



# RESTORIA

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



## SANBORN RESIDENCE 1711 GRAND AVE. ASTORIA – RENOVATIONS DURING 2011

*Submitted by Bill Bender and Jack Osterberg, owners*

We have been busy this past year working on the house in preparation for painting, new windows, new concrete stairs, roof gutters, general repair, and the time it takes to organize contractors. During the summer of 2011, we had the house exterior painted, using 10 colors. Choosing the house colors was harder than we thought, so we relied on a color consultant's expertise. We enjoyed doing some of the work ourselves, including replacement of the raised 'dot and square' and lattice panels, some exterior trim, and a new trellis. Next year we hope to begin planned changes to exterior landscaping and retaining walls, and interior plumbing work. Members of the LCPS and their families are welcome to come to our annual Christmas Open House. Hope to see you there.

We would like to acknowledge the work and craftsmanship of others who helped with this year's renovations:

Deon Harris: carpentry, wooden stairs, and siding repair  
Elmer Koski: custom molding and trim reproduction.  
Bergerson Cedar Windows: 1 new window and 3 window sash replacements  
Coast Garage Door: two replacement steel garage doors  
Mary McMurray, 'Art First' color consulting of Portland  
Jeff Hale, Hale Painting: repainting of entire home  
French's Gutters: installation of new downspouts and lower roof drain  
Jackelope Construction: replacement of front concrete stairway and sidewalk repair

You are Cordially Invited to Our Annual Christmas Open House

HOSTS: Bill Bender and Jack Osterberg  
WHERE: 1711 Grand Avenue, Astoria  
The historic George and Lilla Sanborn house  
WHEN: Sunday, December 18, 2011 - 2:00 to 8:00 p.m.

### REFRESHMENTS WILL BE SERVED

Please R.S.V.P. by Wednesday, December 14 by calling 503-325-2204. Leave a message to let us know the number of guests in your party so we will know how much food to prepare. We look forward to seeing neighbors, old friends and family again. We hope you can come. *Bill and Jack*



## JANUARY LECTURE SEISMIC ACTIVITY

What are the seismic risks of living in the Lower Columbia region and what can residents do to reduce those risks? Geologist Tom Horning and architect Jay Raskin will provide answers to both questions in joint a lecture hosted by the Lower Columbia Preservation Society.

Horning, of Horning Geosciences in Seaside, will discuss where the faults are located and what types of earthquakes may occur. Raskin, of Ecola Architects, PC, in Cannon Beach, will describe how we can adapt our buildings to meet current code...preserving both human life and buildings. Both men acknowledge what many scientists are predicting: "The Big One" will likely happen in our lifetime. Horning and Raskin have become local experts on the topic and have participated in forums around the Northwest with other scholars.

The lecture will be held at 7:00 PM, Wednesday January 25, in Towler Hall, room 310, on the Clatsop Community College campus. The free lecture is open to the public. It will serve as the first of a two-part series on seismic related topics. A workshop will be held next summer on the installation of tie-downs on residential foundations. For more information, call John Goodenberger 503-325-0209.





## PLASTER WORKSHOP IN FEBRUARY

The first LCPS workshop of 2012 will be Saturday, February 11. We will be joining Clatsop Community College to present a joint workshop on plaster repair at Grace Episcopal Church (1545 Franklin Avenue, Astoria) in the parish house "ladies sewing room." Brian Peterson, the Tongue Point Job Corps plastering instructor, will lead the workshop. The session will cover the use and properties of plaster and methods of analyzing failures and repairing plaster walls and ceilings.

The three-hour class will start at 9:00 AM with a short lecture, then a demonstration of how to repair lathe and plaster walls and ceilings. Tongue Point students will be assisting with the demo and help with technique and questions. The cost to members is \$5 and the cost to non-members is \$7. Since space in the room is limited, please RSVP to Pamela Holen at [holenpm@gmail.com](mailto:holenpm@gmail.com) or 503-325-1250.

If you wish to attend the full two day workshop, we have arranged for four LCPS members to join CCC's preservation students in a detailed learning experience. The cost is \$100 and is limited to four participants. You must be a LCPS member and RSVP to Pamela Holen at 503-325-1250 or [holenpm@gmail.com](mailto:holenpm@gmail.com). The dates will be Saturday, February 11 and Saturday, February 18, beginning at 9:00 AM at the church.



## MARCH 2012

### SECOND SATURDAY ART WALK

*Submitted by Pamela Holen, March Second Saturday Art Walk Committee Chair*

Want to get involved in something new? Want to meet people who share your passion for old homes and old stuff? Want to educate the community on how to protect and preserve our structures? Join me in the March Saturday Art Walk adventure... an educational and fundraising experience for LCPS members.

This can only happen with your help... your skills, your enthusiasm, your creative thinking, your time. Dulcye Taylor has generously offered her shop, Old Town Framing

Company, to LCPS for the Second Saturday Art Walk in March 2012. We need to fill the front of her shop with art and artistic collectibles for community members to see as a "must buy." And, we can educate the same community members with short stories of local historic homes and their eccentric past owners. And, we wine and dine them with marvelous wine and appetizers to set the mood and encourage the purchases.

Any and all ideas will be accepted... nothing is too daring or outrageous. We need to organize yesterday and start asking members for donations of art, artistic collectibles, wine, and great cooks' appetizers. If any artists need their work reframed for the sale, Dulcye is offering a ten percent discount to encourage artists to show the community their talent.

Call, 503-325-1250 or e-mail me: [holenpm@gmail.com](mailto:holenpm@gmail.com), and let's get this new innovative educational and fundraising evening a whirl. If you checked "I can help" on the LCPS application, this is your moment.



## APRIL IS ANNUAL MEETING MONTH

The LCPS Annual Meeting is an evening event on Wednesday, April 25, 2012. Please mark your calendar to attend our annual membership meeting at a new and exciting location with a notable speaker and delicious refreshments. Details on time and place to follow.



## ANNUAL SHIVELY HALL POTLUCK RECAP

*Submitted by Pam Chestnut*

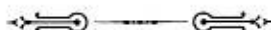
The annual member potluck October 22 was a perfect launch into our beautiful fall season. Shively Hall was decorated with pumpkins and candles, a warm fire and, as usual, scrumptious potluck dishes from our generous and talented members. John Goodenberger led with his not-too-scary stories of local haunting, and members then talked of their personal and friends' encounters. For instance, the teenager sneaking out of the house and confronting at the foot of the stairs a stern motherly ghost with her arms folded in warning through whom she would have had to have passed to leave. Spooky! It was a cozy evening with old friends, new friends and fall food favorites.



## Oysterville Social Recap

*Submitted by Pam Chestnut*

As usual, our September joint event of the Oysterville Restoration Federation and LCPS was complete with remarkable history, friendly sharing and yummy potluck offerings. Thanks to Sydney Stevens for her generous abilities as a teacher and her wonderful memories. Set in the one-room schoolhouse, we were treated to stories of the old days and ways, some of them first-hand, and many more passed down through the families that remain in Oysterville. The simple and beautiful building has a fascinating evolution and has been lovingly restored. And what better delight than barbequed local oysters and steamer clams! We thank you, dear Oysterville friends, for welcoming us so heartily and allowing us to partake of your rich and enchanting heritage.



## 2011 ANNUAL MEETING AND BOARD ELECTION RECAP

*Submitted by Pam Chestnut*

Our annual meeting was held July 27 in the gorgeous 3rd floor hall of the Benevolent Protective Order of the Elks. This glorious building on 11th Street, adjacent to Astoria City Hall, survived the 1922 fire, after which the 3rd floor was added. We were honored to have as our guest speaker, Anthea Hartig, the West Coast Regional Director of the National Trust for Historic Preservation, whose motto is: Protecting the Irreplaceable. That evening we were happy to induct and welcome our brand new board members, Ted K. Osborn and Cathy Frizzelle Smith, who each bring valuable experience and fresh enthusiasm to the fold.



## MEMBERSHIP REPORT

*Submitted by Pamela Holen, Membership Chair*

Since July of this year, we have seen an increase of LCPS membership with 79 renewing memberships and 27 new members. Thanks to Sara Meyer for writing letters to Historical Home Registry (Oregon Inventory of Historic Properties) addresses and inviting historical home owners to join LCPS.

For all new and renewing members, we hope you take advantage of our lectures, workshops, reference library, and tours. We

always welcome new members to the Board and committees. There are several opportunities this winter and spring to get involved – share your time, your skills, and your enthusiasm with LCPS and help us educate Astoria and neighboring communities on the wonderful world of preservation.

If you have questions about your membership status, please call me at 503-325-1250 or e-mail me at [hollenpm@gmail.com](mailto:hollenpm@gmail.com).

*Please send your article submissions,*

*For Sale notices and Kudos to*

*[Restoria@lcpweb.org](mailto:Restoria@lcpweb.org)*

## KUDOS

Sara Meyer was the official greeter at the LCPS office on Commercial Street this past spring, summer, and fall. She not only opened the office for interested members and guests on Thursday afternoons, she also helped organize the space. Sara offered to take on the daunting task of contacting all Historical Home Registry (Oregon Inventory of Historic Properties) home owners and giving them information about LCPS, along with an invitation to join the organization. She was responsible for encouraging many of our new 27 members to send in their application. Thank you, Sara, for your time and energy for LCPS and for helping spread the word on how home owners can join a network to protect and preserve their beautiful historic homes.

LCPS member Florence Sage wants to commend contractor Ron Maxted for the lovely job he did restoring the severely cracked plaster in her living room coved ceiling. She is happy with the work and would recommend him for other plaster repair.

To the City of Astoria, for re-painting a green stripe, which defines the boundary of the former "Fort Astoria," on the sidewalks and pavement at 15th and Exchange Streets.

To Western Oregon Waste and Astoria Vintage Hardware for partnering with LCPS to salvage architectural elements from the landfill and divert them from the waste stream.

### LCPS Current Board Of Directors:

John Goodenberger, Chair	Rosalie McCleary
Pam Chestnut	Mitch Mitchum
Cath Frizzelle	Ted Osborn
Ann Gydé	Karla Pearlstein
Pamela Holen	Todd Scott







*By stitching together a current photo of the Griffin Building with one taken during Astoria's Sesquicentennial parade, you can get an idea of what the restored facade may look like next spring.*

### **ASTORIA DOWNTOWN FAÇADE REMOVAL WORKSHOP** *Submitted by John Goodenberger*

The Columbia Pacific Preservation, a project of the Lower Columbia Preservation Society, is collaborating in a pilot project with Historic Preservation students from Clatsop Community College. Last summer, CPP approached Astoria downtown property owners whose buildings have been significantly remodeled. The question was posed, "If you knew what the building looked like originally, and you had an idea of what it would take to restore it, would you do so?"

Owners of three buildings were intrigued by the idea. CPP, with grant money obtained by the City of Astoria from the National Parks Service, created packages that included historic photographs, original drawings, building history and a list of restoration options.

The three buildings studied included the Allen Building, 1004-1008 Commercial (home to Clatsop Coin); the F.G. Meyer Building, 1161 Commercial (home to JoAnn Fabric and Craft); and the Griffin Building, 1254 Commercial (home to Links Outdoor).

Although participating in the study does not require the building owners to restore their buildings, Kyle and Julie Johnson have agreed to restore the Griffin Building storefront. Next spring, CCC historic preservation students will assist in the restoration, offering skill and muscle to remove non-historic materials from the façade. The Johnsons will complete the project in the weeks to follow.

### **HISTORIC PRESERVATION SCHOLARSHIP**

Columbia Pacific Preservation, a project of the Lower Columbia Preservation Society, has designated an annual Historic Preservation Scholarship. The scholarship will be awarded to a student in the Clatsop Community College Historic Preservation Program and used for tuition and educational expenses during his or her second year of the program.

Applicants will be evaluated by the CPP board on their progress toward completion of the AAS degree in Historic Preservation and their potential to make a positive impact in the field of historic preservation. The first scholarship will be awarded in Spring 2012 for use in the Fall 2012 term.

Donations to the scholarship fund are welcome. Checks should be made out to "CCC Foundation" (with a note on the memo line for CPP Historic Preservation Scholarship) and sent to: CCC Foundation, 1651 Lexington Ave., Astoria OR 97103

### **WHO IS COLUMBIA PACIFIC PRESERVATION?**

*Submitted by John Goodenberger*

Three years ago, Columbia-Pacific Economic Development District funded a study that explored the potential of developing an historic preservation "cluster" in the Lower Columbia region. It was determined that the region not only boasts many physical assets but also has craftspeople and businesses engaged in historic preservation. The cluster already exists, but it is not marketed as a whole.

After a number of public meetings, Columbia Pacific Preservation (CPP) was formed. Its mission states, "Through education, services and goods, we will collaboratively establish the Columbia-Pacific region as a center of excellence for historic preservation." The group's first accomplishment was the creation of a Craftsman Guild, which offers historic preservation services within a 150-mile radius of Astoria. The Guild currently has ten members who market and collaborate on projects together.

CPP's other goals include the following: develop a trained workforce in historic preservation and broaden the skills of those

*Continued on the next page*



already working in the field; incubate new businesses and attract others from outside the area; educate the public and professionals; establish the area as a preservation field school for state and regional organizations; and further enhance the beauty and quality of life in the region by restoring and preserving the area's historic resources.

These goals would be impossible if not for the coordination of several groups. CPP has four "legs" so to speak: Clatsop Economic District Resources (CEDR), Clatsop Community College (CCC), the Craftsman Guild, and LCPS. Funding has come from grants. For instance, last spring, US Bank provided a \$1,000 Community Grant using LCPS's nonprofit status as a conduit. The money was used to develop brochures. Last summer, the City of Astoria provided funds from a National Parks Service grant to assist downtown property owners in the restoration of their building facades.

CPP is moving forward on the education front. It is exploring the idea of taking Guild members and CCC students on the road to other communities. The concept is that craftsmen from our region will teach preservation to craftsmen throughout Oregon. For Guild members, it is an opportunity to share their talents while marketing our region. For CCC students, it is an opportunity to gain technical and teaching skills. For the participants in the workshop, it is a way to expand their "toolkit" and bring preservation to their communities.

In May, CPP will be organizing an Historic Preservation Fair. A popular event last spring, local vendors, statewide preservation nonprofits, and members of the Craftsman Guild will come together for another educational event. LCPS and CCC historic preservation students will be there as well. Stay tuned for additional information as it becomes available.

It is no wonder that CPP won an Oregon Heritage Award last spring. The award was based on the group's ability to collaborate among many organizations. Here, then, is a list of CPP's board members and the organization they represent: Jay Flint (co-chair), Sunset Empire Transportation District; Jay Raskin (co-chair), Craftsman Guild; Blair Buegler, Astoria Downtown Historic District Assoc. (ADHDA); Brett Estes, City of Astoria; Tiffany Estes, ADHDA; John Goodenberger, LCPS; Peter Huhtala, Clatsop County Commissioner; Rosemary Johnson, City of Astoria; Kevin Leahy, CEDR; Dave Pearson, Columbia River Maritime Museum; Dick Powell, CEDR; Mitch Mitchum, downtown property owner; and Lucien Swerdloff, CCC.

For more information about Columbia Pacific Preservation and their activities, please see the website:  
[www.columbiapacificpreservation.org](http://www.columbiapacificpreservation.org).

## Historic Preservation League of Oregon Report

*Submitted by Brandon Spencer-Hartle,  
HPLO Field Programs Manager*

On October 13, the Historic Preservation League of Oregon (HPLO) released a special report on Compatible Infill Design: Principles for New Construction in Oregon's Historic Districts. Stemming from one of the recommendations identified in 2010's Healthy Historic Districts, the new report is the culmination of a 2011 Preservation Roundtable that focused on finding appropriate baseline standards on which new construction in historic areas should be evaluated. The 12-page report addresses the value of good infill, recommends preferred approaches to guiding new construction, and outlines seven principles that can be adopted and/or modified at the local level, state, and national levels to chart a course for the development in our historic districts. The content of the report incorporates over 200 diverse voices that were heard at workshops in The Dalles, Ashland, Portland, and through an online survey.

Although the Preservation Roundtable did not convene on the North Coast in 2011, the HPLO anticipates holding a workshop in Astoria during the summer months to tackle the 2012 topic, "Charting a Future for Oregon's Historic Masonry Buildings: Resilience, Access, and Economics."

To download copies of the report or to find more information about the Preservation Roundtable and other HPLO programs, visit [historicpreservationleague.org](http://historicpreservationleague.org).



## PLANNED GIVING: PRESERVE AND PROTECT OREGON FOR FUTURE GENERATIONS

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

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



## COURSES

### BLD 103: Residential Materials & Methods

Students learn function and performance characteristics of building materials, methods and sequence. Both modern and historic materials will be examined.

*Instructor:* Garrison, Palo, Swerdlhoff  
*Times:* Thursdays, 6:00-8:50pm.  
*Location:* Columbia Hall 221

### DRF 150: Construction Drawing

Students learn tools and techniques for sketching and drafting for architecture, and develop communication skills for construction and renovation projects.

*Instructor:* Jay Raskin  
*Times:* Tuesdays, 6:00-8:50pm.  
*Location:* Art Building 101

### DRF 214: Computer Aided Design II

Students gain and apply knowledge of intermediate CAD concepts and techniques. They develop multi-view, sectional, detail and isometric drawings using standard drawing conventions.

*Instructor:* Lucien Swerdlhoff  
*Times:* Mondays/Wednesdays, 2:00-4:50pm  
*Location:* IMTC Computer Lab, MERTS Campus

### ART 225: Computer Graphics

Students are introduced to the use of digital media in the design process. They use a variety of tools and techniques for document creation, photographic imaging and 3D modeling.

*Instructor:* Lucien Swerdlhoff  
*Times:* Tuesdays/Thursdays, 10:00-11:50am  
*Location:* Art Building 115

## WORKSHOPS

### BLD 125: Moisture & Thermal Protection

Students learn basic theory and practice for weather protection, including insulation, flashing and ventilation.

*Instructor:* Anthony Stoppiello  
*Times:* 9:00am-4:00pm, 21 and 28 Jan.  
*Location:* Columbia Hall 221

### BLD 236: Leaded Glass Window Repair

Students learn the causes of deterioration and failure of leaded glass windows and gain hands-on experience in repair and restoration techniques required to reestablish the soundness and integrity of windows.

*Instructor:* Jim Hannen  
*Times:* 9:00am-4:00pm, 4-5 Feb.  
*Location:* Astoria Train Depot

### BLD 233: Historic Plaster Repair

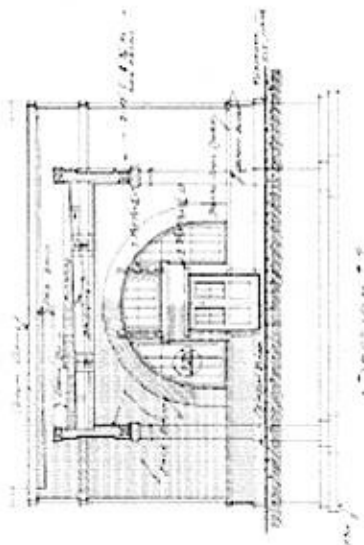
Students learn about the use and properties of plaster and gain skills in analyzing failures and repairing historic plaster walls and ceilings.

*Instructor:* Brian Peterson  
*Times:* 9:00am-4:00pm, 11 and 18 Feb.  
*Location:* Grace Episcopal Church, Astoria

### BLD 235: Blacksmithing & Historic Preservation

Students learn the fundamentals of blacksmithing and study the history of techniques and materials used in the Victorian and Craftsman periods.

*Instructor:* David Curl  
*Times:* 9:00am-4:00pm, 25-26 Feb.  
*Location:* Solstice Forge, Naselle WA



### BLD 226: Wood Door Analysis & Repair

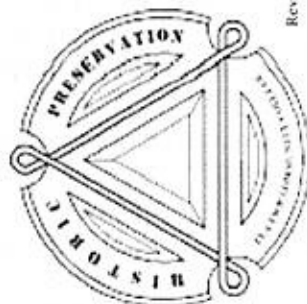
Students document and analyze conditions of historic wooden doors at the Astoria Train Depot and begin restoration.

*Instructor:* Kevin Palo  
*Times:* 9:00am-4:00pm, 3-4 Mar.  
*Location:* Astoria Train Depot

### BLD 226: Wood Door Reconstruction

Students restore and reconstruct deteriorated historic wooden door components at the Astoria Train Depot.

*Instructor:* Kevin Palo  
*Times:* 9:00am-4:00pm, 10-11 Mar.  
*Location:* Astoria Train Depot





## Letter from the Chair

Submitted by John Goodenberger

Nearly four years after our journey began, the LCPS board has settled the Estate of Roberta Stramiello. To recount every twist and turn along the way would be impossible within the confines of this newsletter. Simply put, Roberta signed her Trust with an "X" five days before her death, on a document poorly drafted by a large Portland law firm. An attorney from the firm nominated himself as her personal representative. Thus began the profitable employment of the firm; there seemed no motivation to bring the Estate to a close.

In October, our attorneys Jim Cartwright of Portland and Hal Snow of Astoria represented LCPS in mediation with the firm. An agreement was reached between the two parties. They agreed to reduce their legal fees, which reached \$250,000, if LCPS refrained from further legal action. For LCPS, the decision was based on cutting its losses. Rather than spending more time, money and energy on a fight that was sure to be ugly, the board chose to move on. We are preparing for a board retreat that will be facilitated by the Ford Institute. At the retreat, we will plan for the next step: balancing the expansion of our mission with the repayment of several significant loans.

As I've stated many times before--and will continue to do so--the LCPS board has shown tremendous fortitude and character during the settlement of Roberta's Estate. Furthermore, we would have been lost without the able guidance of Jim Cartwright, Amy Davidson and the indefatigable Hal Snow.

The journey is over. Now we can begin to use and enjoy Roberta's estate as she intended.

  
 John Goodenberger,  
 LCPS Chair

## 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.

This quote was sent to John from one of his Preservation students:

"Like Chesterton, Winston was an old Massachusetts suburb, and some of the houses they passed were not just colonial-style but genuinely colonial. You could recognize them because they were more compact than the other kind, denser and set back from the road in damp, rotting pine hollows, where raggedy grass lawnlets were locked in an endless running battle with encroaching rings of pines armed with their acid needles. The newer houses, by contrast, the colonial-inspired McMansions, were bright and enormous, and their lawns had gone completely shock-and-awe on the pine trees, of which one or at most two examples still stood, shivering and traumatized, to provide compositional balance."

Lev Grossman - *The Magician King*

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

PO Box 1334  
Astoria, OR 97103

