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United States Department of the Interior National Park Service

JAN 27 1989

National Register of Historic Places Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name Oregon Portland Cement Building
other names/site number N/A

2. Location

street & number 111 S.E. Madison
city, town Portland
state Oregon code OR county Multnomah code 051 zip code 97214

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

Name of related multiple property listing: Historic and Architectural Resources of Eastside Portland

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official Oregon State Historic Preservation Office
Date January 23, 1989

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
entered in the National Register.
determined eligible for the National Register.
determined not eligible for the National Register.
removed from the National Register.
other, (explain:)
Signature of the Keeper
Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

COMMERCE/TRADE; Business

COMMERCE/TRADE; Warehouse

COMMERCE/TRADE; Business

COMMERCE/TRADE; Specialty Store

**7. Description**

Architectural Classification

(enter categories from instructions)

Neo-Classical Revival

Modern Movement

Materials (enter categories from instructions)

foundation Concrete

walls Concrete

roof Asphalt

other Glass

Describe present and historic physical appearance.

## EXTERIOR DESCRIPTION

The building is located in the heart of the Central Eastside Industrial District and sits next to the two railroad tracks that run through the district. One of the entrance ramps to the Hawthorne Bridge is elevated above Madison Street and sits above the buildings' level.

Sited on the southwest corner of the block, this building is rectangular in plan and is constructed of concrete resting on a concrete foundation with a full basement. A flat roof with a surrounding full parapet covers the two-storied structure. The primary window types are steel-framed multi-paned casements of vertical proportion. The exterior surface of the first floor is rusticated and scored every two feet, while the upper floor shows horizontal board-formed concrete.

The first floor of the front elevation, oriented to the south, is symmetrical in appearance. In the center lies the main entry frontispiece capped with a flat cornice with dentils. The entry is slightly recessed and has compound curvilinear jambs executed in concrete. The front doors are wooden with multiple panes of glass. A wide lintel above the main entry holds the name of the building and two small decorative rosettes. Four loading docks with metal roll-up doors occupy the rest of this elevation's ground floor, flanking either side of the main entrance. On the west elevation a row of sixteen-pane windows is interrupted by two elevated loading docks, originally at the height of the old train platform. The second-floor walls on these two elevations are ornamented by several relief pilasters with modest architraves which end three feet short of the very slight parapet cornice. A continuous belt cornice of simple raked profile separates the first floor from the second, on the south and west elevations.

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The second level of this building is U-shaped in plan, with a recessed deck above the center of the entry elevation. The windows onto this deck have diamond-shape upper mullions. On the back wall of the deck are three projecting lion heads above the windows and below the raised parapet with signage. The west elevation of the second floor has three window sets placed in the panels between pilasters, and above each is a sunburst-like medallion of cast concrete. At the top of these panels runs a line of sawtooth dentils. A simple addition of concrete is found to the rear (north) of the original second floor.

### INTERIOR DESCRIPTION

The building interior is separated into two distinct areas by function. The upper floor is devoted to office space; the lower floor was essentially unfinished with the exception of a small office space.

A central entrance leads to a small vestibule, then a set of broad steps leads up to the second floor. Access to individual offices on the second floor is via hallways that radiate from the center staircase.

Concrete has been used in a number of decorative ways. The most unusual is the "beamed" ceiling. Handsome wrought iron lamps, balustrade and grillework are found throughout the vestibule, staircase and hall.

The original offices have been retained and additional offices, constructed after the historic period, continue the pattern previously established.

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)  
Architecture

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
1929

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
1929

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation  
N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person  
N/A

\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder

Sundeleaf, Richard  
Alaska P & H

\_\_\_\_\_  
\_\_\_\_\_

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

The Oregon Portland Cement Building, constructed in 1929 by Ross B. Hammond Inc., is significant under criterion C as a rare example of a "high style" industrial/commercial building. Designed in the Classical Revival style, it is also significant for the remarkable use of cast-in-place concrete and wrought iron ornament. The building may also be evaluated under criterion B for its association with the Oregon Portland Cement Company which has dominated the local industry for over sixty years. The date of construction was established by City of Portland building permit records and confirmed by tax assessor information.

The subject building was designed by noted Lake Oswego architect Richard Sundeleaf. In Frozen Music: A History of Portland Architecture (1985), authors Bosker and Lencek describe Sundeleaf as an architect who catered to "Portland's entrepreneurs on the rise", designing many offices, warehouses, and industrial plants in a modernistic tone. Sundeleaf's knack for tailoring an architectural style to fit a client's image is exemplified in the subject building. Bosker and Lencek go on to state: "With its cast-stone classical dentils and bulldog-faced gargoyles designed by Lavare, this creamy concrete structure projected a serene lyricism that celebrated the dignity of modern building materials," and "every effort was made to demonstrate the versatility of the cement manufacturers product."

The construction of the building corresponded with the tremendous growth of the industrial district during the decade of the 20s, as well as technological advances in the use of concrete as a building material. One of the most

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Continuation Sheet**

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important construction innovations during the early years of the 20th century was the development of transit or ready-mixed concrete. Prior to this, concrete was mixed at the site by the builder. The advent of mixer trucks in the 20s allowed mass production of the material at the plant which could be easily distributed to multiple building sites thereby accelerating construction projects. Concrete which was made at the plant and transported to the site generally produced better and more uniform quality material as compared to on-site mixtures. Although ready-mixed concrete was used primarily for road construction in the early 20s, by the end of the decade it was becoming increasingly popular as a building material.

The Oregon Portland Cement Company, which dates to the turn of the century, was reorganized in 1916 following the indictment of the president, vice president, and manager for anti-trust violations. Originally the company was under the sole control of Canadian-born president R.P. Butchart. After reorganization a number of Portland and Denver businessmen put up venture capital to re-establish the business. Under the leadership of vice president and general manager L.C. Newlands the company expanded and later dominated the industry in the Northwest.

The company plant was located on the Willamette river in the community of Lake Oswego, just south of Portland. It was one of the first fully automated cement plants in Oregon and in 1918 was producing nearly a thousand tons of cement daily. In 1924 the company was beginning to see a profit and by 1930, a year after construction of the subject building, it was already the largest cement manufacturer in the region. The east Portland building was constructed to house the corporate offices of the company and to serve as a local distribution point. The company's decision to build a facility in the eastside industrial area points to the increasing importance of this warehouse and wholesale district in the 20s.

**9. Major Bibliographical References**

- . City of Portland Building Bureau microform and card files.
- . City of Portland Bureau of Planning, Portland Historic Resource Inventory, 1983.
- . Multnomah County Tax Assessor records, microform, and card files, Portland, 1980.
- . Polk, R. L. and Co., Portland City Directories, 1930-1935.
- . Sanborn Insurance Map, 1935.
- . Ticor Title Company records, Portland, Oregon.
- . Oregon Historical Quarterly, Vol. 30. Published 1929.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property Less than one acre Portland, Washington-Oregon 1:62500

UTM References

A 

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5	2	6	3	0	0
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5	0	3	9	8	0	0
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Zone      Easting      Northing

B 

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Zone      Easting      Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

East Portland addition, Lot 3 & 4, Block 50

See continuation sheet

Boundary Justification

Taxlot lines

See continuation sheet

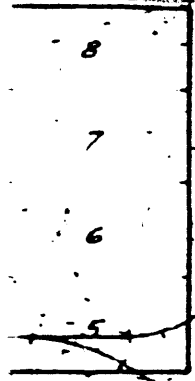
**11. Form Prepared By**

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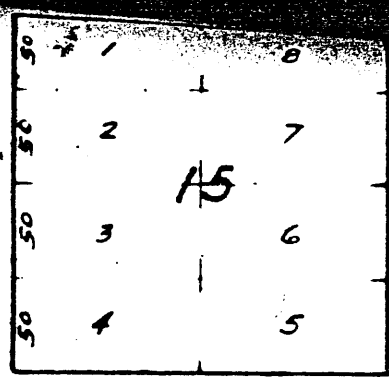
organization Hawthorne Blvd. Business Association date August 15, 1988

street & number 615 S.E. Alder telephone (503) 234-4801

city or town Portland state Oregon zip code 97214

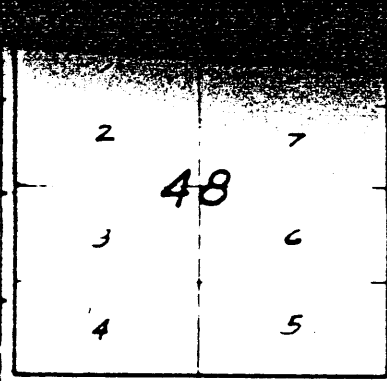


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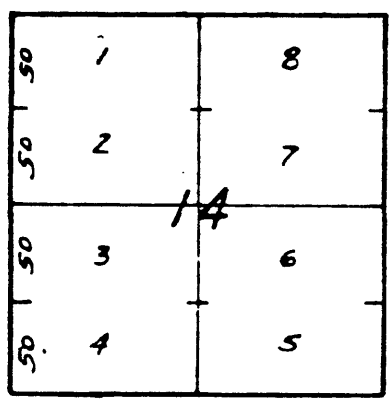
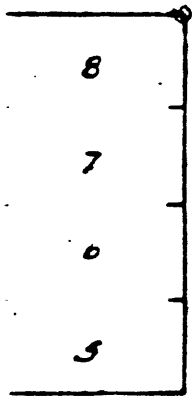
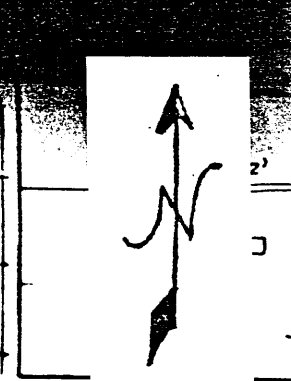
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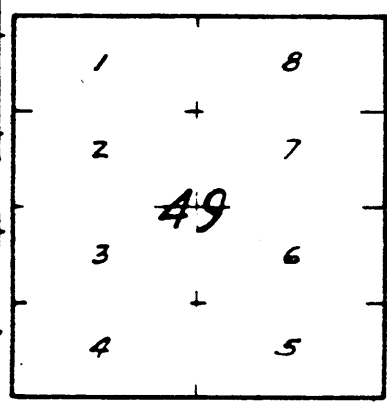


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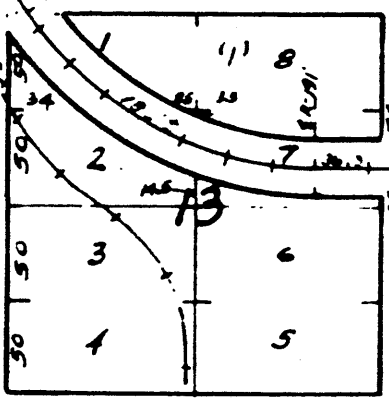
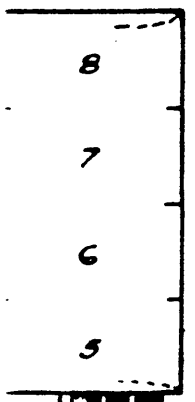
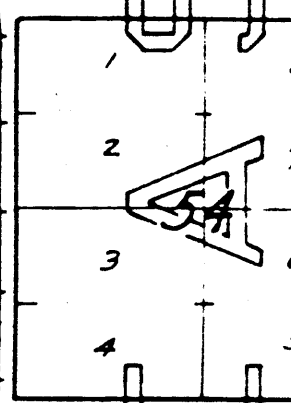
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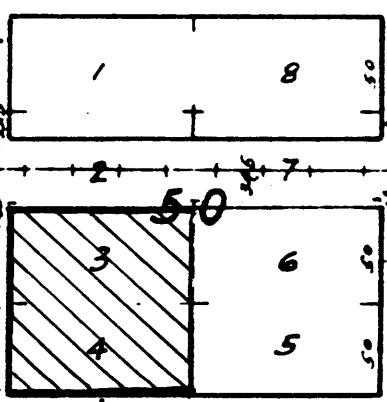
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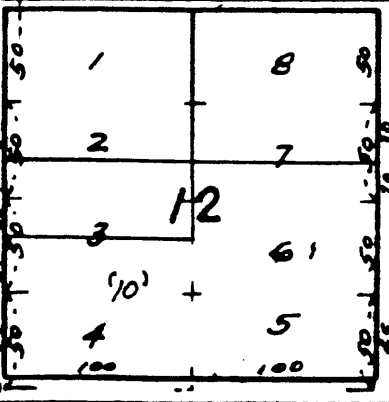
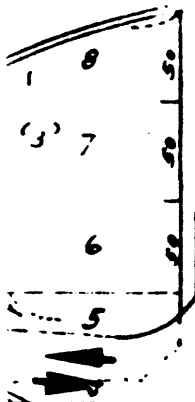
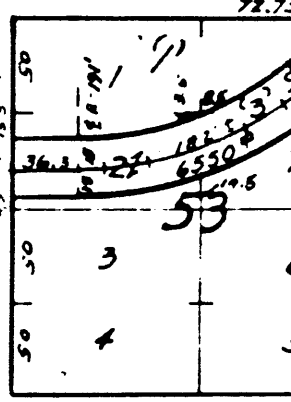
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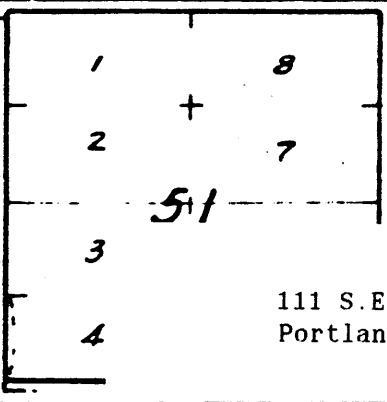
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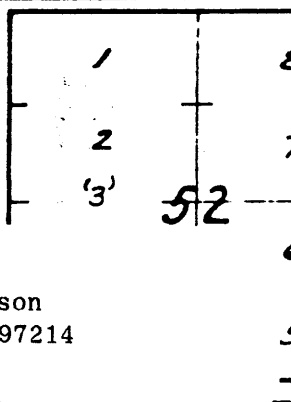
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S.E.

MADISON

111 S.E. Madison  
Portland, OR 97214

S.E.

HAWTHORNE