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

1. Name of Property

historic name Chown, Francis R., House  
other names/site number \_\_\_\_\_

2. Location

street & number 2030 SW Main Street N/A not for publication  
city, town Portland N/A vicinity  
state Oregon code OR county Multnomah code 051 zip code 97205

3. Classification

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

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of certifying official \_\_\_\_\_ Date January 19, 1990  
Oregon State Historic Preservation Office  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register. Entered in the National Register  
 See continuation sheet. \_\_\_\_\_ 2/23/90  
 determined eligible for the National Register.  See continuation sheet. \_\_\_\_\_  
 determined not eligible for the National Register. \_\_\_\_\_  
 removed from the National Register. \_\_\_\_\_  
 other, (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_  
*for*

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: single dwelling

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Current Functions (enter categories from instructions)

Domestic: multiple dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

High Victorian Italianate

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Materials (enter categories from instructions)

foundation brick

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walls wood: weatherboard

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roof asphalt: shingle/hot-tar

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other 

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Describe present and historic physical appearance.

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### The Francis R. Chown House :

Built in 1882, this house was occupied by the Chown family for over 65 years. Frank R. Chown established the Chown Hardware Company in Portland in 1879. The Chown House is located in King's Hill section of Portland, Oregon. King's Hill was a fashionable residential area during the late nineteenth and early twentieth century and remains so. In the immediate King's Hill vicinity are a wealth of National Register and Landmark residences. The Chown House is a Rank-II on the Historical Resource Inventory of 1982. The Chown residence is the only surviving High Victorian Italianate example in the King's Hill neighborhood and is also considered the oldest house.

Neighborhood : The King's Hill neighborhood, west of Portland's urban core, was one of the first large residential housing areas to be developed on the foothills adjacent to the gently sloping downtown Portland area. In the beginning, shanties and truck farms dotted the foothills and lower slopes. Further early residential development was hindered by irregular topography and it was not until the late nineteenth century that construction began to occur on the steeper slopes of the hill. This period of expansion continued steadily through the 1905 Lewis and Clark Exposition period to about 1916. By this time the King's Hill neighborhood had tripled in housing density and dwelling square footage had more than doubled from the earliest 1870's buildings.

During the nineteenth century, as architectural styles evolved in Portland, the Italianate and Queen Anne Style houses with their then modern Eastlake detail replaced older shanties and truck farmsteads on King's Hill. By the late 1880's the newer homes were larger and more spacious. As the twentieth century approached, even more spacious buildings in revival styles appeared in the neighborhood. Many of Portland's most notable citizens, now eager for accessibility to downtown and for mountain and city views located in the King's Hill neighborhood. As a result, a range of architectural styles developed including Italianate, Queen Anne, and the later turn of the century Jacobethan, Classical and Colonial Revival. In spite of more recent in-fill of multi-story apartments, the predominant character of the neighborhood remains an historic architectural composition of gracious amenity. The Oregonian Newspaper editor, Mr. Harvey W. Scott observed in 1890, that "by popular consent, King's Hill shall forever be dedicated to dwellings of wealth and elegance."

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The Chown House is detached and sits up 12' high above Main Street. The house is situated adjacent to the Gaston-Strong and Reed Houses, both of which are currently being nominated to the National Register as well

The Chown House was included as historically significant in a proposed King's Hill Historic District in the late 1970's. But for various reasons unrelated to its architectural and historical integrity and merit, it was never designated. Nevertheless, the necessary components remain, as does an avid revitalization interest among King's Hill residents. Significantly, there are over 11 resources in the King's Hill neighborhood listed as city landmarks and 17 properties that have been entered on the National Register of Historic Places. Among these are Samuel King, Durham, Wortman, W. R. MacKenzie, Cornelius, Lang, J. E. Young, Levi Hexter, Wilcox, Honeyman, and Schnabel Houses.

**Building and Site:** The Chown property was subdivided into a lot in 1866 by Amos N. King. Block 10 of Amos N. King's Addition was sold to Dr. William A. Watkins M.D. in 1867 for \$700.00. Doctor Watkins sold the block to Amanda and John Bloomfield in 1874 for \$5,000. The Bloomfield's were interested in building a farmstead to retire on, but John Bloomfield died shortly after the purchase. Amanda C. Bloomfield built on Lot 6 (60' x 104') an Italianate house for \$5,400.00 in February 1882. The as yet unoccupied house was sold to the Chown's in 1884 for \$8,250.00 including an interior furnishings loan of \$700.00 from Mr. Sampson Humphreys, capitalist. The 104.3' x 59.3' lot originally also had a 25' x 25' two and a half story Italianate carriage house with living quarters above. Additionally a two story pump house for the well stood adjacent to the carriage house.

The 1882 Chown House achieves significance as an excellent and early Portland example of residential architecture in the High Victorian Italianate style. The Chown House is also one of the few remaining examples of Italianate architecture in the city of Portland. Other examples of fine High Victorian Italianate residences include the 1882 Morris Marks House and the 1882 Sprague-Marshall-Bowie House.

**Italianate Style:** The first Italianate style houses in the United States were built in the late 1830's on the east coast of the United States. The style was popularized by the influential pattern books of Andrew Jackson Downing published in the 1840's and 50's. During the post American Civil War period the style completely overshadowed its earlier companion, the Gothic Revival. Most surviving examples date from the 1878-1884 period in the western United States.

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The decline of the Italianate Style on the east coast began with the financial panic of 1873, while on the west coast the decline began after the collapse of the Railroads and subsequent depression of 1882-3. When prosperity returned late in the decade, new housing fashions -particularly the Queen Anne Style- rose quickly to dominance.

**The Chown House:** The salient features of the Chown House are typical of the High Victorian Italianate Style. The primary Main Street facade of the Chown House displays the characteristic bracketed cornice, a single two story polygonal bay on the front facade with pilaster window surrounds of the Italianate style typical of architectural plan pattern books from 1876 to 1882.

The original entry porch was replaced in 1904 by the large square hipped roof porch that still stands. The porch is accessed by wide wooden stairway with stepped close rails.

Round fluted posts are set on bases and pedestals supporting the hipped porch roof. The columns have simple rounded capitals and front brackets which extend to the projecting cornice. The porch balustrade features simple top and bottom rails and square 2" x 2" balusters. The base of the porch is sided with vertical bead-board. The original block of the house was extended westward to provide an enclosed stairway to the second story apartment from the front. The truncated roof of the original mass extends to a flat roof over the added stair enclosure. The original house consisted of a rectangular mass 24' x 45' with an asymmetrical street facade featuring a 2-story polygonal bay on the west, and a one story polygonal bay on the west facade, not quite directly opposite the rectangular bay. The bracketed cornice extends around the entire original block of the house and includes a built-in rain gutter. An early porch at the southwest corner has been enclosed, and a two story porch, now partially enclosed was added to the south facade in 1919. The street facing facade extension continues at first glance to be original.

The bays have a continuous sill at each floor, and identical plain frieze panels below double-hung windows. Windows are typically tall narrow one over one, with flat pilasters on either side of each sash. Detailing of the second floor bay is identical to the first floor on both bays. Above, the eaves are symmetrically bracketed, and are similar in design though larger to support the wider projecting roof cornice. The frieze panels serve as a continuous border around the entire roof of the house. Roof brackets are aligned with window casings and corner boards. Windows on flat portions of the house have flat casings with prominent cornice moldings. The weatherboard is drop siding.

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**Structure and Plan:** The original Chown House spatial organization and building structure was typical of the High Victorian Italianate Style. Structural members include: brick foundation presently covered by a thin layer of cement (some E. J. Jeffery dated bricks exist, son-in-law of A. N. King); 2" x 4" wood stud walls in a balloon frame and truncated low hipped roof. Supporting lumber throughout is Douglas fir. The front facade was widened in 1904-5 to enclose separate stairway to the second story flat. The original porch was replaced with the present massive hipped roof, columned porch soon after. The first floor is supported by 2" x 10" transverse joists, 16" on center, and a central longitudinal 6" x 8" beam supported at the quarter points by 6" x 6" posts on brick footings. The bottom of the first floor joists measures 6'-8" from the basement floor. On the center basement transverse beam, scribed in pencil is the name and date of Otto K. Kleemann (Architect), Dekum Building, 1882. Floor to ceiling heights are 12'-6" at the first floor and 9' 6" at the second. The Chown House consists of two full residential stories, a full attic and basement.

Walls and ceilings throughout the first and second floors are wood lath and calcamite plaster, with painted wood cornice molding. The first floor ceilings were originally 2 feet higher than at present. During recent remodeling, portions of the earlier ceiling and upper walls were seen and apparent were intact. Typical flooring on the first floor is the original 1" x 5" tongue and groove white pine. Traces of floor stenciling pattern exist beneath the wall to wall carpet. The second level has a 1940's dark quarter-sawn 3/4" x 2 1/2" oak tongue and groove flooring over the original white pine. In the house there is no remaining evidence of the original gas lighting fixtures except some ornamental plaster ceiling medallions, and plaster patches along the side walls where once sconces were.

**First Floor Level:** The floor plan is typical of the Italianate style is. At the first floor level the (northwest) corner entry foyer leads to the former dining room to the south (bedroom today), and to the front parlor at the northeast corner. The former dining room has a one level projecting polygonal bay, with windows on the angled walls only.

The parlor, with a central polygonal window bay at the front facade, leads through a pair of sliding pocket door in the south wall to a sitting room which features a central marbleized cast-iron surround coal fireplace and mantel. An Italianate square box-bay window is in the exterior east wall of the sitting room. On the west exterior wall between the former dining room and the stairway is a 1917 full bath. At the south west corner of the original house

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back porch further southwest has been enclosed and a half toilet added. .

The adjacent main floor kitchen has been remodeled during the 1920's, but remains harmonious with the historical character of the house. Cabinets constructed with 1" x 4" beaded-board exist today.

The original back door rear door exists with a half window with the Battle Ship Oregon under full steam in etched glass. This door now leads to the enclosed porch.

To the southeast corner of the floor the former pantry is today is a very small bedroom with a 1918 sink. This room was redesigned for the ailing Mrs. F. R. Chown and later, son Walter who suffered from asthma and tuberculosis.

Typical interior doors are four panels, two tall panels over two short panels. These panels and door were grained and combed in contrasting dark and light smoke-stain on alternating panel sides. Today most of the panels are painted over. Door heights are seven feet on the first and second levels. Most of the doors retain original hardware of brass knobs and plate with mortised lock, and cast bronze hinges with a scroll design.

The former exterior side front porch door now enters the main level bath in the enclosed space of the former front wrap-a-round porch. This door has an original etched glass transom with an early stylized sun-flower design very similar to the fireplace design.

Window frames and casings are of the same design as door trim and also includes paneling below the sills on the second level. The 11-1/2" baseboard has a top and shoe molding. The door, trim, window sashes and other trim is cedar.

Sliding pocket doors between the parlor and sitting room are 7' feet wide, by 8'-6" high with each door having six panels, three over three. The Chown family surviving today notes that they "think" the upper panels were of beveled etched glass with Sunflowers, Hollyhocks and vines.

**Fireplace :** On axis with the pocket doors is the projecting 1' x 6'-6" cast-iron marbleized fireplace standing 4'-4" tall, with the original 1882 ornate gilded 4'-6" x 6' framed mirror above. The fireplace surround is in pristine condition and features a simple marbleized mantle and a frieze atop of paired pilasters with cast scroll work in geometric sunflower patterns and simulated marble panels. Early Aesthetic-Movement stylized patterns of sunflowers adorn the entire surround. The original ceramic tile hearth consists of alternating 3" x 3" squares of maroon, green, tan and ocher tiles set in a contrasting square and half triangular diamond

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patterns. Cobalt and green tiles alternate in the central hearth pattern and are embossed with further design examples of the then very modern early form of Aesthetic-Movement stylized sunflowers. All of the tiles are from the Minton Ceramic and Tile Works of Stoke-on-Trent, England.

**Second Story Level:** The Chown House was made into a duplex between July and October 1904. The second story living area is very similar to the design and style of the first level.

In the second level at the north-east corner is a parlor with polygonal bay windows. Leading to the south is the dining room with a grand marbleized slate fireplace, tiled hearth similar to the first floor and a square box bay window.

At the rear is a full kitchen, enclosed sun-porch and exterior deck. The kitchen combines early 1920's leaded glass cabinets with modern compatible cabinets. Next to the kitchen is a fully intact main bath of 1917. A long narrow hallway leads southward perpendicular to the entry hall.

**Attic Level:** The attic level is accessed via modern folding stairs from the second story hall. At one time the second level kitchen area provided a second access to the attic by way of a stairwell with a skylight. At the center of the attic the height is 7' 4", with a typical exposed truncated hipped roof framing.

Gaslight and water plumbing is exposed denoting an area where the servants were quartered adjacent to the former skylight. This third floor attic space also suggests that originally it had been an open skylight space. Other Oregon houses contemporary to the Chown House are known to have contained such spaces, which were used to dry laundry and to provide children with a place to play during the Oregon rain. In the attic there still exists a round 600-gallon water tank that is hand riveted and original to the house.

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1882-1904  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1882  
c. 1904  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Otto K. Kleemann, architect (attributed)  
\_\_\_\_\_

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

See continuation sheet

**9. Major Bibliographical References**

**Previous documentation on file (NPS):**

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

See continuation sheet

**Primary location of additional data:**

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property 0.14 acres Portland, Oregon-Washington 1:24000

**UTM References**

A 

1	0
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5	2	3	9	5	0
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5	0	4	0	5	5	0
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Zone Easting Northing

C 

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B 

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Zone Easting Northing

D 

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See continuation sheet

**Verbal Boundary Description**

The nominated area is identified as Tax Lot 6 of Block 10, Amos N. King's Addition to Portland, Multnomah County, Oregon. Multnomah County Assessor's Map Ref. No. 3027.

See continuation sheet

**Boundary Justification**

The nominated area, measuring 59.35 x 104.35 feet is the entire urban tax lot presently associated with the house built in 1882 and occupied by Francis R. Chown from 1884 onward.

See continuation sheet

**11. Form Prepared By**

name/title Scot W. McLean and Elizabeth Atly  
organization Heritage of King's Hill Company date August 10, 1989  
street & number 2030 SW Main Street telephone (503) 227-4790  
city or town Portland state Oregon zip code 97205

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The High Victorian Italianate house long occupied by prominent hardware retailer Frank Chown in the King's Hill neighborhood of southwest Portland, Oregon was built for Amanda Bloomfield in 1882. It was among the earliest developments in the addition platted by Amos King in 1866. The house was sold to Chown in 1884 at a time when King's Hill was evolving as one of the most fashionable residential neighborhoods in the city.

Although its association with Francis R. Chown (1849-1927), founder of one of Portland's leading hardware firms, is noteworthy, the house is eligible for the National Register primarily under Criterion C as the only finely-crafted, high style example of an Italian bracketed villa on King's Hill. While at one time there were numerous Italianate houses on the flatter areas of lower King's Hill, most were steadily displaced by new development after the turn of the Century.

The asymmetrical bracketed villa is sited longitudinally on its 59 x 104-foot lot fronting on SW Main Street. It is two stories in height and is of frame construction, capped by a low hipped roof and sided with shiplap. Exterior elevations are detailed with the bracketed cornices, architrave moldings, molded frieze and spandrel panels, and varied bays and projections characteristic of the Italianate style. Originally, a two-story polygonal window bay offset to the east end of the street facade was balanced on the west by a porch. When the house was remodeled as a duplex with separate living quarters upstairs early in the 20th Century (c. 1904), the west wall was moved out to incorporate a separate entry stairhall, and the existing porch, with its low hipped roof and bracketed cornice supported by well proportioned fluted Tuscan columns with rings moldings, was erected. This historic modification eliminated a single-story polygonal bay on the west side elevation. A distinguishing feature of the east side elevation is a two-story rectangular bay finished in the same manner as the facade bay with bracketed cornice and belt course, molded spandrel panels and classical pilasters marking the divisions between window bays. The cement-faced brick foundation imitates rusticated masonry. Over the years, the house has been enlarged at the rear elevation by enclosure of porches. The interior layout and finish work are typical of the 1880s. Noteworthy features are sliding pocket doors between front and main parlors, and a marbled cast-iron chimneypiece with its hearth of Minton ceramic tiles and subsidiary fireplaces framed with marbled slate.

Division of the house as a duplex on upper and lower stories is said to have been carried out at Chown's behest in anticipation of an influx of visitors for the momentous Lewis and Clark Centennial Exposition of 1905.

The German-born Otto Kleemann (1855-1936) is noted in the annals of Oregon architecture as the sometime associate of Justus Krumbein and architect for the Oregon Railroad & Navigation Company. From time to time Kleemann relied on his connection with Portland's business elite to obtain commissions for residential

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projects. The subject house is understood to have been one such project. Kleemann was a native of Ostrow, Posen Province, Germany (now Poland). He studied architectural design and construction at the Polytechnic Institute of Holzminden and arrived in the San Francisco Bay area in 1873. In 1880 he came to Portland, where he worked for Justus Krumbein and James Upton, the Oregon Railway & Navigation Company, the Southern Pacific Railroad, and the United States Government. He opened his own architectural office in Portland about 1883 and continued to do much work for the railroads and the Roman Catholic Church, although he was a non-Catholic. Notable among the Catholic commissions were St. Mary's School in Portland and Mount Angel Monastery, neither of which stands today; Queen of Angels Priory at Mt. Angel (1888), St. Patrick's Roman Catholic Church in Portland (1891), and St. Peter's Roman Catholic Church in The Dalles (1898). Each of the latter has been entered into the National Register.

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The Chown House, a residential Portland property constructed in 1882, is of interest in local history for its association with the distinguished citizen **Francis Roger Chown**, born: Kingston, Ontario, Canada ; 1849. Died 1927. F. R. Chown occupied House from 1884 to 1927. Chown Family occupation of the house is from 1884 to 1948, 64 years. The house is in excellent condition and is eligible for the National Register listing under criterion C .

The Francis (Frank) R. Chown family purchased the newly constructed house in 1884, 1-1/2 years after construction <sup>was</sup> completed . Due to the financial collapse of the railroads and the severe local and national recession, the house stood vacant for about two years from late 1882 to March 1884. This house was the first residence purchased by any of the Chown family since their arrival to Portland in 1877 from New Westminister, British Columbia, Canada. The Chown family had been in the Hardware business for several generations in Canada prior to coming to Oregon. The Chown Hardware Company was founded in Portland in 1878, and is still a successful Oregon company today.

In Canada, the Chown Clan first landed in Kingston Ontario in 1834. From wheat farming their attention turned to new machines and implements of the American pre-Civil War era. During the 1860's Civil War era and through the mid-1870's, railroad expansion connected both Canada and the United States east to west. Completion of transcontinental railroad connections opened up national and international wheat exports markets along with western Canadian mining interests. This economic expansion was seized upon and recognized by Samuel and Sarah Chown and their children as well as other members of the Chown family. The Chown Family Clan dispersed across Canada, each setting up hardware, machine, mining, railroad and early electrical supply wholesale and retail enterprises. The Chown enterprises were (Chown Limited) located in such towns as Kingston, Waterloo, Ottawa and Toronto, Ontario; Montreal, Quebec; Victoria and New Westminister, British Columbia. The individual Chown Family enterprises were separate, but they used their North American and international connections to obtain new exclusive product lines and advanced innovative equipment.

As the Chown Family extended across Canada, son Francis R. Chown and family arrived at the British Columbia location of New Westminister, then capital of British Columbia which at that time included Alberta. Their arrival came at the height of the gold, silver and cinnabar mining exploitation expansion in British Columbia. The demand for finished parts, hardware and machinery of all kinds was dire and extreme during and after the American Civil War. Durable American goods and commodity production were then centered on a war-production economy. The American Civil War caused major American logistical and

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economic disruptions, but the Canadian interests profited all along the border from east to the extreme west coast. This Canadian economic windfall and boom stalled after the early-1870's. The Chown's emigrated to Portland in 1877, leaving behind a Canadian economy in severe recession, with most mining, timber and rail enterprises falling under the control of the Provincial Crown. Frank R. Chown at age 25 had been working in his brother-in-law's hardware store in New Westminister B. C. in 1874.

In Canada today the Chown family name is well known. Through 8-10 generations, Chown's served in government leadership, advanced education and scholarship, business, medicine and commerce. Dr. Bruce Chown's discovery of the R-H blood factor types in human blood groups is of world wide importance to all of us today.

The Francis R. Chown family emigrated to Portland in 1877, leaving behind a Canadian economy in severe recession, with most mining, timber and rail enterprises falling under the control of the Provincial Crown. Frank R. Chown at age 25 had been working in his brother-in-law's hardware store in New Westminister B. C. in 1874. **Frank immediately sought a location for his new hardware store. Mother Sarah lived alone in a boarding house for several years, but moved in with Frank in 1886 for several years.**

Upon founding the first Chown Hardware store, located near First Ave. and S.W. Main Street under an awning, Frank Chown boarded a ship for San Francisco to obtain his first inventory of stock and merchandise consisting of harnesses, wood stoves, cross-cut saws, cutlery, flower baskets, fancy bird cages, tools, hinges door knobs and locks. A variety of household articles were always in demand in Portland, and especially so for several years after the Portland Fire of 1877. Frank R. Chown and his Hardware Company are credited for great assistance in the rebuilding of Portland in the succeeding years after the fire, as Portland once again rose from the flames like a Phoenix. The first permanent Chown Hardware store on First and Main Street, opened in 1878 occupying a 20' x 60'-foot floor space. Succeeding moves include: in 1886 a move to S. W. First Avenue and Salmon Street, in 1913 to First Avenue and S. W. Morrison Street, in 1921 to S. W. 4th Avenue at Alder Street (a 25' x 100' store with basement and balcony) and in 1946 a second store location at 333 N.W.16th Avenue at Flanders Street. The Flanders location remains the present permanent location of the Chown Hardware Store.

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Portland was not immune to difficult economic times, and was severely affected by the railroad collapse of 1882, the silver panic and depression of 1893, and the 1929 depression. Many old time large hardware competitors failed during these poor periods including the 1929 depression. Some of the old Portland Hardware companies include other famous Oregon family names such as; Thompson-Dehart, Honeyman, Strowbridge, Failing-McCalman, Marshall-Wells, Foster-Robertson and Labbe. The Chown Family and Hardware Company have successfully persevered throughout the last 112 years in Portland..

Four generations of Chown family members have been associated with this King's Hill house from 1884 to 1946. Francis R. and Maggie J. (1st wife d. 1888, 2nd Isabella Bamford. 1884-1927) were the first purchasers and occupants of the house. Frank R.'s mother Sarah and the children; -Walter E., Edna (Mrs. Guy Chown-Phillips), Dwight-Bamford and Frank-Harold all lived in the house at one time or another. Several Chown family members lived all their lives in the house, a number were born and died in the family house.

**Architect: Mr. Otto K. Kleemann      1855-1936**

Mr. Otto Kleemann arrived in Portland in September of 1880 with his family from San Francisco, where he had practiced as an architect since 1871. A graduate of the Architectural Polytechnicum of Holjninden Germany with graduate level degrees in Architectural Design and Construction, Kleemann had a consuming interest in the building of the

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American West. This desire drove him to endure a three month passage on a clipper ship from Germany to San Francisco via Cape Horn in the winter months.

Mr. Kleemann's architectural achievements in Oregon were varied and included construction of a number of large monasteries, convents and local churches, some of which are listed on the National Register. Notable among them are St. Peter's Church and St. Patrick's Church, as well as the Queen of Angels Priory at Mt. Angel. Kleemann was not of the Catholic faith. As a Masonic lodge member he became associated with Henry L. Pittock and acted as consulting design architect on the old Oregonian Newspaper Building and other Pittock-Leadbetter ventures. In September of 1880 he began working for the Portland architectural firm of Clark and Upton. The following year he was employed by Justus Krumbein architect, for fourteen months. Later, he assisted Krumbein for some years as a consulting architect on some of Krumbein's larger projects.

Kleemann's unusual academic architectural and engineering graduate level university training enabled him to become a project manager and staff Architect/Engineer with the Oregon Railway and Navigation Company. Kleemann continued as an employe with the O. R. & N. Co. for 14 months during a period of great expansion and building, only to face the railroad monopolies collapse of the early 1880's. During his tenure therewith he was associated with designing and supervising the Albina rail-shop yards, repair shops, bridges, and small line stations. He assisted the O. R. & N. Co. in the building many "working-men's" cottages on 25' x 100' lots on the western edges of Albina in N.E. Portland. In 1883 Otto Kleemann opened his own architectural business, on a client contract basis. He continued to work with various Oregon railroads, related buildings, and commuter street car railroads such as The Mt. Tabor Line 1889-1900, The Fulton Park 1890-1898; and the redesigned and altered and built plan-book style houses of moderate size.

In this capacity Kleemann made many business contacts which developed into long business associations with The likes of Amos N. King, Joseph Gaston, Frank F. Haradon, The Chown Family and Mr. Selah S. King, the managing partner of the Lombard Investment Company. All of these individuals were deeply involved with housing development in the Portland area. During the 1883-7 railroad recession much of Kleemann's work was associated with residential pattern-book house design alteration.

Otto Kleemann had two children. His son Hugh became an architectural engineer with the Electrical Engineering department of the Southern Pacific

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Railroad Company. Hugh Kleemann worked with the S. P. R. R. for over thirty years in Oregon and California. Hugh Kleemann trained with his father during the 1880's and 1890's assisting on small railroad projects and houses as well. He studied architectural and railroad engineering at M.I.T. and later at the University of Pennsylvania for advanced training.

Otto Kleemann's fraternal lodges and professional society affiliations were many and varied, and these titles include; Grand Adjutant of the Indian War Veterans of the North Pacific Coast for 17 years (at which time he was the oldest surviving member of the Willamette lodge No. 2 A. F. and A. M.). He was past Regent of the Multnomah Council of Royal Arcanum. He was a charter member of both of the American Institute of Architects (A.I.A.); and the Portland Association of Architects and was Secretary to the later. He was also a Life member of the American Association of Building and Civil Engineers.

Upon Otto Kleemann's death in 1936 at age 82, few of his notable old Portland friends remained alive or able to act as pallbearers. However several well known second generation Portland sons assisted as pallbearers these people include: Earl Bronough, J. J. Chambreau, Robert Krohn, Karl Leick, David S. Stearns, Walter E. Chown, and Leslie M. Scott. All of these gentlemen were East Portland, Oregon residents and development supporters along with Otto K. Kleemann.

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National Park Service**

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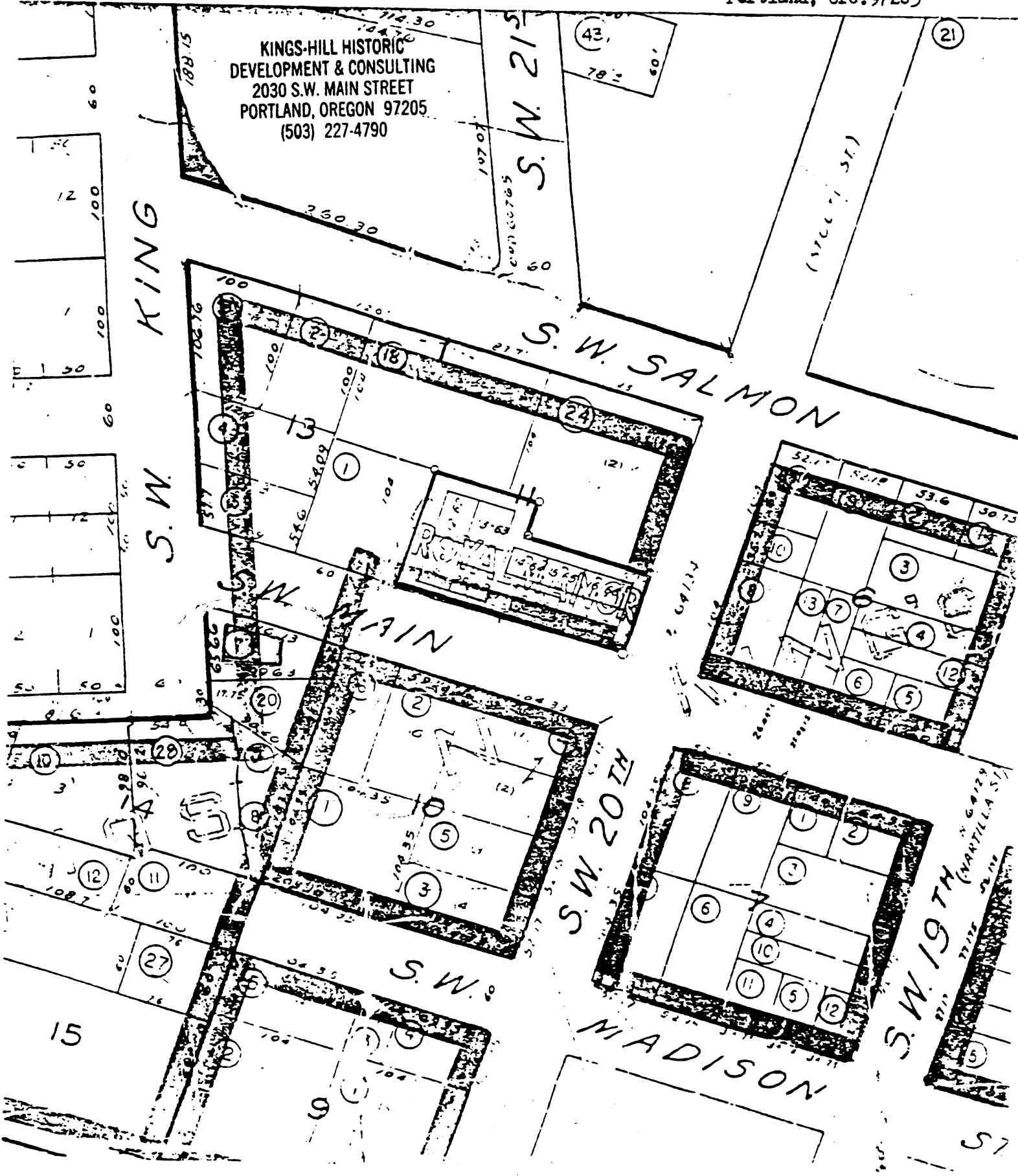
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The sketch below is made solely for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

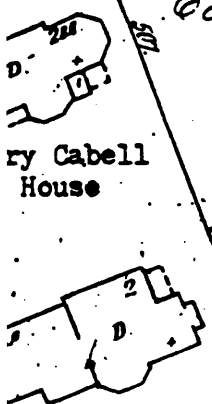
# TICOR TITLE INSURANCE

1989 Legal PLAT  
CHOWN House  
2030-32 SW Main St.  
Portland, Or. 97205  
Portland, Ore. 97205



SANBORN MAP, Portland, Oregon  
1898, King's Hill Addition  
K-10

CHOWN HOUSE  
2030-32 SW Main St.  
Portland, Ore. 97205



Cabell House

Id-Yeon use

KING

Durham House

Joseph Gaston & Frederick Strong House  
1884

Samuel King House

Rosa Reed Hse.  
1883/7

F. R. Chown Hse.  
1882

K. 10

K. 11

Ambrose Hazeltine House  
1885

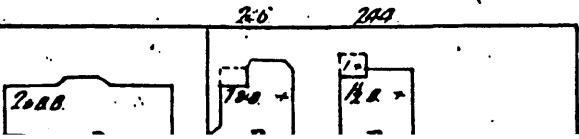
KINGS-HILL HISTORIC DEVELOPMENT & CONSULTING  
2030 S.W. MAIN STREET  
PORTLAND, OREGON 97205  
(503) 227-4790

MAIN STREET

10" W. PIPE

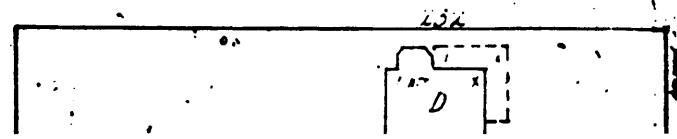
S.W. 20TH STREET

STREET

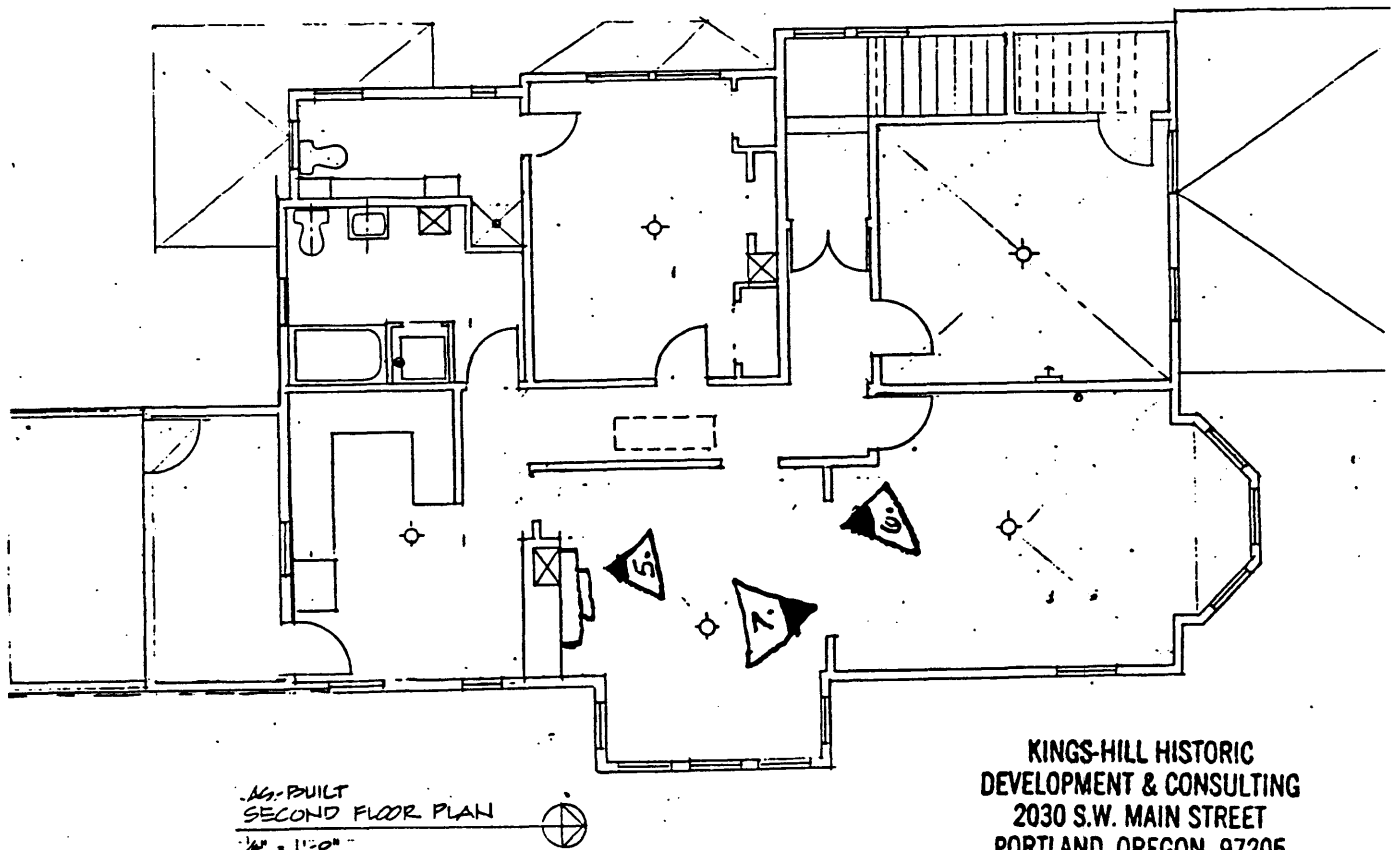
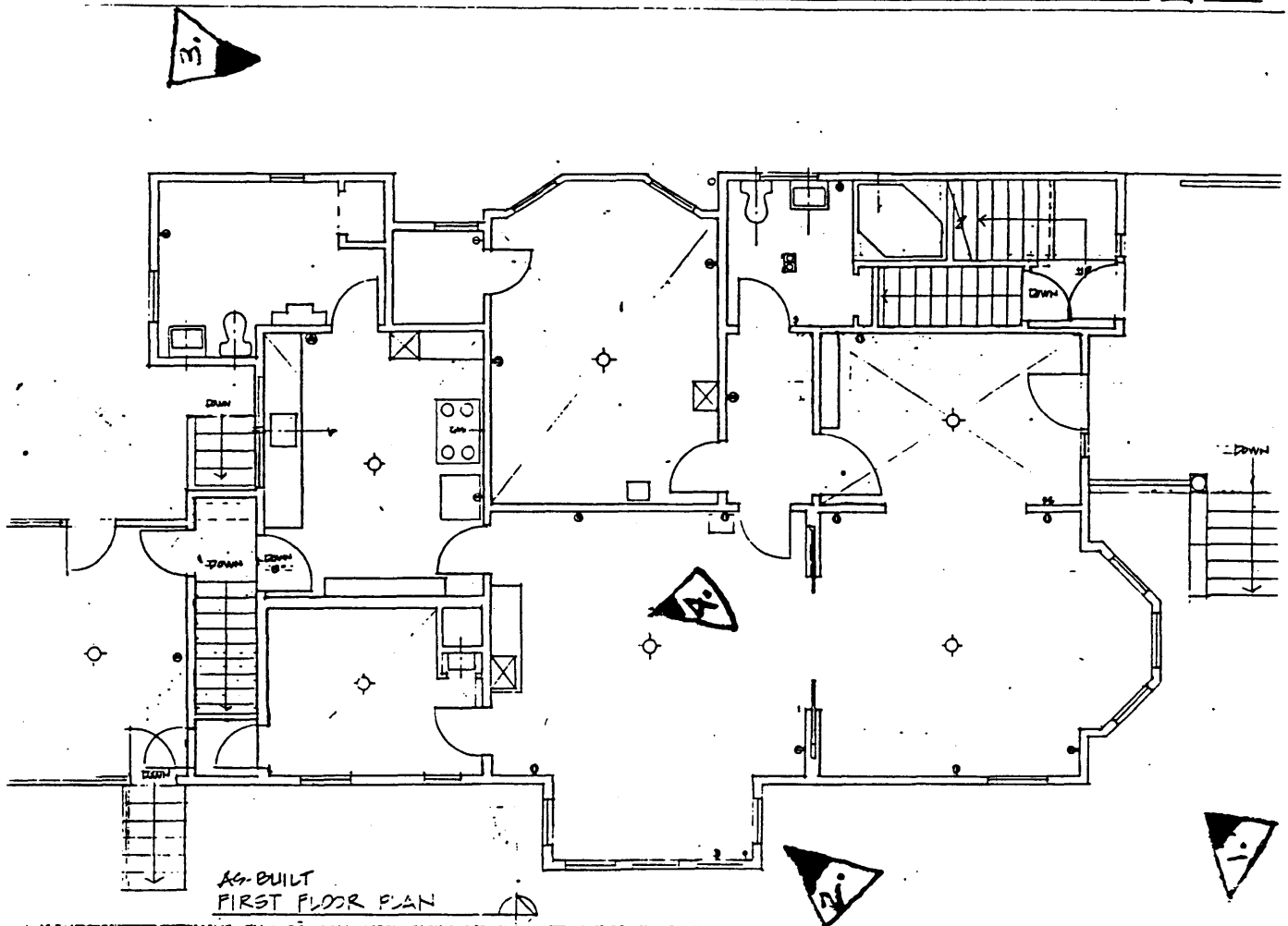


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S.W.

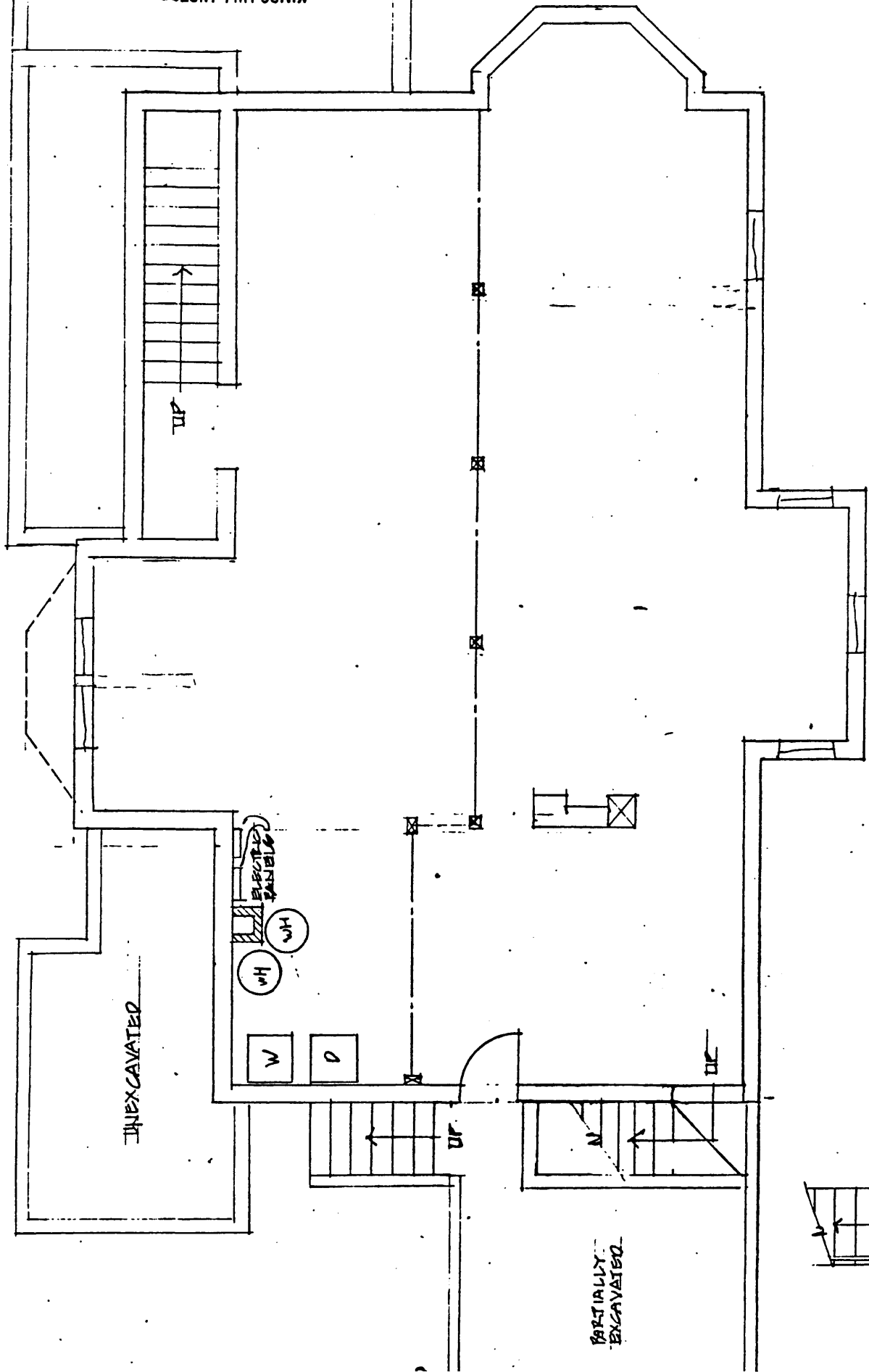


2032

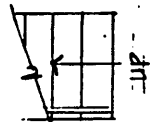


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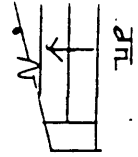


AS-BUILT BASEMENT FLOOR PLAN  
1/4" = 1'-0"



PARTIALLY  
EXCAVATED

INEXCAVATED





A.1 CHOWN & REED HOUSES

Ca. 1911 2030 SW MAIN  
2036-38 SW MAIN

FRONT FACADE MAIN ST. - NORTH  
ELEVATIONS.

SCOT W. McLEAN - COPY NEGATIVE  
2030 SW MAIN OF HISTORIC DRAW.

Portland, OR 97205

CHOWN, FRANCIS B., HOUSE:

2030 SW MAIN STREET

PORTLAND, OR MULTNOMAH COUNTY

1 OF 5



CHURCH FRANCIS H. HOUSE

2030 SW MAIN STREET

PONTIAC, MICHIGAN 48107, ON 4601

2 OF 5

NORTH (FRONT) FACADATION

SCOT MCLAN PHOTO, 1989

2030 SW MAIN STREET

PONTIAC, MI 48107



CROWN, MARCIA R. HOUSE.

2030 SW MAIN STREET

PORTLAND, MULTNOMAH COUNTY,

OREGON

3 OF 5

DOUBLE WINDOWS PORCH

FIRST FLOOR

SCOT McLELLAN PHOTO, 1989

2030 SW MAIN STREET

PORTLAND, OR 97205



CHOWN, FRANCIS R., House.

2030 SW MAIN STREET

PORTLAND, MULTNOMAH COUNTY, OREGON

4 OF 5

MAIN PARLOR, LOOKING SOUTH

SCOT McLANE PHOTO, 1989

2030 SW MAIN STREET

PORTLAND, OR 97205



CROWN, FRANCIS R. HOUSE.

2030 SW MAIN STREET

PORTLAND, MULTNOMAH COUNTY,

OREGON

5 OF 6

MAIN PORCH, LOOKING SE

SCOT MCLAN PHOTO, 1989

2030 SW MAIN STREET

PORTLAND, OR 97205