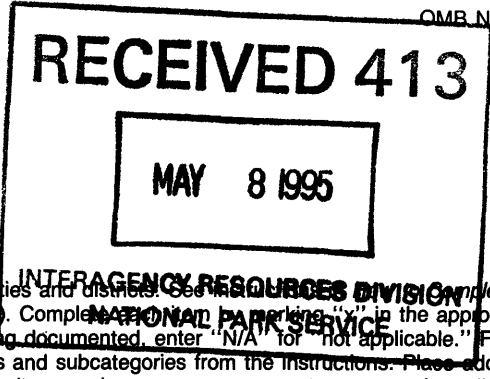


1070



United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete the registration form by entering the information requested. If an 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 Hill Hotel
other names/site number Campbell Hotel, Campbell-Hill Hotel, Victorian Inn

2. Location

street & number 2255-2261 West Burnside Street not for publication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, 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.)
James M. Hamrick
Signature of certifying official/Title Deputy SHPO Date April 26, 1995
Oregon State Historic Preservation Office
State of 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 certifying official/Title _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the 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 of the Keeper Edson H. Beall Entered in the National Register 6.9.95 Date of Action 6.9.95

Hill Hotel

Multnomah County, Oregon

Name of Property

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	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: multiple dwelling/residential hotel

Current Functions

(Enter categories from instructions)

vacant

7. Description

Architectural Classification

(Enter categories from instructions)

Georgian (American Renaissance)

Materials

(Enter categories from instructions)

foundation cast stone

walls stucco

roof asphalt, built-up

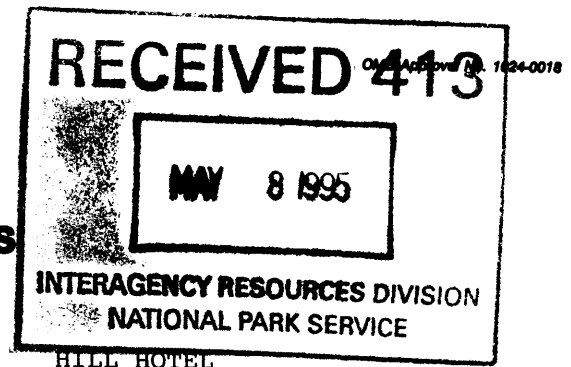
other brick, loggia and trim

Narrative Description

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

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National Register of Historic Places Continuation Sheet



Section number 7 Page 2

DESCRIPTION

The Hill Hotel, also known over the years as the Campbell, Campbell-Hill, and currently the Victorian Inn is a five-story wood framed masonry building plus basement located at 2255-2261 West Burnside Street in Portland, Multnomah County, Oregon. The Hill was built in 1904 by Alexander C. Ewart, one of the city's foremost apartment architects. With two exceptions, the alterations to the porch at the main entrance level and the loss of the overhanging cornices (south and east elevation), the building is virtually intact and the overall condition of the exterior of the building is good to fair. The building is listed in the Portland Historic Resources Inventory and in the Nob Hill neighborhood inventory conducted by Donovan & Associates in Association with Prohaska and Associates. The date of their recording of the building was August 1991. A copy of the statewide inventory form prepared by the two companies is attached.

SETTING

The 1904 Hill Hotel is located at the northwest corner West Burnside Street and 22nd Place. The building occupies all of lot 18, block 2, Strong's Addition, City of Portland, Multnomah County, Oregon. Lot 18 is a slightly trapezoidal parcel, 50.29' x 111.63' x 50.23' x 106.81'. In addition, the building ownership includes a 5' strip at the southern boundary of lot 13, adjacent to the north; this space is used for an access sidewalk at the north facade.

The location of the building is at mid-elevation between the dramatically rising bluff on the west side of the building and downtown Portland on the east. The building provides a sense of enclosure to the surrounding low-rise buildings, which include local shopping areas and parking lots. The building acts almost like a gateway to the open area which is enclosed by the steeply rising elevation and surrounding high rise apartments. The building is an integral part of the street scape along the north side of West Burnside.

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National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 3HILL HOTEL
MULTNOMAH COUNTY, OR**DESCRIPTION**South Elevation

The original entrance to the building consists of a porch with three structural brick piers. The brick piers are located at southeast and southwest corners of the building and there is one in the center of the south elevation of the building. There are brick arches on the west and east elevations and the one on the west has been bricked. There is an existing porch rail between the piers at the southwest corner of the porch. The depth of the porch is 10 feet from the outside face of the building to the inside face of the main entrance door. The porch is the only one on West Burnside and provides a semi-public space between the sidewalk and the entrance to the building. The porch is raised two steps from the sidewalk.

Alterations on the Ground Floor

The east half of the porch is open and the west half of the porch was enclosed at a later date. The enclosed space is made of low brick walls with plate glass to create a storefront appearance and there is a small entrance to the store at the very west. The porch is enclosed within the main roof of the building and the floors above it are living space.

Upper Exterior Elevation

Despite the changes at ground level stated above at south elevation, and the loss of the overhanging cornice at the parapet on the south and east elevations in 1959, the upper portion of all the elevation has remained unchanged over the years. The exterior walls are constructed of unreinforced masonry.

The building is elegant by virtue of its proportions, the simplicity and clarity of the relationships of structure and enclosure, and the skilled use of ornament. All windows on all elevations are double-hung wood sashes. The south and east elevations have the most decorative features, the

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MULTNOMAH COUNTY, OR

west has exposed masonry and the north elevation has smooth stucco. South and east elevations have windows with rusticated brick trim and stucco on the walls. The building has decorative features which include slight corbeling under the cornice line in a dentil-like pattern with brick quoins, rusticated brick columns at the base supporting the horizontal first floor spandrel, and a recessed front entry flanked by sidelights. The south and east elevations where the overhanging cornices have been removed at parapet level, have been replaced with stucco. On the east elevation there is concrete block at basement level and a trim board to define the transition between the concrete block and the stucco above.

West and North Elevations

The building extends to the property line on all sides with except on the west side where there is a light well, four feet by 50 feet above the first floor; clearly the west elevation was intended to serve as a party wall and ultimately be enclosed. The north elevation of the building has a five-foot walk-in basement entrance adjacent to the courtyard of another apartment building.

INTERIOR DESCRIPTION

The primary structure is non-reinforced masonry exterior walls which support a post and beam wood frame structure. The west wall of the corridor is a post and beam bearing wall which supports the center portion of the floors and the roof. All interior walls and ceilings are lathe and plaster. All flooring is tongue and groove wood floor except the basement which is concrete slab. All interior surfaces are painted. The corridors are of generous width.

Foyer

The wood trimwork in the foyer and the decorative tin ceiling are original. The main staircase leading from the foyer is wide. The staircase narrows as it ascends around the elevator shaft close to southwest of the building. The existing elevator doors are original and made of

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MULTNOMAH COUNTY, OR

decorative steel. At the foot of the staircase is the original built-up wood starting newel post and original wood trim in the rest of the foyer area.

Basement

The southwest quadrant of the basement/first floor area has fire damage. A portion of the floor is burned through. The first floor joists are 2" x 15" at 16" on center spanning 23'. The center beams are 6" x 15", possibly constructed of built-up 2"x 15" material with a span up to 18'. The basement has some bedrooms, a boiler room and a laundry room.

At present, the first to fifth floors have rooms with communal bathrooms and some have private bathrooms. The building has been vacant for the last two years and is in generally in poor condition on the interior.

Renovation plans

Current plans call for the rehabilitation of the Victorian Inn into 62 studio apartments and one bedroom efficiency apartment.

The building's exterior is largely intact with few modifications: After construction, the porch on the south facade was altered by adding a storefront with a new entryway at southwest corner. In 1959, the overhanging cornice on the east and south facades were removed.

The interior of the building also is reasonably intact but in very poor condition. In 1991, the building suffered a sizable fire in the laundry room in the southwest quadrant of the basement. Damage extended to the first floor and included a hole cut in the roof to ventilate. The roof damage was not repaired and in the subsequent winter, water damage incurred. Additionally, in the winter of 1993, sprinkler heads froze and burst, resulting in further water damage. The building has been unoccupied since 1991, though clearly inhabited by transients. Water damage and vandalism on the interior is considerable. Renovation of the structure is planned, adapting the interior for low-income elderly housing, and upgrading the building for seismic and ADA considerations. The project includes adding a rooftop addition, restoring the cornice to the Burnside Street facade, restoring the porch with new baluster and iron railing.

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HILL HOTEL
MULTNOMAH COUNTY, OR

Specific work includes:

- * Cleaning, patching and repairing exterior on South and East facades
- * Repairing, cleaning and repointing brick on North and West facades
- * Replacing cornice on South facade
- * Rehabilitating the porch, storefront and entryway on South facade
- * Cleaning and repairing glass fanlight over the entry door
- * Rehabilitating existing windows
- * Upgrading the building for seismic considerations
- * Upgrading plumbing, electric and other utilities
- * Restoring lobby ceiling and trimwork
- * Removing existing elevator while restoring elevator grillwork for decor
- * Rehabilitating 2nd, 3rd, 4th and 5th floor interior spaces for low-income housing
- * Building a rooftop addition
- * Upgrading the building for ADA considerations

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.)

- Criteria A, B, C (checked), D

Criteria Considerations

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

Property is:

- Criteria A, B, C, D, E, F, G

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1904

Significant Dates

1904

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Alexander C. Ewart

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):

- Criteria for previous documentation on file

Primary location of additional data:

- Criteria for primary location of additional data

Name of repository:

Hill Hotel
Name of Property

Multnomah County, Oregon
County and State

10. Geographical Data

Acreage of Property c 0.12 acres Portland, Oregon-Washington 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	0
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5	2	3	7	1	0
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5	0	4	0	9	5	0
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Zone Easting Northing

3

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--	--	--	--	--	--	--

Zone Easting Northing

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 Jivanjee Architects, P.C. in association with Heritage Investment Corporation and Richard E. Ritz, FAIA
organization _____ date December 15, 1994
street & number 14475 SW Allen Boulevard, Suite D telephone 503/641-5434
city or town Beaverton state OR zip code 97005

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 SHPO or FPO.)

name Northwest Housing Alternatives, Inc.
street & number 2316 SE Willard Street telephone 503/654-1007
city or town Milwaukie state OR zip code 97222

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 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 Projects (1024-0018), Washington, DC 20503.

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Section number 8 Page 1

HILL HOTEL
MULTNOMAH COUNTY, OR

SHPO SUMMARY

The five-story Hill Hotel in northwest Portland, Oregon presents a frontage of 50 feet on West Burnside Street and 100 feet along NW 22nd Place. It was designed by Alexander Ewart, a local architect whose body of work in Portland produced between 1904 and 1912 included several hotels and apartment buildings. Ewart's masterpiece in this category was his last-known work in Portland, the four-story, Georgian-style Campbell Hotel of 1912 at 530 NW 23rd Avenue, which has been listed in the National Register. Alexander C. Ewart also is represented in National Register listings as the architect of the Peter Rickard farmstead house of 1890 outlying Corvallis, in Benton County, Oregon.

Previously thought to have been built in 1908, the Hill Hotel of 1904 is A. C. Ewart's earliest known work in Portland. In part, the building's distinction lies in its having been constructed in response to a rising need for first class residential hotels which prefigured the sharp demand for urban housing in the city's dramatic growth years following the Lewis and Clark Centennial Exposition of 1905.

The Hill Hotel meets National Register Criterion C as the first and noteworthy example of its architectural type in the body of documented work by A. C. Ewart in Portland. The Hill most closely resembles Ewart's Housman Apartments (1910), at 2164 Hoyt Street in its exterior elevations based on Chicago School organization and restrained Classical trim elements and brick quoins. In its original state, with a classical cornice above a corbelled frieze, the Hill was a dignified presence on upper West Burnside, where it signaled the approach of the five-way intersection of Burnside, NW 23rd, NW Westover and Vista Avenue. As must have been foremost in the mind of the original developer, this location was strategic, since 23rd and Burnside, earlier known as Washington Street, was the transfer point for streetcar lines serving residential neighborhoods throughout northwest Portland and the adjoining heights.

The Hill Hotel is a five-story building of unreinforced brick masonry with timber framing. It rests on a nearly full-size basement, with its principal facade canted in the direction of the front lot line. Its foundation is rusticated cast stone imitating ashlar. The main entrance is located on the Burnside Street elevation, where it is sheltered by a recessed porch extending the full width of the facade. With its Roman-arched openings at either end, the porch is divided into two main structural bays by rusticated brick piers joined by a brick railing. This porch, or loggia, is

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Continuation Sheet**Section number 8 Page 2HILL HOTEL
MULTNOMAH COUNTY, OR

crowned by a belt cornice and presently is painted white. The loggia recess has been modified with reversible infill.

The upper street facades are organized more or less formally, especially on the Burnside Street frontage, where there are four regularly-spaced bays of double-hung windows. Typical openings are trimmed with rusticated brick surrounds and flat brick arches which contrast with the wall plane finished with rough-cast stucco. The exterior scheme is completed by bold rusticated brick quoining. A string course demarcates the uppermost story. The building's proportions originally were fittingly finished by a denticulated cornice, which was removed in 1959. Even without this most character-defining feature, one recognizes in the Hill a conservative building with Georgian overtones in the tradition of the American Renaissance.

Current plans call for federally-assisted rehabilitation of the former residential hotel as studio and efficiency apartments.

The building's interior finish work is characteristic of the period, the most remarkable feature of which is the intact embossed galvanized sheet metal ceiling in the lobby. The typical upper story floor plan is arranged around a circulation corridor which is offset to the west of center. The main stairwell stands at the head of the corridor, at the front, or lobby end. A continuous, two-bay, five-foot inset at the center of the brick-faced west wall may have been meant to serve the purpose of ventilation and light well in the event of close development of the neighboring lot.

The point has been made in other Portland hotel nominating documents that as many as 21 hotels catering to middle income clientele were constructed in the heart of the business and theater district between 1907 and 1914, roughly the period of A. C. Ewart's practice locally. Distinct from these and from the hotels of equivalent class north of lower West Burnside, and certainly apart from the historic first-class tourist hotels elsewhere in the central business district, were the apartment houses and this residential hotel in the fashionable Nob Hill neighborhood of northwest Portland. It appears that the Hill Hotel, operated for both residential patrons and the transient trade, added to the successful mix that distinguished Nob Hill as the place for viable multi-family housing in the opening years of the 20th century.

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MULTNOMAH COUNTY, OR**SIGNIFICANCE**

The Hill Hotel, also known over the years as the Campbell, Campbell-Hill, and currently the Victorian Inn is a five-story wood framed masonry building plus basement located at 2255-2261 West Burnside Street in Portland, Multnomah County, Oregon. The Hill was built in 1904 by Alexander C. Ewart, one of the city's foremost apartment architects in the American Renaissance Style of architecture. With two exceptions, the alterations to the porch at the main entrance level and the loss of the overhanging cornices (south and west elevation), the upper elevations are virtually intact and the overall condition of the exterior of the building is good to fair. The building is listed in the Portland Historic Resources Inventory. The building is also included in the inventory conducted by Donovan & Associates in Association with Prohaska and Associates. The date of their recording the building was August 1991. The building is eligible under Criterion "C" as the earliest known apartment building design of Alexander C. Ewart in Portland.

HISTORIC SETTING

The Hill is located in an area of Portland known as 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 and other development.

The Hill when constructed in 1904 was in the vanguard of a major building boom in Portland

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MULTNOMAH COUNTY, OR

which would not slow until the advent of World War I as a result of the 1905 Lewis and Clark Exposition. In 1904, upper Burnside was still called Washington Street and NW 23rd and Washington were one of the busiest streetcar transfer points in the city. A horsecar line had been established to 23rd by 1885, which was then replaced in 1890 by electric trolleys. The Westside streetcar barns, shops and powerhouse were located at the south side of Washington Street, just above 23rd. By 1904, 23rd and Washington was the transfer point to the 23rd, Kings Heights, Barnes Heights and Cornell, Portland heights and Council Crest Streetcar lines. It is no surprise that the 23rd streetcar lines also provided service to the Exposition site in NW Portland. Passengers waiting for transfer could buy ice cream and sodas, etc. at the Keystone, a small stuccoed building with large arched window openings and a tiled roof on the small triangle of property at the southeast corner of the intersection, replace around 1929 by the Burkhardt Florist Shop, which is still on the site.

Across the street from the Hill Hotel was the magnificent mansion of Solomon Hirsch, elevated above Washington Street by a high retaining wall of brick and plaster. Hirsch had been U.S. Minister to Turkey from 1889 to 1892. It is probable that Mr. Ewart drew inspiration for his design from the elegant wall surrounding the Solomon Hirsch property across the street, which featured red brick pilasters and coping, with an infill of a heavy, rough-textured plaster dash coat.

The Hill Hotel was built on a 50' x 100' lot at the northwest corner of NW 22nd Place and what is known today as Southwest Burnside. To the west were Roy E. Lamb's grocery and delicatessen, and at the corner of 23rd a large two-story wood frame building housed a drug store at the street level, and Murlark Hall on the second floor. Around the corner on 22nd Place, the slightly newer Lucretia Court Apartments, constructed in 1910 adjoins.

Today the Nob Hill area is an intensely urban concentration of residential, commercial, and institutional uses. Besides the mansions listed above, Other National Register Properties in the area include the Ormonde Apartments, the Campbell Rowhouses, Trinity Episcopal Church, and the Belle Court Apartments, the Campbell Hotel (1912) and the Envoy Apartments to name only a few.

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Continuation SheetSection number 8 Page 5HILL HOTEL
MULTNOMAH COUNTY, ORALEXANDER CHARLES EWART

A. C. Ewart was born on October 3, 1854 and died on January 8, 1916. He was born at Owen Sound, Gray's County in Ontario, Canada. Ewart was one of thirteen children. His father came from Edinburgh, Scotland about 1850 and married a girl he had met on shipboard. The newlyweds first settled in Toronto, and then in Owen Sound.

Ewart left home about 1870, at the age of 16, coming first to Oak Bay, British Columbia where one of his sisters lived. During the next eight years, Ewart traveled to both San Francisco and Los Angeles, California. Nothing is known as to where Ewart gained his architectural training, nor how he was employed.

In 1879 or 1880, Ewart traveled to Oregon. He settled in Corvallis, where he married his wife, Annette, in 1871. Her family had emigrated to Oregon from Iowa in 1860, settling in Crabtree near Albany. The Ewarts son built a house for themselves on Third Street, and later built a second house as the family grew. While in Corvallis, Ewart designed several houses. Although vague, he also was involved in the construction of the Administration Building at the Oregon Agricultural College.

Ewart suffered from Asthma. The family moved to Ashland for a change of a climate, but returned to Corvallis shortly. They successively moved to Victoria, Nelson, Cranbrook and then back to Victoria. Nothing is known of his work in this period.

In 1903, Ewart moved back to Oregon, settling in Portland. The family lived in five different houses on the east side. His office was located in the Failing (now Postal) Building from 1904 to 1909, and then in the Beck Building from 1909 to 1915. While living in Portland, the Ewarts built a house on a farm near Albany, which was to be his "Gentleman's retirement home," and

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HILL HOTEL
MULTNOMAH COUNTY, OR

which he called "the Whitehouse"; however, he died before being able to move there.

A. C. Ewart was reputed as "one of the pioneer designers of apartment houses in Portland." (Oregonian, January 1, 1911). During Ewart's 12 years in which he actively practiced architecture in Portland, he left a significant mark.

Ewart's appearance on the Portland architectural scene coincided with the beginning of the tremendous growth in the city's population occasioned by the Lewis & Clark Exposition of 1905. A major boom in construction took place at this time, and there was great demand for new housing including apartments and hotels. In light of this demand for housing it is easy to understand Ewart's specialization in the design of apartment houses and residential hotels.

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.

Comparative Analysis of A. C. Ewart's Architecture

Ewart moved to Portland at the age of 48. His first work in Portland is the Hill Hotel, constructed in 1904. It is obvious from the quality of the proportions and subtlety of decoration that Ewart was already an accomplished architect.

Two years later, Ewart designed the Bushmark Hotel five blocks to the east. Located at 1717 W. Burnside, at the corner of 17th and Burnside, this three-story brick structure is more traditional, less exuberant in its application of the 20th Century Classical design. It has neither the contrasting brick trim nor the quoins.

In 1910, Ewart designed three apartment structures, all in the Nob Hill neighborhood. These included Housman Apartments (2164 NW Hoyt), Everett Apartments (2018 NW Everett), and

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Continuation Sheet**Section number 8 Page 7HILL HOTEL
MULTNOMAH COUNTY, OR

Margaret Apartments (415 NW 21st). The Housman Apartments are unique with their placement in the middle of a 100' x 100' interior lot, with wide landscape setbacks at all property lines, and somewhat a Spanish flavor. Both the Everett and Margaret are similar in feel: five stories, dark red brick running north-south with bay windows in a fairly traditional streetcar-era apartment design. Similar in form, the Margaret is more elaborate in its detail.

In 1911, Ewart designed the Highland Court Apartments (2181 NW Glisan). The Highland Court is a large building--five stories with decorative brick quoins, polygonal bay windows and rusticated first floor. The Highland Court Apartments bears a close resemblance to the 1912 Campbell Hotel at NW 23rd and Hoyt streets. Both feature a "U" shaped plan with an open court and balconies on the court, although the Highland has cream colored brick in contrast to the Campbell's red brick. Of his apartment designs, the Highland Court is both Ewart's biggest and most sophisticated.

Ewart's last building was the 1912 Campbell Hotel (523 NW 23rd). A five-story dark red brick building has elaborate brick and contrasting white terra cotta. Overall, the Campbell is an enthusiastic architectural statement.

Although the period of Ewart's residence in Portland (based on directory research) spans 12 years, 1903-1915, documented examples of his work cover the eight-year period 1904-1912. Many of the buildings he designed were apartment houses in the Nob Hill neighborhood. Consistently competent, Ewart's work did not range greatly in quality over that time. Through his handling of materials and proportion, Ewart demonstrated a characteristic competency in design. His earliest and latest documented work in Portland, the Hill Hotel of 1904 and the Campbell Hotel of 1912, respectively, are considered good book-ends to his career in Oregon's metropolis.

PROPERTY OWNERSHIP HISTORY

The building is associated with the following Portland families: Fred Strong, Saul and Belle

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**National Register of Historic Places
Continuation Sheet**

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HILL HOTEL
MULTNOMAH COUNTY, OR

Silverfield, L.L. and Bessie Sessions, Rose Baries, David Pallay, C.A. and Agnes Biddle, Charles A. Redding, and B.A. and Louise Kliks.

The ownership history is as follows:

- 1905 On January 16, 1905, the land, which includes a portion of lots 13 and 18 of Block 2 in Strong's addition, was sold by Mary Strong, executor of the will of Fred Strong, to Saul and Belle Silverfield.
- 1905-1924 Saul and Belle Silverfield were divorced on June 7, 1918. Saul Silverfield retained ownership of the lots until September 6, 1924 when they were sold to Rose Baries. The same day, Rose Baries sold the lots to L.L. Sessions.
- 1924-1929 L.L. Sessions sold the lots to David Pallay in 1927. Pallay owned the property until June 17, 1929, when he sold it back to L.L. and Bessie Sessions.
- 1929-1930 L.L. and Bessie Sessions sold the property to the Washington-Oregon Investment Company on March 27, 1930. Prior to this sale, a series of quick sales took place in 1930 that involved C.A. and Agnes E. Biddle and Charles A. Redding.
- 1930-1943 The Washington-Oregon Investment Company gave an easement to the Northwest Electric Company on March 11, 1936. The property was sold on June 26, 1943 to B.A. and Louise Kliks.

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National Park Service**

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Continuation Sheet**

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HILL HOTEL
MULTNOMAH COUNTY, OR

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Multnomah Co. Tax Records

Oregonian, January 1, 1911

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

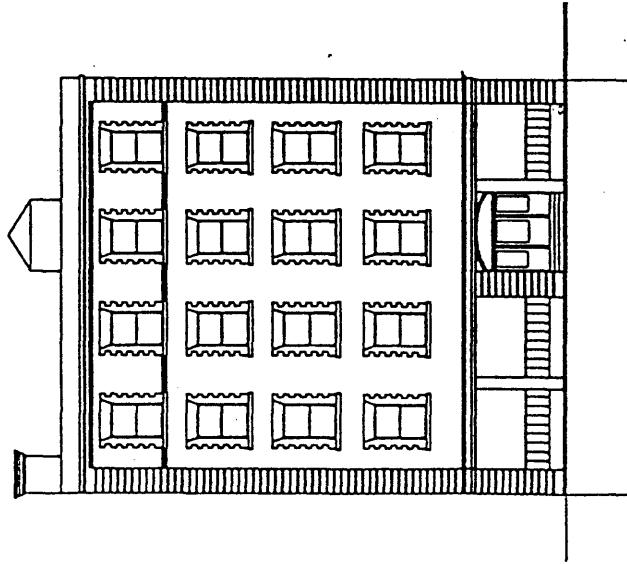
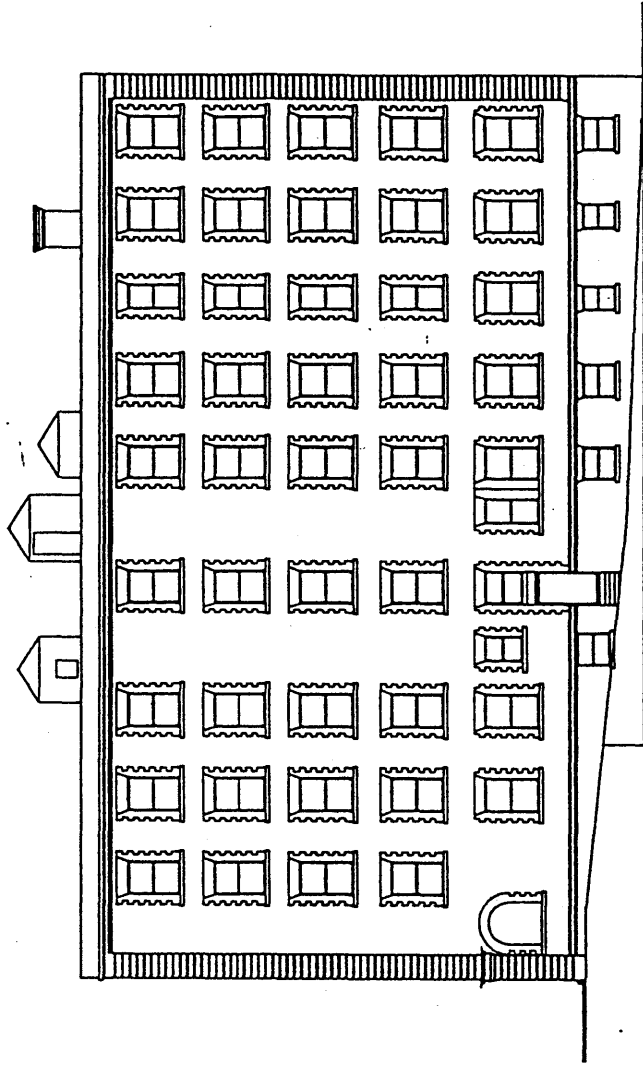
HILL HOTEL
MULTNOMAH COUNTY, OR

BOUNDARY DESCRIPTION

The nominated property is legally described as Lot 18 and South 5 feet of the East 50 feet of Lot 13, Block 2, Strong's Addition to the City of Portland in Multnomah County, Oregon.

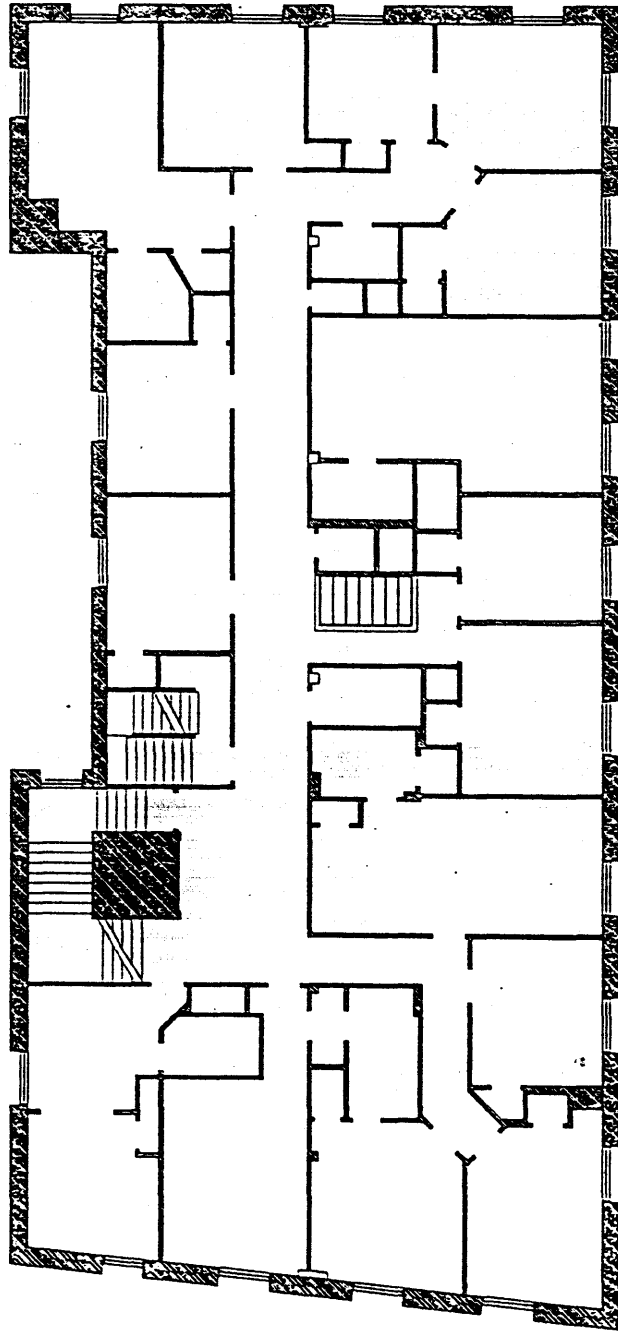
BOUNDARY JUSTIFICATION

The nominated area of 0.12 acres, more or less, encompasses the entire urban tax lot presently associated with the Hill Hotel of 1904. The described parcel is slightly trapezoidal in shape and includes a sidewalk access across the rear width of the lot.

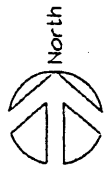


RENOVATION of the VICTORIAN INN

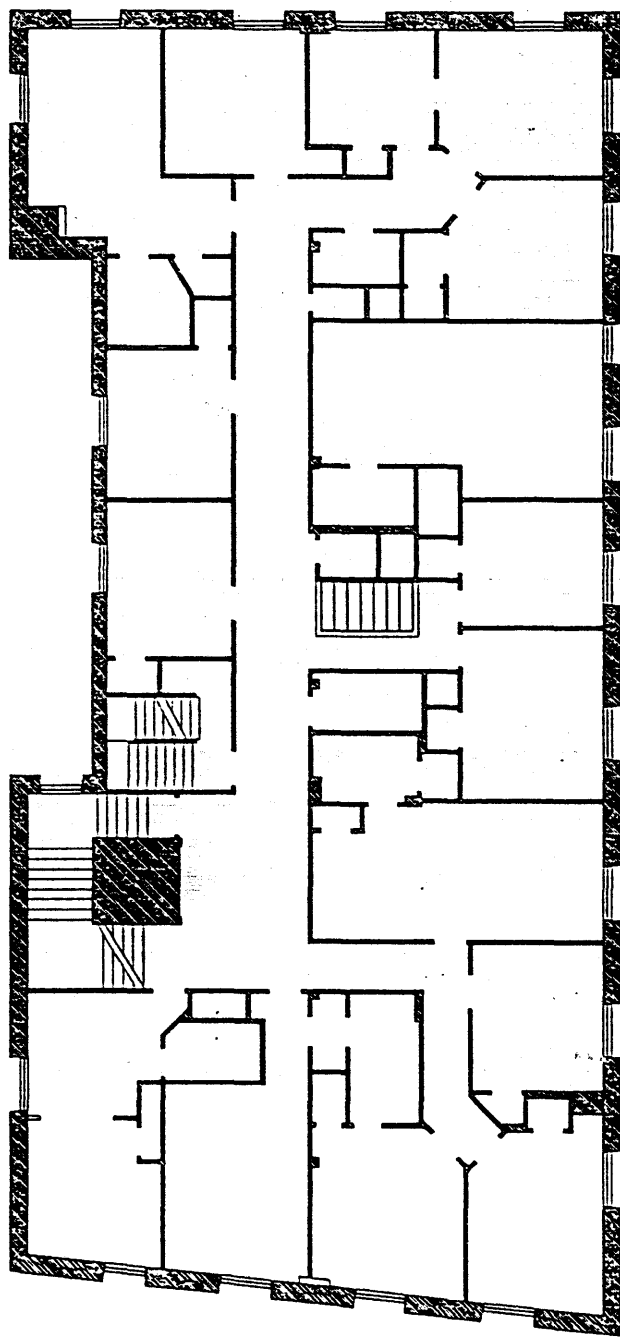
2255-2261 W. BURNSIDE ST.
PORTLAND, OREGON



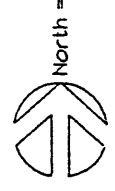
EXISTING FOURTH FLOOR PLAN



1/16" = 1'-0"

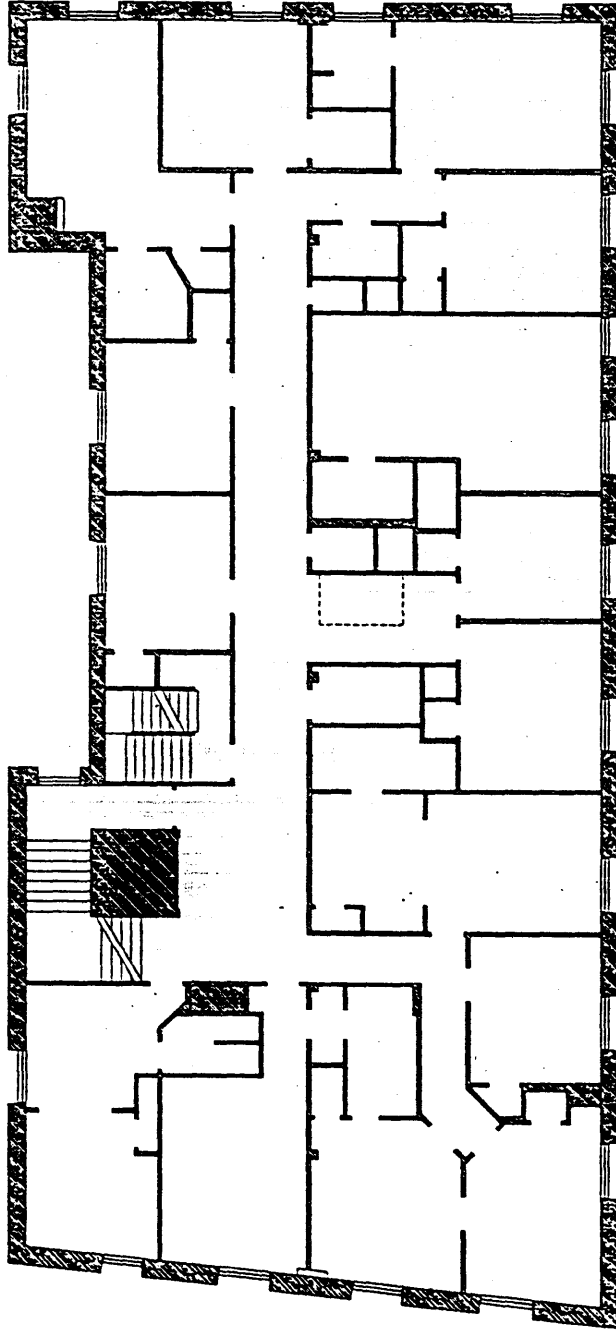


EXISTING THIRD FLOOR PLAN

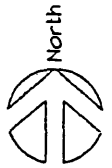


North

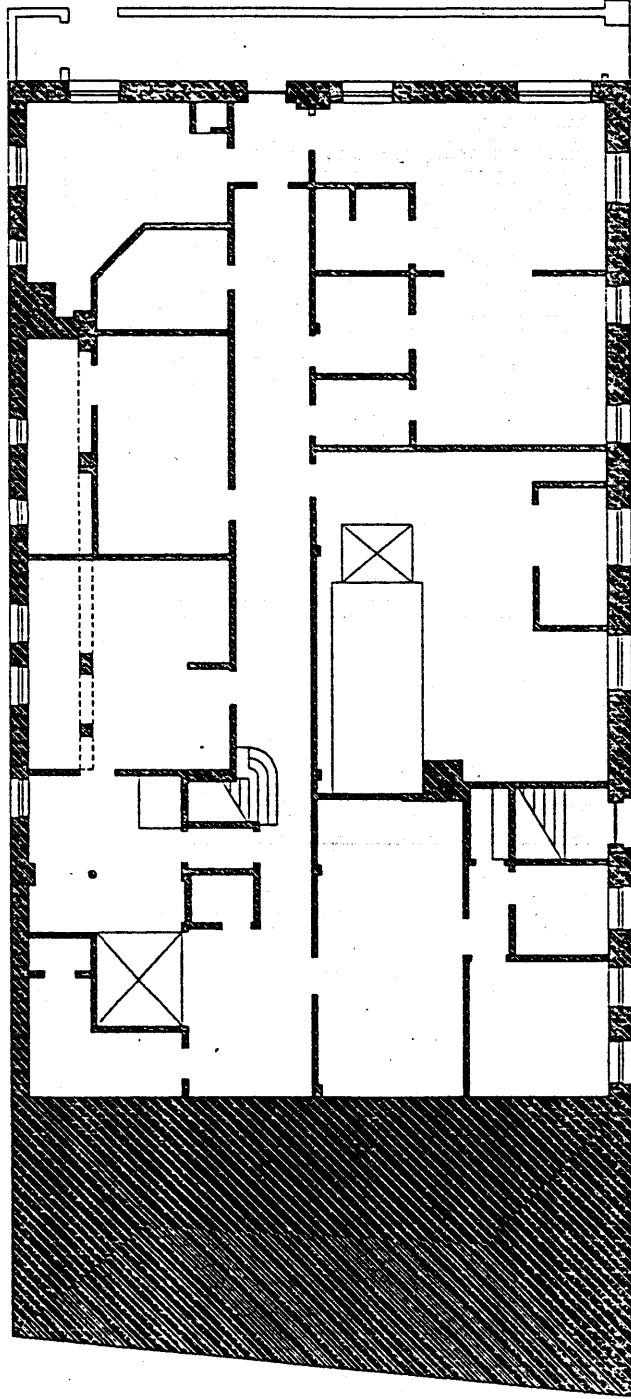
1/16" = 1'-0"



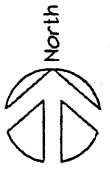
EXISTING SECOND FLOOR PLAN



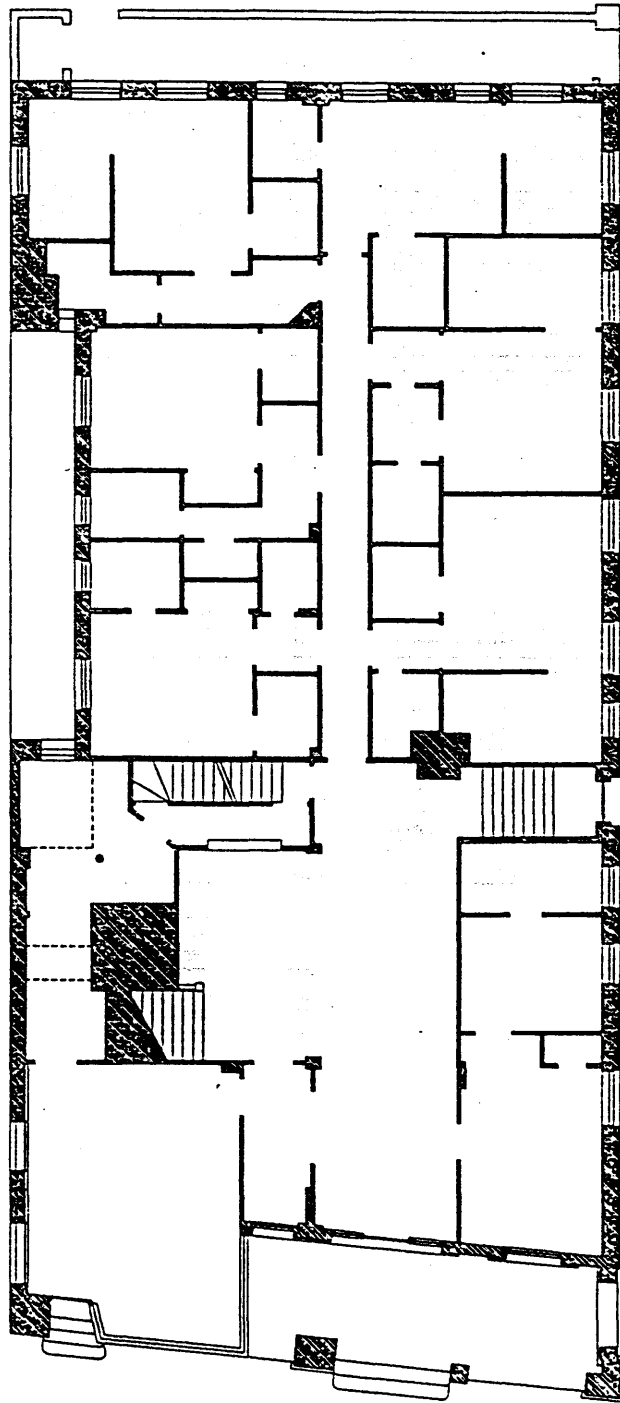
1/16"=1'-0"



EXISTING BASEMENT FLOOR PLAN

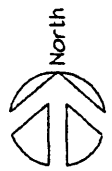


1/16" = 1'-0"



EXISTING FIRST FLOOR PLAN

1/16" = 1'-0"



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

HIST. NAME: The Hill
COMMON NAME: The Campbell Hotel
ADDRESS: 2255-61 West Burnside Street
CITY: Portland
OWNER: Metropolitan Mtg. & Securities Co.,
Inc.
ADDRESS: 2255 W. Burnside, Portland, OR
97210

DATE OF CONSTRUCTION: 1908
ORIGINAL USE: Domestic: hotel
PRESENT USE: Domestic: multiple dwelling
ARCHITECT:
BUILDER:
THEME: Culture: 20th Century Architecture
STYLE: American Renaissance

T/R/S: TIN R1E S33
MAP NO.: 3027 TAX LOT: NA
ADDITION: Strong's Addition
BLOCK: 2 LOT: 18, S. 5' of E. 50' of Lot 13
ZONE: CXd QUAD.: Portland
ASSESSOR NO.: R801800410

RESOURCE TYPE: Hotel
CONDITION: Fair
MOVED (DATE):

Old Address:
RANK:

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MATERIAL: Concrete block
ROOF FORM & MATERIALS: Flat w/parapet
wall
WALL/FRAME: Brick/stucco
PRIMARY WINDOW TYPE: 1/1 double-hung wood sash
EXTERIOR SURFACING MATERIALS: Stucco

NO. OF STORIES: 5
BASEMENT: Yes

DECORATIVE FEATURES: Slight corbelling under cornice line in dentil-like pattern (cornice removed); brick quoins; rusticated brick columns at base supporting horizontal first floor spandrel; windows surround by rusticated trim; recessed front entry flanked by sidelights.

EXTERIOR ALTERATIONS/ADDITIONS (DATED): W. Burnside Street, projecting cornice at top of building removed, 1959; arched opening on west brick-up; retail space modified, date unknown.

NOTEWORTHY LANDSCAPE FEATURES: Evergreen shrubs planted at foundation.

ASSOCIATED FEATURES: None

SETTING: This building is significantly located on the corner of W. Burnside Street, a major and heavily-used street, and N.W. Twenty-second Place, a narrow one-way street north, bordering more suburban-scale, commercial areas. Parking lot and real-estate office to the west.

RECORDED BY: Donovan and Associates
Prohaska and Associates

SHPO INVENTORY NO.:
DATE: August 1991

2435

OREGON INVENTORY OF HISTORIC RESOURCES
HISTORIC RESOURCE SURVEY FORM
COUNTY: MULTNOMAH

STATEMENT OF SIGNIFICANCE

Architecture: The Hill Hotel, designed with elements of the American Renaissance Style, was constructed in 1908. The hotel is virtually intact with only minor modifications on the first floor. There are eleven buildings in the inventory which were designed in the American Renaissance vein and range in age from 1908 to 1927. The apartment building is an integral part of the streetscape along the north side of W. Burnside Street.

Historical: The property is associated with the following Portland families: Fred Strong, Saul and Belle Silverfield, L.L. and Bessie Sessions, Rose Baries, David Pallay, C.A. and Agnes Biddle, Charles Redding, and B.A. and Louise Kliks.

PROPERTY OWNERSHIP HISTORY

- 1905 On January 16, 1905 the property, which includes a portion of lot 13 and 18 of Block 2 in Strongs Addition, was sold by Mary Strong, executor of the will of Fred Strong, to Saul and Belle Silverfield
- 1905-1924 Saul and Belle Silverfield were divorced on June 7, 1918. Saul retained ownership of the lots until September 6, 1924 when they were sold to Rose Baries. The same day Rose Baries sold the lots to L.L. Sessions.
- 1924-1927 L.L. Sessions sold the lots to David Pallay in 1927. Pallay owned the property until June 27, 1929 when he sold it back to L.L. and Bessie Sessions.
- 1927-1930 L.L. and Bessie Sessions sold the property to the Washington-Oregon Investment Company on March 27, 1930. Prior to this sale a series of quick sales took place in 1930 that involved C.A. and Agnes E. Biddle and Charles A. Redding.
- 1930-1943 The Washington-Oregon Investment Company gave an easement to the Northwest Electric company on March 11, 1936. The property was sold June 26, 1943 to B.A. and Louise Kliks.

OWNERS BIOGRAPHICAL INFORMATION

Mary (Taylor) Strong (1853-1937), a native of Clatsop County, Oregon, was the daughter of Colonel James Taylor and Ester D'Armond who crossed the plains to Oregon in 1845. Colonel Taylor homesteaded at several locations in Oregon, platted Taylor's addition to Astoria, and was the first Republican elected to the Oregon legislature in 1858. Mary Strong was born on her parent's land claim and was only two years old when the family moved to Astoria. Her brother, Edward (1848-unknown) was born in Oregon City. Mary Strong attended school in Astoria and later went to St. Helens Hall in Portland. She graduated in 1872 from St. Helens Hall and taught school for two years at St. Helens Hall and Walla Walla. In 1895 she married Frederick R. Strong (d. 1904), an attorney. In 1928 Mary Strong lived at 46 North Twenty-Second Street and is reported to have lived in the Alexandria Court for many years. She was a member of the board of the Mann home and one time president. At the time of her death she was survived by her sister-in-law, Mrs. Curtis C. Strong.

ADDRESS: 2255-2261 West Burnside Street
RECORDED BY: Donovan & Associates
Prohaska & Associates

SHPO INVENTORY NO.:
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OREGON INVENTORY OF HISTORIC RESOURCES
HISTORIC RESOURCE SURVEY FORM
COUNTY: MULTNOMAH

Saul and Belle Silverfield: Very little information is currently known about the Silverfields. The 1910 and 1920 *Portland City Directories* list Saul Silverfield as president of Silverfield Company.

Charles A. Biddle and Agnes Biddle: According to the 1930 *Portland City Directory*, Biddle was a clerk at the Campbell Hotel. Biddle and his wife, Agnes Biddle, resided at 741 Washington in 1930.

Rose Baries: Biographical information is unknown.

L.L. Sessions: Biographical information is unknown.

David N. Pallay (1885-1972), moved to Portland in 1907, where he resided there for 65 years. Pallay was a member of the Elks and Temple Beth Israel. In the *Portland City Directory* of 1923, David N. Pallay was listed as a department manager at Ben Sellings store. That same year he and his wife, Edna, are listed as the residents of 1078 E. Glisan. At the time of his death Pallay resided at 2425 S.W. Nineteenth Avenue and owned a men's clothing store. He was survived by two daughters, Mrs. David Wise, Sacramento, California and Mrs. Alva Albright, Portland.

Bernard A. Kliks (1881-1959), originally from Zirke, Germany, came to the United States at the age of six. He graduated from Keyston State Normal School of Pennsylvania and was admitted to the bar in Washington, Michigan and Wisconsin. In 1906 he married Louise Brill of Columbia, Wisconsin and attended the Lewis and Clark Exposition during their honeymoon. The Kliks were among thousands of people who relocated to Oregon following the Exposition. They settled in McMinnville and Bernard was admitted to the Oregon bar that same year. The Kliks resided in McMinnville until 1940, when he moved to Portland.

Kliks had extensive holdings in Portland apartment and business properties, many of which he acquired during the 1930s. He was a member of the Portland Realty Board, the McMinnville B.P.O.E. and had been active in the McMinnville Chamber of Commerce. At the time of his death Kliks was survived by his wife, Louise; a son, Bernard B.; a daughter, Dorothy L. and four grandchildren.

Louise Brill Kliks (1882-1963), originally from Morrison, Wisconsin, was a member of the First Presbyterian Church. At the time of her death, she lived at 1232 SW Jefferson Street.

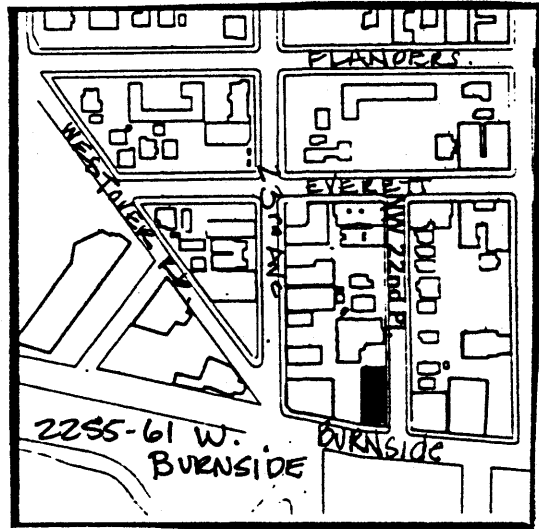
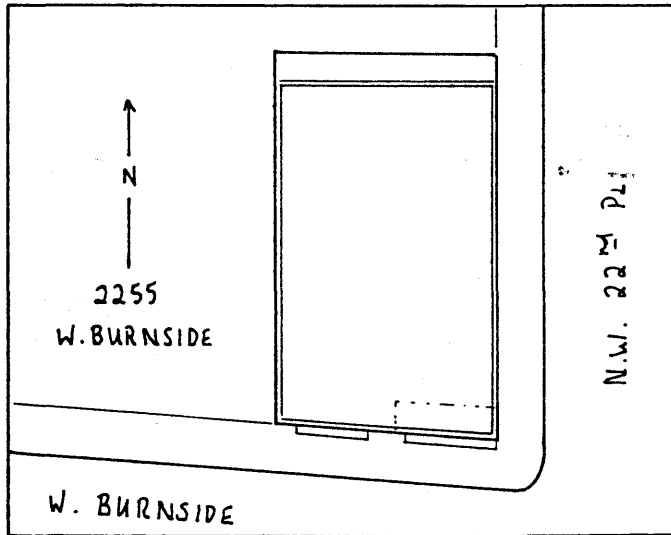
Sources: Ticor Title Company Records
Multnomah County Tax Assessor Records
City of Portland Building Bureau Records
Portland City Directories
Portland Block Books
Strong, *Oregon Journal*, 5 November 1937, p. 35
Strong, *Oregon Journal*, 9 June 1928, p. 4
Pallay, *Oregon Journal*, 4 August, 1972, p.1
Kliks, B., *Oregonian*, January 7, 1959, p. 15
Kliks, B., *Oregon Journal*, January 7, 1959, p. 5B
Kliks, L., *Oregonian*, 21 September 1963, p. 4
Kliks, L., *Oregon Journal*, 21 September 1963, p. 2

ADDRESS: 2255-2261 West Burnside Street
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Prohaska & Associates

SHPO INVENTORY NO.:
DATE: August 1991

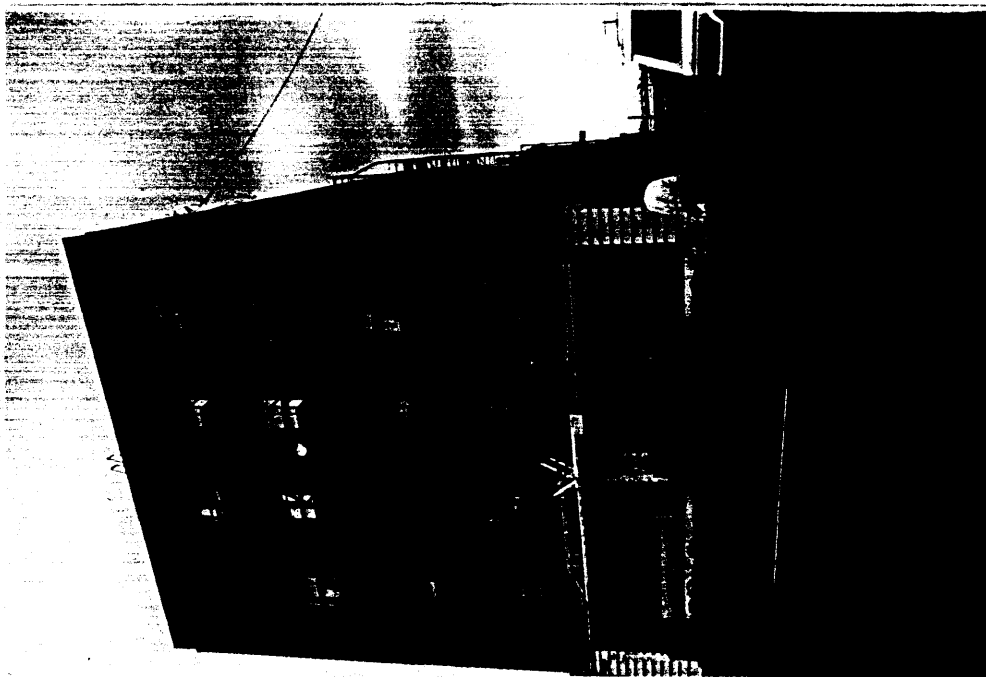
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: MULTNOMAH COUNTY

ADDRESS: 2255-61 West Burnside Street



NEGATIVE NO.: Roll 37 #14A

DATE: 1/12/91



RECORDED BY: Donovan and Associates
Prohaska and Associates

SHPO INVENTORY NO.: