

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED AUG 28 1978

DATE ENTERED

## 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

Day Building (preferred)

AND/OR COMMON

Glazer Building

### LOCATION

STREET & NUMBER

2068 NW Flanders St.

\_\_\_ NOT FOR PUBLICATION

CITY, TOWN

Portland

CONGRESSIONAL DISTRICT

1st

STATE

Oregon

\_\_\_ VICINITY OF

CODE

41

COUNTY

Multnomah

CODE

051

### CLASSIFICATION

#### CATEGORY

\_\_\_ DISTRICT

BUILDING(S)

\_\_\_ STRUCTURE

\_\_\_ SITE

\_\_\_ OBJECT

#### OWNERSHIP

\_\_\_ PUBLIC

PRIVATE

\_\_\_ BOTH

#### PUBLIC ACQUISITION

\_\_\_ IN PROCESS

\_\_\_ BEING CONSIDERED

#### STATUS

OCCUPIED

\_\_\_ UNOCCUPIED

\_\_\_ WORK IN PROGRESS

#### ACCESSIBLE

YES: RESTRICTED

\_\_\_ YES: UNRESTRICTED

\_\_\_ NO

#### PRESENT USE

\_\_\_ AGRICULTURE

\_\_\_ COMMERCIAL

\_\_\_ EDUCATIONAL

\_\_\_ ENTERTAINMENT

\_\_\_ GOVERNMENT

\_\_\_ INDUSTRIAL

\_\_\_ MILITARY

\_\_\_ MUSEUM

\_\_\_ PARK

PRIVATE RESIDENCE

\_\_\_ RELIGIOUS

\_\_\_ SCIENTIFIC

\_\_\_ TRANSPORTATION

OTHER: architect office

### OWNER OF PROPERTY

NAME

Howard and Jane Glazer

STREET & NUMBER

2378 SW Madison Street

CITY, TOWN

Portland

\_\_\_ VICINITY OF

Oregon

STATE

97209

### LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Multnomah County Courthouse

STREET & NUMBER

1021 SW Fourth Avenue

CITY, TOWN

Portland

Oregon

STATE

97204

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Portland Historical Landmark

DATE

1975

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Portland Historical Landmarks Commission  
Portland Bureau of Planning - 424 SW Main St.

CITY, TOWN

Portland

Oregon

STATE

97204

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Day Building, built in 1907, is located on a 50x100' site in King's 2nd Addition, an elite, upper middle class residential area developed during the late 19th and early 20th centuries. During the latter part of the 1930s through the mid 1970s, the neighborhood declined, although many late Victorian and Colonial Revival houses and apartment buildings remained. Beginning in the late 1960s, and in recent years with increasing intensity, the neighborhood has seen a complete reversal of the decay and neglect that took place in prior decades. The area now contains over three dozen historical landmarks. The Day Building is located adjacent to two other Morgan apartment buildings which, although not as elaborate in scale or decoration, combine to make a particularly interesting cluster of early 20th century apartment houses.

The Day Building was built for Mrs. J.H. Day as an investment property by William L. Morgan, called by the Oregon Journal in an article in 1913, the "apartment house king" of Portland. When constructed, the Colonial Revival building was one of the most elaborate apartment houses in Portland. Mr. Leo Levenson, a retired Portland attorney, recalled in a recent conversation "courting a young lady" who lived in the Day Building. He remembers the huge three-story Corinthian columns, the elegant balconies they support, the stained and beveled glass that was used extensively, and the grand fan window in the pediment of the portico that lights the central staircase. He remembered how he and his friend "sat on the balcony watching the stars" and feeling that living in such an elegant building was to his young mind, a considerable mark of distinction.

### Plan and Orientation

The building is located on a 50x100' lot with ten-foot setbacks at front and rear and five-foot setbacks on each side. The front of the building faces north.

The interior plan of the basement includes two small apartments at each front corner that are entered by way of a short concrete stair and private entrance. The remaining portion of the basement--which is four feet below the adjacent outside grade--is used for a boiler room, separate storage rooms and the original "chicken wire" storage sheds (one for each of the original apartments) as was the fashion of the day.

There are three main stories above the basement. They are entered by a front main stairway that was originally wood and had been poorly rebuilt during the ensuing years. At the time the building was restored in 1970, a new brick stairway was built to replace the wood steps, and low brick walls of matching color now frame the front garden. Flanking this stairway are the original sandstone walls, a material also used on the front elevation of the basement. The front stairs lead to a large porch. Above this porch are private balconies on the upper two floors. These balconies are supported by the four huge Corinthian columns that extend from the front floor porch to the ceiling of the third floor balcony, a height of over 35'. The wide main central stairway has landings on each floor with two doors leading to the two apartments which occupy each level. These large apartments contain over 1,200 square feet and include a separate living room, dining room (separated by sliding doors), three bedrooms, a butler's pantry, kitchen and bathroom. The dining rooms contain built-in buffets with stained glass doors. The original claw-footed bathtubs have been retained in the bathrooms, although new fittings have been installed. At the rear of each apartment is a wood porch and stairway leading to the backyard.

### Interior Finishes

Walls and ceilings throughout are wood lath and plaster. Many were covered with wallpaper originally but have been painted over at a later time. Some apartments still

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

Day Building

FOR NPS USE ONLY	
RECEIVED	AUG 28 1978
DATE ENTERED	OCT 2 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

have the original dark stained wood trim and doors; others were painted in subsequent years. The main central stairway, with its heavy newel posts and handrail, is also dark stained wood and is an excellent example of the commercial wood joinery of that period. A striking feature in this stair hall is the sweeping fan-shaped window located at the top of the upper landing. The ceiling of this landing is over 15' high to accommodate this window which floods daylight into the stairwell below.

A few years ago, the new City of Portland fire code mandated that the original solid panel doors to each apartment be replaced with flush wood doors. Fortunately, this was able to be avoided by special fireproofing of the inside of each of the original doors so that the appearance of the stairwell remains historically consistent. At the main entrance to this stairway, the original, beautifully ornamented door and frame is surrounded by leaded, bevelled glass sidelights and transom. The present owner found the sidelights, with many broken pieces, in the basement when the building was purchased--they had been replaced with ordinary window glass. The bevelled glass was repaired and the sidelights re-installed during restoration.

Exterior

The front facade of the Day Building is certainly its most striking and extravagant design element. No amount of expense, apparently, was spared to make it the grandest facade on the street. The foundation wall is built of large blocks of sandstone. At the top of this stone wall, the gigantic fluted columns rise over 30' to elaborate Corinthian capitals. These capitals support a beautifully proportioned architrave and dentil detail that circles the whole building below the massive cornice which is supported by large wooden outriggers. In the restoration of the building, it was decided to replace a badly worn composition r-of with grey cement tile. The roof structure was internally strengthened to accommodate the additional weight and a color was selected which blends harmoniously with the white painted cornice, frieze and other trim.

At the mid level, just above the second floor windows, another band of wood trim with similar dentil detailing extends around the building. The front balconies that are supported by the four Corinthian columns have wooden newel posts and handrails in scale with the huge columns. The total massing of this major facade is especially elegant and the detailing remarkably powerful.

Flanking the entrance stairs are the original cast iron light standards (the photograph shows only one--the other was being repaired). These repeat the Corinthian column motif as do the capitals at each outside corner of the front facade.

Alterations and Repair

During the years between original construction and the early 1930s, the building was apparently maintained in all its original elegance. During the Depression, however, like so many other buildings, the Day Building was allowed to deteriorate. The building changed hands a number of times, each new owner apparently more preoccupied with immediate profit than long-term investment. By 1970, when the present owners purchased the

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

Day Building

<b>FOR NPS USE ONLY</b>	
RECEIVED	AUG 28 1978
DATE ENTERED	OCT 2 1978

**CONTINUATION SHEET**

ITEM NUMBER 7 PAGE 2

building, the exterior had been painted with bright pink water-based paint necessitating a major preparation for repainting. Even this proved to be inadequate and all the white trim on the building is currently being repainted.

The major restoration work included a new tile roof and total replacement of all gutters and downspouts. The foundation supporting the four frontcolumns had settled and required jacking-up and the installation of new, larger footings. The front wood steps were replaced with brick ones and a low wall added along the total width of the property. White azaleas were planted on the upper level and four sweet gum trees between the sidewalk and the low brick wall.

There has been no major remodeling inside the building other than in the architectural offices that occupy one half of the first floor. This area was completely remodeled. The new walls in this area are covered with natural linen--matching the linen draperies that were installed throughout the building. A fire detection system was added in recent years and carpeting and appliances replaced. Some of the apartments still contain the original combination gas/electric light fixtures although gas is no longer served into the building.

## 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    1907

BUILDER/ARCHITECT    W. L. Morgan, builder

### STATEMENT OF SIGNIFICANCE

The Colonial Revival apartment house built for Mrs. J. H. Day as an investment property in 1907 is significant to Portland as one of the outstanding examples of apartment house building by William L. Morgan, a leading real estate developer of the city during the period preceding the First World War. By the time of its acquisition by the present owner in 1970, the building had undergone some internal modifications. The exterior is now restored; the main story is remodeled for professional offices, and the upper stories continue their historic function as "flats." The building was declared a Portland Historical Landmark in 1975.

A native of Tennessee, William Morgan entered the insurance field in Memphis and moved into positions of responsibility with the Metropolitan Life Insurance Company in Nashville and Brooklyn, New York. In 1896 he accepted a position with the Pacific Mutual Life Insurance Company and moved to Portland. In 1904 he went into business independently and for a short time was joined in his general insurance, real estate and construction enterprises by W. F. Fliedner. Morgan also made time during these early years in Portland to study law. He was graduated from the University of Oregon Law School and was admitted to the bar. In 1907, the year the Day Building was erected, Morgan employed law school classmate Joseph A Boyce to take charge of the fire insurance department of his business. Subsequently, Fliedner returned to the company, and in 1910 the firm of Morgan, Fliedner and Boyce was formed. Shortly thereafter, the Morgan-Bushong Investment Company was created.

Morgan's firm built and operated many of the finest apartment houses in Portland. By 1913, the firm had been responsible for some 35 such buildings, among them the Fordham, Hanover, St. Francis, Hawthorne, Claypool, Knickerbocker, Columbian, St. Clair, Cecelia, Wellington, and Grandesta. The first apartment house to Morgan's credit was the Jeffersonian at 16th and Jefferson, built in 1903 and regarded the first "real" apartment house in the city. A twelve-apartment building, the Jeffersonian was considered a model structure of its kind. For a decade thereafter, no one equalled Morgan's record of activity in the growing market for apartment housing. His firm appears to have had a staff architect, or architects, for there are no credits to individual designers among existing records.

Morgan also was responsible for a half dozen important commercial buildings, and he was one of the first developers to recognize the potential of Grand Avenue, a main thoroughfare paralleling the Willamette River on Portland's East Side. Morgan and his wife made their home in the fashionable East Side residential district of Irvington.

Construction of the eight-story office structure occupying a half block on upper Washington Street (it was completed in 1913 and named in Morgan's honor) caused the Oregon Journal to review Morgan's successful career as an up-builder of the city. A twenty-page supplement marking the opening of the Morgan Building spoke of his "sagacity in investments and his role as the "apartment house king" of Portland. He seems also to have demanded

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- "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.  
 "These men have given Morgan Building to Portland people," Oregon Journal, (October 5, 1913) Section 7, page 4.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 50x100' *(less than 300')*

UTM REFERENCES

A	1,0	5,2,4,0,2,0	5,0,4,1,1,7,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Lot 6, Block 35 of King's 2nd Addition to the Portland plat, Multnomah County, Oregon.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Howard Glazer, AIA

ORGANIZATION

The Architects Forum

DATE

May 15, 1978

STREET & NUMBER

2068 NW Flanders Street

TELEPHONE

503/227-4331

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

*David Stalder*

TITLE State Historic Preservation Officer

DATE August 11, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, DIVISION OF ARCHITECTURE AND HISTORIC PRESERVATION  
 ATTEST: *William Belmont*

KEEPER OF THE NATIONAL REGISTER  
 DATE *10/2/78*

KEEPER OF THE NATIONAL REGISTER

DATE *9/25/78*

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

<b>FOR NPS USE ONLY</b>	
RECEIVED	AUG 28 1978
DATE ENTERED	598 2 2010

Day Building, Portland, Multnomah County, Oregon

**CONTINUATION SHEET**

ITEM NUMBER 8

PAGE 1

quality in his projects. Morgan's apartment buildings are readily recognizable, any of them being three and four stories in height with the distinguishing feature of a multi-storied portico. Of those remaining in the city today, the Day Building is considered one of the prime examples because of its condition and the elaborateness of its classically-derived trim and decoration.