



Spring 2010

Inside This Issue:

Window Replacement	2
Historic Bowles House Protected	3
Two New HPLO Education Prog's	3
Oregon Main Street	4



Joseph Bowles House—now protected by HPLO easement

**Practical Know-How:
Regional CLG Workshops**

Look for the HPLO at three regional Certified Local Government (CLG) meetings in April. Oregon City, Jacksonville, and La Grande will host, with agendas coordinated by the State Historic Preservation Office.

To sign up or get more information, contact Kuri Gill at SHPO 503 986-0685 or visit www.oregon.gov/OPRD/HCD/SHPO/clg.shtml

Saving Crater Lake Lodge—15 Years Later Lasting Proof of the Benefit of Preservation

What is the public benefit of historic preservation? Twenty years ago many thought Crater Lake Lodge wasn't worth saving – too dilapidated, too expensive. Today it's universally treasured. We asked three individuals with a direct connection to the lodge to share their thoughts.

After the caldera and lake itself, the Lodge is the star attraction within Crater Lake National Park. Over 400,000 people visit the Lodge every year and 20,000 guests stay overnight. None of this would have been possible without the tireless and considerable effort of the Historic Preservation League of Oregon and like minded supporters who made the \$15,000,000 renovation and subsequent 1995 reopening possible.

There is no question about the public's appreciation, lasting benefits and long term pay back of their commitment. Not only do those within our state take advantage of this magnificent work of architecture but visitors from all over the world cross through our doors each year."

Charles Willis, general manager Xantera Parks & Resorts, operator of the Lodge for the National Park Service

Progress is a term often used to justify the dismantling of history and historic structures. Such was to be the fate of Crater Lake Lodge if not for the efforts of the Historic Preservation League of Oregon and the support of over 4,000 testimonials from people who saw the

Lodge as more than a structure; it was a part of their personal history. ...the Lodge is more than just a building of a certain time, it is a time capsule of the generations of guests to Crater Lake in the form of wood and stone. It is a bond that goes to the heart of what the National Parks stand for. On this the 15 year anniversary of the reopening of the Lodge it is important to remember those that fought to preserve that which was given to us all...."

Matthew Folz, Environmental Director, Crater Lake Lodge

Sitting on my office curio shelf, next to a picture of my father, is a wooden box containing a glass coffee cup. The cup and box read, "Save Crater Lake Lodge. Historic Preservation League of Oregon." On July 7, 1995, while we shivered in the frigid



summer air during the rededication ceremony, Senator Mark Hatfield signed that wooden box and added a simple *Congratulations*. To whom, for what?

Congratulations for extending to a new generation the experience of savoring

Continued on page 2

Does Window Replacement = Defacement?

When it comes to replacing original windows in historic buildings, the short answer is: Yes, often it does. And it could cost you more money, to boot.

Of all the preservation concerns right now, window replacement is the one the HPLO is most often called upon to address. Recent government incentives and aggressive marketing by window manufacturers have fueled a growing zeal for replacement based on an assumption that old windows are “bad” energy wasters, and that the only “green” window is a new window.

This is simply not true. There have been many studies published that debunk these misconceptions, showing that alternate approaches achieve nearly the same efficiency. Here is a net-down of some of the most important points to know:

1. **Repair** your original windows (weather stripping, caulking, re-glazing) to block air leaks, the primary cause of cold infiltration.
2. **Add storm windows.** Period-appropriate storms are readily available and there are even interior options. They also qualify for 2010 Federal tax credits.
3. **Use low emittance (low-e) and/or laminated glass** to boost efficiency in storm windows and original sashes.
4. **Insulate roof, walls and floors first.** According to the Dept of Energy, windows account for only 10-15% of energy loss.
5. **Think your old windows are too far gone?** They’re probably not. Areas of decay or layers of old paint can often be addressed with stripping, wood epoxy, and elbow grease.
6. **Most new windows are highly energy-consumptive to produce,** stamped out of aluminum, vinyl, and



other manmade materials. They also have a **far shorter lifespan** (note the short warranty period on most new windows—and how little is actually covered.)

7. **Reduce landfill waste.** Most old windows were hand crafted, made of old growth timber, and have plenty of life left in them.

8. **Replacement costs more**— up to 3 times more than repair + storm windows (\$500 - \$1000 vs. \$50 - \$1000 on average).

9. It could take **up to 40 years to recoup the cost** of installing new windows. Avg. energy bill savings = \$50/month X 6 months/year = \$300/yr. Avg. cost of high-quality new windows = \$12,000 (24 windows X \$500 each)

There are numerous companies that specialize in historic window repair. A partial list can be found on the State Historic Preservation Office website.

Of course, there are times when an old window really is too damaged to be repaired. In that case, the goal is to replace it with a window that replicates the original design and materials.

As the saying goes, windows are the eyes of a building, and particularly in historic buildings, window placement, shape, configuration, and profile are absolutely integral to its architectural integrity.

To read more: *Embracing Energy Efficiency*, Old House Journal, Sept/Oct 2007; *Outlook on Windows: New Threats, New Strategies*, Forum News, Jan. 2010; *The Real Cost of Removing Historic Windows*, APT Bulletin 36:4 2005; *Historic Wood Windows Tip Sheet*, National Trust for Historic Preservation.

Crater Lake Lodge, continued

such a place; a rustic lodge perched on the edge of an abyss overlooking one of the most mesmerizing landforms on earth.

Congratulations to the thousands of people who proclaimed by letter, telegram, editorial, personal testimonial, contribution, or vote in favor of a resolution to “Save Crater Lake Lodge.”

Congratulations to you, Senator Hatfield, for challenging us to prove that this singular place has lasting public value and for standing by your word to find the funds for the project.

Congratulations to the National Park Service for listening to the people and acting as good stewards of the public trust, for changing course and for hiring some of the finest architectural and construction talent in the state.

Congratulations Oregon, you were blessed by people of vision, passion and love of place who labored ten years to “Save Crater Lake Lodge.” Bertha Hultman, Sharr Prohaska, Al Staehli, Terry Harbour, Jim Kuntz, Dick Matthews, Rich Winters, Don Peting, and many more unnamed heroes.

How do we measure the value of historic preservation? We create a community around shared value. We collectively build-up rather than individually tear down. When the work is done, the community may disperse but the Sense of Place the community helped create endures into another generation.

Eric Eisemann, president E2 Land Use Planning, and former director of the HPLO



Interior, Crater Lake Lodge

Historic Bowles House Protected for Future Generations

Joseph and Ruth Matarazzo have lived in and loved their historic home for over 45 years. Yet attached to it as they are, the Matarazzos know they won't always be there to look after it.



Designed by A.E. Doyle in the Mediterranean style and listed on the National Register of Historic Places, the 'Joseph R. Bowles House' sits on an oversized lot in Southwest Portland. In recent years the Matarazzos have seen numerous "remuddles" of other historic

homes that destroyed original fabric, and new oversized houses wedged into subdivided lots. So to protect their home and its setting in perpetuity, the Matarazzos donated a historic conservation easement to the HPLO. The easement will pass with the title to future owners, preserving the historic features and preventing subdivision of the lot.

"The Matarazzos understood that a National Register listing does not guarantee protection from demolition

or neglect," states Peggy Moretti, HPLO Executive Director, "an easement is the best way to permanently ensure good stewardship of the property."

The HPLO will be responsible for monitoring the property and consulting with future owners to ensure its integrity is maintained.

"We rest easier knowing that our home, setting, and views will remain intact for future generations of residents and pedestrians to enjoy," say the Matarazzos. "This is too special a legacy to leave it to chance."

HPLO Premieres Two New Education Programs

In April the HPLO will introduce two new education programs as part of our mission to increase awareness of the value of preservation in Oregon and to support local preservation efforts.

Historic Preservation 101

This 90-minute introductory presentation on the basics of historic preservation and why communities should care about it covers:

- Brief history of the preservation movement
- Benefits of historic preservation – cultural, economic, environmental
- Who's who in the preservation world

- Forces effecting preservation
- Principles and standards
- Role of government
- Resources, tools, & outreach

We'll head down to Jacksonville on April 21st for the first presentation.

Historic Conservation Easements: What, When, Why

Easements remain an important preservation tool – the only way for owners of historic properties to ensure their protection from demolition or neglect in perpetuity. This 45-minute program addresses:

- What is a conservation easement
- Restrictions & Benefits
- When to consider an easement
- Eligibility criteria & process
- Ongoing stewardship

Our thanks to the Kinsman Foundation for funding this program which will be delivered at all three regional CLG workshops in April.

Contact Peggy Moretti at 503 243-1923 to schedule a presentation.



Every HPLO Member-Donor is Important!

Member donations provide essential funding for our programs and advocacy efforts. We also accept real and personal property, annuities, or equities. The Historic Preservation League of Oregon is a 501(c)(3) non-profit organization.

- Keystone \$1000.00+
- Steward \$ 500.00
- Supporting \$ 250.00
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- Household \$ 50.00
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Oregon Main Street: Restoring Communities' Heart and Soul

Creating vibrant downtowns built on the distinct assets of traditional business districts – rich architecture and history, personal service, local ownership, and a unique sense of community – doesn't happen overnight.

Reinvigorating historic downtowns takes the sustained and collective effort of a broad spectrum of community members. That's where the Oregon Main Street program comes in.

Combining preservation and downtown revitalization with powerful economic stimulation, Main Street restores the core assets of our communities and enhances quality of life for our citizens.



Albany, an Oregon Main Street community

Oregon Main Street helps communities develop comprehensive, incremental revitalization strategies built on a community's unique character and heritage. Services, including training and technical assistance, are based on the successful 4-point **Main Street**

Approach® developed by the National Trust Main Street Center to build a sustainable, complete revitalization effort:

- **Organization** builds consensus and cooperation between the many individuals and groups who play a role in the process.

- **Promotion** creates excitement. It reinforces and markets a positive image to customers, investors, new businesses, local citizens, and visitors based on the

unique attributes of a downtown district.

- **Design** enhances the unique visual qualities of downtown by addressing elements that create an appealing physical environment.

- **Economic Restructuring** strengthens downtown's existing economic assets while finding ways to fully develop its market potential.

There are 64 communities participating in the Oregon Main Street program. Across the US, the program has generated an impressive \$48.8 billion public and private investment in physical improvements; 87,850 net new businesses; 391,050 net new jobs; and 206,600 building rehabilitations.

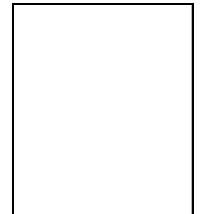
Go to www.oregon.gov/OBDD/mainstreet/index.shtml for more info.

– Sheri Stuart, Oregon Main Street Coord.



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Preserve, reuse, and pass forward Oregon's historic resources