



City of Portland
Historic Landmarks Commission

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February 5, 2024

Oregon State Historic Preservation Office
725 Summer St. NE, Suite C
Salem, OR 97301

Re: Alderway Building National Register Nomination

Dear Chair Beckham,

The Portland Historic Landmarks Commission (PHLC) reviewed the National Register nomination for the Alderway Building, located at 521-539 SW Broadway, on Monday, January 22, 2024. A quorum of the Commission was not present for the discussion, so the comments presented here are only reflective of those commissioners in attendance. At this review, PHLC members heard from staff and from the preparer of the nomination.

Members of the commission present for the discussion offer the following general comments on the nomination:

1. The detailed description of the Broadway Theater District and Portland Downtown in the early 20th was very interesting and establishes a context for evaluating the significance of the Alderway Building.
2. The summery paragraph on page 3 could be improved by using the term "adaptive reuse," making clearer the extent of the 1928 changes, and associating those changes with the speculative investment purposes described in Section 8.
3. The penthouse is described in general terms before it is fully described on page 22. The nomination could benefit from describing the theater tower-to-penthouse conversion earlier in the document.
4. The penthouse stairs' original iron newel posts and pipe railing should be elevated as one of the few interior character defining features.
5. The footnote superscript on page 17 is too large and should be reformatted.
6. The nomination should make note of the history of exclusion associated with Portland theaters in the years before the period of significance. For additional background, see Oregon Black Pioneers webpage: <https://oregonblackpioneers.org/obp-gifted-a-rare-artifact-from-historic-fox-theatre/>

The commissioners present for review of this nomination look forward to its progression in the listing process,

Sincerely,

Handwritten signature of Maya Foty in black ink.

Maya Foty

Handwritten signature of Hugo Hamblin-Agosto in black ink.

Hugo Hamblin-Agosto

Handwritten signature of Peggy Moretti in blue ink.

Peggy Moretti

CC: Brandon Spencer-Hartle, Portland Bureau of Planning & Sustainability
Robert Olguin, Oregon State Historic Preservation Office