

RESTORICA

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.



*Merely, cheerily ring the bells.
Lead and clear the arched ways—
LCPS HOLIDAY HOME TOUR 2008*

Holiday Home Tour 2008

Submitted by LaRee Johnson, HHT Chair

Mark your calendars now for the 4th Annual Holiday Home Tour scheduled for Sunday, December 14th.

The Lower Columbia Preservation Society is pleased to showcase another fabulous variety of homes on this year's tour on Sunday, December 14th from 4 to 7 p.m. These homes will be all decked out with old-fashioned greenery, ornaments, candles, music, homemade cookies and holiday inspiration. We are indebted to the homeowners who will be graciously sharing their holiday traditions and to the many volunteers who are helping with the tour.

The tour is self-guided and the homes can be visited in any order. Tickets must be presented at each home and will not be sold during the event. Although the exact addresses are not revealed until the tickets are purchased, the list of features you will see span the eras 1880 to 1920's, including styles from Queen Anne Victorian to Arts & Crafts to an urban apartment. Among the six homes you will see are an early elegant home designed by the same architect who designed the Flavel Mansion; a Victorian home currently being used as a gracious Bed and Breakfast; a charming Craftsman bungalow; a surprising urban apartment with a sparkling view of downtown; a tasteful renovation of a John E. Wick's home built in 1906, and a lovely 1916 Craftsman with original interior. Start your Holiday Season with inspiration from the past!

This is one of the year's favorite LCPS events, and if you have not obtained your membership tickets, you can purchase tickets at \$18 each at the following locations: Victorian Lace or RiverSea Gallery in Astoria; Pacific Crest Cottage in Gearhart; Seaside Museum in Seaside; or Campiche Studios in Long Beach, WA. Ticket price is \$18 per person and children over 8 years old. Because of the delicate nature of personal collections shown, the tour is not recommended for children under 8 years old. Please be advised you may need walking shoes, and some homes have steep steps. For additional information, please contact Linda Oldenkamp 325-3981 or Celia Tippet 338-4737.

Even with last year's record storm, we had a wonderful tour enjoyed by many, so don't miss this year's historic homes dressed for the holidays.

Recap: Fall Social

Submitted by Gin Laughery

The venerable Shively Hall was the perfect location for our October 26th "Divine Potluck."

We had a great mix of delicious foods and a crackling fire. Thanks to Celia Tippet for coordinating this annual event with the help of many LCPS volunteers. Sharon Sattler's seasonal table decorations were the final touch.

Nelson Yapple and Mitch Mitchum scanned old photographs, we caught up with old friends and once again enjoyed a feeling of community. The fall colors of the specimen Japanese maples viewed from the newly reconstructed back porch were amazing. All in all it was a perfect autumn day. Hope to see you at the next event!

LCPS Office:

1170 Commercial, Suite 210

Hours:

Mondays 3:00 - 5:00 pm.

website: www.lcpsweb.org

phone 503-791-1236



Recap: Energy Retrofitting Lecture

Submitted by Mitch Mitchum

On Thursday, October 26th LCPS sponsored a lecture, "Energy Retrofitting for Older Homes." The presenters from the Energy Trust of Oregon were Tom Beverly, Customer Service Manager, and Walter Money, Buildings Consultant. Tom and Walt presented extensive information on the energy-saving benefits of retrofits designed to weatherize older buildings. Tom provided detailed information on the financial incentives available through the Energy Trust. Both direct reimbursements and tax credits are available to support energy saving projects and improvements.

The 30 attendees had a number of specific questions ranging from steam boilers to insulation. Walt was able to provide specific and detailed answers to most of the inquiries. Appropriate handouts and literature were distributed. Persons with interest in energy efficiency and energy incentives are encouraged to visit the Energy Trust of Oregon website at www.energytrust.com. All materials from the lecture and other related information are available at the Lower Columbia Preservation Society offices at 1170 Commercial Street, Suite 200, Astoria. The offices are open Mondays from 3 to 7 p.m.



"Twas the Night Before Christmas"... in Oregon

The delightful children's classic, "The Night before Christmas," provides the theme for this year's holiday celebration at Portland's historic Pittock Mansion. Each of the mansion's 23 rooms will reflect a verse from the familiar 1823 children's poem.

Holiday season at the Pittock – when the early-20th-century home is elaborately decorated and features a festive holiday theme – is one of the mansion's most popular events. This year, holidays at the mansion will be on view from Monday, Nov. 24, through Wednesday, Dec. 31. According to the poem, "not a creature was stirring not even a mouse"; however, as you wander through the mansion, you may enjoy finding mice hiding throughout. Visitors will discover Mrs. Claus getting prepared, while Santa and his elves make sure his suit and bag of toys are at the ready. Reindeer prancing on the mansion's terrace will be set to deliver gifts to a scene of children "nestled all snug in their beds." Upstairs in the mansion's "North Pole" bedroom, Santa will be placing gifts under the tree, "dressed all in fur from his head to his foot and his clothes all tarnished with ashes and soot." In the Pittock's social room, a collection of Santa figures from around the world will be on exhibit. Festive decorations will adorn the adjacent Gate Lodge, home to "estate steward" James Skene and his family from 1914 to 1953.

The Pittock Mansion is located two miles west of downtown, off West Burnside, at 3229 N.W. Pittock Drive. Call 503-823-3623 or visit www.pittockmansion.org

The Older the Greener: Benefits of preservation more than cultural

Submitted by Gin Laughery

As we experience the realities of soaring costs of materials and energy, home owners and developers are finding that benefits of restoring aged structures go far beyond cultural preservation. I found it very interesting and it certainly ties in with the November 13th Lecture by Jeff Harrington entitled "Restoration as Sustainable Development," where he connects the preservation and restoration of historic properties to the concepts of sustainable development.

The following facts are from an article published in the Friday, August 1, 2008, issue of Columbus Business First. "There is increasing evidence that older structures are "greener" and more energy efficient than buildings created from scratch. Historic buildings may be the most energy efficient of all. The National Trust for Historic Preservation has pointed out that creating a 50,000 square-foot commercial building requires the same amount of energy needed to drive a car 20,000 miles a year for 730 years.

According to the Trust, recent calculations indicate that it takes about 65 years for an energy efficient new building to save the amount of energy lost in demolishing an existing building. The U.S. Energy Information Agency reveals that buildings constructed before 1920 are more energy efficient than those built any time afterward until the year 2000, since many historic buildings have thick walls that reduce the amount of energy needed for heating and cooling. Buildings designed before widespread use of electricity feature transoms, high ceilings and large windows for natural light and ventilation.

Kathy Masst Kane, director of the Columbus Landmarks Foundation said building rehab does not have to be sold these days. "Developers and the public," she said, "are learning about the benefits of working with existing resources. There is no greener building than an existing building."

So know that your preservation and restoration efforts, in addition to improving your property's value, are also contributing to the sustainability and conservation of resources in your community.



Historic Preservation Commercial Renovation Grant

The City of Astoria has received a grant from the State Historic Preservation Office to assist property owners with needed historic renovations. The Astoria Historic Landmarks Commission's renovation grant program will make these funds available to Downtown commercial property owners of designated historic buildings desiring to make exterior rehabilitation or renovation improvements. Properties designated as a Historic Landmark within a National Register Historic District or as a National Landmark are eligible.

The property must be a commercial property within the Downtown National Register Historic District. Secondary consideration may be given to commercial property outside of the Downtown area if all funds have not been awarded by May 1, 2009.

Renovation or rehabilitation work shall be located on the primary facade of the structure or on a facade that is highly visible to the public. Structural improvements to preserve the integrity of the structure may also qualify.

Projects may receive 50% of the project cost up to a maximum of \$3,000 in grant funds, or whichever is the lesser amount. Projects must be completed by July 31, 2009.

If you are interested in applying for these grant funds, submit the Renovation Grant Application to the Community Development Department. The Historic Preservation Officer through the Historic Landmarks Commission will review applications on a first-come, first-served basis. Applications and grant program guidelines are available at www.astoria.or.us or from the Community Development Department, City Hall, 1095 Duane Street in Astoria. Questions about the program or the application should be directed to Planner Rosemary Johnson at 503-338-5183 during regular business hours, or e-mail at rjohnson@astoria.or.us.

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.

For Sale

Various Vintage Pieces: (1) Old Whale Weathervane, green-blue verdigris, 36" tall, whale 24" long, functional, \$150. (2) Circa 1900-1920 massive pine baking table, two drawers, and two rounded bin drawers, \$200. (3) Wrought iron Art Nouveau style hall and umbrella stand, 90" tall, \$90. (4) Heavy black wrought iron old candelabra five 1" candle holders, 44 inches tall, 20 inches wide, \$50. More information, call Anne Phillips, 503-325-1328.

Kudos:

Thorseness Glass for their repair of very old windows on the second floor of the Carruthers Building. The windows no longer closed properly, causing rain to destroy plaster sills. Bill fabricated parts and the windows are once again functional!

Submissions

Please send your article submissions, For Sale notices and Kudos to Restoria@lcpweb.org



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

PO Box 1334
Astoria, OR 97103

Powder Room Party *Submitted by LaRee Johnson*

Rumor has it that certain LCPS Members had their own neighborhood viewing of recent Powder Room restorations.

Yes, you know how it goes.... First a leak. Then move the tub or cut a hole in the ceiling to repair, and now why not just take out the old funky wall board that is not original anyway. And you might as well get rid of the 70's linoleum. And the wallpaper is too cute 80's flower and stripes---that needs to go. So now we are down to the bare wood wall supports, and the toilet is in the hall. Oh Dear! Two months later when all is said and done, we have tiled the floor, installed beadboard wainscoting, repainted and finally the toilet is back in and working. Oh, and the leak that started it all is fixed, too.

Aren't we excited! We were indebted to other LCPS members who also had recent experiences with restorations of their "water closets." Their advice on tile, plumbing, and beadboard was appreciated beyond measure. As with many such things, it started with "if you show me yours, I'll show you mine." Then there were a couple more who wanted to join in the fun of bathroom bragging. Before long there were six couples tramping from house to house... not a home tour that you missed. But we did get to enjoy a small neighborhood Powder Room Party! There you have it, 12 people lined up... who just couldn't wait! 12 in a bathroom is quite enough!

Whether it is a bathroom, a kitchen, or porch, I would strongly recommend this informal, impromptu means of getting to know other LCPS members, or inviting your neighbors in to see what great things you have accomplished with your restoration efforts. First, set the date, which gives you incentive to get the project done rather than procrastinate another week. Everyone appreciates your sharing those small accomplishments (and big ones!). It also inspires others to start their own home improvements. There is a certain "misery loves company" feeling, but when it is finally complete, make it a party!



Additional information on the history of the toilet can be found on several websites by googling "Crapper". It is really quite fascinating and humorous!

Thomas Crapper, 1836-1910; Sanitary Pioneer, Manufacturer, supplier and installer of sanitary goods (bathroom fittings, W.C.s etc.) plumbing and drainage.