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United States Department of the Interior
National Park Service

JAN 15 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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

1. Name of Property

historic name Campbell Hotel
other names/site number N/A

2. Location

street & number 530 NW 23rd Avenue N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97210

3. Classification

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

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature] January 5, 1988
Signature of certifying official Date
Deputy State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 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:)

Patrick Andrews 2/22/88

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: multiple dwelling

Current Functions (enter categories from instructions)

Work in progress

7. Description

Architectural Classification
(enter categories from instructions)

Georgian Revival

Materials (enter categories from instructions)

foundation concrete

walls brick

roof asphalt

other glass

sandstone

Describe present and historic physical appearance.

See continuation sheet

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The Campbell Hotel is a four-story plus raised basement structure located at 530 NW 23rd Avenue, Portland, Oregon, near the center of the thriving northwest commercial district. Designed by Alexander C. Ewart, one of the city's foremost apartment architects, it is U-shaped in plan. The Campbell exhibits characteristics typical of Ewart's designs, including pressed brick primary elevations with several brick patterns; a prominent roof cornice; decorative stone work; multi-story polygonal bay windows; wood porches; and the traditional composition of a base, middle, and top.

The Campbell occupies the west 70 feet of Lots 15 and 16, Block 17, in King's Second Addition. Its exterior and interior retain much of their original integrity. Exterior features are almost completely intact. No major alterations have been made to the building since its construction in 1912. Exteriors are in fair to good condition. Interiors are in fair to poor condition with some elements in serious disrepair.

Exterior - West Elevation

The front elevation of the building faces west, along NW 23rd Avenue. This street is the primary commercial thoroughfare of Portland's northwest side, an area which contains numerous National Register and other historic properties, many of which have been recently restored. The west elevation of the Campbell is symmetrical, with the ends of the two wings framing the recessed entry court (i.e., the opening of the "U"). The "base" of the two end wings, consisting of the main floor and basement, is relatively simple. It is clad in stretcher bond brick which is rusticated in appearance, with alternating bands of projecting and recessed bricks in a 4-1-2-1 pattern (4 rows of projecting brick, 1 row of recessed brick, 2 rows of projecting, 1 row of recessed). Main floor windows feature stone sills and lintels with keystones. Windows are double hung, one-over-one wood sash, except for the recessed bay windows in the center of each wing.

Stone belt courses with brick between separate the main floor from the middle section (second and third floors) of the west facade end wings. The primary features of this portion of the facade are two-story polygonal bays in the center of each end wing. The bays include sheet metal panels above and below window openings. Brick work is stretcher bond, with every seventh row a header bond. There are also vertical "panels" defined by projecting header bond bricks. Windows are double hung, one-over-one wood sash. The heads above the second and third floor windows are flat, with cast stone keystones and ends and radiating angle-jointed brick.

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The division between the middle (second and third floors) and top (fourth floor) consists of two stone belt courses with brick between. The top of the building is the most elaborate. There are arched window heads with cast stone arches, keystones, quoined window surrounds, and squares in the center of the arched heads. The center windows of each wing end feature elliptical arches, with scroll work in the stone arch. The facades are capped with a prominent sheet metal cornice with paired brackets and modillions.

The entry court is similar in composition and detail to the end wings of the west facade, including the variety of brick patterns, window surrounds and lintels, and polygonal bay windows (located toward the west end of both the north and south faces of the court). A wood porch system dominates the west face of the entry court. Colossal two-story Tuscan order columns frame the main and second floor porches, with smaller columns framing the third floor porch. There are wood railings enclosing each porch. The main floor entry is approached by concrete steps. There are also concrete steps down to a basement entry (underneath the main floor porch) on the north side of the main entry. Beneath the roof cornice on the west face of the entry court there is a panel with herringbone-pattern brick surrounded by header bond brick. The corners and center diamond of the panel are cast stone.

Exterior - North Elevation

The north elevation facing NW Hoyt Street is the other street facade of the Campbell. It is asymmetrical and is divided into six bays. The second and fourth bays are the most prominent, due to the polygonal bays which extend from the second to the third floors. The composition, brick patterns, and decorative cast stone work of the north elevation are similar to the west elevation.

The base of the north elevation, consisting of the full basement and main floor, features the 4-1-2-1 rusticated brick pattern found on the base of the west elevation. Stone sills and lintels with keystones frame the main floor windows. All main floor windows are wood sash, double hung, one-over-one, except for the windows beneath the polygonal bays. These tripartite windows are single paned. On the basement level there are three typical windows (double hung, one-over-one, wood sash). There is also a larger, recessed bay window corresponding to the westerly polygonal bay above. Other openings on the basement level include an entry, beneath the easterly bay, with a wood door and angled sidelight, and an entry to ground floor commercial space

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at the west end of the north elevation. This latter entry includes a wood and glass door with sidelights and an elaborate brick surround with angled corbelling, soldier courses, and recessed headers set in a field of stretcher bond brick.

The middle section of the north elevation, consisting of the second and third floors, repeats the same motifs found on the west elevation. Two multi-story polygonal bays with cast stone panels dominate the middle section of the north elevation. Also found in this section are windows with cast stone sills, keystones and head ends; radiating angled brick window heads; stretcher bond brick siding with headers every seventh row, and two-story vertical brick "panels" defined by a border of headers.

The top of the north facade, like that of the west elevation, is dominated by arched windows with extensive cast stone decoration, and a prominent sheet metal cornice with paired brackets and modillions. These features match those of the west elevation.

Exterior - East Elevation

The east elevation is a non-street elevation and is basically unadorned. The south end of the elevation projects about three feet. The entire elevation is clad in common bond brick except for the return from the north elevation. Window openings on the east elevation are low arched, with double hung, one-over-one wood sash windows.

Exterior - South Elevation

The south elevation is a non-street elevation. Most of the lower floors are obscured by a more contemporary building on the property to the south. The upper two floors of the south elevation of the Campbell, like the unadorned east elevation, are clad in common bond brick. Windows are double hung, one-over-one wood sash, set in low arched openings.

INTERIOR

Much of the original fabric of the interior of the Campbell Hotel remains intact. Some interior spaces are in fair condition, but some are in very deteriorated condition due to water damage and neglect.

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The interior floor plan is divided into two nearly symmetrical wings, separated by an east-west masonry bearing wall. On upper floors (floors 2 through 4) the central (north-south) corridor ends at subordinate corridors in either wing. Toward the center of each floor is an elevator lobby which accesses both the central corridor and the porch overlooking the west facade entry court. Each of the upper floors has 24 rooms, some with individual bath facilities and some with shared facilities.

The main floor features a main lobby with a fireplace, paneled wainscoting, coffered ceilings, and large square posts. There is also a small office off the lobby. Like the upper floors, the main floor includes a central corridor (north-south) leading to subordinate (east-west) corridors in either wing. There are 21 units, most of which share bath facilities.

The ground floor is somewhat different in configuration from the upper floors in the north wing of the building. This is due to the devotion of this space to two major rooms, a dining room and kitchen. The dining room, in the northwest corner of the building, is one of the most distinctive and well preserved spaces in the building, with a coffered ceiling and four large posts with decorative capitals.

Vertical circulation in the Campbell is accomplished via the elevator; main stairs along the central (north-south) corridor (capped by a skylight); and secondary stairs in the southeast corner of the building. There is extensive baseboard and ceiling molding throughout the building, and door and window trim.

Interior features are generally as originally built and in fair condition. The dining room and the main floor lobby are in good condition. The fourth floor is in disrepair, with extensive peeling plaster and damaged wood work. The rear stairs are in serious disrepair, with damaged wood and plaster work.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1912-1927

Significant Dates

1912

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Alexander Charles Ewart

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

The Campbell Hotel, a four-story, brick-faced residential hotel in the Georgian style, was designed by Alexander C. Ewart and erected in 1912. It is located on the SE corner of the intersection of 23rd Avenue and Hoyt Street in the Nob Hill section of northwest Portland. The building was the project of Portland investors Alexander Wright, George Houseman, and Morris Marks. Its name was taken from that of the original manager, Jean Campbell. Historically, a restaurant was operated in the basement story.

The building is locally significant under Criterion C as an example of the apartment house genre which burgeoned in the period of Portland's great upbuilding following the Lewis and Clark Exposition.

In the context of Nob Hill apartment house architecture, the Campbell is one of about two dozen substantial buildings of its type, that is to say apartment buildings exceeding two stories in height. It is among the best preserved overall and undoubtedly is the best designed and most handsomely detailed of the several in the neighborhood designed by A. C. Ewart. Ewart, characterized in his obituary notice as a "pioneer designer of apartment houses," practiced in Portland from 1904 to the time of his death in 1916. He was born in Ontario, Canada, in 1855. The interior court type of apartment building, of which there are about half a dozen in the neighborhood, evolved as a means of gaining the maximum amount of light and ventilation for living units concentrated or compressed in a U-shaped configuration on a parcel of compact size. The progressive design was adapted from the grand multi-storied hotels built decades earlier.

The historic period of significance is measured from the date of the building's construction to 1927, when the residential hotel was first removed from the continuity of long-term ownerships.

See continuation sheet

9. Major Bibliographical References

See continuation sheet

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 # _____

Primary location of additional data:

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

Specify repository:

Portland Bureau of Planning

10. Geographical Data

Acreage of property less than one

UTM References

A

1	0	5	2	3	7	0	0	5	0	4	1	3	0	0
Zone			Easting					Northing						

C

Zone			Easting					Northing						

B

Zone			Easting					Northing						

D

Zone			Easting					Northing						

See continuation sheet

Verbal Boundary Description

The nominated area is the west 70 feet of Lots 15 and 16, Block 17, King's Second Addition to the City of Portland, in Multnomah County, Oregon.

See continuation sheet

Boundary Justification

The nominated area comprises the entire 70 x 100-foot parcel historically occupied by the Campbell Hotel from 1912 onward.

See continuation sheet

11. Form Prepared By

name/title John M. Tess
 organization Heritage Investment Corporation date August, 1987
 street & number 123 NW Second Avenue, Suite 200 telephone (503) 228-0272
 city or town Portland state Oregon zip code 97209

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Growth of Nob Hill

The early years of the 20th century were a time of rapid growth and development in Portland. The city's population more than doubled between the years 1900 and 1910, from 90,000 to 212,000. This growth surge was due in part to the 1905 Lewis & Clark World's Fair, which gave the city international exposure it had not previously known.

Much of the population growth in Portland was absorbed in Nob Hill, an area which had previously been distinguished by its stately mansions, owned by many of the city's leading families. Some of these mansions still remain, including the Ayer-Shea residence and the George Heusner residence, both on the National Register. However, many of the mansions were replaced in the first two decades of this century by apartment houses like the Campbell and other development. The area became, and remains to this day, an intensely urban concentration of residential, commercial, and institutional uses. It boasts a number of properties listed or eligible for the National Register. Besides the mansions listed above, these include the Ormonde Apartments, the Campbell Rowhouses, Trinity Episcopal Church, and the Belle Court Apartments.

The area also boasts NW 23rd Avenue, historically the commercial core of the district. There have been a number of rehabilitation projects along NW 23rd Avenue. The Campbell is one of the most prominent buildings along the Avenue, distinguished by its rich architectural detail, its physical integrity, its age, and its sheer physical dimension.

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Newspaper articles from the period testify to the apartment house boom which was occurring in Portland around the years 1910-13, and which was focused in Nob Hill. These articles also speak of a growing sophistication on the part of the public, which expected a high degree of quality in apartments. An article in the June 1, 1913 Oregonian entitled "Growth in Population Indicated by Construction of Apartment Houses" noted that the heady sum of \$2 million was spent on apartment houses and residence hotels in 1912 (the year the Campbell was constructed). The article further stated:

"The day of the cheaply built and third-rate apartment in Portland has passed. The typical apartment-house dweller has become fastidious and exacting. He has made it known that only an attractive-looking structure, equipped with all modern conveniences and comparatively safe from fire hazards will satisfy his demand."

Wright Investment Company

Construction of the Campbell Hotel was begun in mid-June 1912 and completed on January 4, 1913 according to Portland building records. The same records list the building's owner as the Wright Investment Co., which evidently took its name from a certain Alexander M. Wright. Wright and two associates, George A. Houseman and Morris Marks, purchased the hotel site from one Charles Korell on April 15, 1912 (Ticor Title Co. records). At that time, Wright was an assistant cashier for the U.S. National Bank; Houseman was a realtor; and Marks was in the shoe business. Marks apparently is the same person for whom prominent Portland architect Warren H. Williams designed two successive Italianate residences, one in 1880 (at 1134 S.W. 12th Avenue), the other in 1882 (at 1501 S.W. Harrison).

Wright and his two associates hired architect Alexander C. Ewart to design the building that would later be variously known as "The Campbell Residence Hotel," "The Campbell Hotel," or just "The Campbell." The name "Campbell Hotel" seems to have derived from the establishment's first manager or proprietor, Jean Campbell. Campbell's name does not appear among the owners, so she must have been contracted to manage the building. In addition to its residential quarters, it included a basement-level restaurant.

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In August 1919, the Campbell Hotel was sold by Wright, Houseman and Marks to E. R. Pittelkau and his wife, Katherine. They, in turn, sold the Campbell in January 1927 to Elijah Corbett and his wife, Marie. It is uncertain at this time whether Elijah was a relative of Henry W. Corbett--considered by historian E. Kimbark MacColl to be "the most significant...of the frontier merchants who laid the business-political foundations of late 19th century Portland" (MacColl, Shaping of a City, p. 32). Whatever the case,, within six months Elijah and his wife sold the Campbell to Sidney McDougall.

Alexander Charles Ewart

A. C. Ewart (died in 1916) was reputed as "one of the pioneer designers of apartment houses in Portland." (Oregonian, January 1, 1911). The Campbell, completed only a few years before his death, stands as the finest of the extant apartment structures designed by Ewart. Ewart's name first appears in the Portland City Directory as an architect in 1904, remaining so listed until 1916, when only his wife's name, Nettie E., appears with the notation that she is a widow. During the 12 years he practiced architecture in Portland, he left a significant mark.

The earliest Ewart-designed apartment structure listed in Portland's Historic Resources Inventory is the Bushmark, or Mayberry Hotel. Constructed in 1906 in the 1700 block of West Burnside Street, its prominent cornices and other minor classical decorations are rather restrained and even tentative. The same can be said of his 1910 design for the 3-story-plus-basement Housemen or Leslie Apartments at N.W. 21st Avenue and Hoyt Street, and for an apartment structure located on N.W. Everett Street near 20th Avenue.

With another structure constructed in 1910, the 5-story Margaret Apartments at N.W. 21st and Glisan, Ewart took a decidedly more lavish turn in the use of ornamentation. Elliptically arched window and door openings with prominent baystones and impost blocks, polygonal window bays, and exterior balconies give the Margaret Apartments a decidedly richer appearance than his previous designs. With the Campbell Hotel, Ewart moved toward even more elaborate and eclectic facade ornamentation. This ornamentation includes a prominent roof cornice, multi-story polygonal bays, elaborate decorative stone work, and a variety of brick patterns. The Campbell thus represents the culmination of Ewart's work in Portland.

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In addition to his apartment or hotel designs, Ewart is known to have been the architect for at least one commercial or industrial building on Portland's East Side on S.E. Madison Street near the Hawthorne Bridge, no longer standing.

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MacColl, E. Kimbark, Shaping of a City, Portland: Georgian Press, 1976.

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