

[Lake Oswego Hunt]



Historic Preservation Committee

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LOH Historic Preservation Plan
September 1, 2005

WHAT IS HISTORIC PRESERVATION?

Historic preservation is simply responsible stewardship of historically significant assets. Historic assets can include structures, specific architectural features on buildings, surrounding landscape, documents, photos, oral histories, and many other things specific to the preservation of historic culture.

WHY DOES LOH NEED A HISTORIC PRESERVATION PLAN?

Historic preservation will protect everyone -- LOH members, our surrounding community, and the national community at large -- from any unnecessary loss of Lake Oswego Hunt history.

The Lake Oswego Hunt became nationally significant when it was added to the **National Register of Historic Properties** in 1986. This means that the Lake Oswego Hunt's original wood structure, architectural features, and surrounding landscape, must be preserved in their original condition as much as is reasonably possible -- or be at risk for losing this prestigious designation. The Lake Oswego Hunt must adhere to (as must all National Register properties) basic preservation standards in order to continue being recognized as a historic property and, most importantly, to ensure that historical aspects of the property are not inadvertently compromised through accident or neglect. A Historic Preservation Plan will provide guidelines so that this does not happen. A Historic Preservation Plan is additionally important for the following reasons:

Planning Purposes: A preservation plan acts as a master plan for any preservation-related projects and for any improvements in the future planning of LOH. A few projects that will be included in the initial plan are drainage problems, exterior preservation, window and windowsill preservation and replacement. The stabilization part of the plan, among other things, will address the termite damage to load-bearing walls within the wooden structure. A water drainage study and a structural engineering analysis will be some of the specific recommendations made in the final report. These are important because water damage (weather and drainage issues) is the most highly destructive force to historic properties.

Funding: Funding sources (i.e., State and Federal historic preservation grant programs) require applicant organizations to have a formal historic preservation plan when applying for funding.

As stated in the previous Historic Preservation Committee newsletter (August 2005, Vol. 1) the **Lake Oswego Hunt Historic Preservation Committee** was formed earlier this year for the express purpose of identifying, protecting and restoring key historical elements of the Lake Oswego Hunt. It was also formed to act as an advisory resource to Sheriffa Wright (University of Oregon graduate student) who is helping to formulate the **Stabilization and Preservation Plan** for the Lake Oswego Hunt, an important first part to the much larger historic preservation plan described above.

WHAT IS A STABILIZATION PLAN?

A **Stabilization Plan** will analyze and make recommendations on work necessary to stabilize the physical structure of the barn, arena and clubhouse - in compliance with the Secretary of Interiors Standards for Rehabilitation. Adherence to this federal agency's guidelines will ensure that LOH does not inadvertently compromise any of the structural or architectural features that have earned its place in the National Register of Historic Places.

Load-bearing walls must be stabilized before any other structural repairs can be done. Stabilization re-establishes the structural stability of a property through the reinforcement of load-bearing members or by arresting deterioration leading potentially to structural failure. Stabilization also addresses issues related to the protection of the property from weather conditions. Upgrading of mechanical, electrical and plumbing systems, and other code-required work to make properties functional, is also an appropriate component of a Stabilization and Preservation Plan.

Does all of this mean that the barn, stables, arena and clubhouse are structurally unsound? No – but LOH is 70 years old and is wooden construction. A stabilization plan is necessary to investigate and proactively address structural issues before they result in irreparable decay.

WHERE WILL THE FUNDING COME FROM TO EXECUTE THE WORK PRESCRIBED IN THE STABILIZATION AND PRESERVATION PLANS?

This is a very good question. Once the IRS final determination letter is received (hopefully by or before 12/31/05), granting LOH 501(c)3 tax status, many new fund-raising opportunities will open up. As a charitable non-profit corporation, Lake Oswego Hunt could then be eligible to apply for grant monies from Federal and State government agencies and also from some private foundations. **In order to qualify for grant programs, however, the Lake Oswego Hunt must first establish a program of annual planned giving from its members.** This is important for two reasons. First, it assures State and Federal grant programs and private foundations that the members of the Lake Oswego Hunt can help to financially support its own preservation plan on a regular, planned-giving basis. A planned giving program is actually a requirement to even apply for many grant programs. Second, many grant programs require organizations to provide “matching funds”. This means that whatever dollar amount the organization applies for in grants, must be matched equally by the organization. Without an annual program of planned giving, the Lake Oswego Hunt would be fiscally incapable of providing a regular, annual source of revenue to support its own historic preservation plan, and would be ineligible to apply for some necessary grant monies because it could not provide matching funds. **To address this deficit, effective September 2005, all LOH members will be billed a historic preservation assessment fee on an annual basis. Regular members will be billed \$100 a year, and social members will be billed \$50 a year.** Watch for this billing from the LOH Board of Directors sometime in September - and please remit promptly. This year's historic preservation assessment from members will be used toward the structural engineering analysis necessary for the stabilization portion of the historic preservation plan.



“It is my goal to outline the broad goals and strategies for preservation efforts at the Lake Oswego Hunt...”

Sheriffa Wright, August 2005

Sheriffa Wright first came to the Lake Oswego Hunt (LOH) in September of 2004 through a referral from the State Historic Preservation Office in Salem, Oregon. Sheriffa is a graduate student in the historic preservation program, School of Architecture and Allied Arts, at the University of Oregon, and a much-valued member of the Lake Oswego Hunt, Historic Preservation Committee. As her terminal graduate project, Sheriffa has chosen to write the Stabilization and Preservation plan for the historic Lake Oswego Hunt.

Sheriffa states that her passion for preservation issues began with an internship in historic preservation during her undergraduate years in Iowa. During her last semester, she had an opportunity to study in Rome, Italy and witness preservation practices on a larger scale – and by then she was hooked. Sheriffa completed her undergraduate program at Iowa State University in 2002 with a Bachelors of Art degree in Art and Design.

Sheriffa will graduate from University of Oregon in June 2006 with a Master's of Science in Historic Preservation. To date, Sheriffa has written several research papers on both the structure and landscape of LOH. Her work will culminate in spring 2006 when she has finished the formal Stabilization and Preservation Plan designed specifically for the Lake Oswego Hunt. The plan will include background history on hunt clubs throughout the world, the history of LOH, and any changes in LOH's built structures and landscape over the years. Most importantly, Sheriffa's final report will contain directives for responsible stewardship of LOH, to maintain the structure and preserve its rich history.