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PORTLAND

City Club

BULLETIN

Mayfair Room

Hotel Benson

Friday, 12:10 P.M.

PORTLAND, OREGON - Apr. 24, 1964 - Vol. 44, No. 47

THE SPEAKER:

ANTHONY NETBOY

Assistant Professor of English, Portland State College

HIS TOPIC:

THE ATLANTIC SALMON IN EUROPE.

A Comparison with the Management of the Pacific Salmon

Recently returned from an extensive study tour of Europe's biologists, fishery stations, dams, rivers, research laboratories and hatcheries, Anthony Netboy is preparing a book on the Atlantic Salmon.

Interested in conservation over the past two decades, after he became editor-in-chief for the U. S. Forest Service, Mr. Netboy has already co-authored "Water, Land and People" with Bernard Frank of the Forest Service, and in 1958, "Salmon of the Pacific Northwest: Fish vs. Dams" was published following an extensive study of the impact of the salmon problem on the development of the Columbia River.

City Club Member Netboy's recent European study was under a grant from the Conservation Foundation of New York. He is a graduate of Northwestern University, and holds a Masters Degree in English from Columbia. He has also attended Harvard Graduate School of Arts and Science.

Mr. Netboy will discuss salmon-saving projects underway in Europe which the Northwest might well imitate.

Printed herein for presentation, discussion and action this Friday beginning at 12:30 p.m.:

REPORT ON

SPECIAL TAX LEVY FOR ENLARGEMENT AND ADDITION TO PACHYDERM HOUSE AT THE PORTLAND ZOO

*The Committee: J. PATRICK CRAVEN, JR., JAMES C. MILNE, R. C. NEWCOMB,
LEONARD B. ROSE, M.D. and GEORGE S. WOODWORTH, Chairman*

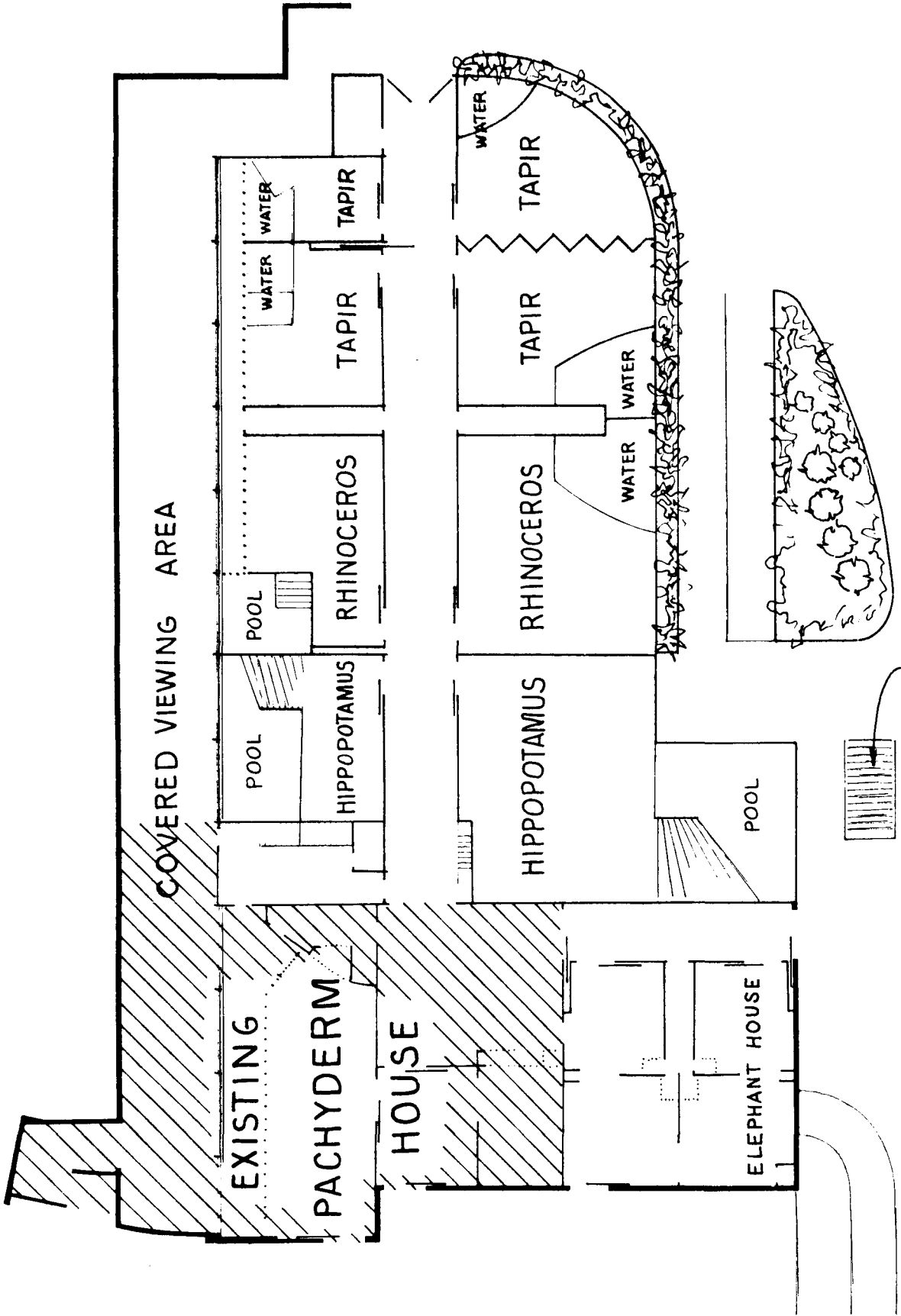
Also printed in this issue for information to the membership:

REPORT ON

ACQUISITION OF THE PITTOCK ESTATE

*The Committee: DR. DAVID B. CHARLTON, ALLAN A. SMITH,
JUDGE HAROLD J. WARNER and JAMES A. NELSON, Chairman*

*"To inform its members and the community in public matters and to
arouse in them a realization of the obligations of citizenship."*



TO UNDERWATER VIEW OF HIPPOS

REPORT
ON
SPECIAL TAX LEVY FOR ENLARGEMENT AND ADDITION TO
PACHYDERM HOUSE AT THE PORTLAND ZOO

(Municipal Measure No. 54)

To the Board of Governors,
The City Club of Portland:

I. Assignment

Your Committee was requested to study and report on ballot measure No. 54 on the May, 1964 primary election. The proposed measure is as follows:

Section 1. Pursuant to the provisions of Section 7-109 of the Portland City Charter, the Council shall levy upon all property within the city not exempt from taxation a special tax in the sum of \$300,000 for the fiscal year 1964-65. The additional tax herein provided for is specifically authorized and shall not be computed as part of the revenue raised by taxation which is subject to the tax limitation of Section 11, Article XI of the Constitution of the State of Oregon, and said tax levy hereby authorized shall be in addition to all other taxes which may be levied according to law. The proceeds of said tax levy shall be placed in a special fund and shall be used for enlargement and addition to the pachyderm house at the Portland Zoo and for furnishing and equipping the same and all other matters relating thereto which the council may find necessary or appropriate.

II. Sources of Information

Your Committee conducted personal interviews with Mayor Terry D. Schruck, Park Bureau Superintendent Harry Buckley and Zoo Director Jack Marks.

Individual members of your Committee interviewed or contacted City Commissioner Ormond R. Bean, the late Walter Smith, Executive Secretary, Tax Supervising and Conservation Commission and Equalization Board; Mr. George Annala, Manager, Oregon Tax Research, and Mr. Carl O. Strand, President, and Mr. Edward Miller of the Portland Zoological Society.

Your Committee studied material relative to the proposed special tax levy prepared by Commissioner Bean as well as additional information made available to us by Mr. Buckley, and articles and editorials in the local newspapers.

Also reviewed were several relevant past City Club reports, including: Portland Municipal Zoo, March 23, 1951; Special Five-Year Modern Zoo Levy, April 30, 1954; Planning for Capital Improvements, May 16, 1958; Special Tax for Zoo Expansion, Operation, October 21, 1960, and Portland City Government, May 19, 1961. References will be made to these in this report.

III. Brief Background on Present Zoo Facilities

The Portland City Club report on Special Tax for Zoo Expansion and Operation, October 21, 1960, emphasized that "The zoo which opened on July 3, 1959, is only a partial fulfillment." Particular reference is made to the diagram in the report which illustrates graphically the projected plans for the complete zoo as envisaged in 1951.

Further, that report stated:

"When the new zoo was planned in 1951, cost estimates were based on prevailing rates. A measure to provide money for construction was defeated at the polls in 1952 and not passed until 1954 when a five-year bond issue providing \$3,859,000 was approved. Contracts were let between 1956 and 1959, and the rise in costs from the time of original estimate, together with other factors, resulted in an inability to complete the construction program envisaged at the time of original conception."

The decision to maintain "quality" construction was made and has resulted in completion of about 65 per cent of the original plan.

The present proposal to the voters is to complete the pachyderm house in accordance with the original plans which were cut back at the time of construction because of insufficient funds.

IV. Organization and Finances

The relative roles of the City Council, Bureau of Parks, the Zoo Commission and the Portland Zoological Society in the improvement and operation of the zoo were well defined in the October 21, 1960 report of the City Club.

The city receives 15 per cent of the gross income from the concession operated by the Zoological Society under an ordinance granting the Society the exclusive concession rights. This is expected to be \$50,000.00 in the current fiscal year, compared with \$19,275.00 in 1960. In addition, the Zoological Society has donated from its remaining profits approximately \$200,000 in gifts of capital improvements at the Zoo. A reserve to build the Animal Hospital (\$150,000) is accumulating as a result of the Zooms Auction efforts of the Zoological Society.

The budgeted income for the year beginning July 1, 1963, is approximately as follows:

Concessions	\$ 50,000
Paid Admissions	225,000
General Fund & Other	196,795
Total	\$471,795

There have been no city funds budgeted for capital improvements since 1959 when the five-year tax levy ran out. All major capital improvements must come from special levies, except as the Zoological Society or other benefactors may undertake them.

The budgeted expenses for the year beginning July 1, 1963 total \$471,795. The two major classifications of expenditure are personal services (salaries)—\$268,430, and operating, maintenance—\$171,547. It was estimated that it costs \$8,000 per year to maintain the nine elephants. The total admissions in the last fiscal year were 1,011,000, of which 739,000 were paid.

The proposed special tax levy would amount to .4 mill or approximately 67 cents per \$100 of real property taxes. Thus, a house with a current tax bill of \$300 would incur a tax increase of \$2.00 for one year only.

V. Arguments For

1. The addition to the pachyderm house is necessary for the safety of zoo personnel.
2. The addition is needed for adequate housing, training and exhibition of not only the elephants but also rhinos, hippos and tapirs.
3. It will provide facilities for commercial use of Thonglaw as a herd bull.
4. It will further the educational, research, cultural and recreational advantages already accomplished.
5. It will bring our city additional publicity of a very favorable nature.

VI. Arguments Against

1. A "one-shot" special levy is undesirable from the City's standpoint with respect to the sound planning of capital improvement projects in the city on a priority or need basis.⁽¹⁾

⁽¹⁾See Portland City Club Bulletins of May 16, 1958, p. 508, and May 19, 1961, pages 289, 290, 291 and 295.

2. Capital improvements for the Zoo should be financed out of income.
3. No more room is needed if the elephant herd is reduced.
4. There are too many special tax levies on the ballot.

VII. Discussion

In addition to the well-known elephant, the pachyderm family includes many other thick-skinned animals, such as the rhinoceros, the hippopotamus and the tapir.

The proposed addition to the pachyderm house (See Exhibit A on opposite page) is intended primarily to house rhinos, hippos and tapirs. The proposed levy will not be used to materially expand the elephant quarters, and this expansion has not been required by the "population explosion" at the zoo. For example, of the total \$300,000 to be appropriated, only \$30,000 would be directly used for additional quarters for elephants, and would include a holding room, a training area and an area for commercial stud purposes. Since elephants are not always sweet-tempered and docile, under certain conditions extreme care is required in their handling, and "holding rooms" aid in the physical control of the animals. The existing facilities pose a major safety problem, as far as the elephant keepers are concerned, and zoo officials feel a holding room is a necessity.

The remaining \$270,000 of this appropriation is to complete the original plan for indoor housing, training, and underwater exhibit areas for other pachyderms, such as rhinos, hippos, and tapirs. The exhibition facilities would include window-sided tanks for hippos so that they could be observed while they are underwater. The zoo has a pair of hippos which cannot now be displayed because of the lack of a facility. Director Marks feels that the zoo should have a pair of Indian rhinos—a rare species. In addition Mr. Marks feels it would be desirable to have two Asiatic and two South American tapirs, which reproduce well, and at least one pygmy hippo. He feels it is advisable to acquire the animals in pairs when possible.

The present proposal to complete the pachyderm house represents a continuation of the original plan which was cut back at the time of construction because of insufficient funds. The present building was only intended to be a temporary facility which could be utilized pending completion of the ultimate structure. The present structure itself is physical proof of this incompleteness, since there are certain wall sections which were made of concrete block and designed to be knocked out to permit this planned expansion, to fulfill the original concept of a pachyderm house.

It should be noted that many other facilities in the original plan—

some of considerable magnitude—were also cut back or completely eliminated. A few of those are the Children's Zoo, the Animal Hospital, the Bird and Reptile House, the Otter Pool, the Sea Lion and Walrus Pool, Goat Mountain, the Aquarium and the Paddock area. Since that time the Portland Zoological Society has undertaken the Children's Zoo project, and it is well on its way to completion at a cost to the Society of \$250,000. The Izaak Walton League expects to contribute four wild bird lakes at an estimated cost of \$20,000.

One major project, felt to be of equal importance to the Pachyderm House, from an educational standpoint, is the Bird and Reptile House which will cost approximately \$750,000. While it is in the original zoo master plan, it would appear there are no current prospects for financing this project.

The educational potential appears unlimited when related to the needs of the busload after busload of children who visit the zoo constantly during the year. The value of such facilities as the Animal Hospital as a research potential also appears great when considered in relation to its availability to scientists and projects through the Oregon State Primate Research Center and the University of Oregon Medical School.

One unique asset of the zoo is Thonglaw, a bull elephant with an unusual ability to sire in captivity. Zoo Director Marks values him at \$50,000. Depending on his availability to other zoos requesting his particular services, an unestimated income from stud fees could bolster the zoo's revenue.

The Committee is not in complete agreement with the opinion of the Portland Zoo Commission, the Portland Zoological Society and Commissioner Bean, stated on April 2, 1964, that the elephant population figure of ten should be attained and maintained. The Committee believes the elephant herd should be limited to six or seven animals, which would include animals held for trading purposes.

At present the zoo has nine elephants. In addition to Thonglaw, there are four adult females and four calves. Belle and her bull calf, Packy, the first elephant to be born and raised successfully in the United States, hold a particular appeal for Portlanders, and there is strong public opinion to retain them. Rosy and her cow calf, Me Tu, were gifts of the public to the Zoo, and their retention is favored by the public. The other two females, one with a cow calf, and the other with the latest Zoo addition, a bull calf, now attract much attention also, but your Committee feels there is not such great sentimental attachment to these latter four animals. However, they might well be retained for trading with other zoos for other animals.

VIII. Conclusions

Your Committee is convinced that the expansion of the Pachyderm House is one more step toward the realization of a dream which, when fully realized, will give Portland top-ranking zoo facilities.

The Committee believes there is a definite need for these additional housing, training and exhibition facilities.

The additional taxes imposed by the special levy are small in relation to the permanent benefits to be derived, and the method of financing on a pay-as-you-go basis is sound.

Your Committee feels strongly that the zoo is more than a spectator attraction; it has tremendous educational capacity and valuable research possibilities.

The Committee concludes the many positive factors in the proposal far outweigh the disadvantage of the "one-shot" special levy.

IX. Recommendation

Your Committee unanimously recommends that the City Club favor the adoption of the special tax for expansion of the Pachyderm House and urges a vote of "Yes" on Municipal Measure No. 54.

Respectfully submitted,
J. Patrick Craven, Jr.
James C. Milne
R. C. Newcomb
Leonard B. Rose, M.D.
George S. Woodworth, **Chairman**

Approved April 9, 1964 by the Research Board for transmittal to the Board of Governors.

Received by the Board of Governors April 13, 1964 and ordered printed and submitted to the membership for discussion and action.

**REPORT
ON
PITTOCK ESTATE ACQUISITION**

Note: The following special report is being printed for information to the membership by order of the Board of Governors.

The report of the special committee on the Pittock Estate was received by the Board of Governors on April 17, 1964, and because the deadline for contributions was imminent, the Board's acceptance of the report recommending acquisition was publicized to the community prior to the actual printing of this report, in the interests of gaining more public support and contributions with which to purchase Pittock Estate.

At press time, no official action by the City Council to pick up the option to buy the Pittock Estate had been taken, although a resolution from the PARC citizens' group to do so had been informally received by the Council. The matter is on the agenda for the City Council's action on Wednesday, April 22, 1964. . . . The Editor

The Board of Governors,
The City Club of Portland:

In view of the recent City Council action in obtaining a 30-day option to April 20, 1964, to purchase the Pittock Estate, you have requested of your Committee that it review prior studies of the City Club covering the West Hills Forest Park complex, and if possible, to institute a crash study of the proposed inclusion of the Pittock Estate in this City Park complex before the City's option expires.

On August 31, 1945, the City Club published the report of the Forest Park Committee, among whose members are two members of this Committee. The original Committee recommended the creation of a municipal Forest Park running generally between Newberry Road on the North and Cornell Road on the South, and bounded by St. Helens Road on the East and Northwest Skyline Blvd. on the West. (See attached map).

Running through the 1945 report and the progress report of 1947, reaffirming the 1945 report, is the theme that the properties encompassed in the Forest Park area are of a rugged, wild nature and not generally suitable for industrial or residential purposes and that their chief value is for park purposes. On the basis of this conclusion, and the further conclusion that upkeep and maintenance of a park left primarily in the wild would be negligible, your former Committees have unanimously recommended that the area under City ownership be transferred to park status and that the area in private ownership be gradually acquired by the city for park purposes, the entire area to remain a wilderness recreation park.

Your Committee was formed on April 1, 1964, and because of the limited time in which a report could be made before the expiration of the present option, the question posed to your Committee was whether or not the City Club report of 1945 and the progress report of 1947 could be used to support a recommendation as to whether or not the City should purchase the Pittock Estate for park purposes. Should the reports not be compatible, your Committee was asked to offer its recommendations as to the advisability of such acquisition.

Your Committee unanimously approves the City Club report of August 1945, and the progress report of 1947, reaffirming the 1945 report. But these reports involve only that land whose southern terminus is Cornell Road, traversing through Macleay Park.

The Pittock Estate does not lie in this area. It comprises 44 acres,

lying between West Burnside and Macleay Park. Directly across Burnside Street, at the southern boundary of the Pittock Estate, lies the Hoyt Arboretum which in turn connects with the Portland Zoo and Washington Park. The acquisition of the Pittock Estate would form a link connecting the entire West Hills park system, from the Portland Zoo to Newberry Road beyond Linnton—a strip some five miles long. (See attached map.)

Your Committee visited the Pittock Estate on April 3, a clear, warm, sunny day. It found much of the 44 acres to be precipitous, wild and, to the untrained eye, of limited residential value. However, your Committee is informed that approximately 100 homesites are envisaged by interested developers. The Pittock house itself is situated on a promontory which offers probably one of the finest panoramic views of Portland and the surrounding mountains that can be found in the entire West Hills. On a day such as the day of the Committee visit, the view was nothing short of magnificent.

In its desire to acquire the Pittock Estate the City of Portland through its Park Bureau has stated its position as follows:

“The Pittock property is needed to complete a seven mile long ‘green belt’ on the west side of the city. This corridor now serves in many sections for foot and horse trails, and opens up many opportunities for hikers, nature lovers, bird watchers and many outdoor devotees, close in to the heart of the city without extensive travel to the perimeter area.

“The trail systems that would be made possible by the addition of the Pittock property would actually be some ten to twelve miles long because of the grades and hillsides that would need to be maintained and traversed.

“The residence or mansion could be restored and maintained as a museum piece of itself. The building would lend itself admirably to intimate public functions for up to 70 or 80 persons.

“The site of the mansion provides the visitor with a panoramic view of 250 degrees from a vantage point 850 feet above the city.”

In view of the limited time in which to make this report your Committee was unable to make a study of the cost of restoration of the Pittock house or the cost of restoration, development or maintenance of the roadways and formal grounds. Needless to say, repair and maintenance cost will be greater than that contemplated in the Forest Park reports, but it is apparent to your Committee that the two properties are not alike. The only similarity of use would be for the wilderness trail system on the westerly side of the Pittock Estate, linking the Hoyt Arboretum trails with those in Macleay Park. For this purpose, the limited construction and maintenance cost considered in the City Club reports of 1945 and 1947 would also be appropriate for the Pittock Estate property.

The Committee has received the assurance of the Park Bureau that repair and maintenance of the Pittock house, formal grounds and access roads would be in line with other similar repair and maintenance being conducted generally by the Park Bureau and would not be an undue burden on the City of Portland.

In the time allotted, your Committee was unable to make what it would consider to be an adequate study of the value of the property offered for sale or the value of the Pittock house proper. It has been brought to the Committee's attention that the offering price of \$225,000 is within reason. Whether or not this is so, your Committee offers no opinion. The fact that \$100,000 of the asking price is being sought by voluntary contributions and \$67,500 is being sought from the Federal Government under

the open space program, makes the cost to the City as such, only \$57,500. This net cost to the City would be well within reason.

Whether or not the City were to maintain or remove the Pittock house is not a matter of serious concern. The house displays magnificent workmanship and the most modern of innovations for its time, and it has a certain awe-inspiring grandeur. However, architecturally, it is not considered of significant value. Historically its significance is only in its age and in the curious stories surrounding Henry Pittock's determination to build the structure. The house under the control of the Park Bureau would undoubtedly attract and interest thousands of visitors, just as it interested the members of your Committee. Nonetheless, the real value lies not in the house but in the site upon which it is situated and from which the incomparable view of the City is obtained. Whether the Pittock house is retained or removed will in no way affect the public enjoyment of that view.

Conclusion

Your Committee, therefore, concludes that:

1. The City Club reports of 1945 and 1947 on the Forest Park proposal are appropriate in considering the acquisition of the Pittock Estate only insofar as they may have envisaged the "green belt" linking the entire West Hills park system and a creation of an unbroken wilderness trail system.

2. The acquisition by the City of the Pittock Estate will close the gap in the West Hills park system and will create the "green belt" long sought by the Park Bureau and civic groups. Acquisition of the Pittock Estate will give to the people of Portland view property of unparalleled beauty and grandeur.

3. Although your Committee expresses no view as to the reasonableness of the asking price, the net price to the City, as presently contemplated, is well within reason.

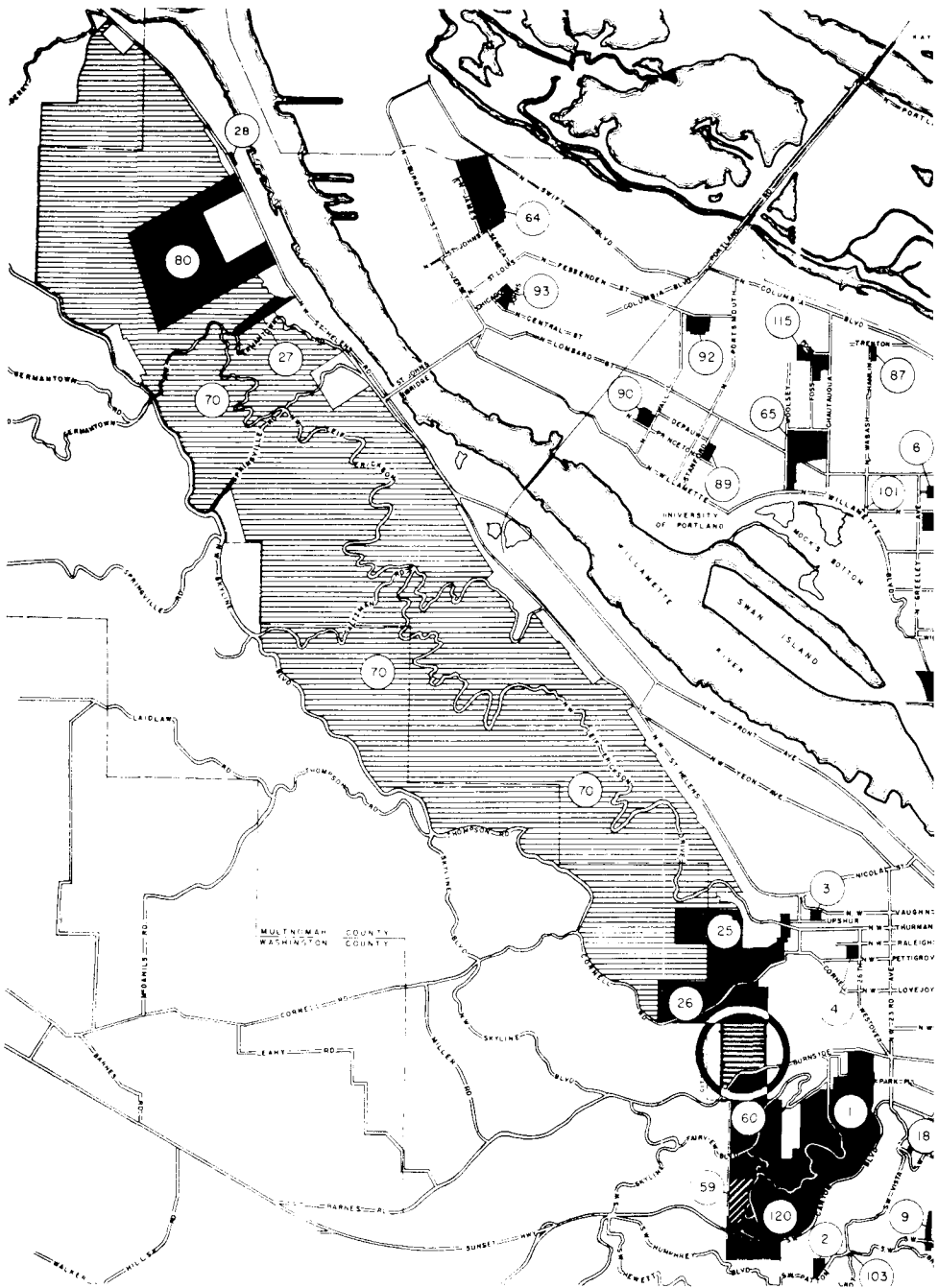
Recommendation

WHEREFORE, your Committee recommends that the City Club go on record as approving the acquisition of the Pittock Estate by the City of Portland and that it urge the public to complete the voluntary subscription for donations before the 20th of April, 1964.

Respectfully submitted,

Dr. David B. Charlton
Allen A. Smith
Judge Harold J. Warner
James A. Nelson, **Chairman**

Received by the Board of Governors April 17, 1964 and ordered printed and submitted to the membership.



MAP SHOWING PORTLAND'S WEST HILL PARK SYSTEM
AND HOW
PITTOCK PROPERTY LINKS THIS SYSTEM

Pittock property falls within shaded area in circle between "26" and 60". Key: 80--Linton Park; 70--Forest Park; 25--Holman Park; 26--Macleay Park; 60--Hoyt Park; 120--Zoo; 1--Washington Park. Total length, over 5 miles. Acreage: approx. 5000.