

ASHP NEWS

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RESCUING A CARRIAGE HOUSE FOR THE 21ST CENTURY

By Timothy Netsch

In a Eugene, Oregon neighborhood, behind a slender, rural gothic home stands a small building, almost square with a steeply pitched roof and center cupola. Children in the neighborhood believe it is an old schoolhouse. It is, rather, the carriage house and stable for the 1872 Peters-Liston-Wintermeier House.



Peters-Liston-Wintermeier carriage house, Eugene, Oregon.

The whole site is something of a wonderful oddity in this area of bungalows and other small homes of the early Twentieth Century. The house, of board and batten, with jigsaw-cut brackets and delicate window hoods, was moved to this location in 1912 from downtown Eugene, a common tradition as the commercial core developed. The residence and its ornament are taken directly from a pattern in the 1856 edition of Henry W. Cleaveland and William and Samuel D. Backus' *Village and Farm Cottages*. The history of the carriage house is less clear. It probably replaced an earlier carriage house on the original site between 1902 and 1912, and was moved with the residence to the new location. Stylistically, it is similar to those stable designs seen in Andrew Jackson Downing's *The Architecture of Country Houses*.

Stipulated in the recent purchase of the house was an agreement that it must be restored. The new owner builds and restores violins. He and his family will live in the residence, and the carriage house will become

his workshop and office. The latter of these two is being restored first. As an intern for Gregg Olson, the restoration carpenter who has been working on the project, I have witnessed the physical changes in the project, and also the variety and evolution of the neighborhood interest in the restoration.

The photograph illustrates the condition of the structure as the project began. Essentially, the carriage house had been boarded up and used only occasionally for storage since probably the late 1950s. The condition of the roof had exposed the interior of the building to several rainy Oregon winters. When we trenched around the base of the structure, the sill which was below grade, existed only in some short sections. The rot and infestation had worked its way into some of the studs and joists as well.

The carriage house is cornered by a well-trafficked alley and a public path leading to a park. Neighbors were surprised that any attention was being given to this dilapidated and curious structure. Reactions varied: "What's historic about an old barn? Tear it down!" Or "When will it be available for rent?", Or "We're so thrilled with what you're doing..."

Many weeks were required to jack up the building, replace the sill, patch studs and joists, and lay a new concrete block foundation. Regulars in the area stopped by for progress reports, happy to receive any tidbit of information. Some brought cameras. Next came the most remarkable changes in the appearance of the carriage house. The box cornice was repaired and new cedar shingles nailed on the roof. Then virtually all the siding

was numbered and removed. Using a come-along, the building was squared. New shiplap siding was milled to replace that which was too rotten, and the original siding went back on. As a novice in the area of carpentry, I, like those in the neighborhood, was a little amazed at the transformation that was happening. Of course, there were still those less impressed, "I hope to hell you got a BIG grant from the government -- you'll need it!" one man shouted, laughing as he walked past. In fact, the project has received the largest matching loan ever given for restoration by the city of Eugene.

By publication the carriage house restoration will be complete. The windows will have been rebuilt and glazed, and the doors hung. The interior adaptive measures, including insulation, plumbing, tongue and groove floor and wainscoting, and sheetrock are in their final stages.

This carriage house has become a part of the identity of the entire neighborhood, a point of pride. Its unique roof line rises above the low houses, making a focal point for the nearby park. I am eager to see how dramatic the reaction will be when the restoration of the house begins. The entire project is an illustration of the powerful effect that community preservation efforts can exert on neighborhoods today.

EDITORS' NOTES

Once again the editorship of the "ASHP News" has changed hands as previous students graduate (yes, it actually happens!) and the responsibility of overseeing the creation of the newsletter passes to the next generation. Dave and Sohyun, editors of the expanded Volume Two newsletters, did an admirable job in creating a refined and professional publication which focused on both local and national

issues. Barring any major catastrophe, we will attempt to follow their lead. Book and conference reviews on pertinent historic preservation issues will continue to be published, as will student and professional opinions.

The focus of this publication covers historic preservation activity from several areas in the Midwest and Pacific Northwest. The articles might have delved into the "what I did on my summer vacation" category save for the fact that our experiences were professional in scope, and allowed us to participate in many of the subjects and concerns that hitherto had only been the topic of classroom debate. Two articles in particular deal with the concerns of structure preservation in our National Parks.

Future articles will include a report by our ASHP president, Tim Netsch, on his participation in the National Trust for Historic Preservation Conference in Charleston, and a synopsis of our activities during the University of Oregon's Historic Preservation Program 10th Anniversary Celebration. Thesis lists from graduate preservation programs will also appear.

As always, we are more than happy to hear from our readers, and are eager to publish articles on your areas of interest. Our mailing list extends across the nation to professionals and students of our profession, as well as to the historically devoted and the merely curious.
Hugs,

Dena and Donna

SPEAK, PRESIDENT, SPEAK!

First on ASHP's agenda for this school year is our Tenth Anniversary Celebration, recognizing the founding of the Historic Preservation Program at the University of Oregon. We began a year ago organizing this homecoming for alumni, faculty, and others affiliated with the program. Between internships and classes this summer, the committee continued to meet, ironing out details of scheduling events and the guest list.

The big day is October 27. The Celebration will serve more than just a reunion for this tight-knit group. Round Table discussions and speakers' panels will provide a forum for the exchange of ideas on pertinent issues of preservation and preservation education. One of our honored guests at the celebration will be Michael Tomlin, Chairman of the National Council for Preservation Education.

Two years ago the founding members of ASHP envisioned the eventual development of a nationwide network of preservation students. An affiliation between ASHP and an already established national organization is the most logical step toward this end. We look forward to discussing with Mr. Tomlin such a relationship between the NCPE and ASHP. The potential significance of a nationally unified and active block of student preservationists is exciting.

Timothy Netsch



PRESERVATION PLANNING FOR HISTORIC STRUCTURES IN ALASKA'S STATE PARKS

By Sylvia Elliot

What is the value of preserving a building of rather insignificant architectural design, built less than 50 years ago, and located in the midst of a popular recreational fishing area? The answers to this question are well illustrated by the Ernest Gruening cabin, acquired by the State of Alaska in 1989.

During an internship with the State Office of History and Archaeology this summer, I was involved with a project which explored interpretation and management options for the newly created 13.2 acre Gruening State Historic Park, located 26 miles northwest of Juneau. The 1 and 1/2 story cabin, built in 1946, is surrounded by stands of blue spruce, western hemlock and alder, and overlooks Amalga Harbor. Because it is the only building other than the Governor's Mansion which can be directly associated with Gruening's years in Alaska--as territorial governor, statehood proponent and senator-elect--the cabin presents an opportunity for the Department of Natural Resources (DNR), Division of Parks to visibly acknowledge Gruening's many contributions to the development of Alaska by the thoughtful preservation and interpretation of this cabin for the public. Because the cabin exterior and surrounding landscape have been altered very little during the past 44 years, the site retains much of its original integrity. This is significant, since many of the historic buildings in the state have been moved from their original sites.

The challenge in preservation planning for this park lies in balancing the existing recreational, sport fishing use of the surrounding area, with a preservation strategy which will



Ernest Gruening cabin, northwest of Juneau, Alaska.

protect the landscape and cabin from problems associated with an anticipated increase in park visitation. The issue of new construction (boardwalks) within the sight-lines of the cabin must be weighed against the need to protect fragile root systems of the surrounding forest from abrasion by increased foot traffic. Several use options for the cabin were explored: a park ranger residence (not open to public), interpretation of the cabin interior (year-round resident caretaker), and interpretation limited to the building's exterior (free-standing interpretive panels). Factors which must be considered before any plan is implemented include the problems of theft and vandalism in this somewhat secluded area, vehicular vs. foot traffic within the park, the need for an archaeological survey to be performed before any ground-disturbing repairs are commenced on the building's exterior, and the State Park system's limited budget for historic preservation projects.

To design a successful preservation plan for the Gruening cabin, the input of a variety of people will be crucial. During the course of my research for this

project, I spoke with the State Historic Preservation Officer, the state historian, the state architectural historian, the regional manager of parks in southeast Alaska, the park ranger currently living at the cabin, DNR's landscape architect, a state archaeologist, and Gruening's son. Each person voiced different concerns regarding the use of this cabin. And each of these concerns, if reviewed and considered carefully, will allow the Department of Natural Resources to develop a successful master plan to insure the conservation of a building which has the potential of providing park visitors a glimpse into the life of Ernest Gruening, one of Alaska's great statesmen.

KINGS HILL HISTORIC DISTRICT, PORTLAND OREGON

By Dena Sanford

On November 2, 1990 the King's Hill Historic District National Register nomination will come before the Oregon State Advisory Committee. The date marks the completion of a three year project to recognize one of Portland's most significant and unique residential districts.

While the King's Hill neighborhood is not the oldest residential area in Portland, and equally impressive homes can be found throughout the city, the district is distinguished by its concentration of well preserved, architect designed mansions and the significant Portland families who owned them. The wide range of building styles document the evolving popularity of differing architectural styles in the United States and Portland from the 1880s to the present.

The historic district derives its name from Portland pioneers, Amos and Melinda King, who filed a donation land claim on more than 500 acres of heavily forested hillside in 1852. Serious development of King's Hill, with its panoramic view of downtown Portland and the Willamette River, began in the 1890s following the completion of a streetcar line on West Burnside Street, the northern boundary of the neighborhood.

King's Hill soon became the fashionable neighborhood of choice for the movers and shakers of turn of the century Portland. Businessmen, politicians, artists, philanthropists, and physicians hired the city's most prominent architects to design their residences in the most popular styles. Within 20 years, such architects as A.E. Doyle, Raymond & Lawrence, and Whidden & Lewis created imposing Queen Anne, Shingle, Colonial Revival, and Arts and Crafts style buildings. In the years following World War I,

subsequent construction in the King's Hill neighborhood reflected a new emphasis on multi-family buildings, and smaller lot sizes. Many new buildings were in the American Renaissance and Mediterranean styles. Private home designs in the 1920s and 1930s were more apt to be in the Craftsman style or one of the many Historic Period styles, such as Norman, Jacobethan, or English Cottage. The architects active in the neighborhood during this "Secondary Period" included Pietro Belluschi, Carl Linde, and the firm of Whitehouse and Foilhoux.

I was fortunate to participate in the creation of this 133 building district as a summer intern with Demuth and Associates, the consulting firm which prepared the nomination. The King's Hill Historic District nomination process began two years before my short involvement, and was the continuation of activity begun by preservation minded King's Hill residents in 1977. In early 1989, the Oregon State Historic Preservation Office awarded the largest grant to date to the King's Hill Historic Association for work on the nomination preparation.

The proposed district recently went before the Portland Historic Landmark Commission, which unanimously voted to recommend it to the Portland City Council at the status of local Historic District. In addition to this move, the commission expressed the option that the distinctive residential district be accorded a high threshold of design review in keeping with the integrity of the neighborhood. The commission recognized the distinctive character of the neighborhood, and noted its "miracle" survival as one of the few remaining residential areas of its kind in the country situated next to a significant business district.

ROSENBERG'S DEPARTMENT STORE, SANTA ROSA'S MODERNE JEWEL

By Paula Cook

The Rosenberg Department Store building in Santa Rosa is the city's last true "Deco" period dazzler, a shining "Streamline Moderne" architectural jewel that arose from the depths of the depression.

Fred Rosenberg was a visionary who sought to utilize modern architecture to enhance his family store and Santa Rosa's downtown. Many generations of Rosenbergs were in retail sales, but the Rosenberg building was truly a monument to them and their community.

The building itself has an interesting pre-history which led to its construction in the 30s. Max Rosenberg, after leaving his uncle Rolf Rosenberg's mercantile operation in Healdsburg in 1888, began his own department store in San Francisco. His business operated as Rosenberg Brothers as was located between Third and Market Streets. The partner in his first venture was Max's younger brother, Isidore Rosenberg. The brothers expanded, opening additional stores in St. Helena and Woodland. Max, however, soon decided to locate a store in Santa Rosa. It's been said that he became impressed with the town while attending the local Rose Carnival, as the Rose Parade was once named. After Max's decision to open his Santa Rosa store, the brothers closed both the San Francisco and St. Helena locations and brother Isidor became the owner/manager of the Woodland store.

Max opened his new Santa Rosa department store, The Red Front, on Fourth Street on the site which was later occupied by the Poulsen Department Store.

In the 1906 earthquake, when Max Rosenberg's Red Front Store suffered severe damage, the

establishment relocated to Mendocino Avenue (approximately where the *Press Democrat* sits today). This temporary building was referred to as a "shack" and it was in this store that Rosenberg received 18 trunks which he used for counters from which to operate his business.

It wasn't until 1908 that Max Rosenberg moved to a building he had constructed on Fifth near B Street. At this location they awaited the completion of the Overton Hotel at Fourth and B Streets which was to be the new home of The Red Front Department Store. Upon moving into this building, Max officially changed the name to Rosenberg's Department Store.

Max retired in 1925, leaving the managing of his business interests to his son, Fred Rosenberg. Under Fred's management the Fourth Street Rosenberg's saw expansion and extensive improvements, only to suffer a devastating fire in May of 1936 which completely gutted the building. Fred quickly re-established the family store at 414 Fourth Street and promptly set about plans for constructing a larger, more modern structure.

As headlines from the May 12, 1936, *Press Democrat* explained, the plans for the new Rosenberg's department store were budgeted for \$250,000--a tidy sum during the Depression years! The building was initially designed by Cal D. Caulkins, a local architect; subsequent construction plans were drawn by architects Hertska and Knowles. Caulkin's design exemplified the Moderne architectural style of the late 1930s and early 1940s.

Fred Rosenberg no doubt saw architecture as a means of enlivening his community when he commissioned Cal Caulkins to design the new Rosenberg's Department Store in the Streamline Moderne style.

The building is a steel-frame structure composed of reinforced concrete with a large, glass-enclosed tower. It has the style's characteristic rounded corners, flat roof, and horizontal bands of windows and aluminum and stainless steel trim on an otherwise unadorned surface. Rosenberg's typifies the style's allegory to speed and technology--the streamlined "wave of the future." At the time of its construction it was the tallest building in Santa Rosa with its illuminated tower's neon-green glow visible for miles.

Interestingly, a model of this Streamline Moderne structure was exhibited at the 1939 World's Fair held on Treasure Island, as it exemplified the technology of the future.

Shortly after the closing of the store in 1988, the Art Deco Society of California presented its highest honor, the Preservation Award, to the building's owners: "as it was the largest and most modern department store north of San Francisco...ADSC gives it an award in fond hopes that it will be saved."

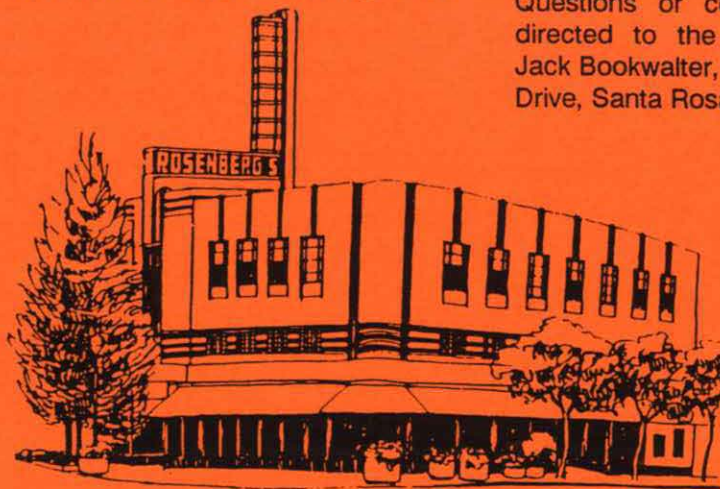
Recently a development group has submitted plans to the City of Santa Rosa's office of Community Development that call for destroying the Rosenberg's Department Store building and

constructing a 10-story high-rise structure in its place.

Under the auspices of the Sonoma County Historical Society, a committee was established in May 1990 to preserve Fred Rosenberg's Moderne treasure. As Committee Chairman Jack Bookwalter explains, "We're hoping to save the building; to educate the populace and to urge the city council to recognize the historic and architectural importance of the Rosenberg's Department Store building and to enact measures to preserve its preservation." Committee members Allan Nichol, Don Daken and Glenn Burch are assisting in this worthy cause.

The committee, to date, has operated an information/petition signing table at the Thursday Night Market opposite the building's front entrance on Fourth Street. Their slogan is "SAVE IT! DON'T TEAR IT DOWN!" highlighted by a pen and ink sketch of the building by local artist and preservationist, Ross Parkerson. The committee hopes to raise public awareness and money through the distribution of Parkerson's pen and ink sketch reduced onto note cards.

Any and all support is gladly accepted, as the committed have quite a large job ahead of them, if the building is to be saved. Questions or comments can be directed to the committee chair, Jack Bookwalter, at 767 Southwood Drive, Santa Rosa, CA 95407.



Rosenberg's

Parkerson '90

THE FATE OF PORT ONEIDA

By Donna Hartmans

Sleeping Bear Dunes National Lakeshore is located in the northwest corner of Michigan twenty five miles west of Traverse City (the cherry capital of the world). This National Park Service unit includes a thirty mile stretch of shoreline 5-10 miles wide, plus two islands approximately seven miles from the mainland. This National Lakeshore was established twenty years ago to protect the fragile, glacially created dune environment in this area, and allow this natural phenomena to remain undisturbed for the enjoyment of the public. The park includes not only the sand dunes and beaches of Lake Michigan, but rolling woodlands, meadows, and the evidence of humankind's influence upon the land for the past 140 years.

Port Oneida is the name of a community that once existed on a projection of land known as Pyramid Point, a finger of steeply bluffed shoreline about five miles square. This area was settled in the 1850s and its residents made their livelihoods by fishing and lumbering. Agricultural endeavors followed and the population increased with the passing of the Homestead Act in 1862.

Many of the decedents of Port Oneida's settlers continued to farm the land until the 1960s when the Park Service began planning the National Lakeshore. Many of the residents took this opportunity to sell their land to the government at a time when farming declined in profitability, and public knowledge of the extent and possible control by the government agency was nebulous and uncertain. Some folks sold and moved away. Some people chose to sell their property and lease-back the farms tax free for a 20-30 year period. Others refused to sell.

Today the Port Oneida area is composed of vacant, boarded up farmsteads whose once plowed fields are overgrown by advancing woodlands. Interspersed amongst these ghost farms are tidy farms of a few acres lovingly cared for by retired longtime residents who have lease-back agreements from the government. A few large scale operating farms still exist.

The dilemma of the Port Oneida area currently lies within the questionable and potentially conflicting philosophy of protecting and restoring the natural environment while concurrently preserving the pastoral landscape of these farmsteads. In the early 1970s the Park Service embarked upon a scheme for Sleeping Bear Dunes whereby all non-historic and some historic buildings were to be auctioned off and removed. This would allow the area to return to its pre-1850s environment. (I find it quite interesting that the mark of humankind can and should be erased from the face of the earth, as if this area was always wilderness) Then in 1976 a new idea of creating a rural historic district was developed for the Port Oneida area. Research was begun to document its history, architecture, and landscape.

This past summer, 14 years into the project, the Park Service employed a team of students through the Historic American Building Survey to complete the architectural documentation of Port Oneida buildings. As a team member I was involved with drawing sketch plans of the farmsteads both vacant and occupied. A total of 25 farmsteads and two schoolhouses were recorded. My teammates and I lived in one of the farmsteads that the Park Service maintains for seasonal employees. Therefore we had close interaction with some of Port Oneida's remaining residents. It became evident that there are various historical, political, philosophical and emotional aspects involved with the preservation of Port Oneida, not to mention the

budgetary and management problems that are the burdens of the Park Service.

A portion of Port Oneida's the form of sketch plans of farmsteads, plus inked drawings of two of the sites are now enshrined in a file at the Library of Congress in Washington, D.C. Perhaps these drawings are all that some tourists to Sleeping Bear Dunes National Lakeshore will ever see, if the Park Service happens to display them. For the fragility of many of the vacant farmsteads increases each year as these buildings endure the seasonal elements, vandalism, and a minimum of stabilization by the Park Service. Until the National Register nomination for the Port Oneida Rural Historic District is completed and approved, the fate of this area remains in bureaucratic limbo.

THE ENVIRONMENTAL SECTION OF THE OREGON DEPARTMENT OF TRANSPORTATION

By Joan Kelley

As a second year graduate student in the Historic Preservation program at the University of Oregon, I am currently involved with the cultural resource division of the Oregon Department of Transportation, Environmental Section, in Salem. As an intern, I work with geographers, biologists, engineers, and historians. The Environmental Section is involved in any federal projects in which properties are listed or eligible for the National Register. For example, a proposed highway project is an undertaking financed with federal-aid matching funds administered by the Federal Highway Administration, United States Department of Transportation. The Environmental Section functions under the "Section 106" process, pursuant under the National Historic Preservation Act of 1966 and Section 4(f) of the Department of Transportation Act of 1966. The cultural resource division

prepares reports in accordance with the procedures and requirements of the National Environmental Policy Act of 1969 as well. Goal 5, part of Oregon's Statewide Planning Policy, is one of the comprehensive land use goals that requires that full consideration and protection be given to significant and archaeological and historic resources. After learning about the structure of both federal and Oregon preservation laws in an Historic Preservation class last fall, it is instructive to actually be involved in the procedure and seeing the results first hand.

The Environmental Section consists of a group of environmentally conscious and culturally sensitive individuals who work hard to preserve our heritage. I share an office with Maxine Banks, known for her interest in archaeology and Rosalind Clark Keeney, author of *Architecture Oregon Style*. (By way of osmosis alone, I should learn something.) Dwight Smith, co-author of *Historic Highway Bridges of Oregon*, supervises my internship projects. Needless to say, I am fortunate to be under such astute and scholarly influence. I can truly say Oregon's built environment, as well as our cultural and natural resources are in good hands.

**THE NATION'S SOURCE
FOR PRESERVATION
INFORMATION: THE
UNIVERSITY OF
MARYLAND'S NATIONAL
TRUST FOR HISTORIC
PRESERVATION LIBRARY
COLLECTION**

What is the best way to repair the stucco on an aging craftsman bungalow? Who is bringing the glory back to movie palaces of yesteryear? How are revitalized Main Streets helping to bolster sagging local economies; Or model sign ordinances reshaping the look of small town America?

They're just some of the questions asked daily by preservationists around the country--questions that reflect the varied concerns of people involved in maintaining our tangible heritage.

And they're just some of the questions routinely answered by the nation's single greatest source for preservation information, the National Trust for Historic Preservation Library Collection of the University of Maryland at College Park.

The largest collection of its kind in the United States--with nearly 50,000 items spanning every aspect of historic preservation--the library's impressive holdings draw students and scholars, urban planners and old house owners alike to the University's College Park Campus. They come to search through the more than 11,000 volumes covering preservation topics ranging from the technical to the aesthetic, from general guides to American architecture to specialized studies of individual buildings. They pore over the clippings, brochures and other special references contained in nearly 2,000 vertical files. And they discover such unique resources as the library's extensive architectural postcard collection, with over 18,500 pre-World War I views of notable buildings and sites across the U. S.

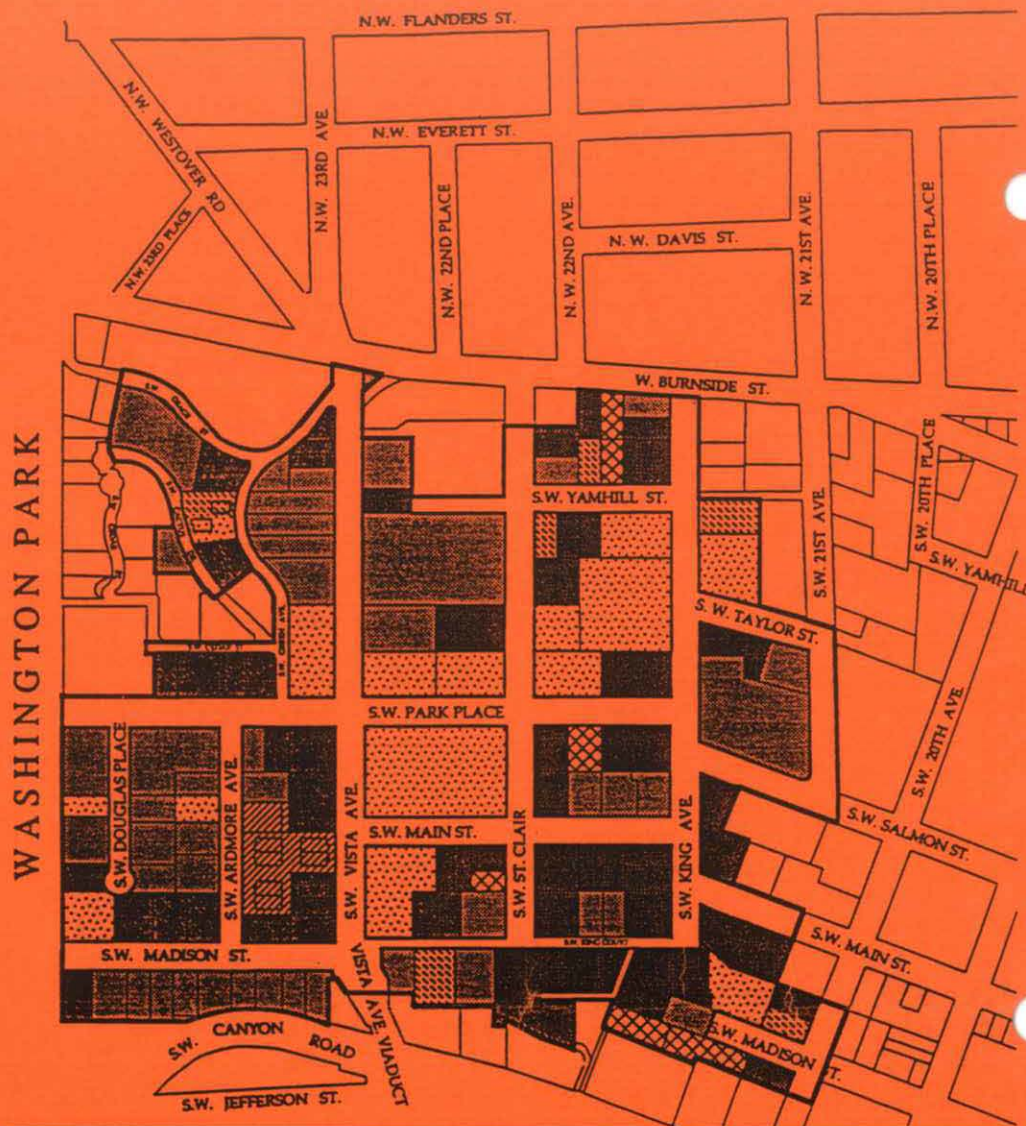
As its hybrid name implies, the collection was begun by the National Trust for Historic Preservation, the private, non-profit organization chartered by Congress in 1949 to encourage public participation in the preservation of sites and structures significant in American history and culture. Over the years, however, the collection outgrew the limited space afforded by the Trust's downtown Washington offices. In 1986 the library was donated to the University of Maryland, which now has full responsibility for managing and expanding the collection. Now housed in the University's School of Architecture and substantially expanded in its campus setting, the collection today forms an

unparalleled resource for preservationists everywhere.

New acquisitions have only enhanced the collection's reputation. Recently, the U. S. Department of the Interior's National Park Service designated the library as the central repository for all research reports relating to historic preservation. Previously no one national library held a significant number of these limited-run publications. And earlier this year, Charles Hosmer, the noted historian of the preservation movement, turned over to the library the tapes and transcripts of interviews he conducted with eighty-two of the nation's leading architectural historians and preservationists. Once accessioned, they'll become an invaluable primary source material for anyone interested in the history of preservation in America.

Keeping up with what's being published in the field is an ongoing concern of the library staff. Each month they comb the more than 300 preservation-related periodicals to which the library subscribes, and identify articles of current interest. The result of their labors is *The University of Maryland Index to Historic Preservation Periodicals*, the first such comprehensive listing created. Published by G. K. Hall Library Catalogs of Boston, the volume lists more than 5,500 articles published in a broad range of journals, museum bulletins and preservation newsletters issued since 1979. Many of the entries provide bibliographic information on unpublished reports not found in any other index.

The collection is open to the public from 9:00 a.m. to 5:00 p.m. Monday through Friday. For further information, contact Sally Stokes, Curator, the University of Maryland National Trust for Historic Preservation Library Collection, Architecture Library, College Park, Maryland 20742, (301) 405-6320.



	Primary Contributing		Compatible Non-Contributing		Proposed Historic District Boundary
	Secondary Contributing		Non-Compatible Non-Contributing		N
	Historic Non-Contributing		Vacant		0 50' 150' 100'

KING'S HILL HISTORICAL DISTRICT
KING'S HILL HISTORIC ASSOCIATION • DEMUTH & ASSOCIATES

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the News!