

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	DEC 28 1979
DATE ENTERED	FEB 1 1980

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC NEW LOGUS BLOCK

AND/OR COMMON LOGUS BLOCK

LOCATION

STREET & NUMBER 523-535 S. E. Grand Avenue

CITY, TOWN Portland VICINITY OF Third CONGRESSIONAL DISTRICT

STATE Oregon CODE 41 COUNTY Multnomah CODE 051

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 checked="" 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 type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER: Rooms

OWNER OF PROPERTY

NAME John Kanas

STREET & NUMBER 2225 S. W. Knoll crest Drive

CITY, TOWN Portland STATE Oregon 97225

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Multnomah County Courthouse

STREET & NUMBER 1021 S. W. Fourth Avenue

CITY, TOWN Portland, Oregon 97204 STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Portland Historic Landmark (pending)

DATE October 1979

DEPOSITORY FOR SURVEY RECORDS Portland Historical Landmarks Commission, 424 SW Main St.

CITY, TOWN Portland STATE Oregon 97204

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 _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The three story Logus Block, built in 1892, occupies a site at the corner of S. E. Washington Street and Grand Avenue, once the commercial center of East Portland, a separate city prior to 1891.

The area has deteriorated some since its heyday, but it still retains considerable "turn of the century" ambiance, and in recent years the immediate neighborhood has seen extensive rehabilitation. Directly across Grand Avenue is the recently restored 1890 Barber Block, a National Register property. Adjacent to the north is the mansarded Schleifor Furniture Store, also from the 1890s. Other pre 1900 buildings in the area include three structures one block to the north on Grand Avenue and Cully's Building (Miller Paint Store), a cast-iron front structure at Oak Street and Union Avenue. All of these buildings have been, or are in the process of rehabilitation.

The architect of the Richardsonian Romanesque Logus Block is unknown, but it is very likely the work of either Henry J. Hefty, McCaw and Martin, or F. Manson White, all of whom designed buildings of similar style and quality during the early 1890s.

PLAN AND STRUCTURE

The Logus Block, which measures 100' on Grand Avenue and 90' on Washington Street, has a structure typical of the period: masonry exterior bearing walls and interior foundation walls, and wood frame bearing walls, partitions, and floor and roof structure. The basement foundation wall on the north and west is basalt rubble, 24" thick. Across the street fronts (east and south) the wall consists of 4' ± square basalt piers with brick infill walls. Stone piers on the east align with 16" brick bearing walls running east/west. Walls are divided into five bays across the front: a narrow center bay, 11'-6" on center; and two equal flanking bays on each side, 21'-6" on centers. A transverse bay housing the oil fired hot water heating plant is located in the southwest corner. The first floor is supported by 2 x 14 joists on 18" centers that span between bearing walls.

The brick bearing wall system continues on the first floor and originally defined a central entrance, still intact, and four store fronts on Grand Avenue and a single storefront at the southwest corner on Washington Street. While the brick bearing walls remain the store interiors have been substantially altered. A restaurant occupies the northerly two bays and the bay adjacent to the entrance. Commercial enterprises occupy the other two storefronts.

The second and third floors were originally designed as residential rooms with 22 units of one, two, or three rooms on each floor. Common men's and women's restrooms with adjacent light and ventilation wells were located along the north wall.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED DEC 28 1979	
DATE ENTERED	FEB 1 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

A skylighted lightwell is situated adjacent to the corridor near the center of the building. The upper two stories remain today essentially as originally designed.

Above the third floor is an attic space, 4' ± high and the asphalt composition roof which slopes slightly downward, east to west. Ceiling joists are 2 x 12, and roof joists, 2 x 10. Floor to ceiling heights: basement, 8'-1"; first floor, 13'-11"; second floor, 11'-7"; and third floor, 10'-11" in the front and 9'-6" at the rear.

INTERIOR FINISH

The original center entranceway is as originally designed except for paint finishes on wood work. Flooring is T & G fir. Walls are plaster on brick. A 44" high wainscot features a 12" baseboard with top and shoe mold, 1 x 4 T & G boards set vertically, a horizontal course with alternating square and rectangular panels, and a cap molding with classical profile. Wainscoting continues along the outer wall of the stairway to the third floor.

The stairway has a straight run with an intermediate landing to the second floor, and has a half turn with landing to the third floor. Stair details include fir treads and risers, an oak balustrade with turned balusters (some missing), and a formed handrail that terminates in a volute atop the newel post. The square newel sets on a pedestal and has leaf carvings at the edges near the top. At the mid landing newel posts have a curved pyramid finial and inset panels, both carved with floral and leaf decoration. Carriage trim, which continues to the third floor, is paneled in a manner similar to the wainscot.

On the south wall of the entry is a dumbwaiter that extends through the stair opening to the third floor. The entry ceiling is divided into 18 (3 x 6) 40" square panels with 1 x 4 T & G fir boards set diagonally, alternating direction in each panel. Ceiling woodwork has a natural finish.

The stairway trim at the second and third floors is the same as the first floor except newel posts which have 8" square pedestals, 6" posts with chamfered edges and carved panels, and a round edged square cap piece. Typical finish on upper floors is painted T & G fir with some linoleum, vinyl asbestos tile, and carpet runners in corridors. Corridors have the same wainscoting as in the first floor entry and stairway. Typical corridor doorways have paneled doors with a large glass panel, and narrow raised panels, one above and two

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED DEC 28 1979

DATE ENTERED

FEB 1 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

below the glass panel. Glass panels have been covered with sheetrock. Above were glass transoms which have been replaced with solid material. Casings are in the Eastlake manner with turned corner blocks and are topped with classical cornice molds. Interior doorways are the same as in the corridors except they do not have transoms. Second floor doors are 7'-6" high and third floor doors, 7'-0". Interior window and reight trim is the same as for doorways. Some header beams spanning corridor openings have pilasters with simplified Ionic capitals in wood.

EXTERIOR

The principal facade on Grand Avenue is articulated with pilasters that reflect the five bay masonry structural system of the ground floor and basement. Horizontally the symmetrical front is divided by a simple stone architrave at the second floor line. stone sill courses at the second and third story windows and a brick cornice at the roof line. Above is a tall brick parapet, continuous around the building.

Stone facing and trim elements are of grey/tan sandstone from the Tenino quarry in west central Washington, a commonly used material during the late 19th century. Typical walls are of pressed red brick, 8-1/2" wide by 2-1/2" high, with 1/8" beaded joints, and laid in common bond.

The narrow central entrance bay projects slightly as a pavilion, and is framed by pilasters that continue through to the parapet, as do pilasters at adjacent bays. Rectangular entrance bay and corner pilasters are of stone with rock faced fronts and vertically tooled sides, and have tooled battered bases and richly carved capitals. Each of the stone capitals is different in detail within a common theme -- foliage and floral patterns, and most with animal heads or "grotesques" at mid-capital or at the corners -- all good adaptations of Romanesque designs. Intermediate pilasters have similar capitals but the shafts are half-round with a vertical tooled face.

The central entranceway, essentially as originally designed, is recessed 3' between the pilasters, has a raised cast-iron sill with white hex-tile flooring and black tile border. Paired wood entrance doors have a large clear glass panel and a single solid lower panel. Doors are framed with continuous mullions each with a pair of 3/4 round colonettes topped by modified Ionic capitals which in turn support stepped brackets that terminate at the soffit. The soffit is 1 x 4, T & G, v-groove fir boards. Above the doors are single solid panels that extend to the transom line. The door transom is a single clear glass

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	DEC 28 1979
DATE ENTERED	FEB 1 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

panel. Flanking the doors are narrow sidelights which feature lower solid panels with bolection moldings, clear glass to the transom line, small glass panels above and top solid panels that receive the irregular shape of the carved column capitals.

While most storefronts have been substantially altered, the front south of the entrance bay is mostly intact, retaining the recessed central doorway, cast-iron curbs and hex-tile floor, and the paneled transom. The northerly two storefronts have been infilled with roman brick.

Second floor pilasters are plain rectangles of brick with rounded corners and set on rock faced stone bases, the tops of which align with the stone sill course. Below the sill course is a brick dentil course, continuous between pilasters. Capitals at the center pavillion and at the corners are carved as at the first story. Intermediate pilaster capitals are a projection of the rock faced third floor sill course.

Typical windows at the second and third floors have wood sash and frames and are double-hung one light over one. Windows are paired in the center pavilion. Outer bays each have three single windows separated by brick mullions. Typical window openings are supported by flat brick arches. The center opening at the third floor has a segmental arch.

Third floor pilasters consist of clustered half-round brick colonettes, a grouping of four at the center bay and at the corners, and three at the intermediate pilasters. Capitals are unglazed terra cotta, similar in color to the brick, and feature acanthus leaves and small volutes somewhat in the Corinthian manner. Atop the capitals is the corbeled brick cornice, projecting at corner and center bay pilasters, and continuous between. Bead moldings and other calssical forms in pressed brick adorn the cornice.

Above the cornice is the high ornate parapet. At the center pavilion, pilasters with vertical panels and the parapet between extend approximately two feet above the typical adjacent parapet. Original pilaster cap members are missing. The main panel is filled with pressed brick in a diamond pattern -- midway in the panel is a sheet metal name plate with the word, "LOGUS". Above is a pressed brick bead course, a large scale dentil course, another bead course, and a final ovolo molding, also of pressed brick. The typical parapet is similar to the center bay with the addition of a running acanthus leaf course in terra cotta immediately below the dentil course.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	DEC 28 1979
DATE ENTERED	FEB 1 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

Corner pilasters had stepped pyramid cap members in sheet metal -- only one remains in place. (The cap for the southeast corner has been removed and is being stored for reuse.) Intermediate pilasters have smaller pyramid shaped cap members with a pressed diamond pattern -- all are intact but in need of repair.

The south facade on Washington Street, while not symmetrical, is very similar to the front. At the east corner is a narrow bay with a round arch window on the ground floor and paired windows on the upper floors. The third floor window opening has a segmental arch head as at the center pavilion on the front. To the west are two three-window bays, identical on the upper stories to typical bays on the east. The westerly bay is similar on upper floors but wider with four windows -- the ground floor has a store front that has been greatly altered. Ground floor walls on other bays are solid rock faced stone laid in coursed ashlar. Centered in the bay east of the store is a doorway above which is a stone lintel and a round arch opening with carved foliage decoration on the inner face. A similar arch is located in the adjacent bay to the east.

The exposed rear wall is solid brick with corbeled courses at the second and third floor levels. Typical windows are wood with double hung sash, one light over one.

Except as noted above, exterior elements are generally in good condition. Wood sash and frames need some repair and paint. The stone architrave at the second floor line, and pilaster sides and bases have been painted. Brick needs cleaning and minor repointing. Some exfoliation is evident on stone capitals and sill courses.

PROPOSED REHAB AND RESTORATION

Rehab work scheduled for 1980 includes conversion of the third floor to law offices and the second floor to apartments. Original doors, frames, and other wood trim will be retained or reused. Ground floor spaces will remain as is. Inappropriate store fronts will be redesigned to harmonize with the historic character of the building. Exterior elements will be cleaned, repaired and restored where missing.

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 checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input 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 1892

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The New Logus Block, built by Charles Logus in 1892 achieves architectural significance as an excellent and well preserved example of Richardsonian Romanesque design, a popular style for business structures in Portland during the 1890s. It was certainly the finest of its kind in East Portland, an area that maintained its own identity for many years after its consolidation with Portland in 1891. The rock face stone work, carved stone capitals, intricate terra cotta patterns, and the pressed red brick are characteristic elements of the style, and in the Logus Block they have been executed and assembled to the highest standards known in the City.

The Logus, together with the 1890 Barber Block across Grand Avenue, were the outstanding architectural achievements in East Portland. Today, with the Barber Block restoration completed in 1978 and the Logus scheduled for 1980, the two significant structures provide the anchor for continued rehabilitation in the area.

Also of significance was the contribution of Charles Logus to the commercial development of East Portland. Logus, born in Germany c. 1827, immigrated to New York in 1853. Three years later he moved to California and the following year, 1857, he came to Oregon. During the 1860s and 70s it is believed that Logus lived and worked in the Oregon City area. In 1881 Logus and his family moved to East Portland where he established a meat packing business and became involved in the early commercial life of the city which had been founded by pioneer, James B. Stevens.

In 1884 Logus formed a partnership with Joseph Burkhard and constructed a building at 2nd and Washington Street (then L Street) for their meat packing business. A few years later Logus sold his interest in the business and invested in real estate, constructing a row of wood buildings on Union Avenue (then 4th St.) between Washington and Stark. In 1889 these buildings burned down and Logus built the first Logus Block, a two story brick structure at the northwest corner of Union Avenue and Washington Street. Three years later he built the New Logus Block, located on the same corner one block to the east, which was described by The Oregonian of October 10, 1892, as being, completed that month at a cost of \$40,000 (considered very expensive for the time) and as, "...one of the finest buildings on the East Side." Early tenants included a candy factory in the southeast corner, a confectionary shop, harness shop and other stores on the ground floor. Upper floors had housekeeping rooms, offices, and a social hall. In 1908 the candy factory was

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet.

10 GEOGRAPHICAL DATA

Portland, Oregon-Washington Quadrangle

Scale: 1:24000

ACREAGE OF NOMINATED PROPERTY .23

UTM REFERENCES

UTM NOT VERIFIED **ACREAGE NOT VERIFIED**

A | 1 | 0 | | 5 | 2 | 6 | 5 | 7 | 0 | | 5 | 0 | 4 | 0 | 4 | 4 | 5 |

B | | | | | | | | | | | | | | | | | |

C | | | | | | | | | | | | | | | | | |

D | | | | | | | | | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION

Lot 5 & 6 and E. 20.49' of Lot 3, Block 101, East Portland

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

George A. McMath, A. I. A.

ORGANIZATION

Allen McMath Hawkins, Architects

DATE

September 1979

STREET & NUMBER

213 S. W. Ash Street

TELEPHONE

(503) 228-5154

CITY OR TOWN

Portland, Oregon 97204

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

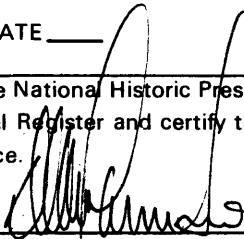
NATIONAL

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 State Historic Preservation Officer's Designee

DATE December 7, 1979

FOR NPS USE ONLY

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

Dolly G. Allen
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

[Signature]
KEEPER OF THE NATIONAL REGISTER

ATTEST: *W. Ray Luce*
KEEPER OF THE NATIONAL REGISTER

DATE 2/1/80

DATE 1-31-80

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	DEC 28 1979
DATE ENTERED	FEB 1 1980

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

replaced by a paint store and a saloon moved in. Two years later a drug store and restaurant were added. Subsequent tenants included the Grand Washington Apartments, the Just Rite Grocery store, Steinbart. F. H. & Son, and the Lanconia apartments.

The high cost of the new building, the financial panic of 1893, and the closing of the Stark-Street Ferry, which caused the vacation of several of his other business buildings, nearly bankrupted Logus. The ensuing years were spent recouping his losses, and he was well on his way to financial stability when he died suddenly at age 72 of a heart attack while driving his buggy. Surviving were his wife Louisa, a son Herman, a daughter Mrs. Emma Logan, and numerous other relatives. A sister, Henrietta and her husband Henry Wentz were the parents of Harry Wentz, who became a prominent regional painter and founder and first director of the Portland Art Museum School.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	DEC 28 1979
DATE ENTERED	FEB 1 1980

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

- The Oregonian, October 10, 1892, page 6, column 2.
- The Oregonian, November 4, 1892, page 8, column 3.
- The Oregonian, January 2, 1893, Annual Review Section, page 1, column 4.
- Scrapbook #125, page 165, Oregon Historical Society Collection.
- Sanborn Maps:
 - 1889 corrected to 1897
 - 1901 corrected to 1908
 - 1890 corrected to 1910
- Portland and East Portland City Directories.