

**OREGON STATE HISTORIC ADVISORY COMMITTEE  
ON HISTORIC PRESERVATION  
MEETING MINUTES  
IRVINGTON TENNIS CLUB  
2131 NORTHEAST THOMPSON STREET  
PORTLAND, OR 97212-4699  
JUNE 3<sup>RD</sup> AND 4<sup>TH</sup> 2010**

**June 3, 2010**

**COMMITTEE MEMBERS PRESENT:** William Willingham-Chair, Mary Gallagher, Robert Hadlow, Jeff LaLande, David Liberty, Don Peting, Judith Rees and Gail Sargent.

**COMMITTEE MEMBERS NOT PRESENT:** John Goodenberger – Vice Chair

**STAFF MEMBERS PRESENT:** Christine Curran – Associate Deputy SHPO, Cara Kaser – Architectural Historian, Ian Johnson - Historian, Tracy Zeller – Program Assistant and Kim Garner – Executive Assistant.

**STAFF MEMBERS NOT PRESENT:** Roger Roper – Deputy SHPO

**GUESTS AND PROPONENTS:** Melina Bezirdjian, Jerrold Gregg, Cathy Galbraith, Hope Svenson, Michael Legg and Robert Mawson

**Public meeting began at 1:30 PM**

**Opening remarks and introductions**

William Willingham called the meeting to order and gave the opening welcome and introductions. All committee members and staff introduced themselves.

**Discussion of issues of interest and concern to the public not on the agenda**

There were no issues of interest and concern to the public at this time.

**Approval of agenda**

There were no additions or corrections to the agenda. Jeff LaLande motioned to approve the agenda as submitted and David Liberty seconded it. **The motion passed unanimously.**

**Approval of the February 2010 meeting minutes**

David Liberty stated there were a few spelling errors to be corrected. Judith Rees moved to approve the meeting minutes as revised and Don Peting seconded. **The motion passed unanimously.**

**Update from Associate Deputy SHPO – Christine Curran**

- Staff changes – Kimarie Lamb accepted a new position with another company and Tracy Zeller has replaced her. Steven Poyser retired, and Julie Osborne replaced him.
- Section 106 summary reports provided to Committee.
- New CLGs: Enterprise, Medford, Lake Oswego, Sandy, Grants Pass, Union, City of Dayton bringing the total to 41.
- The National Park Service has recommended two National Register-listed properties: the U.S.S. LCI 713 (amphibious assault vehicle from WWII) and the submarine U.S.S Blueback for National Historic Landmark (NHL) status. Both owners agree to the recommendation. The Spring 2011 meeting is the target date for the hearing on these.
- The committee recommended against de-listing the Mills, Lewis H. house, but the National Park Service (NPS) disagreed and proceeded with the de-listing. The State Historic Preservation Office (SHPO) received a letter detailing why from the NPS, and will notify the owner.

- The Pacific Northwest Field School is being held in Boise, Idaho this year. Don Peting is co-chairing if there are any questions. It is being held at the Old State Penitentiary starting August 8th for 5 weeks, with a break the week of Labor Day.
- The SHPO is still working on getting the Main Street program codified in statute with the legislature.
- Funding from the lottery is up slightly, and federal money has stabilized, however, this is not the year for new initiatives and positions.
- The National Conference of State Historic Preservation Offices (NCSHPO), which Roger Roper is a member, is assisting the National Register (NR) to update the NR process for digital submission. It is likely it will be 1-2 years before the project is complete.
- Cottonwood Canyon is the state park of 2013. It is located along the John Day River near Condon. SHPO employees Ross Curtis and Nancy Nelson did a cultural resources survey above and below ground. There is not much potential for above ground.
- The Save America's Treasures grant for Fort Yamhill has been submitted an amount of \$175,000 for stabilization for archeology work and interpretive covers.
- Governor Kulongoski has appointed a new Oregon Parks and Recreation Department (OPRD) commission chair. Davis Moriuchi will be replacing Jim Parr as Jim's term has ended.

### **Review and consideration of revised procedural rules for SACHP**

After a period of discussion the following revisions to the procedural rules were suggested:

- Add a category for historic preservation to section (1) (b) (i).
- Add the wording "shall be **governor** appointed" to section (1) (b) (ii).
- Section (1) (c) (iv) needs to be re-written. There is redundancy regarding removal of a member if there is conflict of interest concerning the matter in conflict.
- Add "chair will advise what to do if there is a conflict of interest" to section (1) (d) (ii)
- Section (3) (a) (vi) needs to have added at the end "as well as keep committee and meeting records"
- Delete section (3) (a) (x).
- Section (3) (b) (i) needs to read ".....categories outlined *in* their review sheets:"
- Section (3) (d) (i) needs to read ".....information on which **to** base professional judgment....."

Jeff LaLande motioned to approve the procedural rules with the above changes. **Judith seconded. The motion passed unanimously.**

### **Review of properties proposed for listing in National Register of Historic places**

#### **The Big O**

Eugene, Lane County

Presentation made by SHPO staff member Ian Johnson. Located on Skinners Butte and owned by the City of Eugene, The Big O is proposed for listing to the National Register of Historic Places under Criterion A for its significance on a local level.

Melina Bezirdijian, a University of Oregon student, is nominating The Big O as part of a class assignment. Melina commented that the history of The Big O reads like a screenplay; it has been blown up, dismantled and damaged numerous times over the years.

Judith Rees noted that more information about the history of the University is needed as well as more information about the use of Skinner's Butte. If any photos taken when The Big O was dedicated in 1958, they need to be included.

Robert Hadlow questioned how the "O" is significant enough that it needs to be listed. He would like a summary of how The Big O fits in with other university letters.

Mary Gallagher and David Liberty stated that the "circular gold symbol" metaphor in the last line of "Brief History" on page 7 of the nomination should be clarified.

Mary Gallagher is concerned that the object has lost its integrity of setting because trees now obscure the view of The Big O. She would also like less use of acronyms, and suggest spelling out the "University of Oregon" instead of using U of O and UO in the nomination.

David Liberty noticed the nomination says the "O" was dismantled in 1962 and rebuilt in 1965, but he would like those dates rechecked as he believes it could have been dismantled and rebuilt at an earlier date.

Jeff LaLande asked the preparer to describe why the University no longer uses block lettering. He also believes the blocked viewshed is troubling. He felt this was the first nomination for this kind of property that was a little too much on the humorous side. He would like to have removed the statement "one nice one naughty" on page 10.

Gail Sargent asks that the site plan be revised to be more accurate.

Mary Gallagher moved to forward to the Keeper under Criterion A for local significance with the above revisions. Judith Rees seconded. **The motion passed unanimously.**

### **Owyhee Dam**

Adrian vicinity, Malheur County

Presentation made by SHPO staff member Cara Kaser. Jerrold Gregg and John Martinson from the Bureau of Reclamation presented on behalf of the property owner, the Bureau of Reclamation. They have nominated the Owyhee Dam under Criterion A and Criterion C.

Jeff LaLande would like to have explained in the nomination that the train car is a noncontributing due to the fact it is now being used as a replica. The picture of the train car that is included is a poor quality picture, therefore, if any better photos exist, those need to be included in the nomination. On page 2, final paragraph more explanation of the buildings usage and what has happened to them needs to be included. The difference between a gravity dam and an arch dam needs to be defined. He questioned if there are plans to remove the trailer. Jerrold Gregg stated he will go before the district manager to support this; however it might not be in the budget right now. Jeff believes this is overall an excellent nomination.

David Liberty would like to include the diversion of tunnels into the nomination.

Judith Rees realizes the nomination was originally prepared in 1989, and doesn't believe it needs updating except for the final paragraph on page 17. The paragraph states that agriculture is still the "economic engine". She wants updated information on whether this information is still correct.

Gail Sargent noticed that earlier this was just a nomination for the dam, and now it is the district. She is having a hard time defining the difference. There is a typo on page 12 under Criterion A. It has the area defined as being Western Oregon and Eastern Idaho. It needs to read Eastern Oregon and Western Idaho.

Mary Gallagher would like to see stronger descriptions of items, like lamps and pedestals on the dam. The location map needs to be a broader context; the one provided is too small.

William Willingham has noticed there is debate between people who wanted a massive dam vs. an arch design. The paragraph just up from the bottom on page 13 does not mention whether this is an arch dam or a massive dam. This needs to be clarified.

Jeff LaLande moved to forward to the Keeper under Criterion A , a local significance and C, national significance with the above revisions. Judith Rees seconded. **The committee approved 7-1 (David Liberty opposed).**

**Campbell, David, Memorial**  
Portland, Multnomah County

Presentation made by SHPO staff member Ian Johnson. Cathy Galbraith and Hope Svenson from Bosco-Milligan and Paul Corah for the City of Portland presented on behalf of the property owner: City of Portland Bureau of Transportation. They have nominated the David Campbell Memorial for local significance under Criterion C.

Through a question and answer round by the committee to Cathy and Hope, it has been learned that the water to the memorial has been turned off since the 1950's, with no immediate plans to turn it back on. The street lights around the memorial are in good working order.

Don Peting wants a close up picture of the sculpture on the memorial in the nomination. He also noted that the sculptor of the memorial, Avard Fairbanks, should have a footnote in the nomination. Avard was an excellent sculptor and architect, and did quite a bit of work in Portland. Overall, Don believes the writing in this nomination was terrific.

Judith Rees would like to have photos of the funeral procession that was discussed in the nomination. Cathy mentioned that none have been found, but will keep looking.

Mary Gallagher notes the garbage can that is in the memorial needs to be moved to the grassy area and not on the memorial platform itself. It should also have a plaque that discusses what the memorial is for.

Jeff LaLande discussed adding the list of fire fighters that are mentioned in the nomination onto the memorial so they will not be forgotten. These names should be listed in the nomination as an appendix. The nomination also mentions the Pan-Am Memorial in Washington D.C. is a similar memorial, but does not state where in Washington D.C. it is located. The location should be written into the nomination. On page 3 at the bottom of the summary, take out the words "82 years ago" to ensure that it will never be out of date.

Don Peting moved to forward to the Keeper under Criterion C for local significance, with the name Portland Fire Fighters Memorial. Mary Gallagher seconded. **The motion passed unanimously.**

**Arlington Club**  
Portland, Multnomah County

Presentation made by SHPO staff member Cara Kaser. Michael Legg presented on behalf of himself, the property owner, along with Robert Mawson of Heritage Consulting. They discussed that in the past, women and minorities were not allowed at the club, but they are now.

David Liberty believes the nomination is strongly supported for Criterion C, but weak for Criterion A. The nomination needs more names of the original founders, construction, who used the building and how they were important to the community. David would like mentioned in the nomination that Catholics and Jews were not allowed in the past. He would also like to have included whether they, as well as other denominations, are allowed now.

Gail Sargent kept getting lost with references to the Multiple Property Documentation (MPD). It seemed messy and was difficult to follow. She wants the nomination to only make statements as to whether it meets the criteria. Gail also noted that throughout the document,

there is no consistency with the MPD. In some spots it is spelled out, and in others it is abbreviated. It needs to be consistent throughout the document.

Robert Hadlow agrees that Criterion A is lacking. He wants to know who the people are that lived in the Arlington.

Jeff LaLande found some redundancy in writings as well as spelling errors.

Mary Gallagher wants the floor plans to include more details as to the past and current functions of each floor. The title of the MPD is clear, yet when you go to the document, the title is not used as quoted. It needs to be the same throughout. Mary also thought the narrative on page 7 was confusing.

Judith Rees concurs with Mary on the floor plans. They also need to be labeled as current or historic use. There needs to be a map as to where the current locations of the photos being taken are. The year that woman and minorities started being allowed needs to be noted in the nomination. Although Judith is not certain, she believes that a 10% grade seems to be a little excessive; she believes it to be closer to 5%. This information should be double checked.

David Liberty moved to forward to the Keeper under Criterion A and C. Robert Hadlow seconded. **The motion passed unanimously.**

#### **Adjourn public meeting**

William Willingham moved to adjourn the meeting Robert Hadlow seconded it. **The motion passed unanimously** and the meeting adjourned at 4:15PM.

#### **SACHP meeting June 4, 2010 Irvington Tennis Club – Portland, Oregon**

**COMMITTEE MEMBERS PRESENT:** William Willingham-Chair, Mary Gallagher, Robert Hadlow, Jeff LaLande, David Liberty, Don Peting, Judith Rees and Gail Sargent.

**COMMITTEE MEMBERS NOT PRESENT:** John Goodenberger – Vice Chair

**STAFF MEMBERS PRESENT:** Christine Curran – Associate Deputy SHPO, Cara Kaser – Architectural Historian, Ian Johnson - Historian, Tracy Zeller – Program Assistant and Kim Garner – Executive Assistant.

**STAFF MEMBERS NOT PRESENT:** Roger Roper – Deputy SHPO

#### **GUESTS AND PROPONENTS:**

Patricia Treece, Liza Mickle, Crean, David Horsley, Laura Imeson, Jim Heuer, Mary Piper, Kirk Ranzetta, Dean Gisvold, David Gray, Peter Meijer, Randy Gragg, Kristen Minor, Patricia Bier, Susan Davis and Barbara Coddington.

#### **Public meeting began at 10:15 AM**

#### **Opening remarks and introductions**

William Willingham called the meeting to order and gave the opening welcome and introductions. All committee members and staff introduced themselves.

#### **Discussion of issues of interest and concern to the public not on the agenda**

There were no issues of interest and concern to the public at this time.

## Review of properties proposed for listing in the National Register of Historic Places

### Irvington Historic District Portland, Multnomah County

Presentation made by SHPO staff member Ian Johnson. Kirk Ranzetta of Entrix, members of the Irvington Community Association and residents of the neighborhood, presented on behalf of the district.

The committee discussed what makes the boundaries and the cut off year of 1948 historically significant. Was it the end of the street car, the 11 types of house styles, the park, Elizabeth Irving, or all of it? The committee would like a review of the southern boundaries due to the fact a significant amount of the homes in the south area are out of period and have extensive deterioration, therefore, are not appropriate for the nomination.

Robert Hadlow wants to know why the nomination states the streetcar is an important factor when other forms of transportation were available. There was no mention in the nomination why there was a lull in development. There are many proofreading errors that need to be corrected. Documentation to support the statement that "Irvington has the largest variety of styles in Portland and the state of Oregon" need to be included, or reword it to read that it is one of the most varied. Robert is concerned with 1948 as a cutoff date. The nomination needs to identify other than the end of the streetcar why 1948 is historically significant.

Mary Gallagher wants page 5 of the nomination to have an introductory sentence describing the neighborhood, types of materials used for buildings and scale. The maps also need to be more condensed so they are easier to read with clarity in the street names.

David Liberty is glad this neighborhood is up for nomination so that huge buildings and condos will no longer be allowed to be built in the area. There are inconsistencies with wording throughout the nomination. For example, some houses are listed as prairie school style, as well as prairie style. It needs to be the same throughout. Although it is a non-contributing resource, more information on Irvington Park should be included in the nomination. On page 6 there is a typo concerning 36<sup>th</sup> street. Page 9 does not mention any of the bungalows in the district, and feels they need to be addressed.

Gail Sargent feels that the area was "built out" by the 1920's, and not many were built between then and 1948, therefore, she had concerns about the boundaries and period of significance.

Don Peting is enjoying the comprehensiveness of the nomination other than the boundary issues.

William Willingham stated the nomination shows that the neighborhood does meet the requirements for style, integrity and period, but agreed with the committee that there are awkward statements and inconsistencies with wording. It is a little artificial to use the streetcar as the significance for the end of the period. William believes 90% of the buildings were finished being erected by the end of WWII. He believes that around 1940 would be a better year. On page 17, the paragraph that starts out, "While influenced by", the transitions are not quite clear and should be reworded.

Judith Rees believes the area south of Tillamook has weak integrity. She would like to have information as to why the year 1948 is significant as no major events are related to that year. She also believes there is too much over statement saying Irvington is the "largest, most intact, diverse collection of styles in Portland and the state of Oregon. This statement needs to have supporting documentation and comparative analysis. The deed restrictions in Ladd's Addition are almost identical to those for Irvington and should be discussed in the nomination.

Mary Gallagher noted that on page 2 shingle styles are not listed, but they are on page 5. There needs to be consistency. Page 5 needs an informational sentence that introduces materials, styles, types and scale of homes in the neighborhood. The maps in the appendix also need to be clearer.

Robert Hadlow moved to forward to the Keeper for listing in the National Register of Historic Places, with amendments. Gail Sargent seconded. **The motion passed unanimously.**

### **Working lunch presentation by Kirk Ranzetta, Entrix**

Kirk Ranzetta of Entrix gave a presentation regarding the Portland Public Schools Historic Building Assessment. Jen Sohm and Blair Fitzgibbon were also present to answer questions from SHPO and the public.

## **Review of properties proposed for listing in the National Register of Historic Places**

### **Kingsley-Scott House Portland, Multnomah County**

Presentation made by SHPO staff member Cara Kaser. Jim Heuer, citizen, spoke on behalf of property owner, Donald Jans.

Judith Rees is concerned about the nomination and the substance of the house. The kitchen, bathroom and attic space have all been altered over time. Most concerning was the statement of significance and the description in sections 7 and 8. The taper on the Newell posts on the staircase is a signature element of a Jacobberger house. Judith felt there was a lack of information about the house and about Kingsley to recommend nomination at this time.

David Liberty feels the bibliography is weak. Section 10 is weak and believes more sources could be referenced. The emphasis on exposed plywood is interesting, but not sure if significant. More needs to be said about the property.

Robert Hadlow stated if this were to go forward, the proposer should put someone into contract who writes proposals. The nomination needs stronger points to address significance for listing. Overall, this is a weak nomination.

Jeff LaLande says this nomination is very problematic. He feels that this house is likely eligible, but he is not willing to go beyond that position do to the lack of information.

Gail Sargent was not pleased with the lack of historical photos. Replacement of the doors in the kitchen was not noted in the alteration section of the nomination and needs to be. Better floor plans and a physical description historically are also needed.

Mary Gallagher agrees with the committee's statements. She stated that many quotes throughout the nomination are problematic. The sources are not cited correctly.

William Willingham agrees with the committee's statements. The comparative study needs more work as well.

Don Peting notes the statement saying plywood was invented in Portland is not correct. The modern plywood first manufactured in Portland in 1905 is, but Egyptians invented the first plywood. Statements need to be accurate. On page 9, 2<sup>nd</sup> paragraph from the bottom, the reference to "at left" regarding the Johnson house should be cut.

Christine Curran notes this is a good example of something that could have been done if there was an MPD on Jacobberger.

Judith Rees moves not to forward the nomination to the Keeper at this time without prejudice do to the fact there is not enough information about the property. The application does not meet the standards; therefore, it can not be determined at this time if it qualified. It can come back again if the nomination is adequately and appropriately submitted in the future. Robert Hadlow seconds. **All were in favor of rejecting the nomination and passed unanimously.**

**A re-submittal is approved for a later date.**

### **Visitors Information Center Portland, Multnomah County**

William Willingham relinquishes the chairmanship to Robert Hadlow so that he may serve as the lead reviewer for the nomination. Presentation made by SHPO staff member Ian Johnson. David Gray presented on behalf of himself, the property owner, along with Randy Gragg, Friends of John Yeon; Peter Meijer and Kristen Minor of Peter Meijer Architects.

David Gray started the presentation stating this is John Yeon's only surviving commercial work. It is significant because it is a national and NW regional style.

William Willingham leads off stating the nomination is well prepared and makes its case very clearly. It clearly reflects the work of "the master", John Yeon. The only concern he has is the question of integrity considering the number of alterations the building has gone through. After taking the tour his concerns are still the same; however he does not feel the alterations distract from what Yeon was trying to accomplish with the building. Work still needs to be done on the partition wall where it extends by the staircase, and he does not like the dropped ceiling and would like to see it exposed instead. Anything that can be done to the landscape to bring it back to the original landscape would be the best for it. It would be nice to have the remaining original interior elements exposed.

Don Peting agrees with all of William's comments.

David Liberty notes that on page 10, first paragraph, it states the Columbia was gouged by a glacier valley, when in fact it was caused by a glacial flood. Page 13, last paragraph, where it says "modernism begins to depart", he questions the moving from concrete and steel back to timber. Documentation says the looking pond is gone and then brought back. Clarification on this and the reasoning is needed.

Judith Rees would like to know if there is a site plan that shows the context of the garden layout and how the highways were affected. Peter Meijer noted that he was not able to find any definitive work.

Mary Gallagher asked if the flooring is still the original. Kristen Minor informed Mary the cement with the heating pipes are still there with linoleum over it, but not the original flooring itself.

Christine Curran would call this international style with NW regional style design elements, and not strictly NW regional style.

Robert Hadlow discussed having the timeline on page 17 checked. He would like to know when Harbor Drive was closed, by whom and why.

William Willingham moved to recommend the nomination to the Keeper for listing to the National Register of Historic Places. David Liberty seconded. **The motion passed unanimously.**

**Central School  
Milton-Freewater, Umatilla County**

Presentation made by SHPO staff member Ian Johnson. Patricia Bier, Susan Davis and Barbara Coddington of the Milton-Freewater Historical Society presented on behalf of the property owner, Dr. Marilyn McBride.

Gail Sargent questions the integrity due to the elevator being moved, the original grand entry stairs are gone, the main doors are different and many of the windows have been replaced or altered.

William Willingham wants to know if it is the intent, if this is approved, that the school will ask for bonds to restore the structural integrity. Barbara said that is the intention. William noted that the fact that this was used as a high school during the world war is incredible, as most people did not go to school beyond the 8<sup>th</sup> grade.

Judith Rees does recommend this building under Criterion A, although the site is compromised. It would be helpful to show a couple of pictures of the site from early on in the nomination. It would also be helpful to mention the Vincent School due to the similarities.

Don Peting would like details of how the school was made included in the nomination. Barbara informed Don the base floor is wood on top of concrete.

Although William believes it would be overkill for this site, Robert Hadlow would like a biography in the nomination.

David Liberty wants the use of the word etc. eliminated from the nomination.

Gail Sargent moved to recommend the nomination to the Keeper with a little more comparative analysis and more information about secondary education. Judith Rees seconds. **The motion passed unanimously.**

**Adjourn public meeting**

David Liberty moved to adjourn the meeting Robert Hadlow seconded it. The motion passed unanimously and the meeting adjourned at 3:00 PM.

Due to equipment failure, an audio recording of the meeting is not available.