



# RESTORIA

*The LCPS mission is to preserve, protect, and promote the historic architecture in the Lower Columbia region. These structures are important assets that contribute to the area's history, culture, identity, and livability.*

## National Historic Districts Lecture

*Submitted by Pam Alegria*



The Lower Columbia Preservation Society is hosting a lecture on National Historic Districts in Oregon on Thursday, August 17, 2006 at 7:00 PM at the Heritage Museum located at 1618 Exchange Street in Astoria.

The discussion will include the range of property types within the historic districts throughout the State. The presenter is **Christine Curran**, an architectural historian, who works as the National Register Nominations Coordinator for the state Historic Preservation Office.



## Oregon Invited by Washington for First Joint Meeting

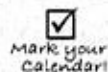
*Submitted by Rob Freed*

The Oysterville Restoration Foundation (ORF) cordially invites Lower Columbia Preservation Society (LCPS) members for a joint meeting of the two organizations in a celebration of historic preservation in the Lower Columbia River area. Please join us on Saturday, September 16<sup>th</sup> at 10:30 a.m. at the Oysterville Church where LCPS & ORF members will be provided an opportunity to meet one another and to learn about each other's organization.

The Chair of each Board will provide background information about his/hers respective organization. A discussion will follow to explore areas of mutual interest and possible future collaboration on historic preservation topics/issues. At 11:30 a.m., a guided tour of the Oysterville Historic District will be provided and will last about 1 1/2 hours. A Brown Bag picnic (bring your own) will follow in the yard of the 1869 Tom Crellin House across the street from the church. Soft drinks will be provided. The event will be held rain or shine. An indoor facility will be provided for the picnic if the weather does not cooperate.

**Directions:** Follow Highway 101 north from Astoria through the town of Chinook, WA, and take a right onto Highway 101 Alternate. In one-half mile, take a left at the stop sign. Proceed 2 miles to the blinking yellow light. Take a right onto Sandridge Road and proceed for approximately 16 miles. At the brown "Oysterville Historic District" sign, bear right at the "Y" onto Territory Road and look for the church on the left. WELCOME to our little slice of paradise!!

*Carpooling for this event is encouraged.*



## September Workshop

Is your house twisting or wracking? Is one side of your living room significantly lower than the other? Come to a workshop and learn what you can do to remedy, prevent or at least slow down the situation. Engineer Tom Horning and architect Jay Raskin will conduct a workshop on the causes of earth movement and how to protect and secure your home from damage. Speakers will focus on the dangers of loose substructure, pooling water on the site and seismic activity. Horning will provide attendees with a history of earth movement in our area while Raskin will provide architectural solutions for dealing with its hazards.

The workshop will be held Saturday September 23<sup>rd</sup> from 9:00 AM to 12:00 noon in the basement of the Capt. George Flavel House museum. The workshop fee is \$5 for LCPS members, \$7 for non-members.

## RECAP: 2006 GARDEN TOUR

By Michele Johnson

LCPS had our Garden Tour in July and we could not have asked for better weather. A big "Thank-you" to all the volunteers and garden owners who made the event such a success. We had quite a few gardens this year and a total of 212 tickets were sold. Along with the garden tour we sold raffle tickets, usually our biggest money maker of the year for LCPS. Please check out the Garden Tour photos on our website under "Events."

### Thank You to the SPONSORS of our Raffle Items:

Hotel Elliott, Clementine's Bed and Breakfast, Rose River Inn Bed and Breakfast, Between Friends, Deal's Only, LaRee Johnson, The English Nursery, Fulio's Pastaria, Brim's Farm and Garden, Lewis and Clark Nursery, Clatsop County Historical Society, Linda Oldenkamp, Kelly Creek Nursery, Terra Tones, Astoria Coffee House, Coza Bella, Lyle Pet and Garden, The Natural Nook, Farmhouse Funk, Tipton's, Pacific Crest Cottage, Amaryllis Clothing, Dian Kazlauskas, Farmhouse Funk, Erickson Floral, Carol Kerfoot and City Lumber.



photo © LaRee Johnson

## RECAP: HAVE DRY ROT, WILL TRAVEL!

Twenty-three attended the "Have Dry Rot, Will Travel!" workshop on a damp Saturday morning in May in the Fellowship Hall of the Astoria First Presbyterian Church. Local contractor, Jim Coughlan, reminded us that the internet has a wealth of information and cited the following site for the "do it yourself homeowner": <http://www.alsnetbiz.com/homeimprovement>. As is often the case with house restoration projects, we became aware that in many cases, dry rot conditions are often complicated for homeowners, in which case it may be necessary to call an expert. Thank you to presenter Jim Coughlan and workshop coordinator, Linda Oldenkamp.

## RECAP: Old House Forum

Reported by Kim Nurdin

May's Old House Forum was held at the home of Joy Diamond. Refreshments were provided after the tour. Thank you, Joy! Every home is always unique and special. Joy shared the history of her home and one of her upcoming projects: to install hardwood flooring. Certainly, a brave undertaking. One attending LCPS member had questions concerning wallpaper stripping. Often questions like these lead to LCPS sponsored workshops or members can research past issues of *Restoria* newsletters or check the archives of our website, [www.lcpsweb.org](http://www.lcpsweb.org), for more information.

Old House Forums are open to LCPS members only. We encourage all members to attend these fun events, RSVPs are appreciated in consideration of the host, and we know how many to anticipate at the home. The host can decide on a maximum number based on the size of the home. If you would like to participate by hosting a Forum, please contact the Lower Columbia Preservation Society's web-site listed above for more information, or contact Kim Nurdin at 503-325-6273.

## Knappton Cove Heritage Center Update

We held an OPEN HOUSE on May 27<sup>th</sup> in honor of Historic Preservation Month. John Goodenberger and Jay Raskin have compiled an interesting Preliminary Historic Preservation Plan for the Quarantine Station that we were able to share at that time.

The KNAPPTON COVE HERITAGE CENTER museum will be open on Summer Saturday afternoons (1-4PM) through Sept 2<sup>nd</sup>. We would like to have the museum open during the FINN FEST (week of July 17) and will need volunteers for that, as well. If you are interested in being a "Museum Host" for any of those Saturdays or during the FINN FEST, please contact Nancy Anderson at 738-5206. The museum is also open by appointment.

Membership as a "Friend of Knappton Cove" is just \$5 /year and we appreciate your support. We encourage Lower Columbia Preservation Members to come over the river to visit.



## Newest LCPS Board Members

Warmest welcome to the 3 newest LCPS Board Members, Gin Laughery, Rosalie McCleary and Mitch Mitchum. All three offer years of experience and knowledge that will be very helpful as our organization moves forward this next year. The following is offered just to get acquainted with each new Board Member:

### Gin Laughery

"I have loved Astoria and have lived here for the past twenty-eight years. The architecture and the natural beauty of the area, its elegance and very real "grit" around the edges make it a town that allows pride of place, which to me is paramount. My husband, Bill Lind, and I live in a 1930 bungalow, which has been an ongoing project for the past 24 years. My current involvements in the community include ownership of "Amaryllis Clothing" located in the downtown historic district, participation on the Historic Landmarks Commission and various short-term volunteer opportunities. My interests include travel, photography, music, yoga and flyfishing. I look forward to being an active participant on the LCPS Board."

### Rosalie McCleary

"I am a native Northwesterner and graduate of the University of Oregon with bachelor's and master's degrees, and a background in education, business and human services before becoming a licensed Realtor in Astoria in 1986. I have worked in sales management with Realty World-Foghorn Realty, Windermere Cronin & Caplan Realty Group, and Windermere Pacific Land Company before joining Pete Anderson Realty. During my career, I have been named Realtor of the Year and have served as President of both the Clatsop Association of Realtors and the Multiple Listing Service. My volunteer service has been as a writing lab tutor at CCC and as a volunteer in the SMART reading program. I am active in the Astoria branch of the American Association of University Women, where currently I hold office as Co-Vice President of Programs and as Chair of its Educational Foundation. My husband, Vern, and I reside in a Craftsman style home on 14<sup>th</sup> Street in Astoria."

### Mitch Mitchum

"My wife, Toni, and I came to Astoria in 1994 when I retired after 34 years as a Civil Engineer in the U. S. Navy. I have always been interested in old homes and buildings. Over the years I have restored homes in Jacksonville, FL; Norfolk, VA and two in Washington DC. In Astoria, Toni and I have a grand 1886 home, five historic commercial buildings (three of which we restored), and I am putting the finishing touches on the restoration of two Craftsman style homes. Toni owns and operates *Victorian Lace* in downtown Astoria. I am involved on the boards of American Red Cross, Sunday Market, Clatsop Care Health District, Astoria Riverfront Trolley, Astoria Rotary Club and I chair the CEDC Transportation Committee and the Astoria Cruise Committee. As a new LCPS Board Member I hope to support the growing interest in historic preservation in Astoria and the surrounding area."

It is with great pleasure that the Historic Landmarks Commission announced the 2006 Dr. Edward Harvey Award recipients as follows:

### OUTSTANDING CITIZEN, 2006

John Goodenberger has been selected to receive this year's Dr. Edward Harvey Outstanding Citizen Award. John's passion to educate people on the importance of historic preservation and documentation is unprecedented. John is a wealth of knowledge and information, has and continues to volunteer countless hours for various historic projects and serves on many boards and commissions for historic preservation through the State of Oregon.

### COMMERCIAL – PUBLICLY OWNED

Clatsop County for the restoration completed at 857 Commercial Street, (the old County Health Department building). Aluminum windows were replaced with aluminum clad wood windows, the front door was replaced with two-light aluminum clad wood doors with sidelights and transom, the front façade was removed, translucent glass panels and transoms were added, the existing brick and terra cotta was cleaned, repointed and sealed, roof repairs were made, and a new rear entrance was constructed, all in keeping with the historic nature and integrity of the building which is designated as Secondary in the Downtown National Register Historic District (c1923).

### COMMERCIAL – PRIVATELY OWNED

The Pacific Coast Medical Building, 1210 Marine Drive, owned by RyJe, LLC, Norman Stutzenegger has been selected to receive the Privately-Owned Commercial award. The main entry of this structure was recessed to its original placement, windows on the second and third floor were exposed, cleaned, repaired and/or replaced with wood casement windows and transoms, and the exterior received new paint with sensitivity and attention to detail. This structure is designated as Secondary in the Downtown National Register Historic District (c.1924)

Mayor Willis L. Van Dusen presented the above awards at the City Council meeting on June 19, 2006.

## Lower Columbia Preservation Society Current Board Of Directors:

John Goodenberger, Chair

Pamela Alegria

Jewel Benford

Susan Bryant

Ann Gydé

LaRee Johnson

Michele Johnson

Gin Laughery

Rosalie McCleary

Mitch Mitchum

Kim Nurdin



## Success Tips for Hiring Contractors

Compiled by LaRee Johnson

- Getting a local handyman may not be as efficient, be wary of "we do anything"
- Trust your instincts, if they don't show up on time or seem spaced out
- Do they accept your input and ideas?
- Ask for examples of their work, and references of jobs done locally
- To protect yourself make sure contractor is bonded and insured

### Get The Most Bang For Your Buck

- Kitchens and bathrooms have most "pay-back" for the value of your home
- Selling or staying, that makes a difference in what kind of work you will do
- For stability, don't eliminate walls or other structural elements
- Be careful of colors, especially if you are fixing up to sell

### Only Reveal 3/4 of Budget

- You can bet costs almost always go up
- Be weary of terms like "costs plus"
- Prioritize which jobs are the most important for your comfort and/or sale-ability

### Offer Contractors a 5% Timely Completion Bonus

- Have a realistic goal date that is mutually agreed upon in writing
- As changes are made, pushing back your completion date will keep contractors focused and on-track

### Get Everything in Writing

- Do not accept verbal agreements on any changes
- Get receipts for everything
- Revise contracts as changes are made so both parties know what is expected & when
- You may want to have your own attorney review the contract

### Do Not Accept Open Ended Contracts

- Be specific with money for parts & labor
- Be weary of terms like "costs plus"
- Have several meetings to confirm details as they change

### Base Contracts on Time & Project

- Never pay in full until project is completed to your satisfaction, as agreed upon
- Beware of overbooked contractors, you may end up with an incomplete job

### Do Not Break the Law

- Insist that all permits are secured before work begins
- Check local codes
- Be aware of historic districts and what is allowed if your home is historic

### Do Not Sign Off on The Day of Completion

- Live with work first, approx. 2 weeks is reasonable
- Get copies of all warranties for appliances, equipment installed, materials, etc.

### Never Pay Cash

- Always by check, otherwise there is no recourse if there's a problem
- Contractor may not be insured

## KUDOS

To Bob Duehmig and Bill Griesar for hiring Joe Herman Masonry for the replacement and beautiful reconstruction of a historic chimney on the George C. Flavel house at 818 Grand Ave. in Astoria.

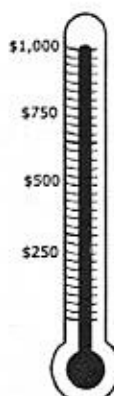
To Robert and Elizabeth Strickland for the replacement and careful renovation of steel sash windows on Ft George Building at 1493 Duane Ave. in Astoria.

To Kathy Lenius of the Cannon Beach Gazette for writing an informative, on-going series about Cannon Beach's historic sites and architecture.

Thanks to all the LCPS Members who have contributed to the "Take a Seat" Fundraiser for the purchase of a seat at the Liberty Theater: James Attebury, James & Pamela Alegria, Kevin & Alice Beck, Jewell & Emma Benford, Bruce & Kristina Berney, John & Shirley Dahlste, Patsy & Donna Galich, John Goodenberger, Jen Hillard, Susan Hoffman, Richard & Rosetta Hurley, McLaren Innes, Pam Korber, Denyse McGriff, Roberta Mughlberg, Gerald & Mary Olson, Irmin & Jan Roberts, J. E. Tegfeldt, Celia L. Tippit & Megan S. K. Gaven, Christine Wells and the members who donated at our open house.

## LCPS TAKES A SEAT AT THE LIBERTY

Members of the Lower Columbia Preservation Society donated over \$1000.00 toward the restoration of the Liberty Theater in Astoria. Our organization will be memorialized on a nameplate affixed to one of the seats in the theater's auditorium. Thanks to all our members who contributed! See complete list in *Kudos*.



**CANNON BEACH PRESERVATION NEWS***By Jill Grady*

Update: Since the March issue of Restoria, there has been no notice to the public on the relocation of the Cannon Beach Elementary School. The Seaside School District has been attempting to negotiate the relocation of the school into the open space known as the Impact Site that borders the historic Presidents Streets neighborhood. The property owners surrounding the Impact Site have submitted a petition to the City of Cannon Beach expressing their opposition to changing the status of the open space site. The City's online monthly status reports indicate that January 9, 2006 was the last time the Impact Site status was discussed at a meeting of the Parks Committee. No minutes of that meeting were published.

A committee led by Mike Morgan of Cannon Beach has undertaken the restoration of the "Hamlet Historical School House" on Highway 26 just northeast of Cannon Beach. Morgan's group has applied for a 501(c)(3) nonprofit tax status and has begun soliciting the necessary funding for restoration work on the old school.

Finally, it is with regret that I inform the LCPS membership of my resignation from the Board. My husband and I are leaving Cannon Beach and I will no longer be able to serve. It has been a pleasure and an honor to work with this inspired and dedicated Board over the past 17 months and I shall miss doing so. I personally applaud their efforts to include Cannon Beach and the south Clatsop County area in their Lower Columbia preservation efforts. Such recognition of the area is vital to the survival of its historic landmarks. I sincerely hope this will continue in my absence. Thanks, to all for their support and assistance during my tenure.

Jill Grady

**WALL STREET JOURNAL COVERS  
HISTORIC DISTRICTS***Submitted by Mitch Mitchum*

According to a recent WSJ article (March 16, 2006 Page D1) a growing number of homeowners are seeking to boost their property values by getting their neighborhoods designated as historic districts.

The article cited the addition of about 34,400 properties added to local historic districts in the fiscal year ending Sept 30, 2005. This is more than double the number for fiscal year 2000. A boost to property values is seen as a motivation for increased property values. A study in Memphis, TN in 2005 showed that values of houses in historic districts rose 14% to 23% higher than those in non-historic areas.

The article states that historic designation can affect home value because it leads to neighborhood pride and better upkeep of homes and yards. Designations encourage repairs to be made with high quality materials consistent with original construction.

For the complete article please check the Library and see: March 16, 2006 Wall Street Journal, "Preserving the Tract Home: Historic Districts on the Rise To Boost Property Values, Owners Seek Designation" By SARA SCHAEFER MU—OZ

**Planned Giving: Preserve and Protect Oregon For Future Generations**

When you include Lower Columbia Preservation Society in your will, you leave a legacy of activism that will preserve, protect and promote the historic architecture in the Lower Columbia Region. These structures are important assets that contribute to the area's history, culture, identity and livability. Please consider including LCPS in your estate and major giving plans.

For more information please check our website: [www.lcpsweb.org](http://www.lcpsweb.org)





## National Trust for Historic Preservation Auction

Submitted by LaRee Johnson

If you missed the auction, you missed the action!

That is, the online auction for the National Trust for Historic Preservation which ran the whole month of May, with auction items ranging from a Sealy pillowtop mattress, to 3 nights at the Portland Heathman Hotel to a signed Bicentennial collector's edition of "*Destination: The Pacific Guidebook & Journal*" donated by Andrew E. Cier and LaRee Johnson of Astoria, Oregon. This all locally produced, user-friendly guidebook to all the Lewis & Clark sites at the mouth of the river sells in Lucy's, Godfathers, Farmhouse Funk, Shanahan's Gallery and Fort Clatsop for \$14.95. The signed collector's edition, donated to the NTHP, had the Lewis & Clark postage stamp and cancellation mark from Fort Clatsop first day issue on the inside cover. There are only a limited number of these collector editions, valued at \$35.00. At an auction one never knows, and the bid ended up closing at \$40.00!

Also donated from Astoria was a personalized copy of "*Ladies' Vintage Accessories*," by vintage collector LaRee Johnson. This is a comprehensive value and identification guide on accessories your grandmother may have worn from aprons to shoes and everything in between. Nationally selling, the 2005 hardback edition is now in its 4<sup>th</sup> edition, and retails for \$25.00. The bidding escalated the last few days to close at over double, for \$51.00!

All \$91.00 from these bids directly benefits NTHP. For us, it was a pleasure to see our work in a national auction for such a good cause. I attended the National Trust's conference, held in Portland this past fall, and was so inspired by the work of this organization. You can check their website at '[http://www.nationaltrust.org/index\\_flash.html](http://www.nationaltrust.org/index_flash.html)'... you will learn about the most endangered historic places in America, historic inns across America, how the NTHP is helping hurricane Katrina victims, and about HGTV's partnership, plus so much more. For anyone interested in history or preservation this is a resource website you can spend hours exploring!

Don't miss out on the "auction action" next May... you can even donate any "old thing" of value to benefit the Trust. Or get a fantastic bargain, like a romantic stay in a historic Inn or Bed & Breakfast, especially if you are traveling to the destination already! For more information on either book, please check out the website: [www.andrewcier.com](http://www.andrewcier.com) or simply call us, 325-4469.

## RESOURCE GUIDE

LCPS is in the process of compiling a Resource Guide listing craftsmen and suppliers who can be used for your old house. We solicit your recommendations. Please call Jewel Benford, (503) 325-0292.

## CLASSIFIEDS

All Style Painting offers a wide variety of highly specialized paint techniques for a one of a kind, fully customizable look in any homes or business. From Murals to Tromp l'oeil and Faux Finishes. Examples of our work can be seen at the Liberty Theater, Astoria City Hall, Hotel Elliott, Merrytime Tavern, and Astoria Builders Supply. Call anytime for a free estimate 503-791-5832 or [www.allstylepaint.com](http://www.allstylepaint.com).



Benton Coal-Burning Stove, ca 1900, manufactured in St. Louis, Missouri. In mint condition; has never been outside. Handsome addition to your home. Buyer responsible for moving the stove.

Asking \$1500. Will consider all reasonable offers. Call: Celia Tippit at 503-338-4737.

Kathleen Hughes has started a new service for pet owners: 'Kathleen's Cat and Dog Kare'. *The Perfect Kennel Alternative*, She will pamper your pet(s) in your home or her home. For more information call (503)325-0522.

## Submissions

LCPS members: submit your classifieds, tips, or info to [Restoria@earthlink.net](mailto:Restoria@earthlink.net) to be included in the next issue of Restoria.

## Letter About The LCPS Chair

LCPS is proud to announce that John Goodenberger, our President, has been appointed to the State Advisory Committee on Historic Preservation by Gov. Ted Kulongoski. It is believed Goodenberger is the first in the Lower Columbia region to serve on the board. Goodenberger was selected for his grassroots experience in preservation. In addition to his work as a professional preservation consultant, historic researcher and lecturer, Goodenberger was recognized as a preservation activist. He is a founding member of the Lower Columbia Preservation Society and currently serves as its president.

The four-year appointment entails advising the State Historic Preservation Office on matters of program, policy and budget. The nine-member committee also reviews National Register nominations in Oregon and votes on their eligibility. Goodenberger looks forward to visiting historic sites around the state, increasing his knowledge of Oregon's history and having a broader influence on historic preservation.

"Serving on the committee seems like a natural step for me," said Goodenberger. "I can take lessons learned in Astoria and help other communities find successful approaches to historic preservation. Certainly, the nomination of individual properties and historic districts to the National Register has been a positive part of Astoria's preservation movement. I am pleased to help others in this endeavor."

### ANNUAL MEMBERSHIP APPLICATION

NAME   
ADDRESS   
CITY  STATE  ZIP   
PHONE NUMBER (  )   
EMAIL\*

#### Membership Dues:

- ☐ \$15 Membership  
☐ \$25 Family  
☐ \$50 Business  
☐ \$100 Supporter

#### Liberty "Take A Seat"

Donation:   
*Please write "Take a Seat" in the lower corner of the check.*

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

- |  |   |
|--|---|
| <input type="checkbox"/> Planning meetings | <input type="checkbox"/> Membership                 |
| <input type="checkbox"/> Publicity         | <input type="checkbox"/> Grant Writing              |
| <input type="checkbox"/> Education         | <input type="checkbox"/> Other <input type="text"/> |
| <input type="checkbox"/> Advocacy          |   |
| <input type="checkbox"/> Newsletter        |   |

\* LCPS will not share or sell members' email addresses.

### FIND IT FAST!

By LaRee Johnson

If you are now reading Restoria, chances are you are a member of LCPS. We would like to encourage all members to use our website for questions pertaining to membership, address updates, etc. Please go to: <http://www.lcpsweb.org>, our official LCPS website, and click on "membership." You will see all the benefits you have as a member of LCPS. At a future time we may have an "Official Phone", but until then it will be quicker and more efficient to direct all questions to our website. Our gracious web mistress, Susan, will direct your inquiries to the right person.

And by the way, have you checked out the archives lately? Or e-mailed a historic postcard to distant friends? Or viewed photos of some of our past events? Please bookmark our LCPS website, <http://www.lcpsweb.org> and find it fast!



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

PO Box 1334  
Astoria, OR 97103

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



### LCPS Office Hours

9th & Astor, Astoria, Office #1

Above the Rio, use Astor Street Entrance

Beginning August 21, the LCPS office will be open on Mondays, 10:00am - noon and 5:00(ish) to 7:00 pm.. We will be closed on Labor Day. Stop by and see what resources we have available!

