

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90001522

Date Listed: 10/16/90

Kenton Hotel
Property Name

Multnomah
County

OR
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Autonietta J. Lee
for Signature of the Keeper

10/17/90
Date of Action

Amended Items in Nomination:

Statement of Significance: Under Period of Significance, "Architecture" and "Community Planning" should be omitted and "1909-1910" inserted.

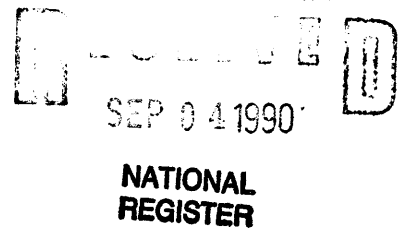
This information was confirmed with Elizabeth Potter of the Oregon SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations 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 Kenton Hotel
other names/site number Bailey and Bradford Hotel

2. Location

street & number 8303-8319 North Denver Avenue N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97217

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
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.
James M. Hamrick August 27, 1990
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

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.
 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:)

Antoinette G. Lee 10/16/90

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Hotel

Current Functions (enter categories from instructions)

Vacant: Not in use

7. Description

Architectural Classification
(enter categories from instructions)

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

Materials (enter categories from instructions)

foundation _____ concrete _____
walls _____ concrete block _____
_____ _____
roof _____ asphalt _____
other _____

Describe present and historic physical appearance.

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The 1910 Kenton Hotel, located on Lots 20-25, Block 5, Kenton, was designed by Dyer and Company, the Swift Meat Packing Company's architectural department. The Kenton Hotel is a three story wood framed cast stone building with basement. The building is in fair to poor condition. Architectural classification for the building is LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS -- Commercial Style. The building is currently a designated Portland Historic Landmark. The Kenton Hotel is eligible for listing in the National Register under Criterion "C" as a good example of cast stone architecture and under Criterion "A" for its association with the Swift Meat Packing Company development of the Kenton Townsite.

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Setting

The Kenton Hotel building is located in Kenton which is located north of downtown Portland. Kenton developed as the company town of the Swift Meat Packing Company of Chicago. The site was formerly duck grounds and the area was rural with a mass of undergrowth and few houses. There were three major stages of development in the area. The first began in 1904 when the area from the Stockyards south to Terry Street, east to Interstate and west to Chatham was developed. The next part to be developed was the area from Arlington to Terry Street with the Peninsular being the western boundary. From 1906 to 1910, Swift & Company developed the land between Lombard and Terry as the third stage of Kenton's formation. This latter development was carried out by the Kenwood Land Company.

Description

The Kenton Hotel is located at 8303-19 N. Denver Avenue on lots 20-25, block 5 of Kenton Addition. It was constructed in 1910 as a hotel to accommodate cattlemen visiting the nearby Swift & Company Stockyards.

The building consists of three stories, with commercial storefronts on Denver Avenue, at the ground floor, and hotel rooms on the two stories above. The special character of this building is its construction of cast-stone blocks. These blocks are 23-1/2 to 23-3/4 inches long, by 8 to 8-1/4 inches high. The blocks at the street elevations were cast with a simulated rock face. half blocks were also cast, and the blocks are laid in common bond. Window and door openings, except at the storefronts, are all 4'-0" wide, so that everything details out very neatly. It is interesting that, although the blocks were evidently cast from identical molds, because of the broken joints, and blocks having been inverted in a random manner, there is little feeling that this is an artificial material.

At the rear and side of the building the blocks were cast with a smooth face. The cast stone was at a later date skim-coated. In turn, the light coating of plaster was painted at least once, most recently with a mustard yellow. The paint is peeling off in some areas, and it appears that removal could not be accomplished without damage to the cement plaster skim coat that covers block and joint.

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Windows are double-hung, one-over-one, and the openings are spanned by smooth faced cast-stone lintels, modular with the block.

The storefronts are modified by reversible alterations, but the structural bays remain unaltered. Over the storefronts a wood cornice is carried. This is in poor condition at some locations.

At the roof level a large wood and sheetmetal cornice is carried on five consoles at the Denver Avenue elevations. On McClellan Street there is no cornice, and cement plaster covers the area where the cornice should be. Evidently the cornice was removed at some time. The remaining cornice appears to be in fairly good condition. The panelled architrave, dentils and mouldings are tastefully designed. An iron fire escape is mounted at the center of the Denver Avenue elevation.

Alterations

In 1923 minor work done to enlarge windows and put an additional window in the back room of the storeroom. In 1924 a skylight was installed. Two walls were built to enclose the boiler in 1931. Repair to dry rot was accomplished in 1933. In 1956 drop and balance stairs were installed. In 1963 a re-roofing job was done. A suspended ceiling and wall panel were installed in 1967. In 1979 the building was re-roofed, the walls re-plastered, and broken windows were replaced with 2 ply glass. The roof was again repaired in 1981 to prevent the interior of the building from getting rain damage. In 1980, a 200,000 interior remodeling job took place. Plans were designed by L. Takeuchi. The building had some 21 apartment units after the remodeling job. In 1989 repair work was done to rotted window sills and the rusted skylight. Handrails were replaced and some walls were patched with plaster and sheetrock.

Standard millwork of the period remains in upper hallways. The building is barricaded and empty at the present time, awaiting much needed maintenance, asbestos removal and renewal.

The Kenton Hotel is one of four cast-stone commercial buildings in Kenton within three blocks of each other. In addition, there are five fine cast-stone houses, and a number of houses with cast stone foundation walls and porches within a few blocks of the Kenton Hotel.

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This is a sizable collection of cast-stone buildings, one that is unusually concentrated in Portland. All but the Kenton Hotel are in good, to excellent repair. The Kenton Hotel fills an important site in this cast-stone neighborhood. Rehabilitation plans are currently being developed for the building which was recently scheduled for demolition.

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

Community Planning and Development

Significant Person

N/A

Period of Significance

Architecture

Community Planning

Significant Dates

1909-1910

1909-1910

Cultural Affiliation

N/A

Architect/Builder

Dyer & Company

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

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreeage of property 0.36 acres Portland, Oregon-Washington 1:24000

UTM References

A

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

B

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Zone Easting Northing

C

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

D

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

See continuation sheet

Verbal Boundary Description

The nominated area is comprised of Lots 20 through 25, Block 5, Kenton Addition to the City of Portland, in Multnomah County, Oregon.

See continuation sheet

Boundary Justification

The nominated area of 15,500 square feet encompasses the entire parcel developed by Swift & Company for investors F. A. Bailey and W. H. Bradford beginning in 1909.

See continuation sheet

11. Form Prepared By

name/title John M. Tess with Richard E. Ritz, FAIA

organization Heritage Investment Corporation date March 15, 1990

street & number 123 NW Second Avenue, Suite 200 telephone (503) 228-0272

city or town Portland state Oregon zip code 97209

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The hotel building in north Portland, Oregon developed for investors F. A. Bailey and W. H. Bradford beginning in 1909 was completed and opened for use in 1910. It is located in the Kenton Neighborhood, initially a separate townsite, where it occupies the northwest corner of the intersection of North Denver Avenue and McClellan Street. The building historically known as the Kenton Hotel was lately threatened by a City demolition order due to safety hazards stemming from a long period of vacancy and neglect. Acquired recently by a new owner, the building is now the object of a planned rehabilitation.

The flat river plain peninsula at the confluence of the Columbia River and its major tributary, the Willamette, was an ideal location for industrial and stockyard development once Portland was linked to the transcontinental rail system in the early 1890s. The nominated building was deigned by the architectural department of the Swift Meat Packing Company of Chicago which entered Portland in 1906 on taking over the assets of the Union Meat Company. The area of Kenton between Lombard and Terry streets was developed by the company's real estate arm, the Kenwood Land Company, and the hotel is one of the prominent remnants of a full-scale company town inhabited by employees of a dozen different manufacturing plants operating in the vicinity. The packing company considered its development a model community. At the outset, beginning in 1908 and 1909, plans were laid for a company-designed business block (the O. H. Dupuy Building), an apartment building (C. H. Carey Apartments), two hotels (Johnston Porter's The Kenton and Bailey and Bradford's Kenton Hotel), and seven or eight residences in the bungalow style for management personnel -- all carried out in rock-faced concrete block. Whether the visual continuity was calculated or the result of economies in construction, this complement of a dozen commercial and residential buildings -- all standing today, gave the nucleus of the new community a decidedly homogeneous appearance that was distinctive in the Portland environs.

The three-story, wood-framed building proposed for nomination is faced with cast concrete block which simulates rock-cut stone with beaded joints. Its street elevations, and especially its primary facade on Denver Avenue, are formally composed and both are detailed as a simplified version of the Commercial style having ground story shop fronts and a classical cornice of sheet metal. The major frontage of 155 feet extends along McClellan; the primary facade on Denver measures 100 feet in width. Owing to its size, the building is a distinct presence in the neighborhood. Because of its simplicity, its architectural interest derives from the materials and technique of construction. While the building is in deteriorated condition, it is externally intact except for the loss of the cornice on the secondary facade and reversible alteration of some of the Denver Avenue storefronts.

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The interior, while in poor condition, stands much as it was constructed in a double-loaded corridor configuration surrounding an interior court. The businessmen's hotel has the compact, single-room occupancy layout typical of its class. There is no air of luxury about the place. Interior detailing is standard mill work of the period and is substantially intact in upper story hallways.

The Kenton Hotel meets National Register Criterion C as a substantially intact and locally prominent example of the application of a novel mass-production technology introduced to building construction in the decade following the turn of the century. It meets Criterion A as one of four pivotal commercial buildings in the ambitious real estate development undertaken by Swift and Company for managers and employees of its only meat packing plant on the West Coast. The Kenton Hotel and its contemporary buildings of concrete block are the distinguishing features of a rare historic corporate community in the metropolitan area.

Assessment of Integrity

The primary elevation storefronts are original and substantially intact behind non-historic materials. Transoms are concealed by a thin paneling. The bulkheads are obscured by brick, built up to the sill level, which did not destroy original fabric and is easily removable. Interiors of storefronts are highlighted by paneled window seats/display areas, generally intact.

On the ground level, storefront entries lead to single or double-width longitudinal commercial spaces. There has been some modification, but columns, walls, details, etc., are substantially intact. Newer drop ceilings are readily removable. The original wood floors are also intact. All alterations are clearly visible and have had little major damaging impact.

There are two stairs which lead to the upper floor. One leads from the exterior on Denver Avenue, another from the side street (McClellan). The building plan is doughnut-shaped. The interior court is crossed by many exposed structural beams. Corrugated metal covers the interior court walls.

The main stair is a generously proportioned dog-leg formerly open to the roof, now partially enclosed with previous code improvements. There is plaster failure, but the rooms are not in bad shape. The typical single-room occupancy layout, with wide double-loaded corridor shows substantial amounts of intact detailing in hallways, including doors, transoms, woodwork, much of it unpainted. There are no dropped ceilings in the upper stories. Rooms are quite small with little or no plumbing. Partitions and wood flooring are intact.

**United States Department of the Interior
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Continuation Sheet**Section number 8 Page 2**Development of Kenton and the Swift Meat Packing Company**

The Kenton Hotel building is located on Lots 20-25, Block 5, of Kenton. Kenton developed as the company town of the Swift Meat Packing Company of Chicago. Swift & Company started its operation in Portland when it purchased the Union Meat Company in 1906. A group of Portland butchers, James and John O'Shea among others, had formed the Union Meat Company in 1892. Swift paid 1/2 million dollars for the stock of the Union Meat Company in 1906. At that time, the Union Meat Company controlled the meat business in Portland. Swift & Company purchased 3,400 acres of land at the present site of Kenton. The site was formerly duck grounds and the area was rural with a mass of undergrowth and few houses. There were three major stages of development in the area. The first began in 1904 when the area from the Stockyards south to Terry Street, east to Interstate and west to Chatham was developed. The next part to be developed was the area from Arlington to Terry Street with the Peninsular being the western boundary. From 1906 to 1910, Swift & Company developed the land between Lombard and Terry as the third stage of Kenton's formation. This latter development was carried out by the Kenwood Land Company.

The Kenwood Land Company was incorporated in March of 1908. Founders of the Company were Louis F. Swift, George F. Heusner, C.C. Colt, and Charles H. Carey. Colt was a native of Chicago and he and his father both worked for Swift. He was sent to Portland in 1907 to supervise the building of Swift's plant and stockyards. The Land Company marked off six blocks for the original plat of Kenton. Kenton was about 3/4 of a mile east of the Peninsular station and it occupied about 400 acres of land. The first building to be constructed in Kenton was a house for H.A. Heusner, which was completed in March of 1908. This was the beginning of Swift's "company town." In just several years the town was complete and the building activity was described as "a little short of amazing." In less than three years, the town had a bank, two hotels, business houses, paved streets, two car lines, and hundreds of attractive houses. The community was built on the idea that people who worked at Swift and other manufacturing plants would live in a "model city." By the end of 1911, 12 manufacturing plants had been established in the area employing over two thousand men. Over five million dollars had been spent in building the plants, and over one million dollars in the development of Kenton. The major contributing factor to this development was Swift & Company's formation of the Union Meat Company plant and other related

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businesses. Associated companies of Swift included the Portland Union Stockyard, Portland Cattle Loan Company, Columbia Wool Basin Warehouse, and the Kenton Traction Company. Swift & Company employed over 1,500 workers.

The factory industry developed in this area mainly due to the North Bank Railroad Bridge which was completed in 1907. The Portland Union Stockyard was constructed, followed by the Union Meat Company Plant, opening on September 15, 1909, the Kenton Trolley service to Portland in 1909, and the electric line operated by Kenton Traction Co. connecting Kenton to the packing plant and other industries. By 1911 Swift & Company had created the primary livestock market in the northwest.

Kenton is a distinct neighborhood for the reasons of its rapid and uniform growth. Most of the buildings that were built by the Swift & Company were well constructed, of concrete blocks made to look like stone. This was an early use of this type of material in Portland, although undoubtedly it was used in other areas of the city. The design department of the Swift Company, Dyer and Company, designed a number of buildings in Kenton. Whether the visual effect was calculated or not, the concurrent construction of a variety of buildings in rock-faced concrete block lent a homogeneity to the new community. When plans for a street car line were definite, more houses were designed. By January of 1910 "scores of houses" were being planned and built in Kenton. Eight miles of water and sewer lines had been established. The main street of the town was Derby (now Denver), where the Kenton Traction Company car line ran. In the spring, building activity was increasing. Major buildings, such as the Kenton grocery store, Kenton bank, Kenton Clubhouse, a single block of five concrete commercial buildings, the Kenton, and the Kenton Hotel, were under construction, completed or near completion. City of Portland landmark buildings in Kenton include the Kenton Firehouse at 8105 N. Brandon, built in 1911, and Dupuy Block at 8202 N. Denver, built in 1909.

Swift & Company, operating under the name of Union Meat Corporation until 1919, controlled much of the town of Kenton, owning the street car line, construction company, land company, and bank. It was the first corporation in Portland to take on such a major development operation. The company still retained over fourteen hundred acres on land during the 1920's. Swift & Company was recognized as one of the city's biggest assets. It had greatly increased the city's economical prosperity by providing jobs for

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so many citizens. The Company itself employed 800 people in Portland and they shipped products throughout the northwest, Alaska and the Philippines. Swift continued to lead the industry operating one of the first refrigerated rail-car distribution operations in the 1930's. The packing plant closed in September, 1966 after nearly 60 years of operation in Portland. Swift still operated other business in the city at this time.

History of Kenton Hotel

The Kenton hotel was built by F.A. Bailey and W.H. Bradford and the plans were designed by Dyer and Company. It was one of the first major structures to be built in Kenton. Construction began in September of 1909 and was completed by April, 1910. Originally the building was planned to have offices and a lodge room. But when the building was finished in 1910, it was described as having 76 rooms on the two upper floors. The three story structure was made of concrete blocks which cost about the same as brick but gave the look of stone. The cost of constructing the building was about \$35,000. It faced Derby Street (now Denver) on the corner of Derby and McClellan. The two upper floors of the building had 76 rooms and there was an atrium in the middle of the building. There was room for five stores and the hotel lobby on the first floor. Four stores fronts faced Derby Street and one store and the hotel lobby faced McClellan. The hotel's main purpose was to provide visiting cattlemen who were buying/selling cattle with a place to eat and sleep. Another three story hotel was constructed about the same time on Kilpatrick Street and it had 40 rooms on the two upper floors and 5 rooms on the ground floor. This structure was also designed by Dyer & Co. and was intended to be used by employees of the plant. Inexplicably, it too was known by a similar name, "The Kenton."

The Kenton Hotel is representative of the style of architecture that is so highly prevalent of the remaining historic commercial and residential buildings in Kenton. The distinctive concrete block exterior of the Kenton Hotel and other remaining buildings in Kenton that remain, is especially note worthy of the era and style that Swift was trying to create for the company town. The building is one of many designed by Dyer & Company in Kenton and is one of their most significant designs. Much of the original work of the building remains intact and the building served a major role in the town's history.

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"Kenton Gets Building," The Oregonian (5 Sept. 1909), p. 7, sec. 4.

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"Swift Plans Plant Closure," The Oregonian (4 June 1966), p.15, .c
1.

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"The Upbuilding of Kenton," The Oregon Journal (10 Apr. 1910), p.
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"Wonderful Growth of Kenton & Its Adjacent Manufacturing
District," The Oregonian (10 Dec. 1911), p. 3, sec. 6.

