

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.

HOLIDAY HOME TOUR 2009 *Submitted by Judy Ronis*

Mark your calendars now for the **5th Annual Holiday Home Tour** scheduled for Sunday, December 13th!

The Lower Columbia Preservation Society is pleased to showcase another year of fabulous homes on this year's tour Sunday, December 13th 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. Some of the homes will feature multiple Christmas trees. We are indebted to the homeowners who will be graciously sharing their holiday traditions, as well as the many volunteers who help make this tour happen.

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, you will see historic homes spanning from the late 1800s to the 1940s, and feature styles from Storybook English Cottage to Craftsman to Victorian to Colonial Revival.

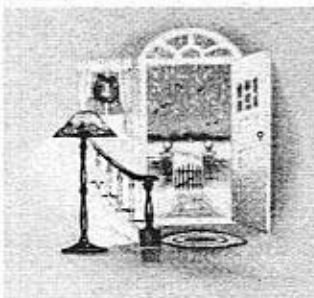
The 1921 Craftsman home was built for Captain Fritz Elfving and designed by Astoria's well-known architect John Wicks. Another Craftsman home you will visit is a bungalow built in 1923 by William Anderson for his new wife, Katie Leaf Anderson. He had previously owned Wm Anderson Company, Inc. General Merchandise, Dry Goods, and Grocery store at 1303 Franklin. The home features cozy spaces, leaded glass windows, pocket doors, oak with walnut trim floors and an original built-in buffet.

The Victorian home on our tour was built in 1890 by Clifton Rhodes Thomson, an attorney. Special features include 3 fireplaces (Philippine mahogany, Honduras mahogany and cherry), a music room on the first floor with the library on the second floor and an art collection throughout.

Also included this year is a vacation inn on the Columbia River filled with wood and masculine charm, designed by the Astoria River Pilots.

This is one of the year's favorite LCPS events. If you have not already purchased your tickets, you can get them at the following locations: *Victorian Lace* in Astoria; *Pacific Crest Cottage* in Gearhart; *Seaside Museum* in Seaside or *Campiche Studios* in Long Beach, WA. A ticket to the Holiday Home Tour would make a terrific holiday gift to thank someone for doing something special for you! Ticket price is \$18 per adult 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 Jan 503-338-7245.

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



PRESERVATION PROGRESS AT THE COLUMBIA RIVER QUARANTINE STATION

Submitted by Nancy Anderson

GOOD NEWS from the Knappton Cove Heritage Center! We have been awarded another generous grant from The Kinsman Foundation to stabilize and repair the foundation on the historic lazaretto (the hospital/pesthouse) at the Columbia River Quarantine Station. Work will begin very soon. That repair, along with the Scenic Byways driveway/parking/heritage signage improvements, will all be finished by next summer. We have also made good contacts with CCC and OSU for student involvement to help in the historic preservation/interpretation goals at the Station. We are on-a-roll! Come and visit:

THE COLUMBIA RIVER'S
"ELLIS ISLAND"

U.S. Quarantine Station
1899-1938

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LCPS Office:

1170 Commercial, Suite 210

Hours:

Mondays 3:00 - 5:00 pm.

website: www.lcpsweb.org

phone 503-791-1236



JANUARY KITCHEN LECTURE

Submitted by Pam Alegria

Karla Pearlstein is a restoration consultant. She works with her husband, Aaron Boonshoft, at "Restoring History," which provides educational resources and consulting on the many aspects of preserving and restoring period homes and buildings. Period kitchens have become an area of focus for her, as kitchens are often the most frequently remodeled room in a home. Karla is also involved in numerous preservation organizations such as the Architectural Heritage Center, the Historic Preservation League of Oregon, and recently the LCPS.

In 2008, Pearlstein received the Architectural Heritage Center "Preservation in Action" Award for the restoration of the 1872 Balch Farmhouse in Portland. Pearlstein and Boonshoft believe that period homes and buildings should be preserved and restored because they are irreplaceable sources of timeless beauty; these buildings conserve energy and resources often wasted by remodeling and replacing; and vintage structures are generally superior in both quality and design from what is built today. Pearlstein writes, "Vintage structures are a form of living history, telling our cultural story, and as such have a soul and belong not just to us, but to future generations as well."

In her program "Evolution of the Modern Kitchen," Pearlstein explains the evolution of the modern kitchen from the late 19th to the mid-20th century. Using images from period magazines, brochures, and catalogues, this program will provide attendees with a clear understanding of how kitchens evolved from a water pump, wood cook stove, and a few pieces of free standing furniture to the built-in cabinetry and flashy chrome that became the widespread form the 1930's onward.

Mark your calendars for this presentation on Wednesday, at 7:00 p.m. on January 27, 2010. The location will be announced at a later date.

FEBRUARY WORKSHOP WITH TIM KENNEDY

Submitted by John Goodenberger

Master craftsman Tim Kennedy is holding a workshop on the creation of traditional wood molding. Interested participants are invited to gather on Saturday, February 6th, at 677 18th Street in Astoria. The 9:00 a.m. workshop will demonstrate the use of simple tools needed to produce on-site molding.

Kennedy, a builder with more than 30 years of experience, is known locally for constructing new houses with traditional building details. The replication of Craftsman molding is one of his specialties. Kennedy most recently constructed a Craftsman-style inspired house on the southwest corner of 10th and Grand Avenue in Astoria. The house, within the Shively-McClure National Register Historic District, blends seamlessly with its surroundings.

Kennedy's workshop is a sneak preview of a course that he will teach this Spring at Clatsop Community College. LCPS's event is open to the public. Workshop fees are \$5 for LCPS members, \$7 for non-members. Reservations are not necessary. For more information, call John Goodenberger, 503-325-0209.

RECAP: Old House Forum

Thanks to Irmin and Jan Roberts for sharing their keenly rejuvenated Craftsman-era home with LCPS members. We were treated to their own finely-appointed wood and tile crafts, artful blend of old and new, great use of cozy spaces, a fine view, and yummy home-made goodies. The Roberts' lovely home is a fine example of what can be re-created with research, inspiration, loving hands, and a lot of hard work.

A note from Jan Roberts regarding the tile backsplash: Many of you who came to our Old House Forum in August admired the backsplash above our kitchen range. The art is entitled Still Life of a Copper Cauldron with Eggs by the 18th century artist is Jean Baptiste Siméon Chardin; it is incorporated onto tumbled Italian Botticino marble tiles. I came upon some of his works purely by accident while browsing through an inordinate amount of web sites looking for that perfect "pièce de résistance." Chardin's art provides both a continuation of the theme of our antique copper kettles and bed-warming pans and an interesting contrast to the stainless steel vent hood. This enabled us to achieve a blend of antiquity and modernity, so to speak. So, for those of you who asked, the website is www.artworkontile.com.

Notwithstanding the above-mentioned web site, other websites also deserve mention; for instance, www.bartogallery.com offers personalized pet photographs on tile; www.mykitchenbacksplash.com has a number of suggestions for that area. You may wish to have a lovely vintage photo of a relative or your pet immortalized on a set of tiles in which case www.digitalcovering.com is the place to check out. Enjoy!

For more information about the process, the websites, and selecting art, kindly contact Jan Roberts, 503-338-7245.

RECAP: Annual Shively Park Potluck

Submitted by Pam Chestnut

Many thanks to our fabulous friendly members and guests for a full house, superb dishes, and excellent conversations in the nostalgic old hall. We were very pleased to have our friends from the Oysterville Restoration Foundation join in the camaraderie. Memorable are the sounds of happy voices, laughter, and moans for the horrid remuddles in the slideshow. Thanks also for the many hands that made quick work of cleanup.

RECAP: Gearhart Old House Forum

Submitted by Pam Chestnut

We appreciated the opportunity to tour the beautifully restored/remodeled 1906 beachfront cottage of designer Joan Gamble, who has carefully maintained the original post-Victorian ambiance, while adding a lovely modern kitchen and other conveniences. Joan and Patricia Roberts shared the home's and Gearhart's history in the cozy carriage house/workshop. An interesting and lively discussion ensued about the National Historic Registry process for homes and districts.



RECAP: Paint Shaving Workshop

Nearly 10 people were engaged by Bob Bohnke's paint shaving demonstration. The mini-workshop held in August was informative, inspiring and entertaining. An adept teacher, Bob demonstrated a new tool for the old house owner: a mechanical paint shaver that whisks away stubborn paint while protecting wood siding below. Bob came by his expertise the hard way. He experimented on his own home, a wonderful turn-of-the-century Astoria house with clapboard siding. His first attempts were tentative, but with time he became quick and proficient. Now his prep work looks like that of a professional. Bob showed participants how to set the depth of the shaver's blades, how to gently move the tool from right to left and how to reach into small corners.

2009 Garden Tour Postscript

Some of our Astoria Donors who made the 2009 Garden Tour a success but were inadvertently omitted in the Summer Restoria included: Rose River Inn B & B; Old Things; NW Gourmet/Vintage Hardware; City Lumber; Astoria Builders Supply; Lucy's Books; Duffy's; Holiday Inn Express; Cannery Pier Hotel.

And our vivacious greeter and always willing volunteer, Linda Oldenkamp! Thanks to all for your contributions.

LOST AND FOUND at the Garden Tour: Keys and a necklace were found at the 2009 Garden Tour. For information contact Pamela 503-325-8024.



MY AMAZING LEADVILLE EXPERIENCE

By Pam Chestnut

The Preservation Trades Network 13th annual International Preservation Trades Workshop and 3rd semi-annual International Trades Education Symposium were held in the legendary frontier boom-and-bust mining town of Leadville, Colorado from August 24th through 30th, 2009. I had the good fortune to attend both these events. "Finding Common Ground" was this year's theme.

To quote the PTN workshop booklet, "Our partners, the Colorado Mountain College Historic Preservation Program, the University of Colorado-Denver College of Architecture and Planning and the Colorado Historical Society State Historical Fund are at the forefront of ... the connection between historic preservation, sustainable development, and maintaining livable communities, as well as creating opportunities for respected and valued employment for people that work with their hands, minds and hearts." A distinguished group of international educators and trades people presented and demonstrated their particular focus and skills. A virtual preservation feast was served in venues including the 1899 Leadville High School, now the National

Mining Museum; historic Hayden Ranch, field school for Colorado Mountain College; old Evergreen Cemetery; and the 1879 Tabor Opera House.

Preservation nuts like me, whether apprentices, worker bees, master craftspeople and/or professors, were all there for a single purpose. It was well-attended, friendly, educational and powerful, with lectures for theory and workshops for practice. Lecturers, from as far as France, the U.K. and Saudi Arabia, presented well-researched topics. What I learned was a lot: It is important to debunk the modern myth of the unskilled nature of blue-collar, and building trades workers. History shows that craftspeople were creative, intelligent, resourceful and highly respected.

Areas of chronic economic struggle have the silver lining of intact historic buildings and have become preservation and restoration meccas. U.S. western examples are Astoria; Leadville; Butte, MT; and Eureka, CA. As awareness grows about the significance and value of fine old buildings, restoration is catching hold as an economic niche. Historic Virginia City, MT, is developing a sustained heritage preservation campus model for hands-on training in masonry, log and framed structures, interior finishes, high-style architecture, archaeology, research, etc., with over 200 historic structures in their original gold rush context. Apprenticeship has been the traditional path of craftsmanship since the beginning of human civilization. Preservation trades today are promoting a revival of this supportive framework for training new workers. Many ideas are being explored and implemented to fill the current and future need for talented, committed tradespeople.

As to the workshops, wonderful international craftspeople shared their skills with small groups. Dr. Gerard C.J. Lynch of the U.K., acclaimed master bricklayer, demonstrated mortar repointing techniques. Members of England's Lincoln Cathedral Works Department held leaded glass and stonecutting workshops. Demonstrations included timber structure evaluation, gravestone conservation, historic mortar analysis and restoration, plaster repair, porch maintenance, log craft, copper forging, building analysis, slate roofing, and painting. I learned the importance of sharing information from a Craftsman-era specialist who would not divulge the ingredients used in a restorative wood oil mixed for use in a Greene & Greene Craftsman restoration. I think sharing is crucial. And the Golden Rule. But I digress. The most useful techniques I learned were hand-tool sharpening from Barry Sumrall of Providence, Rhode Island; wood window weather stripping from my favorite restoration guru, Bill Hole; and historic window repair from the remarkable Hilda Dent of Montgomery, Alabama, who wears her pearls no matter what.

Leadville, place of extraordinary natural beauty, history and hospitality, two miles high amid fourteen thousand foot peaks, has 70 square blocks of Victorian architecture. What a splendid setting for such a dynamic and creative confluence of caring conservationists.

Getting Ready for Winter

15 Easy Steps to Efficiency

Close fireplace dampers when not in use. An open damper can let as much as eight percent of the heat in your house escape.

Start with an energy audit. If you live in a historic house, hire a professional who's well acquainted with the idiosyncracies of older homes. The audit should be done in the late fall or winter and should include a Blower Door Test: Your auditor will mount a fan on an exterior door frame to pull air out of the house and determine how airtight the home really is.

Insulate your attic. Inadequate insulation results in heat loss, and forces your furnace to work overtime. Make certain the attic hatch is as well insulated as the attic floor.

Consider a zoned heating system with separate controls for spaces.

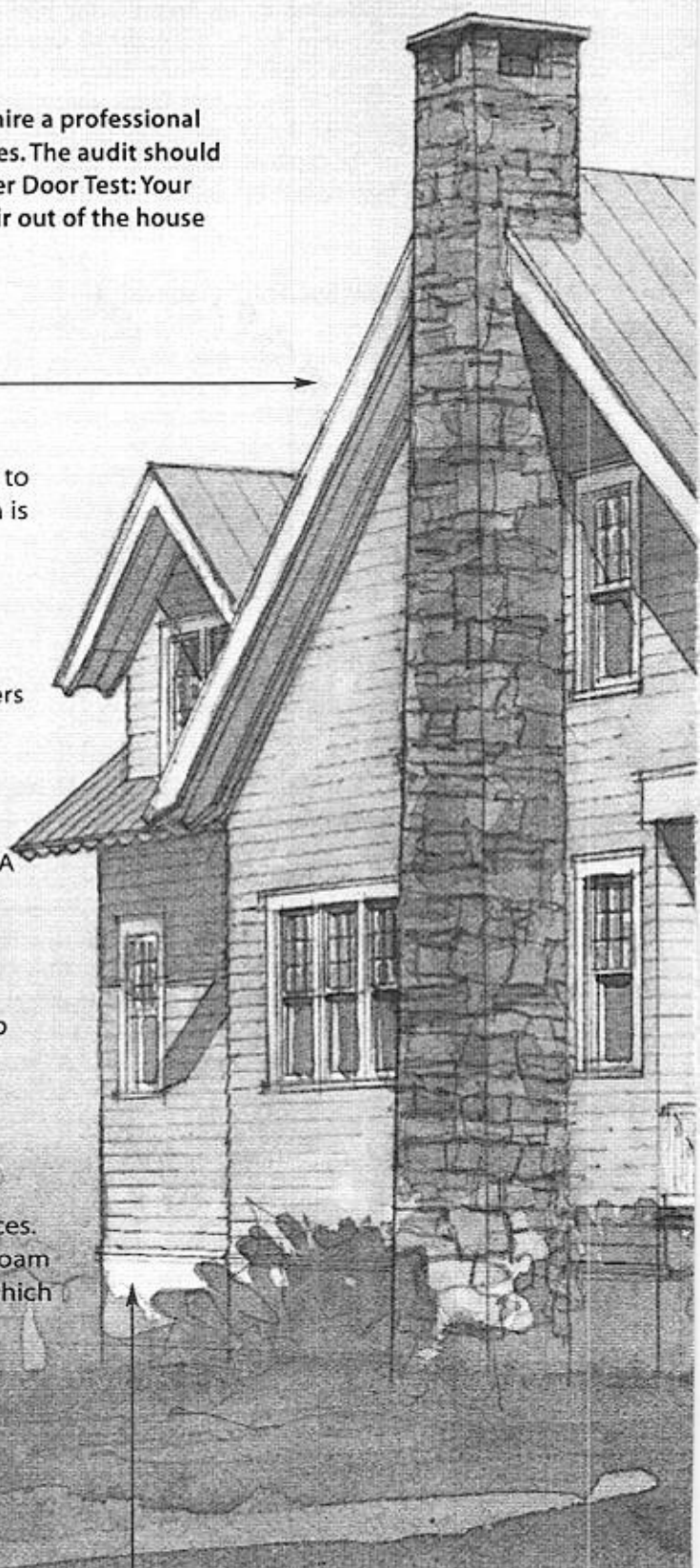
Bleed radiators and clean forced-air registers to ensure proper operation.

Have your furnace serviced for maximum efficiency.

Change furnace filters monthly if possible. A clogged filter reduces airflow, making your heating system work harder and less efficiently.

Install a programmable thermostat to keep your house warm when you're home, but cooler when no one's there.

Insulate ductwork and hot water pipes traveling through cool spaces. Don't forget to install insulating foam inserts in electrical receptacles, which are notoriously drafty.



Check out the Weatherization Guide for Older and Historic Buildings at PreservationNation.org/weatherization.



Set ceiling fans to lowest speed.

Switch direction of rotation so that blades push warm air down from the ceiling.

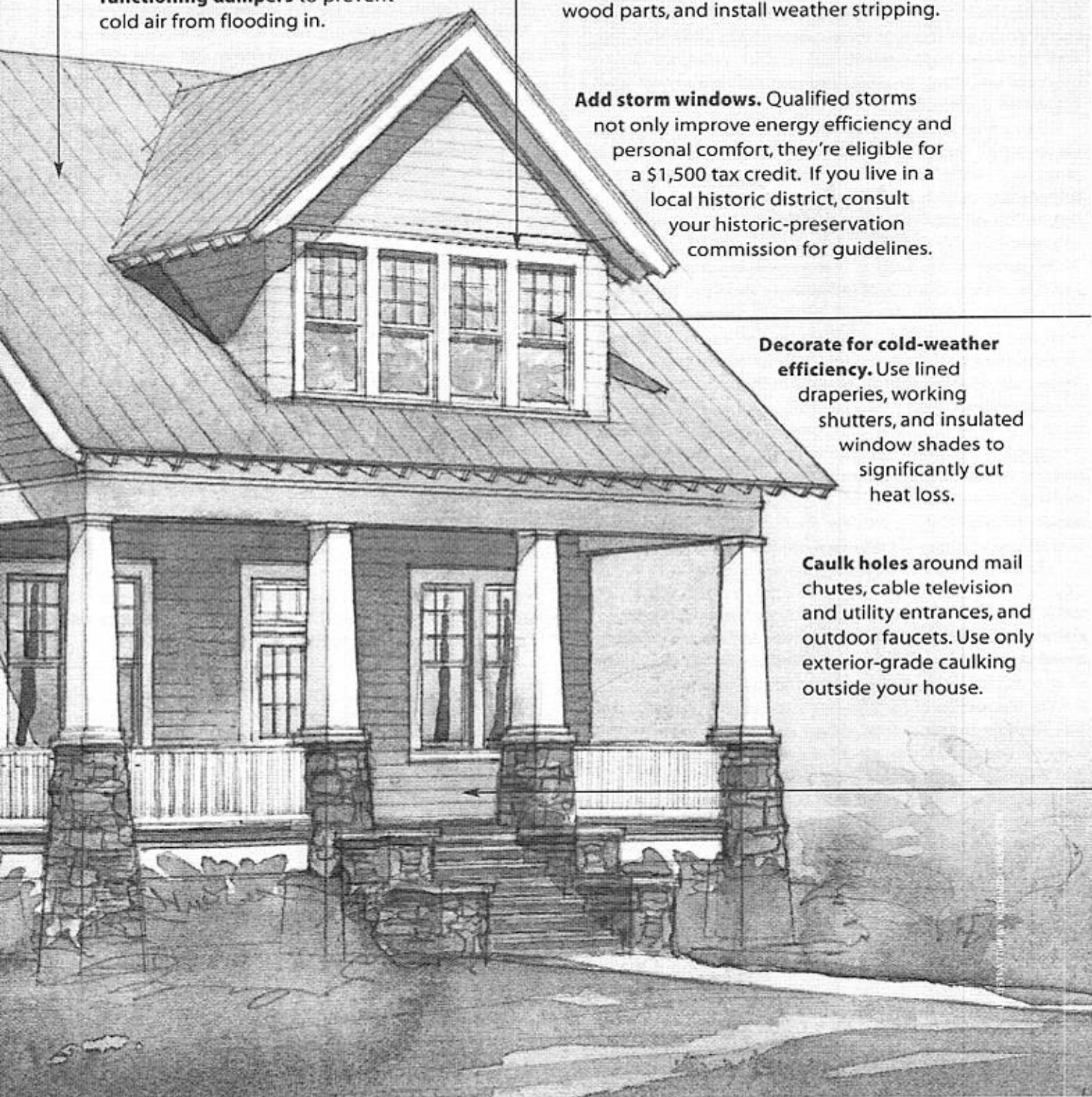
Make sure bathroom fans have functioning dampers to prevent cold air from flooding in.

Check every window in your house. Older windows perform extremely well when properly maintained. Don't replace—repair! Now's the time to seal gaps with caulk, apply new glazing compound, replace broken panes, repair loose wood parts, and install weather stripping.

Add storm windows. Qualified storms not only improve energy efficiency and personal comfort, they're eligible for a \$1,500 tax credit. If you live in a local historic district, consult your historic-preservation commission for guidelines.

Decorate for cold-weather efficiency. Use lined draperies, working shutters, and insulated window shades to significantly cut heat loss.

Caulk holes around mail chutes, cable television and utility entrances, and outdoor faucets. Use only exterior-grade caulking outside your house.



GREENING HISTORIC HOMES

Submitted by LaRee Johnson

There are compelling reasons to preserve our old Astoria homes. Besides the architectural interest and the historic value, we can reduce energy consumption and carbon emissions. We can create jobs and revitalize our historic neighborhoods. How can we make our older homes "greener"?

Statistics indicate that forty-three percent of America's carbon emissions come from heating, cooling, lighting and operating our homes and other buildings. Particularly wasteful are homes built before 1939, which use around 50 percent more energy per square foot than those constructed in 2000. However, with significant improvements and retrofits, efficiency can be improved and these structures can perform on an equal level with newer construction.

If you want to be a "green" homeowner, the first step is to get an energy audit. These audits can often be obtained at little or no cost by contacting Pacific Power or NW Natural. They help identify the sources of heat loss, allowing homeowners to make informed decisions about how to reduce energy use in the most cost-effective way.

Homeowners are likely to discover that much of the energy loss comes down to a lack of insulation in attics and basements. Sealing other air leaks also helps. Installing dryer vent seals that open only when the dryer is in use, as well as fireplace draft stoppers and attic door covers will be helpful measures.

Almost any older or historic house can become more energy-efficient without losing its character. Restoring the original features of older houses — like porches, awnings and shutters — can maximize shade and insulation. Older wooden windows perform very well when properly weatherized — this includes caulking, insulation and weather stripping — and assisted by the addition of a good storm window. Weatherizing leaky windows in most cases is much cheaper than installing replacements.

The good news is that the current administration is taking steps to help homes save energy with a program that will invest almost \$8 billion in state and local weatherization and energy-efficiency efforts. The Weatherization Assistance Program, aimed at low-income families, will allow an average investment of up to \$6,500 per home in energy efficiency upgrades.

The ultimate act of recycling is preserving our old buildings. Just consider the amount of energy required to manufacture, transport and assemble the pieces of that building, then consider the additional energy required for the demolition itself, not to mention the manufacture of new construction materials. All that energy is utterly wasted! Demolishing is wasteful. Proper preservation is good conservation of energy.

THE ODDFELLOWS BUILDING OF ASTORIA, OREGON

Submitted by Mitch Mitchum

The Independent Order of Odd Fellows is a fraternal organization that originated in 17th century England. The I.O.O.F. came to the U.S. in 1819 when a chapter was chartered in Baltimore, MD. Although its presence in the U.S. has waned somewhat, more than 10,000 lodges are active today in 25 countries.

The Odd Fellows came to Astoria in the 1880s and a large gothic Victorian lodge was constructed at the SE corner of Commercial and 10th Street. That building was destroyed in the Great Fire of December 1922. In 1924 a new lodge building was erected on the same site. Although toned down in Victorian detail from the original, the new building carries over some of the design elements of the original. Included are large arched windows, string courses, dental detail and key stones. The 1924 building was designed by architect Charles T. Diamond, known for several prominent post-fire buildings in Astoria. The builders were Urband & Lindfors, also known for their post-fire work. The building was completed on April 28, 1924. The lodge hall for IOOF was located in the basement and there was a large second floor hall used by the Order of Vikings, Woodmen of the World, Sons of Norway, Sons of Hermann, etc.

Today the building has been restored to its original glory. The large, dramatic meeting hall on the second floor is now the Astoria School of Ballet. Other modern-day uses include retail shops, a coffee shop and a yoga studio. The building is owned and operated by Luottamus partners, LLC, of Astoria.

Kudos: For volunteerism and community spirit to Larry Ferguson, local craftsman trained by Tony and Roberta Stramiello, for lending his scaffolding; to Tim Kennedy and crew for setting up said scaffolding; and to the congregation of First Presbyterian Church, all to get the church painted.

CLASSIFIEDS

Items For Sale

Circa 1900, 6 fish knives and forks, Fiddle design, plated silver English, EPNS A1, \$95; 5 piece silver tea set including tray, Classic design EPNS A1 Sheffield England, \$95. Call 502-325-2620.

Great old 1940s electric stove with original soup pot, large storage drawers, working condition. Measures 39 1/2" wide, 24" deep, 36" high. Call for more information or to see. 503-325-4469.



LETTER FROM THE CHAIR

The LCPS board continues its work to bring the Stramiello estate to a close. We are currently waiting for a legal interpretation by the Multnomah County Circuit Court. A favorable decision will relieve the estate from a portion of its financial liability. After the court makes its decision, it is the board's intent to close the estate.

However, in order to close the estate and receive the Stramiello properties, LCPS will need to take out a second loan to satisfy legal fees, etc. Remember, LCPS is not inheriting money, it is inheriting property...and in a poor economy.

The board intends to hire both a realtor to market the properties and a property manager to maintain the properties until the economy improves and the buildings are sold. Personal property will be sold through an estate sale. Larger items will likely be sold through a professional antique dealer.

Many thanks go out to the LCPS board members, who have diligently considered the welfare of the Stramiello estate and this organization. I also wish to extend the board's gratitude to attorney Hal Snow, who continues to guide us without financial compensation. His even keeled advice has been invaluable.



COLUMBIA-PACIFIC PRESERVATION GUILD

Efforts are currently underway to form a regional guild, consisting of local craftspeople, design consultants and services related to historic preservation. Through camaraderie and developing partnerships, we believe the community will greatly benefit from this endeavor. If you are interested in participating or would like more information, please contact John Goodenberger. Meetings are taking place between the months of October 2009 and January 2010.

PRESERVATION AND EDUCATION

The new Clatsop Community College program offering a certification and two-year associates degree in Historic Preservation and Restoration is in full swing, preparing students for work in the building trades. We are thrilled to announce that many of the classes are full, consisting of full-time students of the program, as well as community members interested in specific topics. A few classes and workshops still have space available.

Clatsop Community College Historic Preservation Program will offer the following Winter Term classes and workshops. All classes may be taken for credit or audit.

Full Term Classes (11 January -25 March)

- BLD 103: RESIDENTIAL MATERIALS AND METHODS OF CONSTRUCTION. Learn function and performance characteristics of building materials, methods and sequence. Instructor: Mark Rogers, Helligso Construction, 6:00-8:50 pm Thursdays
- DRF 150: CONSTRUCTION DRAWING. Learn tools and techniques of sketching and drafting for architecture and develop communication skills. Instructor: Jay Raskin, Ecola Architects, 6:00-8:50 pm Tuesdays

Two Day Saturday Workshops

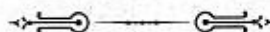
- BLD 127: CONSTRUCTION SKILLS: STAIRS. Learn the basics of stair layout and construction. Instructor: Ed Overbay, Overbay Houseworks. Saturday, January 16 and 23, 9:00 am-4:00 pm
- BLD 126: CONSTRUCTION SKILLS: DOORS AND WINDOWS. Learn terminology, components and techniques for windows. Fieldwork at NOHA housing. Instructor: Kevin Palo, Ten Mile Planing Mill. Saturday, January 30 and February 6, 9:00 am-4:00 pm

- BLD 128: CONSTRUCTION SKILLS: FINISH WORK. Introduction to architectural millwork. Instructor: Tim Kennedy, Blind Moses Woodworking. Saturday, February 13 and 20, 9:00 am-4:00 pm
- BLD 125: CONSTRUCTION SKILLS: MOISTURE AND THERMAL PROTECTION. Learn basic theory and practice for weather protection including insulation, flashing and ventilation. Instructor: Anthony Stoppiello, Stoppiello Architecture and EcoDesign. Saturday, February 27 and March 6, 9:00 am-4:00 pm.
- BLD 228: HISTORIC PRESERVATION TECHNIQUES: FINISH WORK. Learn exterior finishing methods and details. Fieldwork at the North Head lighthouse. Instructor: Kevin Palo, Ten Mile Planing Mill. Saturday, March 13 and 20, 9:00 am-4:00 pm.

For more information contact Lucien Swerdloff at 503-338-2301 or lswerdloff@clatsopcc.edu. Register at the Student Services Center. Contact the Registrar at 503-338-2438 or registrar@clatsopcc.edu.

LCPS AND THE OREGON CULTURAL TRUST

All of Oregon's culture needs your support. Please consider making a gift to help support LCPS. When you do, and make a subsequent matching gift to the Oregon Cultural Trust, you will be eligible to receive a 100% tax credit on your gift to the Trust. That means you can double your contribution to Oregon culture! Investing in Oregon's culture has never been easier or more important. The process is simple: First, make a contribution to LCPS. Second, make a matching gift to the Oregon Cultural Trust. Third, claim your tax credit (\$500 for individuals, \$1000 for couples filing jointly or \$2,500 for corporations) when you file your Oregon State income tax returns. Find out more at www.culturaltrust.org or call the Trust at 503-986-0088.



Please send your article submissions,
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LOWER COLUMBIA PRESERVATION SOCIETY

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Astoria, OR 97103

ANNUAL MEMBERSHIP APPLICATION

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Membership Dues:

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

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Hours: Mondays 3:00 - 5:00 pm.
website: www.lcpsweb.org
phone 503-791-1236
Send mail to: PO Box 1334

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.

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Mitch Mitchum
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LCPS BOARD: Interested in serving on the LCPS board? For qualifications and application, please call Scott Reuter at 503 325-2273.