MULTNOMAH COUNTY

HIST. NAME: Charles F. Adams House
COMMON NAME:
ADDRESS: 2363 Northwest Flanders Street
CITY: Portland
OWNER: Perrin, Eugene R. & Martanne
ADDRESS: 2925 Sw Montgomery Dr., Portland,
OR 97209

DATE OF CONSTRUCTION: 1902
ORIGINAL USE: Domestic: single dwelling
PRESENT USE: Commerce: professional
ARCHITECT: Whidden and Lewis
BUILDER:
THEME: Culture: 20th Century Architecture
STYLE: Georgian

T/R/S: TIN RIE S33
MAP NO.: 3027 TAX LOT: NA
ADDITION: King's 2nd Addition
BLOCK: 23 LOT: 12 and E. 3/4 of Lot 13
ZONE: RH QUAD.: Portland
ASSESSOR NO.: R452303690

RESOURCE TYPE: Residence: single family
CONDITION: Excellent
MOVED (DATE):

PLAN TYPE/SHAPE: T-shape
FOUNDATION MATERIAL: Brick; concrete
ROOF FORM & MATERIALS: Hip, hip
dormers/composition shingles
WALL/FRAME: Brick

Old Address: 783 Flanders Street
RANK: Portland Landmark; National Historic
Register

NO. OF STORIES: 2 1/2
BASEMENT: Yes

PRIMARY WINDOW TYPE: 1/1, 3/3 double-hung wood sash; diamond pane
EXTERIOR SURFACING MATERIALS: Brick

DECORATIVE FEATURES: Full entry porch with paired post supports and square balusters; centered door with leaded glass and leaded glass sidelights; second-story deck with paired posts capped with finials and square balusters; wide frieze board; boxed cornice and dentilated trim; two two-story bays, upper with functioning shutters; two gabled dormers; third floor tower with round windows with keystone and low balustrade.

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Converted to multi-family, 1959.

NOTEWORTHY LANDSCAPE FEATURES: Lawn with mature shrubs, deciduous trees.

ASSOCIATED FEATURES: None

SETTING: The building is on the south side of N.W. Flanders Street, a two-lane arterial. Set back from the street, the residence is in a mixed use area.

RECORDED BY: Donovan and Associates
Prohaska and Associates

SHPO INVENTORY NO.: P-165
DATE: August 1991

2508

OREGON INVENTORY OF HISTORIC RESOURCES
HISTORIC RESOURCE SURVEY FORM
COUNTY: MULTNOMAH COUNTY

STATEMENT OF SIGNIFICANCE

The subject property is listed on the National Register of Historic Places.

"The house completed for Portland banker and art collector, Charles Francis Adams in 1904, is a red brick-faced Georgian Colonial version of the ubiquitous, two-story hip-roofed and dormered box type which was featured in early 20th Century house plan books with a variety of dominant stylistic characteristics, ranging from Mission to Colonial Revival Styles. No mere pattern book inspiration, however, the Adams House was designed by Portland's leading architects of the late 19th and early 20th centuries, William M. Whidden and Ion Lewis. In fact, the house completes a row of Whidden and Lewis residences on the block fronting NW Flanders Street between 23rd and 24th Avenues in the fashionable Nob Hill District. The other houses, including the neighboring Bates-Seller and Trevett-Nunn Houses, previously entered into the National Register, are finished with weatherboards in the Colonial Revival Style.

The Adams House is noteworthy as an exceptional example of residential work by the distinguished firm of Whidden and Lewis, which produced Portland's City Hall and other city landmarks. However, it is significant primarily for its association with the client, descendant of the distinguished family which produced his namesake, historian Charles Francis Adams. A native of Baltimore, Charles Adams arrived on the Portland scene in 1890 and became influential in banking circles as president of both the Security Savings and Trust Company and the First National Bank of Portland. He is equally remembered as an important Oregon collector of fine art and a longtime patron of the Portland Art Museum.

The Adams House underwent minor changes at Adams' direction in 1918, but beginning in 1943, following Adams' demise, the property became a convalescent center, and substantial changes spurred by storm damage were carried out. The property was acquired by the present owners in 1979 and was systematically restored to its original configuration both inside and out for use as a medical office to the benefit of the entire Flanders Street ensemble. In its restored state, the Adams House possesses integrity of location, design, setting, feeling, sufficient materials and workmanship, and association with figures of significance in Portland's financial and cultural affairs. The restoration was guided by good record photographs of interior and exterior and by testimony of the Adams' son and daughter."

HISTORY OF THE PROPERTY

Charles Francis Adams (1862-1943), "a descendent of the Adams family famous in early American history, was born in Baltimore on March 8, 1862. He was educated as a civil engineer and received his degree from Yale in 1881. He began work as a surveyor on a railroad which was being built west of the Mississippi. In 1883 he was offered a position in a bank at Colfax, Washington, where he remained until 1890, when he came to Portland to aid in the organization of the Security Savings and Trust Company. He became President of this bank, which was later emerged with the First National Bank. In 1914 he was made Vice President of the First National Bank. In 1927, he was elected President, and in 1932 he became Chairman of the Board, retaining this position until his death in 1943.

Mr. Adams is remembered particularly for his civic involvements. The Portland Art Museum will be forever grateful to Mr. Adams for his interest, enthusiasm, and helpfulness. The final contribution of Mr. Adams to the Art Association was the bequest of his entire collection of

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paintings. His paintings were collected for the most part between 1913 and 1919 and consist mainly of French painters of the Barbizon group.

Mr. Adams was married in 1901 to Mary C. Eichbaum, daughter of Fred Eichbaum, and had two children, Anne and Charles Francis, both of whom were residence of Portland. Anne Adams Berni and Charles Adams have been enormously helpful in providing exterior and interior photographs of the original structure and in recalling alterations of the structure as well as providing delightful anecdotal comments about their childhood on Flanders Street.

In 1918, according to information provided by Charles F. Adams, Jr., the house was remodeled to accommodate Mr. Adams' increasing needs as a collector. A first floor library was added behind the living room, creating a large, but cozy area on the first floor, a generous-sized bedroom and bath on the second floor, and additional storage space on the third floor. A second floor sleeping porch on the north side was moved to the east side of the second floor.

After the sale of the house in 1943, the external and internal appearance of the house was greatly affected by its adaptation as a convalescent center. Due to storm damage in the early 1960s, the roof and third floor space were eliminated and a flat roof was substituted. At about the same time the red brick was painted gray-green, and the garage on the east side was removed and replaced by a huge expanse of asphalt. For a period of fifteen years the building was barely recognizable as the once-fashionable Adams dwelling.

ARCHITECT

William Marcy Whidden and Ion Lewis, architects, were boyhood friends in Boston and graduated from Massachusetts Institute of Technology in 1877. Whidden, born on February 10, 1857, continued his education at the Ecole des Beaux-Arts in Paris for four years and then began working for McKim, Mead and White in New York. Lewis, born on March 26, 1858, stayed in Boston to work for Peabody and Stearns.

Whidden came to Portland in 1882 to represent Stanford White on the Portland Hotel project. Late in 1883, the hotel project fell through with the collapse of Henry Villard's financial empire. In 1888 the hotel project, under new owners, was revived and Whidden returned to Portland to finish the project.

In 1889, Ion Lewis came to visit his boyhood friend, William Whidden; they decided to form their own firm. Whidden and Lewis designed many important Portland buildings, including the City Hall (1892-1895), the W. B. Ayer House (1905), the Arlington Club and the Multnomah County courthouse. Lewis was Director of Architecture for the Lewis and Clark Exposition of 1905 and in 1930 established the Ion Lewis Travelling Fellowship at the University of Oregon. The firm was responsible for introducing the Colonial Revival Style to the northwest. Their firm nurtured the profession of architecture in Portland. One of their most famous employees was A. E. Doyle, who later designed the Multnomah County Library.

In 1920 Whidden retired and later died on July 27, 1929. Lewis continued the firm until his death on August 29, 1933. Whidden was survived by his wife and two sons, Austin Chamberlin and Thomas Marvin; Lewis was a bachelor."

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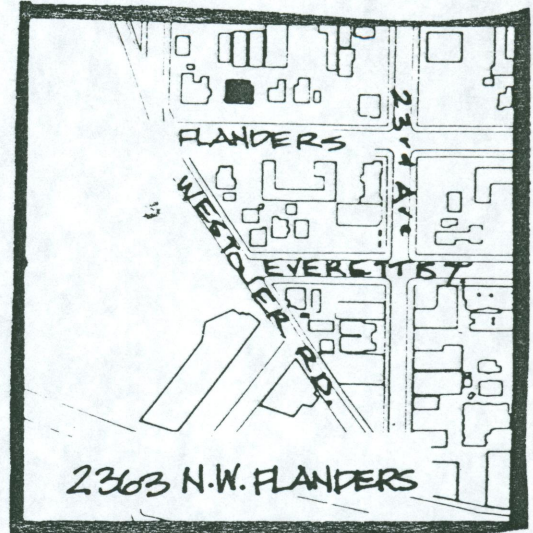
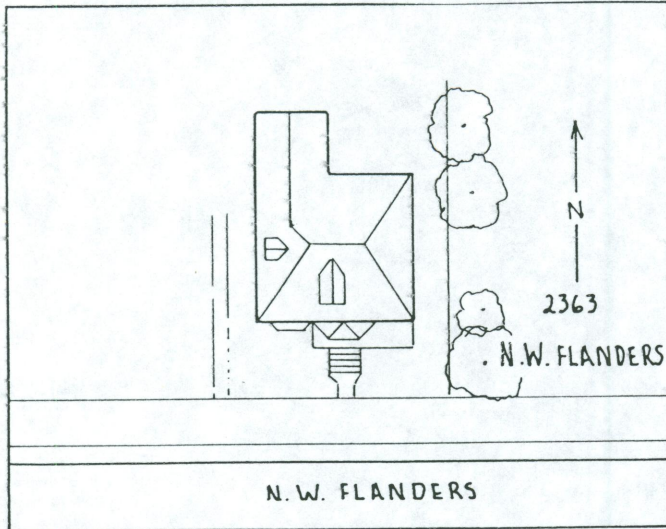
Sources: *National Register Nomination*, by Marianne Perrin, with assistance of Rick Michaelson, Architect, 1980.

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OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: MULTNOMAH COUNTY

ADDRESS: 2363 Northwest Flanders Street



NEGATIVE NO.: Roll 6 #8

DATE: 3/20/91



RECORDED BY: Donovan and Associates
Prohaska and Associates

SHPO INVENTORY NO.: