

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

HIST. NAME: Fairmont Hotel
COMMON NAME: Evergreen Apartments
ADDRESS: 1908-1932 Northwest 26th Avenue
CITY: Portland
OWNER: Martin, Donald J. II & Kreiger,
Margaret M.
ADDRESS: c/o Madden, Myrno A. & Olive E.,
34004 SE 34th Street, Washougal, WA 98671

DATE OF CONSTRUCTION: 1904
ORIGINAL USE: Domestic: multiple dwelling
PRESENT USE: Domestic: multiple dwelling
ARCHITECT:
BUILDER:
THEME: Culture: 20th C. Arch./Commerce
STYLE: Vernacular/Italianate

T/R/S: T1N R1E S29
MAP NO.: 2826 TAX LOT:
ADDITION: North Portland
BLOCK: Block 12 LOT: Lots 2-6
ZONE: C2
ASSESSOR NO.: R612701580

RESOURCE TYPE: Hotel
CONDITION: Fair
MOVED (DATE): No

OLD ADDRESS: 404 26th Street North
RANK: National Register

PLAN TYPE/SHAPE: E-shape
FOUNDATION MATERIAL: Unknown
ROOF FORM & MATERIALS: Flat
WALL/FRAME: Wood frame

NO. OF STORIES: 2
BASEMENT: No

PRIMARY WINDOW TYPE: 1/1 & 8/1 double-hung wood sash
EXTERIOR SURFACING MATERIALS: Stucco; shingles, wood

DECORATIVE FEATURES: Flat roof with projecting cornice; two pairs of simple brackets define entry pavilion on south and west elevations; transoms over doors; front porch recessed the length of south and west elevations; boxed porch posts with caps supporting boxed cornice; wood graining detailing.

EXTERIOR ALTERATIONS/ADDITIONS: Transoms over doors filled with wood; first floor exterior stucco (originally shiplap siding); solarium glass panes removed from between first floor posts.

NOTEWORTHY LANDSCAPE FEATURES: Building set flush to sidewalk; cherry trees along parking on south elevation.

ASSOCIATED STRUCTURES: None.

SETTING: The building is set at the corner of NW Upshur Street and Northwest 26th Place, a quiet two-way arterial. The corner lot is a moderately sized parcel and is in a primarily industrial neighborhood.

RECORDED BY: Donovan and Associates
Prohaska and Associates

SHPO INVENTORY NO.:
DATE: Spring, 1993
NEGATIVE NO.: Roll 1 #18

5837

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STATEMENT OF SIGNIFICANCE

Architectural: Listed on the National Register of Historic Places
(See *National Register Nomination for more detailed information.*)

Fairmount Hotel: The structure (currently Evergreen Apartments) was originally the Fairmount Hotel and was constructed with the express intention of housing visitors to the Lewis and Clark Centennial Exposition and Oriental Fair of 1905. While the fair buildings were intended to be temporary, and indeed, have proven to be so, the hotel was a permanent structure. It advertised itself as "modern," but was in fact similar in construction method and style to much of the utilitarian building being done in Portland during this time. It is noteworthy mainly because it is the only building closely associated with the Exposition which remains on its original site, immediately adjacent to the main entrance of the fairgrounds.

The Exposition observed the centenary of the transcontinental exploring expedition to the Pacific led by co-commanders Meriwether Lewis and William Clark, and was intended to promote interest and growth in Portland; although funded in part by the Oregon legislature and the federal government, it was essentially a commercial venture. Thus the Fairmount, as a commercial structure, is functionally related to the fair in addition to being physically adjacent to it and advertised as being part of it. Attention has been drawn to the Fairmount through renewed interest in the fair on the part of the public. An article in The Oregonian's Northwest Illustrated Magazine in August of 1979 discussed the fact that the Fairmount Hotel is the only building associated with the fair on its original site, and the Junior League of Portland's exhibition in the Architectural Preservation Gallery on amusement parks in Portland History gives prominent display to photographs of the hotel in its original environment and as it stands today. The present inhabitants are familiar with, and interested in the building's history, and proud of it, as is the strongly organized neighborhood surrounding it. There is a large public concern for any possible measures which would add to the public's association of this building with the fair itself, and hence its preservation as a continuous provider of housing for persons of middle and lower income.

The Exposition was dedicated to the westward explorations of the previous century. Lewis and Clark had, by expanding knowledge of the western expanses of our continent a hundred years previously, keyed the interest and energies of the nation in physical westward expansion. The promoters of the fair hoped to (and in fact succeeded in) rekindling this kind of energy in expanding the commercial horizons of Portland and Oregon.

As a successful commercial venture, perhaps increases in population, business income, and physical industrial plants might by monument enough. But it is instructive to note that the Exposition was intended nominally to commemorate the explorations of Lewis and Clark. It certainly made money for its instigators: A profit of \$111,456 went to the Exposition Association, which then refused to fund public or community purposes. This profit was in addition to hidden benefits garnered by land speculation and transportation monopolies fed by the 2.5 million visitors to the fair in its four and one-half months of existence.

The city of Portland did buy the Western Forestry Center from the Exposition Association, along with two acres of ground, but when that burned to the ground in 1964, nothing remained of the ephemeral memorial to Lewis and Clark that had been hoped for by the citizenry in 1905. Several other buildings from the fair remain in existence, but have been moved away from the site, and hence lost their relationship with its meaning. The replica of Abraham Lincoln's home now maintains a precarious existence in Southwest Portland, empty and decaying. Several smaller

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buildings have been moved to urban and suburban locations, radically modified and used as private residences.

In addition to its relationship to the Lewis and Clark Exposition, the Fairmount is a building deserving in itself of preservation. While not of unusual architectural merit, the Fairmount Hotel is a well-preserved example of a style common to this period. Its exterior and interior spaces show an awareness of the special needs for covered space and natural lighting in a cloudy climate. In addition, simple buildings for working class people tend not to be preserved without special attention, and this tendency has led to increasing scarcity of what was once common. The Fairmount's pleasant, high ceilinged spaces, and ability to become inexpensive inner-city housing for lower income people while preserving the building essentially in its present form, make it worthy of preservation as part of Portland's and Oregon's heritage.

OTHER SOURCES: National Register Nomination, Fairmount Hotel.

Historical: The property is associated with the following Portland families or businesses: B.M. Lombard and Caroline, Ballis and Beno, B. & B. Realty, Charles and Flora Feldenheimer, Portland Investment Company, Jerry and Pauline Codekas, Hugh and William Maddison, and Carman and Ethel Ryles.

PROPERTY OWNERSHIP HISTORY

1903	J. Evertte Fenton sold the parcel to B.M. Lombard and Caroline.
1910	B.M. Lombard and Caroline sold the parcel to Beno and Ballis.
1916	Beno and Ballis sold the parcel to B. & B. Realty.
1924	Charles and Flora Feldenheimer sold the parcel to the Feldenheimer Investment Co.
1933	B. & B. Realty sold the parcel to the Portland Investment Company.
1937	The sheriff owned the parcel until it was sold to the Portland Investment Co.
1937	Portland Investment Co. sold the parcel to Jerry and Pauline Codekas.
1941	Jerry and Pauline Codekas sold the parcel to Hugh and William Maddison.
1941	Hugh and William Maddison sold the parcel to Carman and Ethel Ryles.

OWNERSHIP HISTORY

B.M. Lombard (ca. 1867-1920) was born in Galesburg, Ill. ca. 1867. His father founded Lombard College in the mid-west which became the principal college in the region. B.M. graduated from the Naval Academy at Annapolis and then served two years in the service. He moved to Portland in 1887 and later graduated from the University of Oregon's law school. Lombard served in the Spanish-American War and then returned to Portland.

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Lombard was active as a developer and owned valuable property in downtown Portland. He platted many residential areas and was known as the largest owners and platters of residential property in the history of Portland at the time of his death. Lombard married Caroline Sloane of New York in 1904 and the family lived in Portland until 1914 when they moved to California.

Louis P. Beno (d. 1926) a native of Idaho, came to Portland with his parents in 1871. Louis became a prominent merchant and real estate man. In 1886 he purchased, together with his uncle, M. Beno, the Hackney & Stemme grocery store. Around 1890 he entered a partnership firm of Beno & Ballis, a tea and coffee business. At the time of his death in January, 1926, Louis was survived by his wife (Bertha Brotefuhr Beno) and two brothers (Charles A. Beno of Council Bluffs, Iowa; and Victor H. Beno of Rodondo Beach, California).

William Ballis (1873-1929) was born in 1873 in St. Louis, Missouri. William moved to Portland in 1887. He was associated with a Portland real estate firm, Wakefield, Frica & Company, and was the vice-president of that firm for 19 years. William was a member of the Elks and the Auld Lang Syne Society. He resided at 856 Northrup Street at the time of his death in August, 1929. William was survived by his wife (Bertha B.), a daughter, a son, a sister (Mrs. Eva Ballis Douglas of Portland), and a brother (Reverend Eugene A. Ballis of Seattle). No other biographical information is known at this time.

Bertha B. Ballis (1878-1966) was born on November 23, 1878, in Portland. She was a member of the First Presbyterian Church, the Portland YMCA, the Traveler's Aid and the Sons & Daughters of Oregon Pioneers. She resided at 13007 NE Glisan Street at the time of her death in October, 1966. Bertha was survived by a daughter (Mrs. Edouise B. Starkie of Carlsbad, California), a son (William B. Ballis of Ann Arbor, Michigan), three grandchildren, and four great-grandchildren. No other biographical information is known at this time.

OTHER SOURCES: Oregonian, August 16, 1929, p.10; October 13, 1966, p.41 C2.

B. & B. Realty: No biographical information known at this time.

Charles Feldenheimer was born in Germany and came to the United States in 1869 from Missouri. He moved to Portland in 1899 when he started in business with his brother Albert. The brothers founded a successful jewelry store. Charles was an active member of the Portland Hunt Club and was also a member of the Shriners, Scottish Rite, Elks Lodge, Temple Beth Israel and the Chamber of Commerce. He was married to Flora. The couple had two children.

SOURCES: Oregonian, 9 May 1939.

Portland Investment Company was a real estate company. Harris A. Caraplis was the secretary in 1938. The company was located at 418 SW Washington Street. No biographical information known at this time.

Anna B. and Basil "Gus" Codekas were an enterprising couple investing and running several successful businesses over the course of their lifetime. Gus Codekas immigrated from the islands of Crete, Greece in the early 1880s initially settling in Astoria. He and Anna married in 1883. Anna Herb Codekas was from Forest Grove. The Codekas family apparently moved to Portland circa 1913, not associated with any particular business enterprise. Gus worked for Andros and

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Calley Company in 1921-22 and then was employed at the Union Fish & Poultry Company in 1925. The Codekas managed, owned, and lived at the nearby Upshur Apartments and owner of the Parkview Confectionery. Anna Codekas built the garage and commercial building in 1925 and sold it in 1929.

Gus died in 1936 about five years after the death of his wife. The April 13, 1936, *Oregon Journal* memorializes Gus stating that, "In Portland he was actively engaged not only in affairs of the Greek community but in civic and business circles. He was in the mining and investment business for a number of years." The Codekas were prominent members of the Greek community in Portland.

OTHER SOURCES: Portland City Directory, 1925, 1926, 1930.

Hugh and William Maddison: No biographical information known at this time.

Carman and Ethel Ryles:

ARCHITECT: Unknown at the present time.

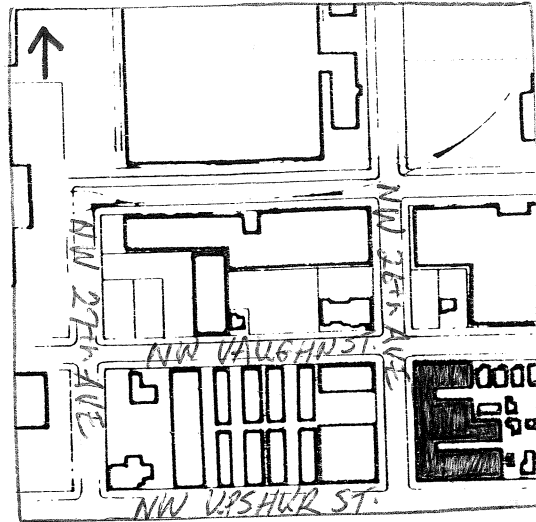
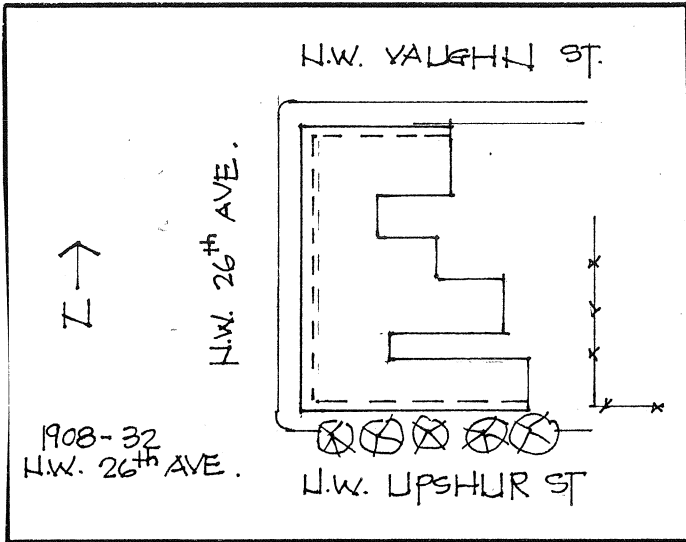
Sources: Ticor Title Company Records
Multnomah County Tax Assessor Records
City of Portland Building Bureau
Portland City Directories
Portland Block Books

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Historic
Resource
Inventory
CITY OF PORTLAND, OREGON



2-909-02561

2561-2585 N.W. Upshur Street

North Portland, Block 12, Fraction of Lot 1, Lots 2-6
QUARTER SECTION MAP #: 2826
Northwest District Association

ORIGINAL NAME: Fairmount Hotel
OTHER NAMES: Evergreen Apartments

ORIGINAL FUNCTION: Hotel
OTHER FUNCTIONS: Apartment House

DATE BUILT: 1905

STYLE: Streetcar Era Apartments

TAX ASSESSOR'S ACCOUNT #: R-61270-1580
ZONING: C2

Rank II

DESIGNATION: National Register recommendation

SPECIAL FEATURES AND MATERIALS:

Flat roof with box cornice. Wooden quoins at corners of second story.
Projecting second story over encircling porch with square posts.

SPECIAL F/M - ORIGINAL REMOVED:

Solarium panels enclosing porches and original round arches over main entry openings have been removed. Original exterior finishes have been removed, stuccoed over, or replaced by shingles.

AREAS OF SIGNIFICANCE: Architecture, Development, Exploration, Commerce

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Architecture, Development, Exploration, Commerce: The Fairmount Hotel is the only remaining structure on its original site that is closely associated with the Lewis and Clark Centennial Exposition and Oriental Fair of 1905. Conceived as a celebration of the centenary of the transcontinental expedition of Meriwether Lewis and William Clark, the Exposition was also intended to promote Portland's commercial and industrial growth. The Fairmount Hotel was built in 1905 to house visitors to the Exposition, and was advertised as a part of it. Because of its location--adjacent to the east entrance to the fair grounds--it was a highly successful commercial venture.

Unlike most of the buildings associated with the Exposition, the Fairmount Hotel was a permanent structure, and thus saw the transformation of the Guilds Lake area from swampland to fairground to industrial center, just as the Exposition's promoters had hoped. Although not outstanding architecturally, the building is an example of a common commercial style of the period, and has survived the rapid industrialization of its neighborhood.

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

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

Webb, Pamela, National Register of Historic Places Nomination Form for Fairmount Hotel, Portland, 1980.

WILLAMETTE WEEK, August 25-31, 1981, pp. 1-2.

Fairmount Hotel, photographs, OHS Collection.

Present owners, as of May 1981: Bank of Olympia
MAILING ADDRESS: c/o Naideen Leavens, 2336 N.W. Quimby Street, Portland
97210

No Preservation Funding

Negative: 744-11

Score - Design/Construction: 6
Score - Historical: 20
Score - Rarity: 10
Score - Environment: 2
Score - Integrity: 8
Score - Intrinsic: 20
Score - Contextual: 20
Score - Total: 90