

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received AUG 3 1987

date entered SEP 8 1987

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

1. Name

historic Ormonde Apartment Building Number of contributing features: 1
and/or common Same Number of non-contributing features: 0

2. Location

street & number 2046-2048 NW Flanders N/A not for publication
city, town Portland N/A vicinity of First Congressional District
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 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 checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name John, George and Iva Jakotich
street & number 5 SW Oriole Lane
city, town Lake Oswego N/A vicinity of state Oregon 97034

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Courthouse
street & number 319 SW Fourth Avenue
city, town Portland state Oregon 97205

6. Representation in Existing Surveys

title City of Portland Historic Resource Inventory has this property been determined eligible? yes no
date 1980-1983 federal state county local
depository for survey records Portland Bureau of Planning, 1120 SW 5th Avenue
city, town Portland state Oregon 97204

7. Description

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

Describe the present and original (if known) physical appearance

The Ormonde Apartment Building, constructed in 1907, is located at 2046-2048 NW Flanders Street, Portland, Multnomah County, Oregon. The Ormonde was constructed by William Morgan, who was commonly referred to as "The Apartment House King" of Portland in the early part of the century. To date, no architect has been identified with the three story wood-framed building on basement. The building contains 12 units on the three upper floors and is in generally good condition, and maintains a high degree of architectural integrity.

The nominated building is one of a grouping of three similarly-styled apartment buildings constructed between NW 20th and NW 21st Avenues by Morgan. The two buildings immediately to the west of the Ormonde--the Dayton Apartments at 2056-2058 NW Flanders and the Day Apartments at 2068 NW Flanders--are currently listed in the National Register. Together, the three create a notable ensemble of well maintained, temple-fronted apartment buildings in the Colonial Revival style. The Ormonde received a Rank II rating in the Portland Historic Resource Inventory.

SETTING

The Ormonde occupies almost the entirety of a 62 x 100-foot mid-block parcel and is specifically located on Lot 4 of Block 35, King's Second Addition to the city of Portland. In addition to the two other Colonial Revival structures to the west of the Ormonde, other notable residential structures in the surrounding area include the Heusner residence at 20th and Flanders, the Ayer-Shea residence, the Elliston Apartments, the Trenkman Houses and the Campbell Townhouses, all listed in the National Register.

NOB HILL NEIGHBORHOOD

The Ormonde is located in the Nob Hill neighborhood, which has been indentified as a potential conservation district in the city of Portland. Nob Hill, from the 1870s through the turn of the century, was the city's most elegant and fashionable residential district. Originally Nob Hill contained some of the great mansions situated on large lots. After the turn of the century and in ensuing years, the (continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

forces of growth and economics dramatically altered the area. While many of the mansions remained, some were removed and numerous apartment buildings and smaller residences were constructed in the area as well as many major religious institutions. The area has witnessed a renaissance in recent years with the rehabilitation of historic residential structures and the revitalization of nearby commercial thoroughfares, namely NW 21st and NW 23rd Avenues.

EXTERIOR ARCHITECTURAL FEATURES

The Ormonde is a three-story wood framed structure with a full basement. The building's primary facade (the north elevation facing Flanders Street) is symmetrical and is divided into three bays. The central bay features a colossal portico with fluted Corinthian columns capped with a bracketed pediment with dentil frieze and porthole window. There are recessed porches on all three floors of the central bay. The two side bays of the north elevation feature projecting bays which run the full height of the building. The windows of the bays are one-over-one, double-hung, with wood sash. A belt cornice with dentil frieze separates the second and third floors, and there is also a third floor cornice with dentil frieze. Fluted Corinthian pilasters occupy either end of the facade. The basement is surfaced in rusticated ashlar. Upper floors are clad with shiplap siding. Entrance to the basement is provided on the interior as well as through two doors on the north elevation.

Concrete steps lead from the sidewalk up to the main entrance. The entrance consists of a non-original solid wood door with sidelights.

Second and third floor porches feature balustrades and are evenly divided by simple wood partitions allowing private access to adjacent apartment units. Windows throughout this facade are one-over-one, double-hung with wood sash.

The side elevations of the building (i.e., the east and west facades) are almost exact copies of each other. The basement is clad in a smooth concrete. There is a dentiled belt cornice separating the second and third floors, and the roof cornice is bracketed with a plain frieze and dentils. Windows throughout this facade are one-over-one, double-hung with wood sash. These elevations are clad in shiplap siding. The southern end of either side facade features a projecting bay which runs the full height of the facade. There are wood porches on all three floors of the east facade where the bay meets the main volume of the building. The ends of the side facade feature fluted pilasters. The side facades also feature wrought iron fire escapes near the center of either facade.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

The rear (south) elevation is much simpler than the other facades. It is clad in asbestos shingle siding over the original siding, and has one-over-one, double-hung windows with wood sash. This elevation is capped by a simple cornice without the brackets or dentil frieze found on other facades.

With the exception of the wood front door on the north elevation, and the addition of asbestos siding on the south elevation, the original exterior of the building is intact and in fair to good condition.

INTERIOR

The interior is in fair to good condition, with most original features and floor plan configurations intact, units are entered on each floor through one of four entrances off the corridor, one on either side of the corridor and two at the end of the corridor. There is a central entrance corridor with an open staircase, which leads to the second and third floors. At the third floor there is a light well which provides light to the stairs. The staircase has a wood balustrade with square ballisters and terminated at each floor by panelled wood Newell posts. The first floor lobby has a coffered ceiling, and wood baseboard molding, door trim, picture molds, and plaster walls and ceilings. The molding features are common on each floor. All the original doors to each unit have been removed and replaced by plain plywood doors.

Individual units are in fair to good condition, retaining considerable amount of original fabric. Each unit has an entry foyer from which access to the living and sleeping units is reached. Arched openings separate the main living spaces.

Original panelled wood doors, baseboard molding, picture molds, and wood door molds are intact. Walls and ceilings are plaster. Original hardwood floors are intact and in fair conditions, although in some of the units carpet conceals the floors. Original kitchen and bathroom tile and fixtures have for the most part either been replaced or are concealed.

The basements features concrete surfaces and is used for storage and utilities (washing machines and dryers, etc.).

In general the building is in overall good condition and retains a high degree of integrity.

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

Specific dates 1907 **Builder/Architect** W. L. Morgan, builder

Statement of Significance (in one paragraph)

The Ormonde Apartment Building located at 2046-2048 NW Flanders, Portland, Multnomah County, Oregon, is one of three neighboring Colonial Revival apartment houses built in 1907 by Portland's "Apartment House King" of the early 20th Century, W. L. Morgan. The two apartment buildings to the west, the Dayton Apartments and the Day Apartments, are currently listed in the National Register. The Ormonde, like many of the other apartment buildings of the area, represents the unparalleled growth in Portland which followed from the 1905 Lewis and Clark Exposition, and it specifically demonstrates the transition of Nob Hill in northwest Portland from a highly elegant neighborhood of mansions to a dense concentration of apartment housing.

The Ormonde is eligible for listing in the National Register under Criterion C as the third unit of an ensemble which is locally significant as a well-preserved grouping of fashionable apartment houses in the Colonial Revival style. Each building is a 3½-story prostyle frame building on ashlar basement, and each is symmetrically composed, having a hipped roof and colossal colonnade. The composition of each design varies slightly. While they are strikingly cohesive, they are not identical buildings. The Ormonde is distinctive among the three visually-related buildings for its tripartite facade division wherein the central portico, actually a pedimented double piazza, is flanked by three-story polygonal window bays. The window bay configuration is repeated on the side elevations of the building as well. As is the case in the neighboring buildings, the quality of classical detailing is generally fine. The narrow weatherboards, full entablatures, classical capitals of columns and corner boards, and the keystone-accented bull's-eye ventilating window in the pediment are hallmarks of the Colonial Revival style.

The building is of interest, but is not nominated for its short-lived connection with James E. Hunt, Portland Police Commissioner from 1898 to 1900 and State Senator (1900 onward) who crusaded for political reform. Hunt owned the building for a brief period of four years (1920-1924) long after his career in the statehouse had ended. Of greater interest is the associated personality of William L. Morgan, real estate entrepreneur and one of the city's leading apartment house developers of the period 1898-1913.

NOB HILL

Nob Hill is part of Captain John Couch's land claim which dates to 1845. Couch was one of the city's founders and is credited with having established Portland over the other towns of the lower Willamette as the region's great seaport. The western portion of his claim, including Nob Hill, was laid out in the 1870s. The blocks west of 19th Avenue were platted at twice the usual block size to allow for the great mansions which members of the Couch family constructed in the 1880s. The area quickly became the city's most fashionable neighborhood. (continued)

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	14	0	15	10	5	10	4	11	1	16	10
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 nominated area is comprised of Lot 4, Block 35, King's 2nd Addition to the City of Portland, in Multnomah County, Oregon.

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title N/A

organization Heritage Investment Corporation date December, 1986

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

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 National Park Service.

State Historic Preservation Officer signature 

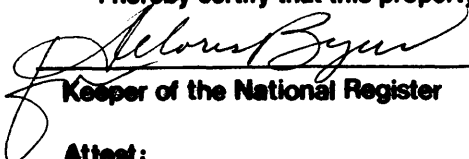
title Deputy State Historic Preservation Officer date July 23, 1987

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

Entered in the National Register

date 9-8-87


Keeper of the National Register

Attest: _____ date _____

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

Nob Hill began to change after the turn of the century. Much of the change stemmed from the growth which accompanied the Lewis and Clark World's Fair of 1905. This fair, commemorating the centennial of Lewis and Clark's trek to the Pacific Ocean in 1805, was staged by Portland to thwart the ascendancy of Seattle as the largest city in the Pacific Northwest. While Seattle ultimately surpassed Portland, the older city nevertheless experienced phenomenal growth in the first decade of this century due in part to the fair. The city's population more than doubled between 1900 and 1910.

The growth of this era had quite an impact on Nob Hill which was criss-crossed with several trolley lines connecting downtown Portland and the fair site. One by one the great mansions were either converted to boarding houses or were torn down, usually to be replaced by apartment houses. Nob Hill changed from a neighborhood of great mansions to the most densely populated section of the state, a distinction it still holds.

In recent years Nob Hill has experienced a renaissance. Numerous residential structures have been restored including the George Heusner residence, the Campbell Townhouses, the Trenkman Houses, the Isom residence, and the Ayer-Shea residence all of which are on the National Register. In addition, the area boasts a fine collection of religious and institutional structures including Temple Beth Israel, Trinity Episcopal Church, St. Mary's Cathedral, and the Northwest Service Center (formerly the Christian Science Church).

WILLIAM L. MORGAN

The Ormonde was constructed in 1907-08 by William L. Morgan on property owned by J. H. and Emily Day. The Days had purchased the property in 1906 from William and Mary Ladd. In the 1895 publication "Marine History of Oregon," Day is referred to as a "master and owner of steamers, Portland, Oregon." William L. Morgan was the most prolific apartment house builder of the time, and in an article written in 1913 commemorating the construction of the Morgan Building, the Oregon Journal labeled him Portland's "Apartment House King."

Morgan was born in Montgomery County, Tennessee in 1856. He was truly a self-made man since his parents "were among those unfortunate Southerners who lost their estates through the ravages of the Civil War." (Oregonian, October 5, 1913). Morgan joined a mercantile firm in Memphis at the age of 20. By 1893 he had his own firm, but the Panic of 1893 forced him to seek employment with the Metropolitan Life Co. After seven months with that firm he had risen to the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

position of Assistant Superintendent of the Memphis office. A series of promotions took him to Brooklyn. Responding to a desire to see the West, he came to Portland in 1896.

Morgan remained in the insurance business for eight years after his arrival in Portland. At the time he also began to acquire real estate. This was a shrewd move as the city was undergoing rapid growth, which was reflected in real estate values. To equip himself for his new career, Morgan received a law degree from the University of Oregon in 1903. That same year he built what was considered the city's first "real" apartment building, the Jeffersonian, a 12-unit structure at SW 16th and Jefferson. In a series of articles commemorating the opening of the Morgan Building at SW Washington and Broadway in downtown Portland, one Oregon Journal headline noted "Sagacity in Investments Responsible for Success of Apartment House King" (Oregon Journal, October 5, 1913). By 1913, Morgan had built 35 apartments in addition to several commercial structures. His apartment house holdings were "probably the most extensive" (October 5, 1913) in the city, and he was considered "among the most successful apartment house operators" (ibid.). Among the apartment houses Morgan had constructed by this time were the Fordham, the St. Clair, the St. Francis, the Hawthorne, the Claypool, the Knickerbocker, the Hanover, the Columbian, the Cecella, the Wellington, and the Grandesta.

Morgan's initial business partner for a brief period in 1904, was W. F. Fliedner. In 1907, Morgan hired a former law school classmate, Joseph Boyce, to run the fire insurance end of the business. Fliedner later returned, and in 1910 the firm of Morgan, Fliedner and Boyce was formed. Subsequently the firm of Morgan-Bushong Investment Company was formed.

In addition to his extensive apartment holdings Morgan developed several commercial structures. The Oregon Journal cited Morgan's recognition of the development potential of the east side, testified to by investments he made in properties along SE Grand Avenue. Morgan made his residence in Irvington, one of east Portland's most fashionable neighborhoods.

Morgan is also remembered for the Morgan Building. Constructed in 1913 and designed by the firm of Doyle and Patterson, this eight-story brick and terra cotta structure was one of the finest of the many office buildings of the era.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

JAMES E. HUNT

James Everett Hunt, who with his wife the former Addie Chapman owned the Ormonde from 1920-24, was a prominent Portland businessman and state legislator. He played a key role in legislation which established Oregon's reputation for clean government.

Hunt was born in Naperville, Illinois in what is still considered "Lincoln country." Hunt considered Lincoln "the greatest man in all history save one." (Oregonian, May 29, 1931) After brief stints in Minneapolis and Chicago, Hunt moved to Hastings, Nebraska in 1888. However, "Hot winds, grasshoppers and rattlesnakes and other Nebraskan playthings got on Mr. Hunt's nerves," (Oregonian, May 29, 1931) and he moved to Portland in 1890. There he formed a thriving hardware business which he owned until 1901. He bought a ranch that year in Condon where he lived until 1911 when he returned to Portland. He died from complications arising from an auto accident on January 17, 1933.

Hunt's first public office was that of Portland Police Commissioner, a position he held from 1898 to 1900. He was elected to the state senate in 1900. The example of Lincoln's integrity must have inspired Hunt, for he helped to break up a corrupt Republican machine in the state. He also successfully authored Oregon's first primary law and was a strong supporter of Oregon's initiative and referendum laws, the first of their kind in the country.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

BIBLIOGRAPHY

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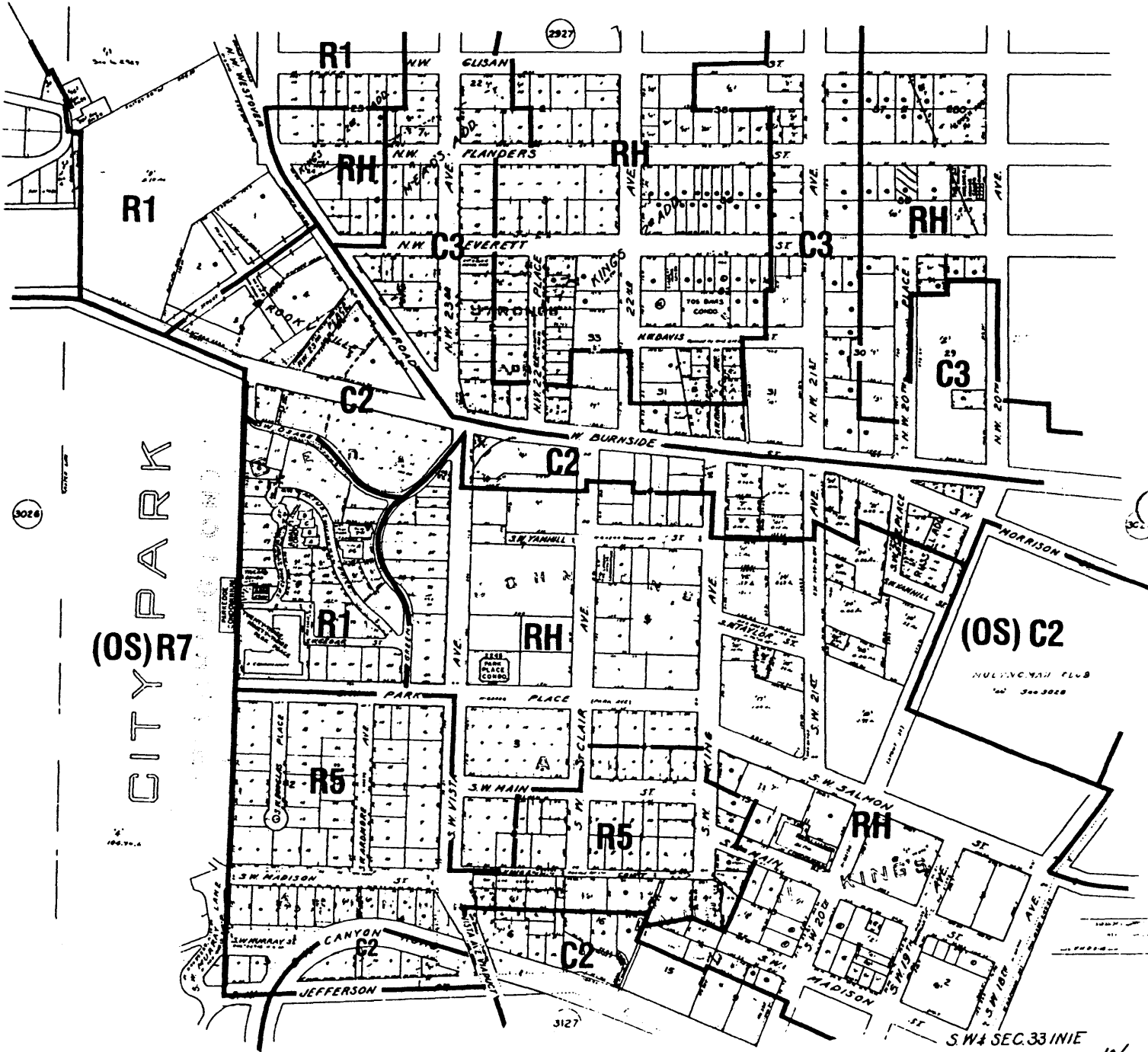
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Sanborne Map, Portland 1901, corrected to 1908. V. 1 westside near river. Oregon Historical Society.


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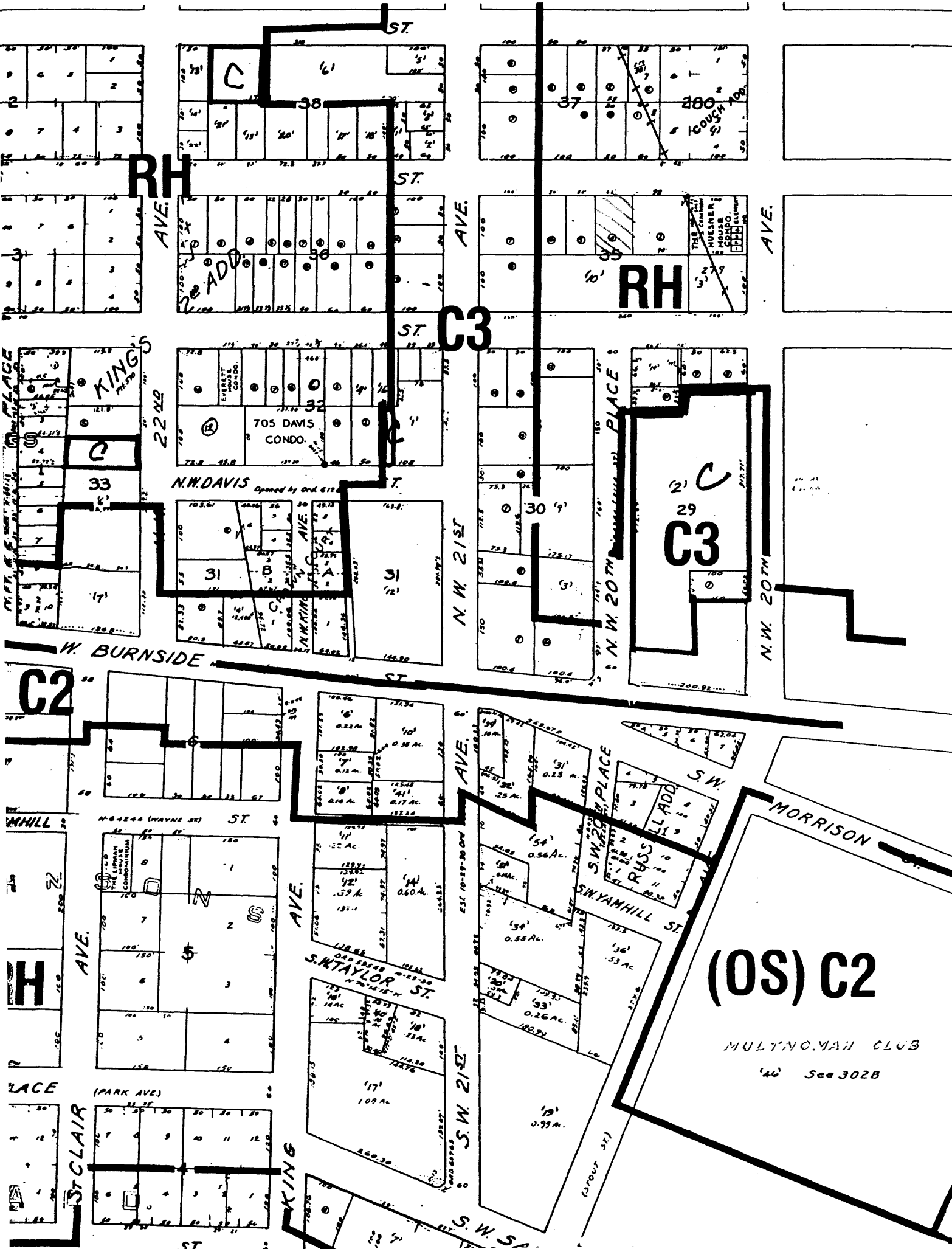
Ticor Title Co.

Wittazen, David, "Birthday of James Everett Hunt," The Oregonian (May 29, 1931).



CITY OF PORTLAND • BUREAU OF PLANNING

R5	Current Zoning	SCALE 1" = 200'	
(R5)	Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED: 5-86	
3027			★



RH

C3

RH

C3

C2

H

(OS) C2

MULTI-NO. YAMHILL CLUB
'46 See 3028

705 DAVIS CONDO.

THE CONDO HOUSE & HOUSE CONDO.

THE LIPMAN HOUSE CONDOMINIUM

SW YAMHILL PLACE

MORRISON

(PARK AVE)

MULTI-NO. YAMHILL CLUB

'46 See 3028