

PH0503428

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**DATA SHEET**  
FOR NPS USE ONLY  
RECEIVED AUG 31 1977  
DATE ENTERED OCT 21 1977

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC



Concord Building

AND/OR COMMON

Same

**LOCATION**

STREET & NUMBER

208 SW Stark Street

CITY, TOWN

Portland

\_\_\_ VICINITY OF

\_\_\_ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

3rd

STATE

Oregon

41  
CODE

Multnomah  
COUNTY

051  
CODE

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME

John P. Beardsley

STREET & NUMBER

8035 NW Ridgewood Drive

CITY, TOWN

Corvallis

\_\_\_ VICINITY OF

Oregon STATE 97330

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Multnomah County Courthouse

STREET & NUMBER

1021 SW Fourth Avenue

CITY, TOWN

Portland

Oregon STATE 97204

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Statewide Inventory of Historic Sites and Buildings

DATE

1975

\_\_\_ FEDERAL  STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

State Parks and Recreation Branch

CITY, TOWN

Salem

Oregon STATE 97310

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED	(interior only)	

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The six-story Concord Building occupies a 50'x95' corner site at SW Second Avenue and Stark Street in Block 18 of the original City of Portland plat. Adjacent on Second Avenue are two locally designated landmarks of the 1880s, and directly across Stark Street is the 1879 "Bishop's House", a National Register property. The Skidmore/Old Town Historic District begins one block to the north.

The Concord was built by pioneer industrialist and banker William Sargent Ladd along with his sons, Charles and William. The design was begun in 1889 by architects Whidden & Lewis, who occupied space on the sixth floor when the structure was completed in mid-1891.

The Concord was originally designed as an office building with space for retail and service business on the ground floor. Though tenants have changed many times, the original uses continue to the present day. The Concord is the oldest building in the city that has been continuously used as an office building.

In the early years, the primary ground floor tenant was the US National Bank which occupied the corner space at Second and Stark Streets. The masonry vault located on the south wall was extended to all floors, and these offices were very popular with architects and others who had valuable papers to protect. Another early tenant was the English grain house of Balfour Guthrie Ltd., which occupied the third floor for many years.

### STRUCTURE

Except for the steel spandrel beams at the second floor line, the basic structure of the Concord was conventional for the period: masonry piers and bearing walls and wood frame floor construction. The structure is divided into five bays with bearing walls running north/south. In the basement the perimeter foundation walls are of stone and the inner walls of brick, 18" thick. The bays are symmetrical along the north/south axis but vary in width. The center entry bay begins with a 10' width, then widens to 16' to contain the central elevator, the stairway which wraps around the elevator, and the lobby above. The brick walls forming this circulation element extend to the roof, except at the upper floor corridors where wood beams span the openings.

Flanking the center bay are bays approximately 17' wide at the front (north) which diminish at the point where the circulation core expands from the entry bay. The outer bays are 25' wide. Originally all of the inner brick walls extended to the second floor. Subsequently the brick wall east of the lobby was replaced with a wood beam supported at the center by a round iron post. Above the second floor the bearing walls are wood frame. Along the rear wall (south) is a light well, 8'x28', which provides light and ventilation for the stairway and restrooms on upper floors.

Floor structure consists of wood joists, 1-3/4"x13"x16' on center with 3/4" wood sheathing. All structural wood is Douglas fir. Floor to floor heights vary: basement to first--9'3"; first to second--15'5"; second to third--13'8"; third to fourth--12'6"; fourth through sixth--11'4".

### EXTERIOR

Except for painting of wood sash and store front trim, the original exterior is intact and in good condition. On the Stark and Second Avenue facades the verticle articulation generally reflects the five bay structural organization. At the first floor the entry bay is formed by smooth cut Tenino sandstone piers with paired classically detailed pilasters at the transom line. Other bays are also defined by sandstone piers, however, the

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street faces are rock-cut with smooth cut capitals. The entry bay has a stone spandrel while other bays have steel spandrels with exposed rivets. The first floor is terminated with a continuous simple belt cornice having a slight projection at the entry.

Glass storefronts are framed in wood and have low paneled bases and recessed entries up two steps from the sidewalk.

The recessed entry is classically detailed with fluted oak pilasters, leaded glass sidelights and elliptical fan light. Centered entry doors, 9'5" high, are mostly glass with oak stiles and rails and a narrow raised panel at the base. Entry sidewalls below the transom line are of marble: an upper panel of light grey marble, a lower panel of brown marble, all surrounded by an 8" black marble border (a very similar treatment was used by Whidden & Lewis three years later in the Hamilton Building). Above the transom, the sidewalls are plaster with a classically profiled cornice at the ceiling.

Above the first story the exterior facing is of a rust-colored Japanese brick slightly larger than American common brick of the period. Except at the entry bay, pilasters extend to the sixth level where they are terminated with simple stone and brick capitals and a classical cornice. Windows at the second through fifth floors are rectangular, double hung wood sash, one light over one. Windows are paired at the entry bay and at the westernmost bay. Window heads are supported by flat brick arches. Window sills at the third, fourth, and fifth floors are rock-faced stone. Brick in window surrounds, and at pilaster edges is slightly lighter in color.

While the same brick is used, the design of the sixth floor is substantially different than the floors below. Pilasters are narrower and the windows are round arched. Above the window arches is a rock-cut stone belt course surmounted by a brick parapet with a simple square fret pattern.

The basement with concrete floor is unfinished and all structural elements are exposed. First floor store spaces have been altered many times, however, all original doors and storefront trim remain intact.

The north portion of the entrance lobby retains most of the original material and continues the classically detailed oak trim of the entrance: oak paneling and pilasters with molded oak baseboard and cornice at the transom line. Above, the walls are plaster with a cornice matching that of the exterior entranceway. Original flooring has been covered with sheet vinyl. The lobby area immediately in front of the elevator has been completely altered - lowered plaster ceiling, plain oak plywood wall paneling, and flush panel doors to the stairway. The open cage elevator and enclosure were condemned, and enclosed in the 1950s. The elevator was again modernized in ca. 1970.

Typical upper floors have a central east/west corridor ending at offices along the outer interior bearing walls. West of the central elevator/stair core are men's and women's restrooms and a janitor's closet.

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Walls are wood lath and plaster with paneled wood wainscot and baseboard. The wainscot continues on both sides of the stairway. Doorways have transoms and doors with a large glazed panel and a low solid panel. Architraves have classical profiles as does all interior wood trim. The fourth, fifth and sixth floors have a crown molding in the corridors - the same molding becomes a picture mold at the second and third levels. Interior window trim is similar to door trim but simpler. All interior woodwork is fir and originally had a varnish finish. Nearly all woodwork is presently painted. Original flooring was tongue and groove fir and is intact, but covered with carpet and a variety of composition materials. Office spaces have been altered and "modernized" many times but most original material is intact. Most restrooms have been altered but a few retain all or some original materials: wood stalls, tile floors, marble sinks and marble baseboards.

UTILITIES

Heat for the Concord Building is by steam radiation from cast iron radiators located under windows, most of which are intact. Originally, the building had its own boilers, but like most downtown buildings of the period, conversion was made to the Pacific Power and Light Company central steam system, and the boilers were removed.

The Concord had combination gas and electric lighting. According to the Sanborn Insurance Maps, the building had its own electric generating system, "40 HP and 500 Incandescent Light Dynamo under sidewalk." There is no remaining evidence of original light fixtures or generating equipment.

Original fire protection equipment consisted of a dry standpipe and fire hoses on each floor. In ca. 1970 the building was equipped with an automatic fire sprinkler system.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1891

BUILDER/ARCHITECT

Whidden & Lewis

STATEMENT OF SIGNIFICANCE

The Concord Building is significant as a unique Oregon example of the transition to the Commercial Style in office buildings, and further, it was the first building designed by the firm of Whidden & Lewis who dominated the Portland architectural scene for two decades and gave to the City many of its finest buildings.

The year the Concord Building was designed--1889--was a most interesting architectural year in Portland. The last of the cast iron fronted buildings was completed - Glisan's Building (Chown Electric Building) on SW Second Avenue near Ash Street, and a half block away-at the corner of Second and Ash, the New Market Annex was built, the first of many in the Richardsonian Romanesque manner.

The Whidden & Lewis design for the Concord is a somewhat curious mixture of styles. Generally, in the Commercial Style with tentative use of classical detail on the exterior, the Concord includes elements of the Richardsonian Romanesque in the rock-faced ground floor piers, and more particularly in the entire sixth floor, gives the impression of a somewhat retardataire addition to an up-to-date building. Also a token gesture is made to steel frame construction in the ground floor spandrel beams.

In spite of such stylistic vagaries, the Concord must have appeared as a strikingly modern structure among its Victorian Italianate neighbors, as did later Whidden & Lewis designs in the Commercial Style with a more fully developed classical treatment.

William M. Whidden and Ion Lewis were both trained at M.I.T. After graduation, Lewis worked in the Boston office of Peabody & Stearns, and later formed a partnership with Henry Paston Clark.

Whidden, after four years at the Ecole des Beaux Arts in Paris, joined McKim, Meade & White in New York. Accompanied by McKim, Whidden came to Portland in 1882 to supervise work on railroad magnate Henry Villard's Portland Hotel. Villard's financial collapse in 1883 ended work on the hotel and Whidden returned to the east coast.

In 1888, the partially completed hotel was acquired by a local syndicate headed by H.W. Corbett and William Ladd (owner of the Concord Building), who invited Whidden to return to Portland to oversee construction. A year later, Whidden was visited by his friend and classmate, Ion Lewis, who stayed on and joined Whidden in partnership. The arrival of Whidden & Lewis also marked the arrival of current eastern styles and, architecturally speaking, Portland had "come of age." Whidden & Lewis introduced the Georgian Revival in residential design, the Second Renaissance Revival in public buildings, and the classically detailed Commercial Style in office buildings. Notable examples are the Hamilton Building (1893) and Portland City Hall (1892-95), both National Register properties

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Scully, Vincent J. The Shingle Style. New Haven, 1955, p. 89, note 56, fig. 53, p. 113, note 2. (Re: Ion Lewis)
- Vaughan, Thomas and George McMath. A Century of Portland Architecture. Portland, 1969, 2nd edition, p. 79, 194. (Re: Concord Building)
- Vaughan, Thomas, Ed. Space Style and Structure - Building in Northwest America. Portland, 1974, p. 317, fig. III-237. (Re: Concord Building & Whidden & Lewis)

# 10 GEOGRAPHICAL DATA

(see attached sheet)

ACREAGE OF NOMINATED PROPERTY .112 (4,750 sq. ft)

UTM REFERENCES

A 

1	0
5	2
5	0
5	7

<sup>575</sup>

5	0
4	0
0	5
0	0

<sup>550</sup>

ZONE EASTING NORTHING

C 

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B 

--	--

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ZONE EASTING NORTHING

D 

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VERBAL BOUNDARY DESCRIPTION

Lot 1, Block 18 of the Portland Plat.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

George A. McMath, AIA

ORGANIZATION

Allen-McMath-Hawkins

DATE

May 10, 1977

STREET & NUMBER

1030 SW Second Avenue

TELEPHONE

(503) 228-5154

CITY OR TOWN

Portland

STATE

Oregon 97204

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*George A. McMath*

TITLE State Historic Preservation Officer

DATE Aug. 24, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST: *Robert B. Kelly*  
 DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION  
 DATE *10/21/77*

KEEPER OF THE NATIONAL REGISTER  
 DATE *10/12/77*

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Withey, Henry F. and Elsie Rathburn Withey. Biographical Dictionary of American Architects (Deceased). Los Angeles, 1956. (Re: William M. Whidden and Ion Lewis - not accurate)

MacColl, E. Kimbark. The Shaping of a City. Portland, 1976. (Re: William S. Ladd and William M. Whidden)

Ross, Marion D. "125 Years of Building." AIA Journal, Vol. XLIX (June 1968), p. 172. (Re: Concord Building)

Unpublished manuscript, Work of Whidden & Lewis, compiled by Herb Fredricks (former office boy at Whidden & Lewis). Oregon Historical Center Library. (list of projects is not complete)

The Oregonian, March 14, 1891, p. 9 (Re: Concord Building)

The Evening Telegram, December 23, 1898 (photo of US National Bank at corner of 2nd and Stark Streets)

The Oregonian, January 10, 1967 (Concord Building)