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Media/Photo Inquiries:

Jeannette Shupp

jeannette@restoreoregon.org

(503) 381-1288

**Restore Oregon Announces Winners of the
2023 DeMuro Award for Excellence in Historic Preservation**

Award-winning projects repurpose buildings to capitalize on embodied carbon and demonstrate that adaptive reuse of existing structures is essential to Oregon reaching climate sustainability goals

PORTLAND, OR--August 1, 2023--Restore Oregon has selected 14 historic projects across Oregon to receive a 2023 DeMuro Award for Excellence in Historic Preservation, the state's highest honor for the preservation, reuse, and revitalization of architectural and cultural sites.

This year's winners join more than 110 projects across Oregon that have been recognized with [DeMuro Awards since 2013](#). Winning projects are selected by a jury of top professionals in the field of historic preservation and allied or related disciplines like architecture, planning, and engineering. "It's exciting to see that this year's class of DeMuro-award-winning projects demonstrate that reuse at every scale helps reduce Oregon's carbon impact," said Nicole Possert, Restore Oregon's Executive Director. "Our jury selected these award recipients based on each project's positive impact on their community and for the ways in which they inspire others to keep and reuse historic places as a measurable climate sustainability practice."

Historic Preservation as Climate Action

The reuse of buildings and materials is an immediately accessible tool to reduce carbon emissions. [Reuse projects typically save between 50 and 75 percent of the embodied carbon emissions compared to constructing a new building.](#) The 2023 DeMuro Awards show that existing buildings are not only full of history, craftsmanship, and charm, but are also the most sustainable. "The DeMuro Awards help Oregonians understand that preservation isn't a relic of the past, but a beacon to a sustainable future. Rather than demolishing Oregon's historic architecture and adding it to the landfill, viewing it as a renewable resource can help us meet sustainability goals, create affordable housing, and inspire economic development," said Possert.

Selected for extraordinary craftsmanship, community impact, affordable housing, and overall contribution to meeting Oregon’s climate sustainability goals, the 2023 DeMuro Award-winning projects are:



[Hollywood Theatre Lower Facade - Portland, 1926](#)

History: Designed by the architectural firm of Bennes & Herzog and constructed in 1926, the National Register-listed Hollywood Theatre is one of Portland’s most beloved historic landmarks, with an ornate Mediterranean front façade featuring a Spanish Baroque entry pavilion topped by arched niches, turned pillars, and multicolored terracotta. When the venue opened nearly a century ago, it served as both a 1,500-seat movie palace and a vaudeville house.

Overview: Under the leadership of architect Paul Falsetto, the primary goal of the Hollywood Theatre Lower Facade project was to recapture the drama of the original entry experience which was aggressively

stripped away in the 1960s. Quality materials paired with expert installation yielded a design that is in keeping with the original, yet obviously of contemporary construction. During demolition, original building elements were discovered, repaired, and incorporated into the new design, showcasing the work of skilled craftspeople including original artwork, detailed glass-fiber reinforced concrete castings, highly-skilled exterior tilework, exterior terrazzo flooring with inlaid marble and metal graphics, and old-school plasterwork. The Hollywood Theatre Lower Facade is an exquisite example of restoration that reflects Restore Oregon’s years-long advocacy for the preservation and reuse of historic theaters across the state. [Learn more about the Hollywood Theater.](#)

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Historic Canby City Hall - Canby, 1936-1937

History: In 1939, a national review of over 10,000 local and state-level PWA-funded projects identified 330 structures as ideal examples of design serving function. Among the seven buildings identified in Oregon is Canby's City Hall. Originally named the Holly Street City Hall, Canby City Hall was designed by Portland architects George Howell Jones and Harold D. Marsh. Both were Portland natives who studied architecture at Oregon State College and the Massachusetts Institute of Technology. Canby City Hall was identified for preservation as an example of a Colonial Revival style civic building in the statewide Multiple Property Documentation of [Oregon's New Deal Resources from the PWA and WPA \(1933-1943\)](#), adopted by the National Park Service in 2021, which was funded by a grant from Oregon Heritage administered by Restore Oregon.

Overview: An integral part of a city economic redevelopment effort known as the Canby Civic Block, the Canby Historic City Hall is the centerpiece of the downtown Canby business district, but rehabilitation of this historic structure was in some ways more challenging than constructing a new building. From unearthing antique firehouse finds, to diligently restoring the interior by refinishing hardwood floors, installing historic light fixtures, and replicating historic wooden doors and windows, great care was taken to preserve the character of this building in a way that can support future use as a retail space. The renovation was guided by historians working with experienced local artisans and contractors. The entire team was committed to quality and to ensuring that their work would last for generations. [Learn more about Canby City Hall.](#)

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[The Pickle Factory - Portland, 1921](#)

History: Originally constructed as a tire factory, this building spent most of its life as a foundry. The name "The Pickle Factory" is actually derived

from the foundry term “pickling,” which is the process of removing surface impurities from cast parts.

Overview: The Pickle Factory is an excellent example of adaptive reuse. Beginning with the exterior, emphasis was given to maintaining “what was” as much as possible. Only minor modifications that deviated from the building's factory identity were made on the exterior. Preservation of the building's history through retention of exposed concrete and obsolete cranes and gantries transformed The Pickle Factory from the raw industrial space it used to be into the usable, creative space it is today. This former factory now provides affordable office and studio spaces with extremely economical rents to encourage Portland’s artisans, craftspeople, and makers to work within the city, rather than being displaced by high rents. [Learn more about the Pickle Factory Building.](#)



[Woodburn Historical Museum & Bungalow Theatre Preservation Project-Woodburn, 1905 \(Woodburn Historical Museum\)](#)
[1894 \(Bungalow Theatre\)](#)

History: The Woodburn Historical Museum (formerly known as the Woodburn World’s Berry Center Museum) was constructed in 1905, while the Bungalow Theatre, the town’s

only remaining historic theater, was built as a furniture store in 1894 and converted to theater use around 1911. The restoration of both structures to form a single community-focused complex was a project nearly 40 years in the making and an excellent case study for saving a rural historic theater—a category of Restore Oregon’s Most Endangered Places list since 2020.

Overview: Restoration work included seismic updates, facade improvement, and interior remodels of both the Woodburn Museum and Bungalow Theatre. Combined, the two buildings now offer a unique community meeting and event space that houses a stage for plays, presentations, and movies. The space also highlights the rich cinematic, architectural, and cultural history of Woodburn, which is one of the most culturally diverse communities in Oregon, with a Russian Old Believer population of 15% and a Hispanic population of 56%. In fact, over 90% of downtown businesses are owned and operated by Latino families. The City of Woodburn, along with many hardworking volunteers, community members and fundraisers, hope this downtown gem will serve as a popular meeting place and community hub where

people will gather, socialize and learn more about Woodburn’s diverse history. [Learn more about the Woodburn Museum and Bungalow Theatre.](#)



[Fountain Place Apartments - Portland, 1911](#)

History: Strongly associated with Portland’s exponential growth during the decade following the Lewis and Clark Exposition of 1905, the building formerly known as the Wheeldon Annex was designed by MacNaughton & Raymond and completed in 1911. Significant for making high-end residential apartment living in downtown Portland both acceptable and fashionable for wealthy Portlanders, the building featured a U-shaped layout first utilized in 1907 for upscale apartments in Portland’s exclusive “Nob Hill” neighborhood. Portland’s African American population was both marginalized and segregated at this time, so it is important to acknowledge the damage caused by the Wheeldon Annex’s exclusionary practices. While this project in no way remedies past harm, it has breathed new life into a housing complex that now welcomes all as the Fountain Place Apartments.

Overview: As a Federal Historic Tax Credit project, retaining original historic features while updating safety compliance and occupant comfort was critical. Thus, proper preservation practices were followed to retain historic character while also adding future-proof improvements. One of the most exceptional aspects of this renovation was its unique approach to seismic safety which provided much-needed, structurally sound, affordable housing without compromising historic integrity. Equity was also a strong focus of this project as the design team included highly qualified COBID – Minority, Disadvantaged, and Emerging Small Business Enterprises and exceeded the economic equity goals with a 22% participation. [Learn more about Fountain Place Apartments.](#)



[Hotel Grand Stark - Portland, 1907](#)

History: Built in 1907 for the Morgan-Atchley Furniture Company, this historic four-story brick building occupies a 1/4 block at the intersection of SE Grand Avenue and Stark Street. Considered a primary contributing resource

within the East Portland/Grand Avenue Historic Design Zone and listed in the National Register of Historic Places, this structure was at the epicenter of Portland's maturing Grand Avenue commercial district in the early 20th century. It housed the Hotel Gayosa, the Chamberlain Hotel, Shleifer Furniture, and other retail tenants.

Overview: Located on a prominent corner in Southeast Portland, the thriving Hotel Grand Stark features a restaurant and bar, and draws many people to the neighborhood who also patronize adjacent businesses. Prior to the renovation, the building was in significant disrepair, covered in graffiti, and devoid of activity. By renovating rather than replacing, the project team reintegrated a historic resource into the fabric of the surrounding neighborhood. The use of Federal Historic Preservation Tax Incentives was critical to making the project financially viable while still allowing for the necessary seismic upgrades. To comply with current seismic requirements, a dramatic series of interventions included a new foundation with micro piles, two large seismic brace frames at the ground floor perimeter, new shear cores, and a series of strong backs and tension ties to support existing brick. [Learn more about Hotel Grand Stark.](#)



[De La Salle North Catholic High School Renovation/Addition - Portland, 1950](#)

History: De La Salle North Catholic High School opened in 2001 to provide a rigorous, faith-based, college preparatory high school education to underserved students in the Portland area. Students attend class four days per week and work for a local company one day per week as part of the school's innovative Corporate Work Study Program (CWSP). CWSP provides both work experience and networking opportunities while helping to offset the cost of education and break the cycle of intergenerational poverty. No capable, motivated student is ever turned away if they cannot afford the school's modest tuition. Nikolas Tucker worked at Bora as the first CWSP intern before heading to Columbia University on a full-ride scholarship for architecture. Upon completion of his degree, Nik returned to Bora and worked as part of the design team for this project.

Overview: After evaluating over 40 potential sites, De La Salle High School and Bora found St. Charles Parish to offer an ideal opportunity for transforming an outdated space into a vibrant new high school campus. The parish's 30,000 square foot school wing, which was built in

1950, expanded in the 1950s and 60s, and closed in the 1980s, was repurposed and renovated to meet today's needs, by including flexible classrooms, a student commons, a visual arts center, a maker space, and new biology, chemistry, and physics and laboratories. A 21,000 square foot addition features a commons and gymnasium which can accommodate events. Existing and new structures converge to create a central courtyard that serves as the heart of the 350-student campus. By leveraging the "good bones" of the existing building – including natural daylight and good circulation – the design team stretched every dollar raised to create a beautiful, functional, and sustainable high school campus. [Learn more about De La Salle High School.](#)



[Path Home - Portland, OR](#) [1961](#)

History: Constructed in 1961 as the Lents Evangelical United Brethren Church, this striking Mid-Century Modern building underwent multiple renovations prior to becoming a permanent Path Home shelter for unhoused families in the greater Portland area. Renovation of this building created shared spaces for cooking, dining, laundry, bathing, reading, learning, playing, lounging, and gathering, as well as private bedrooms. Path Home is the first and only shelter in Oregon featuring trauma-informed design and architecture. The trauma-informed design provides opportunities for healing and rebuilding after experiencing homelessness. As of 2022, the shelter has served 524 families, including 1055 children and 817 adults.

Overview: This project, the Family Village Campus, is a permanent shelter space that provides families with direct access to services, classes, and supplies while they partner with staff to secure long-term housing. The project team, through significant pro-bono work, approached design decisions through lenses such as safety, accessibility, flexibility, connectivity, inclusion, health, and healing. For example, they added new floor-to-ceiling windows in the shared living space to maximize natural light. Round paper lights were chosen to cast a warm glow. A system of new low walls helps create areas of refuge while maintaining connectivity. To tie these walls back to the original structure, swooping returns were added in response to existing trusses, creating visual harmony in the dialogue between old and new. A limited palette of soft blues, greens, and cream was used to create a sensation of calm. Woven lights, natural wood, and plants infuse warmth, tactility, and vitality. The design team's overarching goal was to

create an environment that fosters restoration, safety, and comfort. [Learn more about Path Home.](#)



[McDougall Farmhouse - Dayton, OR](#)
[1926](#)

History: Working with a diverse range of subcontractors from many different backgrounds, Fackler Construction Company recently completed the restoration of a 1926 farmhouse that has been cherished by the same family for generations. The project involved comprehensive renovation of the

kitchen, living space, bedrooms, bathrooms, closets, and the exterior.

Project Overview: The McDougall Farmhouse demonstrates a creative approach to design and reuse by blending old and new elements without sacrificing historic charm. Many of the farmhouse’s original materials and details were preserved while incorporating modern amenities and enhancing functionality for contemporary living. Throughout the restoration process, skilled craftsmen meticulously worked to restore intricate moldings, original woodwork from the historic Whitney Mill, and other unique details which had stood the test of time. An exceptional level of engineering and artisanship are evident throughout the project, from the copying and milling of trim and crown molding to the replication of original paint colors, to the skillful refinishing of an original cast iron sink to achieve a “like new” factory finish reminiscent of its 1926 origins. Pillars on the porch and portico deserve special mention, as they were meticulously recreated as nearly exact replicas, as well as other period-appropriate lighting and fixtures that meet modern electrical code without compromising the historic aesthetic, ensuring that this home will remain beautiful, functional, and safe for generations. [Learn more about the McDougall Famhouse project.](#)



[Union School District - Union](#)

[Union High School: 1911; Gymnasium, 1950;](#)
[J.F. Hutchinson Elementary School: 1935;](#)
[S.E. Miller Elementary School, 1957](#)

History: Built in 1911, Union High School is an American Renaissance building that is a primary

contributing building to the Union Main Street National Historic District. In November 2019, the Union community passed a bond to improve safety, efficiency, and accessibility in school facilities. The project budget was shared between Union High School and three other buildings not included in the historic district designation: the Gymnasium (1950), J.F. Hutchinson Elementary (1935), and S.E. Miller Elementary (1957).

Overview: This project is an excellent example of preservation by the public sector. From the outset, the Union community, its Board of Directors, and its administrative leadership were committed to extending the life of their existing historic school buildings. Some of their commitment was pragmatic and budget-driven, but the district also viewed itself as the steward of buildings created by previous generations and intrinsically recognized that the buildings and their history held a special place in the heart of the community. Given the age of the buildings, the magnitude of deferred maintenance, and the limited budget, the District had to make tough choices to prioritize project scope. Special attention was paid to addressing ADA accessibility, creating a community gathering space, executing creative seismic upgrades, and prioritizing energy efficiency. [Learn more about Union School District project](#)



[Oregon Supreme Court Rehabilitation-Salem, 1914](#)

History: Constructed in 1914, the Oregon Supreme Court Building was the first building solely dedicated to state Supreme Court matters in Oregon and the first documented use of terra cotta in Oregon outside of Portland. The oldest surviving government building on the Capitol Mall in Salem, the building physically embodies an official legal presence in Oregon and continues to house the Oregon Supreme Court today. Architecturally, it is a premier example of Oregon State Architect William Christmas Knighton's body of work and the finest example of his work in the Beaux Arts style.

Overview: Home to the Oregon Supreme Court, the Oregon Court of Appeals, and the State Law Library, this three-story landmark features terra cotta, marble, and mahogany, with an abundance of classical detailing and a historically significant Povey Brothers stained-glass skylight in the courtroom. Modernization has provided a safer, more accessible work environment for the 60 workers integral to Oregon's highest courts, and includes energy-efficient updates to interior systems, as well as replacement of the foundation for seismic resilience. Salvage and reuse of materials were employed where possible to preserve

the historic character of the building, while also being mindful of embodied energy. Spaces were meticulously preserved by adhering to the Secretary of the Interior's Standards and exceeding the state's SEED requirements. Successfully listed in the National Register of Historic Places as a result of this project, this building is one of only two LEED Gold-certified historic base-isolated buildings in the nation, and the first in Oregon. [Learn more about the Oregon Supreme Court Building.](#)



[BackFire Station - Pendleton, 1958](#)

History: Pendleton Fire Station #1 was built in 1958, and served as the town's primary fire station through the end of 2019. A key element of Pendleton's historic fabric, Fire Station #1 also operated as the

administration facility for the City of Pendleton's firefighting operations.

Overview: BackFire Station is the adaptive reuse of an existing fire station in downtown Pendleton, Oregon. Located within the City of Pendleton Urban Renewal District, as well as the Umatilla Riverfront Improvement Area, BackFire Station, and its Infernal Combustion Lounge provide Pendleton locals and visitors with opportunities to experience Fire Station #1 for themselves. The repurposed firehouse is now home to a second-story owner's residence, and several businesses including the BackFire Station Bar and Restaurant, a retail space for motorcycle and regional products, adventure motorcycle rentals and guided tours, motorcycle service & repair, and the BackFire Lodge - a motorcycle-themed short-term lodging facility occupying the former firefighters' sleeping quarters. To date, a total of 23 new jobs have been created by this project, making a significant positive impact on this small community. The adaptive reuse of this former fire station provides an anchor for the ongoing development of the Pendleton River Quarter, and a new home for two established companies, strengthening the area's manufacturing and distribution economy. [Learn more about BackFire Station.](#)



[Harlow Hotel - Portland, 1882](#)

History: The Harlow Hotel is a three-story Italianate brick building with arched fenestration. Built in 1882, it is believed to be the second oldest commercial structure in its neighborhood. In the 1930s, the hotel and its

storefronts were managed by Japanese American proprietors who were later sent to internment camps after the attack on Pearl Harbor. Following the war, Japanese Americans returned as residents and proprietors until the building was shuttered in 1972. In 2008, the hotel was purchased by Ganesh and Pinky Sonpatki who operate several moderately-priced hotels under the Portland Value Inns brand.

Overview: Until recently, the only guests at this historic hotel were pigeons who checked in through broken windows. These days, following a major interior and exterior overhaul, human visitors can enjoy private baths with heated towel racks, and rich textiles and finishes including velvet, geometric textured headboards, and natural metals and glass evoking the Art Deco style. Exterior brick has been repointed, the foundation has been strengthened, and interior wall framing has been replaced with steel posts and beams. Parapet bracing, a new elevator shaft, concrete shear walls, and steel brace frames have been added as part of unreinforced masonry seismic retrofitting along with new wood windows and transoms. Historic cornices have been either repaired or replaced, and insulated glass has been added to the reweighted windows. New doors have been created for each entrance, and a side staircase was completely rebuilt, replacing all stair parts including the turned balusters and newels. Renovations on the hotel began in 2009, and work was completed a decade later thanks in part to a federal Historic Tax Credit. [Learn more about Harlow Hotel.](#)



[SERA Portland Headquarters - Portland, 1910](#)

History: Designed by Seattle-based architect Charles Aldrich, the Galleria was constructed in 1910 as the Olds, Wortman & King Department Store. A significant example of early 20th century department store architecture, it is a defining property in Portland's historic retail core.

Overview: Housed on the upper floors of Portland's landmark Galleria building, SERA's Portland Headquarters offers proof that state-of-the-art performance and historical cultural significance are not mutually exclusive. The exterior of this National Register-listed building has received thoughtful interventions that improve comfort and performance while retaining its original character. Equity and sustainability considerations were at the forefront of decision-making for the project, with regard to both location and design:

- **Sustainability:** Having identified an aspirational goal for sustainability certifications, including LEED Platinum, the Living Building Challenge, and WELL, the firm has undertaken a robust post-occupancy data-collection effort in which energy and water usage are monitored in real-time on a dashboard system that occupants can view. Embodied and operational carbon were also calculated, revealing the benefits of the adaptive reuse project. Looking at the building as a whole, 79% of embodied carbon was avoided by celebrating and reusing this historically protected resource in lieu of constructing a new building. The decision to repurpose an old building and capitalize on the existing embodied carbon was essential to the project's sustainability results. In addition, upgrades to the existing building will result in a 51% reduction of operational carbon emissions through 2050, compared to leaving the building as is.

One key incentive that made an enormous difference was the Energy Trust of Oregon's Path to Net Zero program, which pays a higher incentive rate related to energy savings if a building can achieve the AIA's 2030 Challenge. For the Galleria this meant achieving over 80% in savings over similar baseline buildings, and over 50% better than current energy code requirements. This incentive program was designed for new buildings, but the Galleria decided to attempt it as a 110+ year old building, and was able to qualify for the maximum \$500,000 incentive, which certainly helped to justify the shift to a highly efficient all-electric HVAC system for the full building.

SERA is pursuing certifications including LEED Platinum, WELL, Fitwell, and Living Building Challenge Materials petal, and working with certifying bodies to adapt criteria—which were created primarily for new construction projects—and apply them more effectively to adaptive reuse projects that avoid embodied carbon emissions. SERA hopes to make it easier for other designers, developers, and clients to modernize existing buildings which is vital to reaching the 2030 climate goals established at the Paris Agreement.

- **Equity:** The decision to locate in the Galleria Building aligned with SERA's equity values and commitment to contributing to the vibrancy of downtown Portland. Being near the central transit hub appeals to a diverse group of employees. As downtown Portland continues to rebound from the pandemic and civil unrest of 2020, SERA is committed to contributing to its recovery. While employees spend their workdays in the central business district, they interact with the surrounding community, enjoying nearby restaurants, retail, and community resources, which contributes to a vibrant, lively urban

core populated by thriving small businesses. [Learn more about SERA's Portland Headquarters project.](#)

[Download high-resolution photos of the DeMuro Award-winning projects.](#)

[Honor the DeMuro Award-Winning Projects at the Restoration Celebration](#)

September 22 | [Castaway, Portland](#) | 4:30 - 7pm

Oregon's preservation industry will celebrate the DeMuro Awards at [Restoration Celebration](#), an annual party and fundraiser hosted by Restore Oregon. Held this year at Castaway in Portland, the event will kick off with a happy hour reception from 4:30 - 5:30pm, followed by the DeMuro Awards program at 5:30 pm. [Tickets on sale now.](#)

[More About the DeMuro Awards](#)

Since 2013, the annual DeMuro Awards program has honored the people and places that preserve our state's heritage and historic spaces. Award recipients serve as outstanding and inspiring examples of historic preservation in Oregon. The DeMuro Award promotes historic preservation and reuse in Oregon and honors the legacy of our friend and Board member, Art DeMuro, whose career embodied vision, persistence, creativity, excellence, and sound economics. Visit restoreoregon.org or follow @restoreoregon on your favorite social media platform to learn more about Restore Oregon and the DeMuro Awards.

[About Restore Oregon](#)

Founded in 1977, Restore Oregon works on the front lines and behind the scenes to empower Oregonians to reimagine and transform their communities through the preservation and reuse of historic and cultural places. We believe in a vibrant and equitable Oregon where historic preservation and reuse is crucial to solving the problems we face locally, statewide, and globally. As a statewide, 501(c)(3) nonprofit organization, Restore Oregon represents thousands of community activists, homeowners, preservation-minded investors, and supporters and users of historic places across Oregon. We advocate for effective preservation policies and incentives, deliver preservation-focused education programs, and directly intervene to save endangered places.

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