

PORTLAND, OREGON, SUNDAY MORNING, OCTOBER 5, 1913.

MORGAN BUILDING, COSTING \$575,000, READY FOR OCCUPANCY



This new office structure, which graces upper Washington street, occupies an entire half block on the south side of Washington street, between Broadway and Park. A time record was made in its construction. Work of demolishing the frame structures which formerly occupied the site was begun January 21. Today, after an interval of a little more than eight months, the building is occupied.

EIGHT-STORY OFFICE STRUCTURE IN UPPER WASHINGTON STREET BUILT IN RECORD TIME

It is probably not too much to say that the very last word in office building construction in Portland is the elegant new Morgan Building occupying the Washington street frontage between Broadway and Park. This magnificent new structure, which is just now being turned over to the owners, complete in every detail, occupies the site known as the Fechner half block, with a frontage of 200 feet on Washington street and 100 feet each on Broadway and Park. It is eight stories and a basement, reinforced concrete construction, fire-proof in every detail and represents an investment of \$575,000.

The Building belongs to the Morgan-Bushong Investment company, a corporation organized by Morgan, Fiedner & Boyce, builders and realty dealers. The officers are identical in both companies, W. L. Morgan being the president, W. F. Fiedner vice-president, and Joseph A. Boyce secretary.

Looking around for a location for an office building that would always be an ornament to the city, Mr. Morgan settled on the Fechner Estate property. He closed a 50-year lease for the site, at monthly rental for the first five years of \$5000, with the provision that while the building was

under construction the rental should be reduced to \$3000. Twice during the life of the lease the rent will be increased \$1000 a month on each occasion.

In constructing the Morgan Building a new time record was made in Portland. January 21 last, the wrecking crew began tearing out the old frame buildings on the site. Last Wednesday, October 1, the building stood completed, with the exception of a few minor details, which will not interfere with its occupancy.

As noted above, the building is of reinforced concrete construction; the exterior walls are finished in tapestry brick and cream-colored terracotta.

The entire interior trim is done in selected Siberian and American oak; the halls are in perazzo and marble. The mechanical equipment, including plumbing, heating, ventilation and elevators is the very finest that could be had. The elevators are of the fast Otis type and are provided with every safety appliance known to elevator construction. All of the partitions are either in tile or metal studs with metal lathing, leaving nothing to burn. When completed in all of the details the elevator entrance and lobby of the new structure will be one of the most attractive and finest on the coast. Tennessee marble is used for

the floors, while the walls of the lobby are done in Brech violet marble (Italian), with the base in Egyptian black and gold; all woodwork in the entrance and lobby is genuine Circassian walnut, which cost \$600 per 1000 in the rough. The lobby lighting fixtures are especially handsome. They were especially designed and are of cast bronze; the central fixture in the vestibule will contain 60 lights.

In the concrete frame of the Morgan building 60,000 sacks of cement were used, 700 tons plaster, 500 tons of reinforcing steel, and thousands of cubic yards of crushed rock and sand. Running through the huge structure

is 150,000 feet of electrical wiring in addition to the wiring used by the two telephone companies. Illustrating the efforts of the owners of the building to provide every modern comfort and convenience for its tenants, is the presence of sanitary drinking fountains on every floor, and the furnishing of individual towels in all of the lavatories.

In the nine floors above the ground floor, there are 375 offices; fronting Washington street there are 10 store rooms and one large grill room opening on Broadway and Park and extending for the full length of the big structure. In the basement provision

has been made for a large billiard hall, cafeteria and barber shop. Much of the office space in the upper floors was arranged to suit the individual requirements of the tenants. An especially interesting and valuable feature of the building is the three large light courts which has the effect of supplying every office in the building with ample light and ventilation.

The owners of the Morgan Building have been especially fortunate in securing tenants for the new structure; all of the ground floor space except two small store rooms is under lease, and 70 per cent of the office space has been taken.