



# 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.*



## LCPS ANNUAL MEETING

WEDNESDAY, APRIL 25TH AT 7 PM

ASTORIA CITY HALL, CORNER OF 11TH & DUANE

Don't miss the opportunity to be among the first to experience the reconfigured City Council Chamber of the newly remodeled Astoria City Hall. Come join fellow preservationists as we elect new board members and review our opportunities and progress in our mission to preserve, protect and promote the historic architecture in the Lower Columbia region.

We are delighted to have as our special guest speaker local writer, Irene Martin, who is well-known for her historical research and expertise in the Pacific Northwest fishing culture. Her latest book is a chronicle of our fishing and cannery industries: *Flight of the Bumblebee: The Columbia River Packers Association and a Century in the Pursuit of Fish*. This is a splendid opportunity to learn about the recent cultural evolution in the Lower Columbia region from the perspective of the bounty provided by our rivers and sea. It is important to appreciate the remaining canneries and fishing support facilities which grace our waterfront and to discover what once was upon the lone-some pilings.

This business meeting/lecture is open to the public and free of charge. For more information please call Pam Chestnut at 503 325-3245.



## HISTORIC PRESERVATION

MONTH OF MAY

---THE PLANNED EVENTS!!!

Article of interest from the Historic Preservation League of Oregon:

### Reserve Your Seat at the 2012 Preservation Roundtable

The topic this year is "Charting a Future for Oregon's Historic Masonry Buildings: Resilience, Access, and Economics." We'll be developing solutions for the brick, stone, tile, and concrete block buildings that define many of Oregon's historic districts, Main Streets, schools, and government buildings. Oregon has several thousand such buildings in need of rehabilitation and retrofitting and the 2012 Roundtable will take a look at their history, economic value, best practices for reuse, and develop policy recommendations needed to pass them forward for future generations.

Taking place around the state, reserve your tickets (\$10) now for the Roundtable session: ASTORIA on May 11th from 1:30 - 4:30pm <http://www.historicpreservationleague.org/roundTable.php>



## HISTORIC PRESERVATION FAIR, SECOND ANNUAL SATURDAY, MAY 12, 2012

*Submitted by Mitch Mitchum*



The City of Astoria and Columbia Pacific Preservation are sponsoring Astoria's second annual Historic Preservation Fair.

The fair will be held on Saturday May 12, 2012 from 10:00 AM to 2:00 PM at the Astoria Event Center on 9th Street in downtown Astoria. It is open to the public and there are no admission charges.

The fair will feature displays, exhibits, lectures and tours all relating to the preservation of historic buildings. Featured speakers will include the Oregon State Historic Preservation Office, Sam Johnson, Executive Director of the Columbia River Maritime Museum and Ray Bergerson of Bergerson Cedar Windows.

The local Craftsman Guild will be represented along with other contractors and suppliers who support historic preservation. There will be displays of blacksmithing, plastering and other preservation skills.

A feature event will be a guided tour of seldom-seen basements of commercial buildings in downtown Astoria. Everyone with an interest in old buildings and preservation is invited to join in and learn.



## MEMBERSHIP REPORT

*Pamela Holen, Membership Chair*

October 2011 through February 2012 brought in 12 new and 37 renewing memberships. LCPS also had four business memberships and three supporting memberships. Thank you to all! The Board appreciates their members who continue to support LCPS and its mission to preserve, protect, and promote historic architecture.

There are several exciting workshops and lectures planned for 2012 so, when your renewal letter arrives in the mail, please respond immediately and support LCPS. As a member, you receive the Restoria, postcards, and e-mails on upcoming events. And, we now have Facebook to keep you up-to-date on what is happening at LCPS and how you can be involved.

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



## OLD HOUSE FORUM WEDNESDAY, MAY 23RD, 7 PM Address: 423 6th Street, Astoria

LCPS members are invited to gather at the home of Betsy and Colby Lennon to reflect and admire the hard work and inspiration involved in the on-going preservation/restoration of their two-story 1884 Gothic Vernacular. Betsy said that 15 years ago if she had known how much work this house would be, she would have declined the opportunity...and that now she's glad she didn't know! Sound familiar?

The original kitchen was once the small area now used as an office. Ca. 1920 a 'modern' kitchen was added on the rear of the home using colonial construction, basically a shiplap sandwich, rather than open framing. Ca. 1950 the front entrance was recessed and a new door installed. Despite these changes the original building is quite intact, having been neglected yet built sturdily. At one point in its life the home was made into a duplex with a cobbled-in bathroom at the top of the stairs. Easily cobbled-out, the upstairs is back to its original self. The original double-hung windows have sash pins as stays rather than weights. Betsy and Colby have added a harmonious bath/laundry bump-out to the north of the kitchen, installed a new gas furnace, and are planning their dream kitchen, faithful to the essence of this great old home. For more information, please call 503-325-3245.



## PLANNING BEGINS for 2012 GARDEN TOUR

The 2012 Garden Tour is in the planning stages and needs your help. Each year, the tour is scheduled on the second Saturday of July, which is July 14th this year. To make the tour happen, we need your help. Help on the Garden Committee for the planning of the tour, and volunteers to help with tasks on the day of the tour. We also need tips on future gardens in the works if there is a garden you admire.

It's a fun and easy way to become acquainted with LCPS members, and it's an important fundraiser for LCPS. Fundraisers make it possible for LCPS to provide programs that educate us on the best and most appropriate methods for restoring or renovating our homes and buildings.

Please call Pam Chestnut at 503 325-3245 if you can give us a few hours of help.



## SEISMIC LECTURE RECAP

*Submitted by John Goodenberger*

More than 40 people gathered in Towler Hall to hear Tom Horning and Jay Raskin speak about the dangers of seismic activity in our area. Horning began by showing images of local fault lines stretching through or on both sides of the river. Then, he discussed the types and magnitudes of quakes we can expect here. He also provided spectacular historic photographs of San Francisco's 1906 earthquake.

Raskin focused on the dangers of Cascadia and its effect on historic structures. He advised the group not to be complacent. Every year that passes increases the likelihood of a major seismic event.

He sees earthquake prevention as both a personal and community responsibility. Raskin encouraged listeners to—at minimum—prepare their homes and businesses to survive long enough for the safe evacuation of their occupants. He also alerted the group to the dangers and prevalence of un-reinforced masonry structures. Many such structures house hundreds of schools throughout the Northwest. Raskin urged everyone to work with government officials to ensure the safety of our public buildings.

A related, a hands-on workshop will be offered this summer. Participants will be taught how to apply seismic hold-downs to the foundation of their houses.



## WHAT IS THE FEDERAL REHABILITATION TAX CREDIT?

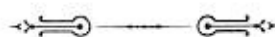
From the National Trust for Historic Preservation: "The federal rehabilitation tax credit encourages the preservation and reuse of the nation's built environment by offering federal tax credits to the owners of historic properties.

Since it was enacted in 1978, the federal historic tax credit has stimulated the rehabilitation of 37,000 vacant or underutilized historic buildings, created two million jobs, and attracted \$90 billion in private investment. As a disincentive to demolition, it allows the owner of a historic building to earn a dollar-for-dollar reduction in income taxes owed. The amount of the reduction is equal to 20% of the amount spent to rehabilitate a certified historic structure. There is also a 10% credit for older, non-historic buildings built before 1936. In FY 09 and 2010, \$8.8 billion in historic tax credit projects created over 145,000 jobs and generated \$2.2 billion in federal, state, and local taxes.

To qualify for the 20% rehabilitation credits, a building must be a "certified historic structure." A certified historic structure is one that is listed individually in the National Register of Historic Places or one that is considered a contributing structure to a National Register-listed historic district.

In addition, the rehabilitation work must qualify as "certified rehabilitation." The applicable State Historic Preservation Officer makes that determination, based on whether the proposed rehabilitation project conforms to the Secretary of the Interior's Standards for Rehabilitation. These standards serve to protect the distinct character of historic buildings while allowing for reasonable changes to meet new needs.

For specific questions about state or federal tax credits, please contact the State Historic Preservation Office or the National Park Service, respectively. If you have a specific project in mind and would like to explore whether it would qualify for federal historic tax credits, use the interactive Tax Credit Guide created by the National Trust's subsidiary, NTCIC at [www.ntcicfunds.com](http://www.ntcicfunds.com).



## RECAP LCPS-CCC JOINT PLASTER WORKSHOP

*Submitted by Pam Holen*

Lower Columbia Preservation Society members joined Clatsop Community College's preservation program's students in a workshop on how to repair plaster at Astoria's Grace Episcopal Church on February 11th. The walls of the parish house "ladies sewing room" needed extension lathe and plaster renovation.

Brian Peterson, the Tongue Point Job Corps plastering instructor, lead the workshop. He started with a Power Point presentation on the use and properties of plaster and methods of analyzing failures. Then, everyone went upstairs to see the wall damage and discuss how to start the repair.

Tongue Point students and CCC's preservation class spent the afternoon working on the project. They returned the following Saturday to finish the walls. Thanks to Lucien Swerdloff and Brian Peterson for the workshop, two day class, and preserving one room in one of our beautiful old churches.





**Clatsop Community College  
Historic Preservation and Restoration Spring 2012  
Workshop Schedule**

Register at [www.clatsopcc.edu](http://www.clatsopcc.edu) or call 503.338.2411

**BLD 223: Facade Restoration**

Students document, analyze and begin the process of restoring the original concrete and brick facade of the 1924 Griffin Building that is currently covered with aggregate panel and wood siding.

Instructor: Roger Hazen

Times: 9:00am-4:00pm, 21-22 Apr.

Location: Downtown Astoria

**BLD 228: Ft. Columbia Column Restoration**

Students will complete repairs, build capitals and bases, and prepare for the installation of historic wood columns at an 1896 officer's house.

Instructor: Kevin Palo

Times: 9:00am-4:00pm, 28-29 Apr.

Location: Fort Columbia, WA

**BLD 222: Yeon House Deck Reconstruction**

Students will reconstruct a cedar deck on the 1956 Norman Yeon House. The house is an example of the Northwest Regional style.

Instructor: Roger Hazen

Times: 9:00am-4:00pm, 5-6 May

Location: Yeon House, Sunset Beach

**BLD 227: Knappton Cove Porch Restoration**

Students plan and work on the restoration of the main porch and stairs of the Quarantine Station at Knappton Cove Heritage Center compatible with the building's 1899-1938 period of significance.

Instructor: Tim Kennedy

Times: 9:00am-4:00pm, 19-20 May

Location: Knappton Cove Heritage Center, WA

**BLD 232: Log Chinking & Masonry Repair**

Students work on restoration of Ft. Clatsop. The fort is a replica similar to the one built by the Lewis and Clark Expedition in 1805.

Instructor: National Park Service staff

Times: 9:00am-4:00pm, 2-3 June.

Location: Fort Clatsop National Memorial

For more information contact Lucien Swerdloff at 503.338.2301 or [lswerdloff@clatsopcc.edu](mailto:lswerdloff@clatsopcc.edu)

## PESTHOUSE PORCH PROJECT

Once again, we are so pleased that Historic Preservation students from Clatsop Community College under the direction of Lucien Swerdloff will be completing the 'Pesthouse Porch Project'. A cement foundation for the main entry porch and stairs was put in place in February - despite hail, wind and rain- in preparation for a May 19-20 workshop to complete the project.

We will celebrate those new porches along with the opening of a special EMIGRATING TO AMERICA exhibit on Saturday, May 26. This exhibit of rare vintage photos from the German National Archives has been prepared by Portland State University Professor Friedrich Schuler who will present a program introducing the display that afternoon at 2 PM. The exhibit will be on display all summer and will close in November.

Thanks to a \$6,000 grant from the KINSMAN FOUNDATION, the historic U.S. Quarantine Hospital (aka the Pesthouse) at Knappton Cove will soon have a ductless heating system installed enhancing the preservation of the old building as well as the artifacts. The Pesthouse will be celebrating its 100 year anniversary on Saturday, July 21. U.S. Public Health Commissioned Officers will be our honored guests and speakers that afternoon.

The Pesthouse museum will be participating in the 2nd Annual Hometown Tourism Day from 1-4 pm on Saturday, April 21. This event - coordinated by Sally Freeman of Fort Clatsop - is scheduled to encourage locals to explore our area's museums to better acquaint them with our heritage treasures. Drop by for cookies, coffee and History!

### 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

## ANTIQUES, ART & WINE

*Submitted by Pamela Holen, chair/coordinator*

*By the time Restoria is published, The Antiques, Art & Wine silent auction benefiting the Lower Columbia Preservation Society will be history. However, since I cannot foresee the future, I'll write this article as it has unfolded through today.*

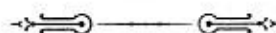
When the Board needed a fundraising idea for the spring of 2012, Dulyce Taylor, the owner of Old Town Framing Company, suggested LCPS have a silent auction reception during the March Second Saturday Art Walk (with an auction end date of March 29th). She would provide the space and LCPS members would provide the auction items. With a thumbs-up from the Board, I enlisted Jane Donnelly, Jack Osterberg, Gayle Starr, Terry Arnall, Mark Brown, and Anne Teaford to come up with creative ideas to make this a successful fundraising event. Mark Brown enlisted his friends, Jon and Karen Wippich, owners of Dotzero Design to design our poster – as a donation! Mark then paid for a large portion of the publishing costs. Jack and Bill Bender opened up their home, the Sanborn House, to receive our auction items and Bill even prepared lunch at one meeting. They also went to every antique shop in town and procured antiques/collectibles. Jane Donnelly's creative talents and writing skills were greatly valued along with Anne's enthusiasm in coordinating the appetizers. Terry spent hours with mailings and Gayle helped her deliver posters. Everyone was involved in making this a successful event.

We've had several generous gifts but even with three requests – Restoria, e-mail, and a letter – not enough items have been offered. Everyone has "stuff" they've outgrown, been given, or bought and never used. And, we have so many talented artists in our community who support LCPS's mission. At this writing, less than two weeks prior to our March 10th deadline, we need so much more. Jeff Donnelly painted a beautiful winter scene and Jane donated a celluloid bath set. I've repaired and given a doll house and a wicker doll carriage. Gayle gave us one of her prints, Terry found a beautiful tea set, Mark has a Victorian chair and a

lamp, and Jack donated two items. I am crossing my fingers the telephone calls from committee members brings in more donations.

Thanks also to the early and very generous donations from members Jan Nybakke, Bucky Barnett, Bill Bender, Mitch Mitchum (Board), Ann Gyde (Board), Rosalie McCleary (Board), Ted Osborn (Board), Karen Mellin, Andy Cier, LaRee Johnson, Michael Foster, and Anne Teaford. I know more items will arrive in the next ten days and wish to thank all the LCPS members who made an effort to make our Spring 2012 fundraiser a success.

If you have any ideas for fundraisers or wish to chair an event (or be a committee member), please call me. We've love to hear from you. [holenpm@gmail.com](mailto:holenpm@gmail.com) 503-325-1250



## OREGON'S OLDEST BUILDING: THE MOLALLA LOG HOUSE?

*Submitted by John Goodenberger*

Gregg Olson is perhaps the foremost authority on Oregon pioneer structures. No one has more hands-on experience restoring and repairing the state's oldest buildings. In 2007, Olson was asked to consult on a small, run-down log house, tucked into rolling farmland outside Molalla. What he found was unlike anything he had ever seen.

In his research since, he may have revealed something that could change our understanding of Northwest history. The house may very well pre-date the Oregon Trail. It might be Oregon's oldest structure. It is thought 18th Century Russians may have constructed it.

Olson will present a "house detective" lecture May 9th, at 7:00 PM, room 219 in Columbia Hall on the Clatsop Community College campus. His lecture will cover the historical context of the house, cultural trends in log buildings, and his use

of dendrochronology (dating based on an analysis of tree rings).

The investigation of Molalla's log house has brought together regional scholars including Mark Eifler, Associate Professor in the Department of History at University of Portland, and Dr. Kingston Heath, Director of the Historic Preservation Program, University of Oregon.

Olson received his Bachelor of Architecture from the University of Oregon, and then earned a degree in Conservation Studies from the Institute of Advanced Architectural Studies in York, England. For nearly 35 years, Olson has pursued his craft, using like-tools and methods of the 19th Century.

The free lecture is open to the public and is sponsored by LCPS and Clatsop Community College's Arts and Ideas. For more information contact John Goodenberger 503.325-0209.



## IT'S ALL ABOUT THE ECONOMY!

*Submitted by LaRee Johnson*

Thomas Wolfe wrote, "Things which once seemed everlasting... are changing all the time." Change can be good, but it can also mean loss. Especially in times of economic downturn. Loss of beautiful old buildings when the people who protect & preserve them are gone or the money is not there. Loss through attrition, neglect, and ignorance. This is where LCPS comes in. Our purpose as an organization is to preserve and protect, educate and advocate, for that which makes our area known for a "real sense of place."

Whether you have always lived here or moved here from a cookie cutter over-crowded community, it is up to us as an organization to make a difference. We can contribute to a vibrant community that not only future generations can enjoy, but we can have the pleasure

of shared values today. It takes active participation. Every member is appreciated, but what can you do besides join LCPS? An "Active Membership" is needed to assist with events, fund raisers, annual tours such as the Garden Tour and the Holiday Home Tour, writing articles for Restoria and so much more. At this point LCPS is totally volunteer run, and every member is needed to keep LCPS sustainable and relevant to a historic community.

Historic preservation just makes sense, and it can make "cents." Revitalizing existing historic buildings and homes can help contribute to healthy economies, "prime the economic pump" so to speak, with jobs for others or savings for homeowners who are diy-ers. Low income neighborhoods can directly benefit by rehabilitation. According to NTHP, "three-quarters of the economic benefit stays in local communities."

Have you told your neighbors about LCPS? Invite them to a lecture or the Garden Tour. Is it hard to find a small reasonable gift for that neighbor who helps you out? A membership in LCPS makes a nice gift! Have you visited the office and taken advantage of the resources there? Would you like to volunteer a little time? Would you like to meet some new friends who appreciate historic architecture? Plan to attend the Fall Social, or attend the Annual Meeting.

What kind of community do you want? What is it worth to you? Historic preservation is not just about maintaining our own homes, it is about new opportunities, new approaches and new challenges in our communities. Even though many think historic preservation is about the past, it is really about the future.

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




**Letter from the Chair***Submitted by John Goodenberger*

The LCPS board held a retreat in December that was facilitated by a professionally trained representative from the Ford Family Foundation. We determined that we needed to break into multiple sub-committees. Some of those committees are information gathering. Other committees seek to provide the financial or volunteer power to move forward.

We have formed a building committee that is examining the Stramiello properties in order to better understand their cash flow and prioritize their maintenance and preservation. A finance committee will be formed to seek and implement professional guidance regarding new bookkeeping techniques and changes to our tax status. A fundraising committee is looking at new ways to help finance the organization's basic structure. An infrastructure committee is re-writing board job descriptions and developing process flow charts to operate the organization more efficiently. The nominating committee has interviewed potential new board members who can help raise the organization to the next level.

We will continue to plan and bring about our workshops, lectures, old house forums, Restoria newsletter, Garden Tour, Holiday Home Tour and our new Art Walk fundraiser.

  
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.

**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)

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

PO Box 1334  
Astoria, OR 97103

