

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received AUG 8 1984
date entered

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

1. Name

historic Calumet Hotel ✓

and/or common Esquire Hotel

2. Location

street & number 620 Southwest Park St, N/A not for publication

city, town Portland N/A vicinity of

state Oregon code 41 county Multnomah code 051

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: Housing

4. Owner of Property

name Angelos Markantonatas
Muriel K. Latourette

street & number 2518 NE 12th Avenue

city, town Portland N/A vicinity of state Oregon 97212

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse

street & number 319 Southwest Fourth

city, town Portland state Oregon 97205

6. Representation in Existing Surveys

title Historic Resource Inventory City of Portland has this property been determined eligible? yes no

date 1980-83 federal state county local

depository for survey records Bureau of Planning, City of Portland

city, town Portland state Oregon 97204

7. Description

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

Describe the present and original (if known) physical appearance

The Calumet Hotel, constructed in 1907, is a six and one-half story brick building designed by noted Portland architect Joseph Jacobberger in the French Renaissance or "Edwardian Baroque" style. The interior has been altered through the years, although the original lobby stair and mezzanine are intact. The main floor exterior elevation has also been altered. The rest of the upper floors retain their original integrity.

SETTING

Located on Lot 6 of Block 212 of the Portland Addition to the City of Portland, Multnomah County, Oregon, the Calumet Hotel is flanked by smaller scaled commercial buildings which were built several decades after the hotel's construction. The narrow streets and small storefront character of the surrounding commercial buildings lends a neighborhood quality to the setting. The area is replete with City Landmark and National Register properties, all contributing to the significant downtown historic core area.

The building is six full stories with a mansardic half-story above, and is located on a 50 x 100 foot lot. Originally unpainted, it currently is decorated over a white base coat with brown and light blue trim. An L-shaped configuration of the rooms around a central light court provides the circulation pattern on the upper floors. In addition, a band of interior rooms front on all floors of the Park Street elevation and are separated from the interior rooms by a hallway. Most rooms have minimal plumbing facilities and there are communal bathrooms on each floor. The penthouse is the exception, housing a suite of rooms complete with kitchen. Floors are serviced by a cast-iron, dog-leg stair and non-original elevator. Interior partitions have been added and some room configurations altered.

On the main level, major alterations were done in the 1940s, when the original storefront was removed and a large restaurant/night club was created to the south of the hotel lobby. Two circular antechambers lead from the street to the large classically-detailed dining area. A kitchen, inserted between the restaurant and hotel lobby, is serviced by a corridor which exits to the Park Street elevation.

On the main floor exterior, the entire base was altered. Entrances for the kitchen and restaurant were added and the entire storefront changed by the addition of a tile covering which was later painted. The restaurant venting system is also located on this elevation and metal door hardware is non-historic.

Above the street level, the front facade is divided into three equal bays in the center, and two smaller end bays. An exterior wrought iron fire escape runs down the bay on the right.

The entry to the hotel lobby, situated on the left, has a new awning and double aluminum frame doors. Inside the lobby is a two-story, L-shaped space, containing cast-iron stairs with a registration desk beneath them. Next to the hotel entry is a service door with a corridor to the kitchen. The restaurant on the right is decorated with non-historic classical elements, which are repeated in the exterior metal signage.

On the front facade the residential rooms of the hotel are separated from the base by a belt course. Above the base, the end bays have brick quoining. At the second floor, these bays contain single-light, casement windows. The center bays have paired, one-over-one double-hung sash windows, brick arches with decorative keystones and projecting brick sills.

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The center windows on the floors above remain the same, but the windows in the end bays have rounded arches, and balconettes supported by consoles. These end windows are divided by molded lintels into casement windows below and multi-light, half-round windows above.

Near the center of the front facade and rising from the second to the fifth floor is a large, L-shaped neon sign constructed of sheet metal. "Esquire Hotel" is written on it in white lettering with yellow neon tubes. A similar but smaller sign is located near the hotel entry.

The sixth floor is the attic story. It is separated from the fifth level by a belt course and a large ball molding. Rosettes decorate the rusticated end bays just below this belt. Panels, with smaller raised panels, are located between bays at the attic level. Below each panel the belt course is interrupted by a cartouche. Between bays there are scroll-shaped brackets, which support the projected cornice above. The brackets, decorated with acanthus leaves and a ball moulding, have dentils located between them.

The attic story is capped by a mansard roof. Above the end bays are two smaller dormers with rounded roofs, eyebrow-like window heads, and multi-light bull's eye windows. There are three pedimented dormers in the center with acroteria decoration.

The side walls have no openings or decoration. At the rear wall all but the top two floors abut a neighboring building. The window pattern here is similar to that of the front elevation, with sash windows in the center and arched casement windows in the end bays.

A tentative rehabilitation scheme currently centers on an attempt to rehabilitate the hotel rooms into low-income housing units. The restaurant will remain intact, as will the hotel lobby, the only significant interior space dating from 1907. The main floor exterior will be redesigned to be compatible with the original appearance while not altering the existing entry requirements for the main floor interior uses. Interior spaces above the main floor will be altered to accommodate the efficiency housing units and to satisfy city code requirements for exiting and circulation.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) development
Specific dates	1907	Builder/Architect	Joseph Jacobberger	

Statement of Significance (in one paragraph)

The Calumet Hotel, located at 620 Southwest Park Avenue in Portland, Oregon, was designed by noted Portland architect Joseph Jacobberger in 1907. Constructed in bearing wall brick over a wooden structural frame, the exterior reflects a French Renaissance or "Edwardian Baroque" style.

It is locally significant under Criterion "c" as an example of a type of building once commonly found in the commercial core area. It is additionally significant under Criterion "c" as one of 49 important architectural designs by Joseph Jacobberger.

The Calumet Hotel also meets Criterion "a" for its associations with the phenomenal growth which the City of Portland experienced in the decade after the Lewis and Clark Centennial Exposition (1905).

HISTORY

The construction of the Calumet Hotel was not an unusual occurrence in 1907. The City of Portland, after the close of the Lewis and Clark Centennial Exposition, was experiencing growth and prosperity unprecedented in its past or future during the period before World War I. Long considered the premier city in the Pacific Northwest, Portland had benefited historically from its location on the Willamette River and proximity to the Pacific Ocean trade routes. Statistical evidence of the period is notable for the incredible percentages of growth which affected every area of the city's infrastructure.

By 1905, the city was the number one lumber manufacturing city in the United States. As the receiving and distribution point for burgeoning agricultural and manufacturing industries, Portland functioned as a metropolis for the entire region rather than just the State of Oregon. The population, listed at 90,000 plus in 1900, had increased to nearly 200,000 by 1906. Construction activity was at a fever pitch, as the center of retail activity continued its movement to the west from its historic location close to the river. As a result, in the ten years between 1900 and 1910, property assessments increased 500 percent and consumption of power and light doubled. Residential construction expanded to the east, and neighborhood businesses sprang up to service the expanding population.

Having sensed a threat from the ascendancy of Seattle as a major seaport, local business leaders began plans for the Lewis and Clark Exposition as early as 1900. Designed to promote the city, the attendant international media attention attracted numerous persons of wealth and influence from the East Coast, who were surprised and pleased that a city as sophisticated as Portland could exist so far from acceptable Eastern meccas of wealth and commerce. It was their investment dollars which assisted in continuing the expanding growth pattern after the close of the Exposition.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Portland, Oregon - Washington

Quadrangle scale 1:24000

UTM References

A

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

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification The Calumet Hotel occupies a 50 x 100 foot site, otherwise known as Lot 6 of Block 212 of the Portland Addition to Portland, Multnomah County, Oregon.

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

state None code county code

state None code county code

11. Form Prepared By

name/title

organization Heritage Investment Corp.

date December, 1983

street & number 813 Southwest Alder, Suite 800

telephone (503) 228-0272

city or town Portland

state Oregon 97205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy State Historic Preservation Officer

date June 26, 1984

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

date 9-21-84

Keeper of the National Register

Attest:

date

Chief of Registration

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On the West Side of the river, provisions for visitors and new residents associated with the expanding population demanded that new structures be erected. The Calumet Hotel was one of these. Originally containing 80 rooms, the business offered both American and European plans. This service basically dictated the number of meals provided for the guests each day. The American Plan included three meals, while the European Plan only provided a "continental" breakfast.

The size of this building was primarily dictated by the availability of the lot, as market conditions were such that much larger buildings could be filled with guests. This fact was to lead to the construction of significant large hotels within a few years of the Calumet's construction, much of which was to occur on Broadway Street, one block to the east.

The Calumet was immediately leased to Mrs. Louise Hamilton, who owned and operated other residential hotels in the area. Rooms rented for one dollar per day and offered the latest conveniences. There were private baths in some rooms and a dining area on the fifth floor. Mrs. Hamilton also oversaw the renovation of the building in 1911.

Northwest Hotel News commented on the project:

"The Calumet will have a complete renovation and the building will be retinted from top to bottom. When completed the Calumet will be spick-and-span throughout. . ."

This treatment presaged the sale of the building in early 1913, when a "syndicate of local business men" purchased the Calumet. Although they "contemplated making numerous changes for the greater convenience of the guests," none of these were physical as evidenced by city building permit records. Mrs. Hamilton went on to manage the larger Willard Hotel across the street and the Calumet also became known as the Willard.

The hotel's heyday continued into the early thirties, when the effects of the Great Depression and slowdown of city growth led to changes in uses for smaller hotels like the Willard, which could no longer compete for patrons with larger establishments. After the explosion of unknown origin in 1932, changes were made to the interior and the building began to take on its current configuration, that of housing for low-income residents.

The most dramatic change to the hotel occurred in the early 1940s, when the storefront was completely altered and its main storefront space converted to the Parthenon, a restaurant and nightclub. This space remains today, and is known as the Brasserie Montmartre. The hotel is empty of tenants and will shortly be rehabilitated into low-income efficiency apartments.

ARCHITECTURE

Although the ground floor has been altered, the Calumet Hotel still conveys its significant architectural features on the upper levels. The highly textured facade

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lends elegance to the building and reflects the skill of its designer, Joseph Jacobberger. A Portland resident since 1890, Mr. Jacobberger was born in Alsace-Lorraine and brought to the mid-west by his parents. He was educated at Creighton University in Omaha and served as an apprentice in an architectural office in Minneapolis until his move to Portland. He then worked for the noted firm of Whidden & Lewis. After entering private practice, he designed at least 49 important buildings in the city, among them the Calumet and Nortonia Hotels. A well-known Catholic, he and Alfred Smith designed many churches, including St. Mary's Cathedral (1925). Other notable buildings include: Church of St. Michael the Archangel (1901); Church of the Assumption of the Blessed Virgin Mary (1921); Hibernian Hall (1914); and Old Knights of Columbus Club (1902). He died in 1930.

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The Calumet Hotel is significant to the city of Portland under Criterion "c" as one of two extant hotel buildings within the downtown core area reflecting the French Renaissance or "Edwardian Baroque" style. Of the two, the Calumet is the oldest and smaller in scale. Functionally, the two cannot be compared. The Benson (Oregon) Hotel (1913) is a luxury establishment which has historically catered to the affluent. Its hundreds of rooms, use of high grade materials and finishes, combined with a studied ambiance to intentionally set itself apart from smaller hotels such as the Calumet, which normally attracted travelers and businessmen on more modest budgets.

Its highly textured front elevation above the first floor is rare when compared to the few remaining small-scale hotels in the core area, most of which are larger and only minimally detailed. Most have severely altered lobbies. By contrast, the Calumet's lobby is essentially intact, and its fine wrought iron rail and cast iron stair is rare in the city. Further, the uncarpeted, unaltered stair continues through all of the upper floors. Concerning the interior room configurations, only those rooms facing the Park Avenue facade have been partitioned. These were comprised historically of suites and public gathering spaces. All rooms facing the light court on floors 2 through 5, and the penthouse suite on the sixth floor, are unaltered. Finally, of the very few secular buildings designed by Joseph Jacobberger, the Calumet is one of two hotels. Of these two, it is the more stylistically accomplished.

In elaborating significance under Criterion "a," it can be noted that in a 1910 article in the Oregonian by Mr. C. M. Dickenson, it was stated that before the Lewis and Clark Centennial Exposition of 1905, there were only four hotels in the city that could be rated as "first or second class." After the close of the exposition, a demand for temporary and permanent lodging arose which was alleviated by the erection of at least ten new hotel buildings before 1910, representing an investment of approximately \$15,000,000. The Calumet was among the more distinctive of the smaller hotels.

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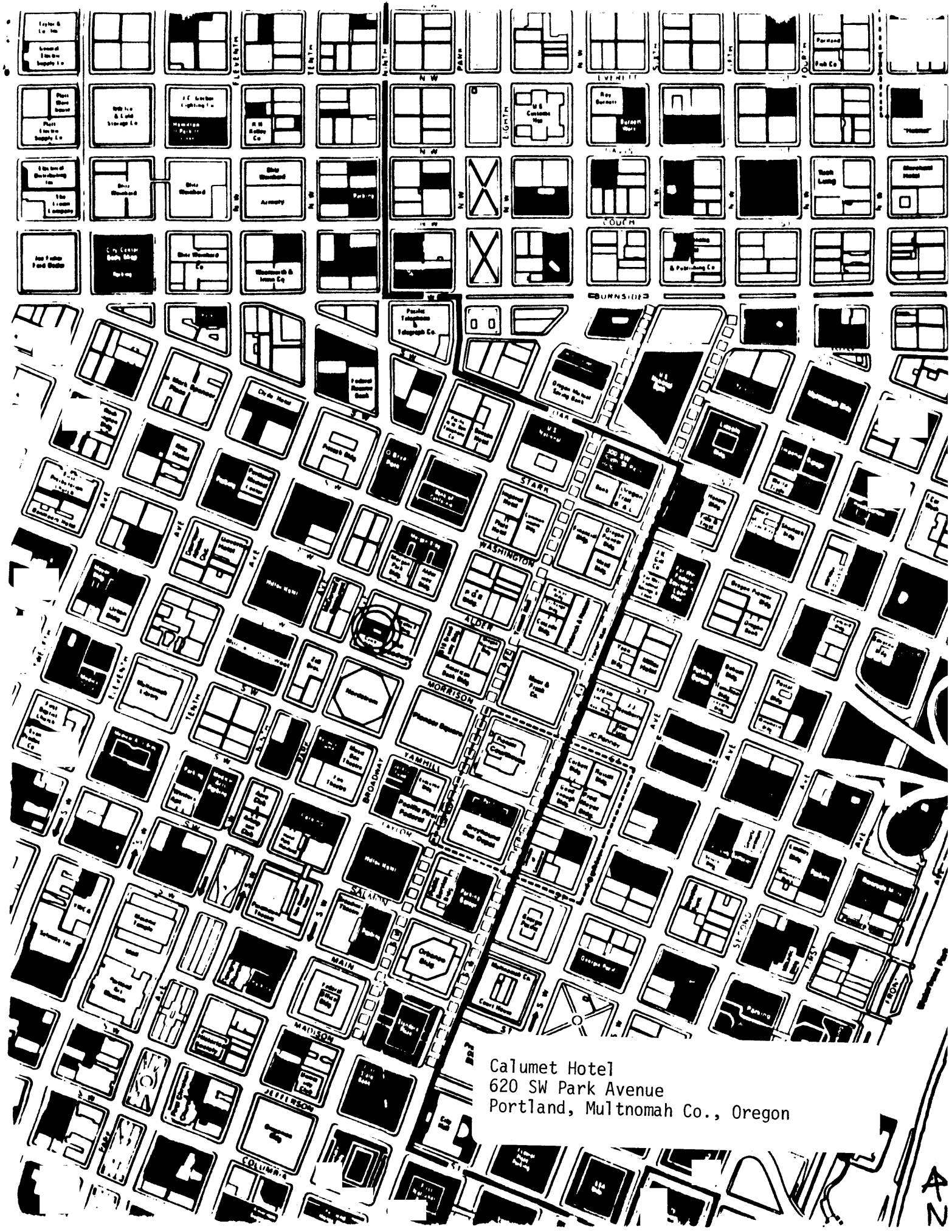
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Calumet Hotel
620 SW Park Avenue
Portland, Multnomah Co., Oregon

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