



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.



Mark your
calendar!

2008 ANNUAL MEETING April 23rd Wednesday at 7 PM The Loft at the Red Building 20 Basin Street, Astoria

Brett Estes, Astoria's new Community Development Director, will be the featured speaker at the Annual meeting of the Lower Columbia Preservation Society on April 23rd. Brett will be discussing the Vision for the Waterfront development as well as his view on Historic Preservation. This will be an excellent opportunity to get to get acquainted with our new Community Development Director and his views on historic preservation!

In addition we will hear from Ryan Davis about the restoration of the Red Building, located on the river near the Cannery Pier Hotel. We are pleased to have The Red Building, the new Market Place and Meeting Place, as the location of our 2008 Annual Meeting. The Loft is open and spacious enough for a meeting of up to 400 persons. Nice to think of our membership filling that space in a few years!

Mark your calendars now for our Annual Meeting and meet our guest speaker Brett Estes, and learn about the renovation of the Red Building from Ryan Davis. Directions: going West on Marine Drive turn right at Kentucky Fried Chicken, cross tracks, turn right at stop sign and park by the Red Building (before going to Cannery Pier Hotel). We will have an overview of the past year and an election of officers, followed by light refreshments.

Plaster Repair and Restoration Workshop – April 19th

Submitted by Rosalie McCleary



Mark your
calendar!

LCPS is sponsoring a workshop on "Plaster Repair and Restoration" on April 19th, from 9 a.m. to noon at a site to be announced. Our present-

ers will be the mother-daughter contractor team of Christine "Cricket" Epperson and Christy Slate. Cricket is well known in our community for her expertise in repairing and restoring plaster problems in vintage homes and commercial buildings. The workshop will also feature alternatives to plastering that homeowners can do on their own more quickly and easily than working with plaster. The workshop is free to LCPS members.



Mark your
calendar!

GARDEN TOUR 2008

The LCPS Garden Tour Committee has set July 12th, our traditional second Saturday, as the date for the 2008 Garden Tour. We need volunteers for a myriad of tasks and everyone who volunteers will be welcomed and appreciated! If you are able to help in any way, please call Gin Laughery at 503-325-1410 or email: gin@pacifier.com



Recap of Holiday Home Tour 2007

Submitted by LaRee Johnson

What a wonderful way to start the Holiday Season, especially after one of the worst storms in Astoria's history! Our 3rd Annual Holiday Home Tour rekindled the spirit of the holidays with old-fashioned greenery, ornaments, candles, music, special holiday cookies and inspiration. Our original date of December 8th was postponed due to the extreme storm damage, as grateful homeowners and guests in Clatsop County were dealing with the aftermath.

The Lower Columbia Preservation Society was pleased to showcase a variety of homes for the 2007 tour on Saturday, December 15th from 4 to 7 p.m. Everyone was delighted with this year's selection and variety of homes. LCPS is indebted to the homeowners who graciously opened their homes and shared their holiday traditions. Many thanks to Kristen and Geoff Gunn, Patty and Rafael Otero, Rosalie and Vern McCleary, Skip and Rona Davis (Britta's Inn), Jane and Jeff Donnelly, and Trish Bright of The Banker's Suite.

The tour was self-guided and featured the eras 1896 to 1939 and styles from Queen Anne Victorian to Arts & Crafts to Tudor. We enjoyed seeing one of the earliest built homes in Uniontown that is also on the National Historic Register; an Arts & Crafts home currently being used as a bed and breakfast; a charming Tudor-style late 1930's home; a unique and artful renovation of a John E. Wick's downtown commercial building; as well as two private Arts & Crafts homes. You can check the LCPS website for photos of this and past years' tours.

If you know someone who loves the holidays and would like to consider participating in next year's tour, please call LaRee Johnson, Chairperson, at 325-4469. Sharing the holiday spirit can be especially gratifying, and we always welcome volunteer help to organize this annual event.

Office News and Notes

Submitted by LaRee Johnson, Board Member

Have you been by our LCPS office lately? Lots of new additions and support await our membership. Our Board Members have been hard at work.

We are pleased to have our own Dell computer now. Thanks to Nelson Yapple who helped with the selection and set up of this computer, which brings us into the modern age of technology. You can now be in touch via phone, thanks to Mitch Mitchum for making the arrangements. Our very own phone number is (503)791-1236. Until we get a full-time office person, you will need to leave messages and a Board Member will return your call.

Many resources are available at the LCPS office, including copies of the Historic Inventory for Astoria, useful for researching your home's history. We welcome anyone who may want to learn more about a historic property to come up and take a look; however, the copies are for office use only. We have many brochures and books on preservation if you need help with a project. We are hoping soon to have local photos of historic kitchen restorations, which will provide encouragement and inspiration to those planning this next step.

Historic photos can be found on-line at our website: www.lcpsweb.org. If you have historic home photos you would like to share, please stop by the office. Our office is conveniently located in downtown Astoria, upstairs in the historic Hobson Building, 1170 Commercial, Suite #210. At this time our office hours are from 3-7 p.m. on Mondays. Please stop by and meet Sharon Sadler, our Board Member from Pacific County, who usually volunteers from 3-5 p.m. before she makes the trip back across the bridge. We are grateful to Sharon for serving as the Resource Guide Coordinator for LCPS.



Chinook Public School, Chinook, Washington

Submitted by Sharon Sattler

The Chinook Public School building and her gym sit steadfastly in the middle of town. A solid and starkly unpretentious structure, she reflects the character of the people of Chinook. She is patiently awaiting restoration as the visible sign of the unique heritage of this Columbia River fishing village. Although her paint is faded, many of her windows boarded and her grand entrance weather worn, she still stands proudly. She wasn't the first schoolhouse built by the community but she is grand. The words Public School and 1924 are a prominent and permanent part of her cement façade. There is a stately quality to the symmetry of her design. The sidewalk marches directly from the highway to the front doors leaving no doubt as to the location of the entrance. A bank of five windows provides perfect balance to each side of the central entry. The gym, a smaller wood frame building in the back, was erected in 1921. Both were designed by John Wicks, the prominent Astoria architect. The property surrounding the school was donated by Chinook entrepreneur Giles and other residents. The back fields continue to be used by children from surrounding communities for baseball and soccer games. Her grounds are maintained by volunteers.

Generous graduates from Chinook School have donated photo albums to the reference library at Columbia Pacific Heritage Museum in Ilwaco. The pictures show rows of children dutifully lined up (tall in back, short in front) squinting into the sun for the yearly school picture on the front step. The principal's office is the first on the right inside the door and another small office is on the left. A central hall runs the length of the building. The wood floors are in excellent condition and the fir wainscoting is free of graffiti. The "Boys" and the "Girls" lavatories, as well as the drinking fountain, are centrally located in the hallway.

Four large classrooms exist, two in front and two in back. Each has huge windows inviting the light onto bright, shining faces. The walls are covered with enough blackboard space so that one group might practice sums while another masters division and yet another practices spelling. The ceilings are high with many schoolhouse lights hanging down for those days when the sun is not available to those of us who live along the Lower Columbia River. The desks, mounted on long boards like skis, are gone. The smell of chalk dust seems to permeate the air; and if you listen carefully, you can almost hear the chanting of multiplication tables. Each classroom has its original door with glass transom above to light the hall and provide air circulation.

The center of the steps at the East end of the hall are comma shaped...worn from the tread of many feet and, most likely, a table or two dragged to the gym. The sidewalks from the school to the gym are covered with moss, the outdoor carpet of the Pacific Northwest. The gym has a large central area probably used for recess on rainy days to jump rope, run relay races, and most certainly for the very fierce and often victorious Chinook Basketball Team's competition with neighboring schools. A stage was added, in addition to a balcony with box seats running along the South side of the gym. Plays were staged by Chinook School teacher Angus Bowmer, who went on to start the Shakespearian Festival in Ashland, Oregon. There is a small kitchen area. The building is flooded with memories of past community activities: Halloween parties, Christmas plays, PTA fund raisers, graduation ceremonies and dances sponsored by the Chinook USO for soldiers stationed at Ft. Columbia, where many a romance is said to have blossomed.

In 1965 the many small local school districts on the Peninsula were consolidated into one Ocean Beach School District. The Chinook School closed for educational purposes in 1972. Parts of the school were leased to the Chinook Indian Tribe for office space and parts for a food bank. Some groups used it as a meeting space. The school district sometimes used it for storage. The building and grounds became a drain on school funds and fell into a state of disrepair. In October 2006 ownership of the school was transferred from Ocean Beach School District to the Port of Chinook.

The Friends of Chinook School (FOCS) have signed a 33 year lease of the building. This group is dedicated to restoring the school and gym building. They are diligently working to obtain funding through grants, fund-raisers and donations. Their hope is that the Chinook School building and gym will once again be a community gathering space representing the heart of the community and extending a warm welcome to neighbors and visitors. Suggestions for future use of classrooms and gym include community meeting space, live theater, exercise programs, arts and crafts exhibits, educational programs and sports events.

For further information on the Chinook School Restoration Project, call 360-777-8367.



New Life and New Glory for Old Commercial Buildings

By Mitch Mitchum

Through the hard work of dedicated owners, several of Astoria's distinctive historic commercial buildings are seeing new lives as they are restored to their "old" forms, if not their old glory.

The Fort George Building, built in 1924, is a two-story building with distinctive window treatment that has been restored by owner Robert Stricklin. The building originally was an automotive service garage and in 1978 became part of the Lovell Motor Company. The building now houses the Blue Scorchers Café and Bakery and the Fort George Brewing Company.

The Astoria National Bank, designed by John Wicks, was built in the aftermath of the December 1922 fire. The walls and vaults of a previous bank building were reused. Beginning in 1930, it housed an earlier Bank of Astoria. Current owners Walter and Trish Bright have performed a thorough and meticulous job of restoring the building's exterior and newly renovated Banker's Suite, a very upscale meeting and events room. The Banker's Suite was open for the annual Holiday Home Tour this past year. The downstairs interior has been transformed into the Columbia River Day Spa.

The Spexarth Building, built in 1910 by August G. Spexarth, is said to have been inspired by San Francisco construction after the earthquake of 1906. This building is an example of a very early use of reinforced concrete. Mr. Spexarth later built two more downtown commercial buildings immediately after the 1922 fire. Owner Warren Williams has installed replacement wood windows throughout, repainted the exterior in period colors and installed metal period awnings.

The Badoullet & Trullinger Building, originally built in 1923 for Badoullet Grocery Company, was used variously as a men's clothing store, service station and auto repair business. From 1955 to 2006 this building was home to the Eagles fraternal organization. New owner Fred Van Horn, Jr., has uncovered boarded windows, cleaned painted glass block and repainted in more traditional colors. The building is now the Shipyard Bar and Grill and the Astoria Events Center, which recently hosted the annual "Fisher Poets Gathering" quite successfully.

The Hildebrand Building, built in 1923, was a replacement for a 1905 family-owned furniture store that burned in the 1922 fire. Luottamus Partners (Mitch Mitchum and Rose Marie Paavola) have removed a 1970's aluminum façade exposing the original plate-glass and double hung windows. The building is now available for lease.

Watch our downtown as these buildings will be joined in the near future by the on-going restorations of buildings like the

Lewis Building (Commodore Hotel & Chris's News); the Sanborn Building (Bank of America); and the Occident Building (Janitor Supply). It is exciting to see these restoration projects underway, keeping our history ever present!

Why Buy a Fixer-Upper?

By LaRee Johnson

Joe: We've finished her, John, and isn't she a beauty?

John: Yup. Though we did go over budget just a bit.

Joe: Well... yes, the budget was \$100,000 and we spent \$200,000.

John: But, isn't she a beauty!

This conversation could be played out on any block in Astoria if that Make-Over Show was in charge with an unlimited budget and a one-hour TV show to consider; but for most of us, that is not the case. Buying an old home does not have to mean financial insanity. A home restoration can be cost effective by paying attention to a few guidelines.

There are many advantages to buying a fixer-upper. Owning your home is the American dream and there are several ways to get there. By looking for a fixer-upper you can eventually own a home that technically is more than you can afford. Banks will rarely allow your mortgage payment to exceed 28% of your income, even if you feel you can handle more. If you shop wisely for a fixer-upper with a small mortgage, you can put that surplus toward restoration and eventually own a more valuable home.

If you are willing to add the elbow grease, you can usually buy and fix up a house for less than it costs to build a new one or to buy a historic home in pristine condition. Of course there are exceptions, such as expensive top-to-bottom renovations of shacks because you like that great river view. But if you do it right, you can save money.

Other advantages over building new: you can comfortably use recycled materials, and you don't have to be highly skilled to do most of the cosmetic work, though basic knowledge (offered by LCPS workshops) is usually helpful. One of the member benefits of the Lower Columbia Presentation Society are the workshops that give you "hands on" experience. Older homes



Why Buy a Fixer-Upper? *continued*

usually have very solid construction or "good bones" under what just may be a shabby appearance...a gem that needs some polish.

Old houses can be "green" houses as well, simply because they have already stood the test of time, and the materials do not have to be recreated. They can be easier to live with because the materials are not permeated with toxic ingredients. An excellent list of "Ten Tips to Green Your Home" can be found on the Preservation Magazine website: <http://www.nationaltrust.org/Magazine/current/10tips.htm#>.

Who should buy a fixer-upper? You need to appreciate the character of a historic home, which may include some bumpy walls, sloping floors or doors that don't close as smoothly as a brand new door. If you really want a new looking home, please don't buy a historic house and turn it into a modern version by destroying the historic integrity.

You will probably need some handyman skills, a lot of patience, persistence and extra time. If you or your partner has a history of not finishing projects or you loath this kind of work, don't buy a fixer-upper. It will test any marriage or at the very least cause a mental breakdown living in the midst of a perpetual project. You should also have an imagination to see through grease-splattered walls, curling linoleum, layers of paint and crud in general...just envision the completed kitchen that you have created exactly the way you want it!

Shopping for a fixer-upper home usually requires a different strategy than just calling a realtor, unless that realtor specializes in historic homes. Most will want to show you properties that fall within your budget, but not the historic home you have in mind. Why waste their time and yours? Some homes have become too re-muddled to be worth restoring.

Get a list of available homes on the market (www.clatsopmls.com), then drive by and see which ones are intact from the outside. Then make an appointment with your realtor after you have narrowed the range. Keep a notebook with listings that are appealing or have potential so you can do some comparison shopping. Develop a relationship with your realtor, who will appreciate saving time avoiding properties that do not fit your criteria for a fixer-upper. Be patient and know that the right house may take some time to find.

What are some of the things you should look for? Always number one is location. Even if you sink a load of money into making it your dream home, you cannot relocate the pig farm

next door. The fixer-upper should be priced below other homes in the neighborhood. If you put \$200,000 into your restoration, and the other neighboring houses are selling at \$75,000, you may not recoup your investment when you sell. Ideally, the purchase price plus the restoration costs equal a comparable home in the area.

As you look at fixer-uppers, do your own informal building inspection to rule out the obvious, but definitely hire a professional building inspector when it is time to make an offer. An inspector who is familiar with older homes can help you locate problems and refer you to contractors for estimates before making an offer. You do not want to invest in a money pit. Even with this help, some things may be missed, so budget for surprises.

It might be wise to avoid homes that will require major alterations in floor plans unless the property is extremely cheap or has some other unique advantage. Again, the ideal fixer-upper has not been re-muddled. It is much easier to restore a home that may have slid into disrepair or is out of date, but it is difficult to tear out a modern kitchen that has been done in bad taste that you have just paid for in the purchase price.

How do you start? Live with the house for a while and let it "speak to you." Sometimes your first impulse is to get rid of that outdated plain chandelier, only to discover it is the original chandelier that fits with the architectural elements of the house. While your house is "speaking to you," start a detailed plan that includes what you want to do from start to finish before you ever lift a hammer. What can you do, and what will you need a contractor to do? Also list the sequence of tasks. One major advantage with a fixer-upper is that you can live there while you are working on it. However, you may need to bring it up to a livable standard before actually moving in, such as having a heating system that works.

Once you move in, tackle the big eyesores first, like a thorough cleaning, hauling any trash to the dump, or painting a wall that is an unbearable orange. Do small sections at a time. A big mess can be overwhelming and discouraging. By having a goal and completing small projects, you will enjoy a sense of accomplishment. Avoid any projects that you do not have the time, energy or money to complete.

Remember you are the steward of this part of history. Your home can bring you much personal satisfaction, as well as be one of your best investments. Enjoy the process.



Outlaws in Oysterville

By Sydney Stevens

[Chinook Observer] Editor's Note: Sydney Stevens is the great-granddaughter of R.H. Espy, who, with his partner I.A. Clark, founded Oysterville in 1854. Members of the Espy family have lived continuously in Oysterville since that time and, through the years, have amassed an interesting collection of anecdotes and memories. We offer them here as a salute to Oysterville's Sesquicentennial year.

"I remember the stage coming lickety cut." So began my Great Aunt Dora in a reminiscence about her childhood in Oysterville. Dora Espy (Wilson) the eldest daughter of Julia Jefferson and Robert Hamilton Espy, was born in 1872 in the Big Red House in Oysterville. By the time I came along, she was in her sixties – about the same age I am now – and she always seemed to have time to share a cup of hot chocolate and tell a story or two. In later years, she wrote some of them down "for posterity," she said.

In those days there was a lot of shanghai-ing done, because Astoria was a big shipping place. But shanghai-ing was against the law. Pete Grant and Larry Sullivan, later a well-know politician, were competitors in the shanghai business. Whenever anybody was in a jam, they'd come to Oysterville.

There was a Methodist church on one corner and a saloon on the other. There were 7 saloons. When these outlaws would come to stay awhile they would bring a bunch of girls with them and hire the hall and dance.

The post office was in back of the saloon. Mother never let me go to the post office when that crowd was in town. She didn't want me to talk to the pretty girls. Father owned the hall. I would help him sweep it out and stay for two or three dances. A one-legged Indian would saw out the tunes on an old fiddle. I thought those girls were the most beautiful creatures with ribbons in their hair.

Mother bought some turkey red calico for something. I tore strips off the side and made bows and tied them on my hair. I would walk down the street and people would say, "Hello, little girl. Where did you get your bows?" Mama wouldn't let me take money from people but I would take peppermint candy. Well, in a few months the outlaws would return to Astoria and the excitement would be over.

The Methodist church across the street would hold revival services. Carruthers at the saloon would go to the service and get converted. People would go around saying how nice it was that Carruthers was saved. Then he would back slide again. As a kid I would wonder what God would do with him after he got him saved.

LCPS Office:

1170 Commercial, Suite 210
Hours: Mondays 3:00 - 7:00 pm.
website: www.lcpsweb.org
phone 7901-1236

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

Submissions

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

Aunt Dora lived well into her eighties and I have many fond and funny memories of her – like how she would often begin a description of a woman she admired, "She was a fine, double-breasted sort of woman..." I always wondered what that meant exactly. I'm still not sure.

This story is excerpted in its entirety from Oysterville: The First Generations by Sydney Stevens, © Sydney Stevens & Chinook Observer, 2006; it was originally written as the first in a series of articles printed in the Chinook Observer in 2004. Sydney has submitted it for use by Restoria "in hopes that the renewed lines of communication between our communities will continue – with or without the outlaws!"



Message from the Chair

I know all of the LCPS membership will join me in thanking Pamela Alegria for her leadership as President during 2007. A long-time supporter of historic restoration, Pam put in many hours to further LCPS causes and projects, all with a good sense of humor! Thankfully Pam has agreed to remain on the LCPS board for another term to share her perspective.

I am grateful for her continued input, and input from all LCPS members as I assume the role of LCPS president.
Gin Laughery

KUDOS

To Mark and GiGi Chadwick for the beautiful exterior restoration of the old Brownly home at 14th and Lexington, Astoria.

To Steve and Debbie Mansfield, owner of the 1923 Osborne-OBrien Building (Thiels Music and formerly Columbia Chocolates at 14th and Duane Street. Steve is meticulously restoring the original and unique prismatic glass transoms. He has used much of the original glass (and some new) and has replaced the deteriorated zinc came (looks like the lead in leaded glass). Jim Hannen of Hannen's Stained Glass performed the restoration. There are two 18' by 3' bays of these transoms on 14th Street, between Commercial and Duane. Take a look, they are very elegant and may be the only surviving examples in Astoria. Steve has also restored the plate glass

windows beneath the transoms to their original appearance. We need more Steve Mansfields in our City!

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.

Lower Columbia Preservation Society Current Board Of Directors:

Gin Laughery, Chair
Pamela Alegria
LaRee Johnson
Rosalie McCleary
Mitch Mitchum
Sharon Sattler
Nelson Yaple



LOWER COLUMBIA PRESERVATION SOCIETY

PO Box 1334
Astoria, OR 97103

What is the COLUMBIA PACIFIC HERITAGE AREA?

The Columbia River collides with the Pacific Ocean and a unique confluence of American history unfolds. The rich tapestry of historical, cultural, and natural history that flourishes in this region has captured the attention and imagination of the United States Congress who have introduced a Bill to authorize a study of the region for future designation as a National Heritage Area. (www.nationalheritageareas.com)

The Columbia provided a trading network for Native American tribes long before European exploration. The entrance yielded to 18th century maritime and continental explorers, and over 200 years of commerce followed. This heritage of the past has been identified as worthy of recognition along with cultural, natural and recreational assets. This designation will not affect property rights or public land use, there are no new regulations. It is an opportunity to become a catalyst for cross-state economic growth and partnership. This designation follows with the LCPS Mission to "preserve, protect and promote" our heritage.

Destination: The Pacific is looking for community ideas and input. You can get more information at www.destinationthepacific.com or www.columbiapacificheritage.com or by calling Cyndi Mudge, Executive Director, 861-4403. A series of public workshops is planned for Fall 2008.

