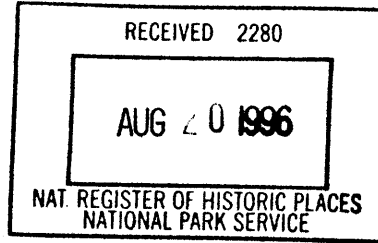


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Broadway Building

other names/site number _____

2. Location

street & number 715 SW Morrison Street not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Sam Hensch August 12, 1996
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper Carl R. Fusygin Date of Action 9.12.96

Broadway Building
Name of Property

Multnomah, OR
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		building
		sites
		structure
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

-0-

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE--Specialty Store
--Office Building

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE--Specialty Store
--Office Building

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY AMERICAN
MOVEMENTS - Commercial Style

Materials
(Enter categories from instructions)

foundation Concrete
walls Brick
Terra Cotta
roof Asphalt
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

SETTING

The Broadway Building is located at 721 SW Broadway on a 50-x 100-foot parcel whose short end fronts on Broadway and long end fronts on Morrison. The building is located at the heart of the west end of downtown Portland. Adjacent to the north is the Liebes Building. Directly to the south, across Morrison, is Nordstroms. Cater corner to the southeast is Pioneer Courthouse Square. Directly to the east across Broadway is the American Bank Building with the Maegly-Tichner Building to the northeast. To the rear (west) is the Healey Building. Broadway is a major southbound automobile artery. Light-rail runs westbound along Morrison.

EXTERIOR

The Broadway Building is reinforced concrete with brick veneer. It is ten stories tall with the primary facade fronting on Morrison and a secondary facade fronting on Broadway. These facades are of white pressed brick laid in common bond with sheet metal trim, painted an off-white to complement the brick. The north and west facades are stuccoed. There is a shallow light well on the north party wall.

In its exterior details, the building is in the Classical tradition. In the organization of its architectural elements, it follows the tradition for tall buildings, divided vertically into a base, shaft and capital, like the classical columns of Greek and Roman architecture.

The base is two stories tall consisting of a giant order of flattened pilasters framing six storefronts and the building's entry. The shaft is six stories and largely devoid of detail. The capital is two stories tall capped with a pronounced overhanging cornice. Separating the base and the shaft is a simple belt course between the second and third floors; separating the shaft and the capital is another belt course, a bit more elaborate with bull's-eyes decoration. This decorative motif is then repeated in the frieze, twice as large and half as frequent. The capital also features decorative rectilinear brickwork between the windows.

The sheet metal cornice is elaborate, yet classical. It features a relatively clean, simple frieze with bull's-eyes lining above the pilasters, and well-defined dentil course.

The Morrison Street facade is divided into six bays, approximately 18 feet wide. At the base, these are essentially identical, the only variance being the specific storefront treatment. As built, typical

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

storefronts were tradition with three large plate glass separated by wood mullions on a classical wood base with five part transom lights overhead. The outside transoms operated to provide ventilation. The building entrance was off Morrison in the second bay (from the west) and bordered in marble. At the second floor, each bay contained a tripartite window with an operable transom on the outsides. Windows are double-hung wood-sash, one over one. The outside bays have one window, the inside four bays consist of a double window. Sills are brick.

The Broadway facade is three bays across. It mirrors the Morrison Street, except that the fenestration pattern contains only one bay of paired windows. This bay, which is the middle one, also contains a wrought iron fire escape.

INTERIOR

The Broadway Building originally housed the John M. Gray clothiers on the ground floor with doctors and dentists office on the upper floors. Three large chandeliers greeted visitors in the lobby, where two electric elevators provided service to the upper floors. The floor plan consists of a single corridor running east and west with offices on both sides. The partitions were such that spaces would be arranged either in single offices or in suites. Originally, the upper floors were traditionally designed for the period with oak trim.

MAJOR ALTERATIONS

While the building's essential exterior form and design has been retained over the years, the Broadway Building has also been substantially modified to accommodate changing tenants. Specifically, on the exterior, the ground floor and second floor exterior have been totally remodeled several times. Above the second however the exterior is essentially intact. No original material remains on the first two levels.

The interior spaces have also been substantially and rebuilt. The retail spaces on the first two floors have been gutted, remodeled and rebuilt several times. Offices above the second floor also have been gutted. Originally built for single or suite offices for doctors, in 1990 the interior was reoriented to a single tenant per floor with accompanying changes to interior partitions, corridors and doorways. In some instances, offices were opened to the adjoining building (H. Lieges & Co.). The only remaining original fabric is the interior window trim.

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

A schedule of major modifications with dates is listed below:

- 1920 H. Liebes & Co. leased the ground and second floor to expand their retail business and architect J. V. Bennes hired to redesign the space. Exterior storefronts were remodeled. The party walls between 625 Broadway and 715 Morrison removed and the interior spaces gutted and redesigned.
- 1932 Storefront remodel along Morrison by J. V. Bennes for Zell Jewelry. Design was Art Deco with extensive use of brass and marble. Included installing a "cut" recessed doorway at the corner.
- 1934 Broadway storefronts and basement, first and second floors remodeled by Victor Jones for N. M. Ungar.
- 1936 Storefront remodel at 719 Morrison by Harry Herzog for Zell Jewelry.
- 1950 Major remodeling of interior retail space and exterior storefronts (up to beltcourse) by Pietro Belluschi. Done in conjunction with remodeling of Liebes' storefront.
- 1968 Storefront remodel (up to beltcourse) by John Graham.
- 1969 Storefront remodel by Robert O. Fergusson for tenant (Clothes Horse)
- 1977 Storefront, lobby and interior remodel by Travers Johnson.
- 1986 Lobby remodel by Gordon, Beard, Grimes, Bahls & Domreis
- 1987 Storefront remodel at 719 Morrison by Steward Associates for See's Candy
- 1990 Major remodeling of interior and storefronts (up to beltcourse) by GBD, including present retail tenant (The Limited). Done in conjunction with remodeling of Liebes' storefront.

Broadway Building
Name of Property

Multnomah, OR
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1913

Significant Dates

1913

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

MacNaughton & Raymond

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Oregon Historical Socie

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

BROADWAY BUILDING (1913)

715 SW Morrison Street
Portland, Multnomah County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The Broadway Building, a ten-story office building of brick-clad reinforced concrete, fills a 50 x 100 foot lot at the northwest corner of SW Morrison and Broadway in heart of downtown Portland, Oregon. The building presents its major frontage on Morrison Street. Designed by Portland architect and civic leader E. B. MacNaughton in the Commercial style with classical detailing, it was completed and opened for use in 1913. The building was developed by Multnomah Security Company on land acquired from the Estate of Jacob Risley. It is prominent as one of the vintage tall buildings faced with brick and terra cotta which define Pioneer Courthouse Square, a reclaimed public space once occupied by the imposing Portland Hotel. The retail base of the Broadway Building, which eventually became intertwined with that of the adjacent Liebes Building on the Broadway streetfront, historically has made a strong contribution to the aggregation of fashionable department stores and clothier shops at this prime intersection in the central business district.

The buildings's street elevations, finished with white pressed brick and trim elements of formed sheet metal, are organized in the traditional manner of skyscrapers influenced by the Chicago School. It has a two story retail base, a six-story office shaft in which floor plans originally were laid out on a double loaded corridor plan, and a two-story cap with prominent modillion block cornice. The taut decorative program includes a patterae-embellished belt course and a frieze of vertical raised brick panels between windows of the two uppermost stories. As early as 1920, the ground story storefronts commenced to be remodeled for retailers. It was in that year that the first connection was made between the Broadway Building store and the adjoining store of H. Liebes, furrier. The succession of architects engaged to undertake remodelings between 1920 and 1950 included John V. Bennes, Harry Herzog and Pietro Belluschi.

The Broadway Building played a part in the shift of Portland's commercial vitality west from the Willamette River waterfront in the 1910s. In 1912, the year plans for its construction were announced, the building was described as the seventh largest current construction project in the downtown. Its designer, E. B. MacNaughton, was an M. I. T. graduate of 1902 who arrived in Oregon's principal city in 1903 and started his architectural career in the office of Edgar M.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

Lazarus. In 1906, he formed a partnership with his brother-in-law, Henry Raymond, an engineer, and Ellis F. Lawrence. The firm of MacNaughton, Raymond and Lawrence produced a number of noteworthy buildings before Lawrence, the principal designer, left to practice independently after about three years. MacNaughton had enjoyed success in 1912 with completion of the handsome middle-market Clyde Hotel at Tenth and SW Stark Street, and the Broadway Building, opened the following year, would be his outstanding legacy to the downtown.

It was in 1912 also, however, that MacNaughton's career suffered a momentary setback when the Marquam Building at SW Sixth Avenue and Morrison which he was renovating for newspaper publisher Henry Pittock collapsed. The architect veered into finance and real estate, was active on the Portland Realty Board and Planning Commission, and, after entering into association with Robert Strong in 1921, made industrial buildings a specialty of his architectural practice.

Notwithstanding its comprehensive renovation on the interior, the Broadway Building meets National Register Criterion C as the best representative of the early work of E. B. MacNaughton, a work that reflects a command of the tectonics of tall building design. While it is not in the same class with the best examples of Portland skyscrapers of the pre-War period, ten and twelve-story office towers, department stores, and hotels by Doyle and Patterson, Benjamin Wistar Morris, and Reid and Reid, it is an indispensable complement to the environment created by these masters.

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

SETTING

The Broadway Building is on Block 212 of the original Overton-Lovejoy land. It was first claimed in 1843 by William Overton, a frontiersman from Tennessee. To file his 640-acre claim, Overton hired an Oregon City lawyer by the name of Asa Lawrence Lovejoy, paying him with a half interest in the property. Over the years, the ownership of this claim divided and subdivided as portions were surveyed, plots sold and fortunes came and went.

In 1858, Jacob Risley purchased lot 4 at the corner of Seventh (Broadway) and Morrison. An Ohioan by birth, Risley came to Oregon in 1845, setting his claim in what is now eastern Multnomah County. At first, Risley built an in-town residence on the parcel. In time, as the city became more dense, he built a two-story brick front building with two storefronts on the ground floor and furnished rooms above. By 1889, the Sanborn Map identifies the storefronts as containing a florist and dressmaker. Immediately to the north was a female boarding school. The remainder of the block contained 1 ½ and 2 story residences of varying ownership.

By 1901, most of the block had been developed following Risley's pattern with ground floor storefronts and upper story rooms--though the buildings by this time were three stories tall. In 1908, the Calumet Hotel replaced the boarding house, as well as the dwelling unit to the west. The hotel also incorporated the other buildings on the block--excepting Risley's. A remnant of that building remains with the Esquire Hotel which fronts on Park Street.

HISTORY OF THE BUILDING

Just prior to Christmas, 1911, the Multnomah Security Company signed a land lease with Jacob Risley's estate to construct a building on the Risley lot. Risley had died in 1902 and his estate was being managed by his son, John Risley. By fall, 1912, the Multnomah Security announced plans for a 10-story, reinforced concrete building. They hired E. B. MacNaughton as the architect with the goal of creating a modern building that catered to the specialized needs of doctors, dentists and surgeons. Based on MacNaughton's design, the Broadway Building would have two large showrooms on the ground floor with a stairway leading to four additional showrooms on the second. The second floor would also have eight offices. Floors three through ten would each have 17. The building would have a basement, ideally fitted for a grille or billiard room, and a subbasement for mechanical equipment.

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

H. E. Doering was selected as the contractor for the \$225,000 project. Workers began clearing the site in October, demolishing the existing frame building. With construction set at a pace of one story per week, the ten story building was closed in at the end of March 1913.

In the meantime, Portland clothier R. M. Gray signed a long-term lease to occupy the lower two floors. On June 6th, Gray held a grand opening to show off his new store. The storefronts were done in gold and ivory, with silk velour draperies. Fixtures, which costs \$14,000 total, were of glass, mahogany and oak. The ground floor displayed men's wear, while Gray used the second floor for ladies wear and reserve stockroom. Meanwhile, the property managers, Broadway Realty, set about leasing the offices with large advertisements in the Journal. At \$150,000, it was the seventh largest building constructed in Portland in that year, following such edifices as Northwestern National Bank Building and the Morgan Building.

Just four years after construction, the building was sold for \$175,000 to the land owners, decedents of the Risley family. The owners thereupon signed a ten-year lease with furrier H. Liebes & Co. to expand into the basement, first and second floors for \$50,000 per year. The expansion gave Liebes, which was located next door at 625 SW Broadway, 100' of display windows on both Broadway and Morrison. It also expanded Liebes operation from 30,000 sf. on the five floors of their building to 45,000 sf. in aggregate. The expansion made Liebes furrier store one of the largest in the country. To create the appropriate atmosphere, the firm hired John V. Bennes to remodel the interior and storefronts. Work began in March 1920 and was completed within six months at a cost of \$80,000.

In September 1934, Liebes sold out to its competitor, N. M. Ungar. Like Liebes, Ungar was a furrier which expanded into women's readywear. It was located at the southwest corner of Alder and Broadway, one block to the north. Ungar hired architect Victor Jones to completely remodel the interior of its new home, employing Napoleon marble and etched glass to create an upscale, modern look.

In 1945, Ungar purchased the building from the Risley decedents for \$400,000. In 1964, Broadway Realty, a real estate entity owned by the Nordstrom Brothers, purchased the building for \$625,000. Two years later, the Nordstrom Brothers bought out Ungar and opened its downtown store there. Ungar's was kept as an independent entity within the larger Nordstrom's store. A decade later, Nordstrom's moved into their new facility across Morrison and leased the space to Broadway Stores of Eugene.

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

E. B. MACNAUGHTON - ARCHITECT

The architect of the Broadway Building was designed by E. B. MacNaughton with his brother-in-law engineer Henry Raymond. Earnest Boyd MacNaughton (1880-1960) was educated in architecture at the Massachusetts Institute of Technology, graduating in 1902. Arriving in Portland the following year, he initially worked with architect Edgar Lazarus. There he became reacquainted with fellow MIT graduate Ellis F. Lawrence. Ellis had been on his way to San Francisco to open an architectural office for Stephen Codman. On the way, he had stopped in Portland. When the earthquake struck, Lawrence chose to stay in Portland and also worked in Lazarus's office. In November of 1906 joined with MacNaughton and MacNaughton's brother-in-law Henry Raymond to create MacNaughton, Raymond and Lawrence. Lawrence served as the chief designer, while MacNaughton served as the business manager. The combination did not prove terribly successful and Lawrence left a little over three years later. MacNaughton and Raymond continued, working predominately on hotels and apartment buildings (as were most other architects of the era).

In the 1921, MacNaughton teamed with Robert Strong with whom MacNaughton later entered into other financial and real estate enterprises. MacNaughton became an early member of the Planning Commission while Strong was the administrator of the Corbett Estate.

One of MacNaughton's earliest extant structures is a shingle-style residence at 2178 S.W. King's Court. Built in 1907 it is located within the King's Hill National Register Historic District. The Historic Resources Inventory of Portland also identifies several other early MacNaughton buildings in the downtown area:

Breske Commercial Building (1907), 311-333 SW Park
Healy Building (1911), 731 SW Morrison
Globe Theater (1911), 1 NW Couch Street
Cambrian Apartments (1911), 1129 SW Columbia
Wadham & Kerr Bros. (1912), 1305 NW Davis
Clyde Hotel (1912), 1000-1038 SW Stark
Winthers Apartments (1914), 929 SW Salmon
Jublitz Garage (1920), 12 NW Eight Avenue

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

While MacNaughton designed several noteworthy buildings with Raymond in the second decade of this century, it was with Robert Strong in the early 1920s that MacNaughton left his greatest architectural legacies. A number of works by the two are identified in the Historic Resources Inventory of the City of Portland. They are typically brick utilitarian warehouse structures clad in brick with cast-stone ornamentation. The Blake-McFall Building is an early example (albeit a mature one) of the MacNaughton-Strong stock in trade--brick warehouse structures noted for their tasteful decoration with simple yet graceful composition.

Downtown Portland buildings designed by Strong and MacNaughton include the following:

Kerr Buildings (1921), 1300-1310 NW Everett Street
Reed Institute (1922), 733-739 SW Tenth
Fiske Tire Company (1923), 1236 NW Flanders
Howard Auto Co. (1923), 1313 West Burnside
Parking Structure (1923), 1106 S.W. Yamhill
Broadhill Building (1924), 801-819 SW Broadway
Stanbaugh Warehouse (1925), 34 NW Eighth avenue
Pacific Coast Biscuit Co. (1925), 1140 N.W. Everett
Warehouse for C. K. Davis (1925), 821 N.W. Flanders

With time, MacNaughton moved beyond architecture to have a strong influence on the development of Portland into the mid-twentieth century. As an architect, he was active in the Portland Realty Board as early as the 1910s. As his finances improved, MacNaughton invested quite successfully in real estate. It was for his real estate expertise that Mayor Baker appointed MacNaughton to the original City Planning Commission in 1919. MacNaughton went on to achieve greater positions, using his business acumen and close ties to the Strong Brothers to advance his career. From 1932 to 1960, he served as president of First National Bank.

In the 1940s, he also served as Chairman of the Board of the Oregonian Publishing Company. This position was somewhat ironic. As a young architect in 1913, he had been fired by H. L. Pittock, publisher of the paper. Pittock had hired MacNaughton to renovate the Marquam Building at Sixth and Morrison, and when it collapsed in the midst, Pittock gave MacNaughton the boot.

It is also noteworthy that MacNaughton was chairman of the Oregonian at the time of the construction of its new facility at S.W. Broadway and Clay. The building which opened in 1948 was

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

designed by Pietro Belluschi. It remains one of his finest works in Portland. Sizeable cost overruns were a drain on the already shaky financial resources of the paper and ultimately led to a sale of the paper to the Newhouse chain in 1950.

During the last decade of his life MacNaughton devoted himself to humanitarian causes. He worked on behalf of civil rights, interracial harmony, and "took the lead locally in welcoming back to their Oregon residences the Japanese-Americans who had been uprooted . . . and interned . . . during the war." (MacColl, p. 627). His name lives on today in the guise of an award presented by the Oregon Branch of the American Civil Liberties Union to "an individual who (makes) an outstanding contribution in the field of civil liberties." (Ibid.)

COMPARISON OF MacNAUGHTON BUILDINGS

The 1913 Broadway Building holds a unique place in E. B. MacNaughton's body of work. In the first instance, it comes at a time when MacNaughton was serious about building his architecture practice yet working without the design assistance of Ellis Lawrence. Later, in the 1920s, during his affiliation with Robert Strong, his work is almost exclusively utilitarian.

The job certainly involved a premier parcel: Across the street would be the Northwestern National Bank Building, cater corner the Portland Hotel, a block down Broadway the Journal Building.

As important, it came at a critical time in his career: In 1912, Henry Pittock had hired MacNaughton to renovate the Marquam Building across the street. It is likely that his success in getting that job led to his being hired to design the Broadway Building. Yet, before construction began on the Broadway, the Marquam collapsed and Pittock fired the architect. His reputation was questionable.

MacNaughton delivered a restrained classically designed building, one which could respectably stand next to the works of A. E. Doyle or the Reid Brothers'. He followed the traditional formula for tall buildings, designing it as a column with base, shaft and capital.

Earlier downtown MacNaughton works such as the 1907 Brekse Building or the 1911 Healy Building have been altered beyond recognition, while low-rise masonry apartments and hotels are frankly a different type of challenge, a comparison of apples and oranges. In terms of MacNaughton's architectural legacy, the Broadway Building was probably his largest, most important commission and is probably his best, earliest work.

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

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Oregon Historical Society, Vertical Files.

The Oregonian

The Oregon Journal

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Section number 9 Page 3

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Broadway Building
Name of Property

Multnomah, OR
County and State

10. Geographical Data

Acreage of Property less than 1 acre (5,000 sf.) 0.11 acres

Portland, Oregon-Washington 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

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5	0	4	0	5	0	0
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2

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3

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4

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See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John M. Tess, President

organization Heritage Investment Corp. date November 20, 1995

street & number 123 NW 2nd Ave., Suite 200 telephone (503) 228-0272

city or town Portland state Oregon zip code 97209

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Douglas Goodman & Morris Galen % Morris Galen

street & number 1600 Pioneer Tower, 888 SW 5th Ave. telephone (503) 221-1440

city or town Portland state OR zip code 97205

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

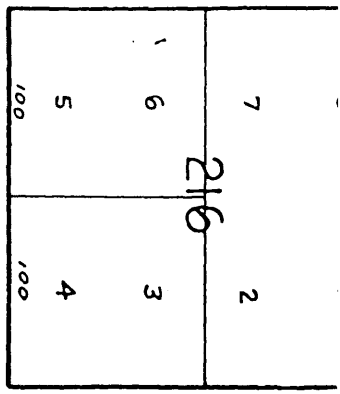
Section number 10 Page 2

VERBAL BOUNDARY DESCRIPTION

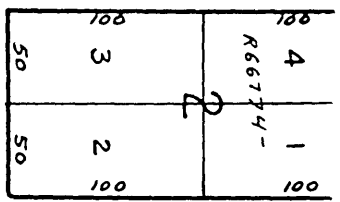
The Broadway Building is located on Lot 4, Block 212, City of Portland, Multnomah County, Oregon.

BOUNDARY JUSTIFICATION

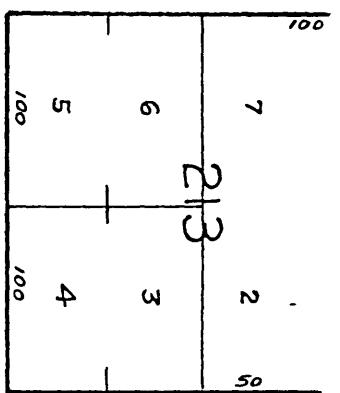
The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.



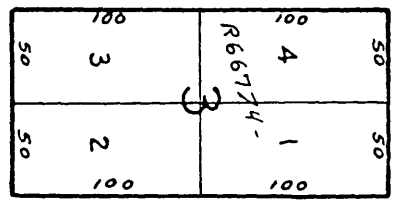
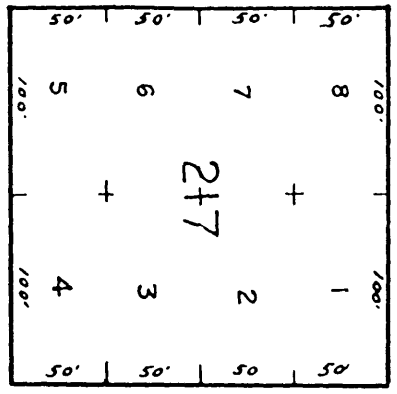
AVE.



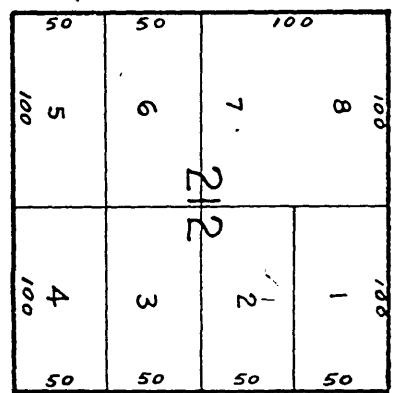
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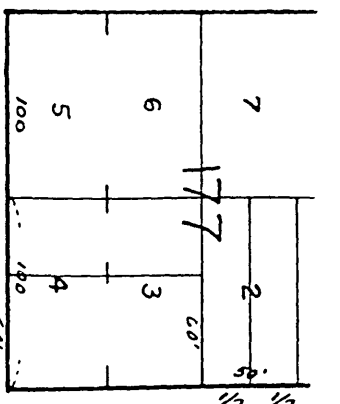
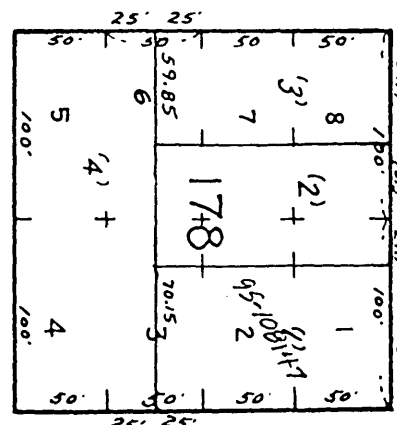
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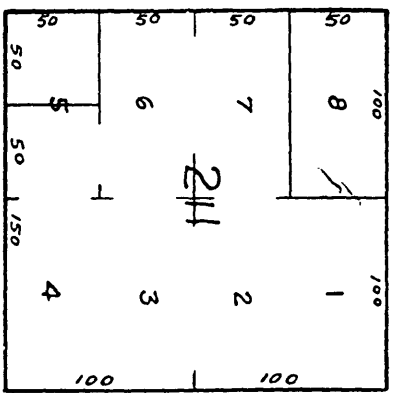
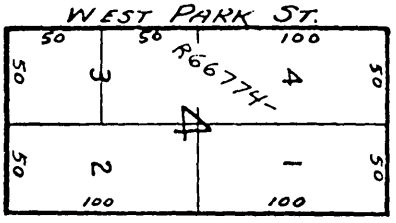
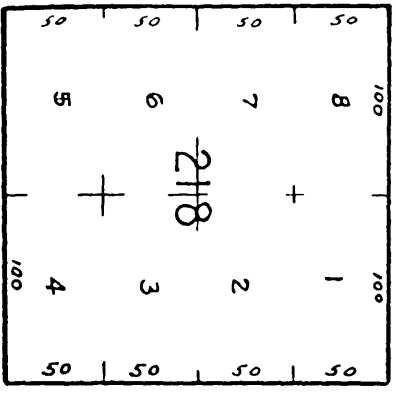
Park



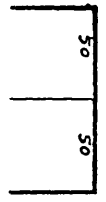
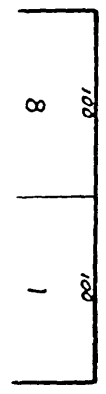
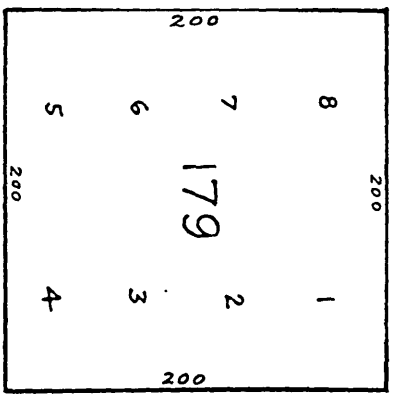
BROADWAY



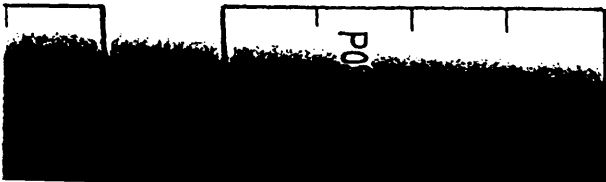
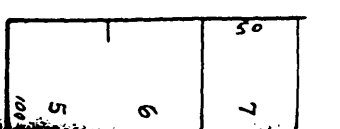
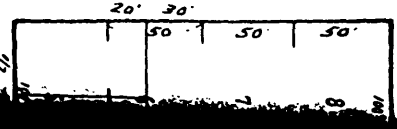
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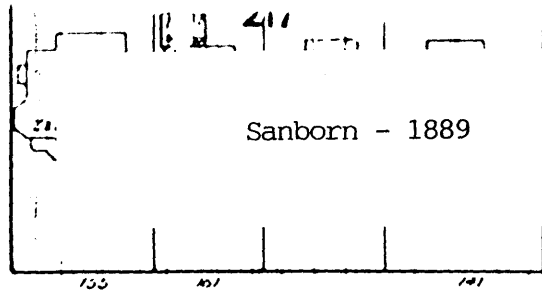
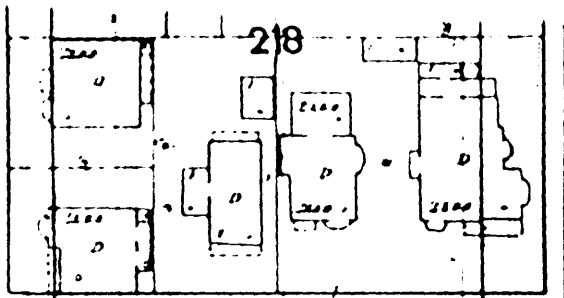


MADISON



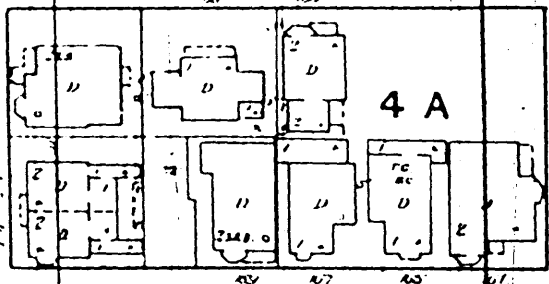
60 YANKEE



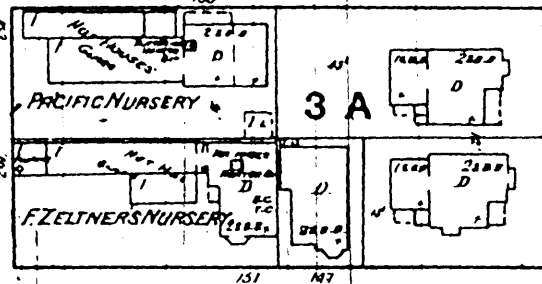


W. PARK

YAMHILL

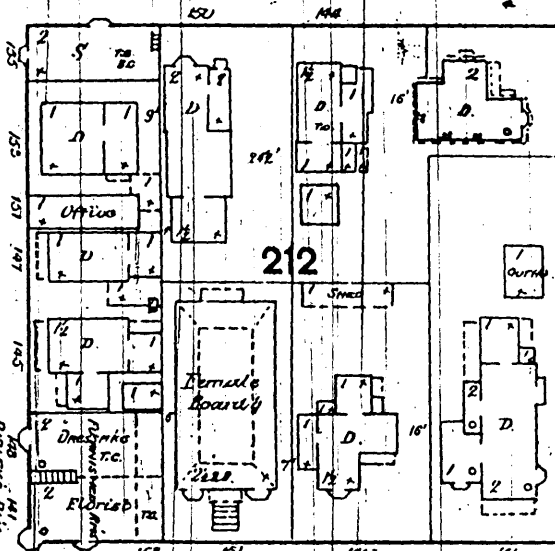
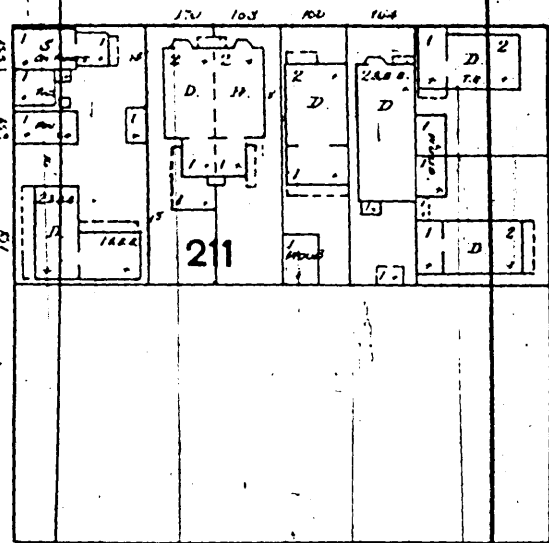


MORRISON



ALDER

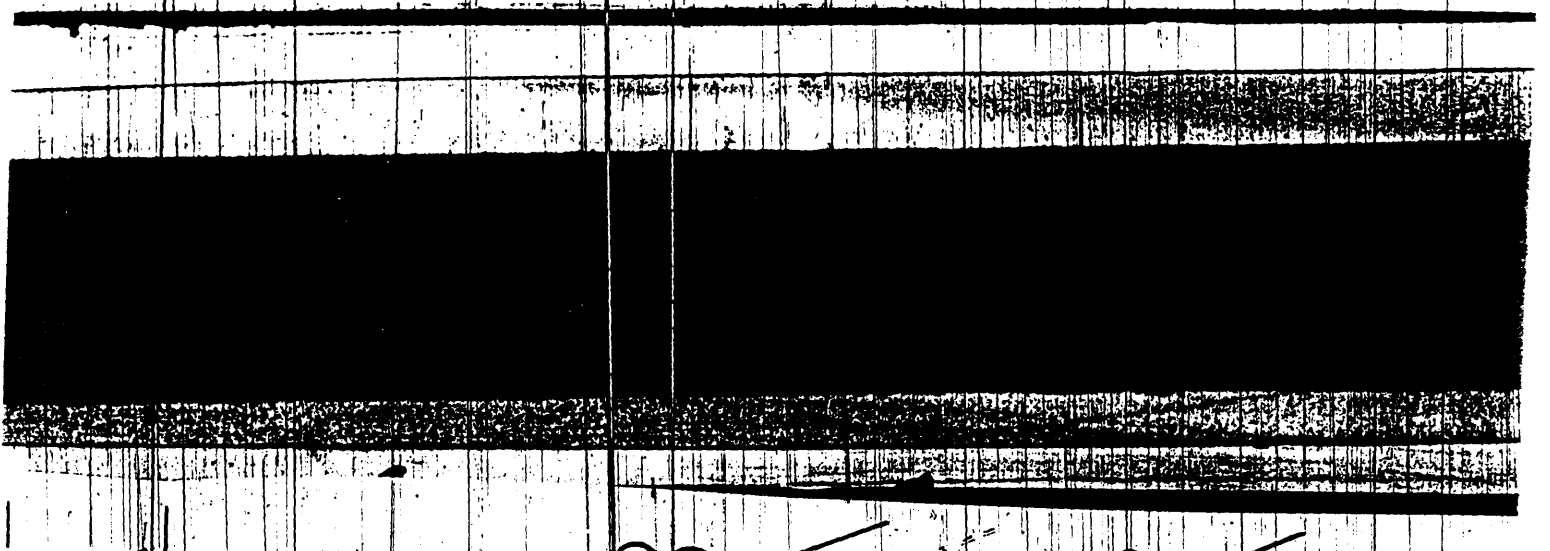
E. PARK

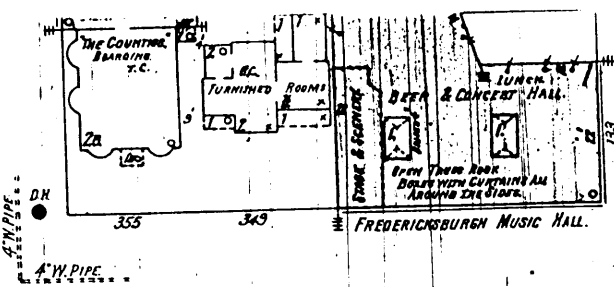


SEVENTH

15

49
CITY OF PORTLAND
GEO. G. CO. ENGRS.



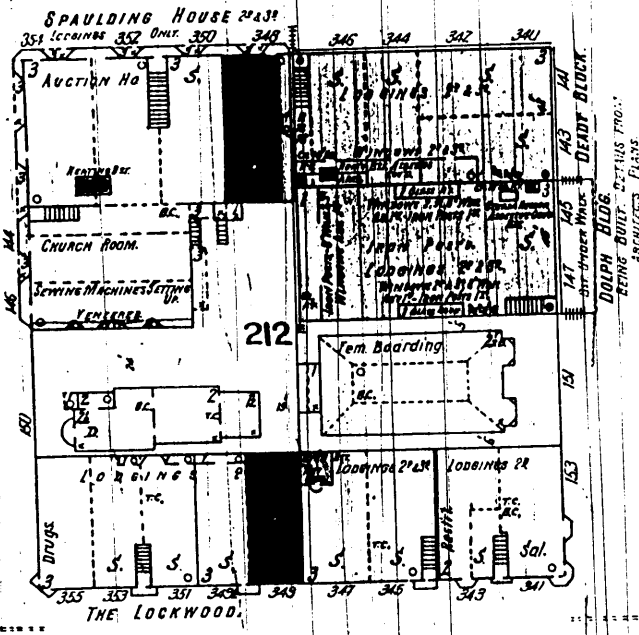


ALDER

57

57

PORT.



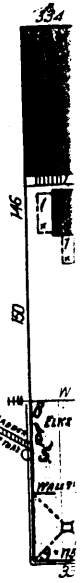
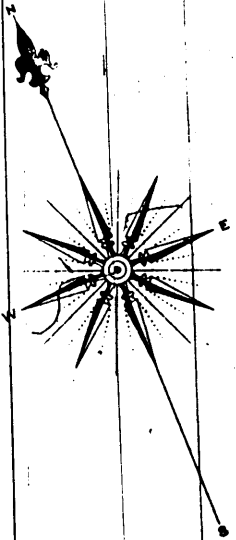
MORRISON

50

58

55

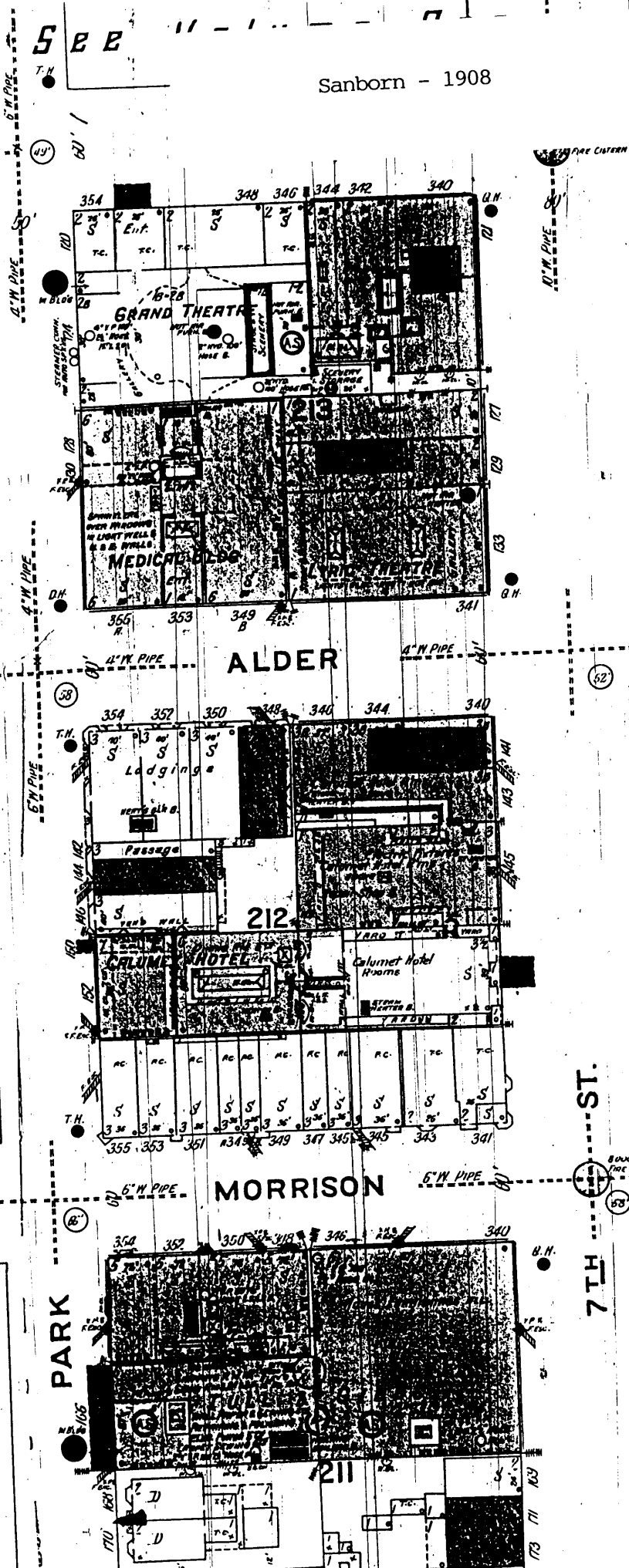
FIRE CISTERN 8000 GAL.



50

SEE

GRAND THEATRE
WASHINGTON ST. & 124 PARK ST.
WATER MAIN - HEAVY WALL - 8 STMT'S
FOUND. GRINNELL AUTOMATIC
FLERS IN BOST AND OVER STAGE
HOT AIR - LIGHTS - ELEC.



109

PARK

ALDER

MORRISON

7TH ST.

GRAND THEATRE

MEDICAL BLDG

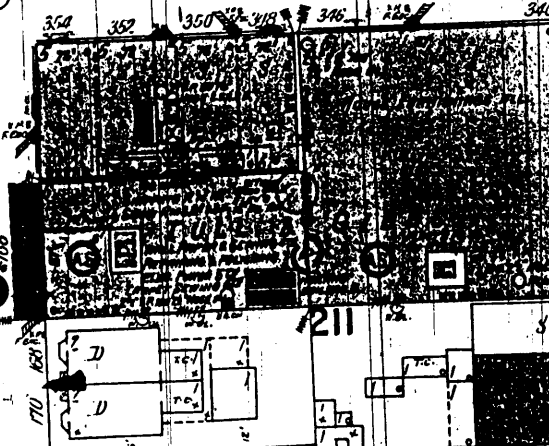
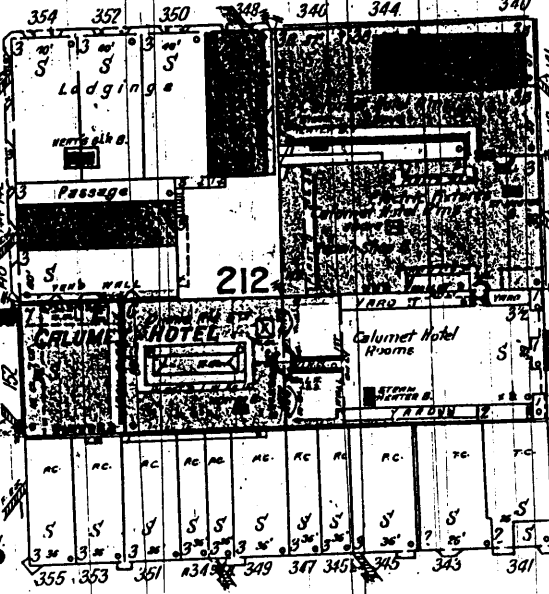
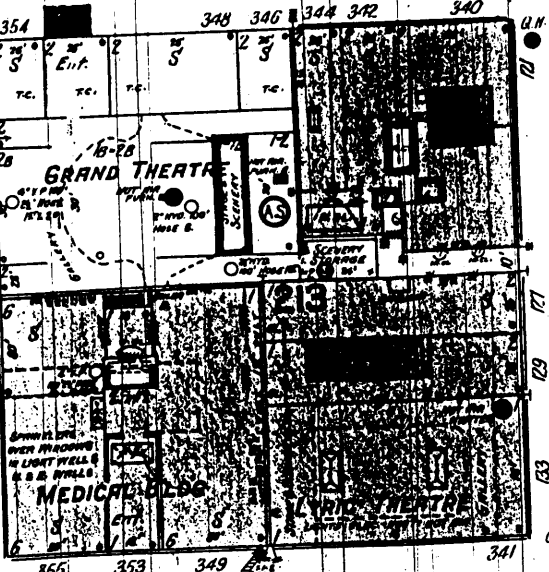
LYRIC THEATRE

COLUETTE HOTEL

Coluette Hotel Rooms

212

211



S.W. WASHINGTON

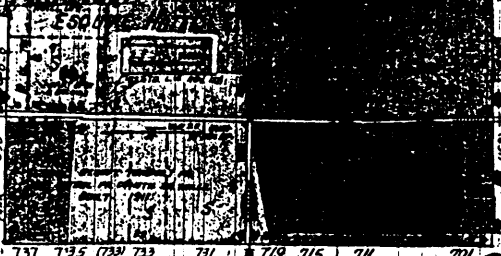
MORGAN BLDG
 358 354 352 350 348 346 344 342 340 338
 707 705 703 701 699 697 695 693 691 689



PARK BLDG ALDERWAY BLDG

S.W. ALDER

358-344-342 340 338 336 334 332 330 328 326 324 322 320
 708 S.W. ALDER 700



731 729 (728) 727 725 723 721 719 715 711 709 707
 MORRISON

S.W. MORRISON

MORRISON ST. BLDG.
 728 726 724 722 720 718 716 714 712 710 708 706 704 702



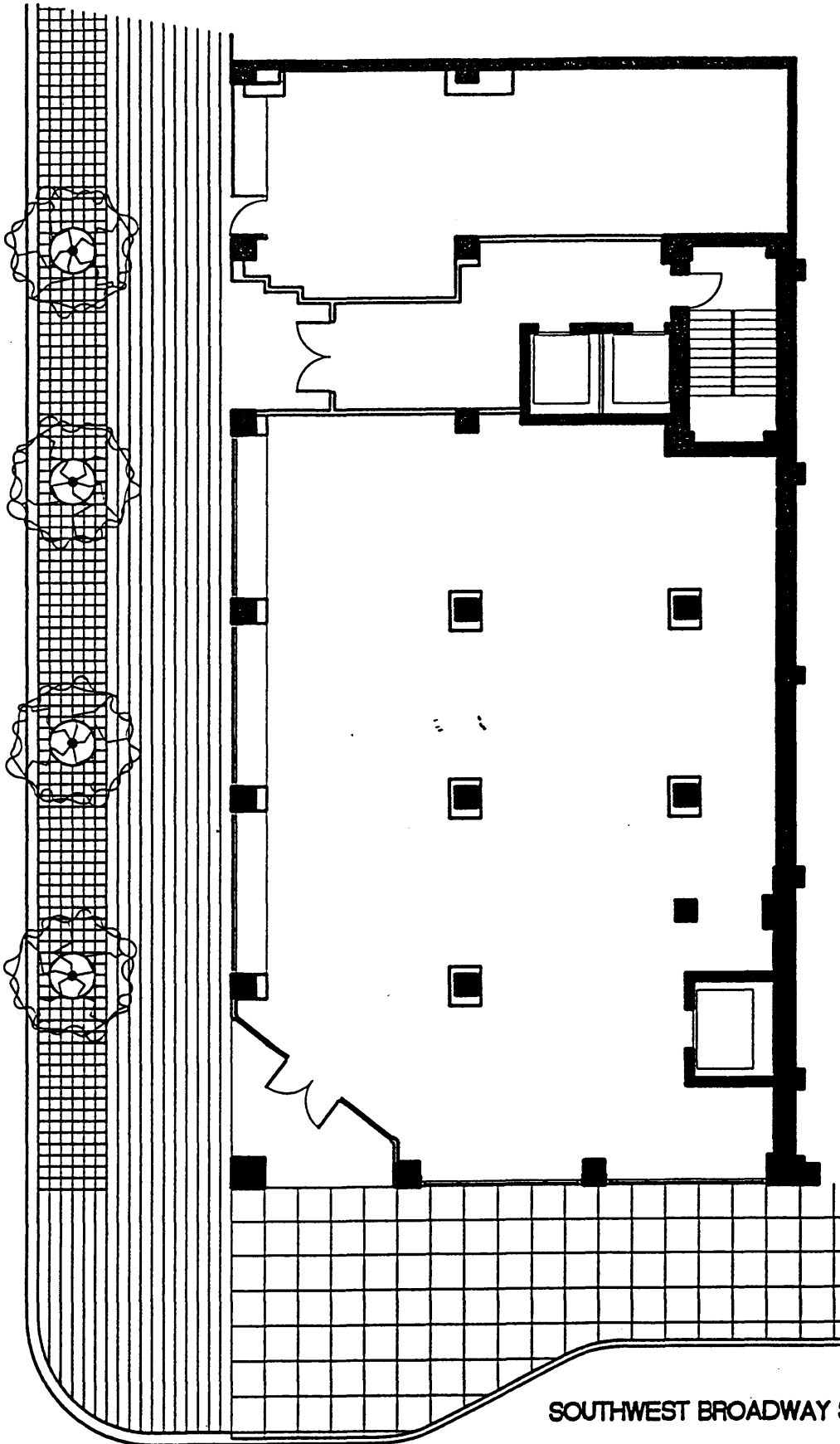
S.W. YAMHILL

737 735 733 731 729 727 725 723 721 719 717 715 713 711 709 707

340 TO 346 MORRISON & 166

13 1/2' AV. E.R. BOXES CANNH. SPARKLER SYSTEM. MET THRU 13TH NEEDS PRIMARY WATER FROM CITY ALSO FROM 1600 WATER TANK ELEV. 15' 100 HYD'S AND ROSE AS SHOWN

SOUTHWEST MORRISON STREET



GROUND FLOOR



GROUND FLOOR PLAN
PIONEER PARK BUILDING
PIONEER PARK BUILDING

Title Project

GBD ARCHITECTS

920 SW THIRD
 PORTLAND, OR
 97204-2483
 (503) 224-9656
 FAX 299-6273

A
 Professional Corporation

GBD © 1995

Revisions

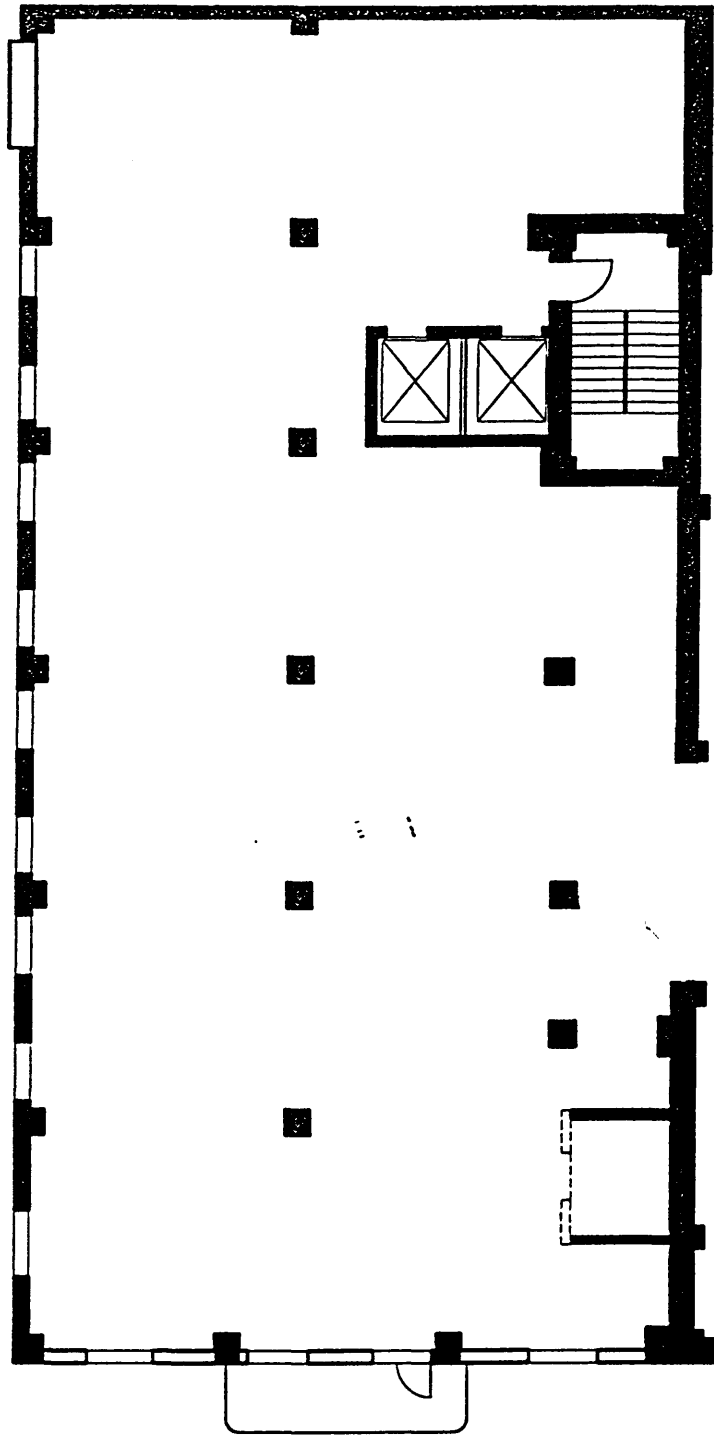
958502
 Project Number

21 NOV 95
 Date

AS NOTED
 Scale

A1

SOUTHWEST MORRISON STREET



SOUTHWEST BROADWAY STREET

TYPICAL FLOOR (FLOORS 2-5)



TYPICAL FLOOR PLAN
PIONEER PARK BUILDING
PIONEER PARK BUILDING

Title Project

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 PORTLAND, OR
 97204-2483
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 Professional
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Revisions

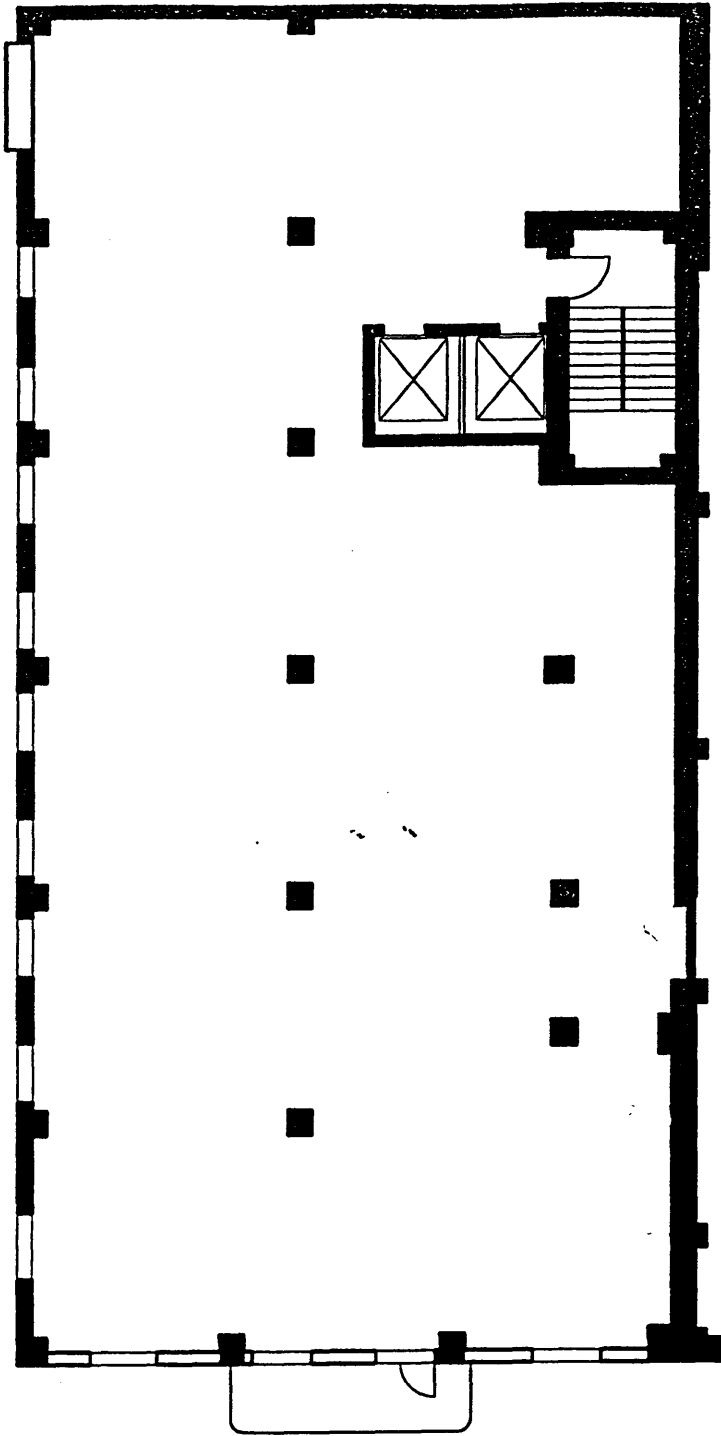
958502
 Project Number

21 NOV 95
 Date

A6 NOTED
 Scale

A2

SOUTHWEST MORRISON STREET



SOUTHWEST BROADWAY STREET

TYPICAL FLOOR (FLOORS 6-10)



TYPICAL FLOOR PLAN
PIONEER PARK BUILDING
PIONEER PARK BUILDING

Title Project

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Revisions

958502
 Project Number

21 NOV 95
 Date

AS NOTED
 Scale

A2

