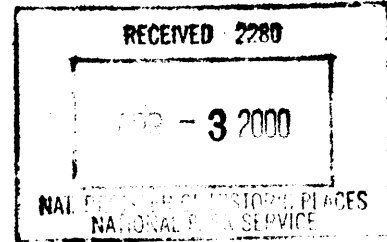


United States Department of the Interior
National Park Service



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**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Fairmount Hotel
other names/site number Fairmount Apartments, Evergreen Apartments

2. Location

street & number 1920 NW 26th Avenue (also called 2561-2585 NW Upshur Street) not for publication
city or town Portland vicinity
state Oregon code OR county Multnomah code 051 zip code 97210

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] March 20, 2000
Signature of certifying official/Deputy SHPO Date

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 for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

[Signature] 5/5/00
Signature of Keeper Date of Action

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National Register of Historic Places
Continuation Sheet

Section number 3 Page 1

FAIRMOUNT HOTEL (1905)
1920 NW 26th Avenue
Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE:

The Fairmount Hotel is located at 1920 NW 26th Avenue in Portland. The building has three street elevations on NW 26th, NW Upshur and NW Vaughn Streets. The Hotel occupies a little over a ½ acre on Lots 2-6 of Block 12 of North Portland. This area of Portland is a rapidly developing, mixed-use neighborhood.

The Fairmount Hotel is two-story wood frame, finished with stucco on the first floor and wood shingles on the second floor. This hotel rests on a concrete foundation and is capped with a flat roof. Decorative elements include: wooden quoins at the corners of the second floor, flat roof with simple cornice, first floor porch encompassed within the main roofline, eight-light three-panel doors, pyramidal skylights. A primary north/south wing and three east extending wings creating courtyards in between them create the “E” shaped footprint. This footprint divides separates two courtyards at the rear of the building.

The primary elevation on NW 26th is a symmetrical front with slightly projecting portico emphasized by quoins at the second story and decorative eave brackets. The second story of the building projects over the first floor, on the north, west and south elevations. Historical photos from the Exposition show glass doors, in between simple columns, enclosing the first floor creating a solarium. First floor units opened out into the solarium area providing private entrances. Windows throughout the building are a variety of single or double 8/1 double-hung windows are single or triple windows of 8/1 flanked by 4/1 double hung windows. Exterior doors to the building are eight-light three-panel wooden doors.

Originally constructed with 150 rooms, with suites on the first floor and single rooms on the second, the Fairmount Hotel today has 79 rooms. The downstairs apartments have exterior access to the porch or courtyard, as well as interior access through the central hall. Many of the upstairs single rooms have been combined to provide greater living space and today still have shared bathrooms. Walls in public spaces are painted beaded wainscoting. Door and window surrounds are simple, as is the interior staircase. On some apartments original five-panel doors

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Continuation Sheet

Section number 3 Page 2

are intact. Original transoms are still in place and simply blocked. Steel and glass skylights originally lit the interior hallways. The skylights are still in place but have been painted over.

Changes to the building include a change from cedar siding to the current exterior materials that may simply have been installed over the original. The first floor solarium doors were removed. On the interior, room configurations have changed, as have the furnishings and finishes within the apartments. The large central hall on the second floor originally had a light well open to the first floor, which was removed in the 1980s to meet fire codes.

The history of the Fairmount Hotel begins with the Lewis and Clark Centennial Exposition. The Exposition was a major event in the history of Portland and the entire region, drawing attention and visitors from across the nation, and exhibitors from 21 countries. The Exposition was intended to commemorate important historical events of national importance. However they were developed by businessmen who saw them as vehicles for promotion and advertisement. During the last decade of the 19th century and the beginning of the 20th century these fairs were extremely popular. The Lewis and Clark Exposition is important as the first such fair on the West Coast.

With the support of the Oregon Historical Society and funding from the Oregon legislature, the idea became a reality. After much debate, a 400-acre area just northwest of Portland known as Guild's Lake was selected for the site. The buildings were designed in the "Spanish Renaissance" style, but they were intended to be temporary.

Built on speculation specifically to cater to Lewis and Clark Exposition visitors, the Fairmount Hotel had the advantage of being located directly across the 26th Avenue entrance to the Exposition. According to a 1905 advertisement in the Lewis and Clark Journal, the Fairmount Hotel boasted 150 rooms, both singles and suites, with rates starting at a dollar a day. The building was modern and "absolutely fireproof." It was equipped with gas and electricity, electric calls bells, telephones, and modern baths. Each room was furnished by the Meier & Frank Department store. The first class dining room that could seat 1000 people charged 35 cents a meal.

With the end of the fair, and the demolition of the fairground the Fairmount likely lost its desirability as accommodations, it was located far from the city center, on a barren, swampy ground. Some time between 1905 and 1925, the Fairmount Hotel became a rooming house and still serves that function today. The current owners intend to restore the building back to the

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Continuation Sheet

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original appearance in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The building is proposed for listing in the National Register under criteria "A" and "C". The building is proposed as eligible under criterion "A" for its association with the Lewis and Clark Exposition of 1905. The Fairmount Hotel was constructed directly across 26th Avenue from the entrance to the exposition. The hotel served as lodging for the middle to upper middle class by offering the most modern conveniences and furnishings. Under criterion "A", the Fairmount Hotel is one of few remaining buildings that were constructed specifically for the Exposition and remains in its' original location and largely intact. Under criterion "C" the Fairmount Hotel stands as one of the few remaining permanent buildings associated with the Lewis & Clark Exposition, as an unusual example of early 20th century wood-frame commercial architecture.

Fairmount Hotel
Name of Property

Multnomah, OR
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)
 private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)
 building(s)
 district
 site
 structure
 object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/hotel

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals:
Colonial Revival
Late 19th and 20th Century American Movements:
Craftsman

Materials
(Enter categories from instructions)

foundation CONCRETE
walls WOOD: Shingle
STUCCO
roof ASPHALT (not visible)
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**United States Department of the Interior
National Park Service****NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**Section Number 7 Page 1Property Name Fairmount Hotel County and State Multnomah, OR**NARRATIVE DESCRIPTION****Summary**

The Fairmount Hotel is located at 1921 NW 26th Avenue (2561-2585 NW Upshur Street), in the Portland neighborhood historically known as Slabtown. The building is a two story, wood frame, vernacular Colonial Revival style hotel with an "E" shaped footprint. The foundation is concrete. The walls are finished with stucco on the first story and wood shingles on the second story, and trimmed with wood quoins. The roof is flat, with a simple wood cornice. A recessed porch with simple posts and rails wraps around three sides of the building. To the rear of the building are two courtyards. The style of the doors and the interior detailing of the building reflect the Craftsman style, which was in vogue at the time the hotel was constructed. The hotel is located in a dense, mixed-use section of northwest Portland which is home to light industrial, commercial, and residential properties. The building faces 26th Avenue, and extends from Upshur Street to Vaughn Street. It takes up its entire urban parcel with no setback. The Fairmount Hotel is in need of restoration, but it retains a high degree of historic integrity, and has undergone few irreversible alterations.

Setting

The Fairmount Hotel is located in a rapidly developing, mixed-use neighborhood of northwest Portland. It occupies approximately .6 acre, on an "L" shaped parcel, located on the western end of a block. It has three street-front elevations, on Upshur Street, Vaughn Street, and 26th Avenue, with no setback from the sidewalk. The primary entrance is located on 26th Avenue. While Upshur Street and 26th Avenue are relatively quiet, mostly residential streets, Vaughn Street is a major thoroughfare with heavy traffic. North of Vaughn, the character of the neighborhood becomes more industrial.

The lot on which the Fairmount Hotel sits slopes gently downward from the south to the north. To the north and east of the building, the land continues to slope very gradually to the edge of the Willamette River. To the south and west of the building, the neighborhood gradually gains elevation before hitting the steep Tualatin Mountains.

The surrounding neighborhood, formerly mostly residential, is undergoing intense development, and in the process becoming more upscale. New townhouses have been constructed immediately to the east of the Fairmount, and the apartment building directly across 26th Avenue from the Fairmount is currently undergoing restoration. There is a mix of uses in the neighborhood, with warehouses, small industrial buildings, and commercial buildings scattered through what is more and more a tightly packed residential area.

Exterior

The Fairmount Hotel rises from a concrete foundation as a two-story mass of wood-frame construction with a flat roof. It has an "E"-shaped footprint, with a north-south main wing and three additional wings

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CONTINUATION SHEET**

Section Number 7 Page 2

Property Name Fairmount Hotel County and State Multnomah, OR

NARRATIVE DESCRIPTION (cont.)

extending to the east with courtyards between them. The primary elevation faces west on NW 26th Avenue. The building occupies its entire lot, with no setback or landscaping on any of its three street-facing elevations. As the lot slopes gently down to the north, the foundation is exposed, until, at the north side of the building, the first story is approximately five feet above the sidewalk level. The porch skirting, which is wood but not original, hides the foundation.

The hotel is clad on its first story in pebbled stucco, on its second story in wood shingles. The corners of the building and the porticos on the west and south elevations are set off by wood quoins on the second-story. Originally, the entire building was clad with lapped cedar siding, which is probably still present under the existing siding. The owner intends to strip off the shingles and stucco and restore the lapped siding.

The primary entrance, on the west elevation, and the secondary entrance, on the south elevation, are both centered under slightly projecting porticos, which are set off by quoins on the second story and paired brackets at the eaves. Originally, these porticos were further defined by decorative wood arches over the entrances, and parapets that extended above the roofline.

A recessed, one-story porch encircles the north, west and south sides of the building. Most of the apartments on the first floor have doors which open to this porch. It is approximately six feet deep, and provides a continuous covered walkway around three sides of the building. The porch roof and second story overhang are supported by square posts with simple capitals and a simple cornice. The porch deck is original tongue and groove, painted wood. The rail on the north side of the porch may be original, with closely spaced square balusters and a plain rail. The remainder of the porch rail has been replaced, and has widely spaced balusters. Nine sets of stairs lead from the sidewalk to the porch on the north and west elevations, while the south elevation is at street-grade level. Historic photographs show solarium panels enclosing at least part of the porch at the time of the Lewis and Clark Centennial Exposition.

Fenestration is symmetrical on the primary (west) elevation, asymmetrical on all other elevations. First-story windows are set singly and in sets of two and three. They are all original, the single and double windows being 8/1 double-hung sash, the triples 8/1 sash flanked by 4/1 sash. The second-story windows are original 1/1 double-hung wood sash set singly and in pairs.

The original doors are in the Craftsman style. They have three flat, vertical panels on the lower 3/4, and eight small lights in the top 1/4. Doors are paired at the main entrances to the building and courtyards. Each door was originally topped by a transom, most of which have been covered over. Some of the exterior doors have been replaced with various incompatible style doors. The building owner intends to reproduce the original doors for the entire building.

The two courtyards which open to the east of the building allow light and air circulation in the hotel. Some apartments have doors which open to the courtyards. Each courtyard has a small porch at its west end,

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Property Name Fairmount Hotel County and State Multnomah, OR

NARRATIVE DESCRIPTION (cont.)

and continuous pent roofs on the north and south walls. Access to the interior halls can be gained through double doors on the porches. The south courtyard is paved in concrete. The north courtyard is unpaved, with small porches leading to each apartment that exit to the courtyard.

Interior

The interior of the Fairmount Hotel retains a considerable degree of historic integrity in both organization and features. Its long history as low-income rental apartments has prevented the building from undergoing many significant alterations. The hotel, which has an E-shaped footprint, has three wings branching to the east off of the main north-south body. Between the three east wings, there are two courtyards.

The Fairmount Hotel originally had 150 rooms, with suites on the first floor, and single rooms on the second floor. Today, there are 79 apartments. The suites, which have essentially each been converted to an apartment, have a door opening to the interior hallway and another opening onto the recessed porch or to a courtyard. The upstairs single hotel rooms have been connected in many cases, so that a single apartment has two or more rooms. Most rooms retain their original doorways opening to the hall, however, so that some units may have more than one door. None of the upstairs apartments have a private bath, instead, 13 shared bathrooms serve these units. The original interior finishes of the apartments, plaster walls and fir floors, have been damaged and altered with time and heavy use. No original cabinetry or fixtures remain.

The interior finishes of the common areas of the Fairmount Hotel were simple. The walls in the common areas of the building have painted beadboard wainscoting. The staircase rails have square balusters and newel posts with simple caps. Door and window frames are plain, lintels have simple molded caps. Some of the original five-panel interior doors remain. Interior doors had transoms, which have been blocked or painted over. The hallways are punctuated with window openings to some apartments which allowed additional light and ventilation into the units. These have been blocked, but their frames remain, and some still hold the original 1/1 sash, which have been painted over.

On the second floor, the halls were originally lit by large steel and glass pyramidal skylights, which remain intact but have been painted over. The large, central hall on the second floor originally had a light well opening to the first floor hallway below. The well was encircled with a plain balustrade. It was removed in the 1980s to meet fire codes, leaving the wide upstairs hallway strangely out of proportion with the rest of the common spaces.

The current owner plans to restore as much of the interior common spaces as possible, and improve, but not restore, the interiors of the apartment units. Plans include repairing and cleaning skylights, replacing modern doors with five-panel doors, and possibly opening up transoms and windows opening to the halls. Units on the second floor may be connected to enlarge them and have private baths added.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7 Page 4

Property Name Fairmount Hotel County and State Multnomah, OR

NARRATIVE DESCRIPTION (cont.)

Major Alterations

Given the long and troubled history of the Fairmount Hotel, there have been surprisingly few major alterations to the building. No additions have been made to the original mass of the building, and despite a number of minor alterations, and a general lack of maintenance, the building retains a high degree of integrity.

The earliest building permit on record was for cutting doors through some interior walls to enlarge apartments in 1925. Subsequent permits were for maintenance work only, not alterations. In the 1980s, a sprinkler system was installed in the building, and a light well between the first and second floor was filled in, as required by the fire inspector.

Cosmetically, the building has undergone some changes. The arches over the entrances, and the parapets above the entrance porticos have been removed, as have the solarium panels on the porch. The original lapped siding has been covered with stucco on the first story and wood shingles on the second story. Most of the porch rails and balusters have been replaced. Many of the doors, both interior and exterior, have been replaced with incompatible substitutes. On the interior of the building, the original layout remains mostly intact, however some of the single rooms have been joined to form larger apartment units. Interior finishes in the apartment units have been replaced repeatedly due to heavy use, and none of the original finishes within these spaces remain.

Many alterations, especially the removal of decorative elements and replacement of original fabric through general maintenance, cannot be accurately dated, because there is no building permit record for these changes. There is also no photographic documentation of the building from the period of the Lewis and Clark Centennial Exposition until the 1960s, when newspaper articles about the poor condition of the building began to appear.

Future Plans

The current owner of the Fairmount Hotel intends to restore the building back to its original appearance following *The Secretary of the Interior's Standards for Rehabilitation*. Serious maintenance issues, such as structural problems and roof leaks, are already being addressed.

The exterior of the building is to be restored to its historic appearance. Historic fabric, including original windows, doors, and wall sheathing (if it is present and salvageable beneath existing sheathing) will be retained and repaired. New doors to match the originals will replace incompatible doors. Transoms will be repaired. The porch rail will be restored to its original appearance, and enclosure of the porch with solarium panels matching those in historic photographs will be considered. The arched entrances and the raised parapet on the entrance porticos will be replaced. Striped awnings, matching those in photographs from the Lewis and Clark Centennial Exhibition, will be installed.

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CONTINUATION SHEET**

Section Number 7 Page 5

Property Name Fairmount Hotel County and State Multnomah, OR

NARRATIVE DESCRIPTION (cont.)

The interior of the building needs significant improvement to make it desirable to renters. The common areas will be restored as much as possible. Doors will be replaced with five-panel doors reproduced from the originals, and transoms will be restored. Opening the interior windows from the hall to the apartment units will be considered. Original beadboard wainscoting will be repaired, and where it has been removed, it will be replaced. Skylights will be cleaned and repaired.

The apartment units themselves retain little original fabric and have been altered. The owner would like to join some units, especially on the second floor, to create larger units with private baths. Although no original cabinetry or finishes remain, the owner would like to use compatible cabinetry and finishes when the apartment units are refurbished.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

- COMMERCE AND URBAN DEVELOPMENT
- ENTERTAINMENT/RECREATION
- ARCHITECTURE
- SOCIAL HISTORY

Period of Significance

1905

Significant Dates

1905

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

unknown

Primary Location of Additional Data

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8 Page 1

Property Name Fairmount Hotel County and State Multnomah, OR

STATEMENT OF SIGNIFICANCE

The Fairmount Hotel meets significance criterion A for its association with the Lewis and Clark Centennial Exposition of 1905. It also meets significance criterion C, as a fine example of early 20th century, wood-frame, commercial architecture, and one of the few remaining buildings associated with the Exposition still standing in its original location. The period of significance is 1905, during the Lewis and Clark Centennial Exhibition.

The Lewis and Clark Centennial Exposition, 1905

The Lewis and Clark Centennial Exposition was a major event in the history of Portland and the entire region, drawing attention and visitors from across the nation, and exhibitors from 21 countries.

The idea for the Exposition was born in the wake of other successful expositions, namely the 1893 Columbian Exposition in Chicago, and the 1899 Trans-Mississippi Exposition in Omaha. While these fairs often commemorated historical events of national importance, they were developed by business people, who saw them as vehicles for the promotion and advertisement of their interests. Those who sought to benefit included agricultural, horticultural, mineral and lumber interests, manufacturers, shipping companies, educational entities, and the government, both state and Federal. During the last decade of the 19th century and the first decade of the 20th century, fairs of this kind were extremely popular, with many cities holding their own, including Nashville, Buffalo, St. Louis, and Norfolk. The Lewis and Clark Centennial Exposition, however, was to be the first such fair on the west coast.

In Portland, an exposition was first suggested as early as 1895, but there was no serious consideration of the idea until 1900. That year, the Oregon Historical Society endorsed the idea of a commercial exposition to commemorate the centennial of the Lewis and Clark Expedition. When the Oregon legislature gave its approval and pledged state aid, the idea took off.

After much debate, Guild's Lake was selected as the site for the exposition. The area was 400 acres just beyond the current edge of settlement in northwest Portland. The marshy land bordered the Willamette River, and the lake itself was actually a four-foot deep stagnant pond. The advantages of the site over others that were considered were proximity to the city, existing streetcar lines which already ran within a block of the proposed entrance, cheap leasing rights, and proximity to the new residential district of Willamette Heights.

The buildings constructed for the Lewis and Clark Exposition were grand in scale and style, but they were temporary. The fair organizers selected the "Spanish Renaissance" style for the fair buildings, which most of the designers adhered to. The buildings were primarily wood frame with white-washed plaster skins and red tile roofs. The majority of the buildings lasted no longer than the fair. The one grand departure was the Forestry Building, a huge log building, which did outlive the fair by several years, only to be destroyed by fire. Some of the smaller fair buildings were moved to other sites and adapted for residential or commercial use, but these were heavily altered and most are no longer extant.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section Number 8 Page 2

Property Name Fairmount Hotel County and State Multnomah, OR

STATEMENT OF SIGNIFICANCE (cont.)

In the year preceding the Lewis and Clark Exposition, fair boosters, local government entities, and businesses promoted the upcoming fair tirelessly. The Exposition was seen as an opportunity to boost regional growth. Articles ran in newspapers across the country detailing the history, attractions, scenery resources, and business prospects of the northwest.

The Lewis and Clark Exposition of 1905 was a great success by nearly all accounts. Exposition attendance exceeded predictions, and the northwest exhibits attracted more attention than the carnival rides, shows, and international exhibits, all of which had been seen at recent fairs in other cities. The fair backers made a 21% profit, although not all exhibitors or merchants were as fortunate. The Exposition marked the beginning of a boom for Portland. Commercial real estate investment soared as a direct result of the fair, with property values increasing 25-50%. A building boom followed. Railroads, utilities, manufacturing, and retail enterprises took off.

In the citywide plan of 1903, John Olmsted had proposed to convert the Exposition site into a park after the fair, but this was not to be. By March 1, 1906, most of the buildings had been razed, and the land reverted back to the owners from whom it was leased. There were a few exceptions: the huge log Forestry Building was turned over to the city of Portland; some of the smaller buildings were moved to be reused; and some buildings at the edge of the fairgrounds remained in various uses as late as 1911. The land itself became a barren mud flat when the lake was filled in with silt from road and housing development in the West Hills. The low-lying site remained largely unoccupied for decades, until World War II. Eventually, the majority of the site became an industrial area and rail yard.

The Fairmount Hotel

Portland was well prepared for the influx of visitors brought by the Lewis and Clark Centennial Exposition. The Exposition Accommodation Bureau was established to provide information and reservations on the various kinds of rooms for rent to visiting fair-goers. Probably the most deluxe was the American Inn, located inside the fairgrounds, which had 585 rooms priced from \$1.50 to \$7.00 each. Another 5000 rooms were within walking distance of the fairgrounds, including boarding houses and two- and three-story frame hotels built specifically for the Exposition, like the Fairmount Hotel, the Outside Inn, and the Detroit Hotel. Private homeowners made rooms available to rent, and the older established hotels downtown also competed for visitors who did not mind a streetcar ride to the fair.

The Fairmount Hotel had the advantage of being located directly across 26th Avenue from the entrance to the Exposition. According to an advertisement in the Lewis and Clark Journal of June 1905, the Fairmount Hotel had 150 rooms, both single rooms and suites, with rates starting at one dollar a day. The building was modern and "absolutely fireproof". It had gas and electricity, electric call bells, telephones, and modern baths. Each room was furnished by Meier and Frank Department Store. A first class dining room that could seat 1000 people charged 35 cents for a meal.

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Section Number 8 Page 3

Property Name Fairmount Hotel County and State Multnomah, OR

STATEMENT OF SIGNIFICANCE (cont.)

The builder of the Fairmount Hotel is not known. The hotel was built on speculation, and managed by a leaseholder during the Lewis and Clark Centennial Exposition. The manager was W. H. Lattin, billed in an advertisement as "an experienced hotel man formerly of St. Louis". When the Louisiana Purchase Exposition in St. Louis ended, many workers and businessmen who had found it lucrative came to Portland in anticipation of another round of fair related work.

After the close of the Exposition and the demolition of the fairgrounds, the Fairmount Hotel probably lost much of its desirability as accommodations for city visitors. Far from the city center, and sitting on the edge of a deteriorating residential area with encroaching industrial uses, its prospects went down. The date of its conversion to apartments is unknown, but it was a rooming house by 1925. As apartments, the buildings reputation and condition have consistently been on the downslide. Numerous newspaper articles from the past 30 years refer to the building as a "firetrap", "flophouse", "decrepit apartments", and "imminently dangerous". The Fairmount Hotel's problems came to a head in the early 1980s, when the tenants were evicted and the building shuttered by the fire marshal due to dangerous conditions. Consistent with its history, only the most necessary repairs were made to allow the tenants to return.

Although the Fairmount is not of great merit stylistically, it is significant as a unique vernacular example of an early 20th century wood-frame hotel. Few wood-frame commercial buildings of this vintage remain in Portland today. Of the few remaining buildings constructed for the Lewis and Clark Centennial Exposition, the Fairmount Hotel is one of the rare few which still exist in their original locations and in generally unaltered condition. Although it has been neglected and requires significant restoration, the mere fact that the Fairmount remains, essentially in original form, is astounding. The current owner of this still rather notorious building is aware of its historical significance and intends to completely restore the Fairmount.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 9 Page 1

Property Name Fairmount Hotel County and State Multnomah, OR

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Marrero, Frank. *Fairmount Hotel National Register Nomination*. 1991.

Mayes, Steve. *Decrepit Apartments Finds a Buyer*. The Oregonian (November 7, 1990).

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Fairmount Hotel
Name of Property

Multnomah, OR
County and State

10. Geographical Data

Acreage of Property less than 1 acre (.6 acre)

UTM References

(Place additional UTM references on a continuation sheet)

1 10 523150 5042400
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____

4 _____

____ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Amy McFeeters-Krone, Architectural History Consultant

organization _____ date November 29, 1999

street & number 1831 NE Thompson Street telephone (503) 493-1926

city or town Portland state OR zip code 97212

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Bradley Malsin

street & number 5010 SE 43rd Avenue telephone (503) 788-1405

city or town Portland state OR zip code 97206

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 10 Page 1

Property Name Fairmount Hotel County and State Multnomah, OR

VERBAL BOUNDARY DESCRIPTION

The Fairmount Hotel is located on a fraction of Lot 1, and Lots 2-6, of Block 12 of the North Portland Addition to the City of Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

The boundary encompasses the entire urban tax lot, and is the legally recorded boundary for the Fairmount Hotel building.

NW Upsilon St.

PORCH

LAUNDRY

COURTYARD

PORCH

PORCH

NW 26th Ave

HALL

COURTYARD

PORCH

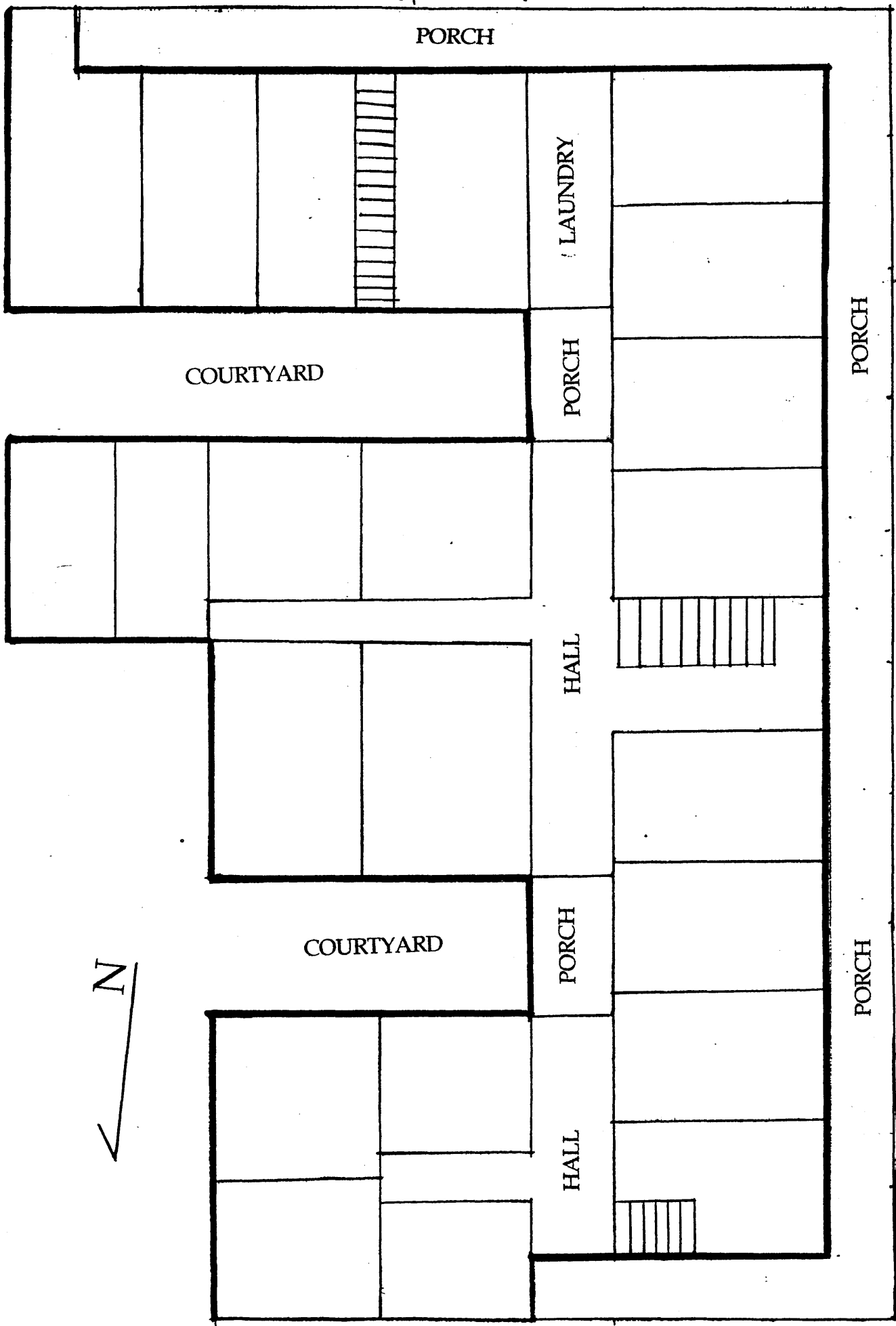
PORCH

N

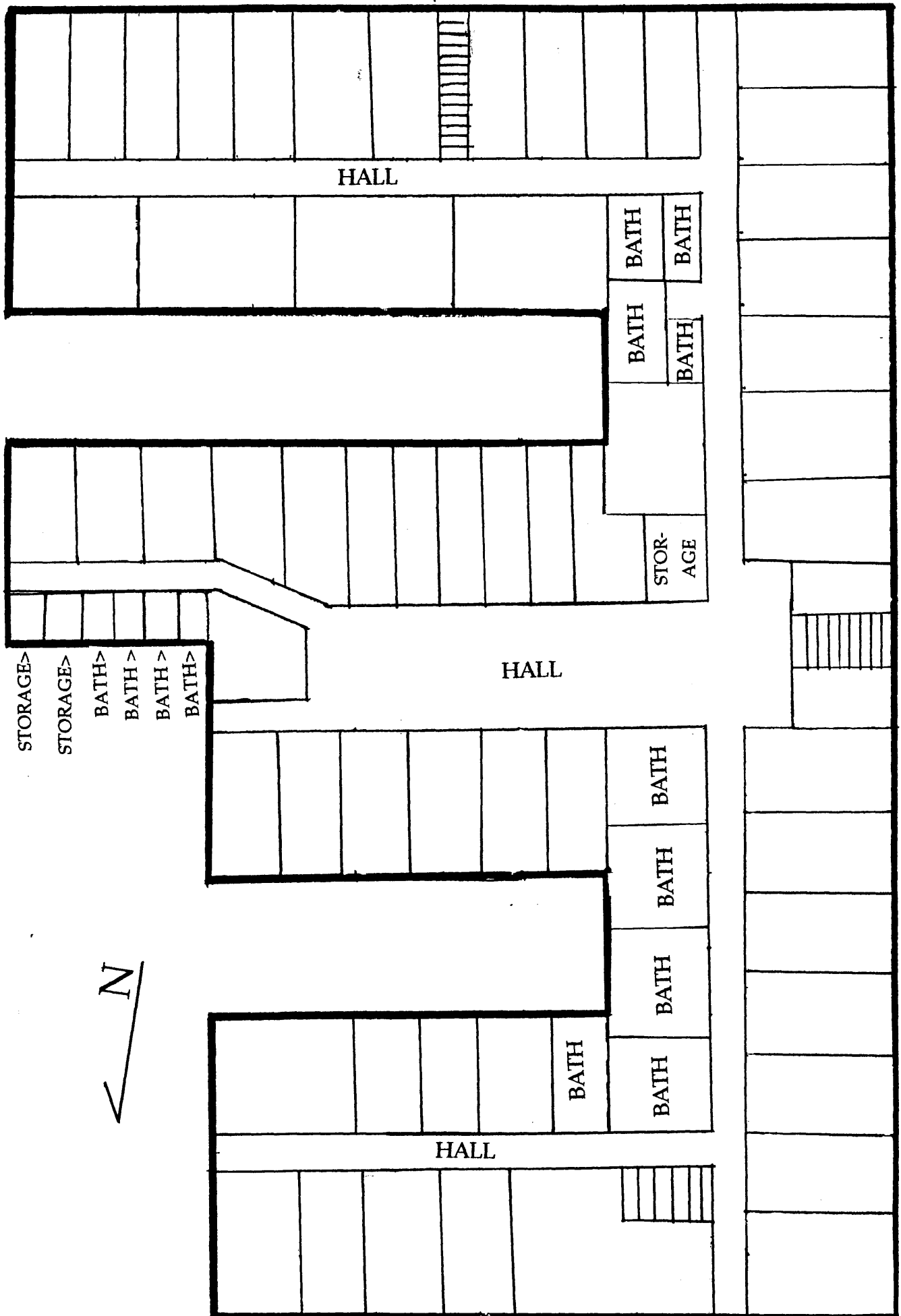
HALL

NW Vaughn St.

FAIRMOUNT HOTEL, MULTNOMAH COUNTY, OR
FIRST FLOOR PLAN



NW Upshur St.



STORAGE>
 STORAGE>
 BATH>
 BATH>
 BATH>
 BATH>

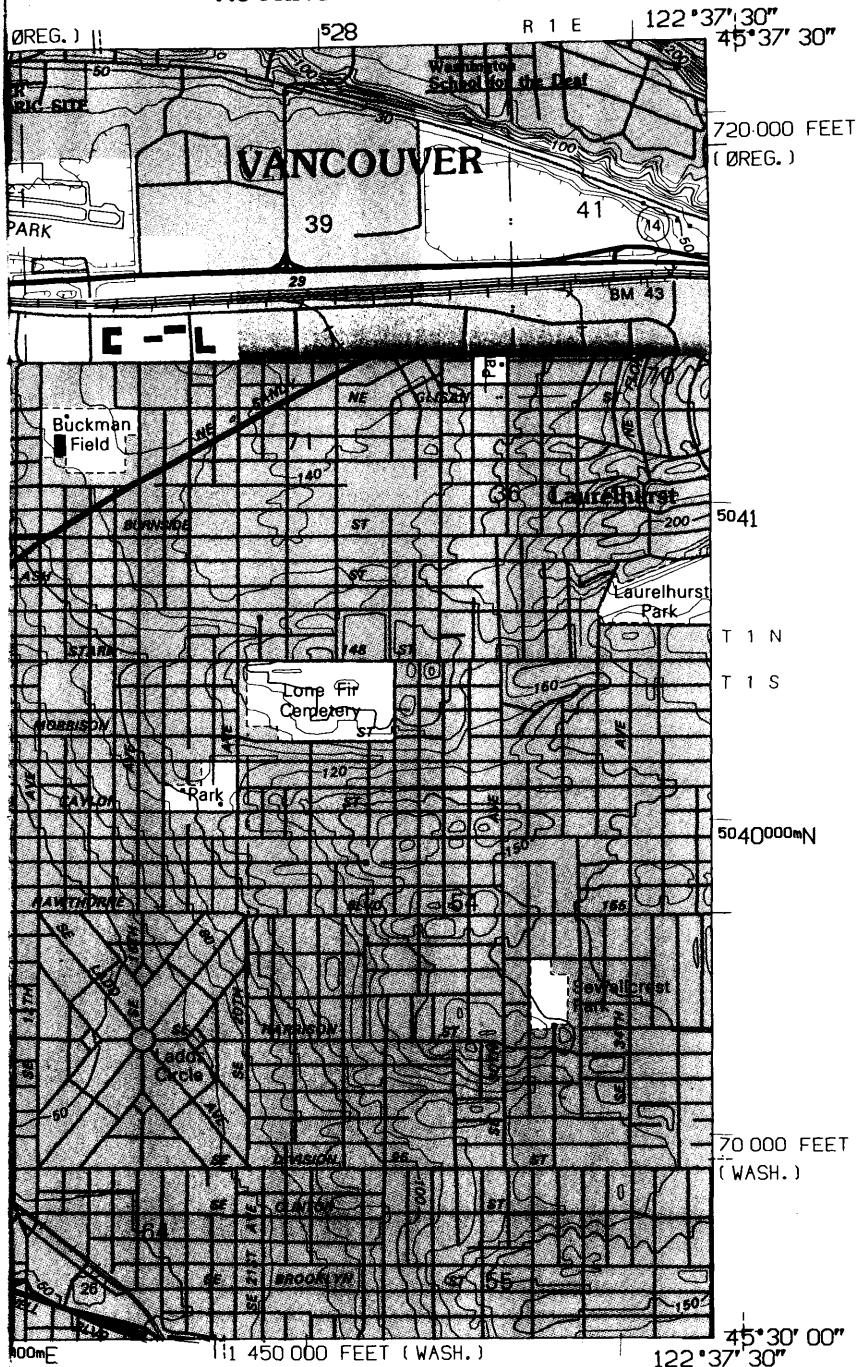


NW Vaughn St.

NW 26th Ave.

FAIRMOUNT HOTEL, MULTNOMAH COUNTY, OR
 SECOND FLOOR PLAN

PORTLAND QUADRANGLE
 OREGON-WASHINGTON
 7.5-MINUTE SERIES (TOPOGRAPHIC)



INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 1895

ROAD CLASSIFICATION

Primary highway hard surface	—————	Light-duty road, hard or improved surface	—————
Secondary highway hard surface	—————	Unimproved road

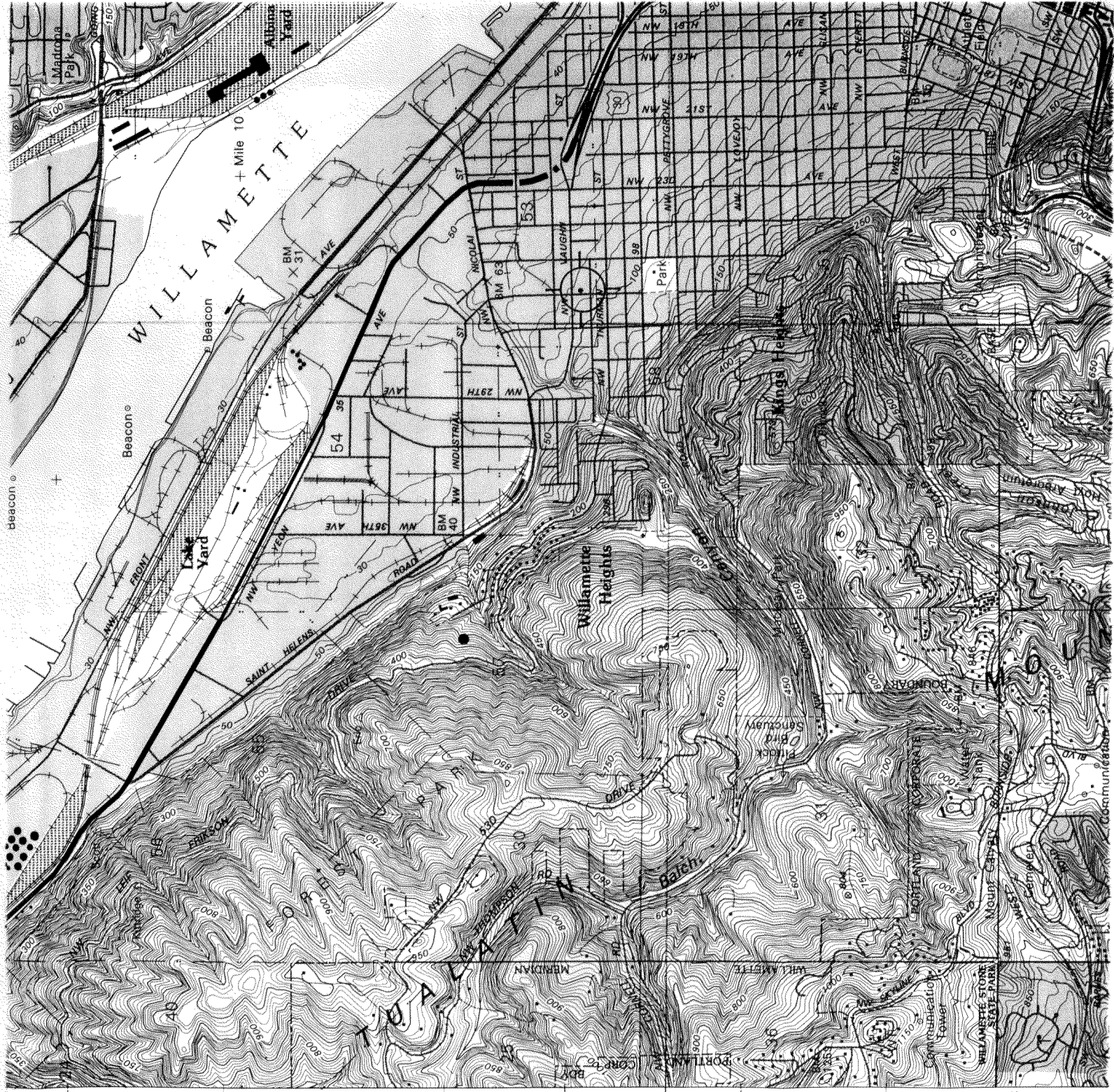
Interstate Route
 U.S. Route
 State Route

Island
 ver
 is
 Tabor
 on
 swego
 ne

PORTLAND, OR-WA
 45122-E6-TF-024

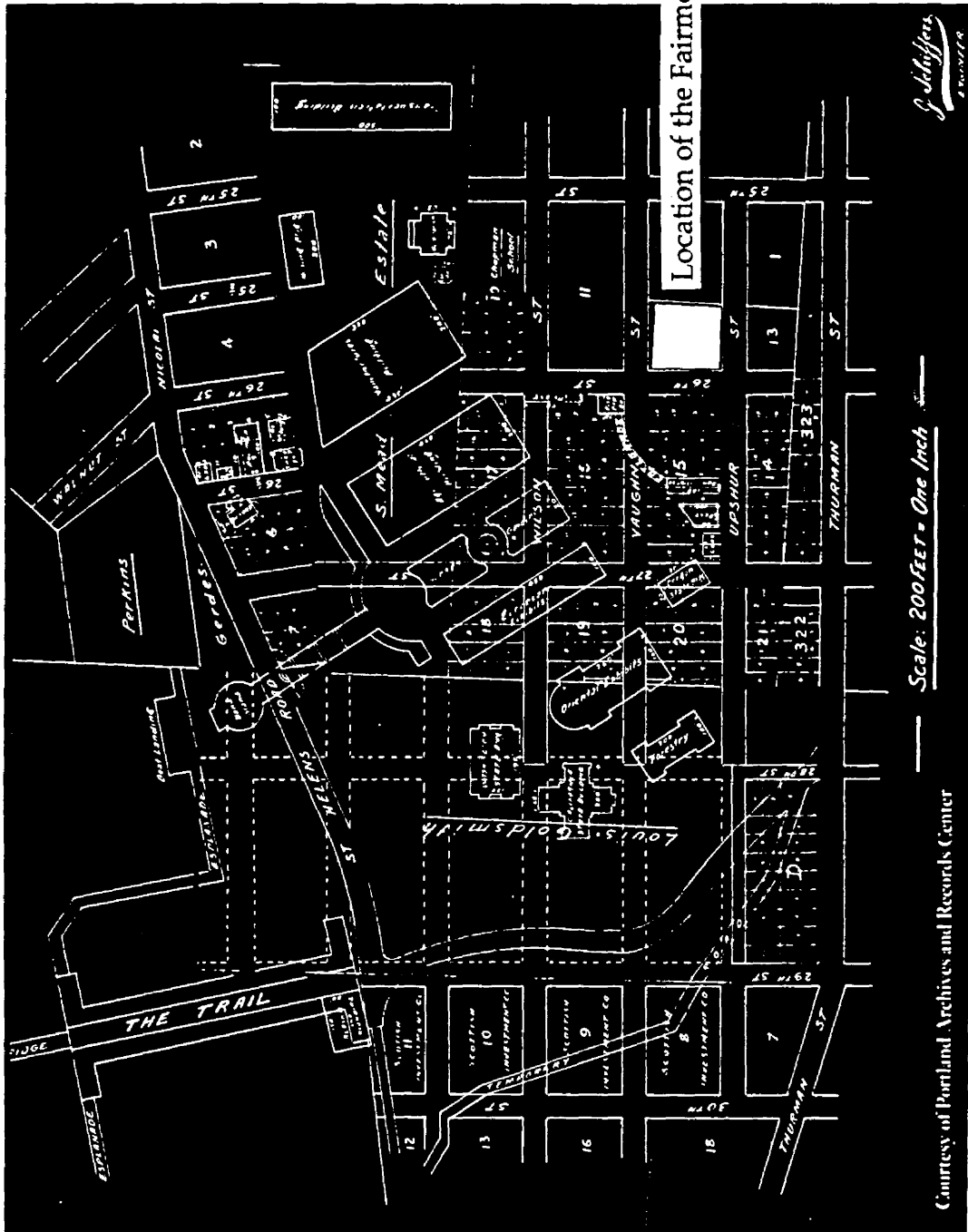
1990





5045
5044
32° 30'
5042
5041
T 1 N
T 1 S

FAIRMOUNT HOTEL
 PORTLAND, OREGON
 UTM REFERENCE
 10/523150/5042400



Layout of the Exposition superimposed on a map of the area's existing streets and structures. (Abbott, Carl, *The Great Extravaganza*. Oregon Historical Society Press, 1981).

**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

2-909-02561

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 Guild 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

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Photographs _____ Page 1

FAIRMOUNT HOTEL (1905)

1920 NW 26th Avenue
Portland, Multnomah County, Oregon

Photographer: Amy McFeeters-Krone
Negatives Held By: Amy McFeeters-Krone
1831 NE Thompson St.
Portland, OR 97212

Date Taken: 11/19/99

Photographs:

1. Main (W) Elevation, facing SE
2. Main (W) Elevation, facing NE
3. South Elevation, facing NE
4. North Elevation, facing SE
5. East Elevation of North Wing, facing SW
6. East Elevation of Central and South Wings, facing NW
7. South Courtyard, facing W
8. North Courtyard, facing W
9. Detail of Main Entrance Portico, facing E
10. Detail of single apartment door and window
11. Detail of double entrance door
12. First floor hallway, showing windows between hall and apartment
13. Staircase, office and main entrance
14. Staircase detail
15. Second floor hall detail showing windows between hall and apartments
16. Skylight detail



NOW RENTING
CALL 202-232-1234



Fairmount Hotel

Portland, Multnomah Co, OR

Amy McFeeters-Krone

1831 NE Thompson St.

Portland OR 97212

11/19/99

Main (W) elevation facing SE

1/16



Fairmount Hotel

Portland, Multnomah Co, OR

main (w) elevation, facing NE

2/16



Fairmount Hotel

Portland Multnomah Co OR

South elevation, facing NE

3/16



Fairmount Hotel

Portland Multnomah Co OR

north elevation facing SE

4/16



Fairmount Hotel

Portland, Multnomah Co, OR

Amy McFeeters-Krone

1831 NE Thompson St

Portland OR 97212

11/19/99

East elevation of wing facing SW

5/16



CONSTRUCTION
SIDEWALK CLOSED
ALL PEDESTRIANS
PLEASE USE SIDEWALK
ON OTHER SIDE OF STREET

Fairmount Hotel

Portland, Multnomah Co, OR

East elevation of central and south wings facing NW

6/16



Fairmount Hotel

Portland, Multnomah Co, OR

South Courtyard Facing West

7/16



Fairmount Hotel

Portland Multnomah Co, OR

north courtyard facing West

8/16

NOW RENTING
STUDIOS - 1 BDRM - 2 BDRMS
295-2077



Fairmount Hotel

Portland Multnomah Co OR

detail of main entrance portico facing East

9/16



Fairmount Hotel

Portland Multnomah Co OR

detail of single apartment door and window

10/16



Fairmount Hotel

Portland Multnomah Co OR

detail of double door entrance

11/16



Fairmount Hotel

Portland Multnomah Co OR

first floor hallway

12/16



Fairmount Hotel

Portland Multnomah Co OR

Staircase office and main entrance

13/16



Fairmount Hotel

Portland Multnomah Co OR

Staircase detail

14/16



Fairmount Hotel

Portland Multnomah Co OR

Second floor hall detail

15/16



Fairmount Hotel

Portland Multnomah Co OR

Skylight detail

16/16