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NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

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NATIONAL REGISTER

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 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 Clyde Hotel

other names/site number Ben Stark Hotel

2. Location

street & number 1022 S.W. Stark St. N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97205

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.)

Signature of certifying official/Title Deputy SHPO Date December 1, 1993

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 Entered in the National Register Date of Action 1/21/94

Clyde Hotel
Name of Property

Multnomah Co., Ore.
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	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: hotel

Current Functions
(Enter categories from instructions)

Domestic: hotel

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century
American: Commercial Style

Materials
(Enter categories from instructions)

foundation concrete
walls brick
roof asphalt, built-up
other terra cotta

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

See continuation sheet

The Clyde Hotel, located in southwest Portland, was designed by the architectural firm of MacNaughton and Raymond in 1912, and completed that year. Both the interior and the exterior of the building are in excellent condition. The building is noteworthy as the only hotel designed by the firm which is extant in Portland. The Clyde Hotel is significant under National Register criterion c as one of the best intact examples of a Commercial style hotel in downtown Portland. Architectural elements of the style include tri-partite windows, belt coursing, terra cotta and cast stone cornice detailing. It is one of the few historic hotels in downtown Portland which has not been significantly changed on the interior and has retained its original use as a hotel. The building was constructed for the Friendly family and remained in the family for 55 years. The Clyde Hotel is in excellent condition and maintains a high degree of physical integrity.

Setting

The Clyde Hotel is located at 1022 S.W. Stark Street in the southwest neighborhood of downtown Portland. It is situated on Lots 1 and 8 of Block 254 of Portland Addition in Township 1N, Range 1E, Section 33 of the Willamette Meridian in Multnomah County, Oregon. The building is surrounded by other historic hotels, restaurants, theaters and stores.

Plan

The Clyde Hotel is four stories high with a total of 96 rooms with shared bathrooms. The building is rectangular in plan, with outside dimensions of 200' x 50'. The building has a zero setback, and is conspicuous, spanning the entire block between S.W. Tenth and S.W. Eleventh Streets. The front entrance is divided into bays on either side of the central hotel entrance. The roof is enclosed by a parapet wall and is not visible from the street. The exterior of the building is clad with a white brick with deeply recessed gray mortar. The interior walls are wood frame, covered with lathe and plaster. A central stairwell and elevator are located off the lobby. The rooms are located off long corridors, which are pierced at the end with windows on the west and east elevations. There is an additional stairwell on the east end of the building. The first floor is divided into a lobby with mezzanine, and the retail spaces. The second, third and fourth floors are comprised of 96 guest rooms. All are

one-room units with a shared bathroom, except for the rooms on the east and west ends of the building which are two-room suites. There are also additional bathrooms on each floor, off the central stairwell.

Basement

A wooden stair at the rear of the lobby leads to the basement. The wood treads are painted. The wooden railing is a rope torus design, stained a dark brown. There is a metal covered wooden fire door at the entrance to the basement. The floor of the basement is a scored concrete in a grid pattern . The ceiling is approximately 12' high with exposed pipes. There are 21" thick concrete walls which divide the basement space into three major areas. One area of the basement, used for storage, has been further divided into a number of small rooms, with walls of vertical tongue and groove and newer walls of sheet rock. The original heating system is still located in the basement. Stairs to S.W. Stark Street are enclosed by a metal door. Purple glass block lights these stairs at the street level. The basement area under the retail shops has been walled off from the main basement under the lobby.

Exterior

The Clyde Hotel represents a fine example of the early Commercial style, with details such as the centrally located tri-partite Chicago windows. The main facade of the building is along S.W. Stark Street, facing north. The rear (south) facade abuts a modern concrete and steel frame building. The exterior of the concrete frame building is clad with a buff colored brick laid in a running bond. The first floor along the north, east and west elevations is divided into storefront bays.

Front (North) Elevation

This elevation is divided into five bays, further divided into smaller bays on the first floor. The center bay contains the double door entrance to the hotel lobby, which is covered with a metal and glass marquis spanning the width of the center bay. Above the first floor are pairs of tri-partite Chicago style windows. On the second and third floors, the windows are embellished with a flat arch of brick in a soldier bond and a cast stone keystone. On the fourth floor, the flat arches are

entirely cast stone. All window sills on the second and third floors are concrete with concrete modillions. A belt course along this facade separates the fourth floor from the third floor and provides the sill for the fourth floor windows. Between the windows on the top floor are three raised brick panels in a running bond. Above the fourth floor is a painted metal belt frieze and a cornice, comprised of dentils, egg and dart molding, terra cotta acanthus leaf brackets and rosette coffering. The metal cornice projects beyond the terra cotta brackets. The terra cotta is attached to the building with some type of rod anchor. The egg and dart molding and dentils are located beneath the brackets. The parapet is brick capped with cast stone. The central brick crown, above the parapet, originally held a plaster panel with the nameplate "Clyde Hotel." The panel is intact though the lettering is gone. There were originally decorative galvanized metal details on either side and on top of the name plate which have been removed or were never constructed. The top galvanized metal cresting was designed as a flagpole stand.

The first floor is very intact, which is unusual for many historic commercial buildings. The central entrance to the lobby is composed of a set of double glass doors flanked with sidelights and a transom above. Above the entrance to the lobby are glass transom panes in wooden surrounds. Originally there were large plate glass windows on either side of the lobby entrance. The window to the east has been covered over with plywood, but the window to the west remains intact. Brick pilasters divide the central bay into three smaller bays. The pilasters are embellished with running bond and stack bond coursing, inset brick panels, and a granite plinth. A black marble skirt panel, which matches the molding on the interior of the building, is below the sidelights.

Eight of the ten pilasters which flank the central bay are cast iron, and are comprised of a decorative wood-cased inset panel with concrete bases. The capitals are composed of simplified flat motifs. Transom windows are above each of the large plate glass storefront bays. The transom bays have remained intact, but have been painted over. The pattern of pilasters and storefront bays is echoed on the west and east elevations of the building. Above the pilasters is a metal frieze with wooden egg and dart molding. The egg and dart molding is recessed below the metal cornice, which divides the first and second floors. A painted frieze is located below the egg and dart molding. The bulkheads below the storefront windows are a painted wire glass, with wooden surrounds.

The only two storefronts that have been altered are east of the lobby. These bays were divided in 1925 by two Moderne style concrete fluted pilasters with black tiled bases. A circle which matches the details on the other columns is intact above these pilasters. The original granite bases have been tiled over. A tile wainscoting has been added to the bays. All the windows, including the transom, have been covered over with wood. The original door has been replaced.

West Elevation

The west elevation is situated along S.W. Eleventh Street. This elevation is comprised of three bays of 1/1 double-hung windows arranged in pairs. The windows are embellished with flat arches and cast stone keystones, except the upper story windows, where the flat arches are entirely cast stone. Concrete sills finish the windows. The belt course which is seen on the front (north) elevation continues around the building to the west elevation, as does the cornice and parapet. The three storefronts are unaltered except for the glass transom windows which have been covered over with board and painted. There are three cast iron pilasters dividing the bays and one brick pilaster on the end. The brick pilaster is embellished with a granite base and soldier coursing. A wrought iron fire escape spans the upper three floors of the building.

South Elevation

The rear (south) elevation is quite plain, void of ornamentation, as it was most likely designed to abut other buildings. The south elevation of the building is painted brick. The upper story windows are adorned with a basket arch. The windows are 2/2 double-hung metal sash with concrete sills. The lower stories are concealed by two modern buildings. A light well between the Clyde Hotel and the newer buildings illuminates the hotel rooms. There is a parapet on this elevation, but no cornice.

East Elevation

The east elevation is also comprised of three bays. The cornice, parapet and belt courses are intact. The windows are 1/1 double-hung sash. The windows are covered with a flat arch pierced by a keystone identical to windows on the other two elevations. Another entrance to the hotel was originally located on this elevation,

similar to that on the front (north) elevation. (See original drawings) The double door entrance was originally covered by a metal and glass marquis, with transoms above. (See original drawings) The doors were flanked with sidelights and transoms, and there were transoms above the marquis. Currently, this southernmost bay has a transom, glass storefront window and wood bulkhead. It is unknown when this change occurred. A narrow stairwell is located at the southernmost wall. The three bays on the first floor are divided by four pilasters, similar to those on the west elevation. The cast iron pilasters with wood insets are intact and in good condition. The brick pilasters, on either side of the bay to the south, the original secondary entrance to the hotel, have been covered over with a horizontal wood siding. The transom windows above this bay have been divided into multi-panes. The glass in the original plate glass windows has been replaced. The store entrance is recessed with double aluminum frame doors and transom.

Interior

The plan of the interior of the Clyde Hotel is very intact as designed by the architectural firm of MacNaughton and Raymond. There are 96 individual rooms on the upper three stories of the building, arranged on either side of long corridors. Access to these floors is either by the elevator on the east side of the lobby or from the centrally located stairwell. There is an additional stairwell in the east end of the building which has the same style and detailing as the central stairwell. There is a full concrete unfinished basement under the entire building. Significant features on the interior, such as the doors, mahogany trim and wainscoting, brass hardware, light fixtures, crown and ceiling moldings, and balusters are all intact and in good condition. The lobby features ornate moldings, paneled wainscoting, and the original tile floor. The individual rooms vary in condition. Original sinks, moldings, and medicine cabinets are intact. All the bathrooms have original hexagonal floor tile and claw foot bathtubs. Original light fixtures in some rooms are intact. The wall and floor finishes in these rooms vary. Some rooms have been wallpapered, and the floors have been painted or carpeted.

Entrance Lobby and Other Common Spaces

Lobby

The lobby to the Clyde Hotel is elegantly detailed and in good condition. There is a set of double doors at the entrance vestibule and another set which opens into the lobby. The lobby is two bays wide. The entrance doors replace the original wood doors which are currently stored in the basement. The flooring in the entrance vestibule and the lobby is a 1" octagonal ceramic of a cream ground inset with a gray and red daisy pattern, which is staggered on a 10" repeat. "The Clyde" is spelled out in tile in the entrance foyer. The walls of the vestibule are comprised of two glass panels, separated with a wood divider. The transom of the interior vestibule door is original, but the exterior transom window has been replaced with new glass. The ceiling of the entrance vestibule is wood paneled. There is a marble baseboard in the entrance vestibule, and also in the lobby.

The lobby is 32'x 26'6" with a ceiling height of approximately 15'. The elevator is situated in the southeast corner of the room, with the main stairwell located behind the elevator. An office is on the southwest side of the lobby. A mezzanine is located above the office area. It was originally enclosed with a 3' railing with wooden balusters which matched those in the stairwell. A portion of this railing has been removed and filled in with a low partition wall. There was originally a bathroom behind the office, which was later converted into a laundry room. The coat check area at the rear of the lobby is now used for storage. The office area has also been remodeled; the original check-in counter no longer remains. There was once a doorway on the west wall of the lobby which allowed access to the shop located in the adjacent bay.

The front portion of the lobby is pierced by large boxed mahogany columns and pilasters which span the full height of the room. The capitals are decorative carved plaster to match the ceiling ornamentation. The ceiling is coffered with decorative plaster containing classical references such as egg and dart trim and an acanthus leaf pattern. The ceiling is a painted finish over plaster. The mahogany columns, pilasters and wainscoting were originally stained a dark color. The west and east walls are paneled in a high mahogany wainscoting with a wide cap. Portions of the woodwork have been stripped and will be refinished. The chandeliers which hang from the coffered ceiling are not original.

The flooring is cream colored octagonal tile with an inset daisy pattern of gray and reddish brown. A 10" wide tile border is comprised of square tiles set in a linear pattern with a central elongated key pattern in a tan color. The floor is in good condition, with just a few tiles cracked or pitted. The black marble baseboard is in good condition, except for an area along the entrance vestibule.

Main Stairwell

The moldings are intact throughout the lobby, stairwells, and corridors. The main stairwell has a square newel post with squared bases and a fluted cap. The balusters, three per tread, have square bases and tops and a tapered, turned middle section. The dark brown balusters are topped with a curved railing. The restored stairwell is in good condition, except for a few missing balusters, which will be replaced. A wood paneled wainscoting is along the stairs leading from the first floor to the second floor. Portions of this wainscoting are missing and in need of rehabilitation. There is a fire door on the landing between these floors. The oak treads have been carpeted.

Mezzanine

There is a landing on the mezzanine level off of the stairwell before the entrance to the mezzanine. The mezzanine originally functioned as an upper lobby and was separated from the stair landing by a doorway. The decorative plaster ceiling in this area is the same as in the main portion of the lobby. The wooden molding surrounding the doorway to the mezzanine appears to be more ornate than the other door moldings found on the first floor. There are two wood paneled partitions on either side of the doorway which are not original, though the surrounds are original. The original railing enclosing the mezzanine has been replaced with a low wall. There were no original plans for this area; there were found, however, 1943 remodeling plans by Wolff and Phillips Architects. The remodel included adding a powder room and an additional stairwell to the mezzanine. There were no building inspection permits granted for this remodel of the building, and physical evidence indicates that the changes were not undertaken.

The bays which were designed for commercial use on either side of the lobby have been altered on the interior, with the exception of the espresso shop located at 1026

S.W. Stark Street, just west of the hotel lobby. The tile floor pattern of the hotel lobby continues into this section of the building. Three original mural landscapes embellish the west wall of the shop. The entrance door and wooden surrounds are original, as is one of the small bathrooms at the rear of the shop on the first floor. The original stairs to the mezzanine appear to have been replaced. The mezzanine levels in the other commercial bays have been left intact, but the walls, ceilings, and floors have been altered.

Upper Floors

The second, third, and fourth floor halls are accessed by the central stairwell and the elevator, in addition to the end stairwell. Fire doors separate the stairwell from the halls on each floor. There is one room per floor directly off of the central stair. An intact public bathroom is located next to the elevator on each floor. The bathroom floors are finished with octagonal white tile and simple tile wainscoting. The walls are painted and the ceiling moldings are in place. There are claw foot bathtubs in these public restrooms as well as in the private bathrooms.

The plan of these three upper floors is the same, with the rooms located off of a central corridor, and two short halls at the east and west ends of the main hall. The main corridors, which are the length of the building, end with a single double-hung sash window which allows natural light into the hall. The dark-stained mahogany moldings on doors, transoms, ceilings and baseboards are intact. Some of the crown moldings have been painted. The doors to the individual rooms have original wood paneled transoms and brass hardware. The public bathroom on each floor has a wooden door with "Ladies Toilet" or "Men's Toilet" in hand-painted gold lettering, similar in style to the hand-painted gold numbers on the doors to the private rooms. All the doors, moldings and hardware are in good condition. The Douglas fir floors have been carpeted. A maids' closet is at the west end of the main corridor. A rolling fire door has been added to each floor near the elevator.

Individual Rooms

There are two room plans in the Clyde Hotel: the one-room units with a shared bath, and the two-bedroom units. The center units have a tri-partite window

arrangement, while the remainder of the rooms have a single 1/1 double-hung sash window. Rooms generally measure 15 1/2' x 11 1/2'. The smallest rooms are on the rear (south) elevation, and measure 11'9" x 11' 9". The two-bedroom units are located only on the east and west ends of the hotel, on the north side of the hall. (See original drawings)

The rooms have Douglas fir floors and lath and plaster walls and ceilings. Many of the walls have been wallpapered and then painted. The bathrooms and closets are located on either side of the doorway off of the hall. The bathroom floors are tiled and the walls finished with baseboards, chair railing and crown molding, all of which have been painted. The original claw foot bathtubs and some of the original toilets remain. The tile floors are in good condition and the ceiling height has been retained in the bathrooms as well as in the bedrooms. The sink is located in the corner of the bedroom, against the bathroom wall. A molding surrounds the sink and the medicine cabinet above, with a mirror inset in the cabinet. Some of the cabinets have been painted; some have a dark stain. Many of the original ceiling fixtures in the rooms remain intact. Two glass shades hang from individual chains which are connected to a central brass cap. The design of the shades differs slightly in some of the rooms. The rooms are lit with 1/1 double-hung sash windows with wooden surrounds, except for the windows on the south elevation, which are metal sash. Some of the window surrounds have been painted.

Alterations

The Clyde Hotel remains in good condition, with few alterations. The character-defining architectural details, as noted previously, all remain and contribute to the integrity of the building. Though 1943 plans for the remodel of the mezzanine were located, no building inspections records were found, and it appears that this remodel did not occur. There is a report in 1953 of a "modernization" of the passenger elevator with new controls and fire doors added. In 1961 a roof sign was removed and the gravel roof replaced. A fire occurred in 1976, causing damage to the fourth floor. Repair of the roof and elevator was undertaken in 1976 and 1977. A new elevator was installed in 1977, and a permit was taken out to remove a wall in the lobby restaurant and build two new partition walls. Changes occurred to the boiler room in 1984. The hotel lobby has had new office walls constructed at the south end and the original door to the storage room has been replaced.

A few changes were also made to the commercial bays next to the hotel lobby. The espresso shop at 1026 S.W. Stark Street (412 old address) was inspected in 1929 for the removal of a non-bearing partition along the west wall that divided it from the store at 414 S.W. Stark Street. One store entrance was enclosed with plate glass and a new balcony was constructed.

In 1925 there was both an interior and exterior remodeling of the bay east of the lobby, at 1014 S.W. Stark Street. An interior balcony was built and the restaurant remodeled. An interior partition was built in 1954, and in 1956 a fire door was added. Restrooms were constructed in 1971 and a new exterior door and walls were constructed in 1978.

The east elevation of the building has had several changes to the first floor. The brick pilasters have been covered over with horizontal wood. The transom windows above the two storefronts have been painted. The original double door entrance, covered with a marquis, was removed and a third storefront was added. The transom windows have been replaced by multi-paned windows. (See original drawings)

Clyde Hotel
Name of Property

Multnomah Co., Ore.
County and State

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 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.

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1912

Significant Dates

1912

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

MacNaughton and Raymond

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 # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

_____

SHPO SUMMARY

The four-story Clyde Hotel in downtown Portland, Oregon presents a frontage on SW Stark Street which extends the full length of the block between SW 10th and 11th Avenues. It was designed by the local firm of MacNaughton and Raymond and constructed in 1912. A good example of a Commercial-style, middle-market hotel that was designed to be efficient, fire-resistent and equipped with up-to-date conveniences, the Clyde is one of the few hotels of historic vintage in Portland's downtown that is substantially unaltered on the interior. Its comparatively complete integrity, including ground story shop fronts, was facilitated by the long-continuous stewardship of a single owner family. As a prominent and notably well-preserved example of a type contributing to cohesiveness in a district of the downtown, the Hotel Clyde meets National Register Criterion C in the area of architecture.

Characterized in brief, the Clyde is a four-story building of brick masonry with cast-iron columns fronting ground story piers. With dignified Classical overtones, it rests on a concrete foundation on the south side of Stark Street, where the main hotel entrance is centered in the long north facade. A secondary entrance on the east end has been removed. The building's unusually attenuated footprint measures 50 x 200 feet. Upper stories of street elevations are clad with white brick and are articulated in the Chicago School pattern of horizontal divisions formed by mezzanine entablature, fourth story string course, cornice and parapet. The sheet metal cornice has fully detailed modillions and dentil course. Trabeated windows are trimmed with keystoned flat-arch lintels and fitted with double-hung wood sash having one-over-one lights. East and west end elevations are three bays wide with window openings grouped in pairs. In the center two bays of the major street elevation, windows are wide, three-part Chicago School assemblies. Stylized classical columns of cast iron demarcating ground story structural bays are simply detailed with bases, inset panels and capitals with pendant ornament. For the most part, original plate glass display windows, bulkheads and divided top lights are in place on the retail base. The historic marquee has been replaced at the main entrance on Stark Street. Minor trim elements are concrete, cast stone and terra cotta.

Upper floors are organized on a long, double-loaded corridor plan with main stairwell and elevator at the center. Historically, there were in aggregate 96 guest rooms on the upper three floors. Intact, character-defining features of the interior include door and window trim, wainscoting, hardware, light fixtures, base and ceiling moldings, staircases, wash basins, medicine cabinets and bathtubs. The lobby retains its elaborate mahogany woodwork in the Classical idiom and tile floor, which includes the hotel's historic name inlaid in the vestibule paving. Minor modifications to the hotel are accounted for in detail in the documentation. After the hotel left ownership by the original investor family in 1960, the property's role as a low-cost residential hotel was fixed. In 1976, the fourth floor was damaged by fire. The current owner is planning a rehabilitation.

The Clyde Hotel is part of the apartment house and hotel building phenomenon in Oregon's metropolitan center in the period surrounding the Lewis and Clark Centennial Exposition of 1905. The point is made in the application 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. These hotels, distinguished from first-class tourist hotels elsewhere in the city, and apart from hotels of equivalent class north of Burnside, include the Armenius (1904), the Seward (1909) and the Whitney and Gray Building (1911), which were earlier listed in the National Register.

Original investors in the Hotel Clyde were heirs of Charles and Clara Friendly, early figures in Portland Jewry who claimed a sizeable holding on Stark Street.

Principals of the firm of MacNaughton and Raymond were the banker-architect E. B. MacNaughton and his brother-in-law, the engineer Herbert Raymond. MacNaughton was trained at MIT around the turn of the century. The firm's output included a number of warehouses and apartment buildings. During the brief time before 1910 they were joined in partnership with Ellis F. Lawrence [who was to become founding dean of the University of Oregon School of Architecture and Allied Arts], the firm produced some noteworthy residential work.

The Clyde Hotel, located in southwest Portland, was designed by the architectural firm of MacNaughton and Raymond in 1912, and completed that year. Both the interior and the exterior of the building are in excellent condition. The building is noteworthy as the only hotel designed by the firm which is extant in Portland. The Clyde Hotel is significant under National Register criterion c as one of the best intact examples of a Commercial style hotel in downtown Portland. Architectural elements of the style include tri-partite windows, belt coursing, terra cotta and cast stone cornice detailing. It is one of the few historic hotels in downtown Portland which has not been significantly changed on the interior and has retained its original use as a hotel.

The Clyde Hotel remained in original family ownership for 55 years and was managed by noteworthy proprietors. The hotel retained the name "Clyde Hotel" until 1987 when the name "The Ben Stark Hotel" was adopted. Though there is currently a Ben Stark Hotel sign on the building, the name "Clyde Hotel" is still inscribed in tile in the entry vestibule.

The Lewis and Clark Exposition of 1905 brought a huge increase in the population of Portland, as well as a large number of tourists. At this point, the "tide of development shifted the city's commercial development center westward from the river . . ." (Frozen Music, p. 36) This boom continued until the advent of World War I. More hotels were built in 1912 than in any other year. Between 1911 and 1912, $9,000,000 was spent in the construction of hotels and apartment houses. (Northwest Hotel News, January 9, 1913)

The construction of the Clyde Hotel was part of the change of aesthetic values in the City. "Every Portlander could measure the expansion of the business district both horizontally and vertically . . . the new city was brighter as well as taller, built with light bricks and glazed terra cotta rather than the heavy stone, dark red brick and cast iron of the last century." (Abbott, p. 53-4)

The Clyde Hotel, valued at $60,000, (Portland Building Permits, March 1, 1912) was completed in 1912. The hotel opened for business July 5, and was described by The Hotel News as "beautifully furnished" and "one of the best 100 room hotels in the city. Fifty rooms are provided with private baths." Frank A. Clark, the new proprietor, was referred to as "one of the best-known hotel managers in the entire Northwest." Clark owned and managed the 125-room Hotel Clark (later the Menlo),

which had opened the year before across the street from the Clyde. (Hotel News, July 11, 1912) The Clyde Hotel was advertised in the 1925 Portland City Directory as "Strictly Modern, in the Heart of the Business and Theatrical District."

The higher-end first class hotels were generally located along S.W. Broadway and the Park blocks, and were usually seven stories or higher. Lower-end working class hotels were located north of W. Burnside and closer to the Willamette River. The Clyde Hotel was considered on the upper end of the moderately-priced hotels. In 1920, rooms at the Benson were advertised for $1.50 per night and at the Broadway Hotel for $0.75. (Broadway Hotel NRN) In 1929, the rooms at the Clyde Hotel were advertised for $1.50 without private bath and $2.00 per night with a bath.

The Clyde Hotel was strategically located along with at least 20 other moderately-priced hotels in a seven to ten block area in the heart of what was then the business and theatrical district. These 21 hotels catered to a middle income clientele. Most of the buildings were between three and six stories (occupying 1/4 to 1/2 block) and were built between 1907 and 1914.

The hotels in this area surround the juncture of two electric streetcar lines, which provided easy access to Union Station. The electric streetcar lines were in place as early as 1890, but the years 1900 to 1915 are described as "the golden era of the interurban electric railways." (MacColl, p. 103) By 1915 the automobile was in common usage, and the same streets that served the streetcars became the main avenues for the automobile. Burnside Street was a major thoroughfare which provided access to the east side of Portland.

There are 78 extant hotels in the Portland downtown and north downtown areas. Forty-nine were built during the boom period of 1903-14. (Broadway Hotel NRN) Twenty-one of these hotels are located in the W. Burnside to S.W. Morrison and S.W. Tenth to S.W. Fourteenth Avenue area. Of these, 14 are in the Commercial style. The Seward, Armenius, Arthur, Elton Court, Washington, and Hotel Rampago are in other styles. The St. Francis Hotel is included in the comparison as it is also a Commercial style building, although it is located four blocks south of the area with the highest concentration of hotels.

Comparative Analysis

The boundaries for the comparative analysis were drawn at W. Burnside Street on the north, S.W. Market Street on the south, S.W. Broadway on the east, and I-405 on the west. In this area, 35 hotels were identified which were built prior to 1930. Of these, twelve are so different stylistically that they were not included in the comparison. Eight were excluded because of their significantly larger and grander style. Fifteen hotels were sufficiently comparable in size, style and scale to merit a more detailed analysis. In addition, attention was given to three other commercial buildings designed by MacNaughton and Raymond. (See map and photographs attached.)

Stylistically Different Hotels (as identified in the Portland Historic Resource Inventory): not included in comparative

Washington Hotel (1912, Second Renaissance Revival)
1129 S.W. Washington Street
Hotel Rampago (1906, Second Renaissance Revival)
1337 S.W. Washington Street
Therkelson Building (1922, Twentieth Century Classical)
800 S.W. Alder Street
Hotel Armenius (1904, Twentieth Century Classical)
1022-1038 S.W. Morrison Street
Elton Court Hotel (1912, Mediterranean)
1033 S.W. Yamhill Street
Admiral Hotel (1909, Jacobethan)
734-736 S.W. Taylor Street
Regency Inn (1926, Twentieth Century Italian Renaissance)
1410 S.W. Broadway
The Eaton Hotel (1905, Twentieth Century Italian Renaissance)
622 S.W. Ninth Avenue
Gordon Hotel (1908, Second Renaissance Revival)
732 S.W. Ninth Avenue
Seward Hotel (1909, Zig-Zag Moderne)
611 S.W. Tenth Avenue
Arthur Hotel (1912, Twentieth Century Classical)
726 S.W. Eleventh Avenue

Campbell Court Hotel (1921, Streetcar Era Apartments)
1115 S.E. Eleventh Avenue

Larger Hotels: not included in comparative

Oregon Hotel (1913, Twentieth Century Baroque)
309 S.W. Broadway
Imperial Hotel (1909, Twentieth Century Classical)
400 S.W. Broadway
Imperial Hotel (1894, Sullivanesque, Richardsonian Romanesque)
422 S.W. Broadway
Cornelius Hotel (1908, Twentieth Century Baroque)
523 S.W. Park Avenue
Calumet Hotel (1907, Twentieth Century Baroque)
620 S.W. Park Avenue
Roosevelt Hotel (1925, Twentieth Century Classical)
1005 S.W. Ninth Avenue
Sovereign Hotel (1922, Twentieth Century Georgian)
710 S.W. Madison Street
The Heathman Hotel (1926-27, Twentieth Century Classical)
723 S.W. Salmon Street
Hotel Ritz (1912, Twentieth Century Georgian)
803 S.W. Morrison Street

Comparable Hotels (Commercial Style)

The Clyde Hotel is one of seven Commercial style hotels within the comparable category which are similar in style, building materials, size and scale. These buildings include the Whitney Gray Building, the Clayton Hotel, The St. Francis Hotel, Blackstone Hotel, Treves Hotel, and Lincoln Hotel. The Clyde Hotel compares favorably to these buildings in terms of stylistic character, design and plan, and integrity of character-defining features. It is one of the few hotels with a lobby which is in excellent condition. In addition, the original storefronts and exterior ornamentation of the Clyde are intact and in good condition. The other hotels within this group have had some type of interior or exterior alteration. (The names of the most comparable hotels are shown in bold.)

The following buildings are medium-sized hotels (3 - 6 stories, 1/4 - 1/2 block) in the Commercial style which were given no ranking by the Portland Historic Resource Inventory, due to significant alterations or lack of character-defining elements:

1. Belleville Hotel (1909)
310 S.W. Twelfth Avenue
The exterior of this three-story hotel is faced with red brick. The building has a cast stone stepped parapet, but has little other ornamentation. Some of the windows have been replaced, and the hotel does not have a lobby. The storefronts have been entirely remodeled, with new siding covering the original bays. The major facade of the building is less impressive than that of the Clyde Hotel because after extensive alteration to the original storefronts, few architectural details have remained intact.

2. Majestic Hotel (1911)
1217 S.W. Stark Street
This four-story building has a stepped parapet and a metal cornice above a frieze of cast stone medallions. The second and third floors contain polygonal bay windows. The exterior is light-colored brick, with the exception of the lower floor, which has been painted dark red. All of the storefronts and windows have been boarded over, which greatly detracts from the character of the building. The hotel lacks detail and ornamentation on the exterior, and appears to have had no intact lobby. Though visually linked to the Clyde Hotel, located across S.W. Stark Street, there is little comparison between the two hotels in terms of architectural integrity.

3. Breslin Hotel (1907)
1110 S.W. Washington Street
This three-story red brick hotel has a flat roof and a sheet metal cornice with block medallions and dentil frieze. The windows are double-hung, and below the third-floor windows are brick dentils which match the brick belt course above the ground floor level. The storefronts were remodeled in 1963, 1966, and 1968. These alterations are incompatible with the original design, and greatly detract from the character of the hotel. The hotel does not have a lobby.

4. Palace Hotel (1912)
1218 S.W. Washington Street
This five-story building has exterior walls of brick faced with smooth stucco. The sheet metal cornice is bracketed, and the building has cast stone belt courses above the first and fourth floors. The 6/1 double-hung windows are intact, but the storefront bays have been replaced and the transoms covered over. Major alterations took place in 1977. The hotel has been converted to apartments and has a small, significantly altered lobby.

5. St. Nicholas Hotel (1909)
1117 S.W. Alder Street
The windows in this four-story building have all been replaced with metal frames, including the storefront bays. The hotel is faced with Flemish bond brick, with a diaper pattern between the windows on the top floor. Other than the cornice and the belt courses above the first and third stories, the building has few decorative elements. The street level brickwork has been damaged and the lobby altered. The storefronts were remodeled in 1930 and the hotel was converted to an apartment house in 1956. The building is soon to be renovated.

The following hotels are identified as Rank III in the Portland Historic Resource Inventory:

6. **Treves Hotel** (1912)
1035-1039 S.W. Stark Street
This four-story hotel is faced with buff brick and has 1/1 double-hung windows. The building has a cornice with decorative brickwork in geometric patterns below the parapet. The storefronts were severely altered in 1960 and are not compatible with the character of the rest of the building. The hotel has no lobby and the character-defining features of the ground floor are no longer extant.

7. **Blackstone Hotel** (1911)
1103-1121 S.W. Stark Street
This yellow brick building has a sheet metal cornice above brick dentils. There are brick quoins at the corners on the second through fourth stories. The storefronts have been somewhat altered. The hotel has a small lobby.

8. Eglington Arms Hotel (1926)
1225 S.W. Alder Street
This five-story red brick hotel has been converted to apartments, with no lobby. The windows have been replaced. The facade has little ornamentation, except for diaper work on the parapet and a glazed terra cotta cornice. The ground floor has a number of elements reminiscent of the Tudor style, such as the arched entrance and the hood molds over the windows.

9. **The Lincoln** (1903)
1019 S.W. Morrison Street
The exterior of this three-story building is smooth-faced buff brick with 1/1 double-hung windows. Decorative features include a sheet metal cornice with medallions and dentils, a sheet metal frieze with garlands, a sheet metal belt course with dentils above the ground floor level, and brickwork voussoirs and keystones above double-hung windows. The shop fronts were removed in 1939, and the current storefronts are less decorative than the rest of the building. There is no lobby in the hotel.

10. The Danmoore (1913)
1217 S.W. Morrison Street
Decorative features on this three-story red brick building include a sheet metal cornice with block medallions and brick and cast stone diaper work below the cornice and in the spandrels. The double-hung windows on the upper floors are original. The storefronts have been greatly altered, and there is no lobby.

11. Nortonia Hotel (1908)
407-409 S.W. Eleventh Avenue
The exterior of the building is light brick, with belt courses above the first and fifth floors. The building has six floors and a raised basement. There are cast stone decorative panels and medallions on the parapet, and label moldings over the windows on the first and sixth floors. The glass and galvanized iron canopy was removed from the entrance in 1947 when the main entrance and lobby were remodeled. The building was converted to an apartment house in 1966. The window frames have all been recently replaced with aluminum.

12. **St. Francis Hotel** (1927)
1110 S.W. Eleventh Avenue
The four-story hotel has an exterior of buff brick, with a sheet metal cornice and cast stone cartouches. The transoms over the storefronts are elliptical-headed, and there are original colored glass windows over the marquis. The lobby contains a Baker Tile fireplace with original irons. The paneling and wainscot are intact, but the ceiling has been lowered and the walls inappropriately textured above the wainscot. An annex was built at the south end of the building in 1928, and the storefronts have been somewhat altered.

13. **Whitney Gray Building** (1911)
409 S.W. Twelfth Avenue
This building is on the National Register. The exterior finish is buff brick, with sheet metal cornice, consoles, and keystone-shaped cartouches. The upper three stories are now apartments, and there is no lobby. The windows are mostly bi-partite 6/1 double-hung.

14. **Clayton Hotel** (1913)
411 S.W. Twelfth Avenue
The exterior of the building is buff brick, with decorative "union jack" patterned brickwork on the spandrel panels and parapet. There are consoles below the sheet metal cornice. This small four-story hotel has no lobby, and the storefronts have been altered. The bi-partite 6/1 double-hung windows appear to be original.

15. Franklin Hotel (1907)
515 S.W. Thirteenth Avenue
This red brick building has a sheet metal cornice, white brick quoins at the corners and around windows, and cast stone keystones over the windows. The windows have been replaced and have metal frames. The three-story hotel has been converted to apartments, and has no lobby. The storefronts have been significantly altered, detracting severely from the appearance of the building.

Other MacNaughton and Raymond Buildings

Of the 21 buildings in the City of Portland Historic Resource Inventory designed solely by MacNaughton, by the firm of MacNaughton and Raymond, or by MacNaughton, Raymond and Lawrence, only four are public buildings. Of these, the Clyde Hotel is by far the most intact. The other three are the:

A. Healy Building
731 S.W. Morrison Street (1911)
Although built in 1911 with a glazed terra cotta facade, this two-story building has been remodeled so extensively that its original character has been lost. The facing, windows, and storefronts were replaced during major alterations in 1945, 1960, and 1974.

B. Breske Building
311-333 S.W. Park Avenue (1907)
The entire facade of this four-story commercial building has been altered. The original stepped parapet with tile medallions and ornamental stonework has been removed, along with the rusticated entrances, decorative tile strips, and brick arches.

C. Title and Trust Company Building
321 S.W. Fourth Avenue (1913)
This eight-story building is more intact than the other two, and was given a rank of III in the Historic Resource Inventory. The buff-colored brick is accented by off-white glazed terra cotta window heads and pilaster capitals at the top story. The cornice is sheet metal. The windows on the top four stories are 1/1 double-hung with wood sashes, while the second and third floor windows are louvered. The street level storefront has been completely altered. The original character-defining features of glazed terra cotta pilasters, belt course, frieze, spandrels, and arched entrance with anthemion have been removed.

E.B. MacNaughton and Herbert Raymond

Ernest Boyd MacNaughton, senior partner of MacNaughton & Raymond, was active in Portland as an architect, banker, publisher, educator, and civic leader. He was born in Cambridge, Massachusetts, on October 22, 1880, to Daniel and Lillias MacNaughton. After attending public schools in Cambridge, he entered Massachusetts Institute of Technology, graduating with a Bachelor of Science in 1902. (Who's Who, 1953)

He moved to Portland shortly thereafter, working for three years for Edgar Lazarus before starting his own architecture firm with his brother-in-law, Herbert E. Raymond, an engineer. (Gaston, p. 7) Ellis F. Lawrence worked with them until 1910. In 1911, the firm became a corporation, with MacNaughton owning the capital stock. (Marshall Wells NRN) In addition to the Clyde Hotel, MacNaughton & Raymond were responsible for designing a number of significant buildings in Portland, including warehouses on S.E. Ankeny and S.E. Taylor Streets, apartment houses in Northeast and Southwest Portland, and a fire station on North Interstate Avenue.

In 1907 MacNaughton married Gertrude H. Hutchinson. (Who's Who, 1942) They had three children: Boyd, Malcolm, and Alice. (Oregon Journal, Aug. 23, 1960)

Herbert Raymond returned to New England to manage his family's hotel business, (Oregonian, April 4, 1971) and in 1918 MacNaughton organized a property management firm with Robert Strong (manager of the Corbett estate), which they operated until 1928, when MacNaughton became involved with the First National Bank of Portland. By 1932 he was president of the bank, and by 1947 chairman of the board. At various points in his career he was also president of Reed College, president and chairman of the Oregonian Publishing Company, director of Portland General Electric, and president of Oregon Blue Cross, Portland Library Association, the Oregon Historical Society, and many other organizations. (Who's Who, 1942, 1953)

MacNaughton died of cancer on August 23, 1960, at the age of 79. (Oregon Journal, August 23, 1960) He was survived by his three children and his second wife, Cheryl, whom he had married in 1944. (OHS biography file: E.B. MacNaughton)

Ownership of the Clyde Hotel

The ownership of the Clyde Hotel, sometimes called the "Hotel Clyde," was established through the Multnomah County Deeds and Records and through information provided by Melvyn C. Friendly, who inherited the property in 1960.

The Clyde Hotel was built in 1912 on land held through a trust indenture for the issue of the last surviving child of Charles and Clara Friendly. Four of their five children, Celia Friendly, Seymour Friendly, Emma Cohn, and Laura Rosenthal, died without issue. Julius Friendly had one son, Melvyn, who acquired the hotel in 1960. Melvyn and Mildred Friendly sold the hotel to Joseph T. and Juliet L. Burton in 1967. The current owner, Adam Patel, purchased the building on May 1, 1992. (Interview with Adam Patel, April 26, 1993)

The Friendly Family

Charles and Clara Friendly, along with their children, were prominent Oregon pioneers who settled in Portland and contributed greatly to various aspects of city life. Charles Friendly was born in Whitlesburg, Germany in 1826. In 1852 he arrived in Oregon after traveling around the Horn by ship and from San Francisco by stagecoach. (Oregonian, June 7, 1959) He settled in French Prairie and started a mercantile business with Jacob Seller in Parkerville, but left a year later to open a general store in Corvallis with Moe Seller. In 1857, Charles Friendly returned to Germany to marry Clara Fox. When he returned to Corvallis with his bride, he bought out Seller's interest in the firm. (Melvyn Friendly, Biography)

In 1865, Charles and Clara Friendly moved to Portland and homesteaded at 414 Stark Street. Charles opened a commission house at the corner of First and Alder Streets, and in 1872 he enlarged the warehouses and started branch houses at Stayton and Marion. He was a well-known produce buyer and was also associated with Moe Seller in the M. Seller and Company dry goods business. (Melvyn Friendly, Biography)

Charles Friendly was active in the local Jewish community. He helped to organize the first Temple Beth Israel in Portland, and from 1864 to 1867 served as fourth president of the congregation. Charles Friendly was also a founding member of the

Hebrew Benevolent Association (which provided loans to help new Jewish immigrants establish themselves in Portland), and a charter member of the International Order of B'Nai B'Rith. He helped to found Oregon Lodge #65, the first lodge in the Northwest. (Melvyn Friendly, Biography)

After an illness of several months, Charles Friendly died of heart disease on April 29, 1903, leaving a widow and five children. (Melvyn Friendly, Biography)

Before her death in 1910, Clara Friendly deeded some of the family's Stark Street property to be held in trust by her five children for the issue of the last surviving child. (Melvyn Friendly, correspondence) The Crown Company received a 30-year lease on the property, with the option to purchase, on the condition that a hotel of a certain size and cost be built. (Oregonian, Sept. 23, 1916)

In 1915, the five trustees began eviction proceedings against the Crown Company, which had fallen behind in rent payments. The Crown Company responded by suing for damages, claiming it could not exercise its option to buy the land because the title was imperfect and the power to sell had terminated with the death of Mrs. Friendly. The case was decided by Circuit Judge Belt of McMinnville, who declared the title perfect and stated that the trustees retained the power to sell. The Crown Company was told to exercise its right to purchase the property or vacate it. (Oregonian, Sept. 23, 1916)

Trustees: Celia Friendly, Seymour Friendly, Emma Cohn, Laura Rosenthal, and Julius Friendly

Celia Friendly, the eldest child of Charles and Clara Friendly, was born in 1859 in Corvallis. (Melvyn Friendly, correspondence) She became widely known in Portland for her philanthropic and community work, and was particularly active in the Neighborhood House. (Oregonian, Oct. 23, 1928) The Neighborhood House, built by the Portland branch of the National Council of Jewish Women, started as a settlement house for immigrants, primarily Eastern European Jews. (OHS Vertical File: Neighborhood House) Celia Friendly lived in Los Angeles for the last 15 years of her life, passing away in 1928. (Oregonian, Oct. 23, 1928)

Seymour Friendly was born in 1864, also in Corvallis. The family moved to Portland shortly thereafter, where Seymour and his brother, Julius, eventually went into the shoe business with Jacob Rosenthal. The three partners were also involved in many philanthropic concerns together. Seymour died in 1951. (Oregon Journal, Aug. 19, 1951)

Emma Friendly was born in 1866. She married Sigmund Cohn in 1890 and moved to Spokane. (Melvyn Friendly, correspondence) They had two children, both boys, who died in infancy. (Affidavit Re Heirship) After her husband's death, Emma returned to Portland, where she passed away in 1940.

Laura Friendly was born in Portland in 1868. (Oregonian, Sept. 2, 1942) She married Jacob Rosenthal, a German-born shoe merchant, in 1892. (Oregonian, Sept. 28, 1941) As the business prospered, the Rosenthals invested in real estate, building the Rose-Friend Apartments and the Biltmore Apartments. (History of the Columbia River Valley, p. 446-7) Jacob died in 1941 and was followed by Laura the next year.

Julius Friendly was born in 1870. He worked in real estate and investment and was heavily involved in civic and charitable activities, most notably through the Friendly-Rosenthal Foundation. (Oregonian, July 1, 1964) He died in 1964, leaving a considerable estate. (Oregonian, Sept. 9, 1965)

The Friendly-Rosenthal Foundation

The Friendly-Rosenthal Foundation was established December 26, 1946, by Julius and Seymour Friendly. Ten trustees were appointed, and the U.S. National Bank was chosen to manage the funds. (Interview with Evelyn Harriman, May 14, 1993) The original intent was to start a convalescent center under Jewish management, which would provide post-operative care for 200 patients at below-average rates. The land for the center was donated, along with cash and properties totaling $680,000. (Oregon Journal, Aug. 19, 1951) The project turned out to be too costly, however, and the foundation turned to other options. Helping Jewish children out of Germany was also unsuccessful, so the board decided to provide food, shelter, and clothing for needy Jews living in Portland. (Interview with Evelyn Harriman, May 14, 1993)

Today, the foundation gives $126,000 in annual grants to 32 different agencies. The three largest grants are given to the Robison Jewish Home, the Mittleman Jewish Community Center, and the Jewish Family and Child Services. The B'Nai B'Rith children's summer camp is the only other Jewish recipient. The remaining funds are given to various "small, desperate agencies, with a lot of volunteers and no money," such as neighborhood clinics and centers for unwed teen mothers. (Interview with Evelyn Harriman, May 14, 1993)

Management of the Clyde Hotel

According to Portland City Directories, Frank A. Clark was the first proprietor of Hotel Clyde. He managed the hotel from 1913 to 1920, followed by Carl H. Thoren, who directed operations until 1934, when Clyde C. Damaske took over. Damaske managed the hotel for at least ten years, but the records are missing from 1945 to 1949. The next few years saw a quick succession of managers: J.K. Norman in 1950, E.D. McMaster in 1952, Willard Simonton in 1953, and Lumm and Vivian Carrell in 1957. William and Ferne Casselman took over in 1963, followed by Jack and Pauline Dressel in 1968, Sella Bramer in 1969, and J.I. Pollock in 1971. Kaneo Ikeda directed operations from 1973 to 1978, followed by M.R. Koller in 1978, Robert Koller in 1979, and Ashok Patel in 1982. Justine Monroe managed the hotel from 1986 until 1992, when Adam Patel purchased the hotel and became general manager.

Recent History

Shortly after 1 a.m. on March 6, 1976, fire broke out in a fourth floor room of the Clyde Hotel. Attributed to a smoker's carelessness, the fire caused $50,000 damage to the structure and $5,000 to residents' belongings. One resident was hospitalized and 57 were evacuated to the Heathman Hotel for the rest of the night. (Oregonian, Mar. 7, 1976)

The operator, Kaneo Ikeda, did not repair the top floor, and space was reduced from 80 rooms to 45. Less than a year and a half later, rising costs caused him to drop his lease. The Clyde was one of few low-cost residential hotels for pensioners, and its closure forced 45 senior citizens to move. (Oregonian, July 26, 1977)

Justine Monroe, daughter of Joseph and Juliet Burton, began managing the hotel for her parents in 1986. The following year she renamed it the Ben Stark Hotel, after its Stark Street location. (Interview, April 20, 1993) Benjamin Stark (1822-1898) established a merchandising business when he arrived in Portland in 1845 and also purchased Lovejoy's half-interest in the original Portland townsite claim. Stark became a wealthy and controversial figure, making his fortune selling lots from his claim and serving briefly on the U.S. Senate when appointed to fill the vacant seat of E.D. Baker. (Oregonian, Oct. 13, 1898)

The current owner, Adam Patel, is presently rehabilitating the hotel, and has plans to restore the original character of the lobby, stairhalls, and rooms. There are currently 96 rooms in the hotel.

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Clyde Hotel
Name of Property

Multnomah Co., Ore.
County and State

10. Geographical Data

Acreage of Property Less than one acre (.23)

Portland, Oregon-Washington 1:24000

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	10	524890	5040820
2			
3			
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 Kimberly Demuth/Principal, A. Carlson, K. Lakin, K. Smith

organization Demuth Glick Consultants, Ltd. date

street & number 1314 N.W. Irving #510 telephone (503) 242-1342

city or town Portland state Oregon zip code 97209

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 Adam Patel

street & number 1022 S.W. Stark St. telephone (503) 274-1223

city or town Portland state Oregon zip code 97205

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.*).

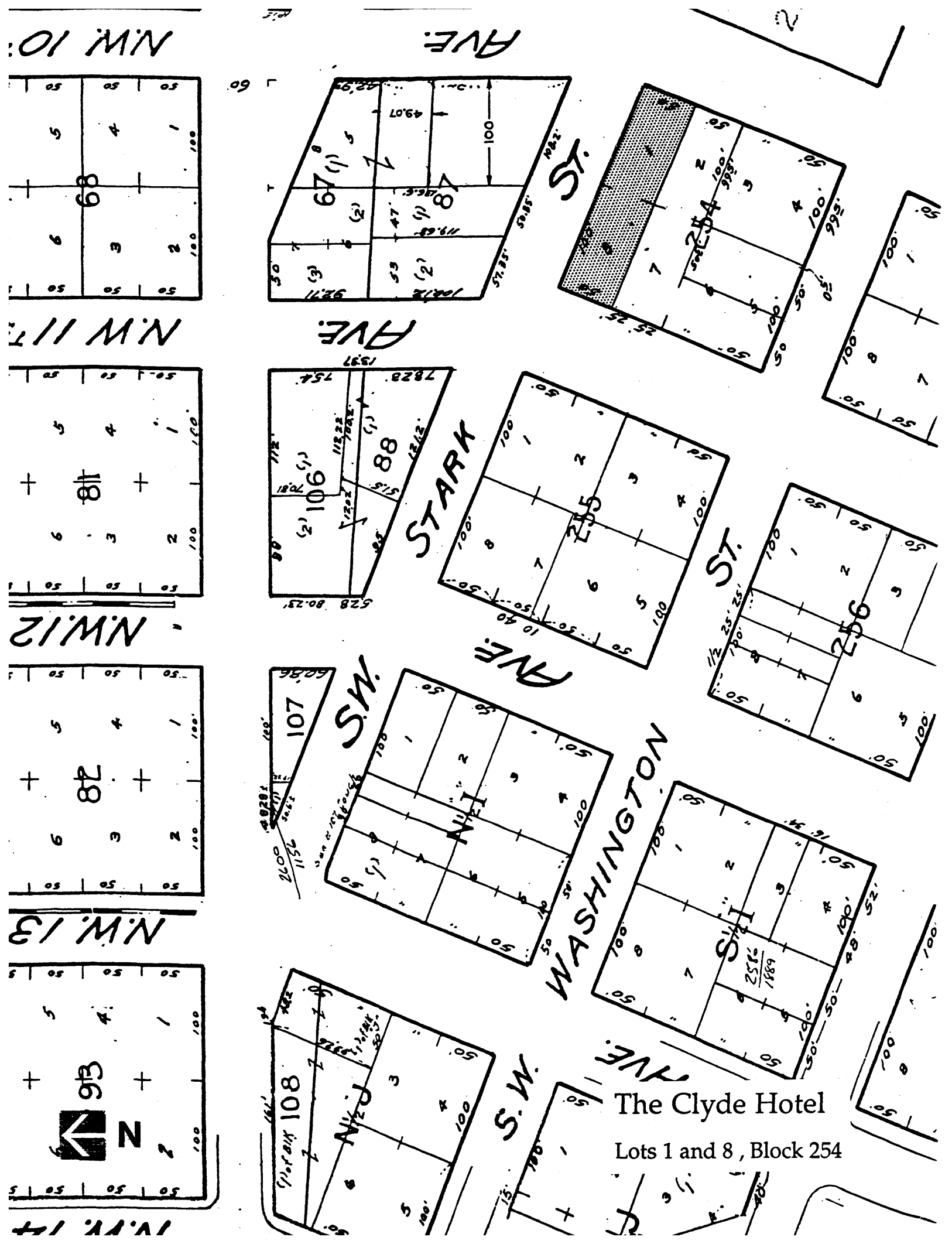
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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.

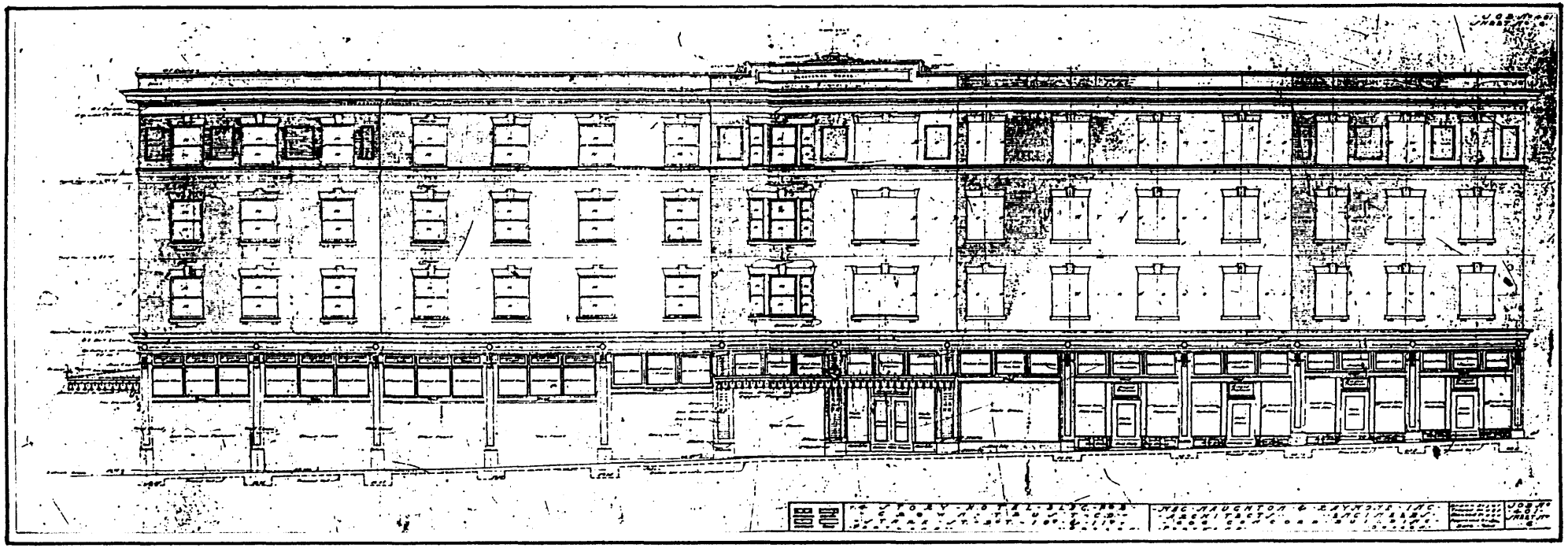
Verbal Boundary Description

The nominated property of less than one acre is comprised of Lots 1 & 8, Block 254 of Portland Addition, in Township 1N Range 1E, Section 33, Willamette Meridian in Multnomah County.

Boundary Justification

The nominated area of less than one acre encompasses the building and the lots associated with the building.


The Clyde Hotel
Lots 1 and 8 , Block 254
STARK ST.
WASHINGTON ST.
S.W. 1ST AVE
S.W. 2ND AVE
N.W. 10
N.W. 11
N.W. 12
N.W. 13
N.W. 14
68
18
28
93
67
87
106
88
107
108
254
255
256
N

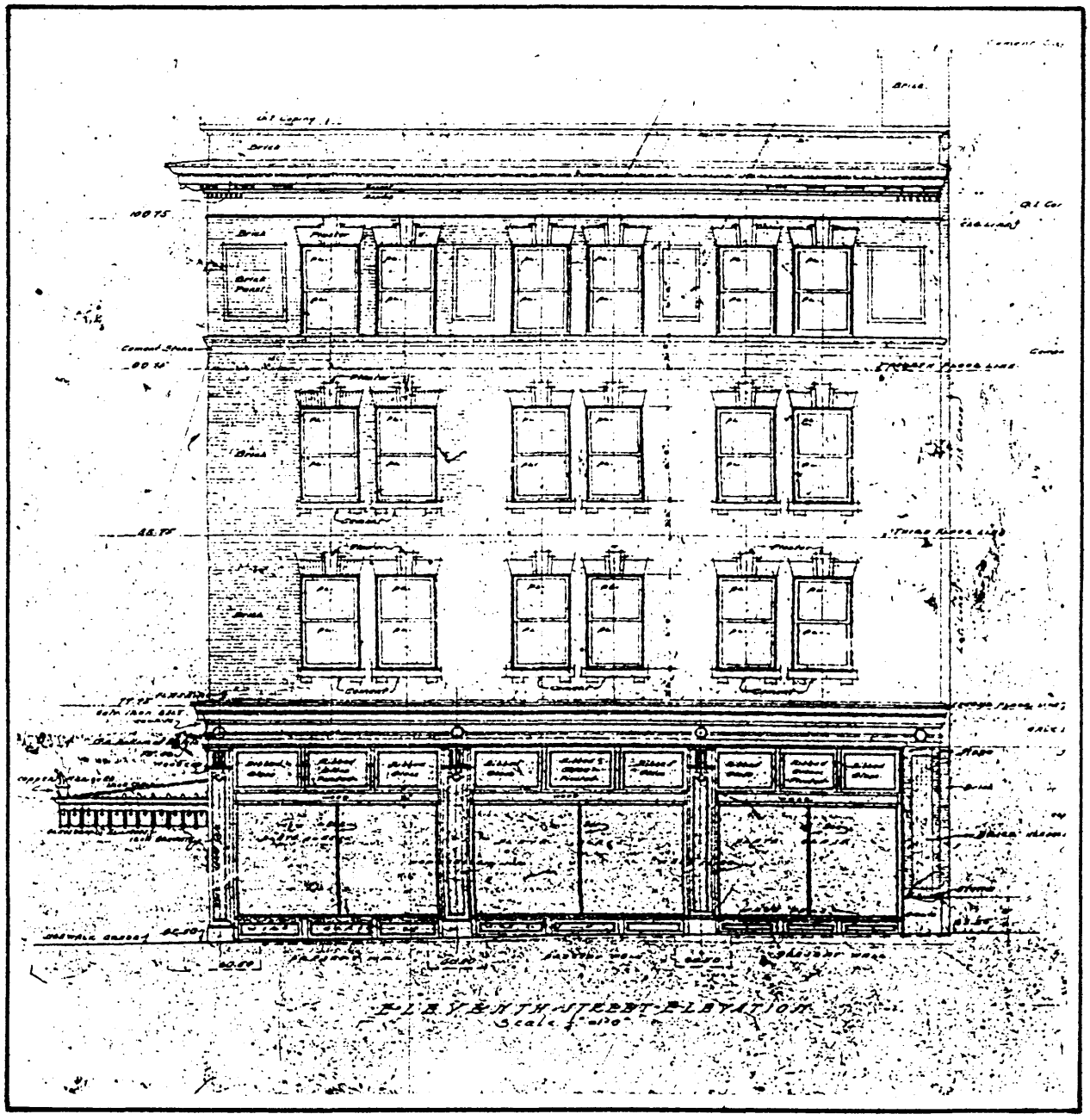


The Clyde Hotel

1022 S. W. Stark Street
Portland, Oregon

North Elevation

MacNaughton and Raymond
1912

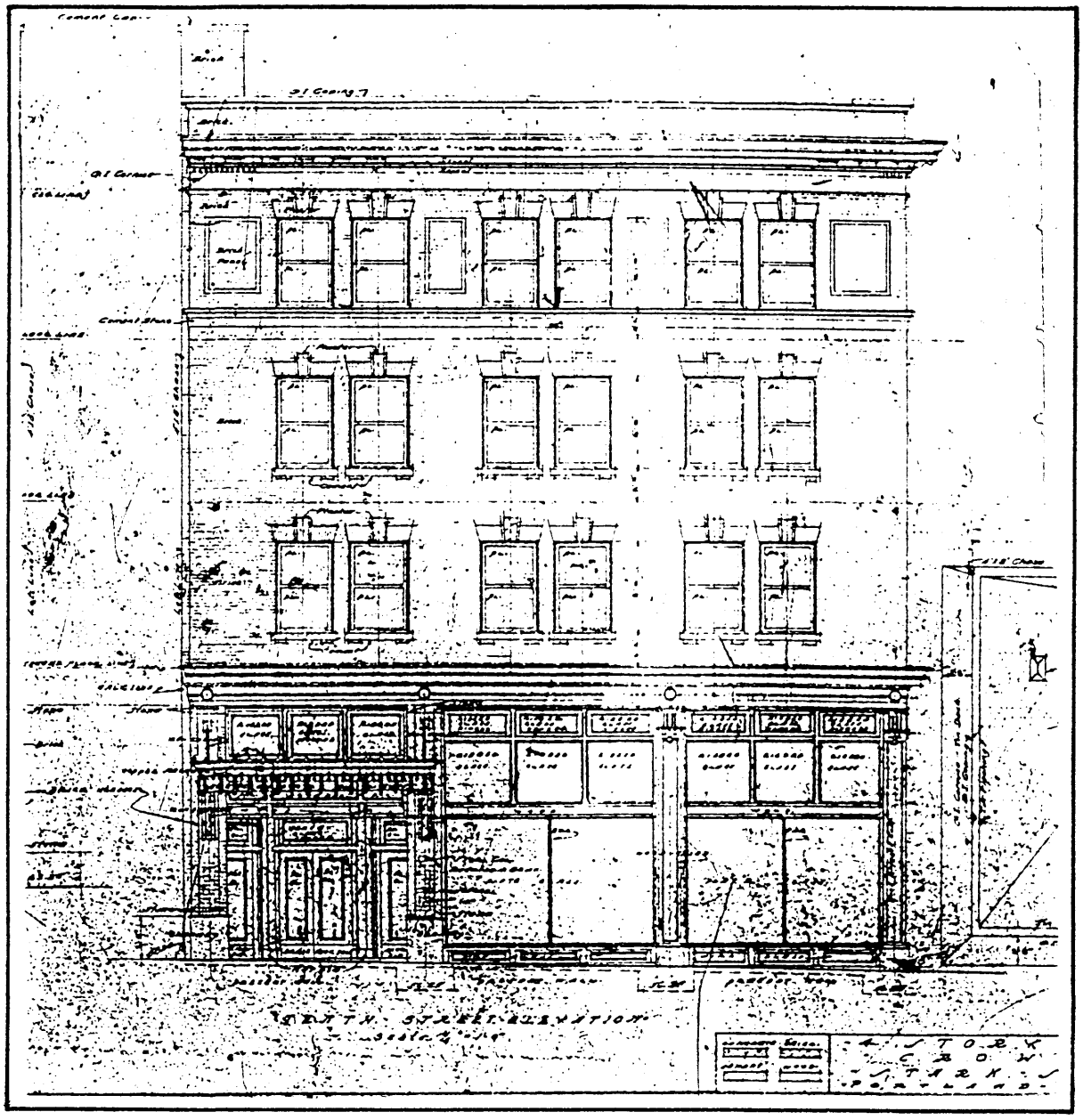


The Clyde Hotel

1022 S. W. Stark Street
Portland, Oregon

West Elevation

MacNaughton and Raymond
1912

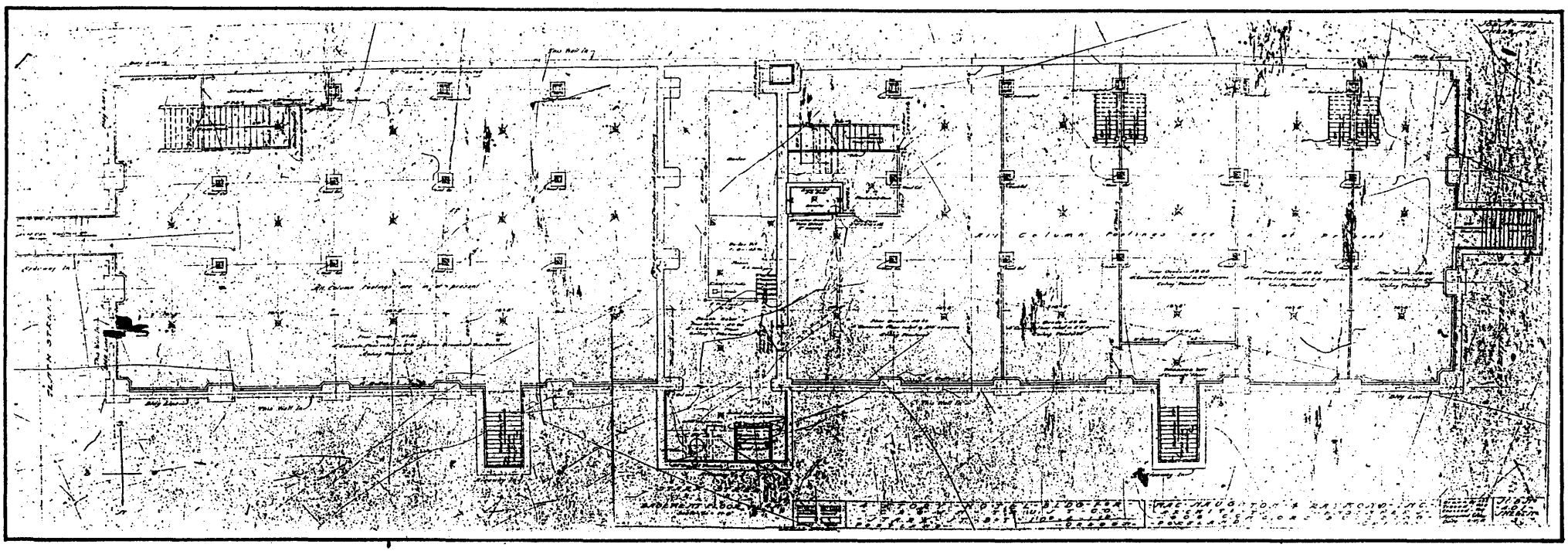


The Clyde Hotel

1022 S. W. Stark Street
Portland, Oregon

East Elevation

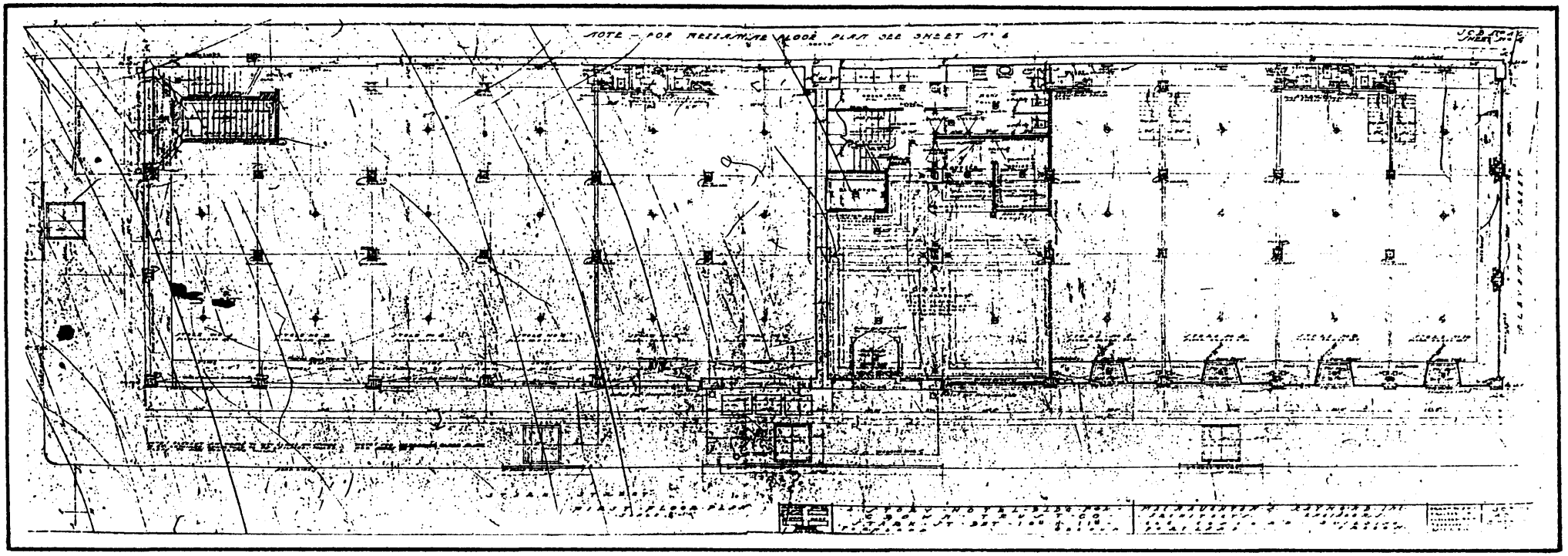
MacNaughton and Raymond
1912



The Clyde Hotel
1022 S. W. Stark Street
Portland, Oregon

Basement Floor Plan

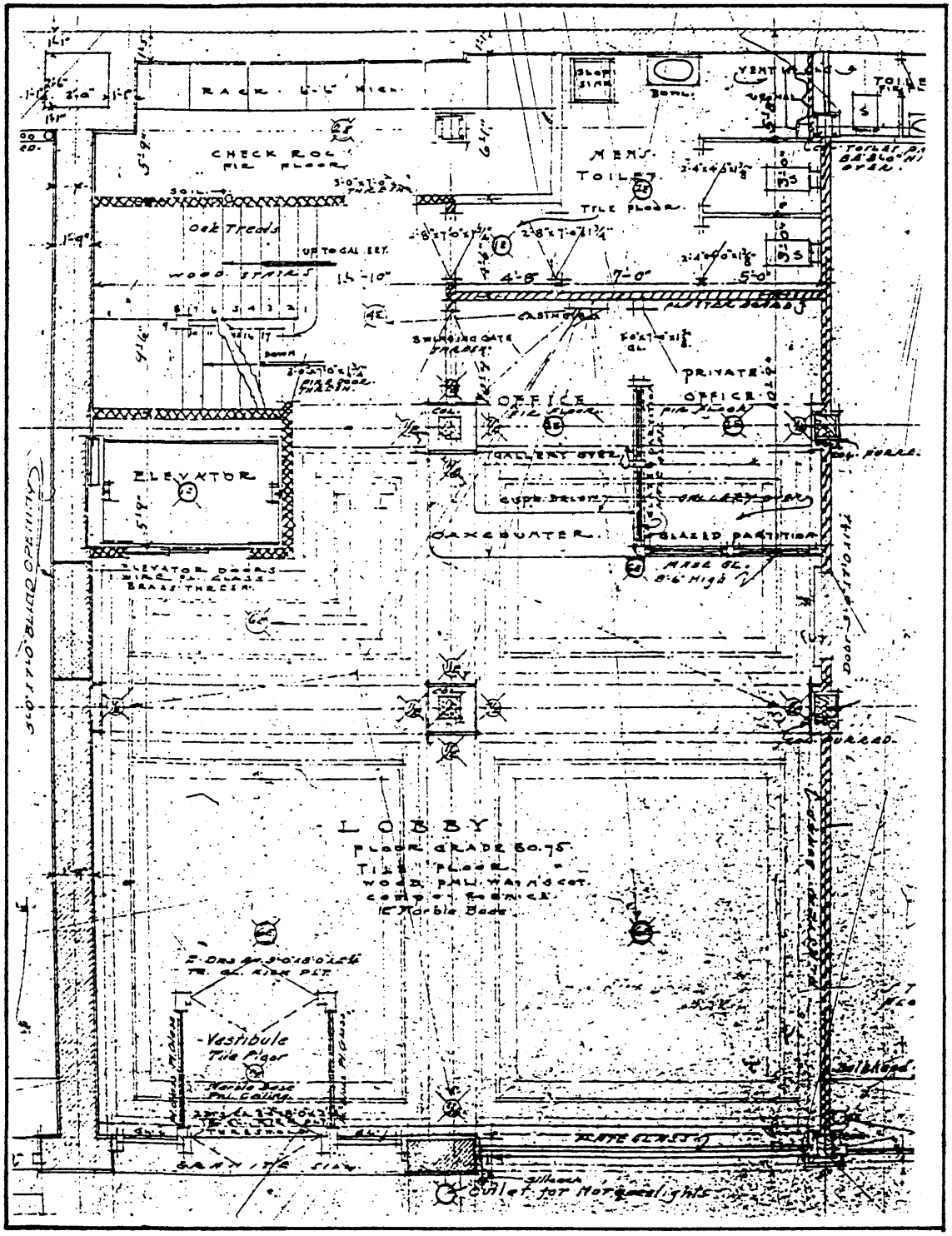
MacNaughton and Raymond
1912



The Clyde Hotel
1022 S. W. Stark Street
Portland, Oregon

First Floor Plan

MacNaughton and Raymond
1912

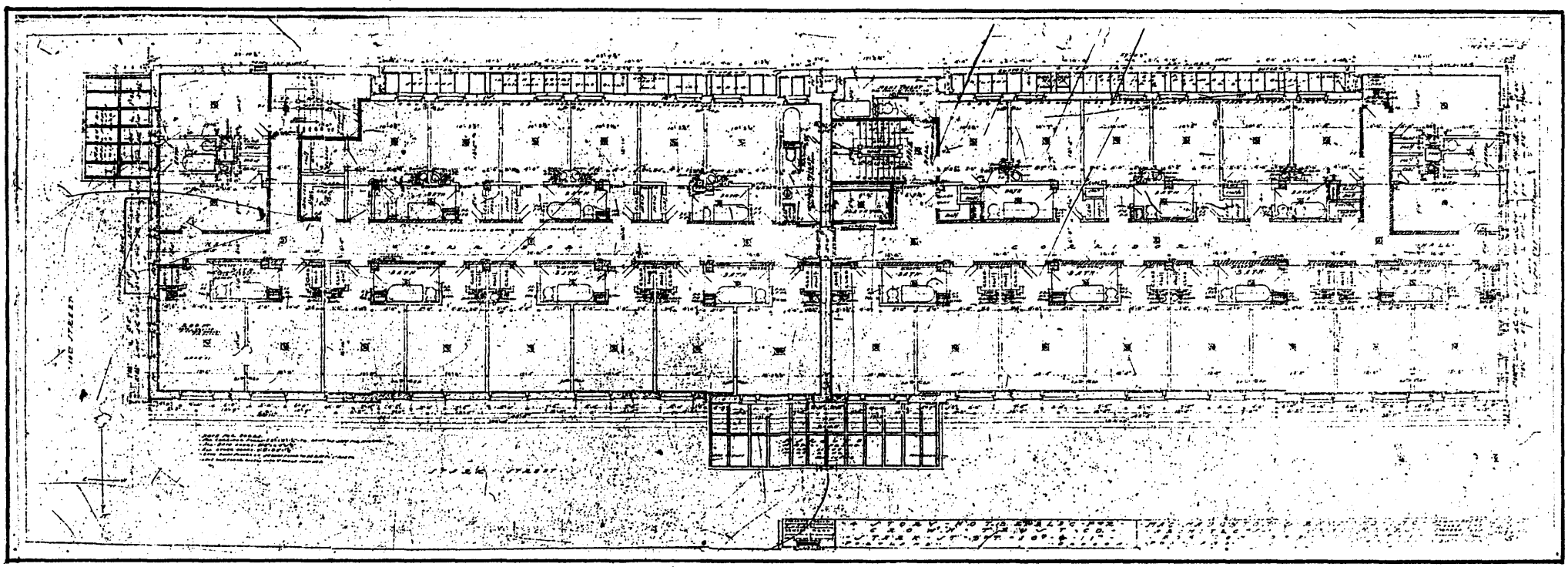


The Clyde Hotel

1022 S. W. Stark Street
Portland, Oregon

Lobby Plan

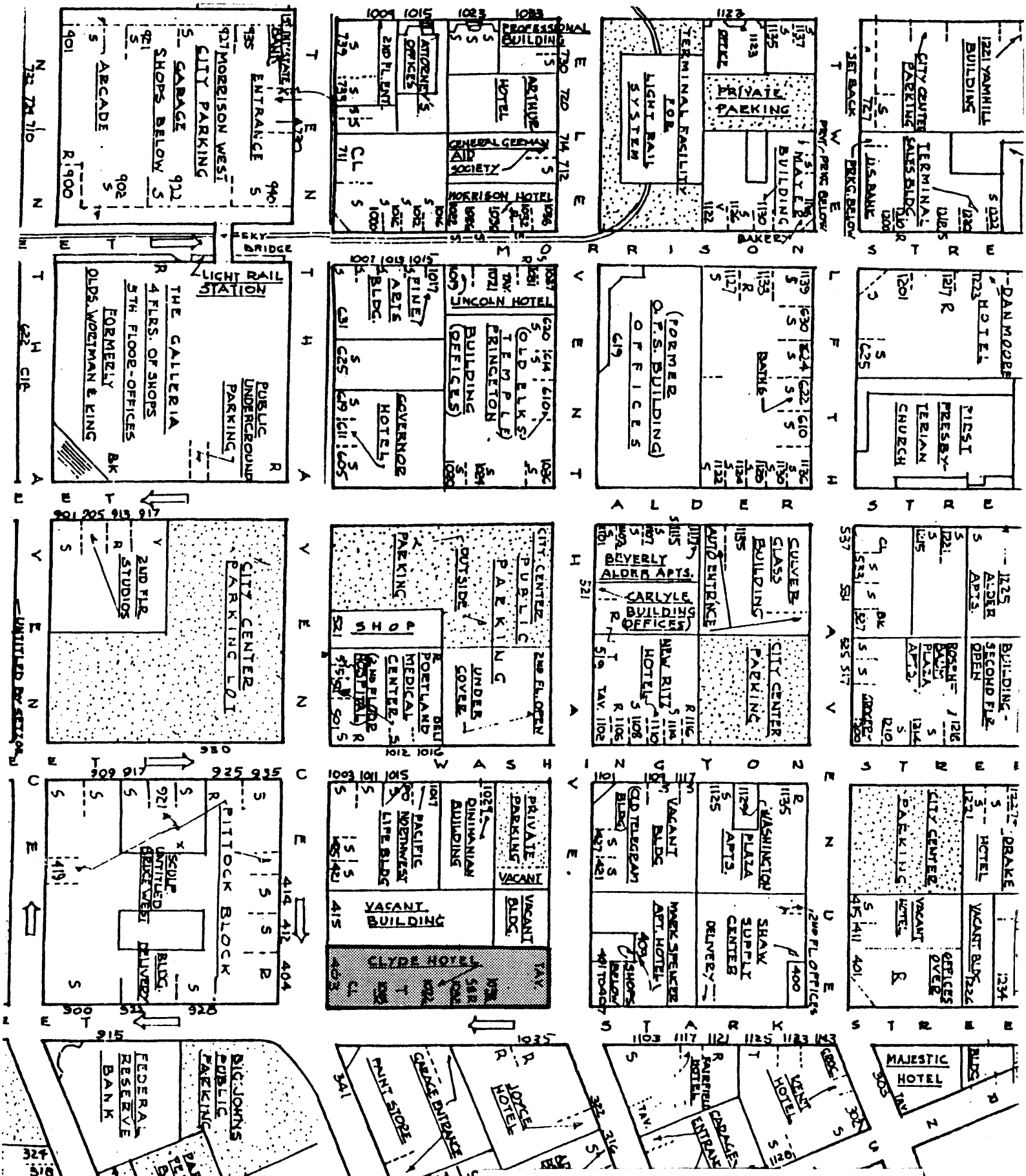
MacNaughton and Raymond
1912



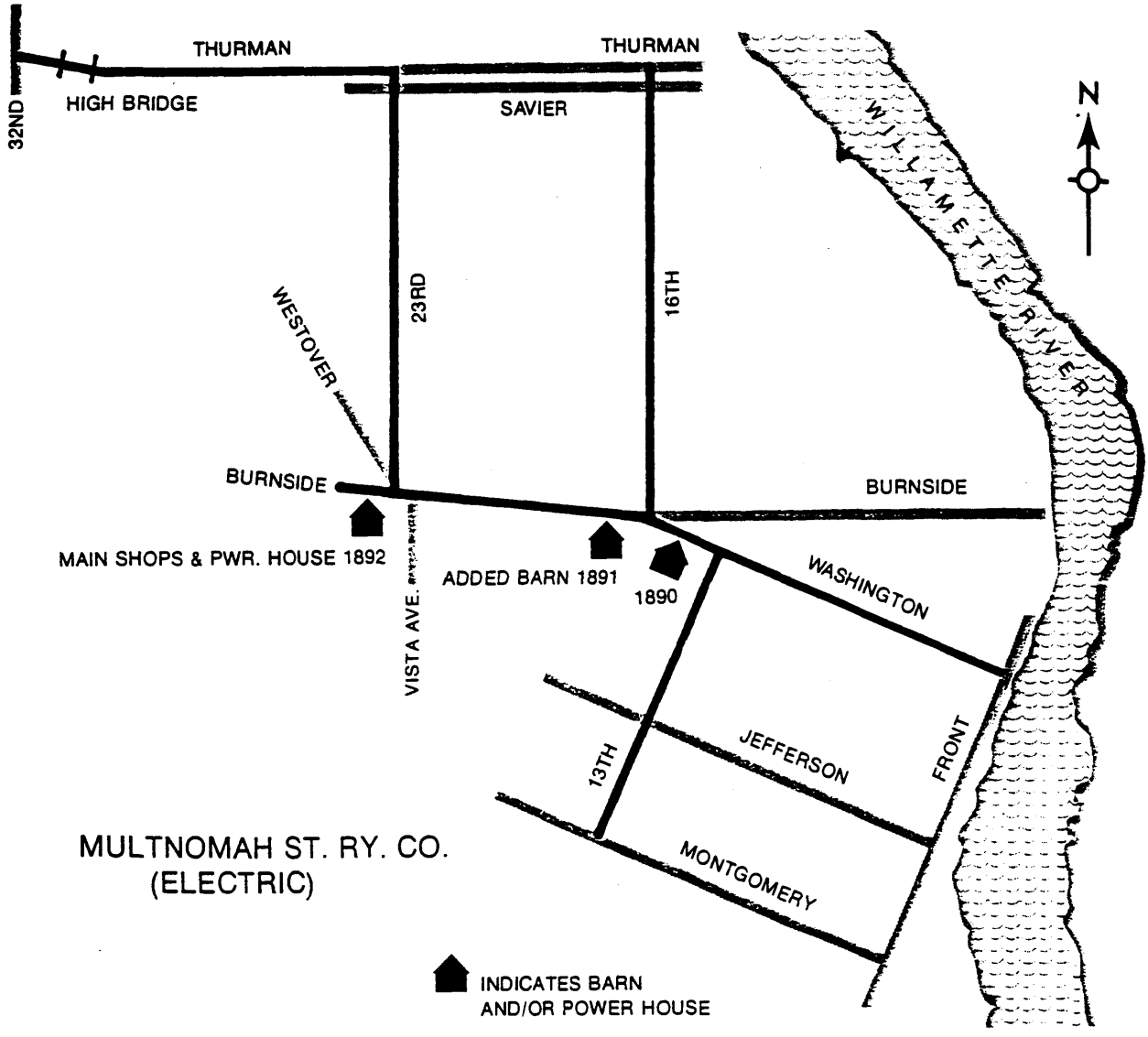
The Clyde Hotel
1022 S. W. Stark Street
Portland, Oregon

2nd Floor Plan

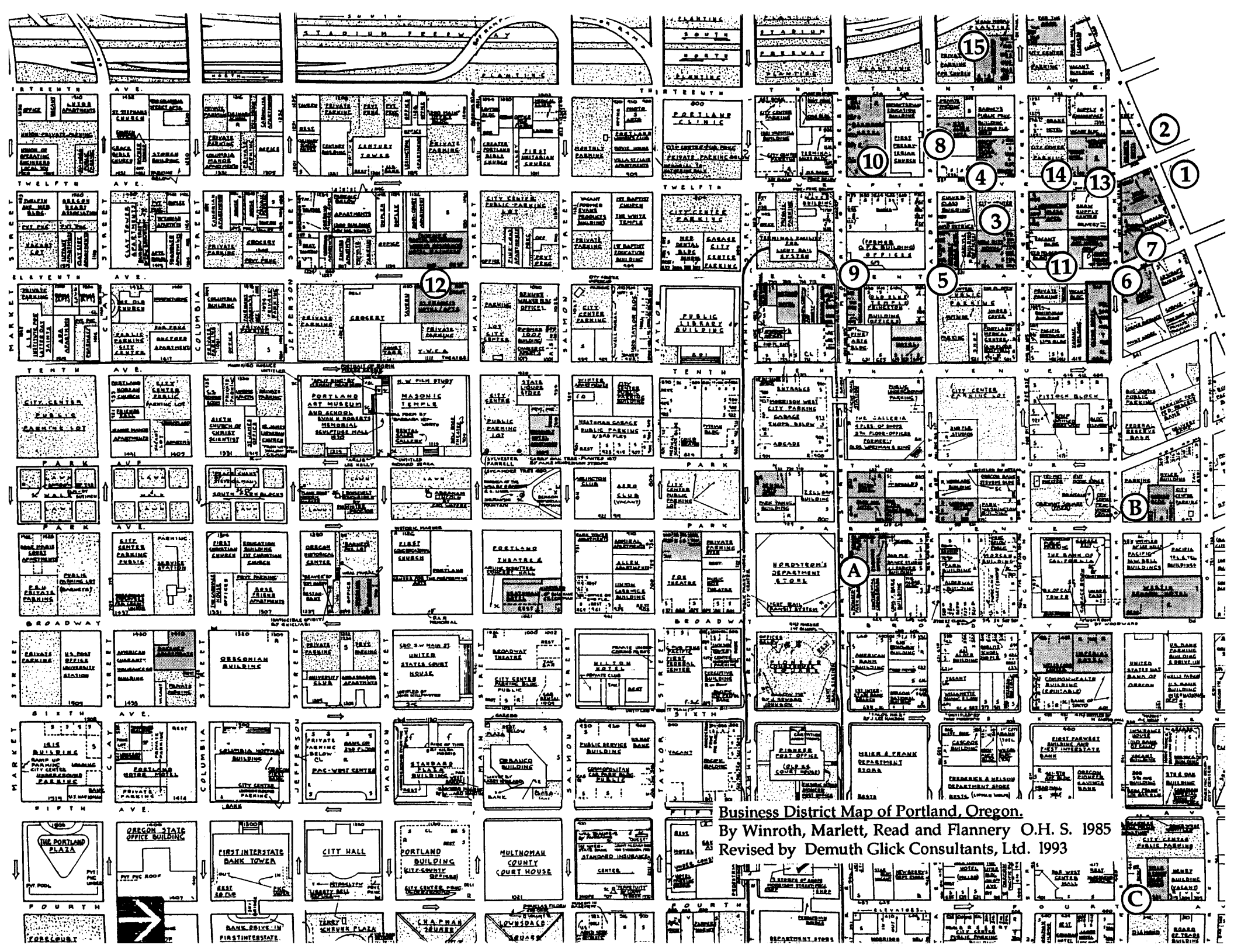
MacNaughton and Raymond
1912



Business District Map of Portland, Oregon.
By Winroth, Marlett, Read and Flannery O.H. S. 1985
Revised by Demuth Glick Consultants, Ltd. 1993



Labbe, John T. Fares, Please!
Those Portland Trolley Years.
Caldwell, I D: The Caxton Printers, Ltd.,
1980. p. 76


Business District Map of Portland, Oregon.
By Winroth, Marlett, Read and Flannery O.H. S. 1985
Revised by Demuth Glick Consultants, Ltd. 1993

Historic Resource Inventory
CITY OF PORTLAND, OREGON



0-849-01000

1000-1038 S.W.Stark Street

Portland, Block 254, Lots 1, 8
QUARTER SECTION MAP #: 3028
Downtown Community Association

OTHER NAMES: Clyde Hotel

ORIGINAL FUNCTION: Hotel, Retail

DATE BUILT: 1912

STYLE: Streetcar Era Commercial

ARCHITECTURAL PLANS BY: MacNaughton and Raymond

ORIGINAL OWNER: Crown Trust Co.

TAX ASSESSOR'S ACCOUNT #: R-66772-8110
ZONING: C1Z

Rank III

SPECIAL FEATURES AND MATERIALS:
Flat roof with parapet. Sheet-metal cornice with modillions and dentil frieze. Cast-stone belt course with dentil frieze above ground floor. Cast-stone lintels below and keystones above windows. Wood-cased square columns between bays of ground-floor storefronts. Exterior finish of yellow brick.

AREAS OF SIGNIFICANCE: Architecture

0-849-01000

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

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

MacNaughton and Raymond, Hotel Building for Crann Trust Co., plans, 1911, City of Portland Building Bureau Microfiche Collection.

ORIGINAL BUILDING PERMIT #: 34390

Present owner as of May 1981: Joseph T. and Juliet Burton
MAILING ADDRESS: 2270 Lloyd Center, Portland 97232

No Preservation Funding

Negative: 772-24

Score - Design/Construction: 7
Score - Historical:
Score - Rarity:
Score - Environment: 6
Score - Integrity: 8
Score - Intrinsic:
Score - Contextual: 14
Score - Total: 38.5

NPS Form 10-900-a
(8-86)

OMB Approval No.
1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number PHOTOS Page 1

Clyde Hotel Photo List

1022 S. W. Stark Street
Portland, Multnomah County, Oregon

Kimberly Demuth, Photographer
May 1993
Demuth Glick Consultants, Ltd.
1314 N.W. Irving, Suite 510
Portland, Oregon 97209

1. North and east facade, facing southwest
2. West facade, facing southeast
3. South facade, facing northeast
4. East facade, facing southwest
5. North facade, facing south, detail of cornice
6. North facade, detail of pilaster, belt course and egg and dart ornamentation
7. Detail of entrance floor tile
8. Lobby view, facing northwest
9. Lobby ceiling detail, facing south
10. Lobby pilaster, detail of plaster ornamentation

National Register of Historic Places Continuation Sheet

Section number PHOTOS Page 2

11. Second floor stairwell

12. Fourth floor corridor, facing west

13. Room sink

14. Bathroom

15. Room ceiling light fixture


HOTEL
LEATHER & SUEDE
SHIRT SERVICE

1 of 15 Clyde Hotel

Portland

Multnomah Co.

Oregon


ONE
WAY

2 of 15 Clyde Hotel

Portland

Multnomah Co.

Oregon


PRIVATE PROPERTY

3 of 15 Clyde Hotel

PORTLAND

MULTNOMAH CO.

OREGON


ALTERATION
WEDDING
LEATHER & SUEDE
SHIRT SE

4 of 15 Clyde Hotel

Portland

Multnomah Co.

Oregon



5 of 15 Clyde Hotel

Portland

Multnomah Co.

Oregon



6 of 15 Clyde Hotel

PORTLAND

MULTNOMAH CO.

OREGON


THE
CLYDE

7 of 15 Clyde Hotel

PORTLAND

MULTNOMAH CO.

OREGON



8 of 15 Clyde Hotel

Portland

Multnomah Co.

Oregon



9 of 15 Clyde Hotel

Portland

Multnomah Co.

Oregon



10 of 15 Clyde Hotel

Portland

Multnomah Co.

Oregon



11 of 15 Clyde Hotel

Portland

Multnomah Co.

Oregon



12 of 15 Clyde Hotel

Portland

Multnomah Co.

Oregon



13 of 15 Clyde Hotel

PORTLAND

MULTNOMAH

OREGON



14 of 15 Clyde Hotel

Portland—

Multnomah

Oregon



15 of 15 Clyde Hotel

PORTLAND

MULTNOMAH

OREGON