

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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

1. Name

historic Henry, C. K., Building

and/or common Henry Building

2. Location

street & number 309 S.W. Fourth Avenue n/a not for publication

city, town Portland n/a vicinity of congressional district 3rd

state Oregon code 41 county Multnomah code 051

3. Classification

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

4. Owner of Property

name Management Advisory Planning, Inc.

street & number 415 North Camden Drive

city, town Beverly Hills n/a vicinity of state California 90210

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse Recorder's Office

street & number 1021 S.W. Fourth Avenue

city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records State Historic Preservation Office

city, town Salem state Oregon 97310

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 checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>n/a</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Henry Building, located on Lots 1 and 2 of Block 65 in the Portland Addition, in downtown Portland, Oregon, was built in 1909 and designed by Francis J. Berndt. It is a six-story office structure of the Chicago School style with commercial use on the first floor. Currently, the building houses a restaurant on the first floor. The remainder of the building is vacant. Located on a "quarter block" site, the building has two primary facades fronting S.W. Fourth Avenue on the east and S.W. Oak Street on the north. The surrounding neighborhood is made up of office buildings from approximately the same period; e.g. Board of Trade Building, World Trade Building, and Sherlock Building. The latter was entered into the National Register under its historical name, Forbes and Breeden Building.

Construction is of brick bearing walls, steel columns and wood framed floors and roof. In the shape of a 100' x 100' square with columns on an approximately 18' grid, the Henry Building was designed to take advantage of natural light and has a large (18' x 53') central light court which starts at the second floor. The rear portions of the original shops on the first floor were initially lighted by generous skylights, which are still intact. The typical office floor was divided into as many as thirty small offices positioned at the building's perimeter and around the light court. The connecting ring corridor is tiled with white hexagon tiles bordered in green. The bathrooms which remain intact have dark pink marble partitions and scroll-based porcelain toilets.

The original foyer was remodeled in the early 1940's with terrazzo surfaced walls and floor. At that time, the original elevators were replaced and the once open stairs were closed off to the entry. The stairs are constructed of cast iron with open patterned risers, white marble treads and wainscot, brass railings and iron newell posts -- all in nearly original condition.

Despite interior alterations on the main floor, an original safe classically detailed in cast iron is intact although partially covered by drywalls. There is also evidence of the hexagonal white tiles on this entry level. The wood molding, lighting fixtures, doors, and wainscots of the original offices have been removed with the various alterations throughout the years. The office floors are unusable in their present state. The condition of the plaster is poor; wood trim, base and doors are non-existent, and considerable plumbing and electrical work is required.

Originally, the basement housed "The Henry Building Barber Shop". This room is intact, complete with marble and hexagonal tiles. The basement is divided into many rooms now used for storage. This level has concrete floor and walls which extend below the sidewalks on both sides. Originally, the building was heated by steam boiler, which is still in place, and cast iron radiators. The structure is generally in good condition; however, there is a settling effecting all floors at the northeast corner of the light wells.

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In 1924, an exterior remodel of the 16-foot high ground story was undertaken in white glazed terra cotta which was compatible with the white enamelled face brick of the upper stories and added a more massive look to the ground story piers. The original entrance canopy of glazed terra cotta with two large Corinthian brackets was removed. The new entrance facade was of an Art Deco design and incorporated the second story window directly above. The remainder of the 1924 alteration terminates at the original blank frieze and cornice of the ground story. The original free-standing copper-clad cast iron corner column was enclosed, the corner entrance was removed, and additional entrances were added to the two street facades.

The upper portion of the building above the first level cornice is faced with white "Tiffany enamelled" brick with intermittent small geometric designs in light blue on the spandrels. The brick is in excellent condition, still highly reflective with no erosion of the mortar evident.

Below the fifth floor frieze there are pilaster capitals of a highly stylized, colossal triglyph and guttae design with a large crowning fillet above. The sixth story has an Italianate emphasis with its corner pilasters decorated with glazed terra cotta cartouches consisting of a lion's head surmounting an elaborately framed shield. The top soffit and crowning cornice of galvanized metal extends three feet beyond the wall plane. The overall condition of the facade is excellent, although some sheet metal deterioration is evident at the major north entrance.

The only significant non-conforming addition to the building exterior is the three-foot projecting canopy and stone front of the restaurant in the south corner of the Fourth Avenue (east) facade.

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 checked="" 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 type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1909 **Builder/Architect** Francis J. Berndt, Architect

Statement of Significance (in one paragraph)

The Henry Building is a six-story brick office building occupying a full quarter block in the central business district of Oregon's metropolitan center. It was built in 1909 from plans by Francis J. Berndt. With its balanced vertical and horizontal elements, its tripartite bays of double-hung windows, and its top-most story set off by a bold belt cornice and a crowning cornice of galvanized sheet metal, it embodies the distinctive characteristics of Sullivanian, or Chicago School architecture. While there are other dignified office buildings of the period in Portland with facade organization and decorative detail in the tradition of the American Renaissance, the Henry Building is unique because of its unusually reflective white enameled face brick specially selected by the building's proprietor, Charles K. Henry. The Henry Building exterior is unaltered above the ground story. The shop fronts were modified in conservative fashion in 1924, and the main entrance canopy on colossal consoles on the Fourth Avenue facade was replaced by a two-story Art Deco glazed terra cotta entrance surround remarkably compatible with original treatment. The Henry Building is one of a number of tall office buildings of the Progressive Era which are significant to Portland because, collectively, they establish the character of the downtown core. The Henry Building possesses integrity of location, design, setting, materials, workmanship, feeling, and association with Portland banking history and with C. K. Henry, whose entrepreneurial flair helped shape the city in the early years of the 20th century.

Realtor Charles K. Henry was considered by his contemporaries to be one of the key figures who made Portland a "modern metropolis". He was not only responsible for the construction of the Henry Building, but also for the Multnomah Hotel, for the Laurelhurst Residential Addition, which incorporates a park designed by John C. Olmstead of the prestigious Olmstead Brothers firm of Massachusetts, and numerous other commercial, industrial and residential developments throughout the city prior to 1912. His determination to play an active role in the improvement of the Portland's business center is best reflected, however, by the building that is named for him.

continued

9. Major Bibliographical References

Vaughan, Thomas, and Ferriday, Virginia Guest, eds., Space, Style and Structures: Building in Northwest America (Portland, Oregon: Oregon Historical Society, 1974).
(continued)

10. Geographical Data

Acreeage of nominated property less than one
 Quadrangle name Portland, Oregon - Washington

Quadrangle scale 1:24000

UMT References

A	<u>1</u> <u>0</u>	<u>5</u> <u>2</u> <u>5</u> <u>4</u> <u>5</u> <u>0</u>	<u>5</u> <u>0</u> <u>4</u> <u>0</u> <u>6</u> <u>9</u> <u>0</u>	B	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	D	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>

Verbal boundary description and justification

The nominated property occupies City Lots 1 and 2, Block 65, Portland Addition, Portland, Multnomah County, Oregon.

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

state	n/a	code	county	n/a	code
state	n/a	code	county	n/a	code

11. Form Prepared By

name/title Thomas Randolph, with the assistance of Michael J. Lilly and Marianne Schimelfenig

organization Miller-Cook Architects date 10/30/81

street & number 30 N.W. First Avenue telephone (503) 226-0622

city or town Portland state Oregon 97209

12. State Historic Preservation Officer Certification

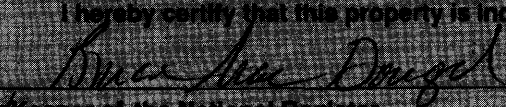

The evaluated significance of this property within the state is:

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date March 1, 1982

For HCRS use only	
I hereby certify that this property is included in the National Register	
	date <u>5-13-82</u>
Keeper of the National Register	
	date <u>5-10-82</u>
Chief of Registration	

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The Henry Building was erected in 1909, two years after a nationwide financial panic. It remains a dignified presence in the heart of Portland's financial district. The Sullivanian influence of the building's architecture (Louis Sullivan is considered the innovator of the modern skyscraper) is characterized by its efficient, straight lines, flat roof, vertical structuring (continuous pilasters with recessed spandrels between them), prominently projecting galvanized metal top cornice, and glazed retail ground floor. The latter remains as evidence of the use of steel as a structural material prior to the building's 1924 remodeling. Large double-hung windows help show a strong modular emphasis and, with a subordination of ornament, result in a balance between the building's horizontal and vertical elements. These features are illustrative of the Sullivan concept of integrating a building's interior and exterior to create a design that reflects, from its facade, the structure and function of the spaces within.

The most prominent material of this building is the white enamelled brick surface. This "Tiffany brick" is a high quality, reflective enamelled surface which is in excellent condition. The enamelled brick has a double firing process and is much more elaborate and durable than common or colored brick. The Henry Building's use of this brick is the first, and only, application of it in Portland. Of further significance is the fact that it is also the first, and possibly only, application west of Denver, Colorado, where it was produced and where Henry first admired it.

Charles Henry attended the Democratic convention in Denver in 1908. It appears he returned to Portland imbued more with architectural enthusiasm than with political conviction. He was impressed with the white enamel brick used in the Ideal Building in Denver and believed its application in Portland would offer a pleasing contrast to traditional building materials.* He believed there were practical advantages as well as an aesthetic purpose in using enamelled brick, namely, the automatic cleaning process an enamelled surface facilitates when washed with water or rain. Rain, being a plentiful commodity in Portland, was Henry's natural ally in his desire to introduce his enamelled brick to the city. Somewhat tongue-in-cheek, Henry noted that a disadvantage of the use of enamelled brick in Denver -- that of glare from incessant sunshine, did not pose a problem in the Pacific Northwest. Despite the comparatively high cost of this type of brick, Henry followed through on his idea and gave Portland its first, and only, Tiffany enamelled brick structure.

* The Ideal Building in Denver, Colorado, was entered in the National Register in 1977.

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The glazed brick he chose for his venture includes a distinctive light blue diamond design centered within the spandrels. Another more sparsely-used surface material used decoratively here was white glazed terra cotta. Decorative elements such as the large lion with shield cartouches and the original entrance canopy with its large proportioned Corinthian brackets and shield with leaf relief, were derived from the standard Renaissance inspired vocabulary of the day, which differed from modern design concepts in that they were somewhat "tacked on". The architectural use of glazed terra cotta in Portland was prevalent from 1900 to 1930. Terra cotta was both durable and decorative. It had a low cost of production (it was produced by pressing fine clay into plaster molds), and was fireproof and lightweight. The innovative use of enamelled brick in combination with glazed terra cotta resulted in a facade and overall structure that realized both C. K. Henry's architectural aspirations and Portland's commercial needs.

Charles K. Henry, a businessman as well as an innovator, heralded the completion of his building in an artfully designed promotional brochure which attracted tenants from among the most prominent of Portland's business community. One such tenant was Albina banker George W. Bates.

Like many of Henry's tenants, Bates was attracted to the building's central location and, no doubt, its exceptional steel and cast iron vault, which is still intact on the main floor. Even after the Federal Reserve System was implemented in 1914, there was very little paper money in circulation in the Pacific Northwest. Gold coins were the primary currency circulating in the region. Customers encouraged use of gold and silver coins, and many merchants eventually became bankers because they owned the most impressive safe in their communities. Charles K. Henry did not overlook this fact when he oversaw the design of his building, through which he intended to facilitate the growth of Portland's banking and commercial community. The building's vault, although presently hidden from public view, is just one of its many valuable assets. Its presence documents a traditional period in Oregon banking history just as the building itself documents a transitional stage in office building development.

It is important also, when considering the significance of Charles K. Henry's contribution to Portland banking and commercial growth, to keep in mind the time period in which he forged ahead with his committed optimism. Following the 1907 national money panic, public confidence in banks was shaken and its restoration became of paramount importance to the viability of a national monetary system. The Henry Building, complete just two years after the panic of 1907, stands as a tangible symbol of a period of recovery in Portland's, if not the nation's, banking and commercial history.

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George W. Bates & Co. was just one of the several banking interests that eventually responded to Henry's solicitations for tenants. Other early residents of the building included the United Safe Deposit and Trust Company, the Brotherhood National Bank (which became the Columbia National Bank in 1930), and the Standard Brick and Tile Company. Among these, however, there is no doubt that George W. Bates, former president of the Albina Light and Water Company, was its most illustrious.

George W. Bates was elected as a state senator in 1896 from Multnomah County and was one of Portland's best known bankers and businessmen. He was in the lead whenever a public move was in progress. He was prominent in Republican politics in the county and state. He served as chairman of the Committee on roads and highways and as a member of the Committee on insurance and banking, and fishing industries as well as being elected as a director to the Board of United Artisans, a beneficiary organization. He was held in high esteem in financial circles in Portland and his presence in the Henry Building was a tribute to the building's quality in both its facilities and central location.

Bates' bank was regarded as one of the most strong and influential in Portland. The bank had several branches but its main office was located in the Henry Building. Bates also incorporated the Union Laundry Company, one of the largest in the Northwest, and was president and a director of the Diamond Vitrified Brick Company near Vancouver.

At his death, George W. Bates was cited for his energy, personal force and steadfastness. Like Charles K. Henry, Bates was viewed by his contemporaries as a person who created opportunities and in the process assumed a number of risks. His presence in Portland is just one of the many footnotes to a period in Portland's banking and commercial history that reflects, like the Henry Building itself, an innovative spirit and persistent commitment to Portland's banking and commercial success. The Henry Building is a tangible tribute to a spirit and determination that provides a unique contribution to the history of Portland and of the West. As such, it is an appropriate complement to the architectural legacy of Portland.

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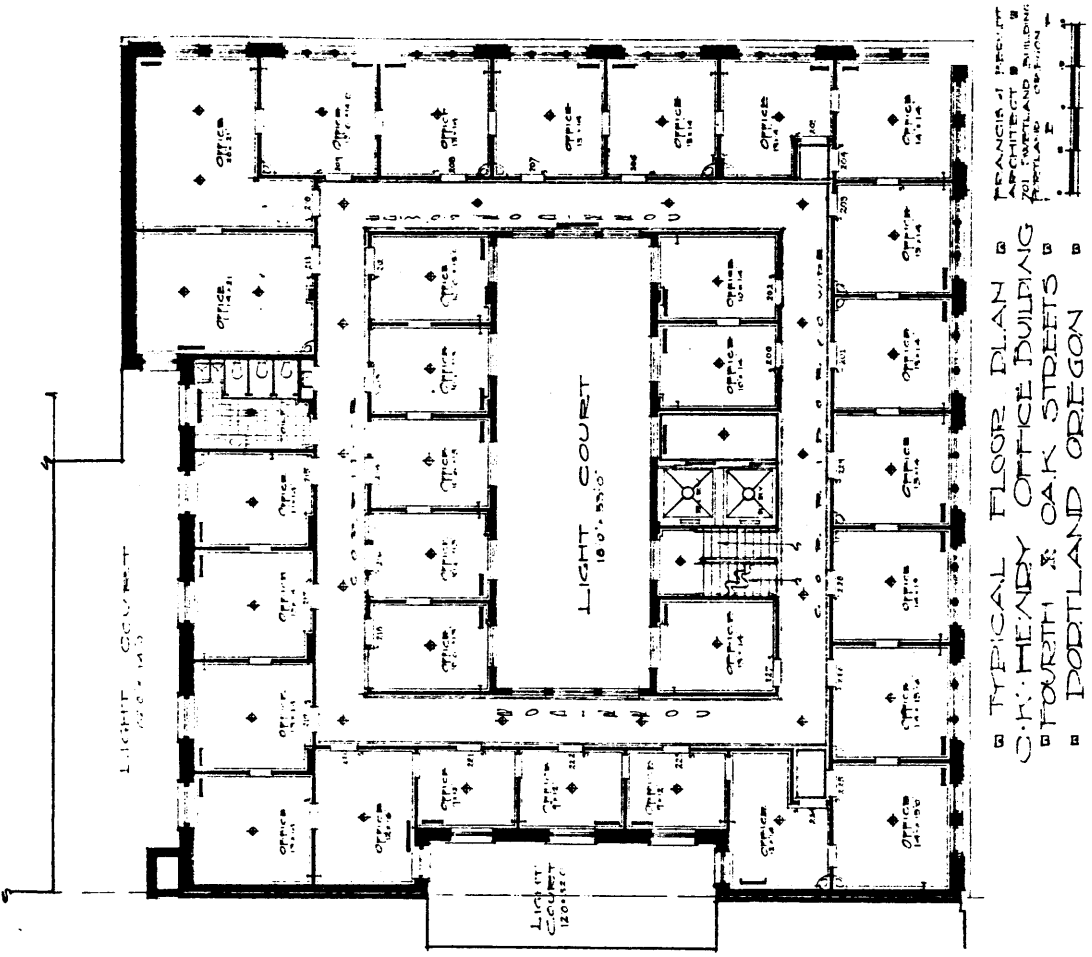
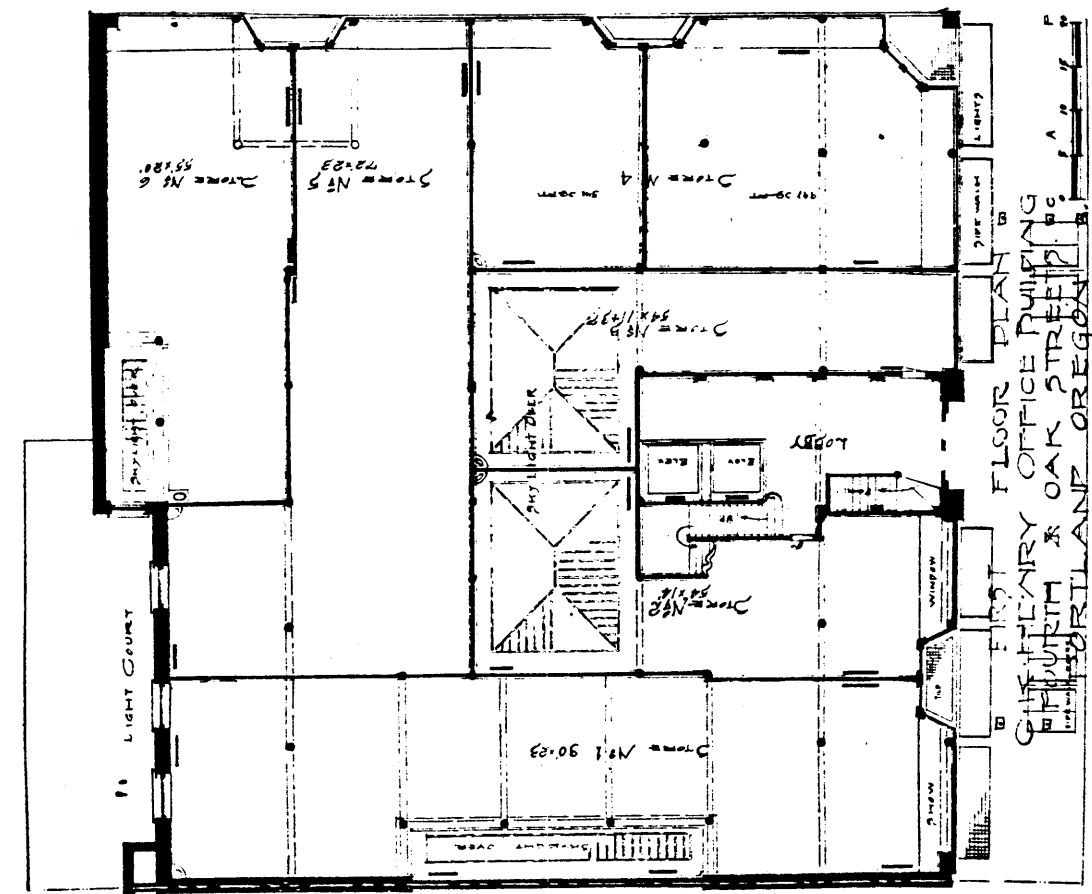
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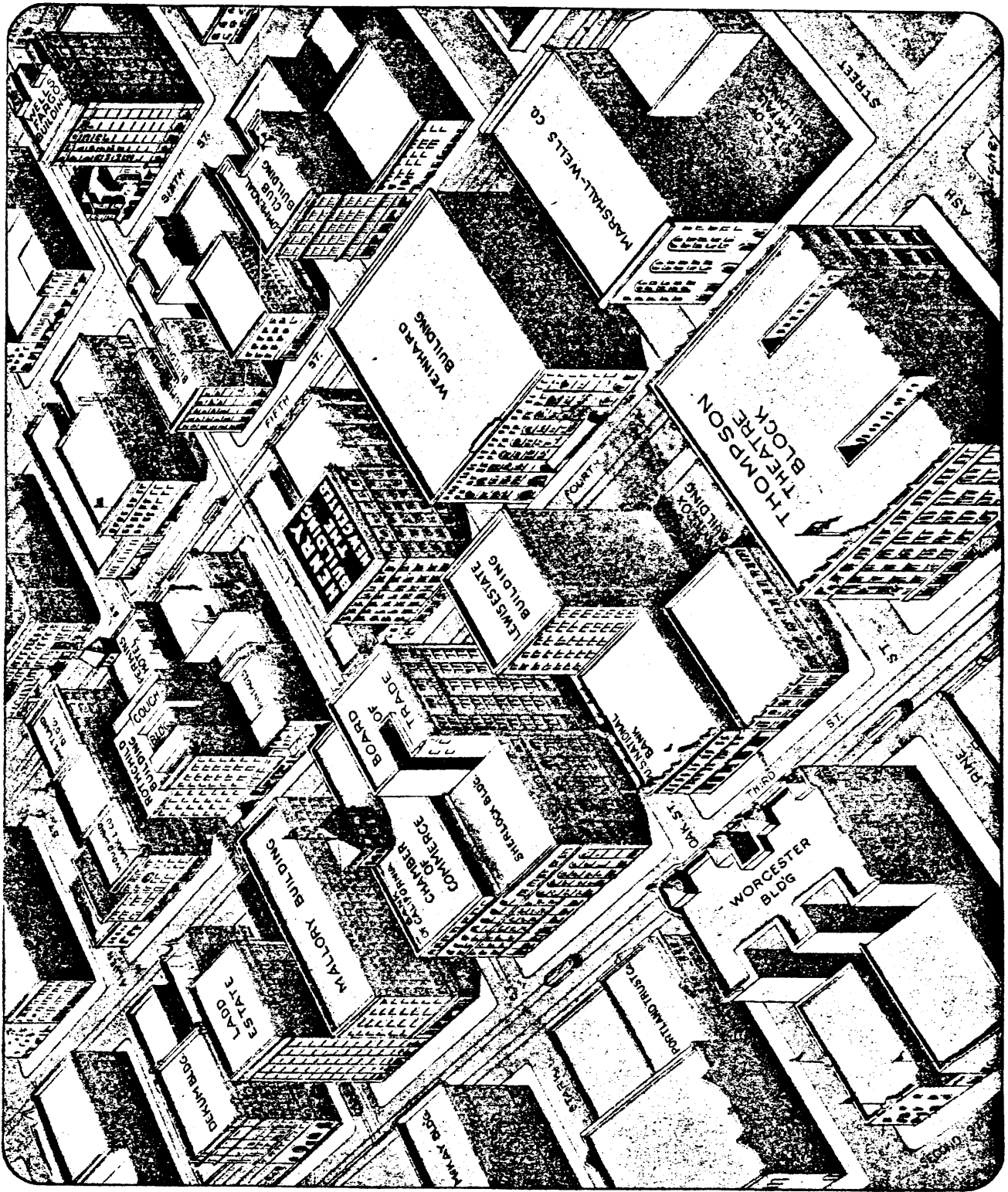


Location This handsome building with its beautiful facing of white Tiffany Brick, with an East front on Fourth Street of 100 feet; and 100 feet of North front on Oak Street, (the "Wall Street" of Portland) is the choice of the four corners. This location is now the most central office corner in the City of Portland, with the United States National Bank, the Bank of California and the Lumbersmens

Original Floor Plan - Henry Building Promotional Pamphlet

National Bank, and the Portland Clearing House, within one block of the *Henry Building*; and being between the Chamber of Commerce, Board of Trade, Lewis Estate, Commercial Club and Wells Fargo Building, makes the Henry Building the most central and accessible office building in Portland.

SEE THE ACCOMPANYING MAP



Every office in the *Henry Building* is an outside office, owing to the ample light courts on the southwest, and the great one in the center of the building. Have your office in the *Henry Building*.