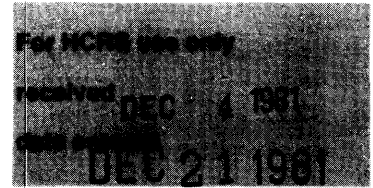


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Dayton Apartment Building

and/or common

2. Location

street & number 2056-2058 NW Flanders ___ not for publication

city, town Portland ___ vicinity of congressional district First

state Oregon code 041 county Multnomah code 051

3. Classification

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

name David Blocksom and Ryan Lawrence

street & number PO 10903

city, town Portland ___ vicinity of state Oregon 97210

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Property Tax Office

street & number 319 SW Washington

city, town Portland state Oregon 97204

6. Representation in Existing Surveys

title has this property been determined eligible? ___ yes no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

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 _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Dayton, a Colonial Revival apartment building, was built in 1907 by W. L. Morgan. Unaltered, it continues to house eight apartment units.

Situated on Lot 5 of Block 35 in King's ^{Second} Addition to the Plat of Portland, it is oriented to the north on a 50 x 100 foot parcel and is set back from the lot lines ten feet on both the north and south sides and five feet on the east and west.

The Dayton is a 40 x 80 foot, three story, hip roofed frame building of typical "railroad flat" configuration. It contains six large apartments, two on each floor, and two smaller ones in the basement. The entrances to the basement apartments are private and are located at the east and west sides of the building. A rear, outside stairwell is recessed in the center of the south elevation. Consistent with its architectural style, the Dayton has an imposing tetrastyle portico with ^{colossal fluted columns of the Ionic order,} second and third story porch decks, railings of geometric grillwork and classical trim details. Fenestration is regular and consists of double hung windows with one over one lights and molded architraves. The third story porch deck has two central round arched doorways leading onto it. The building, its exterior walls clad with lapped weatherboards, has fluted Ionic pilasters at the corners and a denticulated belt cornice between the second and third stories. Along the east and west sides are projecting window bays with one over one double hung sash windows. The shingle-clad front dormer, somewhat in the Japanesque vein, has bell cast walls with a bell cast pedimented gable as well. Beveled and leaded glass panels surround the front door centered in the facade. There are also leaded glass windows in either side elevation lighting the living rooms of each apartment. The foundation of the Dayton is rock-faced, coursed ashlar. The overhanging eaves of the hip roof are carried on outriggers.

The interior of the Dayton has several noteworthy features. The central stairway has a heavy fir newel post and bannister stained dark brown. The apartment walls are plaster on lath with wainscoting ^{to} a height of approximately five and one half feet. The wainscot is made of vertical tongue and groove fir, lightly stained. Near the top of the walls are dark-stained picture moldings. In the dining rooms, hutches of dark stained fir have leaded glass fronts. Some of the original gas and electric fixtures still in place, and the most prevalent of original fixtures is the steam radiator.

A few minor alterations have been made to the interior over the years. For example, the stairway has been carpeted and carpeting has been added over fir floors. However, some sections of flooring remain exposed. Bedroom walls have been papered or painted. In addition to these surface alterations, the kitchen appliances have been updated and the apartment doors have been changed to meet fire codes.

Other than color treatment, the only changes to the exterior have been the addition of storm windows on basement openings, which are not visible from the public right of way, and addition of composition shingles over original roof cover. The only exterior change planned for the future is repainting to more nearly conform with original color treatment. The building is presently painted a uniform green, with the exception of the four portico columns.

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1907

Builder/Architect Morgan, Fliedner and Boyce, Architects and Builders - attributed

Statement of Significance (in one paragraph)

The Dayton Apartment Building located at 2056-2058 NW Flanders Street in Northwest Portland was built in 1907 by real estate entrepreneur W. L. Morgan. It is the second of three neighboring Morgan apartment buildings on Flanders to be proposed for nomination to the National Register. The Day Building, immediately west of the Dayton, was entered in the Register in 1978. Each of the three buildings of the distinctive ensemble is of frame construction, 3½ stories in height on a high ashlar basement, and each is an example of the Colonial Revival Style with colossal porch columns. The designs are not identical, however, despite their having been carried out in the same year, 1907. The Dayton has a Craftsman-style dormered hip roof, as opposed to a pedimented gable, and a tetrastyle portico. Remarkably little altered since its construction, the Dayton embodies the characteristics of the apartment house type and the Colonial Revival Style. It possesses integrity of location, design, setting, materials, workmanship, feeling, and association with William L. Morgan, who, in his day, was known as the "Apartment House King of Portland" for the many projects carried out in his name between 1903 and 1913.

The Dayton is located in the area known as King's Second Addition. An elite, upper middle class residential area in the period from 1890 to the 1930s, it saw a time of decline until recent years. Throughout the past 74 years the Dayton and the two neighboring Morgan buildings have consistently proven their viability as residential apartments despite a declining neighborhood and encroachment from the commercial district to the northwest. Today, as the neighborhood is on the upswing, there are three dozen official historical landmarks in the surrounding area, two of which, the neighboring Day Building and Temple Beth Israel, are within one block of the Dayton. The Dayton's builder, William L. Morgan, played a significant role in the development of the neighborhood through the construction of these and other apartment buildings.

W. L. Morgan, was described as the "Apartment House King" by the Oregon Journal because of his enterprise. In 1903 he built Portland's "first real apartment house," and by 1913 he had built 35 apartment buildings and a half dozen business buildings, including the eight-story Morgan Building (1913) which still stands in downtown Portland. Morgan's other activities included the Morgan-Atchley Furniture Company, the firm of Morgan, Fliedner and Boyce, Architects and Builders, and the Morgan, Sweet and Chapman Real Estate Company, concerns which he served as president or senior partner. Morgan was active in the Portland Commercial Club also.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

UTM NOT VERIFIED

AERIAL NOT VERIFIED

Acreeage of nominated property less than one

Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000

UMT References

A

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

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Lot 5 of Block 35, King's Second Addition to the Plat of Portland, Multnomah County, Oregon.

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

state code county code

state code county code

11. Form Prepared By

name/title Chris Friday

organization Student, Lewis and Clark College date April 15, 1981

street & number Campus Box 773
0615 SW Palatine Hill Road telephone 503/244-6161 Ext. 483

city or town Portland state Oregon 97219

12. State Historic Preservation Officer Certification

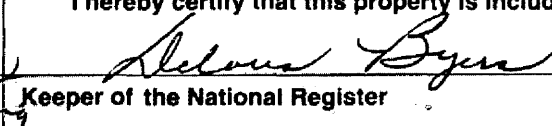
The evaluated significance of this property within the state is:

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.

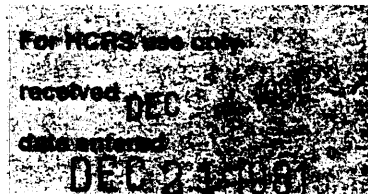
State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date August 18, 1981

For HCRS use only	
I hereby certify that this property is included in the National Register	
	Entered in the National Register date <u>12/21/81</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

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

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



Continuation sheet

Item number 9

Page 1

Multnomah County Property Tax Records.

Multnomah County Deed Records.

"Sagacity in Investments Responsible for Success of 'Apartment House King'",
Oregon Journal, (October 5, 1913), section 7, page 2.

"Morgan Building, Costing \$575,000, Ready for Occupancy," Oregon Journal. (October 5, 1913),
Section 7, page 1.

The Portland Block Book, Vol. I, Portland, Oregon: Portland Block Book Company, 1907.

Portland City Directory. Portland, Oregon: R. L. Polk and Company Publishers, 1907-1913.

Sanborn Insurance Atlas maps of Portland, Oregon 1898, 1908.