

FieldNotes

MAGAZINE

FALL 2018

HOLLYWOOD

HOLLYWOOD
PORTLAND'S PREMIER
MODERN-HISTORIC MOVIE HOUSE

STATE OF THE ART
DIGITAL
16MM 35MM 70MM

MAKING THE CASE FOR HISTORIC THEATRES

THE LEAGUE OF HISTORIC AMERICAN THEATRES
OFFERS ADVICE FROM THE 2018 REGIONAL
FALL CONFERENCE



SAVE
CELEBRATING 2018
PRESERVATION VICTORIES

ADVOCATE
FIXING OREGON'S BROKEN
PRESERVATION SYSTEM

EXPERIENCE
OREGON HERITAGE
PRESERVATION EVENTS

FEATURES

FALL 2018 | WWW.RESTOREOREGON.ORG



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CELEBRATING VETERAN'S DAY

Tribute in concrete...The service and sacrifice of Oregon's veterans are seen across the state in places large and small. Tangible reminders are evident in sites like Fort Stevens. Shelled by a Japanese submarine in June of 1942, the fort at Oregon's most northwesterly point is the only military installation in the continental US to come under enemy fire in WWII. Visit this amazing historic place courtesy of the Oregon Parks and Recreation Department which now operates it as a state park.

PHOTO COUTESY OF DAN EVERHART.

RIP HAYWARD FIELD. NEVER AGAIN!

The senseless loss of a historic treasure in more than a generation took place this year. For thousands of athletes and fans around the world, Hayward Field at the University of Oregon in Eugene was a sacred place. Simple, intimate, and pure like running itself, Hayward Field was where the modern track and field movement was born and its demolition was simply unthinkable. It also proved unstoppable. Few expect the connection between athletes and fans, the roar from the east grandstand, or the spirit of Steve Prefontaine to inhabit its state-of-the-art replacement.



This loss, with no public process, was possible because Oregon has some of the weakest preservation policies in the country, including a statute called “owner consent” that locks the public out of decisions on historic designation and protections. Restore Oregon is working to change that in the 2019 legislative session. Read more about our legislative efforts in the ADVOCATE article “Fix Oregon’s Broken Preservation System.”



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SAVING HISTORIC PLACES

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2018 Preservation Victories!

ACROSS OREGON, YOUR SUPPORT AND HARD
WORK CAN BE SEEN AND EXPERIENCED!

BY PEGGY MORETTI



The pressure on Oregon's historic places continues to mount. In urban areas it comes in the form of growth, up-zoning, and proposed mandates for seismic retrofitting. At a time when the need for workforce housing is acute, the rate of demolition is accelerating, and what's replacing them is not affordable.

In rural areas, the economy remains tepid. It is especially difficult to attract investment in historic redevelopment, especially when Oregon lacks a state historic tax credit that most other states use so profitably.



Restore Oregon pushed for significant preservation accomplishments in 2018:

Two of Oregon's Most Endangered Places now saved. Concord School (1936) in Oak Grove secured a future as a community center and/or library. Ownership transferred to the Parks Department and final plans are under development. The Multnomah County Courthouse (1909) in Portland, now decommissioned, was recently sold. The new owner, NPB Capital, affirmed that this National Register-listed landmark will be preserved and repurposed.



Four of Oregon's Most Endangered Places made great strides. The Astoria Ferry (1924) completed a restoration plan and are now fundraising to start work. The Butte Creek Mill (1872) in Eagle Point raised over half their goal of \$2.5 million and started reconstruction. The Santiam Pass Ski Lodge (1939) secured grants and is now listed in the National Register of Historic Places. The Vale Hotel (1908) is finishing up its condition assessment and restoration plan.

Defended a fragile historic district by appealing Portland's Central City 2035 Plan, which threatens to ruin the fragile Japan Town/China Town historic district with incompatible height increases and spot zoning in violation of the City's own polices. A coalition of organizations (The Bosco-Milligan Foundation, Chinatown History Museum, and Nikkei Legacy Center) have joined us and we expect a ruling that will direct the City back to a path of stewardship instead of development at any cost.



Restore Oregon continues to demand that proposed mandatory seismic upgrades are coupled with robust financial incentives to offset the cost in Portland. Without them, many of the historic apartments and commercial buildings that provide affordable housing, small business space, and neighborhood character would be lost. Calls to delay the roll-out of the retrofitting mandate so the City could identify essential financial tools were successful.

A three-year historic initiative to revive Oregon's historic theaters culminated in a regional conference presented by the League of Historic American Theaters. Restore Oregon co-sponsored the event that brought 45 Oregon theaters together. (See cover article.)

The long-neglected Centennial Mills site on Portland's waterfront embracing preservation. Restore Oregon fought for the retention of key historic buildings and incorporation of salvaged mill artifacts. We worked with Prosper Portland to select a preservation-minded developer so the redevelopment not only saves the remaining flour mill building, but the entire site tells the story of how Oregon's wheat industry helped build Portland and shaped Oregon's economy.

Monitored forty-four historic conservation easements. Restore Oregon monitored and advised on the properties' maintenance and restoration. Rehabilitation plans for several properties, such as the New Redmond Hotel, were reviewed and approved to keep with our legal obligation to ensure their protection in perpetuity.

The Federal Historic Tax Credit was saved. Restore Oregon rallied Oregon's Senators and Congressmen to help save the federal Historic Tax Credit which has enabled the restoration of hundreds of historic buildings across Oregon.



MAKING THE CASE FOR HISTORIC AMERICAN THEATRES

THE LEAGUE OF HISTORIC AMERICAN
THEATRES OFFERS ADVICE AT THIER 2018
REGIONAL FALL CONFERENCE

BY KATELYN WEBER

In September, representatives from 29 historic theaters in fifteen towns across Oregon converged on Portland for a regional conference held by the League of Historic American Theatres (LHAT). It was the culmination of a three-year effort lead by Restore Oregon and supported by a host of others. The Oregon Cultural Trust, Oregon Main Street, University of Oregon, Travel Oregon, and Oregon Film contributed funding, expertise, and logistical support with the goal of restoring and bringing more of our historic theaters back to life as entertainment and cultural centers in their community.

Thanks to a generous grant from Travel Oregon, Restore Oregon provided 21 scholarships enabling attendees from Enterprise to Lakeview to travel to Portland and attend the conference.

The initiative sprang from our recognition that the revival of a historic theater is often the catalyst of a larger Main Street renaissance. It started with a survey of historic theaters across the state conducted by the University of Oregon's Community Service Center. A comprehensive list of surviving historic theaters and their status was compiled. With that information, a series of workshops was produced and rolled out during the summer of 2016. In 2017, thanks to underwriting by the Oregon Cultural Trust, Restore Oregon was able to offer free memberships to LHAT and access to all its resources to Oregon's historic theaters.

And finally, the 2018 conference brought dozens of nationally prominent theater owner-operators from around the country to Portland to impart their knowledge and expertise.

Continued on page 8.





PHOTO CREDIT: DAVID GIBBS

ADVOCATE

Keynote speaker, Randy Cohen, Vice President of Research and Policy at Americans for the Arts, gave a compelling opening address titled “Making the Case for Investment in the Arts and your Historic Theater.” In it, Cohen tied the valuable economic impact of the arts on our communities to the necessity for historic preservation.

The U.S. Bureau of Economic Analysis reports that, in 2015 alone, arts and cultural production accounted for \$7,155,641,000 and 3.3% of the Oregon economy, contributing 66,232 jobs. Investment in the arts and arts institutions not only improves community development, livability, and quality of life but it also has a positive, measurable economic impact to our state and local communities. Much of Oregon’s arts and arts education programming happens in the storied, historic buildings that keep our communities livable and sustainable—these places need our help! To get more information on the economic impact of the arts in your area, please visit www.nasaa-arts.org.

The conference included sessions on fundraising, programming, capital campaigns, renovation, marketing, security, and concessions. Kevin Sullivan, of National Trust Insurance Services, LLC, who will be serving as a new LHAAT Board member in 2019, provided an in-depth look at the insurance considerations to be made for historic theaters in all phases of renovation and programming—a particularly beneficial and appreciated topic for conference attendees.

Portland’s famed Hollywood Theatre hosted Restore Oregon’s opening reception on Wednesday night with the generous use of their venue and historic theater. Doug Whyte, Executive Director of the Hollywood Theatre, spoke about the Hollywood’s approach to programming, creative community partnerships, and renovations. Richard De Wolf, Restore Oregon Board member, also provided the audience with a look at how his firm, Versatile Wood Products, had rebuilt the Hollywood’s beautiful front doors.

We look forward to sharing stories from our theater alumni on their accomplishments in the months ahead.





Roosevelt High School Library
This school's library used to be the theater!

Proud Supporters of
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PRESERVATION-FOCUSED EVENTS IN OREGON

November 24 | Downtown Astoria Holiday Lighting | Astoria
Public event hosted by Astoria Christmas-Club | Free | 5:30pm–6pm

November 27 | #GivingTuesday | Online & on Facebook
#GivingTuesday is an online campaign to encourage giving | Give at www.restoreoregon.org/donate | OR donate to Restore Oregon on Facebook and TRIPLE YOUR MATCH!

December 1 | An Introduction to Portland's Architectural Styles | Portland
Architectural Heritage Center covers the common architectural styles in Portland | 10am–12pm | \$12.00 Public, \$8.00 AHC Members

December 2 | Holiday Cheer: A Celebration of OR Authors | Portland
Oregon Historical Society hosts annual holiday book sale & signing. Meet your favorite author, and take home a personally signed book for the perfect local holiday gift. | 12pm–4pm | Free public event

January 12 | Rayn Walsh Guitar | Oregon City

Share your event! Email us at info@restoreoregon.org to include your community event in our event listings.



We are just \$10,000 away from our match goal!
Help us make our match this #GivingTuesday!

All donations made on #GivingTuesday will go towards the 2018 Re-TURN the Jantzen Beach Carousel! Anonymous Donor Match!

November 27

Support Restore Oregon on #GivingTuesday

Following Thanksgiving and the widely recognized shopping events Black Friday and Cyber Monday, this year's #GivingTuesday will take place on November 27th and will kick off the giving season by inspiring people to collaborate and give back. Choose Restore Oregon for your #GivingTuesday donation! Make your donation directly on our website and an anonymous donor will match your contribution. If you donate through our Facebook page, matching funds from Facebook and the anonymous donor will triple your money!

Triple Your #GivingTuesday Donation on Facebook!

On #GivingTuesday, make your donation through our Facebook page @restoreoregon and Facebook will match your donation and waive all processing fees! PLUS, your donation will go towards our anonymous donor matching grant. That turns your \$1 for Restore Oregon into \$3!



MID-CENTURY
MODERN
DESIGN SERIES

May 10 & 11, 2019



BRAVO Youth Orchestra wind students, recipients of Oregon Cultural Trust grants. Photo by Richard Kolbell.

DOUBLE THE LOVE.

YOU DONATE TO CULTURE.
NOW DOUBLE YOUR IMPACT
FOR FREE.



Fixing Oregon's Broken Preservation System

BY PEGGY MORETTI

WHILE WE FOCUS A LOT OF ATTENTION ON SAVING OUR OFFICIAL LIST OF MOST ENDANGERED PLACES, ALL OF OREGON'S HISTORIC PLACES ARE AT RISK BECAUSE OUR SYSTEM FOR DESIGNATING AND PROTECTING THEM IS BROKEN.

Back in the 90s, a law was passed that requires “owner consent” for historic designation. It denies the public or local government a voice in deciding whether buildings and neighborhoods are worthy of designation and protection from demolition. Objective criteria of age and significance to our culture or history, or the potential to provide affordable housing or business incubation, doesn't matter. The community is helpless to stop the demolition of homes and buildings that are objectively historic and define the character of that community.

Virtually all other states utilize a Local Landmark process to protect important historic resources. Designation and protection come through a public process where both the owner and community have a voice, private rights and public benefits are weighed, and a decision is rendered by the local government.

But because of owner consent, Oregon uses the National Register of Historic Places to confer protection. The National Register was never intended to be more than honorific and it lacks the public process and engagement that should accompany the establishment of demolition and design protections. Because only an individual owner can apply for the National Register, it met Oregon's owner consent requirement. However, for historic district nominations, it utilizes a majority "opt out" process by property owners that has become rife with confusion and conflict. It also generally by-passes local government, which should be a participant in decisions that affect land use.

Because of owner consent, historic buildings like Portland's United Workmen Temple are being demolished – a significant loss to the community – and neither the public or local city council have any say in the matter.

Because of owner consent, demolitions are chewing up neighborhoods and pitting neighbor and against neighbor over historic district nominations.

Because of owner consent, unscrupulous developers can hold local landmarks for ransom.

Because of owner consent, tenants have no voice at all in what happens to historic places in their neighborhood.

Compounding this problem is Oregon's lack of sufficient state financial incentives for preservation and reuse. Many owners of historic buildings can't afford to do the rehab, seismic and code upgrades necessary – especially in smaller towns where lease rates remain modest.

To spur investment and economic development, most states offer a 20% historic tax credit, which has been proven to create jobs, and increase state and local tax revenue. Oregon does not. It offers a property tax freeze, which over time has been diluted and become less ineffective as a stimulus for preservation. Our "special assessment" program, which expires in 2020, provides no funds to offset construction costs.

We MUST fix how we designate and protect historic places in Oregon, making it fair, transparent, and rational. And we need real financial incentives for restoration and seismic retrofitting so we can revitalize our Main Streets, retain more of our historic fabric, and increase public



No other state has this statute. The National Trust has called Oregon's owner consent law the "worst practice" in the U.S.



safety.

Restore Oregon calls on the legislature to make preservation a 2019 priority:

- Replace owner consent with community consent, employing a public process for historic designation
- Shift protections to Local Landmark designation
- Create a state historic tax credit to promote investment in historic buildings, help pay for seismic upgrades, and curb demolition

It's time to bring preservation in Oregon into the 21st century.

We need to embrace all communities. We need to make buildings and downtowns resilient. We need to overcome real and perceived concerns about equity. And, most of all, we need to make sure that Oregon's big cities, main streets, and rural communities do not lose their souls during this period of rapid change. Passage of such legislation would change the face of preservation in Oregon. It would give communities a voice in deciding what historic places matter and should be protected, and engage more people in that process. Ultimately, it will SAVE MORE historic places. With your support, donations, and volunteer time, Restore Oregon can replace owner consent with modern historic preservation practices. Please consider making a donation to Restore Oregon at www.restoreoregon.org and help us in advocate for these important changes next year.



THE ART OF YEAR-END GIVING

During this time of year when you might be thinking about a special or extra year-end donation to causes that you care about, please consider Restore Oregon.

We have a large policy, education and advocacy agenda for 2019 and will work to make great strides to advance historic preservation statewide. The work will be a heavy lift for our small but mighty organization. With your help and additional financial support, we will work hard to give all Oregonians better tools, laws, and incentives to make preservation an economic engine for and enhance the livability of our communities.

And, if you'd like to double your charitable giving, Restore Oregon has a 1:1 matching challenge grant from an anonymous donor specifically in support of the Re-Turn the Jantzen Beach Carousel campaign. Every dollar you donate means \$2 in support to our organization.

Make maximum impact with your donation by donating through our Facebook page on #GivingTuesday (Nov 27th). Facebook will match all donations. THIS WILL TRIPLE YOUR GIFT! All #GivingTuesday donations to Restore Oregon will help Restore Oregon's Jantzen Beach Carousel campaign.

Make your financial donation online. To learn about other donation options, such as securities gifts, property or tax-free charitable IRA donations, please contact Nicole Possert at nicole@restoreoregon.org or (503) 719-6978

Holiday Gift Guide!

Gift ideas that are sure to impress even the pickiest preservationist in your life.

Since preservationists and history buffs are as unique as the buildings and places they love, Restore Oregon's staff have carefully curated a holiday gift guide for the preservationist on your list.

Historic Get Away at Sylvia Beach Hotel, Newport, Oregon



Listed in the National Register of Historic Places and built in 1912 as the New Cliff House hotel, the structure was renovated in the 1980s to become a 21-room literary-themed bed and breakfast that attracts

readers, writers, and travelers from all over the world. Each room includes details and books to reflect the life and writings of 21 different authors. The allure is beach quiet—gathering one's thoughts, writing, reading, and savoring the wonder of ocean and sky. Reservations can be made online at www.sylviabeachhotel.com

Westward Vision: The Story of the Oregon Trail by David Lavender.

If your preservationist has a fascination with the old west or an affection for the Oregon Trail, then this book will be a hit. In chiseled, colorful prose, Lavender illustrates the "westward vision" that impelled explorers to make one of the largest and longest mass migrations in U.S. history and gave the means for strengthening American claims on the Pacific Northwest.

Crater Lake National Park Knit Stocking-Pendleton Woolen Mills

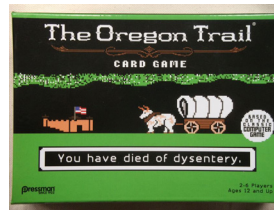


This stocking will brighten your heart and the National Park Service will receive a royalty from the purchase. Saving a historic Oregon park and having a quality stocking? That's a holiday preservation win! www.pendleton-usa.com

Tickets for Preservation Experiences like Restore Oregon's Mid-Century Modern Home Tour, a ride on Oregon Rail Heritage Center's Holiday Express, Portland Walking Tours Underground Shanghai

Tunnels, and so much more!

The Oregon Trail Board Game.



Based on the video game of the same name, this series of card and board games, will make dying of dysentery so fun! Sold at local game and toy stores.

Preservation, History, and Cultural Memberships

are always top on the list! Memberships to the organizations offer special member discounts and benefits all year around: Restore Oregon, Hollywood Theater Membership, Architectural Heritage Center, Pittock Mansion, Japanese Garden, Lan Su Chinese Garden, Oregon Historical Society, Willamette Heritage Center, Friends of Oregon Caves Chateau, and many more--just pick your favorite.

Bolling & Co's Ready-to-Hang Wallpaper Artwork



Though it might be hard to imagine an entire room hung with elaborate original papers, that doesn't mean these rare survivors can't still play a starring role on the wall. Bolling & Co's Ready-to-Hang Wallpaper Artwork offers rare antique remnants are artfully trimmed,

mounted and framed in treatments custom-tailored to individual papers, or on cleanly simple panels that create striking contemporary conversation pieces. www.bollingco.com.

North Drinkware's The Oregon Pint is a handblown, 16 oz pint glass with USGS data of Mt. Hood molded into the base of the glass. Made in Portland, Oregon. www.northdrinkware.com

Want to make our 2019 gift guide? Drop us an email at info@restoreoregon.org with your Oregon heritage gift idea.



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• ONE OF OREGON'S MOST ENDANGERED PLACES IS
NOW LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES •



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