

Thompson Elk Fountain Restoration & Main Street Redesign Feasibility Study



Introduction



After many months of discussion with the city over possible futures of the Thompson Elk statue, the Portland Parks Foundation secured a generous private contribution to develop a feasibility study to rehabilitate and return the Thompson Elk statue and fountain to its historic home in SW Main Street.

On May 11, 2022, the Portland City Council passed a resolution to "fully restore and return the Thompson Elk Fountain to its original condition and location to the extent feasible."

What follows is tour of our process and 30% schematic design for both the fountain restoration/rehabilitation and improvements to the street.

Why the Portland Parks Foundation?



**Restoration of Peninsula Park
Rose Gardens**



Director Park



Barbara Walker Crossing



Gateway Green

Project Advisory Committee (PAC)



Jessica Engeman, Meritus Historic Development, former Portland Landmarks Commissioner Governor appointee to the Oregon Historic Assessment Review Committee



Jeff Joslin Former Deputy City Planning Director, San Francisco, overseeing historic preservation programs; oversaw Portland's Design Commission and Historic Landmarks Commission for 15 years.



James McGrath Senior Principal and Director of Partnerships at Nelson\Nygaard and Vice President at Perkins & Will.



Suzanne Bishop: Board member, Portland Parks Foundation



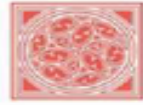
Steve Dotterer Former principal planner for BPS; Chief Transportation Planner, PBOT; board member, Architectural Heritage Center and Oregon Rail Heritage Foundation



Kim Knox Partner and Senior Project Manager at Shiels Obletz Johnsen. She has advanced many projects that are community driven and historically mindful, such as the Oregon Rail Heritage Center, Oregon Coast Aquarium, Barbara Walker Crossing, and the Gordon House designed by Frank Lloyd Wright.

Technical Advisory Committee (TAC)

Jeff Hawthorne, OMF
Gabe Graff, PBOT
Keith Lachowicz, RACC
Lauren McGuire, PP&R
David O'Longaigh, Water
Brandon Spencer-Hartle, BDS
Hillary Borrud, BDS



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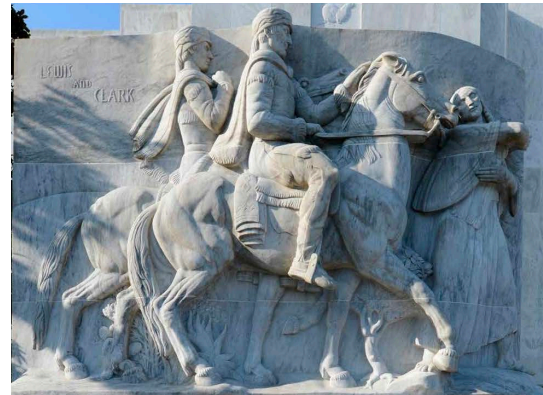
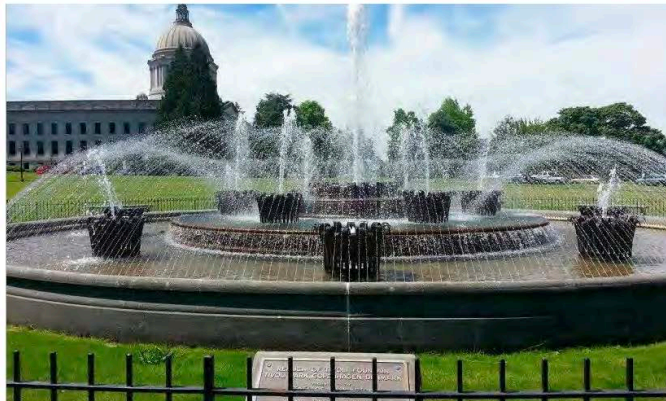
Design Team

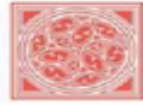
PPF Solicited proposals from qualified teams. The Project Advisory Committee unanimously selected Architectural Resource Group and MIG landscape architecture and urban design.

ARG

Projects have included:

- City of Portland: Portland City Hall reroof
- State of Washington: Capitol Campus Conservator (since 2015)
- San Francisco General Hospital Campus Fountain
- State of Oregon Capital: Friedlander Statues Conservation





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MIG

Projects have included:

- City of Seattle: Bell Street Park
- Burbank Water & Power EcoCampus
- City of Long Beach Transit Mall



History

In addition, PPF hired two historians to investigate the Elk Fountain's patron, sculptor, and architect along with Fountain's social history, past and more recent.

Consulting Historians



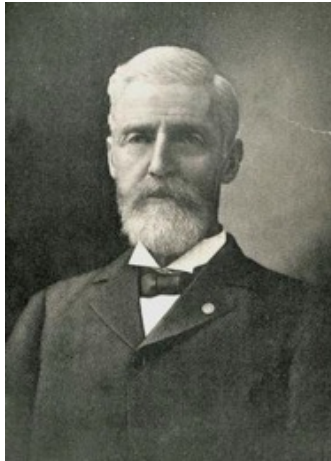
Keith Eggner

Marion D. Ross Distinguished Professor of Architecture History, UO; Editor Emeritus, Journal of the Society of Architectural Historians.



Milo Reed

Chair, Oregon Commission on Historic Cemeteries; Black Cultural Library Advocate, Multnomah County Library and developer of "Our Story: Portland Through an African-American Lens" digital archive; Vanport Mosaic



David P. Thompson

- A rags-to-riches sheep herder to surveyor, banker, real estate developer and politician who served as Portland's mayor, 1879-82
- An abolitionist who stood against Chinese exclusionary laws
- Donated the elk fountain as a “monument to the Oregon Humane Society” which he cofounded and chaired.

The Thompson Elk Fountain



- Has long been a beloved civic symbol
- By its adjacency to government buildings and, historically, a labor temple, the elk has stood at the center in protests more than 30 documented times
- The destruction was not a targeted act of vandalism, but more the result of collateral damage in high emotions of the 2020 protests



A sample of the historic protests

01.22.1912 “Jobless Men to Hold Big Parade Sunday”

05.23.1924 “Class Struggle in Capitalistic Production”

08.21.1927 IWW protest the execution of Sacco & Vanzetti

09.28.1931 Veterans Parade to protest financial hardship

03.22.1975 Protest of police killing of Rickey Johnson

05.18.1979 Portland Tenants Union celebrate court win

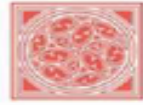
03.29.1983 “Sick-out’ by volunteers at Metro Crisis

Intervention

“You can get into any kind of argument at Lownsdale Square. In the olden days the Roman, shrewd judges of human nature, provided a forum as a safety valve for their population . . .

Portland’s safety valve is in Lownsdale Square and here they come to blow off pressure.”

**Listening Post column,
Oregonian on July 17th, 1921**



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Design Objectives

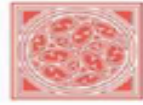
- **Restore, rehabilitate, and reinstall Fountain in Original Location**
- **Seismically stabilize statue and add recirculating pump**
- Provide clearer, safer movement of pedestrians, bicyclists, and vehicle and to better protect the fountain from vehicles
- Improve access to the fountain, particularly for people living with disabilities
- Create a sense of place through materials and connections to Chapman and Lownsdale Squares

Civic Objectives

- Position the Thompson Elk Fountain's return as a unifying civic gesture
- Possibly pair public investment with wide-reaching crowd-sourced philanthropic campaign



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Guiding Preservation Objective:

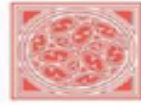
Per Secretary of Interior Standards for Restoration Section 63.3.C6:

Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

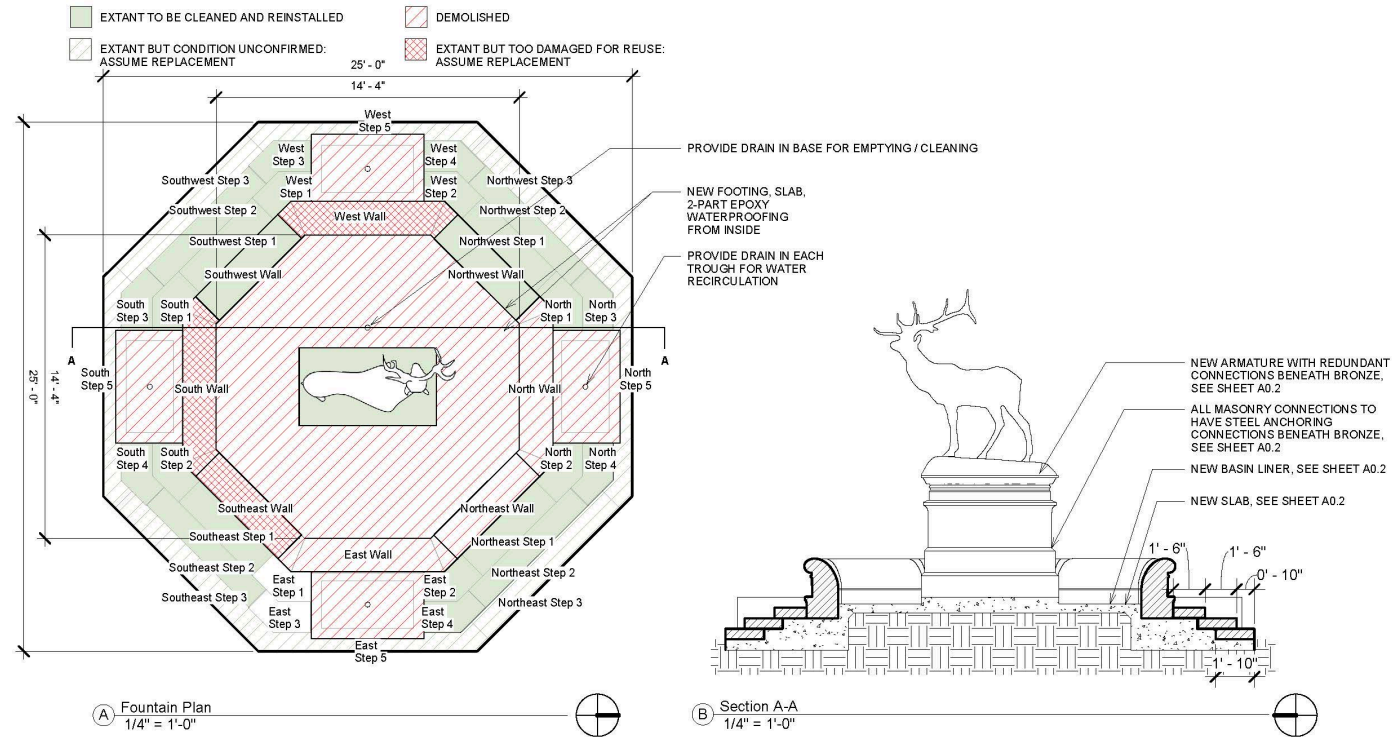
ARG performed an in-depth survey of Elk Fountain's pieces that survived, assessing their condition and developing 3D scans of every piece to model reassembly.



Per Secretary of Interior Standards for Restoration #6: *Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.*



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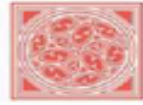
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PLAN & SECTION
Schematic Installation Plan for Pricing

Elk Fountain Reinstallation
Portland Parks Foundation
11/07/22

A0.1





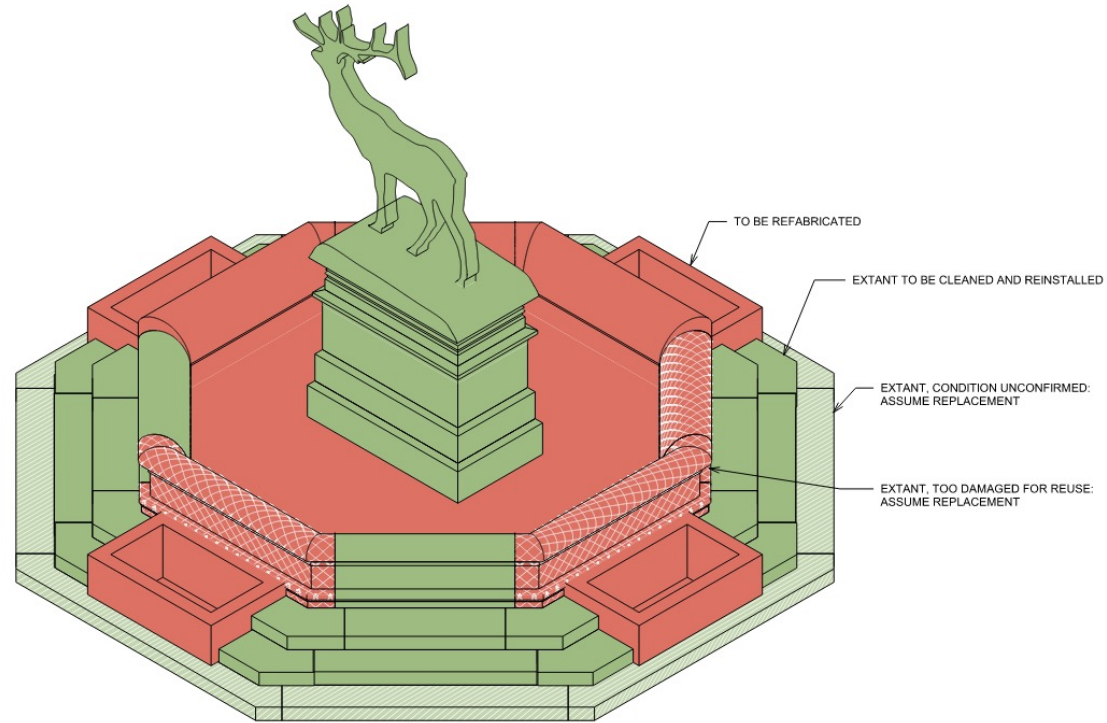
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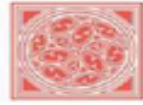


- **30 percent schematic design**
- **Much to be determined in later phases**

Under *worst case scenario*:

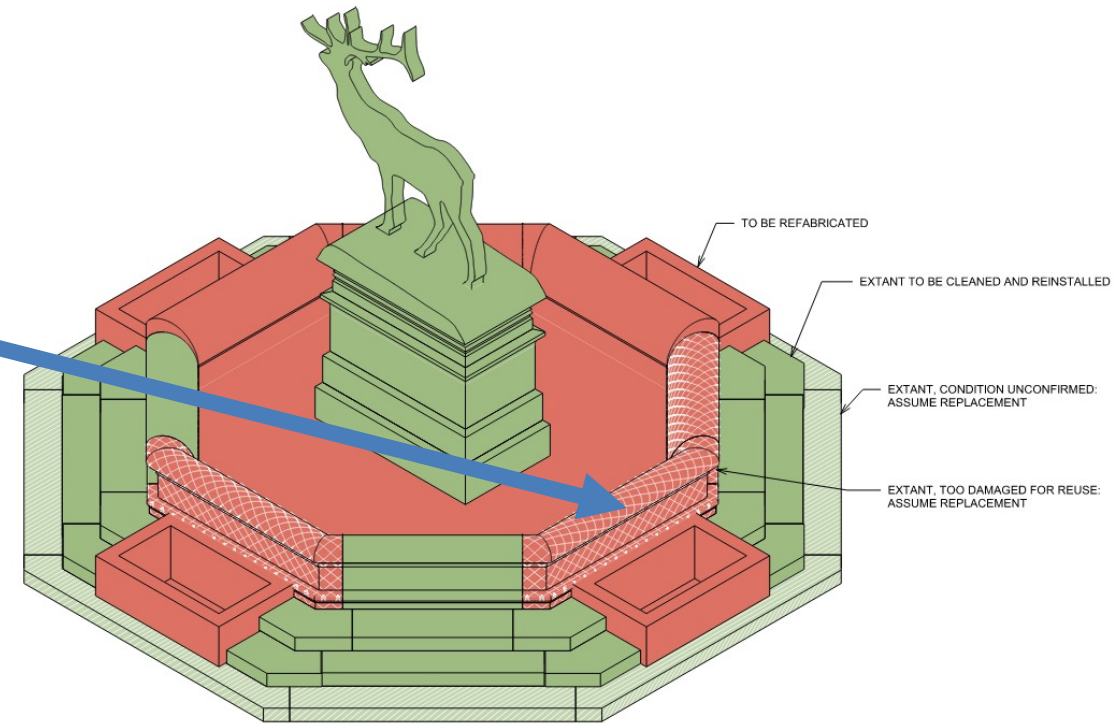
- 18 new stone pieces (denoted in orange) out of 50 total pieces would need to be refabricated, and a new fountain slab would be needed.
- The Barre granite originally used is available



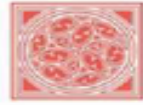


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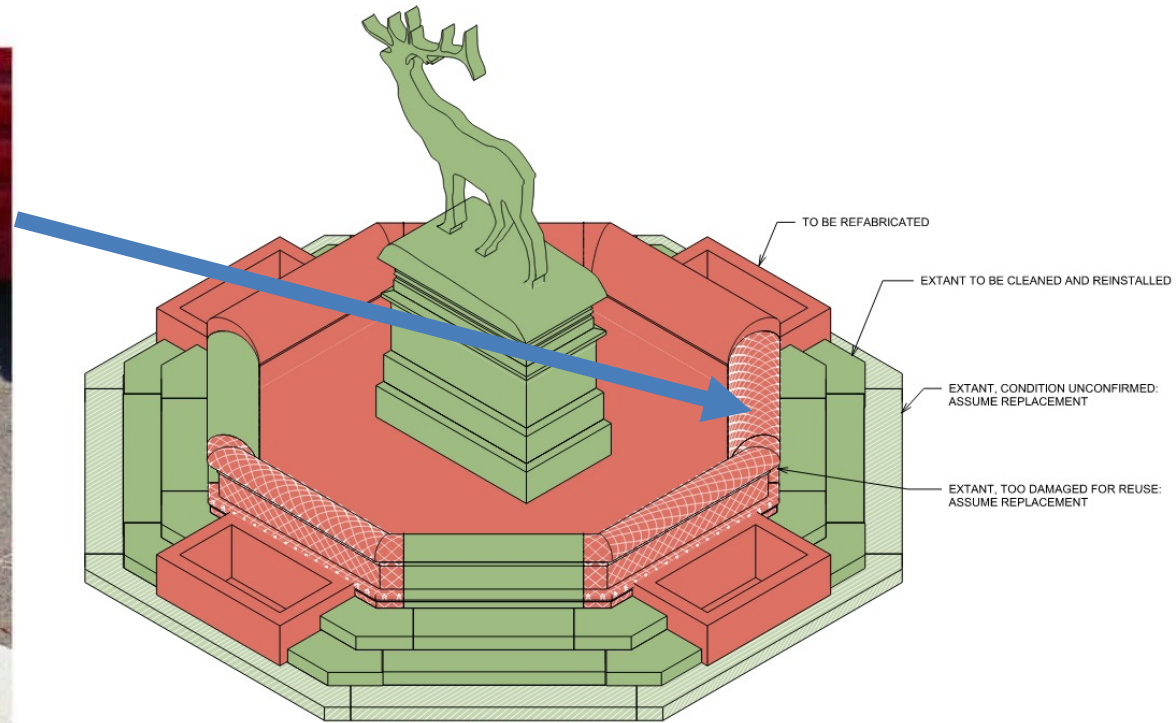
South Wall



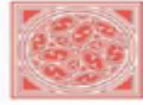
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Southeast wall called out for replacement (broken in half)

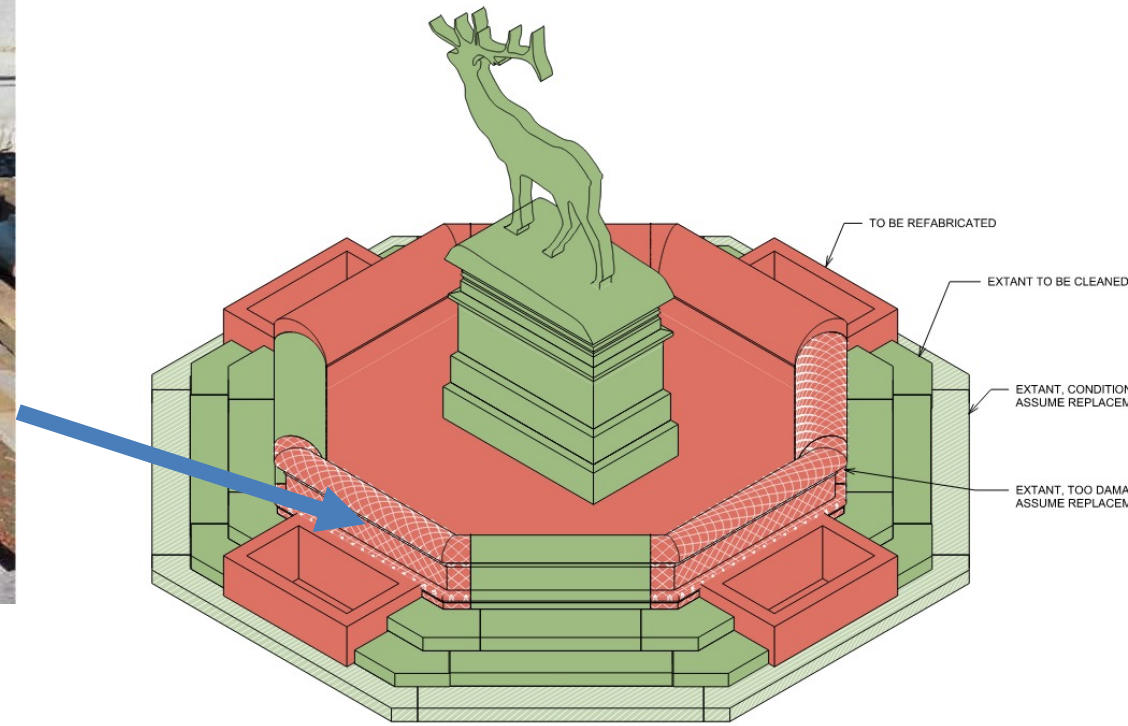


Southeast Wall

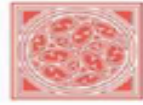


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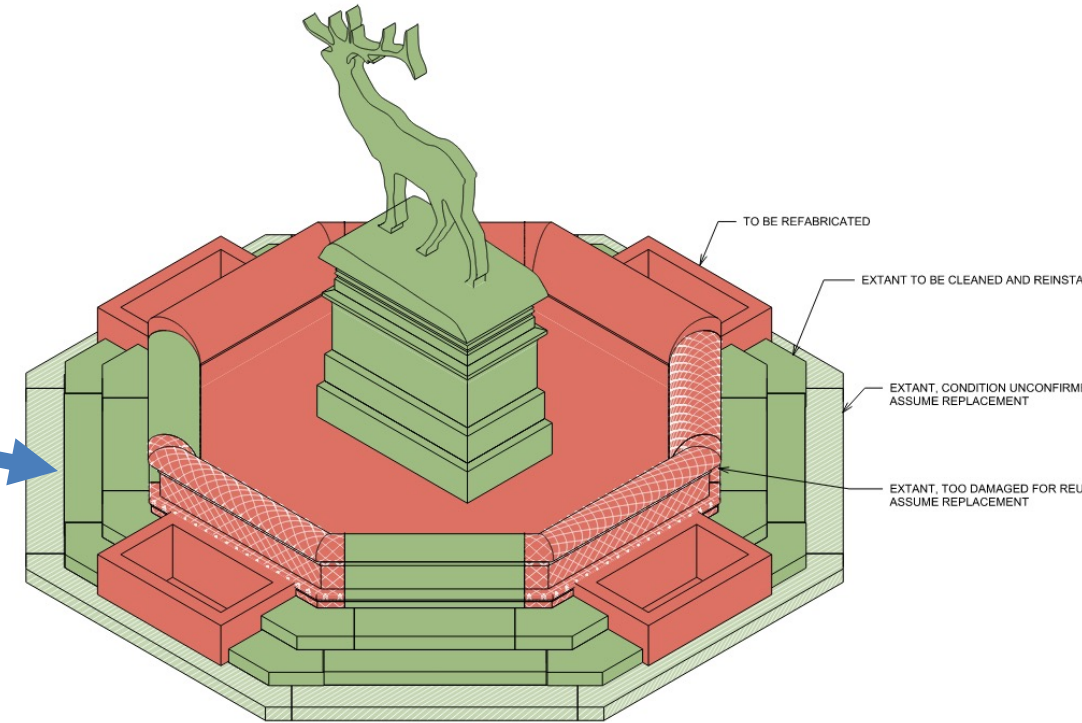
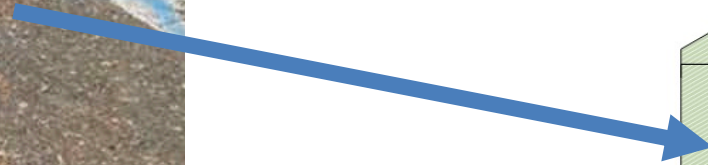
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West Wall

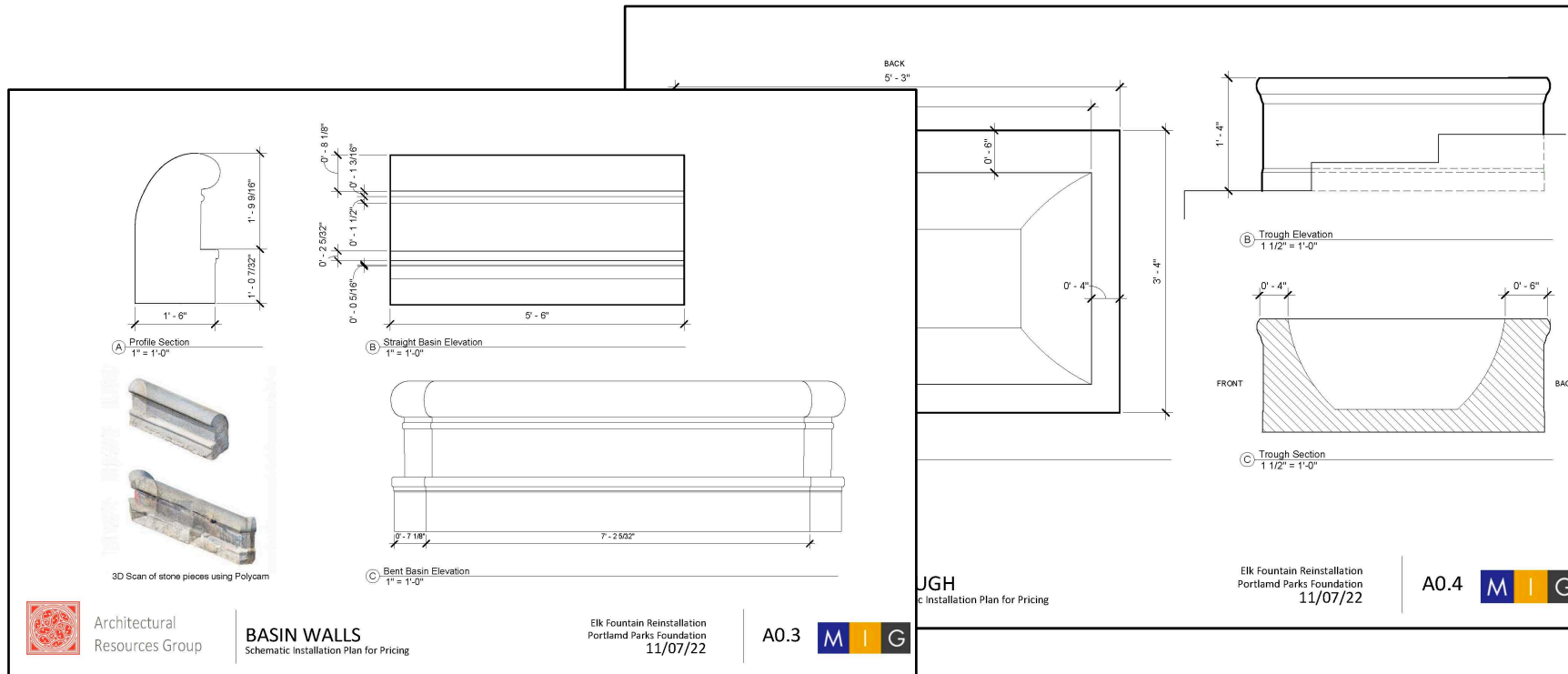


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Still to be determined

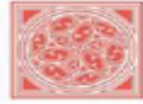
ARG developed drawings for those pieces that--*under a worse-case scenario*--might need to be entirely refabricated.



The actual bronze Elk statue historically had been secured to its base by a single bolt. The design provides for a more resilient connection.

Also, per City Council's mandate, the Elk Fountain would be retrofitted with a recirculating pump to conserve water.





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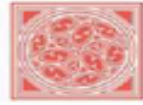
Fountains at Versailles

Recirculates 318,000 cubic feet for each show.

Trevi Fountain in Rome

Recirculates 2,823,800 cubic feet of water/day.





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Rehabilitation and Return 30% schematic design cost estimate

Reinstall Fountain with New Recirculating Pump

- Rehabilitate historic fountain
- Pump mechanism / vault
- Lighting improvements

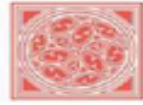
2023 Total Cost: \$1,199,004 Construction Cost

+ \$119,900 Soft Costs = **\$1,319,904***

*** Not inclusive of internal city soft costs and overhead**



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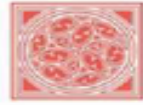
Construction Cost Estimate

Key items

Site Improvements	\$118,166	
Stone work	\$898,966	(with 50% contingency)
Fountain and water supply	\$84,000	
Electrical	\$24,700	
Site Preparation	\$118,000	



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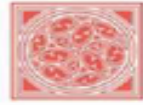


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Main Street Improvements Concept





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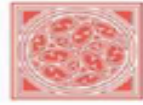
Streetscape Priorities

- Signal safe zones for bicyclists, pedestrians and vehicles with permanent materials echoing historic character
- Better protect fountain from passing vehicles
- Flexibility for maintenance vehicle access
- Durable, low-maintenance materials
- Offer clear entry options for pedestrians and people living with disabilities
- Offers clear exit options for cyclists

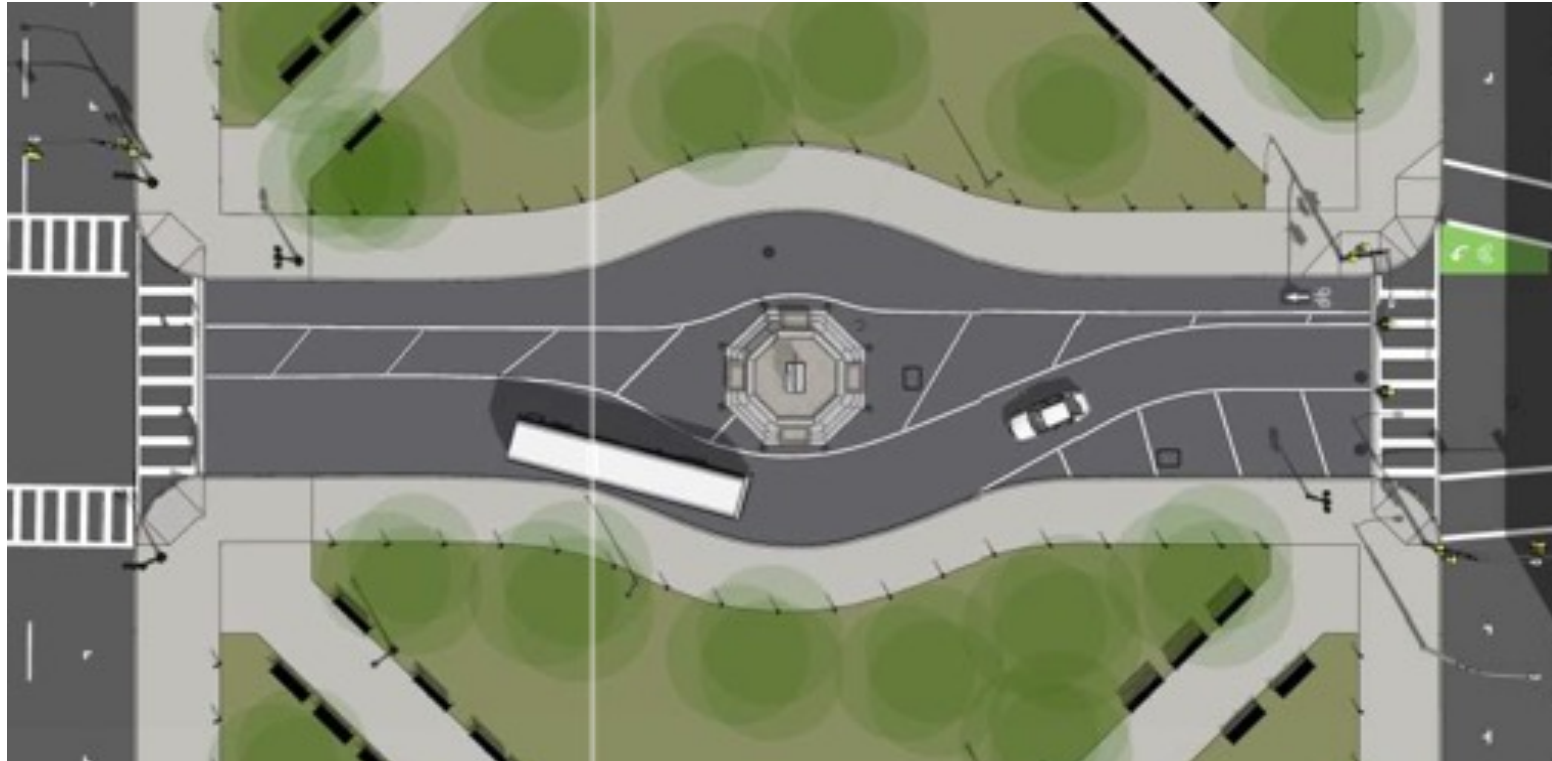
Bottom line: create a fully accessible, much safer, more welcoming place for people to enjoy the fountain



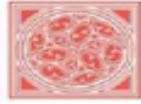
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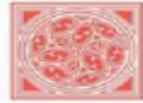
Current street plan with recent PBOT restriping



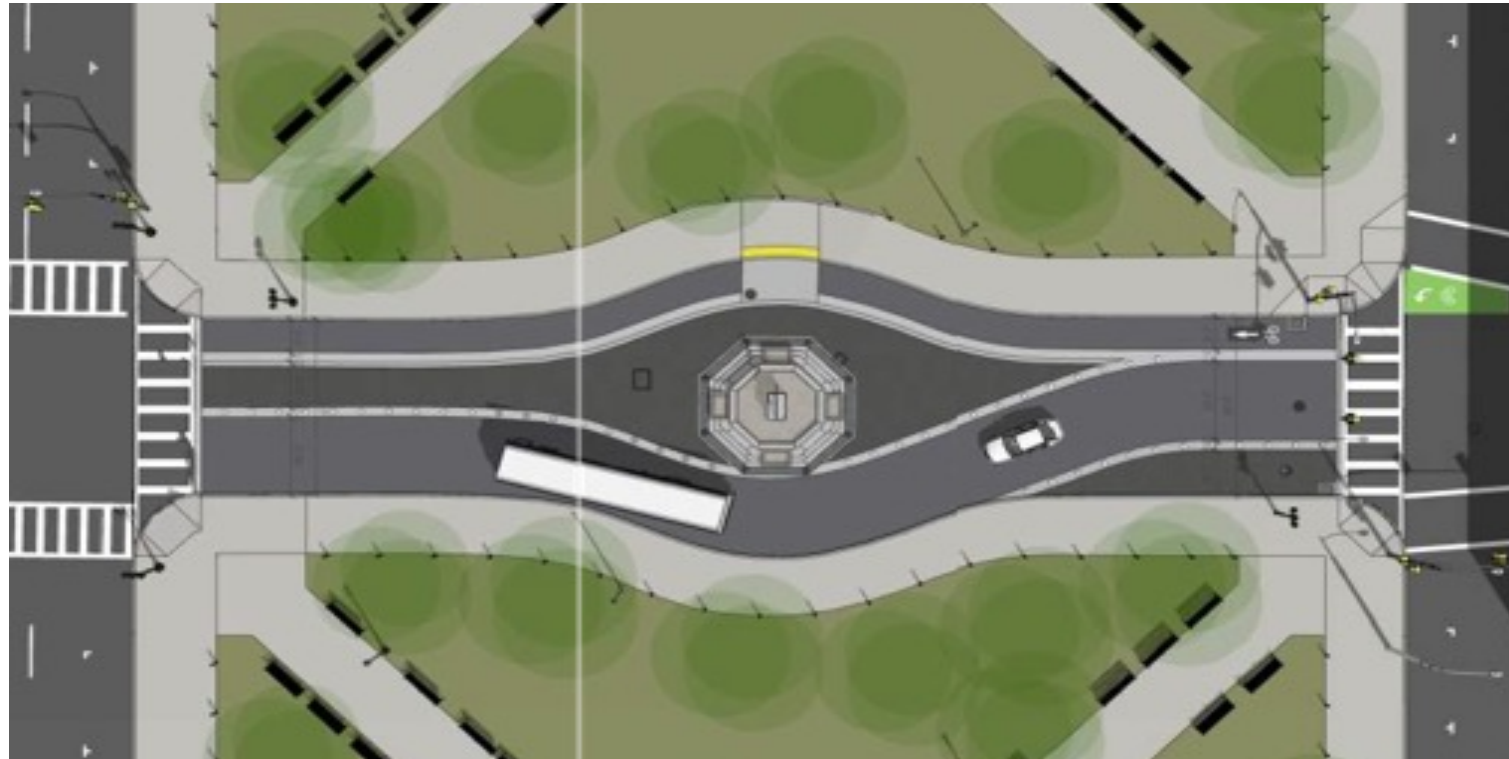
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Ground view of street restriping completed in August, 2022



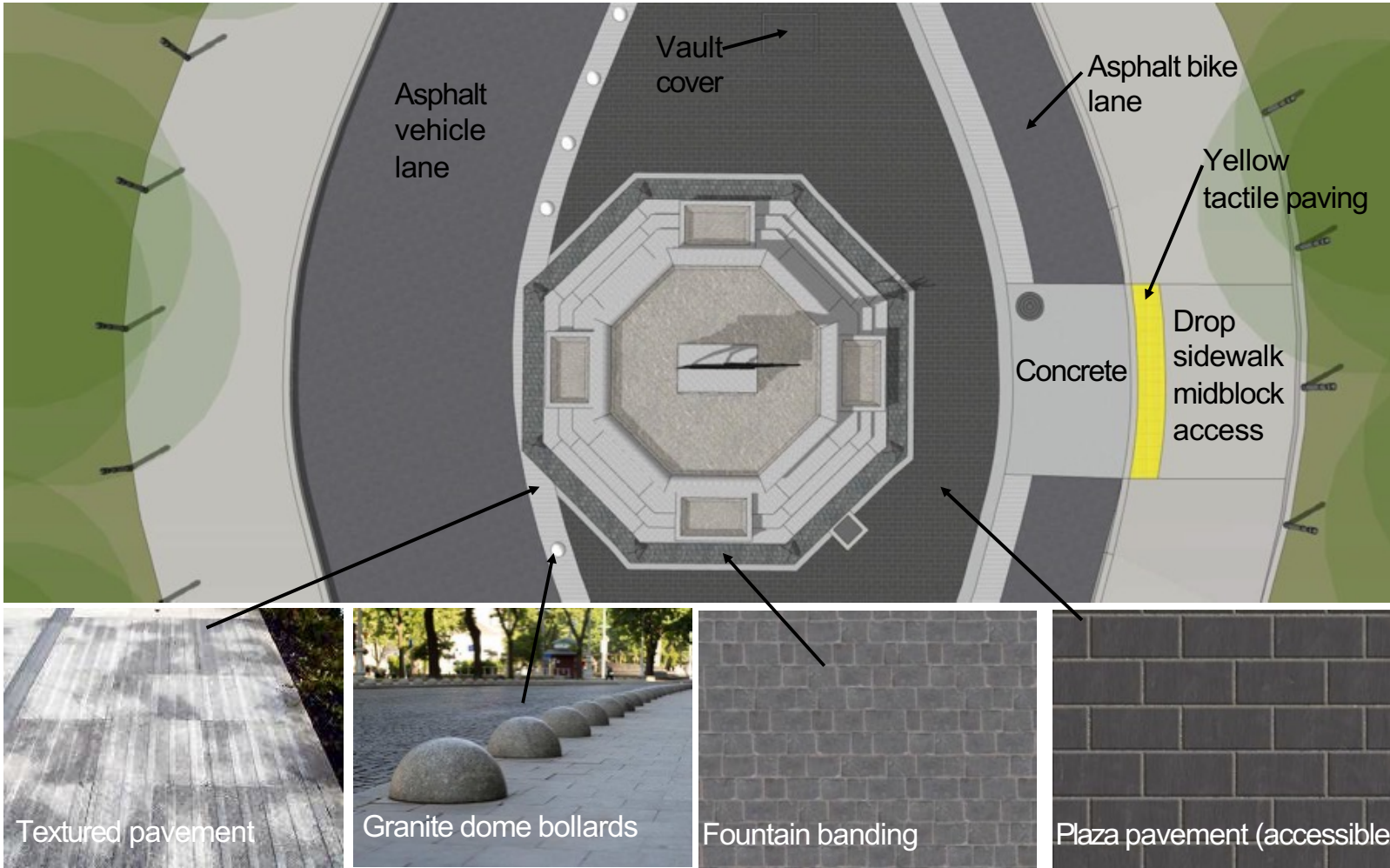
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Preferred Concept



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Material palette



Preferred Concept *(looking west from 3rd Ave.)*



Preferred Alternative *(looking south from Main Street sidewalk)*

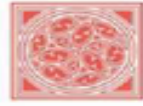


Preferred Concept (looking east from 4th Ave.)



Preferred Concept (*looking north from Main Street sidewalk*)





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Main Street Improvement Concept 30% schematic design cost estimate

Preferred Safety Street Improvements (only)

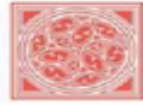
- Asphalt vehicular and bike lanes
- Paved pedestrian / elk-viewing area
- Dome bollards for separation
- Flush pavement band / Textured pavement band / asphalt bike lane

2023 Total Cost: \$583,732 + \$58,373 = **\$642,105***

*** Not inclusive of internal city soft costs and overhead**



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Total Construction Cost Estimate

Rehabilitate and reinstall Fountain with New Recirculating Pump

2023 Total Cost: \$1,199,004 Construction Cost + \$119,900 Soft Costs = \$1,319,904*

Street Improvement Concep

2023 Total Cost: \$583,732 + \$58,373 = \$642,105*

2023 Total Cost \$1,961,010*

* Not inclusive of internal city soft costs and overhead



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Our hopes

- Remember that the Elk Statue and Fountain were commissioned to honor **the Oregon Humane Society**
- Create a stronger gesture of healing and inclusion by restoring with forward-looking, fully accessible, safer, more welcoming design
- Acknowledge the long, diverse history of free speech and protest near and around the fountain—where Portlanders blow off pressure
- Create a wide-reaching community campaign to participate in, and welcome, the renewed Thompson Elk Fountain's return to its historic home

Our questions to the Portland Landmarks Commission

Per SI Standards for Restoration 63.3.C6:

Deteriorated features from the restoration period will be repaired rather than replaced . . .

How best to balance trade-offs of recirculating fountain:

- Water tightness: membrane vs. refabrication for water tightness

Guidance on treatment of historic material:

- Preservation of pre-2020 fountain parts
- Preservation and acknowledgment of 2020 impacts (ie damages and graffiti)

General comments on street improvement concept*:

- Accessibility for the people living with disabilities?
- Safety for all?
- Protection of the fountain from vehicles
- Placemaking

*Detailed comments on design should be left to PBOT process