



SEPTEMBER WORKSHOP: THE CARE AND FEEDING OF YOUR WOOD WINDOWS

Are your wood windows showing their age? Are you thinking about replacing them? STOP, LOOK, LISTEN, THINK, and get INFORMED before you cross that bridge. According to Al Stehli, historic preservation architect, "the original wood window sash can almost always be more satisfactorily restored and made fully operational and more energy efficient at equal or less cost than removing and replacing them with the best quality replacement windows."

Our September workshop features our own Kevin Palo, owner of Ten-Mile Planing Mill, who has accumulated a lifetime of experience creating architectural mill work, particularly moldings, doors, and windows. Kevin has owned his own business for twenty years and specializes in restoration. Topics covered will include the history of windows, why they are made the way they are, replacement vs repair, epoxy methods, re-roping, weatherization, glazing, sash replacement, vinyl jam liners, insulated glass, and alternatives to wood windows.

The workshop will be held in Palo's Planing Mill at the old Bumblebee Shipyard at 9th and Olney (Highway 202 to Jewell) next to the new care center on Saturday, September 18 from 1 to 3pm. The workshop is free to members or \$5.00 to non-members. For an additional \$5, individuals receive a year's membership and may attend all workshops free or at discount. MARK YOUR CALENDAR IMMEDIATELY!

WE NEED YOU!

Are you a writer? If you share LCPS's vision and can help us put it on paper, we need your expertise to develop and publish a brochure for our organization. Call Linda Oldenkamp, M-F after 5:00 p.m. at 325-3981.

THE LIBERTY THEATER PROJECT

Mark your calendars right now for our August 25th meeting! Hear from one of the movers and shakers of what's in the works for the Liberty Theater. We will meet at 7:00 P.M. in the beautifully restored Rosebriar Hotel, 636 14th Street, in Astoria.

Following a short business meeting, Steve Forrester, editor of the Daily Astorian, will tell us about plans to restore the Liberty. We will then adjourn to the Liberty Theater where we'll see first-hand what must be done to restore the grandeur of this beautiful building.

We'll view the lobby, perhaps sit in what was once the main theater, walk on and behind the stage, then continue upstairs where the offices are located. We'll hear and dream of golden days gone by. We will share the vision, hopes, and dreams of glorious days ahead for our beloved theater in our 1920's downtown. We'll learn how we can assist the efforts of those planning the restoration of our downtown's most beautiful building.

Because of limited space, this meeting is for members only. If you haven't paid your membership and want to attend, you may mail in your membership application, or you may pay at the door. Bring a flashlight. Don't miss this one!



ADVICE TO THE HOUSEWORN

I'VE SAID IT BEFORE AND I'LL SAY IT AGAIN

by Alfred Staehli, FAIA

(Reprinted with permission from Field Notes, the newsletter of the Historic Preservation League of Oregon.)

Lately, doing these articles and writing reports for clients, I have become aware that I just keep saying the same things over and over again. There are some recommendations for the restoration and care of historic buildings that need saying again and again. Like many maxims that we hear as children and adults, they become eternal: A penny saved is a penny earned. All work is useful play and all play is useless work (my Victorian Grandmother). A stitch in time saves nine. Here are some for buildings:

- Control water around and on the building. Good building intends to make the building shed water. Water should be collected and conducted out away from the building and not permitted to stand on it or on its grounds.
- Water generally cannot be stopped from penetrating a foundation into a basement or cellar. It must be intercepted outside the building and prevented from penetrating it with an impermeable barrier on the walls, and conducted away from the building for disposal or dispersion back into the ground.
- Plantings around a building should not smother it. Overhanging trees and their leaves can cause much damage. Too close shrubs and ground cover plants can promote moisture damage to foundation masonry and sidings.
- Crawl spaces should be kept clean and ventilated. Depending on the location, a vapor barrier ground cover may be needed. Clearance from ground surface to underside of floor framing should be a minimum of 18 inches.
- Keep roofs clean and in good repair. Galvanized sheet steel flashings need paint protection to keep them from prematurely rusting. Especially inspect flashings in valleys and around all chimneys and other roof penetrations.
- Cedar shingle roofing needs periodic treatments of a preservative shingle stain. And, never install cedar shingles over solid wood and plywood sheathing unless special furring is done to ventilate the underside of the roofing.
- I avoid using particle board anywhere.
- Unoccupied attic spaces need ventilation to prevent condensation in them.

see Advice on pg. 3

HIDDEN TREASURES

by David Fitch

Have you found treasures within the walls or attic of your old house during restoration? Any 70-year-old bottles of scotch or gold doubloons? During our six year restoration, we found Finnish language newspapers published in Astoria in 1923. We also found an old wood carpenter's level. One day while removing a chair rail on another house, I found an important message penciled on the back from a carpenter of yesteryear: "Hell of a hangover today, Aug. 7, 1940," with signature.

If you have found something interesting within your house, hidden for years, please share with the rest of us by sending a paragraph or two to Marty White, 2011 Irving Avenue, Astoria, OR 97103.

TREASURE CHEST OR PANDORA'S BOX?

by Joy Brewer

Old houses present interesting puzzles, with occasional clues to the histories of their interior renovations. Teasers in our house include a section of replaced flooring that doesn't quite match the rest of the house and hints at different openings into rooms, a basement staircase that ascends into a solid ceiling, a long-ago sealed trapdoor, and the remnants of abandoned chimneys.

It was during a recent cleanup of one of the chimneys that we confirmed our suspicions that the kitchen ceiling had been lowered. We thought this was likely because the kitchen's ceiling height of ten feet was lower than the other rooms' thirteen feet.

The chimney hugged the wall that adjoined the dining room and kitchen. During the course of this project, it was necessary for my husband, Mike, to penetrate the upper reaches of the dining room wall. What he uncovered was a three-foot high crawl space above the kitchen that had been sealed who knows how many years ago.

It was treasure Mike found! Upon shining his flashlight into the space, there we "discovered" a ceiling light fixture that perfectly matched, albeit a larger size, the one in our bathroom. Along side it was the gas outlet for the original light (fortunately, this one was electric).

Mike retrieved the antique light fixture before resealing the wall. After a cleaning, it has resumed its former station and again shines its light in our kitchen.



Advice, continued from pg. 2

Historic paint color schemes on a restored building are great, but so are adaptive color schemes. The beauty of paint is that it can be changed to another color. Painting a "wrong" color is a reversible procedure.

Using a latex or "control" oil base primer on old wood surfaces is a waste of money. A long oil type, slow drying primer is needed to effectively prepare old painted wood for new finish coats of paint.

Using a heavy body exterior oil base stain is often preferable to the use of a house paint on exterior wood siding — less preparation needed and easier to keep touched up.

The original wood window sash can almost always be more satisfactorily restored and made fully operational and more energy efficient at equal or less cost than removing them and replacing them with the best quality replacement windows.

Historic chimneys and fireplaces should almost always be made fully safe and operational even if no fire is to be burned in them. Keep the option to use them. Cap unused flues to keep out weather, birds, and insects.

Check on the correct style of new gutters for a historic house. Only the most recent ones had K-style or box gutters; the others had half-round hanging eave troughs or built-in gutters. Built-in gutters can now be made to work well and to last a lifetime.

Substantial building code compliance is an essential part of good historic preservation practice. Always check with building officials before committing to a restoration project. They will help you if asked, and not knowing their concerns before hand can cause a lot of grief when the work is under way. Oregon has not needed a special historic building code because we have generally had very sympathetic building officials.

There. Now I can simply attach this list to my reports and will not have to repeat any of this ever again.

Al Staehli is a Historic Preservation Architect and Architectural Historian. He is also a member of the HPLO's Board of Directors.

CALLING ALL GHOSTS

Do you hear creaking floors in the night? Footsteps on the staircase? Are there strange odors emanating down the hall? Have you ever seen human-like figures pass from view in the corner of your eye? If you don't have teenagers, you may have ghosts.

The Lower Columbia Preservation Society would like to hear your true stories of the unexplainable. We will print the best stories in our October newsletter. Ghostly encounters in the Lower Columbia region are preferred. Your entries should be submitted to Marty White, 2011 Irving Avenue, Astoria, OR 97103, no later than September 30. Please keep your stories to 250 words or less.

LOWER COLUMBIA PRESERVATION S.O.C.I.E.T.Y MEMBERSHIP

Curtis & Rosemary Johnson
Arno Michaelis
Stephen & Kimberly Nunding
Sally Oleson
Ann Phillips
Hotel Rosebriar
Margaret & Tom Stevens
Bob & Rosann Karby
Karen Mellin
Linda Oldenkamp & Dave Pollard
Robert Oliva
Anita Lennon
Pat Roberts
Cynthia Silvers
Frank & Linda Stewart
Anthony & Roberta Stramiello
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Al Somppi
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Fred & Marti White
Melissa Yowell
Robert Ross
Brad Alstrom
Kari Franzen & Robert Janz
Jan Franzen
Doug Thompson
Benjamin Young Inn
William Barnett
Jan Mitchell & Roger Rocka
Jane Audry
Ken Beasley
Lloyd & Janet Bowler
Tim & Laree Bruton
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John Goodenberger
Karin Hoffman
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Jo Brown & Liam Dunne
Yaeko Carr
Connie Clifford & Paul Benoit
Teresa Clute
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Eugene & Brenda Hamblock
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Robert Jacob
Malcolm & Debbie McNeill
Janet R. Mead
Mitch & Toni Mitchum
Bill & Jan Nerenberg
Robert & Cynthia Orlando
Samuel Sadtler
Anthony W. StoppielloMichael
& Diane Tiedeman
Jim Weaver
John & AdaAnne Wolcott
Ron Zilli
Michael Aokoych

HISTORIC HOMES TOUR

Recent Restoration and Works in Progress is the theme for this year's Historic Homes Tour sponsored by the Clatsop County Historical Society. The Homes Tour will be held during Regatta Weekend on Saturday, August 14th and Sunday, August 15th from 1:00 - 4:00 p.m. and will feature six Astoria homes.

Tickets are available on the day of the tour at the Heritage Museum at 16th and Exchange Streets. Cost is \$8.00 per person, children under 16 free with a paid adult. For more information, call the Historical Society at 325-2203.

AGENDA

AUGUST 25, 1999

7 - 9 o'clock pm

Rosebriar Hotel, 636 14th Street

- I. Call to Order - 7pm
- II. Treasurer's Report
- III. Membership Report
- IV. January Mtg. & Workshop Topics
- V. Preservation Week Activities
- VI. Goal Setting
- VII. Questions & Answers
- VIII. For the Good of the Organization
- IX. The Liberty Theater Project & Tour

ASTORIA CITY COUNCIL VOTES TO STOP FUNDING POSTAGE FOR RESTORIA

The City Council recently voted to stop paying the postage for our newsletter from a grant funded through the State Historic Preservation Office. As a result of this 2-2 vote, LCPS must now use its limited funds to mail *RESTORIA* only to dues-paying members. So, pay your membership dues if you wish to receive future editions of *RESTORIA*.

Our membership has hit the 100+ mark! We welcome all of you who have joined since our last newsletter. We think you will be pleased with the information we provide, and we hope — if you can spare a little time — that you will get involved and help us make this an even greater organization. Remember, LCPS will only be as good as its volunteers.

If you support what we are doing, we need your membership dues now to help us with mailings, workshops, brochures, and more. Please see the related article on this page, "Astoria City Council ..." and mail us your membership dues today.

UPDATES ON RECENT WORKSHOP & MEETING

Our May 15th workshop proved to be another success. The presenters, all volunteers and each one an expert in his/her field, provided us with a wealth of information. Topics included stripping, preparation, paint products, application techniques, special coastal concerns, problems specific to historic houses, and options for financing a painting project.

Deserving of special thanks are Joe Drieling, Maintenance Painting, St. Helens; Mike Lyons, Residential and Commercial painter, Portland; Ron Dugan, Warrenton Coast to Coast; Jim Weaver, Weaver Painting, Astoria; Paul Benoit, Astoria's Director of Community Development; and Michelle Schmitter, Director of the Clatsop County Historical Society. Our workshop was graciously hosted by Curt and Rosemary Johnson.

Mary McMurray from Art First in Portland proved to be a real drawing card for our June meeting (rescheduled from our April meeting). Fifty to sixty people attended to hear her talk about selecting appropriate exterior paint colors. According to Mary, a successful paint job allows the viewer to see the house as a whole, drawing attention to the architectural detail of the home rather than competing with it.

A special thanks to Mary for an interesting lecture and to Michelle Schmitter and the Clatsop County Historical Society for hosting the meeting at the Heritage Museum.

ANNUAL MEMBERSHIP APPLICATION

NAME ADDRESS CITY STATE ZIP PHONE NUMBER

- ☐ Apply \$5 workshop fee
- ☐ \$10 Membership
- ☐ \$20 Contributing
- ☐ \$50 Supporting
- ☐ \$

Please indicate which areas you would be able to assist the organization as a volunteer:

- ☐ Planning meetings ☐ Membership
- ☐ Publicity
- ☐ Education
- ☐ Advocacy
- ☐ Newsletter
- ☐ Grant Writing
- ☐ Other

**Please note our new mailing address
and make checks payable to:**
Lower Columbia Preservation Society
Post Office Box 1334
Astoria, Oregon 97103