



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.

New Office News!

The LCPS office has moved! An office space became available on Commercial Street in the Historic Hobson Building. The board members reviewed the criteria for an office space, which was developed when we first considered opening an office and approved the move. The new space is a great fit for several reasons on the list:

1. In or near downtown Astoria
2. Visible and accessible to the public
3. Building occupied by others
4. Has a space large enough for board meetings, a small library, desk, etc.
5. Historic building a plus
6. Secure and safe location
7. Natural light/windows
8. Near amenities such as a restaurant, coffee shop, etc.



Mark your
calendar!

The new office is located at 1270 Commercial Street, Suite 210. Office hours are still Mondays from 3:00 - 7:00 pm.

**An Open House will be held on
April 14th from 6:00 to 8:00 pm**
during the Arts Night Out.
Plan to come up and see us!

A huge thank you to everyone who helped plan, pack, move, paint, etc. Special thanks goes to LCPS member and contractor, Bob Lockett, who answered our plea for help to repair the plaster on the ceiling and south wall.



Mark your
calendar!

Portland's Architectural Heritage Center
to be featured at

LCPS ANNUAL MEETING

April 25, Wednesday at 7 PM

Judge Boyington Building

857 Commercial Street, Astoria

Cathy Galbraith, Executive director of the Bosco-Milligan Foundation, will be the featured speaker at the Annual meeting of the Lower Columbia Preservation Society, on April 25th. The Foundation owns and operates the Architectural Heritage Center, which opened two years ago in Portland's central east side after many years of planning and a two-phase capital campaign. The non-profit organization has presented 252 historic preservation education programs since 1992 to nearly 40,000 people. It has quadrupled its annual program offerings with the Center's opening, and mounted 17 exhibits in the Center's two galleries. The Foundation's Collections of architectural artifacts, one of the five largest in the country, are used in exhibits and programs and a complete inventory effort is continuing. Cathy will talk about the Architectural Heritage Center, from its beginning as a vision of the organization's founders, Jerry Bosco and Ben Milligan, to its opening and operation. For more info, check out their website at www.VisitAHC.org

Mark your calendars now for our Annual Meeting and meet our guest speaker Cathy Galbraith of the Architectural Heritage Museum in Portland. We will have an overview of the past year and an election of officers, followed by light refreshments.



Renovation for Energy Efficiency

January Lecture Recap

On January 27th Victoria and Anthony Stoppiello presented a lecture on their energy efficiency-focused restoration of an 1895 historic home in Ilwaco. The Stoppiellos' work is renowned for combining innovative energy conservation and efficiency techniques with historic restoration.

The one-hour January lecture ran to two informative hours with no loss of interest! Their lecture included socially responsible tips and tricks with cost effective energy measures, including materials and sources. A lively question and answer session concluded the lecture.

The lecture was held at the Ilwaco Heritage Museum. It was great to see lots of participation from the Washington side of the river, with at least 50 attendees. Thanks to everyone who helped make this lecture successful, especially the Stoppiellos, who drove up from Nehalem to share their experience and knowledge of energy efficiency. We even discovered a Board member candidate from Ocean Park, and a volunteer painter from Astoria for our new downtown office on Commercial.

Holiday Home Tour Recap

by LaRee Johnson, Chairperson

Our second annual Holiday Home Tour was a huge success thanks to our homeowners who graciously opened their homes December 9th to start the festivities of the season! Sincere thanks go to Carolyn Hammer, KC and Patrick McGee, Keith and Genny Butenshon, Anne Splane Phillips, Larry Taylor, Daniel Jaciunde, Linda and Nelson Yaples! Six homes decorated with candles, magnificent trees, charming old-fashioned ornaments, whimsical special touches and festive cookies made the event a hard one to top for next year!

This was our first year open to the public, and we garnered several new members through this year's tour. We also raised approximately \$2,000 for our organization. Special thanks to Toni Mitchum of Victorian Lace who graciously agreed to have tickets available at her shop. Special thanks also to Gin Laughery, LCPS Board Member, and Linda Oldenkamp, Past LCPS President, for helping with the coordination details and the Holiday Home Tour Committee.

Although our 1st annual Holiday Home Tour was only open to members, this year we expanded to include the general public. By opening this tour of homes to the general public, we hoped to share more about LCPS and gain new members. Included in this year's tour was a newly built home, not to confuse people, but to applaud the efforts of builders and

homeowners alike who choose to identify with the special characteristics of Astoria's historic ambiance. We also felt it was important to encourage people with new homes to become members of LCPS---we are not limited to only historic homeowners. We want to invite homeowners of newer homes as well as people who are currently renting a home to join LCPS. By getting acquainted with the goals of LCPS, members can help our mission to preserve the historic nature of our communities.

We appreciate the efforts of all who participated by opening their homes, those who baked cookies and those who greeted guests! The event was very successful and enjoyed by all. If you are interested in helping with the organizing of next year's Holiday Home Tour, please call LaRee at 325-4469.

A Side Note to the Tour:

KC and Patrick McGee, one of our Holiday Home Tour participants, found this year's Tour enhanced their holiday spirit with a great opportunity to visit many friends and acquaintances that they hadn't had a chance to see all year.

The half-hour power outage at 6pm could not put a damper on their holiday spirit! In fact, everyone in their home enjoyed the rooms filled with warm candlelight. The power outage was not the only surprise of the night though. A wonderful woman and her mother had been in the house for just a few minutes when suddenly the woman said "I have had something in my car for a couple of months, just looking for the perfect home, and I think I've found it."

She went out to her car, and with a room full of guests, she presented KC with a 1902 oak wall phone! What a surprise! Despite the desire to jump for joy, KC kept her composure and thanked her ever so much. As it turns out, the McGees had just the perfect place on a kitchen wall for this phone and every time they see it, which is daily, they think of this lovely lady.

Another surprise occurred later in the evening. Just when KC thought the event was over, dressed in her jammies, she came downstairs to what was clearly conversation in their kitchen. Yikes, what to do!? Another guest? Not to worry...it was a friend and neighbor with relatives, running late. So they toured the house, jammies and all. The next afternoon the grateful guest was at their door with not one, but three orchids!

Thanks to Patrick and KC for sharing this story. LCPS has many benefits, especially the nice people you meet along the way.

Replacing Your Wood Windows ...Points to Consider Before Using Vinyl

by John Goodenberger

Economic

By repairing and properly sealing around your wood windows, historic windows can achieve energy efficiency that is comparable to vinyl windows, particularly if storm windows are applied to the exterior or interior of the house.

While double-paned vinyl windows do provide energy savings, most energy efficiency is achieved by weather stripping around the window. More heat is lost through cracks around windows than through glass itself.

As a general rule, the seal in 20 percent of vinyl windows fails within the first three years of installation. The entire window sash has to be replaced to maintain the energy rating. Otherwise, the new vinyl window is no more—and possibly less—energy efficient than a properly weather stripped wood window/storm window combination.

It takes 30 or more years for vinyl windows to pay for themselves through energy savings. Will you still own your house in 30 years? How many vinyl windows will you replace in the meantime if their seals break or if they experience other problems? The more windows you replace, the longer it will take to pay for themselves.

We have capable woodworkers in the area who are qualified to repair, and if necessary, replicate your wood windows. By hiring local craftsmen, the money stays local and is reinvested into the community. While vinyl windows can be purchased locally, the majority of the money goes to large companies located far from our area.

Environmental

Vinyl windows are not "green." Wood windows have an innate energy; they have already been produced. The tree has been felled, lumber cut, wood planed, etc. Little energy is required to repair or maintain an existing window. Vinyl windows, on the other hand, take additional energy to manufacture and are produced in energy intensive factories.

Vinyl windows are inherently wasteful. They are made from nonrenewable fossil fuels and they can't be repaired. Instead, they are discarded in landfills, where they are largely non-biodegradable.

Aesthetics and Preservation

Wood windows have been used successfully for centuries. Houses on the East Coast retain wood windows that are more than 200 years old. Most vinyl windows are guaranteed for 10 years.

Wood windows are a diminishing resource of straight grain, old growth wood. We will never see the likes of their materials again.

Vinyl windows can, indeed, be replaced by wood windows at a future date. However, the replacement windows will not likely be constructed from the same quality wood as the original windows were. If the original windows already exist in the house, why would you replace them with a product of dubious quality?

Vinyl windows, it is said, are maintenance free. As old house owners, who do everything from reroofing, to rewiring, to plastering, to refinishing wood floors, to securing our houses from earth movement, how difficult is it to keep a little paint on our window sashes? If that is the most labor intensive task an old house owner has to do, most would feel lucky.

As preservationists, we are not charged with "what they might have installed" but what they DID install. Preservation is about finding every possible means to retain original fabric. It is also about respecting those who came before us and leaving a tangible connection to the past—our own roots.



Directory of Preservation Resources

Compiled by LaRee Johnson

- Do you have preservation news or events? You can use the convenient on-line form that allows you to add your preservation-related event/news/job information directly by going to:
<http://www.preservationdirectory.com/PreservationNewsEvents/NewsEventsSubmit.aspx>
- Are you looking for Preservation Organizations & Resources? Full contact information (name, address, phone/fax/email, website) for over 5,000 organizations, including historical societies; downtown and mainstreet revitalization groups; SHPO's; certified local government preservation commissions and programs; and educational programs are available to you by going to:
<http://www.preservationdirectory.com/PreservationOrganizationsResources/OrganizationListingSubmit.aspx>.
You can also list your organization or program for free. LCPS is listed here!
- Are you interested in finding Museums and Historic Structures when you travel? This greatly expanded directory of museums (over 3,000) includes a wide variety of classifications, including house museums, history museums, forts, lighthouses, presidential museums and libraries, maritime history, and many other museum types:
<http://www.preservationdirectory.com/MuseumsHistoricStructures/MuseumStructureListingSubmit.aspx>.
You can also list your museum for free!
- Are you interested in purchasing a Historic Home? Search by State/Province, Region, Price, # of Bedrooms, # of Baths, Square Footage, and/or Architectural Style. Just click on thumbnail photos to view larger photos. Printable versions of each listing make it easy to print listings. You can e-mail listings to friends and colleagues with a touch of a button! You can even "Find an Agent" in your area with a passion for historic preservation. View this new section at:
<http://www.preservationdirectory.com/HistoricRealEstate/AgentListing.aspx>.
- To view the new enhanced "Historic Property for Sale" directory, go to:
<http://www.preservationdirectory.com/HistoricRealEstate/HomesForSale.aspx>
- Do you need a preservation business, product or service?
<http://www.preservationdirectory.com/PreservationBusinessesProductsServices/BusinessListingInformation.aspx>
- Are you interested in historic lodging (hotels, inns, and bed and breakfasts)?
<http://www.preservationdirectory.com/HistoricLodging/LodgingCategories.aspx>
- Or Historic Tours (auto/bus/boat/trolley, walking tours)?
<http://www.preservationdirectory.com/HistoricTours/TourCategories.aspx>
- Would you like a Photo Gallery Tour of Historic Places? Check out the enhanced photo gallery for historic towns and a historic theater gallery at:
<http://www.preservationdirectory.com/HistoricPhotoGallery/LocationGalleries.aspx>
- How about Preservation General Resources?
Over 800 links in 65 categories relate to historic and cultural resource preservation:
<http://www.preservationdirectory.com/PreservationGeneralResources/GeneralResourceCategories.aspx>.

The above links were provided by PreservationDirectory.com. The site was designed with the preservation community in mind. If you have information to be included, please contact info@preservationdirectory.com to add your organization, business, or historic home for sale, as well as any general comments you may have.





Love Old Houses? Come Visit Ours!

If you're fixing up an old home, or just love the design and craftsmanship of historic buildings, you'll find resources and inspiration at the AHC!

The Architectural Heritage Center is a non-profit resource center and showcase for historic preservation at the grassroots level. We offer programs, tours, workshops, and exhibits to help people appreciate, restore, and maintain vintage homes and buildings.

Upcoming programs include:

- What Style is My House?
- How to Research Your House History
- Kitchen Revival Home Tour
- Old House Fair

For a complete program calendar or to register, please visit our website.

Open Wed.-Sat.
10:00am-4:30pm.

701 SE Grand Ave.
Portland, OR

503 231-7264
www.VisitAHC.org



Owned & operated by the non-profit Boco-Milligan Foundation

Update: City of Astoria to Develop Preservation Plan

From Todd Scott

Kimberli Fitzgerald, a Preservation Planning Specialist in Portland was recently hired to complete a preservation plan for Astoria. While Astoria currently has a historic properties ordinance and a Historic Landmarks Commission, that Commission and city staff felt it was important to develop an actual preservation plan. City Council approved hiring Ms. Fitzgerald in February, and she began work later that month.

The planning process will take several months and will begin with evaluation of existing data, ordinances, and surveys. Astoria currently has more than 700 locally designated landmarks, and more than 30 properties or districts that are on the National Register of Historic Places. The next step in the plan will be to gather public input regarding the existing preservation program. Ms. Fitzgerald will then work with the Commission developing goals and priorities, with the final plan expected sometime in July. The end result will be a road map for preservation activities in Astoria for the next several years. Funding for the project is provided by the State Historic Preservation Office.

Special Assessment Open House

On Thursday April 12th, the historic Callendar Navigation Co. Ensemble will be open to the public from 1:00 to 5:00 P.M. These structures are located on the Astoria waterfront between 12th and 14th streets. Originally constructed as a warehouse, blacksmith shop and sandbunker for the Callendar Navigation Co., the river pilots of Tonquin Resources have been renovating the buildings for office, retail and bed and breakfast. All three buildings will be open, though two of them will be in the final stages of renovation.

The annual open house is a requirement to participate in Special Assessment. In exchange for a 15-year freeze in the assessed value of their property, Tonquin Resources agreed to renovate the buildings to Department of Interior Standards. The money saved in taxes enables them to return the buildings to their former glory. Jay Raskin of Ecola Architects, P.C., led the design team; Ralph Peitch of Tidewater Construction is in charge of general construction; Craig Calder of Kiwi Glass built the storefronts; and Kevin Palo of Ten Mile Planing Mill replicated and restored the wood windows. Other contractors included Paul Radu of P & L Johnson, who installed the radiant heating, and Dave Dunagan of Clatsop Electric, who wired the building.

Submitted by John Goodenberger



The **Knappton Cove Heritage Center** is currently seeking funding to repair and stabilize the old hospital (lazaretto) that served the U.S. Public Health Service **Astoria Quarantine Station**. The hospital building now houses a museum showcasing artifacts & displays from the "Ellis Island" era. The old building itself is an intriguing artifact. Immediate concerns in order to save this historic structure are a roof replacement with new gutters and downspouts. Foundation stabilization and porch repairs will also be needed soon. Any suggestions, input, expertise, and donations (tax-deductible) to aid this restoration project will be most welcome.

We are also recruiting volunteers willing to act as museum hosts on Summer Saturday afternoons from 1-4 p.m. An OPEN HOUSE will be held on Saturday, May 19, from 1-4 p.m. to celebrate *Historic Preservation Month*. You are invited to come for a visit and review our Preservation Plans for the Station. We hope you will join us in finding ways to preserve this National treasure here in our own backyard. For further information, contact Nancy Anderson at 503-738-5206.

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!

RESOURCE GUIDE

LCPS has a Resource Guide listing craftsmen and suppliers who can be used for your old house—you can pick up a copy at our office. Contact Jewel Benford with recommendations, (503) 325-0292.

CLASSIFIEDS

Custom printed note cards of your home, with your historic photo or an artful rendition by Andrew E. Cier, whose framed work can be seen in the new LCPS office on Commercial. Call for more information, 325-4469.

1895 Portland Stove Co. black cast iron wood or coal cook stove, stamped design. Side oven doors, water reservoir, fender. Some damage on top. Comes with stove-pipe. You haul, \$100 OBO. 325-7158.

1912 Cast Iron claw tub with shower ring and original faucets that are American Standard. \$1,000 OBO. You haul it. 325-7175.



Submissions

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

Letter From The LCPS Board

Thanks and Farewell

Todd Scott, Community Development Director of the City of Astoria, has accepted a position as Cultural Resources Specialist for King County, Washington. For nearly four years, Todd has been a vocal advocate for the preservation of our area's historic resources. He has also counseled the LCPS board and helped us to become a more stable organization. We will sorely miss Todd's easy manner and vast knowledge of all things preservation. The LCPS board wishes him well and hopes he will someday join our community again.

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

ANNUAL MEMBERSHIP APPLICATION

NAME
ADDRESS
CITY STATE ZIP
PHONE NUMBER ()
EMAIL*

Membership Dues:

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

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.

KUDOS

Thanks to
Bob Lockett

for his assistance with restoring the plaster work in our new LCPS office — great job!

Katherine and Eric Gohr, 663 Harrison, for the beautiful paint job on their great Craftsman bungalow.

Susan Bryant for being our dependable weekly 3 PM -5 PM office sitter! Thanks Susan!

Lower Columbia Preservation Society Current Board Of Directors:

Pamela Alegria, Chair
Jewel Benford
Susan Bryant
John Goodenberger
Ann Gydé
LaRee Johnson
Gin Laughery
Rosalie McCleary
Mitch Mitchum

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

PO Box 1334
Astoria, OR 97103

Preservation Online Auction begins May 1st! The National Trust for Historic Preservation has a dynamic online auction to bring up awareness of historic sites. This 4th annual auction timed for National Historic Month of May is open to everyone, registration is free and it is fun to see lots of exciting packages and items you can bid on. Check it out! www.nthp.org.

