

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

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

For NPS use only

received FEB 22 1984

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

**1. Name**

historic Julian Hotel

and/or common Same

**2. Location**

street & number 105 SW Second Street N/A not for publication

city, town Corvallis N/A vicinity of Fifth Congressional District

state Oregon code 41 county Benton code 003

**3. Classification**

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

**4. Owner of Property**

name Per and Christine Sjogren

street & number C. M. Capital Corp., 525 University Ave., Suite 1500

city, town Palo Alto N/A vicinity of state California 94301

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Benton County Courthouse

street & number 120 NW Fourth Street

city, town Corvallis state Oregon 97330

**6. Representation in Existing Surveys**

title Statewide Inventory of Historic Properties has this property been determined eligible?  yes  no

date June 26, 1976  federal  state  county  local

depository for survey records 525 Trade Street, SE

city, town Salem state Oregon 97310

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" 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 <u>          N/A          </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

The Julian Hotel was remodeled in 1910 and 1911 from the Corvallis Hotel to a Georgian style building with Colonial features. The building occupies a prominent position in downtown Corvallis, county seat of Benton County, Oregon, on the southeast corner of Second and Monroe Streets. This location overlooks the Willamette River, and fronts Second Street, which for years served as the main commercial avenue in Corvallis. The building is a four-story, double-brick wall construction in a rectangular shape, measuring 76½ feet by 100 feet.

As originally constructed, the Corvallis Hotel was a three-story Queen Anne style brick building. Construction on this building began in 1892. The structure's most conspicuous feature was an octagonal tower and cupola built into the northwest corner of the hotel, which was used as a viewing platform. The hotel was not successfully financed to completion until 1902. Eight years later, it was remodeled into the Julian Hotel.

The original architect of the Corvallis Hotel is unknown. Elmer E. McClaran, Portland, Oregon architect, was responsible for the remodel design and supervised the alterations which created the Julian Hotel. McClaran practiced in Portland from 1904 to 1923, designing numerous buildings throughout the state.

The Julian Hotel retains much of its original character, both on the exterior and interior. Exterior alterations include changes to the ground floor window and door openings on Monroe Avenue, the removal of the cornice above Monroe Avenue, and the alteration of the southernmost Second Street entrance. The most important public interior space, the lobby, is largely intact. The upper floors retain approximately eighty percent of their original woodwork and historic fabric from both the Corvallis and Julian Hotels.

### EXTERIOR

Occupying a corner site, the Julian Hotel has two principal facades, the west or front facade towards Second Street and the north facade on Monroe Avenue. The first floor has always contained a mix of commercial enterprises, while the upper floors have been maintained as hotel rooms or apartments. The principal ground floor facade is broken into the center hotel entrance, flanked on the south by a stairwell to the basement and an entrance to a retail shop. This organization has remained constant, with a realty firm occupying the northwest corner office from 1911 to the present. Large windows offer visibility from the street and interior lighting. At the street level, symmetrical panels are positioned on each side of the first floor entrances. A row of single casement windows extends across all of the Second Street entrances and provide additional interior lighting. A wooden and glass marquise originally extended out over the hotel lobby entrance. This marquise was later replaced with a canopy extending the full length of the building. The only substantial change to this facade is in the entrance to the southernmost shop, which has been altered with a low orange brick wall, and the doorway moved slightly north. The original wainscot panels are intact behind decorative cut out panels.

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On the northern, or Monroe Avenue facade, the ground floor originally contained the realty office side entrance, kitchen entrance, four large windows and one small window towards the rear. The four large windows were twelve-pane, casement types with a small louvered window at the top. These windows had substantial white lintels. This original configuration has changed, with the realty office entrance having been moved back one opening, displacing a window, and this original doorway and two other large window spaces modified with six-pane windows. The kitchen entrance, which later served an apartment, was removed and a four-pane window substituted in its place. A basement stairwell and railing existed near the street corner on this side, and has been removed.

Separating the ground and second floors, are four courses, or lines, of white brick around both street facades, as well as three lines just below the second story windows. The three upper floors are dominated by window openings with eight per story on each facade. On the west or Second Street facade, these windows are arranged in two pairs in the center of the building, with the remaining four windows separated. On the Monroe Avenue facade, all eight windows are equidistant. All of these windows are one-over-one, double-hung sash, and are ornamented by white brick voussoirs and capped by white lintels with brick keystones. Two courses of white brick form a line just under the fourth floor windows, and the three corners of the building facing the streets have large white quoins.

A metal classical cornice extended out on both the Monroe and Second Street facades, and featured pairs of brackets. This cornice was removed from the Monroe Avenue facade due to structural instability during the 1970s. The Second Street cornice is also showing some deterioration from age. An original fire escape extends down the Monroe Avenue facade of the building.

The east facade or rear of the building consists of several service entrances on the ground floor and multi-windowed upper stories. The ground floor includes three entrances. An entrance close to Monroe Avenue provided access to the kitchen and later apartment area. This doorway has a four-pane sash window set above it. A sash and transom window topped by a pair of double-hung sash windows separates the corner entrance from the rear entrance servicing the hallway. This entrance originally had an upper transom window which has been replaced with decorative brick in alternating, open spaced layers. A single-sash window separates this opening from a double-wide entrance, which opened into the sample rooms. Modern wood panel and glass doors now are set in this entrance. A pair of double-hung sash windows completes the arrangement of openings on this level at the southern end.

The upper three stories all contain nine double-hung sash windows, arranged in a group of three, four, and two separated windows. All window and door openings on this facade are capped by an arch consisting of three rows of brick. A fire escape is present on the southern end of this facade. The main furnace chimney, and a smaller chimney, are present above the structure.

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The south facade consists of only the upper two stories due to the construction of the Majestic Theater, adjacent to the Julian Hotel, in 1913. Seven double-hung sash windows are present on each of these floors. These windows are capped with brick arches similar to the east or rear facade. Towards the Second Street, or front of the building, a large space was originally painted with a Julian Hotel sign. This space has since been painted white, leaving the original border intact.

### INTERIOR

The interior of the Julian Hotel has evolved through many changes, with elements of the Corvallis Hotel mixed with the newest alterations. Perhaps the most intact portion of the ground floor is the lobby. This space retains the original (1910) tile floor with decorative inlays, and wall of wainscot and plaster. Two short walls have been added to break up the spacious feeling of the hotel lobby. The doorway from the lobby to the cigar/barber shop is intact with sidelights and transom. Lobby interior columns are also intact.

Beyond the lobby and tile flooring, which extends to the basement stairwell, little resembles the original configuration. The Monroe Avenue side of the ground floor contained a realty office, dining room, and kitchen from front to back. These rooms were accessed from a hallway extending directly back from the lobby through to the rear entrance.

The dining room measured thirty feet by sixty feet, with an auxiliary half as large. The rooms were paneled with well grained fir to a height of five feet and topped with a massive plate rail. Two large square pillars supported the weight of the heavily beamed ceiling of sheet metal, covered with shades of cream. This blended perfectly with the tinted walls and mission finish of the woodwork. Three large double windows and double doors to the outside, gave ample light.

The dining room and kitchen are now gone, having been replaced by a split level arrangement of realty offices on the lower level and apartments on the upper level. Owner Julian McFadden took over the proprietorship for the hotel in 1919, and sometime in the 1920s, remodeled the dining and kitchen areas into apartments for his family. Although some kitchen and dining areas were no doubt left intact for some time, the arrangements are unclear.

A writing room was placed under the center skylight, or well hole, extending through the center of the upper floors. This room contained a fountain with surrounding palms from the Corvallis Hotel. This fountain was removed.

Filling out the southern portion of the building and facing Second Street, was a confectionary, cigar and barber shop. Behind this shop were four magnificent sample rooms fitted with shelving. These spacious and splendidly lighted rooms were important to the travelling businessman for the display of merchandise.

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Although there is a discussion of a three hundred seat banquet room and a one hundred and fifty seat dining room in a Corvallis Gazette Times article of June 26, 1957, no description of a large banquet or ballroom is made in the full page article on the hotel written upon its opening. The terms banquet and dining room were probably used interchangeably in the early days to refer to the thirty by sixty foot dining room.

Access to the upper floors was gained by a stairwell from the front of the lobby, or by an elevator placed towards the rear of the lobby. Both the elevator and the stairs placed the guest opposite a parlor on each floor. Parlor doorways contained side panels and sidelights similar to the doorway between the lobby and cigar shop. The entire stairwell up to the fourth floor is wainscoted, as are the hallways on the second floor.

Rooms, ninety-six in all, were originally steam heated, with electric lights, telephone, hot and cold running water. Eighteen rooms were provided with baths. All had good beds and substantial furniture. Room arrangement was along the four outer walls, and in a ring around the center well hole, with a hallway providing access to all. Hallways were carpeted. Walls and ceilings were constructed of plaster and lath, and tinted.

Door and window treatment is largely the same on the second and third floors. Door and window mouldings either have plain or flowered mouldings used throughout. Upper corner "ball" designs, ubiquitous in 1890s buildings throughout the state, are present on both floors although are in more abundance on the third floor. Doors on both floors have tall transoms. Doors are of the four panel variety, however, on the second floor, the panels have refined mouldings, and on the third floor are plain cut out panels. Alterations to these floors include filling of the second floor parlor entrance with a counter top and remodeling of six rooms on the second floor, and four on the third floor with modern wood grain paneling, closets, and kitchen fixtures.

The fourth floor was added to the Corvallis Hotel in 1910 as part of the construction for the Julian Hotel. This floor is of similar layout to the second and third floors, including the parlor opposite the elevator and stairs. This parlor has been altered to form an additional apartment. The window and door treatments on this floor clearly separate it from the earlier, lower floors. Transoms are shorter than on the lower floors, and the doors are all five-paneled, bungalow period type, unless they have been subsequently replaced, which applies to only two. Window mouldings are simple, heavy mouldings without floral or ball designs for ornamentation. Five rooms have been remodeled on this floor into modern apartments.

The basement of the Julian Hotel is surrounded by a fully cemented foundation. It provided space for the hotel furnace, laundry, and fruit rooms, toilets and urinals, as well as proposed business rooms. Sometime during the ownership of the Julian by Herbert Van Valin (1946-1957), the slab wood burning furnace was replaced by an oil furnace. A single apartment was later placed in the southwest corner of the basement with access from the Second Street stairwell, or through the interior.

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## SUMMARY

Although the Julian Hotel has undergone a number of changes over the years, much remains of the original fabric and detail, both on the exterior and interior. The exterior is intact with the exception of the southern entrance on Second Street, the cornice above Monroe Avenue, and the changes to window and door openings on the ground level of the Monroe Avenue facade. Here, the changes are largely restricted to manipulating the contents of the openings in the brick wall without changing the wall itself.

Within the interior, the ground floor is substantially altered with the exception of the lobby which has undergone only minor alteration. With a minimum effort this important public space could be restored to its original configuration. Upstairs, the interior is close to eighty percent intact. The only obvious alterations include, modernization of four to six rooms per floor, and changes to the parlors on floors two and four. Structurally, the Julian is a sound building. Four years of neglect has taken its toll on windows and the plaster ceilings and walls.

## 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 checked="" 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 checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1910-11 **Builder/Architect** Elmer E. McClaran

### Statement of Significance (in one paragraph)

The four-story, red brick Julian Hotel is significant to Corvallis because of its role in local commerce, and through its association with Julian N. McFadden, a prominent Corvallis businessman and politician. Additionally, the Julian Hotel is a locally distinctive example of period architecture in the Georgian style. We feel that the building is eligible under criteria "a", "b" and "c".

The Julian Hotel represents an important landmark in Corvallis hostelry and city commerce. The Julian Hotel was remodeled from, and incorporates the Corvallis Hotel. The Corvallis Hotel was built during an important period of city growth and represents the first brick hotel building in Corvallis. The Julian Hotel carried on the tradition of serving the business and social communities established by the Corvallis Hotel, when remodeled in 1910-1911. The Julian served governors, mayors, Oregon Agricultural College presidents and staff, city fathers, students, a statewide business community and local residents, for several decades.

Built and named for Julian Nesbit McFadden, the Julian Hotel is associated with the McFadden family, one of the most influential in the city of Corvallis during its first seventy years of growth. Julian's father, William S. McFadden, was a prominent judge, lawyer, attorney, and mayor during his forty-three years in Benton County. Julian became a conspicuous stockman and businessman, as well as state senator from Polk and Benton Counties. He is responsible for bringing thoroughbred horse racing to Oregon, and established the State Racing Commission, an important Oregon institution overseeing a one hundred million dollar business in the 1980s.

### ARCHITECTURE

Architecturally, the Julian Hotel is representative of the Georgian style. Through the transformation from the Corvallis Hotel into the Julian Hotel, the transition from the Queen Anne or Victorian period to the American Renaissance period of American architecture is embodied. The Corvallis Hotel was representative of the Queen Anne style, highlighted by its octagonal corner tower and cupola. Remodeling of the Corvallis Hotel into the Julian Hotel took place during the American Renaissance period (1890-1915), and borrowed from the Georgian and Colonial characteristics, which saw increased use from 1910 to 1935. The American Renaissance was characterized by a return to the disciplined order based upon classical precedent. It also shows a growing interest in consolidation and economy of effort. Characteristics of the American Renaissance present in the Julian Hotel include monumental scale, smooth dressed brick, Italianate organization, bilateral symmetry and a classic cornice. Reflections of the Georgian/Colonial influence include bilateral symmetry and window decoration with lintels and keystones, and corner building quoins. No other

# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Corvallis, Oregon

Quadrangle scale 1:24000

UTM References

A 

1	0	4	7	9	4	8	0	4	9	3	4	3	3	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

**Verbal boundary description and justification** The Julian Hotel occupies Lot 7 and the north half of Lot 8, Block 5, original town of Marysville. It is also described as Tax Lot 10200, map reference number 11-5-35 D.C.

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

state N/A code county N/A code

state N/A code county N/A code

# 11. Form Prepared By

name/title Robert A. Nisbet Jr., cultural resource consultant

organization private date September 8, 1983

street & number 101 East Logan telephone 503-432-2171

city or town Enterprise state Oregon 97828

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date 2/16/84

For NPS use only

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

Entered in the National Register

Keeper of the National Register

date 3/22/84

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration



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hotel building of similar style or period has been placed on the National Register of Historic Places in western Oregon. Perusal of Willamette Valley cities and towns, indicates that the Julian Hotel is a strong example of the Georgian style within the valley, and without peer, in this respect, among hotel buildings. Oregon, the Willamette Valley, and Corvallis, will be served by the preservation of this example of Georgian architecture which adds to the local and regional diversity of building styles.

Architect Elmer E. McClaran was responsible for numerous architectural works within Oregon during the early part of the twentieth century. His training is unknown at this time. His practice was private, without association with a large architectural firm. His works include both public and private buildings, commercial and residential in nature.

**COMMERCE/THE McFADDEN FAMILY**

The hotel business in Corvallis began in the 1850s with the Corvallis House, a hotel operated by M. H. Bell. This hotel seems to have been the only one in town, and the service was poor, the building ramshackle, and the rooms drafty.<sup>1</sup>

The City Hotel, a large wooden frame building, came into operation in the late 1850s. This building on the southwest corner of Second and Madison Avenue was also operated by Bell. This establishment quickly became a social center of the town, with such events as a benefit ball being held there for the Corvallis brass band.<sup>2</sup> Notable personages, such as George Francis Train, visited the hotel in 1869 and "while residing at the hotel delighted the citizens with his inexhaustible wit and humor."<sup>3</sup> Four years later, the City Hotel burned to the ground leaving a large gap in the hostelry business.

By 1880 several wood frame hotels were operated along Second Street in Corvallis, including the Occidental Hotel, the Vincent House, and I. J. Haskins. Through the 1880s, the Exchange and Hemphill Hotels were added, as well as a Chinese Hotel and washroom on the northwest corner of Jefferson and Second Streets.<sup>4</sup> Of these establishments, the Occidental Hotel grew to prominence as a three-story hotel with verandas for viewing the city and steamwheelers operating on the Willamette River. This hotel was destroyed by fire after the turn of the century.

In 1889, an economic boom began in Corvallis which lasted for three years. Numerous improvements and industries such as a private electric light plant, courthouse, school, street railway, flouring mill, carriage factory and city hall were constructed. Towards the end of this energetic period, in 1892, work had begun on what was to be the first brick hotel in Corvallis, the Corvallis Hotel. Constructed for Mr. M. W. Wilkins, the hotel was nearing completion in late 1892. A Corvallis Gazette newspaper noted, "the galvanized iron cornices for the Corvallis Hotel have arrived. . . the plasterers will begin work next week. Mr. Wilkins expects to serve a grand dinner Christmas Day. . . the first meal served in the grand caravansary."<sup>5</sup> The following week it was reported that a force of

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workmen were using every minute getting the Corvallis Hotel ready for occupancy by Christmas.<sup>6</sup> It was announced that the Corvallis Hotel was to give the supper for the Fireman's Ball on the evening of December 23, and that it would be a grand affair. The local paper noted that Corvallis could point with pride to the substantial improvements made during the year 1892, including an elegant city hall, and the largest hotel building on the west side.<sup>7</sup>

On December 16 it was reported that the formal opening of this magnificent new hostelry would be Christmas Day when a fine Christmas dinner would be served. One hundred persons had made reservations, with room for four times that number. A marine band was hired to give an open air concert in the cupola on the top of the hotel.<sup>8</sup> The following week it was announced that the opening was to be delayed one week due to non-arrival of materials needed to finish the building.<sup>9</sup> When the exact opening of the Corvallis Hotel took place cannot be determined due to a gap in the Corvallis Gazette newspapers in January, 1893.

The Corvallis Hotel did open in early 1893 under the proprietorship of a Mrs. Armstrong. By September of that year, the hotel was fast gaining popularity, and her many improvements were greatly appreciated by the traveling public. The kitchen was placed in charge of a colored cook from Charleston, South Carolina (a novelty in Corvallis), who replaced an "almond eyed son-of-a-pig-tail."<sup>10</sup>

Less than one month later, in October, 1893, it was announced that Mrs. Armstrong was moving out of the Corvallis Hotel due to her loss of money, lack of business, and unfinished condition of the building which, "exposed the midnight slumberer to the elements of this webfoot weather."<sup>11</sup> Armstrong offered to again lease if the building shall be completed. Legal proceedings against Wilkins brought ownership to a joint stock company, the Corvallis Hotel Company, to satisfy the lien and real estate creditors. An estimated \$18,000 in claims were outstanding, while \$2000 was needed to complete the building.<sup>12</sup> After less than a year of operation, the Corvallis Hotel had been vacated due to lack of funds to complete the building. It was to remain unoccupied for nearly ten years. By January of 1902 interest was reported in completing the Corvallis Hotel begun ten years earlier. The Corvallis paper commented "The completion of the building and its conversion into a sightly edifice will add immeasurably to the appearance of the town."<sup>13</sup> In May of 1902 the building was sold at a sheriff's sale to Samuel Swansen of Portland. It was reported that "Corvallis people hope the building which has stood so long as an ugly landmark on Main Street is to be at last completed."<sup>14</sup>

During the summer of 1902, a gang of workmen was employed, installing new iron siding on the south wall and roof, new floor joists, renewing woodwork as was needed, and repairing plaster throughout. A kalsomining finish tinted pink, blue, and green, with halls in cream color, completed the walls. An office in the middle of the west, or Second Street, front was deemed attractive. From a court in the rear of this office, one passed through sliding doors into a superb dining room, with ascent to the upper floors via a spiral staircase off the court. This renovation of the Corvallis Hotel was conducted under the design of a noted architect from Nashville, Tennessee, whose name is unknown.<sup>15</sup>

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In September of 1902, the Willamette Valley Bank opened in the northwest corner of the Corvallis Hotel. One month later, in October, 1902, the Corvallis Hotel was opened to the public under the proprietorship of Mrs. Hammel. The hotel was described by travelers as the best in the Willamette Valley outside of Portland, and possibly superior to all Portland hotels, except the Hotel Portland, in furnishings and appointments. The hotel included sixty-two sleeping rooms, an office, writing room, three large sample rooms, dining room and kitchen. The writing room contained a fountain surrounded by palms. The dining room was pink with oak chairs, and lighted by electric chandeliers with shades. Upstairs halls had red carpets, easy chairs, and expensive couches, with Wilton velvet carpets in the parlors. Rooms were appointed with Brussels carpets, iron and brass bedsteads, and bureaus and dressers of polished white maple. Hot and cold water was available on every floor.<sup>16</sup>

For the next several years, the Corvallis Hotel was successfully operated by Mrs. J. C. Hammel, catering to traveling businessmen and the community alike. In the year 1907, Julian Nesbit McFadden purchased the property and retained Hammel as manager. By 1909, proprietorship had changed hands to Mr. Charles L. Baker, who had financed the building of the Smeede Hotel, in Eugene, in 1884 and 1885.

Julian Nesbit McFadden was born in Corvallis on August 27, 1874, the son of William S. and Mary Lane McFadden. His father, referred to as Judge William S. McFadden, was born in Pennsylvania and studied law there, being admitted to the bar in 1872. Judge McFadden married in 1873, and in May of that year moved to Benton County, Oregon, opening a law office in Corvallis. Over the next forty years Judge McFadden's ability in his profession was widely recognized and became one of the best known attorneys of the Pacific Northwest. His broad experience and high professional standing led to his selection for public office, serving as district attorney, Benton County judge (1878-1882), and mayor of Corvallis (1894-1895). A stalwart Democrat, McFadden was the leader of the ranks of the party. Judge McFadden passed away on April 30, 1916, leaving six children. McFadden's obituary stated that "no man has ever been more closely identified with the affairs of Benton County."<sup>17</sup>

Julian McFadden attended Oregon State College for two years, obtained a teachers diploma from Oregon College of Education, and in 1897 graduated from the University of Oregon Law School. He was admitted to the bar one year later and practiced law with his father in Corvallis until 1902. At this point, Julian's interest in farming and livestock operations took precedence over a legal career. He borrowed the money necessary to buy a five-hundred acre farm north of Corvallis, which served as the site for his horse, sheep, and farming interests. Julian later combined a slaughter house and retail meat market chain with his livestock business.

In April of 1910, McFadden announced that the Corvallis Hotel was to be enlarged and made modern. McFadden proposed to make the coming of a new hotel to Corvallis unnecessary by expending \$20,000 improving the existing hotel. A

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fourth story was to be added and the inside made thoroughly modern. The Corvallis Hotel was to be made a building to answer to every need of the city for some time to come.<sup>18</sup> A new front was to be put in and the inside remodeled with twelve or fifteen rooms with baths.<sup>19</sup> In August of 1910, the Corvallis Hotel was closed until repairs were finished, which was estimated at taking two months. During the remodeling, McFadden was said to have personally paid the brickpayers in gold coin each Saturday.<sup>20</sup>

On January 15, 1911, the Julian Hotel was opened with a Sunday evening banquet. A large number of the city's citizens were greeted by lessees Mr. and Mrs. C. L. Baker, and Mr. Gerhard, along with Mr. and Mrs. Julian McFadden. The dinner, augmented by cut flowers and a six-piece orchestra, was described as the most elaborate ever served in Corvallis. After dinner a complete tour of the newly remodeled hotel was given, with fifty guests residing for the evening.

The Weekly Gazette Times covered the hotel opening with a series of articles covering an entire page. The first four-story brick building in Corvallis gave the city its most magnificent business structure and filled the city's greatest need. Cost estimates varied from \$45,000 to \$60,000 for the renovation. Corvallis was extremely appreciative to Julian McFadden for financing the thoroughly modern hotel, one that would be credit to any city of the State. Nearly two full length columns go on to praise J. N. McFadden and his contribution to the community.<sup>21</sup> The Portland Oregonian newspaper also covered the opening of the hotel, describing the Julian as one of the finest in Oregon outside of Portland.<sup>22</sup>

The Julian Hotel continued the tradition of serving both the business and social communities that the Corvallis Hotel had established. The newly modernized hotel, under the ownership of one of Corvallis' most prominent citizens, offered even greater service to the Corvallis community. In April of 1911, Oregon Governor Oswald West, met with Governor Joseph V. Folk of Missouri for a tour of Oregon Agricultural College. The two were entertained at a private banquet at the Julian Hotel during the visit.<sup>23</sup> When lawyer H. Wilkins returned to Corvallis after finishing law school, his father, S. N. Wilkins, held a banquet at the Julian which included some of the city's most influential citizens. Present for the occasion were Corvallis Mayor Yates, Oregon Agricultural College President W. J. Keer, W. S. McFadden, Mark Weatherford, Bushrod Wilson, and others.<sup>24</sup> In April of 1912, an excursion of Oregon and Portland businessmen, including one hundred and twenty-five of the state's most influential people, arrived by train to inspect the agricultural school. This group was entertained throughout the visit at the Julian Hotel, and later highly complimented the Julian for the fine treatment it received.<sup>25</sup> Numerous Oregon Agricultural College clubs met off-campus at the Julian for dinners and meetings.

When the Majestic Theater opened adjacent to the Julian Hotel on August 5, 1912, the combination of the two establishments further enhanced the social value of the Julian. The 800 seat theater and picture house hosted international violinists, opera stars, vaudeville acts, college plays, local choruses, and bands. The Julian housed many of these entertainers and was the place for after theater socializing.

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Through the 1910s and 1920s, the Julian Hotel served the Corvallis community and its owner Julian McFadden as his business interests grew. A continuing attraction with horse racing lured Julian to the race course in Juarez, Mexico in 1916. Here he learned the rules of the thoroughbred horse racing game, returning to Corvallis with a five horse stable transported by railroad express car. This stable was unloaded with flair on Sixth Street in midtown Corvallis and led on foot the final two miles to the McFadden farm. For the next twenty years these festive homecomings attracted huge crowds and noisy welcomes. Soon the McFadden farm was transformed into Oregon's finest commercial thoroughbred breeding and training center -- Pleasure Acres. Pleasure Acres blossomed with a ninety-stall training stable, a one-eighth mile indoor exercise tract and a half mile race track. Oregon bred runners off the McFadden ranch raced with sustained success against the best throughout America, Canada, and Mexico for the next twenty years. The farm and the downtown Julian Hotel became a place for picnics, politics, and parties.

With the rapid expansion of motor car travel, out of town visitation to Corvallis rose at such a rate that by 1924 demand had built for another hotel. The city claimed it was losing \$100,000 in business a year by not catering to the wants and needs of traveling men.<sup>26</sup> This need led to the construction and opening of the Hotel Benton on June 1, 1925. Several years later, in 1928, the new Corvallis Hotel was opened one block south of the Julian, splitting the hotel trade three ways.

A Democrat, McFadden was elected state senator from Benton and Polk Counties in 1933. During the 1933/1934 term as state senator, McFadden maintained his office at the Julian Hotel, and no doubt received many important local and state citizens at the hotel and Pleasure Acres. During the 1933 Legislative Session, McFadden pushed through the law which legalized parimutuel betting on dog and horse races. He also established and became first chairman of the State Racing Commission, a position in which he served six years. McFadden is remembered as the "father of horse racing" in Oregon, and is honored each year with the running of the McFadden Memorial race during the Oregon State Fair.

By the latter part of the Depression, in 1938, business had slacked off for the Corvallis hostelry businesses to the point that the Julian Hotel was closed. Four year later, with the opening of World War II, came an influx of soldiers to Camp Adair north of Corvallis. To cater to the needs of thousands of soldiers visiting family and friends in Corvallis, the hotel was reopened during the war years. In April of 1946, McFadden sold the hotel to Herbert Van Valin. Seven years later, on August 29, 1953, Julian McFadden died of heart failure in Corvallis. Van Valin operated the hotel until 1957, after which a succession of owners operated the hotel through the 1960s and 1970s. By the 1970s the property was known as the New Julian Apartment Hotel. In 1976 the building was placed on the Oregon Inventory of Historic Sites and Buildings by Stephen Dow Beckham. In 1979 lack of investment capital closed the Julian as a residential structure, with the ground floor spaces occupied by King's View Realty and various retail stores. This is the current status of the building today.

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- 19 Weekly Gazette Times, July 1, 1910, p. 7.
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- 22 Weekly Gazette Times, January 16, 1991, p. 2.
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Page 1

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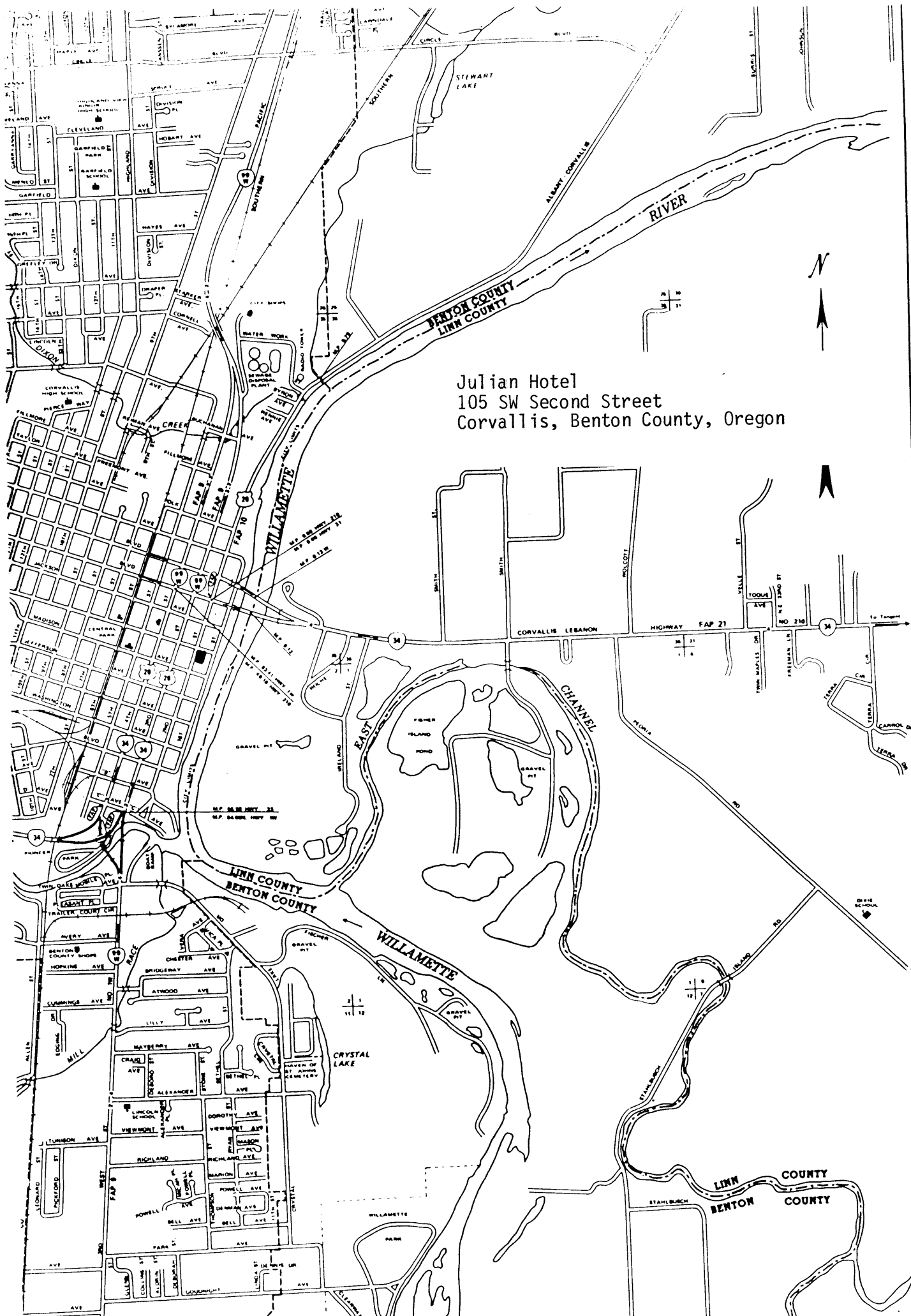
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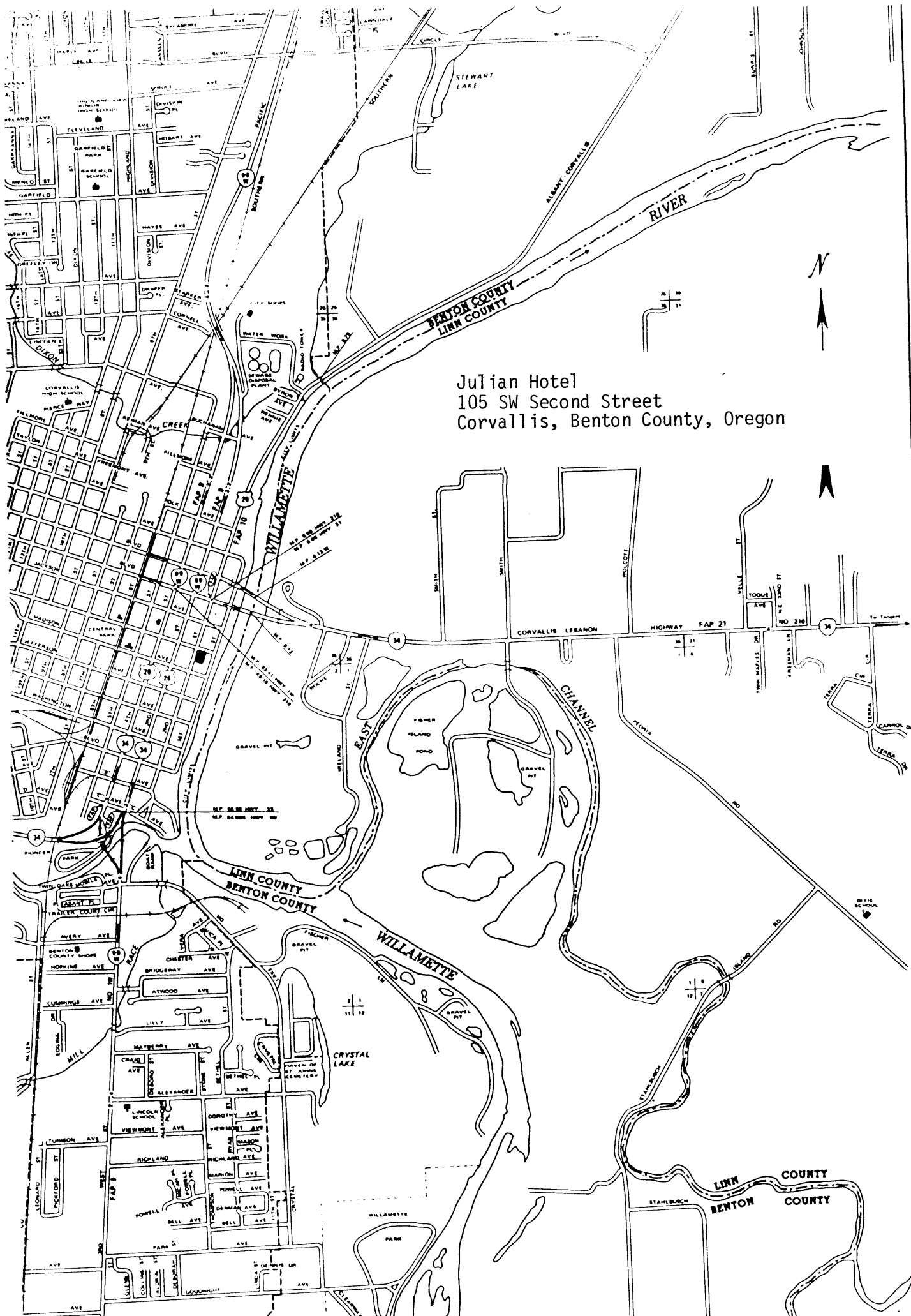
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Julian Hotel  
105 SW Second Street  
Corvallis, Benton County, Oregon







Hotel Corvallis  
105 S.W. Second Street  
Corvallis, Benton County, Oregon  
north and west facades  
1903

Harland Pratt  
212 N.W. 28th  
Corvallis, Oregon  
no negative number

1 of 11



Hotel Julian

105 S.W. Second Street

Corvallis, Benton County, Oregon

north and west facades

1912

Oregon Historical Society

Portland

Negative number 67148

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Hotel Julian

105 S.W. Second Street

Corvallis, Benton County, Oregon

north and west facades

1983

Robert A. Nisbet, 101 E. Logan

Enterprise, Oregon 97828

negative number 3-14.

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Hotel Julian  
105 S.W. Second Street  
Corvallis, Benton County, Oregon  
West Facade  
1983  
Robert A. Nisbet, 101 E. Logan  
Enterprise, Oregon 97828  
Negative number 3-17.

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Hotel Julian  
105 S.W. Second Street  
Corvallis, Benton County, Oregon  
north facade  
1983  
Robert A. Nisbet, 101 E. Logan  
Enterprise, Oregon 97828  
negative number 3-16.



Hotel Julian  
105 S.W. Second Street  
Corvallis, Benton County, Oregon  
East Elevation  
1983  
Negative in the possession of  
Robert Nisbet, 101 E. Logan  
Enterprise, Oregon 97828

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Hotel Julian  
105 SW Second Street  
Corvallis, Benton Co., Oregon  
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Interior view, lobby, February, 1984  
Negative: King's View Realty  
150 SW Monroe, Corvallis, OR 97339



Hotel Julian  
105 SW Second Street  
Corvallis, Benton Co., Oregon

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Interior view, lobby, February, 1984  
Negative: King's View Realty  
150 SW Monroe Ave.  
Corvallis, Oregon 97339





Hotel Julian  
105 SW Second Street  
Corvallis, Benton Co., Oregon

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Lobby view of clerk's desk  
and tile floor, February, 1984  
Negative: King's View Realty  
150 SW Monroe, Corvallis, OR 97339



Hotel Julian  
105 SW Second Street  
Corvallis, Benton Co., Oregon

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Upper level hallway, February, 1984  
Negative: King's View Realty  
150 SW Monroe, Corvallis, OR 97339



Hotel Julian  
105 SW Second Street  
Corvallis, Benton Co., Oregon

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Detail, upper level door frame  
February, 1984  
Negative: King's View Realty  
150 SW Monroe, Corvallis, OR 97339