



City of Portland Historic Landmarks Commission

Design Advice Request

SUMMARY MEMO

Date: November 21, 2022
To: Jeff Hawthorne, City of Portland, OMF
From: Hillary Adam, Design & Historic Review Team
503-823-8953 | hillary.adam@portlandoregon.gov
Re: EA 22-188130 DAR – Thompson Elk Fountain
Design Advice Request Commission Summary Memo – November 7, 2022

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Historic Landmarks Commission at the November 7, 2022 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/15567987/>.

These Historic Landmarks Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on November 7, 2022. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type 3 land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type 3 Land Use Review Application.

Encl:
Summary Memo

Cc: Historic Landmarks Commission
Respondents

Executive Summary. The Commission expressed appreciation and support for restoration of the fountain. The Commission noted that the consultant team hired by the applicant is an excellent team with significant expertise and expressed trust in that expertise but also wanting a better understanding of decision making. The Commission encouraged additional investigation into the merits of repair through reuse of historic stone vs. reconstruction with new stone pieces, based on a deeper understanding of the damage suffered and its structural integrity as it relates to its ability to hold water. The Commission supported the idea of separating the restoration of the fountain from the envisioned street improvements so that restoration could proceed as soon as possible without unnecessary delays. The Commission offered its support in advocating for a speedy restoration of the fountain.

Commissioners Present. Present – Minor, Smith, Moreland, Moretti; Absent – Roman; Recused – Foty.

Summary of Comments. Following is a general summary of Commission comments by design tenet.

CONTEXT

- **Policy.**
 - The Commission expressed appreciation for the decision to restore the Elk Fountain to its historic location, stating that it met several of the City's Comprehensive Plan goals.
 - The Commission asked the applicant how they can advocate for returning the fountain as quickly as possible. They offered support in expediting the restoration, noting that the City needs this to happen as quickly as possible.
- **Historical Context**
 - One Commissioner expressed appreciation for the additional historic context of the fountain that was presented. She noted that the City is blessed to have so many passionate historians in the community and she hoped the process allows the opportunity for their expertise to be incorporated.
 - Commissioners adamantly opposed the idea of preserving some of the graffiti and other damage from 2020. One Commissioner noted that there may be argument for revealing some of the repair work, and another noted that some visible cracks tell some of the story of the fountain. Another Commissioner noted that we need to remember what happened in 2020 and we need the ability for people to interpret what happened but stated that it is not appropriate to put significantly broken pieces back; more subtle cues such as repairs on spalled pieces may be a more appropriate way to retain historic material while also telling the story of what happened. Other Commissioners noted that a nearby interpretation panel could provide some historical context for the fountain.
- **Street Improvements.**
 - The Commission expressed support for the proposed street improvements but noted that any proposed street improvements should not result in delaying the restoration of the fountain, and should therefore proceed separately, in order to not cause any additional delays.
 - One Commissioner noted appreciation for the texture of the street improvements and raised elements to protect pedestrians.
 - One Commissioner encouraged all bureaus to work together to celebrate this important work of public art. She noted that she would like to see a fitting context that brings

dignity back to the fountain and noted that ideally, the street improvements would be considered in a public process where all voices can come together.

PUBLIC REALM

- **Accessibility.**

- The Commission expressed appreciation for the improved access envisioned for the fountain, via the proposed street improvements, noting that this will provide new and additional opportunities for the public to engage and enjoy the fountain.
- One Commissioner noted that this is an opportunity to improve on the situation and build on what came before rather than just returning what was and will allow the public to enjoy the fountain in a different way than before.
- One Commissioner noted that the presence of the fountain in the middle of the road is a traffic calming device but suggested that maintaining a consistent width bikeway and giving the pedestrian area on the north side of the fountain a little more breathing room might be more comfortable for visitors to the fountain. He suggested that the texture proposed around the fountain could be expanded out to the curbs to further slow traffic. He noted that radial lines may offer additional opportunities to access the fountain since and could play off the octagonal shape. Another Commissioner agreed and supported further differentiation between the north and south sides of the street through paving.

- **Other.**

- One Commissioner noted that new lighting would be a great benefit and would help improve security. Another Commissioner suggested that lighting should also be considered as part of the streetscape improvements.

QUALITY & PERMANENCE

- **Restoration/Reconstruction.**

- The Commission noted that the Commissioners present did not have the expertise to speak to the matter of the damage sustained by the historic stone elements and if that damage would impact the fountain's ability to function; on this they deferred to the expertise of the applicant's consultant who possesses such expert knowledge.
- One Commissioner suggested that the applicant team could come up with a method for decision making, such as a matrix, that would allow the Commission to easily understand how certain pieces of original material were determined to be able or unable to be repaired.
- The Commission expressed a desire for retention of as much historic material as possible, but with the understanding that the ability of the fountain to function as a fountain was paramount. One Commissioner stated that she would not want the City to sacrifice functionality in order to retain historic material, noting that we need confidence in the functionality and the durability of the restoration.

- **Water Tightness.**

- With regard to a potential liner, one commissioner deferred to the expertise of the applicant's consultant.
- A couple Commissioners noted that even though the basins will be empty for periods of time, we should take precaution in controlling the water. They noted that it would have

been ideal to see a few different options for waterproofing in the DAR packet so that they could speak to the visual impacts of each.

- The Commission advised that different waterproofing methods should be presented in the land use application materials so that the Commission can understand the options studied and ultimately selected.
- **Recirculating Pump.**
 - One Commissioner noted that the addition of a recirculating pump will make the fountain more sustainable than before.

Public Comments. The following individuals provided comments to the Commission:

- Bill Hawkins spoke in support of the restoration, highlighting criterion #4, noting that additional damage occurred during or after the removal of the fountain, and suggesting that cracked pieces should be further studied to fully understand the extent of damage and whether or not they can be restored. Asked whether waterproofing materials would be visible; suggesting water escaping through granite would be minimal.
- Brooke Best spoke on behalf of the Architectural Heritage Center in support of restoration, suggesting all steps necessary to restore should be taken in order to honor Council's resolution. She commended ARG's work on the restoration feasibility study. She encouraged that the fountain should be protected from further damage.
- Fred Leeson spoke on behalf of the Architectural Heritage Center, noting that restoration of the fountain needs to be the priority with street improvements being a lower priority.
- Henry Kunowski spoke in support of preservation and noted concerns about program creep and the potential for ROW improvements to delay restoration of the fountain. He noted criterion #4.
- Wendy Rahm spoke on behalf of the Downtown Neighborhood Association in support of restoration and suggesting that the fountain should proceed ahead of any potential street improvements to not delay restoration of the fountain. She encouraged using as much historic stone as possible, as well as the addition of lighting and security cameras.
- Walter Weyler spoke on behalf of the Downtown Neighborhood Association in support of the restoration and noted that restoration should proceed without the ROW improvements.
- John Russell spoke in support of restoration, noting that the street improvements are important context but should be kept separate.

Exhibit List

- A. Applicant's Submittals
 - 1. Narrative
 - 2. Drawing Packet
- B. Zoning Map
- C. Drawings
 - 1. Drawing Packet for November 7, 2022 DAR
- D. Notification
 - 1. Mailing list
 - 2. Mailed notice

3. Posting instructions sent to applicant
 4. Posting notice as sent to applicant
 5. Applicant's statement certifying posting
- E. Service Bureau Comments
1. Portland Bureau of Transportation Engineering
- F. Public Testimony
1. Cindy Thomas, wrote on October 7, 2022, in support of restoration in time
 2. Leslie Hutchinson, wrote on October 21, 2022, in support of restoration
 3. Denyse McGriff and Stephanie Whitlock of Architectural Heritage Center, wrote on October 27, 2022, in support of restoration
 4. Henry Kunowski, on October 31, 2022, wrote in support of restoration
- G. Other
1. Application form
 2. Staff memo to Historic Landmarks Commission, dated October 31, 2022
 3. Matrix of approval criteria
 4. Summary of September 27, 2021 Briefing
 5. Staff Presentation, dated November 7, 2022



Michael Jordan
Chief Administrative
Officer

Ted Wheeler
Mayor

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MEMO

DATE: September 29, 2022

TO: LandUseIntake@portlandoregon.gov

FR: Jeff Hawthorne, City Arts Program Manager

RE: Early Assistance Application: Design Advice Request for restoring the Thompson Elk Fountain, a Historical Landmark

In July of 2020, the Thompson Elk Fountain was damaged and subsequently removed from its location at SW Main Street, between 3rd and 4th Avenues. On May 11, 2022, Portland City Council approved Resolution 37576, directing Bureaus to “take necessary steps to restore and return the Thompson Elk Fountain to its original condition and location.”

The Resolution also notes that “Portland Parks Foundation has graciously offered to hire a team with experience in architectural restoration, stone carving and masonry, and traffic design engineering to assess the remaining fountain parts, identify how new parts can be fabricated and adapted to recirculate the water used by the fountain, develop scenarios for how the right-of-way can be designed to address safety concerns; and provide a cost analysis for the full restoration of the Elk Fountain and street redesign.”

Portland Parks Foundation, working with Architectural Resources Group and MIG, has fully assessed extant fountain components and developed 30% SD plans for rehabilitation, seismic stabilization and reinstallation of the fountain to its original location. Scope of work for this project also included replacement of the gravity fed fountain system with a new pump mechanism.

Resolution 37576 directs the Office of Management and Finance to “take all steps necessary, including applying for necessary land use reviews, to fully restore and return the Thompson Elk Fountain to its original condition and location to the extent feasible.” OMF is submitting a Design Advice Request application to receive feedback on the plans that Portland Parks Foundation has provided, prior to submittal of a Historic Resource Review.

Portland Parks Foundation, ARG and MIG also developed 2-3 scenarios to improve the street around the fountain to provide enhancements to the PBOT Plan, with the end goal being to provide fountain access for pedestrians; to provide clearer, safer movement of pedestrians, bicyclists, and vehicles; and to create a sense of place through materials that are historically compatible with the character of both the fountain and Chapman and Lownsdale Squares. Working closely with PBOT, a preferred scenario for streetscape improvements has emerged, and can be shared at the DAR hearing for context, but is not part of this Design Advice Request application.



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To help ensure equal access to programs, services and activities, the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities upon request.

EA 22-188130 DAR

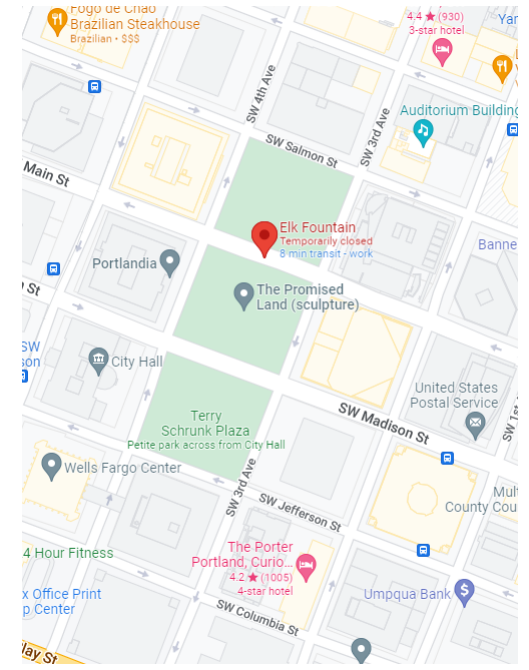


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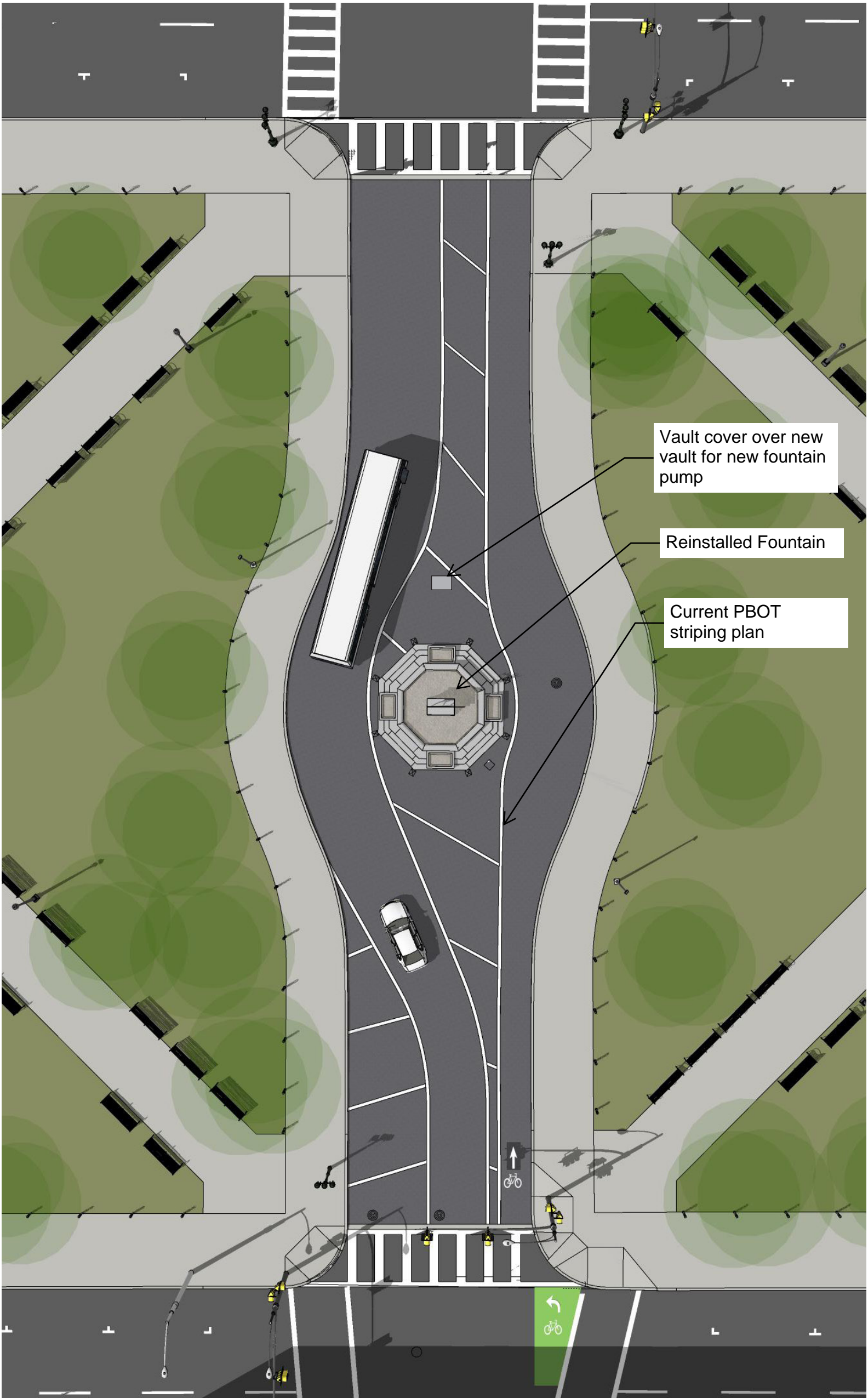
- Sheet 00 - Site Plan
- Sheet 01 - Elk Fountain Plan and Section
- Sheet 02 - Elk Fountain Axonometric
- Sheet 03 - Elk Fountain Inventory
- Sheet 04 - Drawing of basin walls for pricing
- Sheet 05 - Drawing of troughs for pricing



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Thompson Elk Fountain Reinstallation
Design Advice Request





Vault cover over new vault for new fountain pump

Reinstalled Fountain

Current PBOT striping plan



Architectural Resources Group

Thompson Elk Fountain Site Plan
Design Advice Request

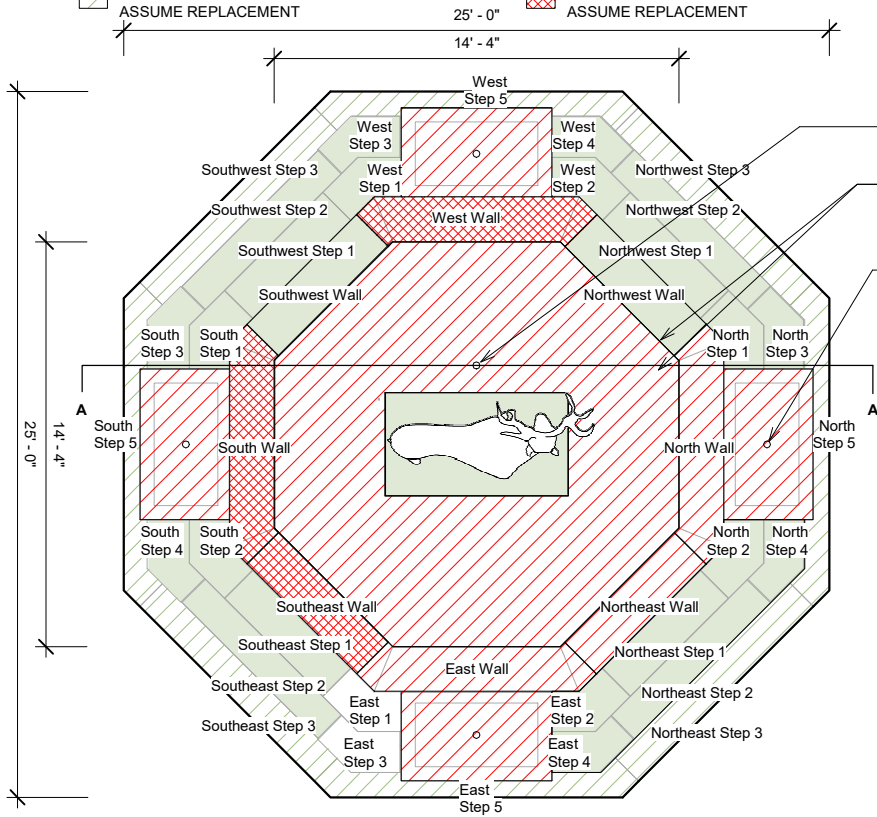
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EA 22-188130 DAR



- EXTANT TO BE CLEANED AND REINSTALLED
- EXTANT BUT CONDITION UNCONFIRMED: ASSUME REPLACEMENT
- DEMOLISHED
- EXTANT BUT TOO DAMAGED FOR REUSE: ASSUME REPLACEMENT

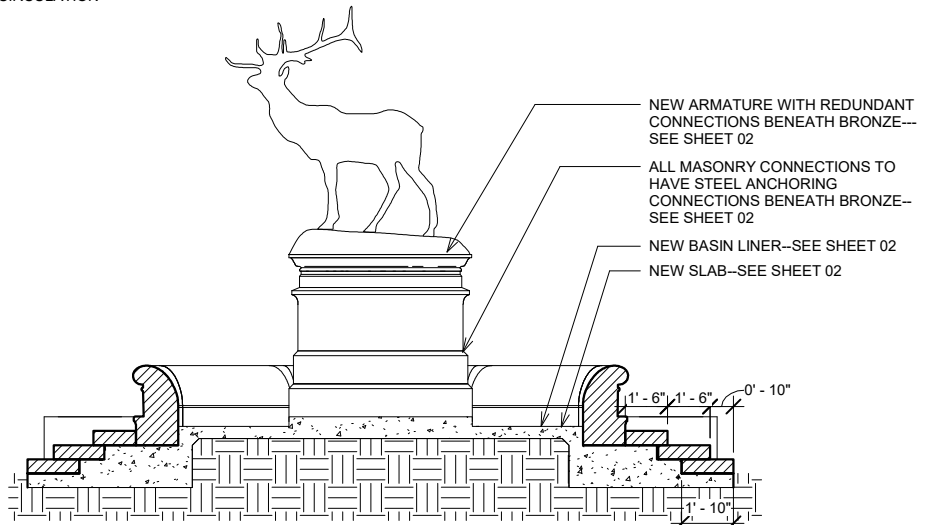


(A) Fountain Plan
1/4" = 1'-0"

PROVIDE DRAIN IN BASE FOR EMPTYING / CLEANING

NEW FOOTING, SLAB,
2-PART EPOXY
WATERPROOFING
FROM INSIDE

PROVIDE DRAIN IN EACH
TROUGH FOR WATER
RECIRCULATION



(B) Section A-A
1/4" = 1'-0"

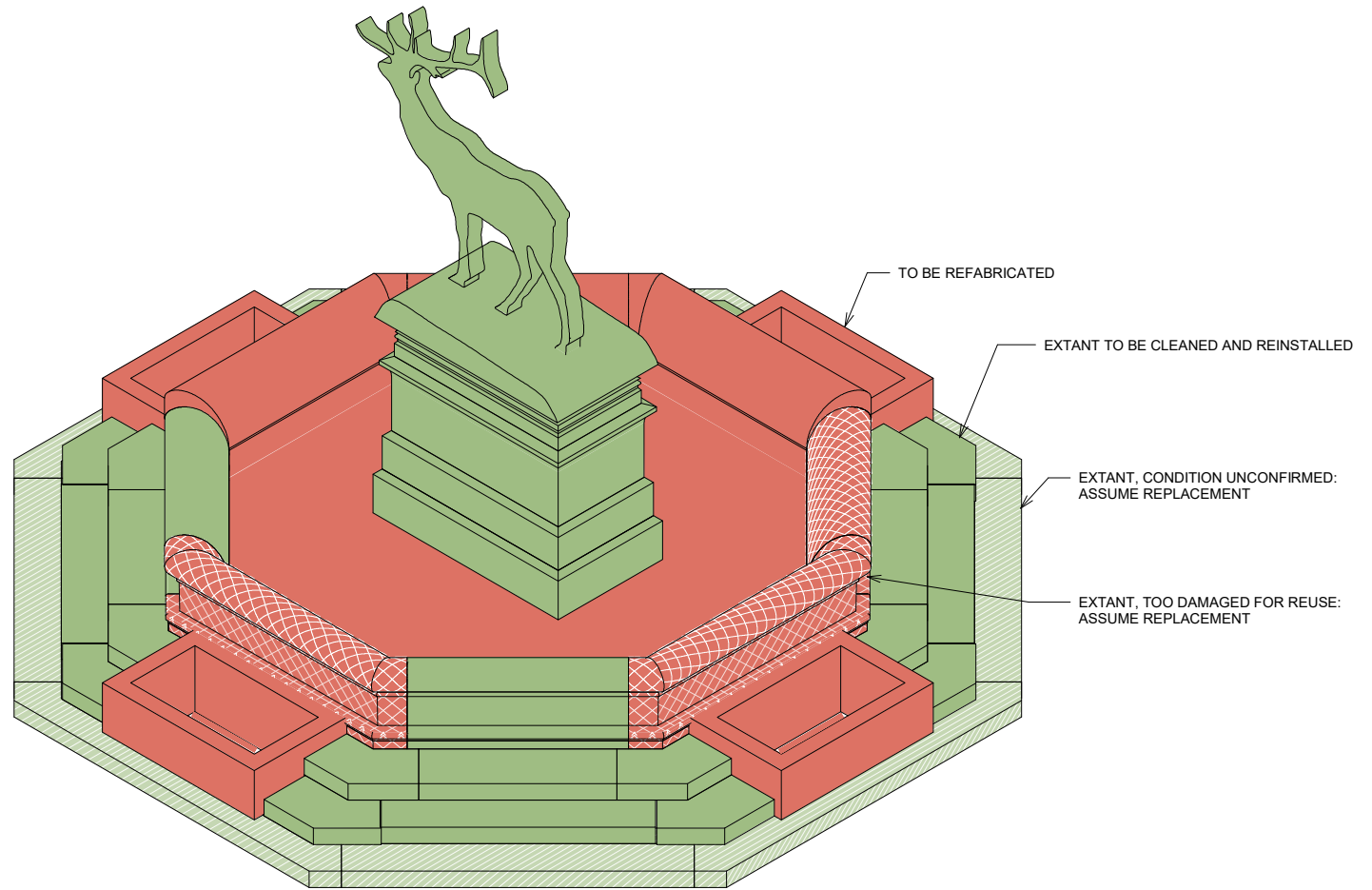


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Plan & Section
Schematic Installation Plan

09/28/22

01



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Inventory Axon
Schematic Installation Plan

09/28/22

02

Pedestal Series	Extant	Pallet No.	Dimensions	Image 01	Repair Notes	General Notes
P1	Yes	02-G				Southeast corner has large circular crack; hairline crack on south face
P2	Yes	02-C			Broken in two pieces and repaired	broken in two pieces prior to/during removal; repaired with rebar and epoxy
P3	Yes	02-F				hairline crack on north face (opposite of inscription) that continues along interior face; some chips on north face
P4	Yes	02-D				light chipping
P5	Yes	02-E				discoloration from bronze leeching; light chip on west edge
Basin Series	Extant	Pallet No.	Dimensions	Image 01	Repair Notes	
North Basin	No		See Sheet 05		Provide new, match stone material and configuration of original	
East Basin	No		See Sheet 05		Provide new, match stone material and configuration of original	
South Basin	No		See Sheet 05		Provide new, match stone material and configuration of original	
West Basin	No		See Sheet 05		Provide new, match stone material and configuration of original	
Basin Wall Series	Extant	Pallet No.	Dimensions	Image 01	Repair Notes	
North Wall	No		See Sheet 04		Provide new, match stone material and configuration of original	
Northeast Wall	No		See Sheet 04		Provide new, match stone material and configuration of original	
East Wall	No		See Sheet 04		Provide new, match stone material and configuration of original	
Southeast Wall	No	01-F			Large portion missing; fabricate new piece	inside face has large, shallow spall
South Wall	No	01-A			Fabricate new piece	broken in two pieces; lion's head cut from one half and severely damaged on other
Southwest Wall	Yes	03-B				
West Wall	No	03-C, 03-D	See Sheet 04		Fabricate new piece	split in half; outside-facing profile severely damaged
Northwest Wall	Yes	03-F				light chipping

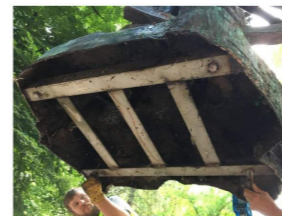
Step Series	Extant	Pallet No.	Dimensions	Image 01	Repair Notes	
North Step 1	Unknown	02-A, 02-B?				On unmatched step pallet
North Step 2	Yes	01-G				
North Step 3	Unknown	02-A, 02-B?				On unmatched step pallet
North Step 4	Unknown	02-A, 02-B?				On unmatched step pallet
North Step 5	Unknown		125" long 17" deep 4.5" tall			in situ, not surveyed
Northeast Step 1	Yes	01-G				
Northeast Step 2	Yes	01-G				
Northeast Step 3	Unknown		125" long 17" deep 4.5" tall			in situ, not surveyed
East Step 1	Yes	01-D			one step on pallet has baseball-sized piece missing from outside-facing edge	
East Step 2	Yes	01-G			one step on pallet has baseball-sized piece missing from outside-facing edge	
East Step 3	Unknown	01-D?				On unmatched step pallet
East Step 4	Yes	01-E				
East Step 5	Unknown		125" long 17" deep 4.5" tall			in situ, not surveyed
Southeast Step 1	Yes	01-C			Broken in two pieces; Reattach pieces with (2) stainless steel anchors and epoxy adhesive	split in two pieces
Southeast Step 2	Yes	01-E				
Southeast Step 3	Unknown		125" long 17" deep 4.5" tall			in situ, not surveyed
South Step 1	Yes	03-A				light chipping

Step Series	Extant	Pallet No.	Dimensions	Image 01	Repair Notes	
South Step 1	Yes	03-A				light chipping
South Step 2	Yes	01-C				
South Step 3	Unknown	02-A, 02-B?				May be on unmatched step pallet
South Step 4	Unknown	02-A, 02-B?				May be on unmatched step pallet
South Step 5	Unknown		125" long 17" deep 4.5" tall			in situ, not surveyed
Southwest Step 1	Yes	03-A				
Southwest Step 2	Yes	03-G				previous repair at NE corner
Southwest Step 3	Unknown		125" long 17" deep 4.5" tall			in situ, not surveyed
West Step 1	Unknown	02-A, 02-B?				On unmatched step pallet
West Step 2	Unknown	02-A, 02-B?				On unmatched step pallet
West Step 3	Unknown	02-A, 02-B?				On unmatched step pallet
West Step 4	Unknown	02-A, 02-B?				On unmatched step pallet
West Step 5	Unknown		125" long 17" deep 4.5" tall			in situ, not surveyed
Northwest Step 1	Yes	03-E				
Northwest Step 2	Yes	03-E				
Northwest Step 3	Unknown		125" long 17" deep 4.5" tall			in situ, not surveyed

- GENERAL NOTES:
1. Assume stainless steel threaded rod anchor (3/4" diameter) embedded in epoxy to anchor stone components to each other. Assume 4 per stone piece.
 2. Clean all stone w/ low pressure hot water wash
 3. Provide Type N mortar at all joint locations
 4. All new fountain components to match existing in stone type, and match exact configuration and profile of missing pieces
 5. Assume (2) coats of Masterseal 581 (cementitious coating) at all basin surfaces.
 6. Provide new stainless steel drains as noted in floor plan

- NEW PUMP AND VAULT INFORMATION:
1. Provide (1) 4' deep x 4' wide x 4' long fiberglass vault. See plan for vault location.
 2. Provide (1) Tile-set Vault Hatchway, with tile to match adjacent surface (<https://www.romanfountains.com/product/rh-ts/>)
 3. Provide pool style pump, BOD Pentair
 4. Provide all new plumbing to connect existing utilities to fountain.

LEGEND
 Piece Missing ■
 Piece Extant ■



PROVIDE NEW ARMATURE AT ELK FOUNTAIN BASE, CONNECT TO BASE WITH SS RODS (assume 4)



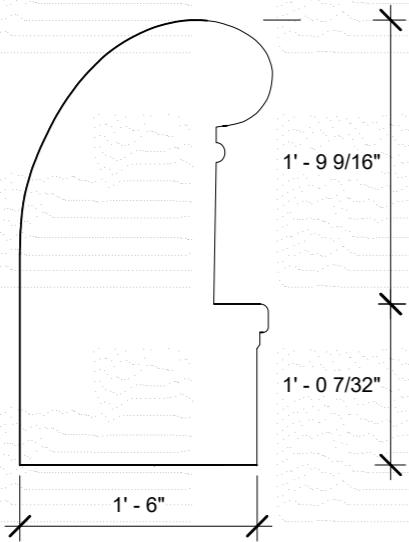
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Thompson Elk Fountain

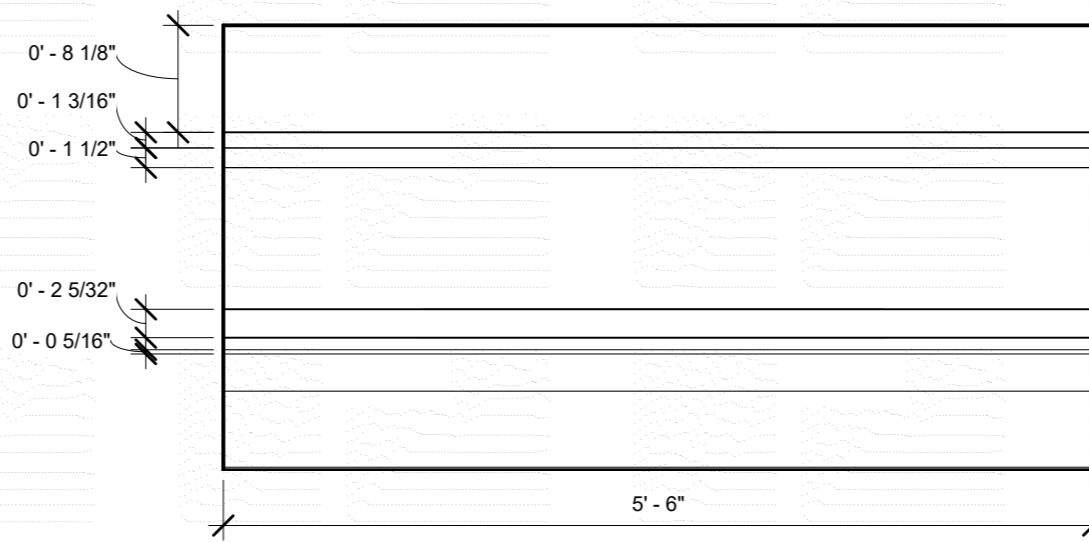
Schematic Installation Plan for Pricing

03

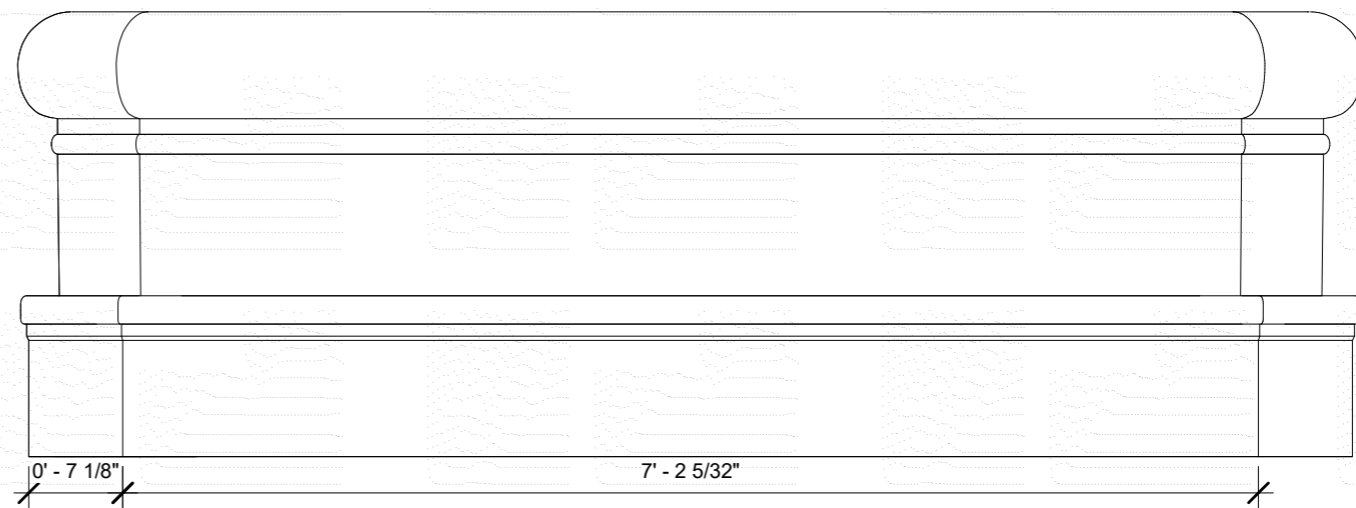
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A Profile Section
1" = 1'-0"



B Straight Basin Elevation
1" = 1'-0"



C Bent Basin Elevation
1" = 1'-0"

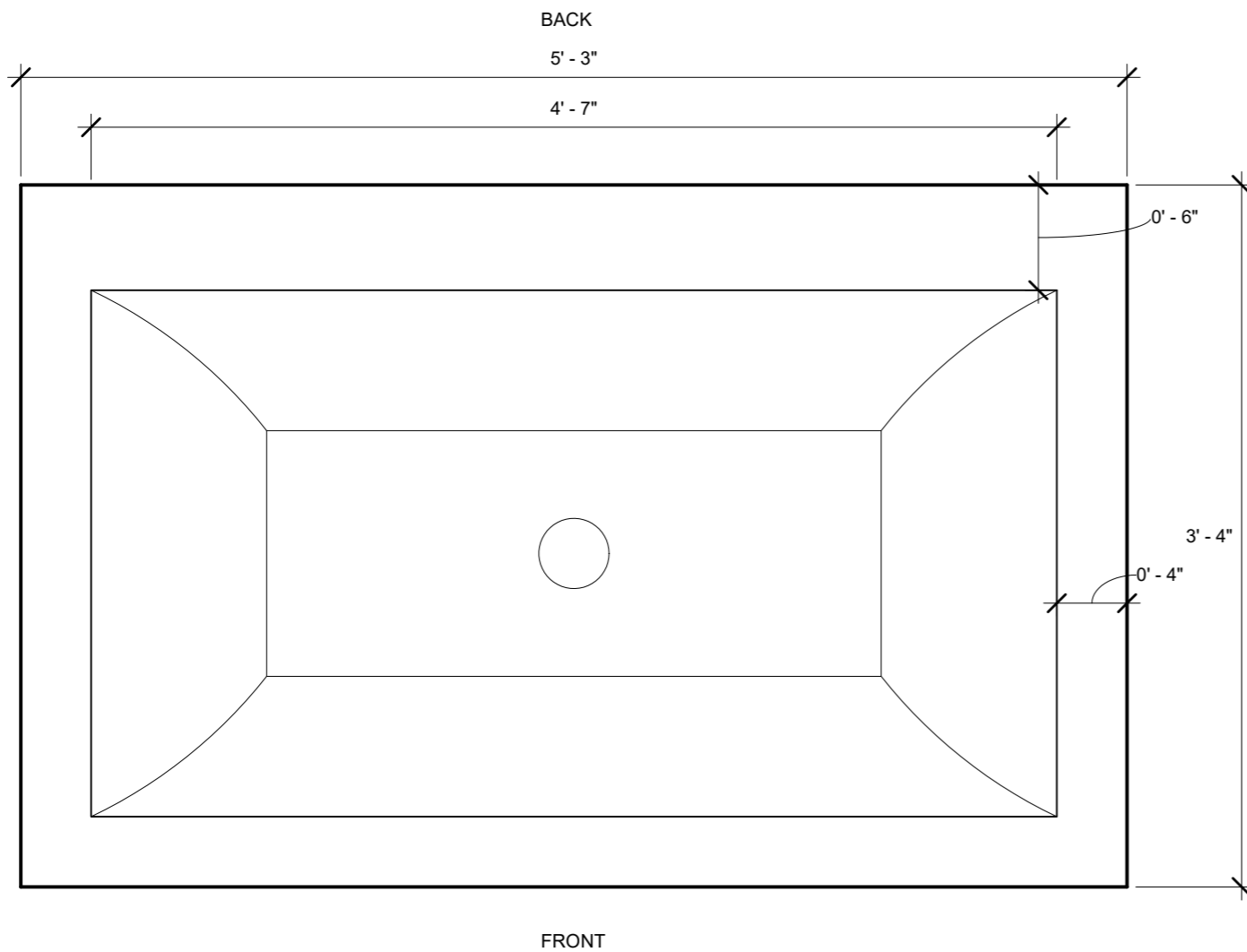


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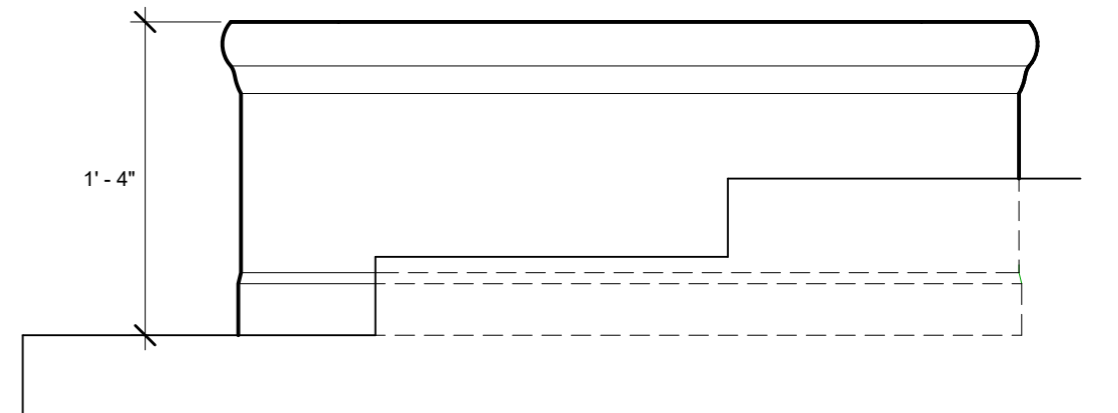
Basin Walls
Schematic Installation Plan for Pricing

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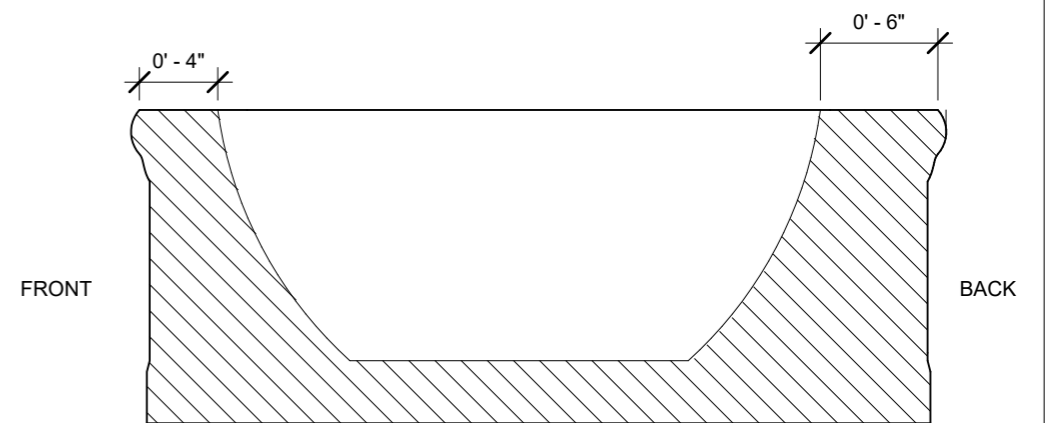
04



Ⓐ Trough Plan
1 1/2" = 1'-0"



Ⓑ Trough Elevation
1 1/2" = 1'-0"



Ⓒ Trough Section
1 1/2" = 1'-0"



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Trough
Schematic Installation Plan for Pricing

09/28/22

05

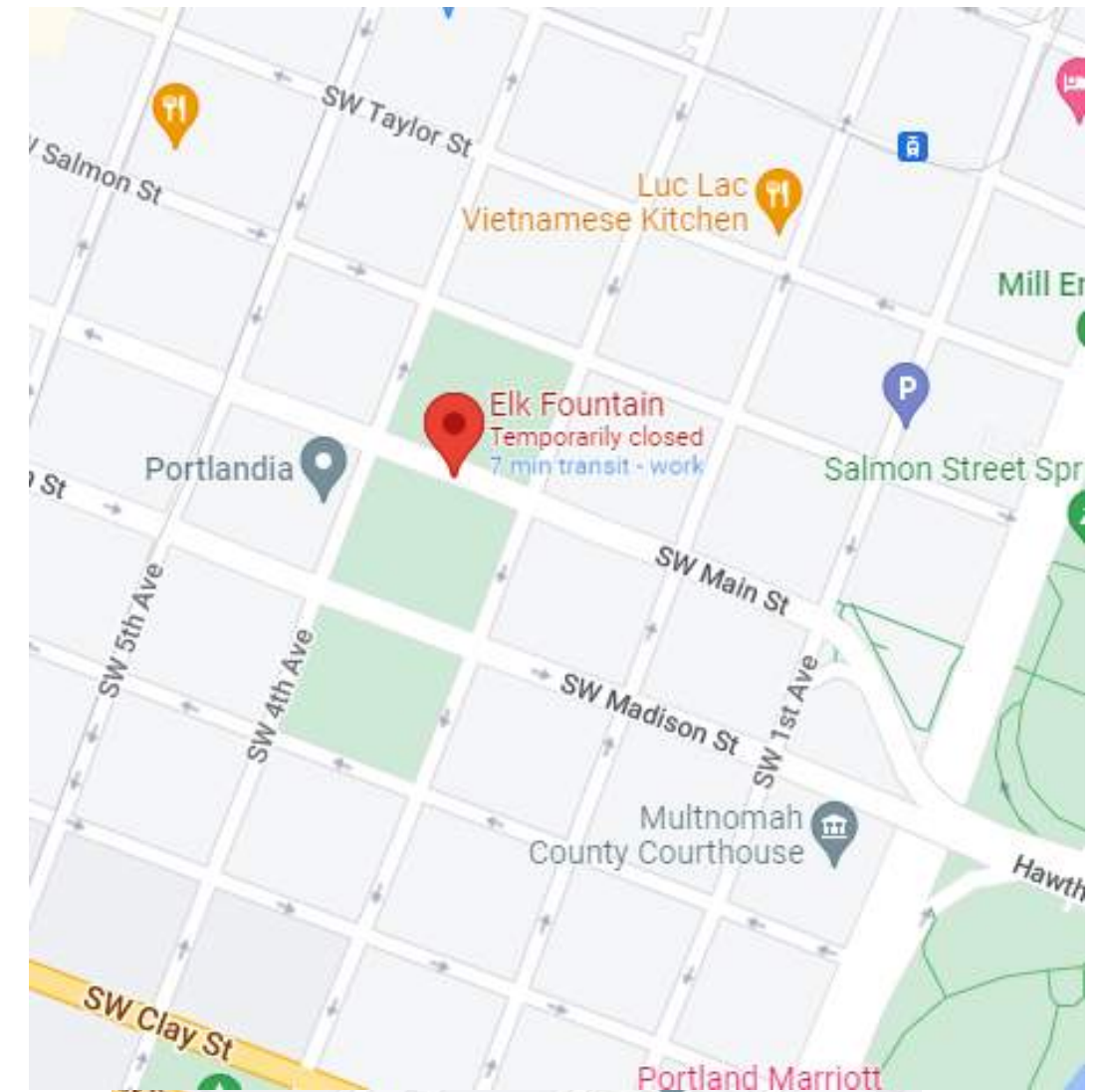


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A0.5	STONE REPAIR SCHEDULE
A0.6	STONE REPAIR SCHEDULE
A0.7	STONE REPAIR SCHEDULE
A0.8	STONE REPAIR SCHEDULE
A0.9	STONE REPAIR NOTES



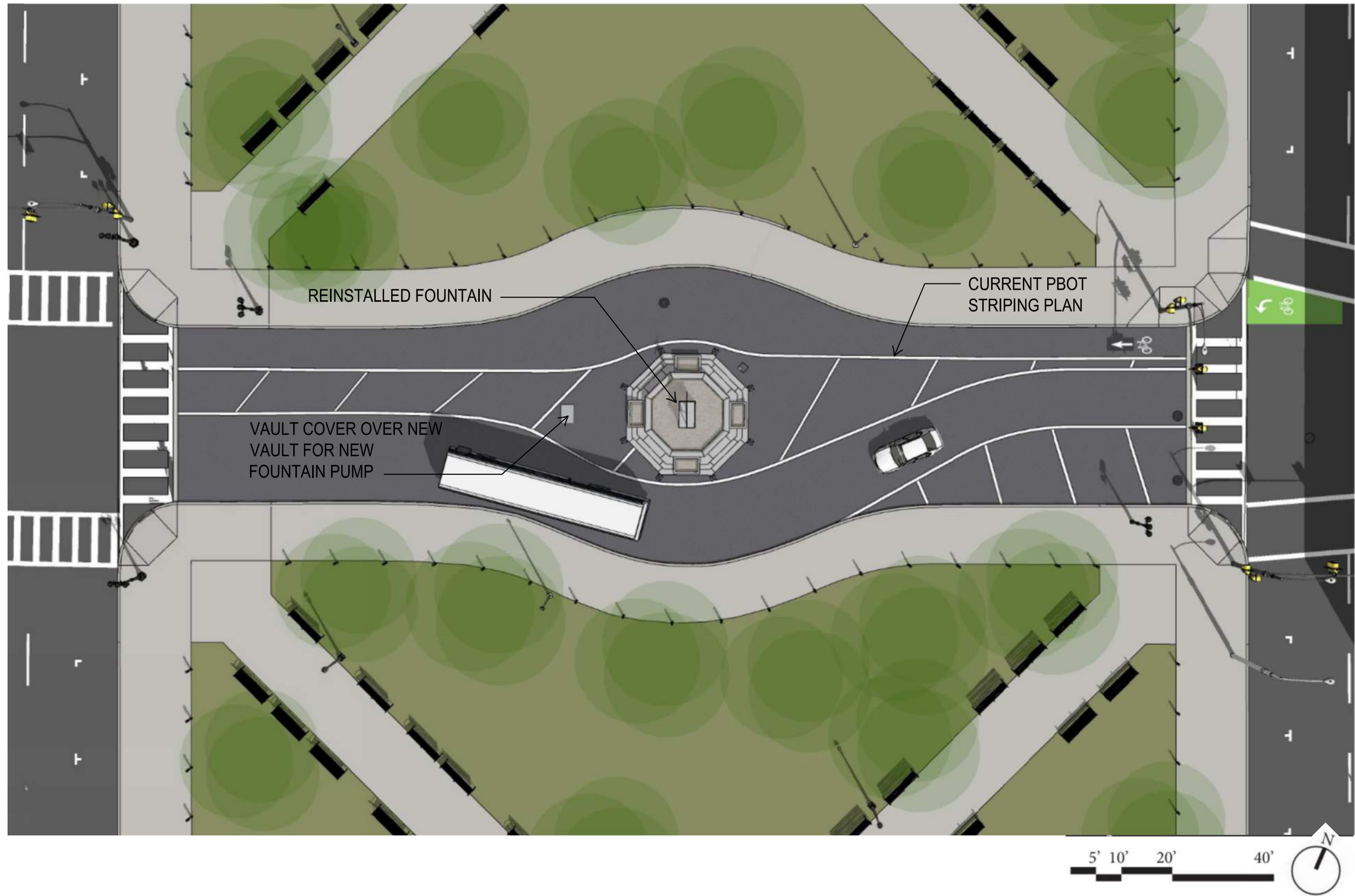
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COVER SHEET
Schematic Installation Plan

Elk Fountain Reinstallation
Portland Parks Foundation
11/07/22

T0.1





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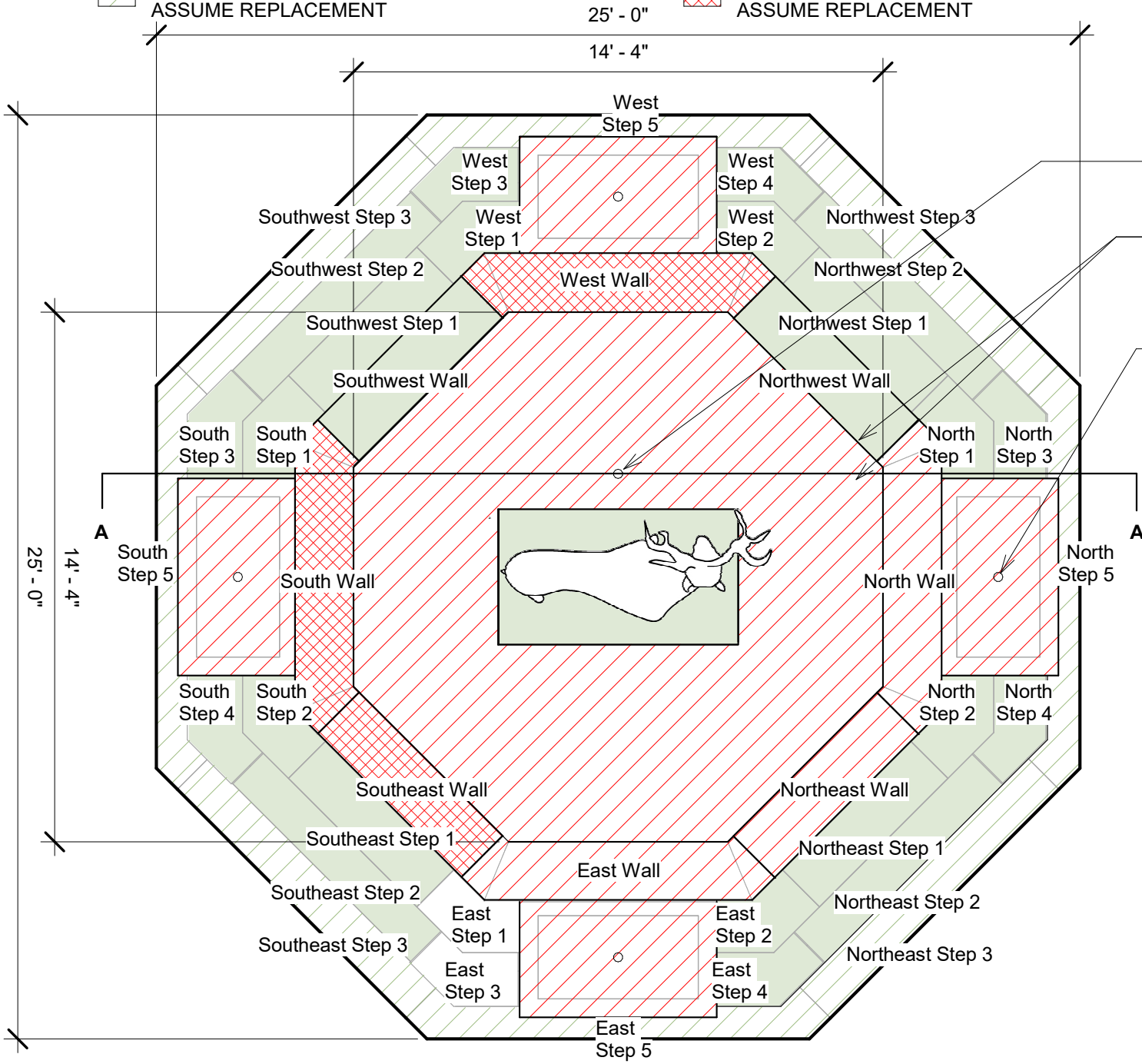
SITE PLAN
Schematic Installation Plan

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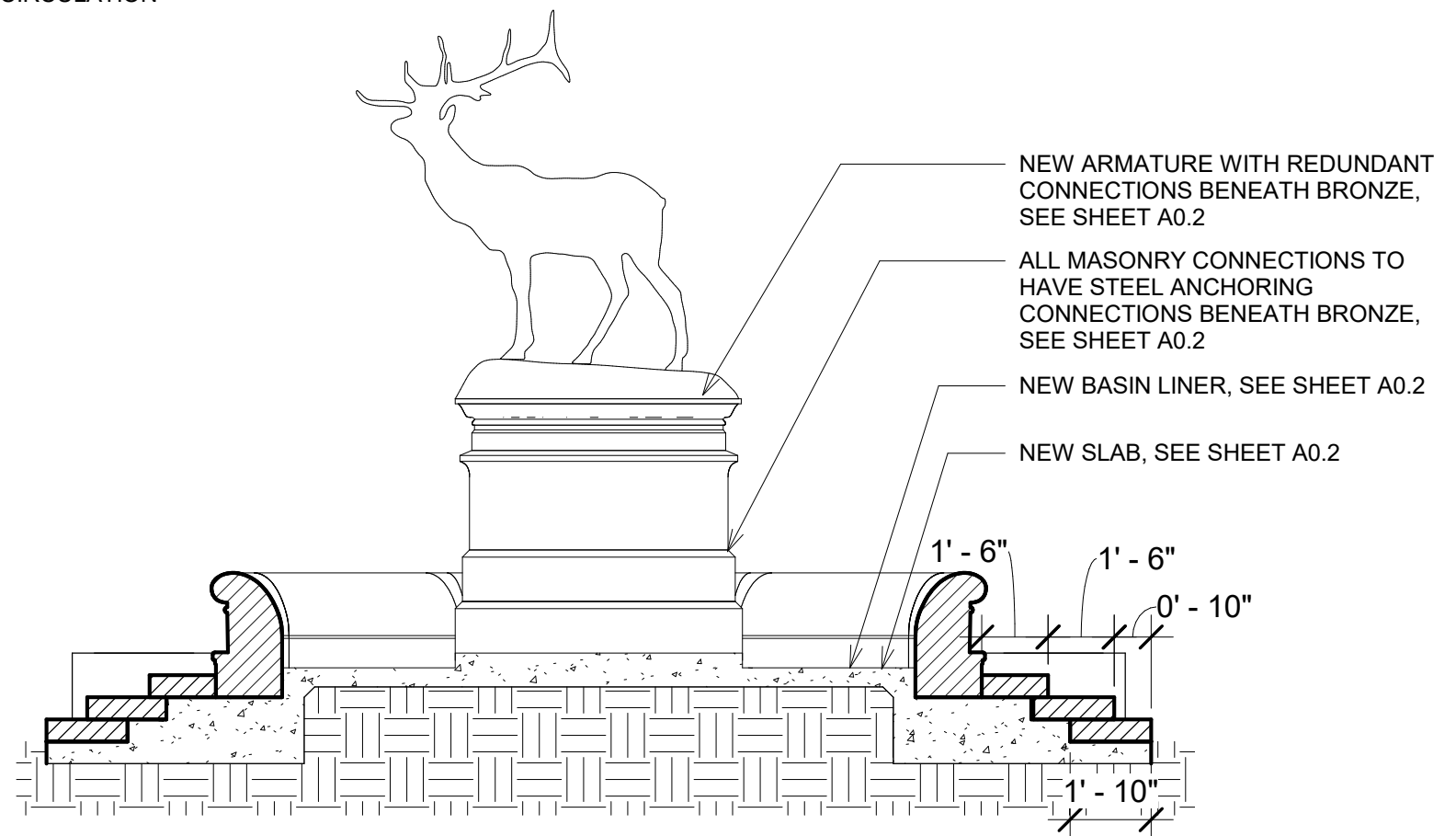
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- EXTANT TO BE CLEANED AND REINSTALLED
- EXTANT BUT CONDITION UNCONFIRMED: ASSUME REPLACEMENT
- DEMOLISHED
- EXTANT BUT TOO DAMAGED FOR REUSE: ASSUME REPLACEMENT

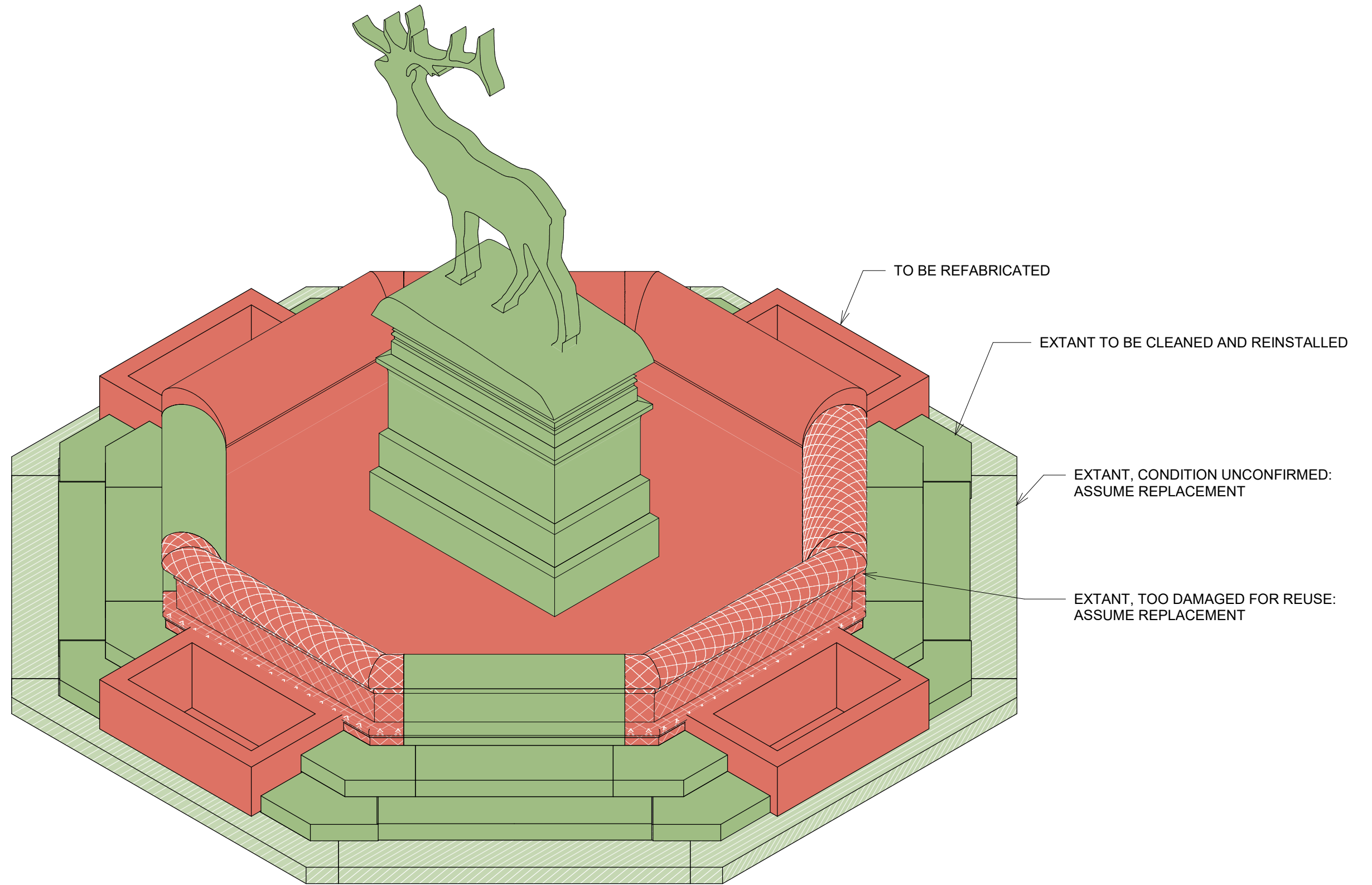


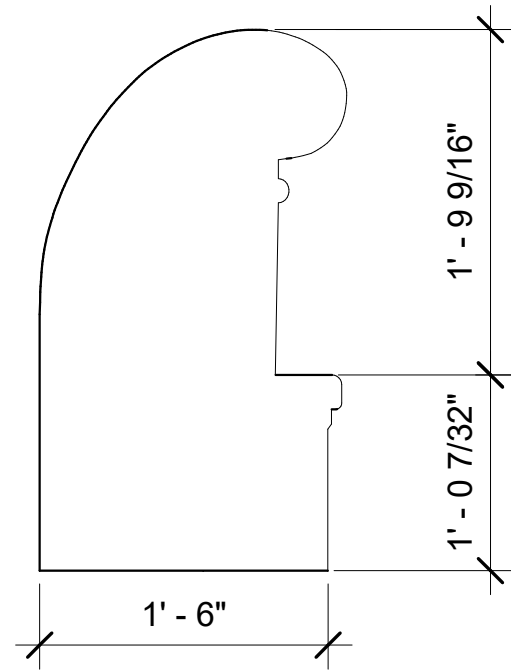
- PROVIDE DRAIN IN BASE FOR EMPTYING / CLEANING
- NEW FOOTING, SLAB, 2-PART EPOXY WATERPROOFING FROM INSIDE
- PROVIDE DRAIN IN EACH TROUGH FOR WATER RECIRCULATION



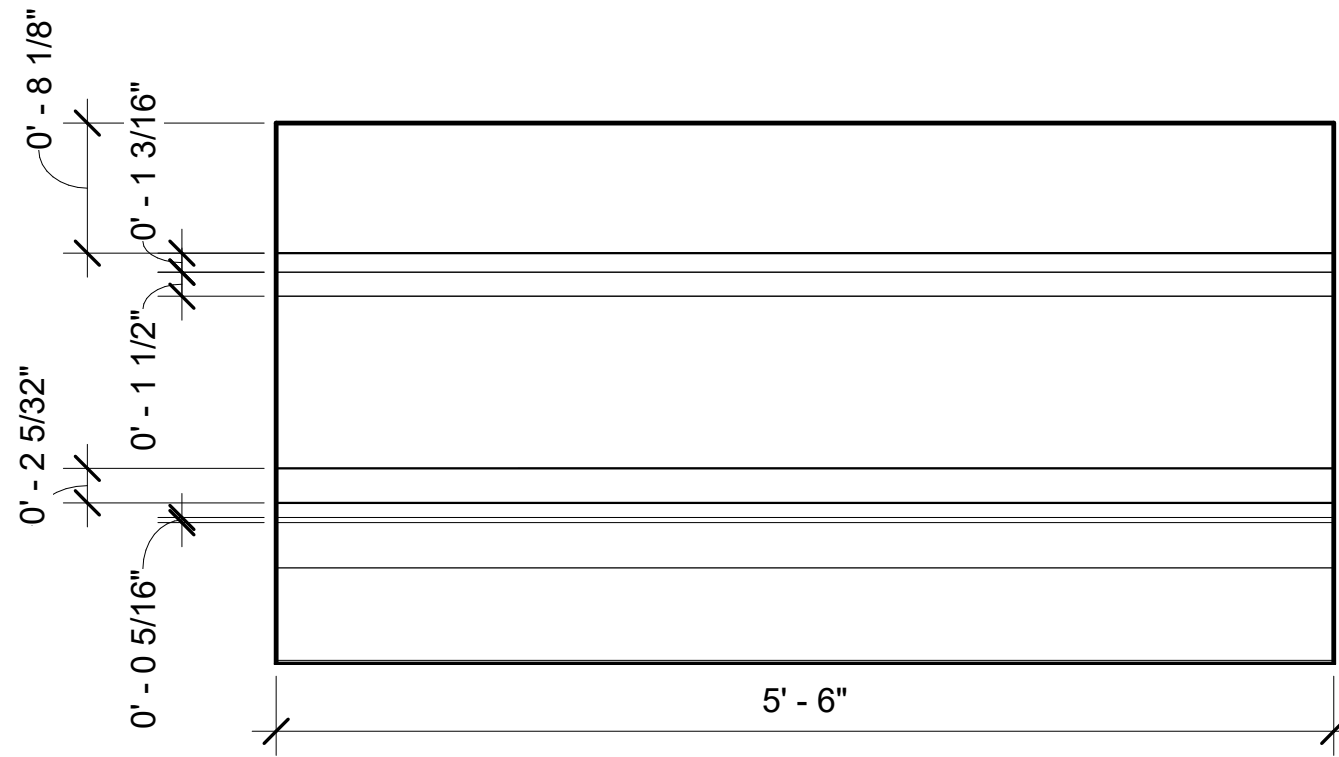
A Fountain Plan
1/4" = 1'-0"

B Section A-A
1/4" = 1'-0"





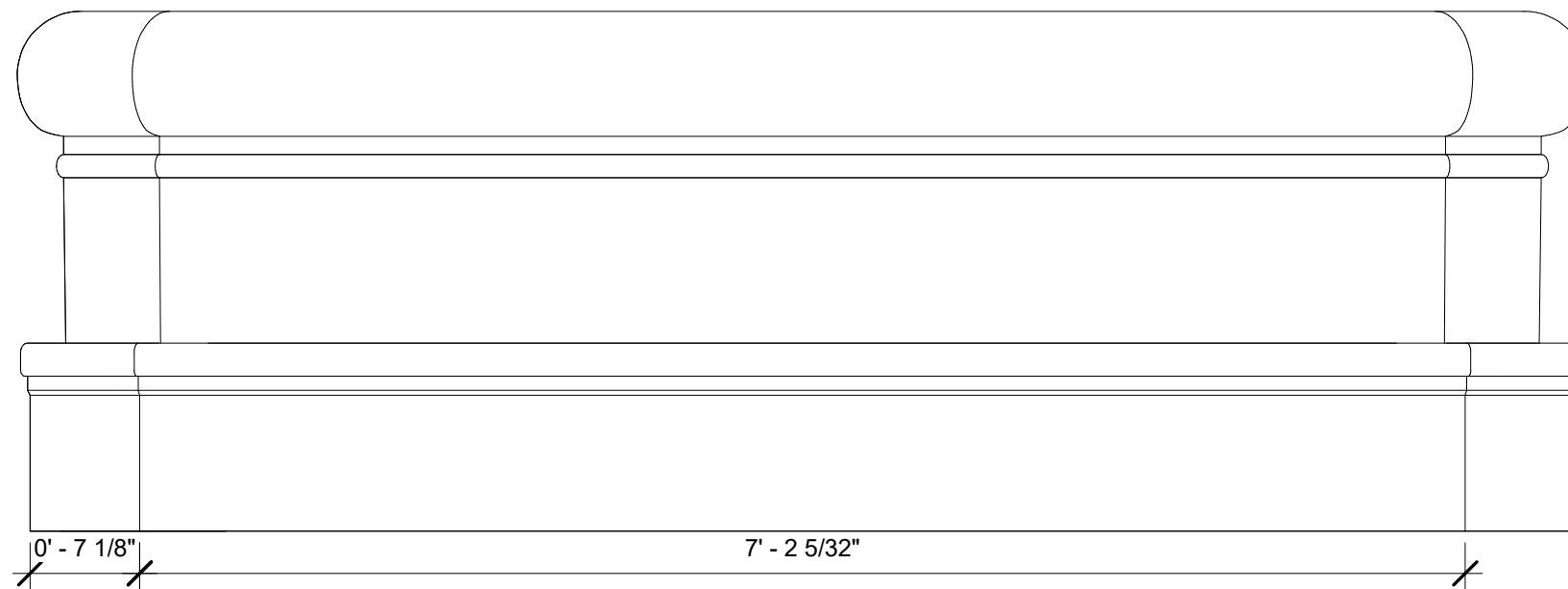
A Profile Section
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B Straight Basin Elevation
1" = 1'-0"

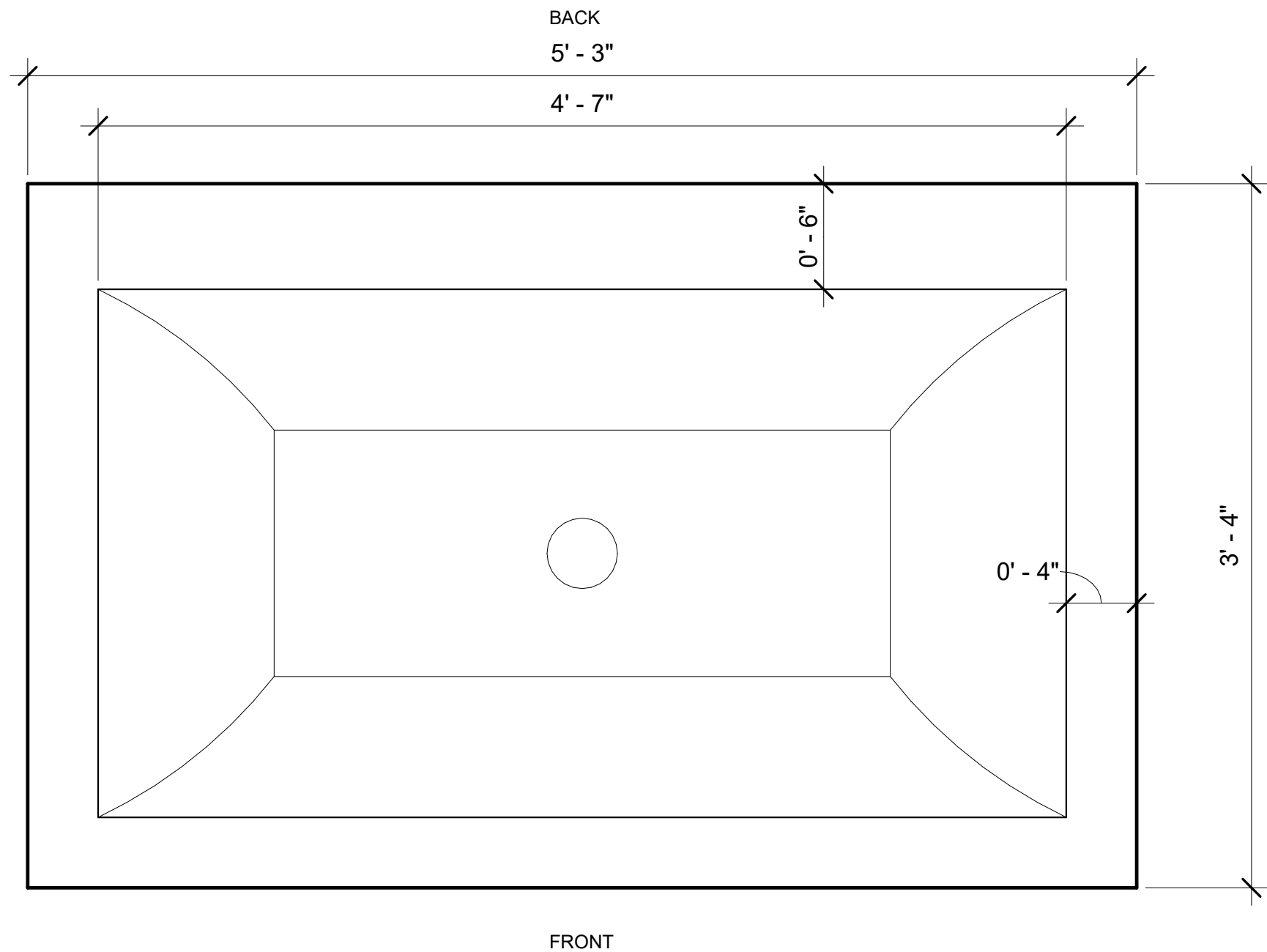


3D Scan of stone pieces using Polycam

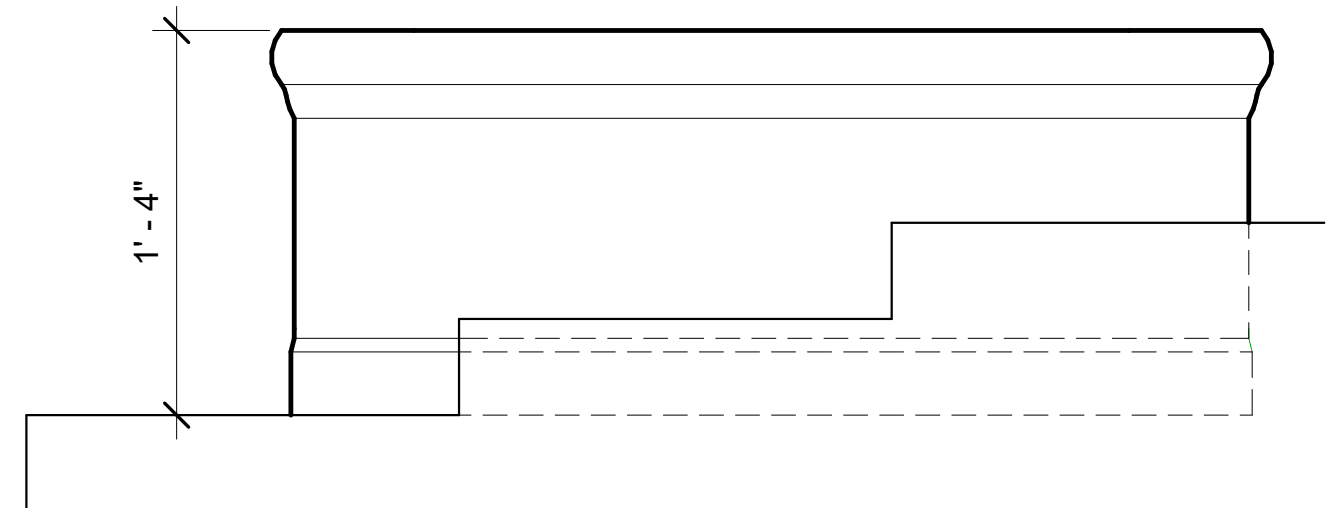


C Bent Basin Elevation
1" = 1'-0"

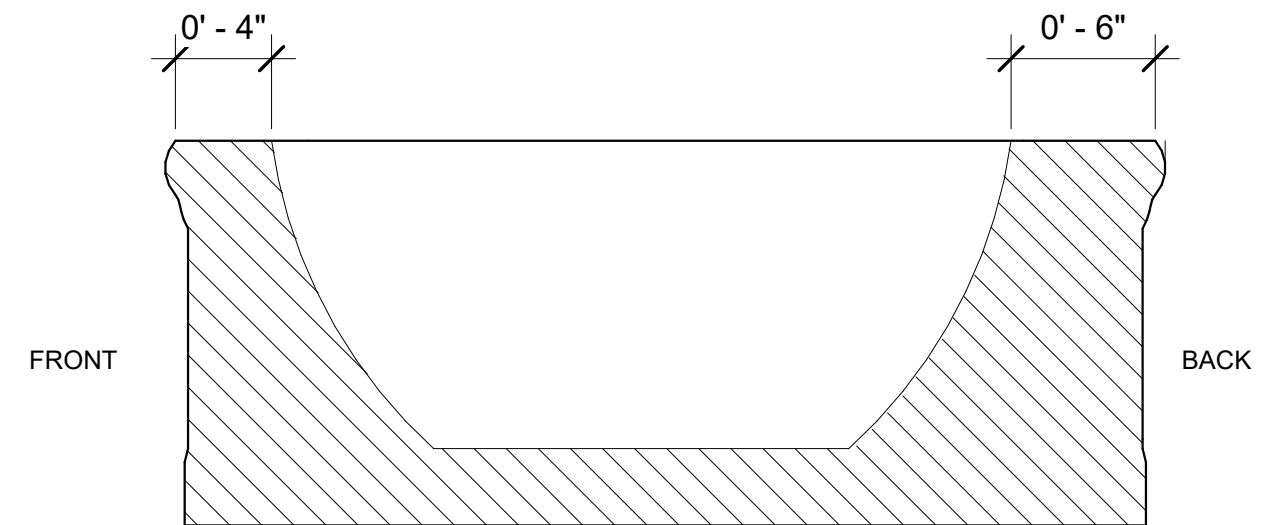




Ⓐ Trough Plan
1 1/2" = 1'-0"









Ⓑ Trough Elevation
1 1/2" = 1'-0"



Ⓒ Trough Section
1 1/2" = 1'-0"



STONE REPAIR SCHEDULE

PEDESTAL SERIES	EXTANT	PALLET #	DIMENSIONS	IMAGE 01	REPAIR NOTES	GENERAL NOTES
P1	Yes	02-G			REPAIR HAIRLINE CRACKS W/ LIME INJECTION MORTAR. PROVIDE STONE DUTCHMAN AT SPALLED STONE LOCAIOTN. MATCH PROFILE.	SOUTHEAST CORNER HAS LARGE CIRCULAR CRACK; HAIRLINE CRACK ON SOUTH FACE
P2	Yes	02-C			INSPECT REPAIR TO ENSURE SOUNDNESS. REPAIR HAIRLINE CRACKS W/ LIME INJECTION MARTAR.	BROKEN IN TWO PIECES PRIOR TO / DURING REMOVAL; REPAIRED W/ REBAR AND EPOXY
P3	Yes	02-F			REPAIR HAIRLINE CRACKS W/ LIME INJECTION MORTAR. PROVIDE STONE DUTCHMAN AT SPALLED STONE LOCAIOTN. MATCH PROFILE.	HAIRLINE CRACK ON NORTH FACE (OPPOSITE OF INSCRIPTION) THAT CONTINOUS ALONG INTERIOR FACE; SOME SPALLS ON NORTH FACE
P4	Yes	02-D				SMALL SPALLING AT TOP EDGE
P5	Yes	02-E			CLEAN PER GENERAL NOTES, REMOVE GRAFFITI USING PROPRIETARY GRAFFITI REMOVAL PRODUCT, PER SPECIFICATIONS.	CUPROUS STAINING, ALSO VARIOUS GRAFFITI TAGS. SMALL SPALL AT UPPER DEGE.
BASIN SERIES	EXTANT	PALLET #	DIMENSIONS	IMAGE 01	REPAIR NOTES	GENERAL NOTES
North Basin	No			 3D SCAN OF REMNANT PIECE OF TROUGH	PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION. SEE DETAIL A/A0.4	
East Basin	No				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION. SEE DETAIL A/A0.4	
South Basin	No				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION. SEE DETAIL A/A0.4	
West Basin	No				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION. SEE DETAIL A/A0.4	
BASIN WALL SERIES	EXTANT	PALLET #	DIMENSIONS	IMAGE 01	REPAIR NOTES	GENERAL NOTES
North Wall	No				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION. SEE DETAIL C/A0.3	
Northeast Wall	No				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION. SEE DETAIL B/A0.3	
East Wall	No				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION. SEE DETAIL C/A0.3	

GENERAL NOTES:

1. Assume stainless steel threaded rod anchor (3/4" dia) embedded in epoxy to anchor stone components to each other. Assume 4 per stone piece.
2. Clean all stone w/ low pressure hot water wash. Poulitce cleaning at all areas of cuprous discoloration.
3. Provide type N mortar at all joint locations.
4. All new fountain components to match existing in stone type, and match exact configuration and profile of missing pieces.
5. Assume (2) coats of masterseal 581 (cementitious coating) at all basin surfaces.
6. Provide new stainless steel drains as noted in floor plan.

LEGEND:












Piece Missing



Piece Extant



STONE REPAIR SCHEDULE

BASIN SERIES	EXTANT	PALLET #	DIMENSIONS	IMAGE 01	REPAIR NOTES	GENERAL NOTES
Southeast Wall	No	01-F			PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION. SEE DETAIL B/A0.3	INSIDE FACE HAS LARGE, SHALLOW SPALL
South Wall	No	01-A			PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION. SEE DETAIL C/A0.3. FABRICATE NEW PIECE.	BROKEN IN TWO PIECES; LION'S HEAD CUT FROM ON HALF AND SEVERELY DAMAGED ON OTHER
Southwest Wall	Yes	03-B				
West Wall	No	03-C, 03-D			PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION. SEE DETAIL C/A0.3. FABRICATE NEW PIECE.	SPIT IN HALF; OUTSIDE-FACING PROFILE SEVERELY DAMAGED
Northwest Wall	Yes	03-F				LIGHT SPALLS
STEP SERIES	EXTANT	PALLET #	DIMENSIONS	IMAGE 01	REPAIR NOTES	GENERAL NOTES
North Step 1	Unknown	02-A, 02-B?				ON UNMATCHED STEP PALLET
North Step 2	Yes	01-G				
North Step 3	Unknown	02-A, 02-B?				ON UNMATCHED STEP PALLET
North Step 4	Unknown	02-A, 02-B?				ON UNMATCHED STEP PALLET
North Step 5	Unknown				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION.	IN SITU, NOT SURVEYED
Northeast Step 1	Yes	01-G				
Northeast Step 2	Yes	01-G				
Northeast Step 3	Unknown				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION.	IN SITU, NOT SURVEYED

GENERAL NOTES:

1. Assume stainless steel threaded rod anchor (3/4" dia) embedded in epoxy to anchor stone components to each other. Assume 4 per stone piece.
2. Clean all stone w/ low pressure hot water wash. Poulitice cleaning at all areas of cuprous discoloration.
3. Provide type N mortar at all joint locations.
4. All new fountain components to match existing in stone type, and match exact configuration and profile of missing pieces.
5. Assume (2) coats of masterseal 581 (cementitious coating) at all basin surfaces.
6. Provide new stainless steel drains as noted in floor plan.

LEGEND:

Piece Missing



Piece Extant



Elk Fountain Reinstallation
Portland Parks Foundation
11/07/22



STONE REPAIR SCHEDULE

STEP SERIES	EXTANT	PALLET #	DIMENSIONS	IMAGE 01	REPAIR NOTES	GENERAL NOTES
East Step 1	Yes	01-D				ONE STEP ON PALLET HAS BASEBALL-SIZED PIECE MISSING FROM OUTSIDE-FACING EDGE
East Step 2	Yes	01-G				ONE STEP ON PALLET HAS BASEBALL-SIZED PIECE MISSING FROM OUTSIDE-FACING EDGE
East Step 3	Unknown	01-D?				ON UNMATCHED STEP PALLET
East Step 4	Yes	01-E				
East Step 5	Unknown				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION.	IN SITU, NOT SURVEYED
Southeast Step 1	Yes	01-C			Broken in two pieces; Reattach pieces with (2) stainless steel anchors and epoxy adhesive	SPLIT IN TWO PIECES
Southeast Step 2	Yes	01-E				
Southeast Step 3	Unknown				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION.	IN SITU, NOT SURVEYED
South Step 1	Yes	03-A				LIGHT CHIPPING
South Step 2	Yes	01-C				
South Step 3	Unknown	02-A, 02-B?				MAY BE ON UNMATCHED STEP PALLET
South Step 4	Unknown	02-A, 02-B?				MAY BE ON UNMATCHED STEP PALLET
South Step 5	Unknown				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION.	IN SITU, NOT SURVEYED

GENERAL NOTES:

1. Assume stainless steel threaded rod anchor (3/4" dia) embedded in epoxy to anchor stone components to each other. Assume 4 per stone piece.
2. Clean all stone w/ low pressure hot water wash. Poulitce cleaning at all areas of cuprous discoloration.
3. Provide type N mortar at all joint locations.
4. All new fountain components to match existing in stone type, and match exact configuration and profile of missing pieces.
5. Assume (2) coats of masterseal 581 (cementitious coating) at all basin surfaces.
6. Provide new stainless steel drains as noted in floor plan.

LEGEND:

Piece Missing



Piece Extant



Elk Fountain Reinstallation
Portland Parks Foundation
11/07/22



STONE REPAIR SCHEDULE

STEP SERIES	EXTANT	PALLET #	DIMENSIONS	IMAGE 01	REPAIR NOTES	GENERAL NOTES
Southwest Step 1	Yes	03-A				
Southwest Step 2	Yes	03-G				PREVIOUS REPAIR AT NE CORNER
Southwest Step 3	Unknown				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION.	IN SITU, NOT SURVEYED
West Step 1	Unknown	02-A, 02-B?				ON UNMATCHED STEP PALLET
West Step 2	Unknown	02-A, 02-B?				ON UNMATCHED STEP PALLET
West Step 3	Unknown	02-A, 02-B?				ON UNMATCHED STEP PALLET
West Step 4	Unknown	02-A, 02-B?				ON UNMATCHED STEP PALLET
West Step 5	Unknown				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION.	IN SITU, NOT SURVEYED
Northwest Step 1	Yes	03-E				
Northwest Step 2	Yes	03-E				
Northwest Step 3	Unknown				PROVIDE NEW STONE PIECE TO MATCH EXISTING IN STONE TYPE AND CONFIGURATION.	IN SITU, NOT SURVEYED

GENERAL NOTES:

1. Assume stainless steel threaded rod anchor (3/4" dia) embedded in epoxy to anchor stone components to each other. Assume 4 per stone piece.
2. Clean all stone w/ low pressure hot water wash. Poulitice cleaning at all areas of cuprous discoloration.
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5. Assume (2) coats of masterseal 581 (cementitious coating) at all basin surfaces.
6. Provide new stainless steel drains as noted in floor plan.

LEGEND:

Piece Missing



Piece Extant



Elk Fountain Reinstallation
Portland Parks Foundation
11/07/22





PROVIDE NEW ARMATURE AT ELK FOUNTAIN BASE, CONNECT TO BASE WITH STAINLESS STEEL RODS (ASSUME 4)

NEW PUMP AND VAULT INFORMATION"

1. Provide (1) 4' deep x 4' wide x 4' long fiberglass vault. See plan for vault location.
2. Provide (1) tile-set vault hatchway, with tile to match adjacent surface (<https://www.romanfountains.com/product/rbh-ts>).
3. Provide pool style pump, BOD pentair.
4. Provide all new plumbing to connect existing utilities to fountain.

Elk Fountain Reinstallation
Portland Parks Foundation
11/07/22



NOTES

Schematic Installation Plan

A0.9





PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

Jo Ann Hardesty Commissioner Chris Warner Director

PBOT – Development Review

Early Assistance Appointment Response

Date: October 26, 2022
To: Hillary Adam, BDS Land Use Services
503-823-8953, Hillary.Adam@portlandoregon.gov
From: Tammy Boren-King, PBOT Development Review
503-823-2948, Tammy.Boren-King@portlandoregon.gov

Case File: EA 22-188130

Location: RIGHT OF WAY

R#: None

Proposal: HLC HEARING - Restoration of the Thompson Elk Fountain, a Historic Landmark that was severely damaged in the summer of 2020. Portland Parks Foundation, working with Architectural Resources Group, has developed plans to rebuild the fountain at its original location, and add a recirculating water pump.

Portland Transportation/Development Review staff has reviewed the pre-application conference materials to identify potential issues and requirements.

Comments on the Proposed Design

It is staff's understanding that the fountain and elk statue have historically been held in place by gravity only. It would be highly preferable to have seismic stabilization of the fountain and statue so the historic resource does not move or topple into traffic during a seismic event. It is likely possible to do this stabilization without impacting the exterior of the fountain.

There has been discussion regarding potential fundraising efforts surrounding this project. It is possible there will be a scope for the project including some street and/or street scape improvements. PBOT would like to note the street improvements that may be associated with the fountain are not subject to historic review.

The proposal appears to also include a new vault for a pump associated with the fountain within the roadway. This vault will need approval from PBOT Utilities.

Permitting

At this stage of project development, it is not entirely clear what process will be used for permitting the work, though it is likely to be a capital improvement project (CIP) lead by a City Bureau. Which Bureau leads the capital project will be a result of the final design and timing of the installation. The fountain is not a PBOT asset, so if the project is only for the fountain it is likely the CIP would be lead by the Water Bureau. Depending on timing, there is a chance there will also be funding for associated roadway improvements, in which case it would be a CIP project led by PBOT, with Water Bureau or OMF lead on the fountain and Elk piece.

Elk statue

cindy3pdx@gmail.com <cindy3pdx@gmail.com>

Fri 10/7/2022 1:09 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Hello –

I'm very interested in having the elk statue restored and reinstalled. It is a Portland landmark. But, not yet. Portland is not ready. I would like to visit it when it is back. I am not ready to come back to Portland for any reason. I hope the city gets restored before you try the statue again. Defund the police movement has created a disaster. As more and more businesses close permanently or move to suburbs, Portland leaders are still dismissing the message: Portland is not safe.

I believe that the statue will be re-damaged beyond repair if it is reinstalled now. That's sad, but it needs to be recognized. Please wait a year or two – I hope it doesn't take longer than that - and re-assess.

Cindy Thomas

Former Portland resident who wants better for Portland

Thompson Elk Fountain

Leslie Hutchinson <lboschutch@gmail.com>

Fri 10/21/2022 3:35 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Dear Ms Adams.

I totally support the restoration of the Thompson Elk Fountain to its rightful place in Main Street between SW 3rd and 4th, Portland, Oregon as soon as possible.

This continues to be the welcoming venue for such a venerated piece of public property.

I urge you to make this happen soon,

Sincerely,

--

Leslie Hutchinson



October 27, 2022

Bureau of Planning and Sustainability Historic Resources Program
1810 SW 5th Ave, Suite 710
Portland, OR 97201

Dear Chair Minor and Landmarks Commission Members,

For 120 years, the David P. Thompson Elk and Fountain stood as a singular portal welcoming people entering downtown after crossing the Hawthorne Bridge from East Portland. After its unfortunate deconstruction in 2020, we learned from social media and other outlets how much the elk and fountain meant to the citizens of Portland; for many, the trip around the statue and fountain on Main Street was an early, fond, and lasting childhood memory. It should be once again.

The Architectural Heritage Center and its parent Bosco-Milligan Foundation were greatly pleased by the City Council's decision to restore the fountain to its original size, shape, and materials. Our focus at this time should be on moving at full, reasonable speed to repair, restore, and reinstate the fountain and statue in its original place using original materials to the fullest extent possible.

Like other pieces of public art, the fountain and elk were intended to make downtown a more attractive place and to provide opportunities for calm reflection. As a non-profit devoted to encouraging preservation of our valuable vintage buildings and public spaces, we believe restoring the elk and fountain should serve as a precedent for making Portland whole again after a long bout of disruption. We would encourage exploration of methods for making this interesting and unique public monument more accessible to pedestrians sometime in the future.

Sincerely,



Denyse C. McGriff
President, Board of Directors



Stephanie Whitlock
Executive Director

Henry C. Kunowski
Works Progress LLC - Heritage Conservation and Development
2036 SE Spruce Avenue | Portland, Oregon 97214
503-680-8596 | onri.henri@gmail.com
<http://www.worksprogressllc.com>

DATE: OCTOBER 31, 2022
TO: HILLARY ADAM, SENIOR PLANNER, BUREAU OF DEVELOPMENT SERVICES
KRISTEN MINOR, CHAIR, PORTLAND HISTORIC LANDMARKS COMMISSION
FROM: HENRY C. KUNOWSKI
SUBJECT: EARLY ASSISTANCE APPLICATION - File Number EA 22-188130 DAR

Thank you for this opportunity to comment on the proposed Schematic Design (30%) work for the Thompson Elk Fountain. It is encouraging to see the work move forward and the excellent work so far performed by the Architectural Resources Group. While there is a considerable amount of work remaining to be done until the Elk Fountain is returned to its original site, I would like to add a few comments that may assist in the future direction of the work to better meet best practices in heritage conservation.

It is well known that the proposed work is contained in a larger “study” of the effort by the Portland Parks Foundation and the City Arts Manager. Yet, that study is not part of the Design Advice Request (DAR) application or available without a formal public information request to the City of Portland. Without the needed transparency provided by this study, it is difficult to know or understand the larger context for the significance, value and character-defining features of the Thompson Elk Fountain, a Historic Resource Inventory Rank I property. It is assumed that such information would help to guide the decision-making for the work effort ahead and only add clarity to why certain decisions were made.

From a city regulatory perspective it is challenging to understand how the Elk Fountain is defined; a “significant resource” or a “historic landmark”? Is this simply semantics or is there a practical application to understanding the value of the resource and therefore its criteria for evaluation? Per City Title 33, Planning and Zoning definitions, 33.910, there is a difference. The previously stated need for context is also defined in terms of historic value needed to provide such context. From a best practices perspective, what is the intent of the work effort as it is not clear from the DAR application as to the preservation approach. Specifically, the application refers to the work effort as a “restoration” and yet a letter, September 29, 2022, from the City Arts Manager cites “rehabilitation” and restoration. While it is not unusual for a complex effort to contain several historic preservation “standards”, those should be stated up-front. As currently proposed, there appears to be a “preservation”, “restoration”, and “rehabilitation and reconstruction” effort. In terms of DAR criteria for evaluating the work effort, this has been defined under that contained in the Central City Fundamental Design Guidelines and Portland Zoning Code 33.846.060.G (1-10), the proposed work effort has a checked approach. Specifically;

1. Historic character. The historic character of the landmark or contributing resource will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the historic significance of the landmark or contributing resource will be avoided;

Not met. Significant historic material is assumed replaced without a full assessment of their condition.

2. Record of its time. The landmark or contributing resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided;

Not met. As proposed, the Elk Fountain will clean and “repair” in a manner that obfuscates the record of physical time.

3. Historic changes. Most resources change over time. Those changes that have acquired historic significance will be preserved;

Not met. Aspects of the Elk Fountain’s historic significance has not been identified and as such, not known if they are preserved.

4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the historic feature in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence;

Not met, “deteriorated historic features will be repaired rather than replaced.” The work effort does not take a consistent approach to these criteria and not all pieces have been identified and so no determination is made as to “treatment”.

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used;

Not met. The specifics of the warm water “cleaning” and “poultice” treatments are as yet to be defined and in which cases they are used and to what extent.

6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken;

As yet to be met nor considered? This may be a critical matter. Especially when there is excavation proposed for the new water circulating pump and possible “discovery” issue related to the foundation and base steps.

8. Architectural compatibility. New additions, exterior alterations, or new construction will be compatible with the massing, size, scale, and architectural features of the landmark or contributing resource and, if in a district, the district as a whole. When retrofitting to improve accessibility for persons with disabilities or accommodate seismic improvements, design solutions will not compromise the architectural integrity of the landmark or contributing resource;

This is as yet to be determined. The level of “cleaning” of extant elements and compatibility of proposed new pieces is an unknown at this time. Also see #10 below as to compatibility in the larger urban context.

9. Preserve the form and integrity of historic resources. New additions, exterior alterations, or new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the landmark or contributing resource and, if in a district, the district as a whole would be unimpaired; and

As it is now proposed in the 30% SD, a significant amount of original resource material is replaced without a full documentation of extant pieces.

10. Hierarchy of compatibility. New additions, exterior alterations, or new construction will be designed to be compatible primarily with the landmark or contributing resource and, if located within a district, secondarily with contributing resources located within 200 feet and, finally, with the rest of the district. Where practical, compatibility in districts will be pursued on all three levels.

This issue is worth a further discussion as both Chapman and Lownsdale Squares flanking the Thompson Elk Fountain are considered a “Significant Resource” or may be “Historic Landmarks”. As such, a possible historic district or ensemble may be considered and therefore, the proposed improvements to SE Main Street will be a factor in the future discussions with the Portland Design Commission.

As the work effort moves forward, it would be of great value to know; what’s next? What about the 60% Design Development and Construction Documents or method and means of contracting for the work? Who or how these issues will be addressed? All these factors and more should be more fully understood as the work effort moves forward.

I am looking forward to discussing these issues in greater detail if possible.

Respectfully submitted



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Early Assistance Application

File Number: _____

Appt Date/Time: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

Related cases

- Y N Unincorporated MC
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI (high)

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

APPLICANT: Complete all sections below. Email this application and supporting documents described below to: LandUseIntake@portlandoregon.gov. Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Site Address _____

Site Size/Area _____

Property ID(s) R _____ R _____ R _____ R _____

Short Project Description: do not leave blank or direct to "see attached". Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$

Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference Only required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request Public Zoom meeting with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> all other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units Only for 1-2 unit projects that do not require a land use review, land division or property line adjustment	Transportation, Environmental Services, Water		<input type="checkbox"/>

Applicant Information Include a separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply Applicant Owner Other _____
Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____
Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____
Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Please submit the following materials to LandUseIntake@portlandoregon.gov:

- Written project description, including proposed stormwater disposal system and additional property IDs if not included above.
- List of questions to be discussed.
- Site plans drawn to a measurable scale, with scale and scale bar identified and building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified.
- If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/bds/land-use-review-fees-and-types/design-standards>.

Note:

1. See the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/current-fee-schedules.
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
4. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
5. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
6. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner by scheduling a 15-minute appointment or a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).



Design Advice Request

DISCUSSION MEMO

Date: October 31, 2022
To: Historic Landmarks Commission
From: Hillary Adam, Design & Historic Review Team
503-823-8953 | hillary.adam@portlandoregon.gov
Re: EA 22-188130 DA – Thompson Elk Fountain
Design Advice Request Memo – November 7, 2022

This memo is regarding the upcoming DAR on November 7, 2022 for Thompson Elk Fountain. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/record/15482201>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix, September 27, 2021 Briefing summary, and other documents, including public comments – (<https://efiles.portlandoregon.gov/record/15482201>)
- [Portland Parks Foundation Feasibility Study press release](#)

I. PROGRAM OVERVIEW

Design Advice Request Meeting for a proposal to restore the Thompson Elk Fountain, a Historic Landmark, in accordance with City Council Resolution #37576. Other work proposed includes the introduction of a pump to recirculate the water. No roadway improvements are shown other than lane painting, which has already taken place.

II. DEVELOPMENT TEAM BIO

Architect	Architectural Resources Group
Owner's Representative	Jeff Hawthorne City of Portland, Office of Management & Finance
Project Valuation	\$ 1.32 million

III. FUTURE HISTORIC RESOURCE REVIEW APPROVAL CRITERIA: *Central City Fundamental Design Guidelines and PZC Section 33.846.060.G (1-10) Other historic approval criteria (see attached matrix)*

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on November 7, 2022:

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.

a. **Plan – 2035 Comprehensive Plan / Historic Resources.**

Several Comp Plan policies support the restoration of the Thompson Elk Fountain, which is a City-designated Historic Landmark and Scenic Resource:

3.11 - Significant places. Enhance and celebrate significant places throughout Portland with symbolic features or iconic structures that reinforce local identity, histories, and cultures and contribute to way-finding throughout the city.

4.28 Historic buildings in centers and corridors. Identify, protect, and encourage the use and rehabilitation of historic resources in centers and corridors.

4.29 Public art. Encourage new development and public places to include design elements and public art that contribute to the distinct identities of centers and corridors, and that highlight the history and diverse cultures of neighborhoods.

4.41 Scenic resources. Enhance and celebrate Portland's scenic resources to reinforce local identity, histories, and cultures and contribute toward wayfinding throughout the city. Consider views of mountains, hills, buttes, rivers, streams, wetlands, parks, bridges, the Central City skyline, buildings, roads, art, landmarks, or other elements valued for their aesthetic appearance or symbolism.

4.46 Historic and cultural resource protection. Within statutory requirements for owner consent, identify, protect, and encourage the use and rehabilitation of historic buildings, places, and districts that contribute to the distinctive character and history of Portland's evolving urban environment.

4.51 City-owned historic resources. Maintain City-owned historic resources with necessary upkeep and repair.

b. **Development Standards – Open Space Base Zone / Central City Plan District.** No development standards apply as the fountain is located within the right-of-way.

c. **Streets – Transportation System Plan Designations.** SW Main Street is a Transit Priority Street, Traffic Access Street, City Bikeway, and Major City Walkway.

2. **Natural or Built Context.** The Thompson Elk Fountain has been located in the middle of SW Main Street, halfway between SW 3rd and SW 4th Avenues since 1900. At that time, the street was paved with Belgian Blocks and horse-drawn carriages and carts provided transportation in both directions and the horses (and other creatures) drank from the four water troughs in the fountain. Prior to the fountain's removal in 2020, the street had long since been paved over in asphalt, providing two lanes of west-bound traffic which bypassed the fountain. Recently, the Bureau of Transportation has restriped the roadway in this area to direct vehicle traffic to the south of the fountain with bicycle traffic directed to the north side of the fountain. This traffic pattern change will help reduce conflicts with buses, cars, and bicycles as they circle past the fountain.

PUBLIC REALM

1. **Accessibility.** The fountain's location in the middle of the roadway is a unique aspect of its historic character. It is an aspect that has inspired many passions – both for its preservation in situ and for its relocation out of the roadway which has been suggested many times over the past 122 years. Before it had even reached the age of 60, its relocation had been considered by City Council approximately eight times. When the fountain was dedicated, it was surrounded with Belgian Blocks which helped control mud for horse and pedestrian traffic, which moved at a lesser speed and occurred at a lesser frequency than traffic today. The purpose of the fountain was to provide drinking water to passersby. Smaller details of the

fountain, such as animal head spigots and a dedication plaque are difficult to experience with today's traffic.

Prior to the City Council resolution, declaring the fountain would be returned to its original location, alternate locations for the fountain were suggested if the fountain was to maintain its original sized basin. These alternate locations may have allowed more people to experience the fountain up close but would have compromised the fountain's integrity with regard to its setting. At the September 27, 2021 Briefing, the Landmarks Commission indicated that the fountain should be restored to its original location in the center of the roadway as the experience of traffic slowing and moving around the fountain was part of this original historic character.

As is noted above, the roadway was recently restriped to separate vehicles and bicycles as they travel past the fountain footprint. This marks the first major intervention in addressing transportation safety around the fountain in quite a long time. However, as the Narrative indicates *"Portland Parks Foundation, ARG and MIG also developed 2-3 scenarios to improve the street around the fountain to provide enhancements to the PBOT Plan, with the end goal being to provide fountain access for pedestrians; to provide clearer, safer movement of pedestrians, bicyclists, and vehicles; and to create a sense of place through materials that are historically compatible with the character of both the fountain and Chapman and Lownsdale Squares."* The preferred scenario is the one shown on the site plan drawing (rendered aerial view) and has already been implemented on the street.

Staff has not seen the other scenarios and notes that the improvements proposed and already implemented are within the purview of PBOT. However, if non-standard improvements were proposed in the ROW, they would be subject to Design Review as the street is within a Design overlay zone. It is not clear to staff if the new striped pattern in the roadway is intended to provide a space in the roadway for pedestrians to get close to the fountain as would be indicated by the italicized text above or if future additional improvements are still being considered.

As this is a Design Advice Request, staff requests that the Landmarks Commission provide advice to the applicant, and Design Review staff, on what kind of street improvements should be further considered that would provide access to the fountain and "create a sense of place through materials that are historically compatible with the character of the fountain and Chapman and Lownsdale Squares". Alternatively, if the newly-introduced improvements are sufficiently meeting these goals, please say so.

QUALITY

1. **Restoration/Reconstruction.** The drawings provided show that extensive damage was done to the fountain with only the pedestal, majority of the steps, and a couple of basin walls remaining in serviceable condition. The drawings indicate that three of the basin walls remain extant but are assumed to need replacement due to the extent of damage. All four troughs will need replacing as these no longer exist. It is not clear by the drawings provided if all historic animal head spouts (2 lions at the pedestal and 2 each on four of the basin walls) are existing and intended to remain, missing/damaged and intended to be reconstructed, or missing/damaged and not intended to be reconstructed. Staff seeks clarification from the applicant and advice from the Commission on the level of preservation/restoration expected.
2. **Recirculating Pump.** As was required by the City Council resolution, the restored fountain will feature recirculating water in order to minimize its water consumption. The plan shows that the new pump will be located in a below grade vault on the west side of the fountain, thus minimizing its impact on the visual experience of the fountain to most viewers.

For questions, please contact me at hillary.adam@portlandoreogn.gov or 503-823-8953.



CENTRAL CITY FDG + 33.846.060.G (2003) PROJECT NAME: *Thompson Elk Fountain* CASE NUMBER EA 22-188130 DA

DATE November 7, 2022

PROJECT ARCHITECT: Architectural Resources Group

PROJECT VALUE \$1.3 million

MACRO	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
<p>1. Historic character. The historic character of the landmark or contributing resource will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the landmark or contributing resource will be avoided.</p>				
<p>8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features of the landmark or contributing resource and, if in a district, the district as a whole. When retrofitting to improve accessibility for persons with disabilities or accommodate seismic improvements, design solutions will not compromise the architectural integrity of the landmark or contributing resource.</p>				
<p>9. Preserve the form and integrity of historic resources. New additions, exterior alterations, or new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the landmark or contributing resource and, if in a district, the district as a whole would be unimpaired.</p>				
<p>10. Hierarchy of compatibility. New additions, exterior alterations, or new construction will be designed to be compatible primarily with the landmark or contributing resource and, if located within a district, secondarily with contributing resources located within 200 feet and, finally, with the rest of the district. Where practical, compatibility will be pursued on all three levels.</p>				
<p>A1: Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.</p>				
<p>A3: Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.</p>				
<p>A6: Re-use, Rehabilitate, Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.</p>				

<p>A7: Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.</p>				
<p>A9: Strengthen Gateways. Develop and/or strengthen gateway locations.</p>				
<p>B5: Make Plazas, Parks & Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.</p>				
<p>C1: Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.</p>				
<p>C3: Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.</p>				
<p>C4: Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.</p>				
<p>C10: Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.</p>				
<p>D1: Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China/Japantown and the Pearl District.</p>				

<p>D2: South Waterfront Area. Develop a pedestrian circulation system that includes good connections to adjacent parts of the city and facilitates movement within and through the area. Size and place development to create a diverse mixture of active areas. Graduate building heights from the western boundary down to the waterfront. Strengthen connections to North Macadam by utilizing a related system of right-of-way elements, materials, and patterns.</p>				
MID	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
<p>2. Record of its time. The landmark or contributing resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.</p>				
<p>3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved.</p>				
<p>4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the historic feature in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.</p>				
<p>7. Differentiate new from old. New additions, exterior alterations, or new construction will not destroy historic materials that characterize a landmark or contributing resource. New work may be differentiated from the old if the differentiation does not diminish the character, features, materials, form, or integrity of the landmark or contributing resource and, if in a Historic District, the district as a whole.</p>				
<p>A4: Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.</p>				
<p>A8: Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.</p>				
<p>B1: Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.</p>				

<p>B2: Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.</p>				
<p>B3: Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.</p>				
<p>B7: Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.</p>				
<p>C2: Promote Permanence & Quality in Design. Use design principles and building materials that promote quality and permanence.</p>				
<p>C5: Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.</p>				
<p>C6: Develop Transitions Between Buildings & Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.</p>				
<p>C7: Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.</p>				
<p>C8: Differentiate the Sidewalk Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.</p>				
<p>C9: Develop Flexible Sidewalk Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.</p>				
<p>MICRO</p>	<p>STAFF</p>		<p>COMMISSION</p>	
	<p>+ / -</p>	<p>Comments</p>	<p>+ / -</p>	<p>Comments</p>

<p>5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.</p>				
<p>6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.</p>				
<p>A2: Emphasize Portland Themes. When provided, integrate Portland-related themes with the development’s overall design concept.</p>				
<p>A5: Enhance, Embellish & Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area’s character. Identify an area’s special features or qualities by integrating them into new development.</p>				
<p>B4: Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.</p>				
<p>B6: Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.</p>				
<p>C11: Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building’s overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City’s skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.</p>				
<p>C12: Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building’s overall design concept. Use exterior lighting to highlight the building’s architecture, being sensitive to its impacts on the skyline at night.</p>				
<p>C13: Integrate Signs. Integrate signs and their associated structural components with the building’s overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.</p>				
<p>D3. Broadway Unique Sign District. Provide opportunities for the development of large, vertically oriented, bright, and flamboyant signs that add to the unique character of this Broadway environment. Size and place signs and their structural support systems so that significant architectural or historical features of the building are not concealed or disfigured. Ensure that all signs receive proper maintenance.</p>				

<p>D4. New China/Japantown Unique Sign District. Provide opportunities for the development of suitably ornate signs, using motifs, symbols, bright colors, and celebrative forms that add to the atmosphere and character of New China/Japantown. Size and place signs and their structural support systems so that significant architectural or historical features of the building are not concealed or disfigured. Ensure that all signs receive proper maintenance.</p>				
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City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Briefing

SUMMARY MEMO

Date: October 11, 2021
To: Historic Landmarks Commission
From: Hillary Adam, Design / Historic Review Team
Hillary.Adam@portlandoregon.gov / 503-823-8953
Re: Thompson Elk Fountain
Summary Memo – September 27, 2021

Thank you for taking advantage of the opportunity to brief the Historic Landmarks Commission regarding this important project. I hope you find it informative and valuable as you continue with your planning. Following is a summary of the comments provided by the Historic Landmarks Commission at the September 27, 2021 Briefing. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/record/14653152>.

Executive Summary. The Commission believed it was important to not separate the elk and the fountain but to treat them as one entity; there was a strong preference for complete restoration of the fountain. There was also a strong preference for returning it to its original location, which the Commission acknowledged would require additional study related to transportation needs including consideration of possible relocation of cars and busses. The Commission suggested there should be additional study on the pros and cons and costs of alternate locations to SW Main for the fountain. The Commission stated that any possible alternate location should be in a highly visible location with lots of (non-vehicle) traffic.

Commissioners Present: *Minor, Foty, Roman, Moreland, Smith, Fuenmayor, Bronson*

Summary of Comments. Following is a general summary of Commission comments.

- **Questions.**
 - Commissioner Roman asked if there is any information that points to why this site was selected for the location of the fountain.
 - Commissioner Moreland asked if PBOT has considered closing the street to create a plaza at this location.
 - Jeff Hawthorne (OMF) indicated that there hasn't been an appetite for that as this street is fed by the Hawthorne Bridge. Wendy Cawley (PBOT) stated that PBOT has not looked at that but it could be investigated.
- **Features of the Landmark.**

- Commissioners agreed that the Elk and the Fountain base should be considered a single art piece as it's the totality that of the piece that comprises the landmark. Commissioners expressed a desire to see the fountain restored, particularly since most of the pieces were able to be salvaged.
- One Commissioner noted that the conservation of the base can be done; we have the majority of the fountain's historic material and matching material can be obtained. Restoration should be paramount.
- **Historic Location.**
 - The majority of Commissioners preferred an option that would keep the fountain in its historic location, recognizing that there are challenges if the fountain retains its historic dimensions and the roadway is to accommodate bicycles, cars, and busses.
 - One Commissioner wondered if the street could be widened.
 - One Commissioner, following up on public comments, noted that the fountain's historic relationship with the street and the fountain's reference to nature requires that we (those using the roadway) have to shift our path and make way for nature, which is a nice sentiment to carry forward. He noted the location in our pathway has a relationship with procession and that the fountain should be accessible to the public. Other Commissioners agreed.
 - One Commissioner noted that it would be ideal to restore the fountain in its original location and to close the street because that would preserve the landmark and remove the safety issues. Another Commissioner noted that he was not entirely behind the concept of closing the street and converting it to a pedestrian area but it is an option that can be explored.
 - One Commissioner noted an understanding of the conflicts between busses and bicycles but noted the fountain is an important symbol of the City.
 - Another Commissioner noted that its location, in the middle of the street, is an important part of the landmark's history.
- **Relocation.**
 - While the majority of the Commissioners stated a strong preference for restoring the fountain to its historic location, some indicated openness to relocation, if necessary.
 - One Commissioner stated that if the fountain is relocated it must be restored in its entirety.
 - One Commissioner stated that if the fountain is to be relocated, it must be in a visible location.
 - One Commissioner suggested that perhaps the fountain could be shifted to one side of the street, near to its historic location. She noted that relocating the fountain to a vacated street between two Park Blocks could be an option, but she would not want to see the fountain located in the middle of a park.
- **Additional Comments.**
 - One Commissioner noted that we need to come to a collective understanding of what the Elk Fountain means to the City as it is difficult to understand why the Elk Fountain, specifically, was subjected to the level of vandalism that it suffered. He noted that we should be able to have nice things. In response another Commissioner noted that a lot of the violence of the 2020 protests was not in response to oppression but was taking advantage of the situation.

- One Commissioner noted appreciation for the positive comments about the fountain, noting that this is an important landmark. He noted that there are a lot of people whose thoughts weren't included at the briefing, such as cyclists. He noted that there are other issues that that are worth discussing and need to seriously be considered. He noted that we can venerate history and solve for complex issues at the same time.
- One Commissioner expressed appreciation for City bureaus coming to speak with the Landmarks Commission. She noted concerns with the process being drawn out which could diminish public will to restore the fountain, but stated that there are a lot of options to be considered and studied, including the real costs related to restoring the fountain to its historic location vs. relocating the fountain to a new location which may need to be plumbed.

Please contact me with any questions or concerns.



City of Portland

Historic Landmarks
Commission

Design Advice Request

EA 22-188130 DA

Thompson Elk Fountain

November 7, 2022

Staff Presentation

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Conversation



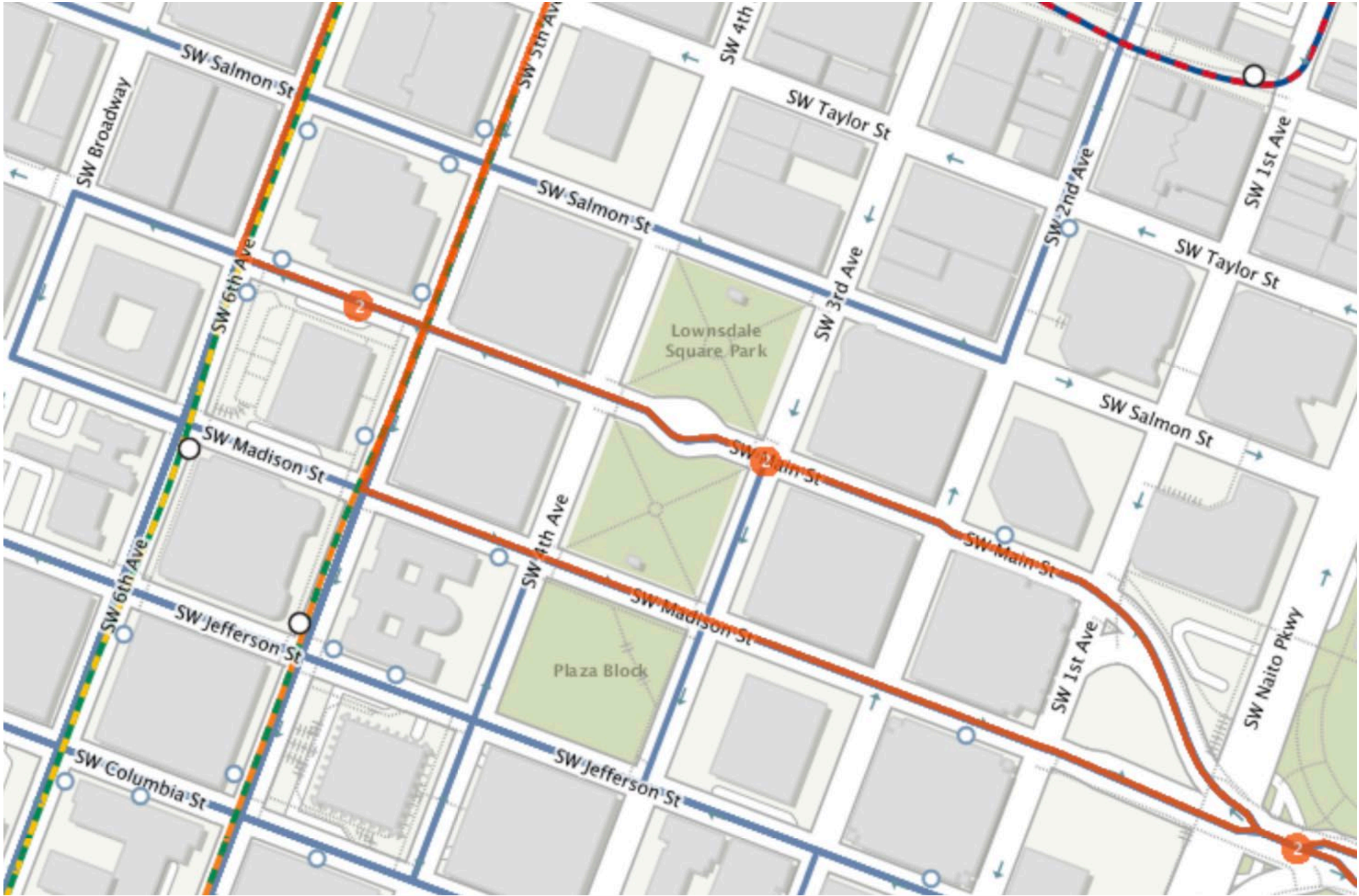
Location:
 Central City Plan District
 SW Main Street,
 between 3rd & 4th Avenues

Base Zone:
 OSd, Open Space,
 Design and Historic
 Resource Overlays

**Future Approval
 Criteria:**

- 33.846.060.G
- Central City
 Fundamental Design
 Guidelines

Zoning & Context



Lines:
2, 10, 14, 30

Routes:
2 and 30 head north on 6th
10 and 14 turn back east at Broadway

Trimet





Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Conversation

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

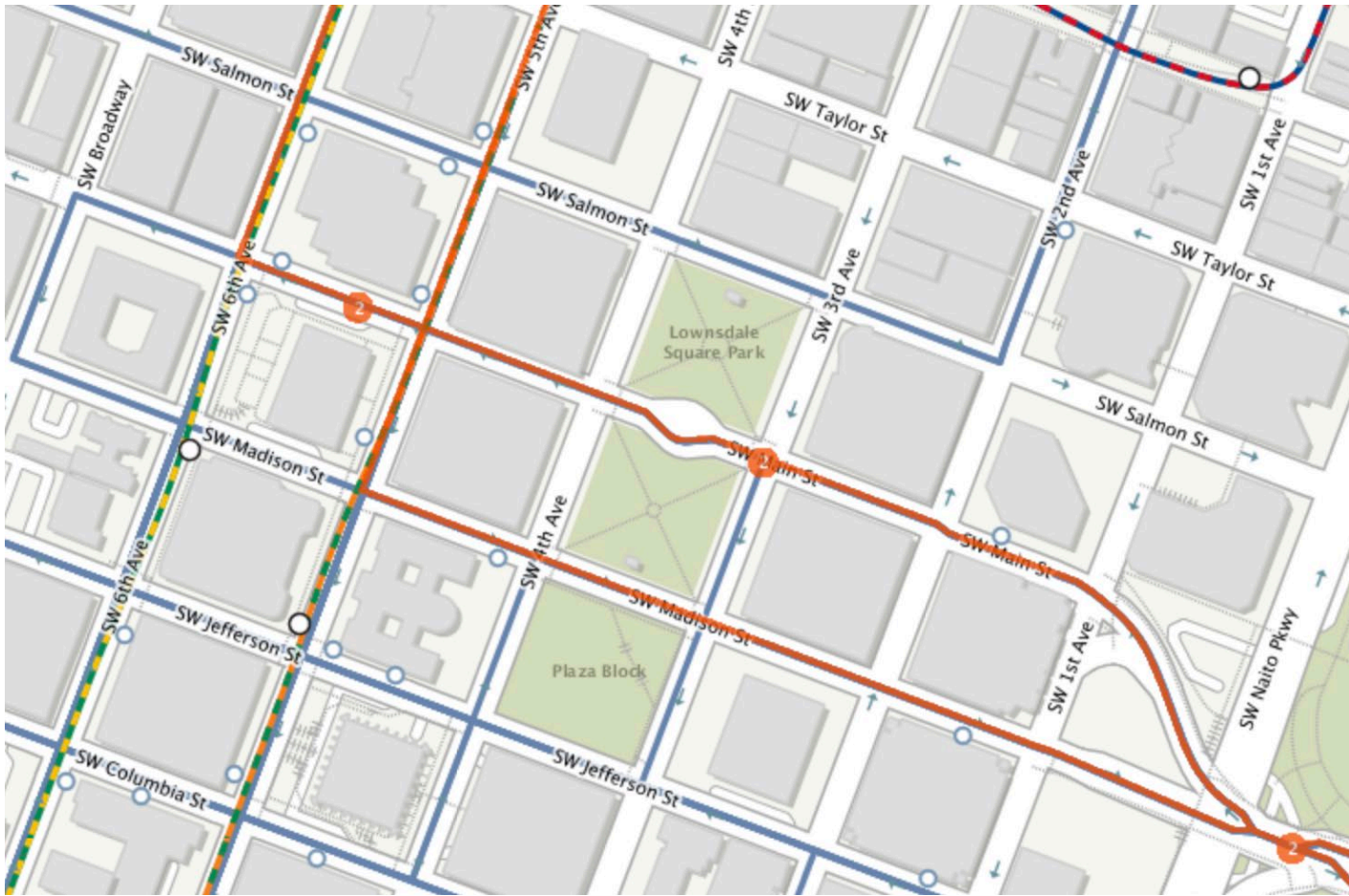
Commission Conversation

Public Realm:

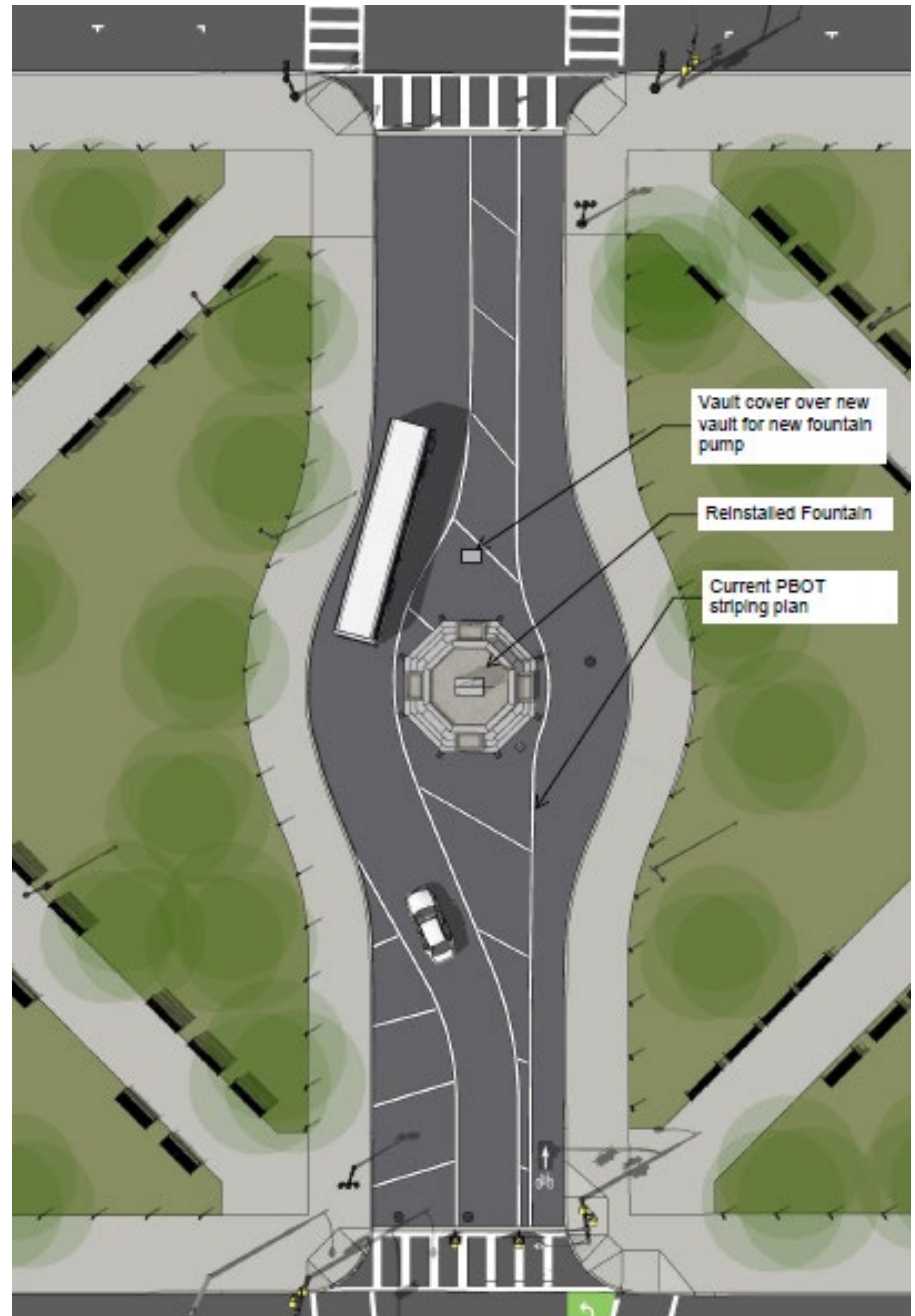
- Accessibility

Quality:

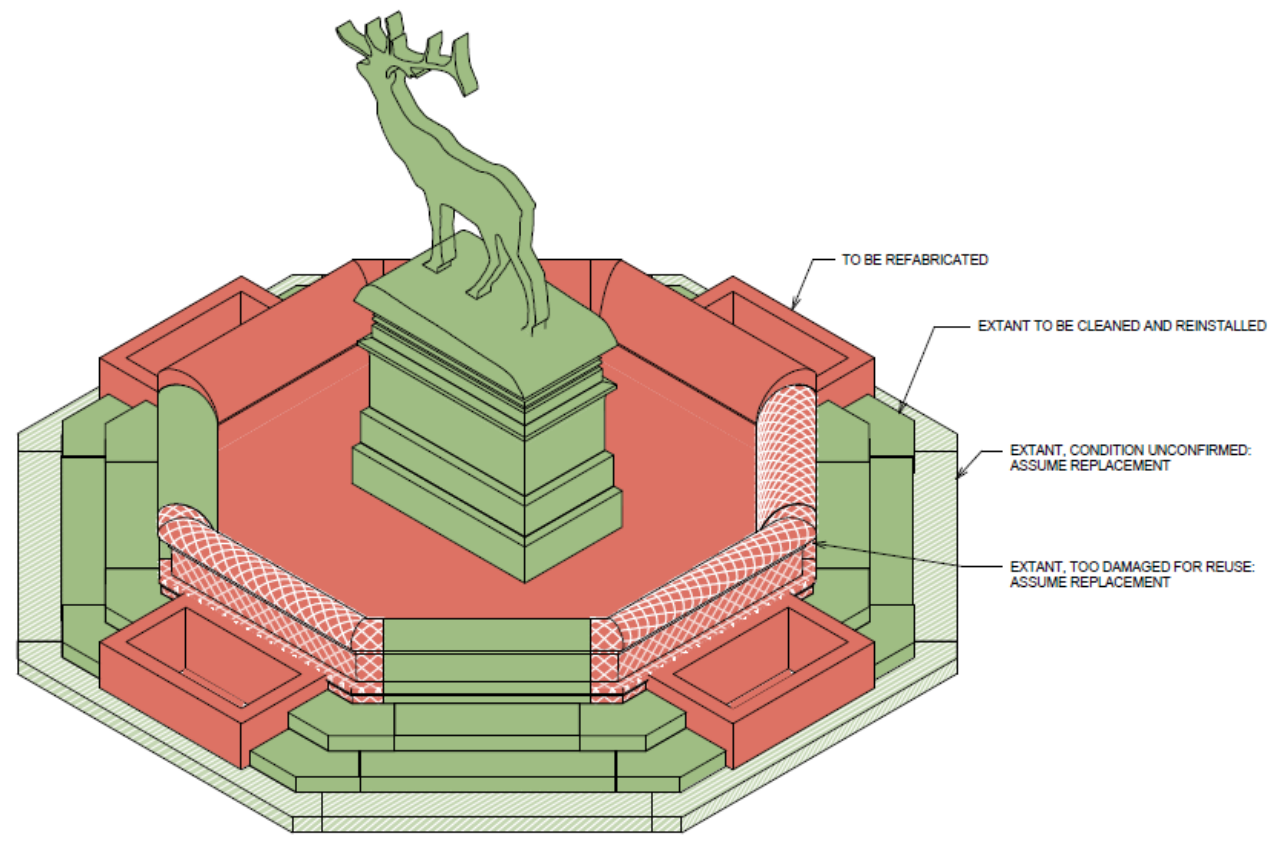
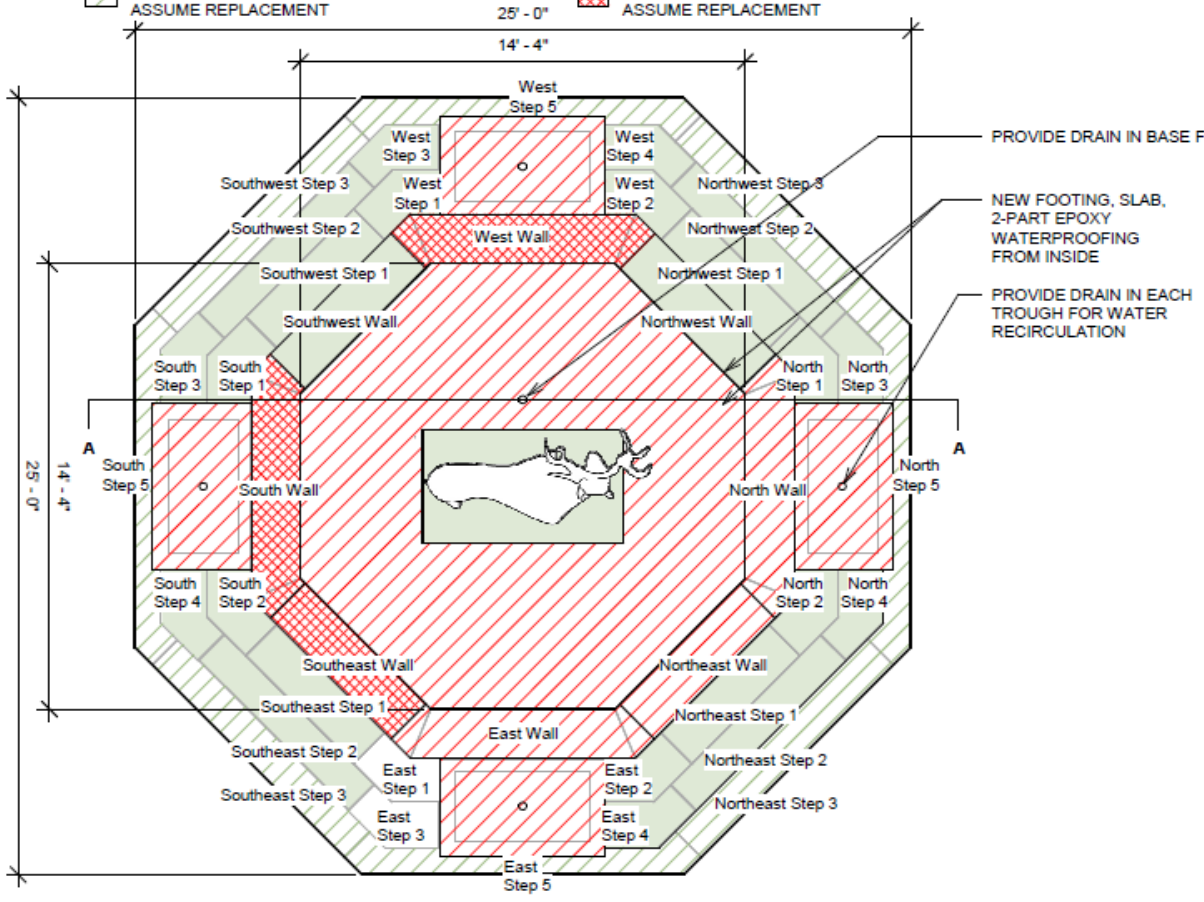
- Restoration/Reconstruction
- Recirculating Pump



Public Realm: Accessibility



- EXTANT TO BE CLEANED AND REINSTALLED
- EXTANT BUT CONDITION UNCONFIRMED: ASSUME REPLACEMENT
- DEMOLISHED
- EXTANT BUT TOO DAMAGED FOR REUSE: ASSUME REPLACEMENT



Quality: Restoration/Reconstruction

How much stone should be saved? Membrane or no membrane?

Recirculating pump

Below grade, west of the fountain

Staff Introduction

Applicant Presentation

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Staff Introduction

Applicant Presentation

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Commission Discussion