Hi Suzannah,

Per our telephone conversation, I have enclosed all the materials you will need to put together a nomination for the Town Theater.

The example nomination I included is a few years old, and the format of the form has changed since then, but it will give you an idea of the kind of information and language a nomination requires. The standard for adequate documentation is a little higher now than it was when this nomination was written, so be prepared to provide additional context on the city of Hillsboro, and discussion about the architectural style, should you choose to nomination the theater under Criterion C for architecture. A good rule of thumb is that Section 8 should be between eight and ten pages long, including the continuation sheet heading.

As I noted in a previous email, the theater dates much earlier than the late 1950s. You'll have to do some digging to determine when it was built, and what changes have occurred over time, and when. Make sure you keep track of your sources for this information, and use footnotes or endnotes in the nomination.

I've enclosed the National Register instruction bulletins, and our office's supplementary instructions that discuss photographs, maps, and other attachments. You can fill out the first four pages of the form by hand if you wish; I can also email you an MS version of the form. Section 7 and 8 can be prepared in a Microsoft Word document transmitted to me via email. I will format it on continuation sheets here at the office.

Keep in touch as you work on the nomination Suzannah. I'd be happy to look at a draft when you get to a point where you need some feedback. If you decide to have a consultant prepare the nomination, please contact me; I have a consultant's list you may find helpful.
From: Roger Roper
To: Curran, Chrissy
Date: 7/19/06 10:37AM
Subject: Fwd: RE: town theater

Chrissy,

FYI. She will be calling about NR listing for the Town Theater.

Roger Roper
Deputy SHPO / Asst. Director, Heritage Programs
Oregon State Historic Preservation Office
725 Summer Street NE, Suite C
Salem, OR 97301
(503) 986-0677
Fax: (503) 986-0793

>>> "Suzannah Hamlin" <suzannahh@ci.hillsboro.or.us> 07/19/06 10:23 AM >>>
Hi Roger,

It's interesting that your inventory contradicts the data we have, since the Town Theater is definitely the one in question! Thanks very much for the great information.

Suzannah Hamlin
City of Hillsboro
Administration
(503) 681-6428

-----Original Message-----
From: Roger Roper [mailto:Roger.Roper@state.or.us]
Sent: Wednesday, July 19, 2006 10:16 AM
To: Suzannah Hamlin
Cc: Chrissy Curran
Subject: town theater

Suzannah,

Here's what we have in our inventory. I also found another theater, the Town/Hill Theater. Maybe that's the one, though it says 1936 as the construction date.

Roger Roper
Deputy SHPO / Asst. Director, Heritage Programs
Oregon State Historic Preservation Office
725 Summer Street NE, Suite C
Salem, OR 97301
(503) 986-0677
Fax: (503) 986-0793
Thanks to everyone who participated in the meeting today to discuss the possibility of listing the Town Theater on the National Register. I especially appreciate Ian's taking the time to come up from Salem for the meeting.

I had a long talk with Denzil after the meeting. Based on our conversation, at this point we are unlikely to pursue National Register listing for the Town. As Ian pointed out, there is a lot of time and expense associated with listing a building on the National Register, and at the end of the day, National Register status may not jibe with Denzil's plans for the structure.

I hope that this doesn't come as a disappointment to anybody. Denzil (and the City!) is committed as ever to bringing this great old building back to life, and doing so in a manner that celebrates the history of the theater. The meeting today was critical to our gaining a better understanding of the ramifications and risks associated with NR listing. So again, please accept my thanks for your providing this important input into this project.

I'll certainly keep you informed as we go forward.

John Southgate
681-6229
From: Ian Johnson  
To: Julie Nix  
Date: 3/26/07 10:32AM  
Subject: Re: Town Theater photos

Julie,

Thank you for sending the current and historic photos of Hillsboro's historic town theater. Generally we ask that those interested in nominating a building to the National Register fill out a Preliminary Eligibility Evaluation (PEE), but as most of our discussion has taken place on the phone this step was omitted. In order start a record of this property, I am providing you and the owner a statement of eligibility for the building. Note that a PEE does not guarantee listing.

PRELIMINARY ELIGIBILITY EVALUATION:

Based on the exterior photos you submitted and our previous phone conversations, I can reaffirm my prior recommendation that the theater may be eligible for the National Register under Criterion B: Association with significant persons (Hillsboro's former Mayor and prominent businessman).

From the photos it is clear that the 1957 remodel drastically affected the exterior of the building by adding a marquee and tiling the entry, thus obscuring the building's original details. Although photos of the interior were not included, you previously indicated that the interior was completely remodeled at the same time and so I conclude that the interior has few of its original features, details, and finishes. Because of these alterations, it will be very difficult to nominate the building under Criterion C as an example of the work of a master architect, or as a representative of a distinct type of architecture or workmanship. Likewise, nothing in our previous conversations or in your submission indicates that the property would be eligible under Criterion A: association with historic events. Given the alterations to the building, the best course of action may be to preserve the '57 features and nominate the building as the physical representation of the former Mayor's business practices and the activity that facilitated his political rise. In this case, both the original building and the additions become significant as the Mayor was a rising businessman when the theater was constructed and had become a prominent community member when it was remodeled in 1957. Please remember that nominations under Criterion B are often difficult due to the research required. The key to nominating properties under Criterion B is to first clearly demonstrate that the individual made significant contributions to the community. In the case of a businessman or political official the nomination would need to show how his business practices made the community more prosperous and what initiatives he proposed that changed the course of the community's history. Secondly, it must be proved that the building represents the facet of an individuals life that made them prominent in the community, and that the individual was intimately associated with the building at the time they became important. Finally, the nominations should show that the subject of the nomination best represents the individual's life by comparing other properties associated with their lives. Further research will be needed to confirm these preliminary conclusions, and may reveal that the building is significant under other Criterion or is ineligible for placement on the National Register.

I have attached an example National Register nomination that should illuminate these issues. Also attached are the National Register Photo Policy, our supplementary information handout, and National Register templates in Microsoft Word. In preparing the nomination, please review the following publications from the National Park Service: "How to Apply the National Register Criteria for Evaluation" (151), "How to Complete the National Registration Form" #16A, and "Guidelines for Evaluating and Nominating Properties Associated with Significant Persons" (#32) these publications may be found at www.cr.nps.gov/nr/publications/. Please have whenever will prepare the nomination read through this email and the supplementary information carefully, keeping in mind that the National Park Service has specific documentation and format requirements. It takes between 100 and 150 hours to prepare a nomination and up to a year to complete the process from research to final listing on the National Register. Although the National Register Bulletin entitled "How to Complete the National Registration Form" (16A) will be an invaluable resource, please use the provided sample nomination as an example for how to complete the document instead of the example provided in the bulletin. New Park Service standards for nominations now require a higher level of documentation and description than the example provided in Bulletin #16A.

Proposed Meeting on April 2nd

As far as our proposed meeting on April 2nd from 11am to 1:30, I spoke with Chrissy and will be able to attend. Although I will bring information concerning our tax programs, my expertise is in the National Register so I hope that we can focus on the building itself as it appears now, including preparing the nomination. Although I am willing to review the proposed project and comment on how the proposed changes may affect the building's eligibility for the Register, I am not a restoration specialist and will need to take back any technical questions to the office and then get back to you. Another item to keep in mind is that the State Advisory Commission on Historic Preservation will evaluate the building at its meeting based on its present condition, thus ongoing work can make it difficult to evaluate a building's eligibility for the Register. Because of this reason and the fact that the tax incentives are most effective if a property is enrolled before work begins SHPO recommends that property owners refrain from work other than maintenance until the property is listed on the Register.

If you are still interested in meeting on the second please let me know.

Ian Johnson

Ian Johnson  
Survey and Registration Coordinator  
Oregon State Historic Preservation Office  
725 Summer Street NE, Suite C

file://C:\Documents and Settings\Administrator\Local Settings\Temp\GW\00003.HTM  4/2/2007
Julie Nix
Administration Management Assistant
City of Hillsboro
150 E Main Street
Hillsboro, OR 97123

503-681-6207
Fax: 503-681-6232
julien@ci.hillsboro.or.us
LOCATION 253 E Main RESOURCE NO. 9C
TOWN 1N RANGE 2W SECTION 31 4½ SECTION CC TAX LOT 1200
COMMON/HISTORIC NAME Shute Bank / Town Theater
ADDITION Original Town BLOCK LOT
ORIGINAL OWNER John W. Shute CONSTRUCTION DATE 1888
ARCHITECT/BUILDER CURRENT CONDITION Good
PRESENT OWNER AND ADDRESS General American Theaters

919 SW Taylor, # 900, Ptnld, OR 97205

USE: ORIGINAL Bank PRESENT Commercial
RESOURCE TYPE Building THEME Commerce

DESCRIPTION OF RESOURCE AND STATEMENT OF HISTORICAL SIGNIFICANCE:

ARCHITECTURAL DESCRIPTION

The Town Theater is an "L-shaped" building, with a narrow store front facing Main. Currently the facade is occupied by a two sided triangular marquee. The parapet has been lowered, and is surfaced with tiles. Ornate terra cotta urns frame the parapet. On the street level the store front is sided with tile. The entry has been recessed, and a box office placed on the east side.

Originally the Shute Bank-Town Theater building had one of the most ornate facades in Hillsboro, designed in the Italianate Style. The building occupies a narrow mid-block space between two other commercial buildings. The characteristic elements of Italianate commercial buildings were well designed in the small space that the frontage occupied, and gave the building a grander appearance than its size warranted. The facade was embellished with cast iron ornamentation which simulated columns, tall windows, and a bracketed cornice with a central prominent parapet on which the word 'BANK' was inscribed. The facade was totally remodeled and the original Italianate details have been stripped.

CONTEXTUAL DESCRIPTION

The building is located on the north side of Main Street between Second and Third Streets, in the heart of the commercial district.
HISTORICAL SIGNIFICANCE

Two prominent Hillsboro personages are associated with this building: John W. Shute, and Orange Phelps.

John W. Shute and a partner opened a bank in this building in 1888. It was the First National Bank of Hillsboro, and Shute was the president. He was one of the main developers of Hillsboro, and one of the most influential citizens during the decades around the turn of the century. He owned large tracts of land, town lots and commercial property.

John was born in Montgomery County, New York State, in 1840. He traveled to Oregon via the Panama route in 1858. At first he located in Springville where he and a partner operated a warehouse and general store. He left that occupation in 1862 and moved to Washington County to take up farming, which occupied his time until 1888 when he opened up the First National Bank of Hillsboro.

He was married in 1867 to Elizabeth Constable, daughter of a pioneer Hillsboro family. They had three children: Arthur C.; Mattie, who died at age 16; and Lewis.

The bank operated under the name First National until 1897 when it was reorganized and John Shute bought out his partner's interest. The bank was renamed The American National Bank, and The Shute Savings Bank. John W. Shute had full control of both entities. His son Arthur C. Shute had been a cashier and bookkeeper at the bank since he was fifteen, and in 1911 bought out his father's interest in the bank. (See Resources No. 24, 58, and 60 for further information on the Shute Family.) Arthur sold the building to Orange Phelps in 1911.

Orange Phelps was a well known theater operator and businessman in Hillsboro. His first theater was the Arcade, built in 1908. In 1911 Arthur Shute offered the bank building to him at a fair price with excellent terms. This is where Orange opened the Liberty Theater, which was remodeled in 1925 and renamed the Venetian. It was remodeled again after a fire in 1937 and renamed the Town Theater. He built the Majestic Theater in 1916, and with Harry Hill as his partner opened three other theaters: the Venetian; the Hill in 1937 (see Resource No. 20); and the Car-Vue in 1952.

Orange Phelps was well liked in the community, and was arguably the most civically active person in Hillsboro from the 1920's through the 1960's. He oversaw the construction of Shute Park Pavilion in 1921, and in the same year was asked to run for City Council. He was elected, and was re-elected four years later. In 1928 he was Rotary Club President, and was an active member in the Chamber of Commerce. He ran for mayor in 1929, was successful in his bid, and was re-elected twice, serving until 1935. He also served on the City Planning Commission until 1969.

Phelps was a great recreation promoter. He organized spectacular Fourth of July celebrations and parades, and also found the time to be the catcher on Hillsboro's semi-pro baseball team.
HISTORICAL SIGNIFICANCE (Cont'd)

This building is significant due to its association with John W. Shute and Orange Phelps. Both men were pillars of the community, and were important to the development of Hillsboro as a commercial center.

Sources Consulted:


1910 Census, Thirteenth Census of the United States, Department of Commerce and Labor.


Polks Oregon and Washington Gazetteer.

Polks Washington County Directory, 1912-1913.


Sanborn Fire Insurance Map, City of Hillsboro, 1892, 1902, 1912.

Ticor Title Company

Recorded by: McLaughlin, Emde O'Brien, Cole

Date: 1980 1985

SCORE 9
COMMON/HISTORIC NAME: Town Theater

RESOURCE NO.: 9C