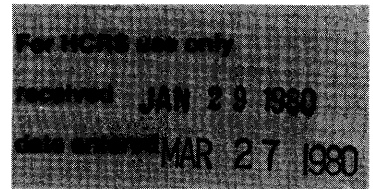


**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic Osborn Hotel

and/or common

2. Location

street & number 205 SE Grand Avenue _____ not for publication

city, town Portland _____ vicinity of _____ congressional district Third

state Oregon _____ code 041 _____ county Multnomah _____ code 051

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" 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 David C. Ingraham and Henry A. Watson

street & number 255 SE 33rd Avenue

city, town Portland _____ vicinity of _____ state Oregon 97214

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 1021 SW 4th Avenue

city, town Portland _____ state Oregon 97204

6. Representation in Existing Surveys

title _____ has this property been determined eligible? _____ yes no

date _____ federal _____ state _____ county _____ local

depository for survey records _____

city, town _____ state _____

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Osborn Hotel is one of the few surviving examples of late 19th century architecture in what was once the bustling city of East Portland. (Now incorporated into the city of Portland). It is also one of the few historic structures in the city of Portland that has retained its original function. The eclectic design incorporates Italianate and Second Empire detailing and was erected in 1893. The architect is unknown. The building is in good condition and is currently occupied by low-income residents.

Located on Lot 8, Block 104 of East Portland, the Hotel is oriented east on the corner of Ash Street and Grand Avenue, once the heart of the East Portland business district. Originally Marghetta and then Fifth, the Street was named Grand Avenue when East Portland was annexed and was the principal north-south artery of the city of East Portland. The neighborhood, long neglected, is an amalgam of historic and modern structures. The building is a fifty by eighty-five foot rectangle, three stories in height with a full basement and low attic. There is a rear porch and stairway on the west elevation between the rear of the building and the property line which contained the original toilet stocks. This structure is now used for garbage collection and the toilets and bath occupy the rear interior rooms in the south west corner.

Exterior walls are load bearing brick. The open basement and ground floor areas are divided roughly into four longitudinal bays with heavy timber posts and beams in the basement and iron and ornamented turned wood columns in the first floor. The upper floors and roof are light wood framed with load bearing partitions and tapered wood trusses and trussed rafters in the attic for the sloping roof drainage to the rear. Roofing is built-up asphalt composition with flood coat finish. Cornice and Mansardic parapet are wood construction and trim with metal flashing.

The original elevations of the exterior were divided into three bays bounded by stucco-encased brick pilasters which were scored to resemble masonry. A slanted corner bay began at the second storey and terminated in an open belvedere with a segmented tent roof. The original first floor configuration is known only by a contemporary lithograph from the Portland directory of 1890, which shows a recessed opening on the east elevation. Large double width segmentally-arched sash windows, decorated with plain corbeled hood moldings seemed to have dominated the elevations on the first floor. Subsequent remodelings have destroyed most of these windows and wall fabric but enough evidence remains to enable restoration.

A shallow, partially bracketed cornice, topped with a pent roof, separates the first from the upper stories. Uninterrupted string cornices occur at the lintel and sill levels on both elevations. The pent-roofed upper cornice is supported by distinctive, coved, scroll brackets. The hotel's name is primarily displayed on the east elevation parapet level. Original brick chimneys (not currently functional) are evident at the parapet level of the north elevation. Windows on the second floor have segmental heads and are double hung one-over-one sash. They are topped with hood moldings similar to those on the first floor. The scale is slightly smaller and there is a key block motif on each. The third floor windows are square headed, double hung one-over-one sash with delicately scaled hood moldings.

When erected, the hotel was advertised as having 100 rooms and the latest modern

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conveniences. The ground level had the hotel lobby and office, restaurant and kitchen, and space for two shops. The two upper floors of rooms provided a variety of single rooms and two room suites with lavatories. Toilets and bath were, and are down the hall at the rear. Steam heat was provided as well as flues in the outside walls presumably for individual heating stoves. It is assumed that the basic electric wiring for lights is original and gas piping for lighting can be seen as well. The plastered walls and ceilings with paint and wallpaper decorations and varnished wood wainscoting and trim and hand grained doors completed the interior apartments, all typical of good hotel accommodations in the 1890's, equal to those of any hotel in Portland or East Portland except for the much larger Portland Hotel.

The interior is plaster on wood lath, painted and wallpapered indicating approximately four periods of redecoration. Walls have a wood picture moulding at window and door head height. There is wood wainscoting in corridors and wood trim throughout. Doors are general four panel cedar, with transom lights. Some have full top panel lights for emergency access to fire escapes or for relights. Some doors show the remains of fine hand graining. All woodwork was finished in dark varnish finish, now severely aged or over painted in some rooms. Floors are fir T & G, 1x4, except in the basement which is concrete. The stairway was originally open and provided with turned balustrade and newels, some of which remain at the upper landings. The stairway is now enclosed from first story through the second. A lath and plaster partition and a glass and metal framed enclosure, c. 1920, has been installed for the first to second story stairway replacing the original balustrade and handrail on one side. A glass covered metal frame skylight is over the top stairway and corridor.

The original one pipe steam heating system and radiators remain in use, although the old sawdust fired boiler, later converted to oil, was recently replaced with a new gas fired boiler in the rear Cellar Boiler Room. A sidewalk vault for fuel delivery remains on the north side of the hotel at the rear of the Cellar. City of Portland building permit records contain entries from 1906 to 1975 for miscellaneous partition, store front, and plumbing repairs and alterations, the last being for the installation of the present automatic sprinkler fire extinguishing system for the Basement and corridors of upper floors. The basic electric lighting for the hotel appears substantially as originally installed with some old fixtures remaining and lighting drop cords. No gas lighting fixtures were seen although piping for lighting gas was evident. Cellar and ground floor commercial areas have been rewired with heavier electrical services.

It is not certain that the front (east) elevation of the hotel was built exactly as shown in the 1890 drawing; the present condition of the storefronts and hotel entrance may hide evidence of the original plan and construction. Building permits in 1933 and 1944 record alterations to the storefronts. The belvedere has been removed. Other than storefronts, belvedere, and neglect, the exterior is substantially original and complete. Iron fire escapes were added on the front and north sides, presumably in the 1910's or '20's, and are in poor but usable condition.

The interior of the upper two floors remains substantially original except for some sub-partitioning of rooms, enclosures for stairways, and plumbing alterations. The ground

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floor has been altered such that it is difficult to understand the original plan. Sanborn maps of 1889-1897 and 1901-1908 indicate that there had been another interior stairway and a different configuration of the present hotel entrance stairway. There were two offices flanking the front entrance on Grand Avenue, hotel office and lobby in the center of the north side, kitchen and dining room in the rear. A detailed study of the ground floor and its construction might retrieve its plan.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890

Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Osborn Hotel is significant as a well-preserved example of a residential hotel predating the turn of the century--a type which is in dwindling supply, if not rare in the city of Portland. It is equally significant as a surviving 19th century structure on Grand Avenue, the center of what was once the independent city of East Portland.

There is no record of the architect or other designer of the Osborn Hotel other than the owner, James Baylor. However, the disposition of the Italianate and Second Empire Style detailing on the hotel shows taste, restraint, and at least a basic competency in adapting readily available pattern book designs and details to the particular needs of this building's east and north elevations and to the interior spaces.

The Osborn Hotel was located on what was originally Marghetta then Fifth Avenue (now Grand Avenue), the principal north-south artery of the city of East Portland. East Portland was platted in 1861 and incorporated in 1870. The beginning of the construction of Ben Holladay's Oregon and California Railroad in 1868 caused the city's first boom (which collapsed in 1873). In the late 1880's a series of developments caused a second period of prosperity; the opening of the Morrison and Steel bridges; the construction of streetcar lines over the bridges; population growth which absorbed vacant land in Portland and forced housing development across the river; and real estate speculation. In 1890, when the hotel was constructed, East Portland was a flourishing community. Its economic base was manufacturing with enterprises devoted to box and barrel manufacture, lumber milling, furniture making, meat packing, vegetable canning, and ship building. In 1891 the city of East Portland (along with the city of Albina) was consolidated with Portland. At this time the streets were renamed and Fifth Avenue became Grand.

The Osborn Hotel, opened on January 6, 1890, was one of the important new buildings of this prosperous time. It was constructed by James Baylor, a Portland businessman and land speculator, on Fifth (Grand) Avenue slightly earlier than the Barber Block (1891), which is listed in the National Register and is a Portland Historical Landmark, and the New Logus Block (1893) which is under consideration for the National Register. By the turn of the century Fifth Avenue was lined for several blocks with hotels, office buildings, retail stores and printing shops.

After 1900 many of these enterprises vanished as Grand Avenue yielded its prominence to other commercial thoroughfares on both sides of the river; the Osborn Hotel, however, survived. Its clientele changed by the time of the First World War from representatives of business firms to laboring people who worked in the nearby mills and factories. The Osborn since that era has had a series of owners. The first floor was reshaped into stores; the belvedere was removed; and the number of rooms on the second and third floors was reduced. Yet the essential purpose of the building continues to the present. The hotel now furnishes residence quarters for low-income persons as it has since the 1910's. The hotel survives as an architectural and commercial reminder of the boom period of East Portland and of the region's changing social composition since that time.

9. Major Bibliographical References

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10. Geographical Data

UTM NOT VERIFIED

Acreage of nominated property less than one (50 x 100 feet)

ACREAGE NOT VERIFIED

Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UMT References

A

1	0	5	2	6	5	8	0	5	0	4	0	7	2	5
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

Lot 8, Block 104, East Portland Addition to City of Portland, Multnomah County, Oregon

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

state code county code

state code county code

11. Form Prepared By

name/title Gordon B. Dodds Professor of History

organization Portland State University date November, 1979

street & number History Dept. PO Box 751 telephone (503) 229-3990

city or town Portland state Oregon 97207

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date January 1980

For HCERS use only

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

 date 3/27/80
Keeper of the National Register

Attest:  date 3/25/80
Chief of Registration

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The present owners of the Osborn Hotel intend to rehabilitate the second and third floors of the building and to maintain them as a residence for low income persons. This commercial use is the one that has been continuous since the hotel was constructed in 1890. The owners intend to remove the automobile parts store from the first floor in order to rehabilitate it for a restaurant, which is a compatible use with the city's comprehensive plan and with other buildings of its era on Grand Avenue (e.g., the Barber Block) that have been restored. They intend to replace the doors to the hotel and the store (which will become the entrance to the restaurant) and then repaint the exterior of the building. They will also replace the conical-roofed corner belvedere.

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Portland Morning Oregonian. 7 April 1887; 9 July 1893; 2 February 1906; 19 July 1976.

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