



Newsletter for the Lower Columbia Preservation Society

Upcoming Events

Saturday, January 5, 2013
The Art of Victorian Interiors
Chris & Audry Bond
Time and place to be announced

Chris and Audry Bond, from Portland, will present their ideas and experiences on the Art of Victorian Interiors. In the process of restoring their home, Chris and Audry have become experts in the art of Victorian Interior Design. They have successfully transformed their house into a sumptuous Victorian time warp that is warm and welcoming and most of all, livable. Their approach has been to meticulously restore each room to its authentic period aesthetic, while carefully integrating 21st Century technology. This is especially apparent in their authentic 1906 kitchen. They have been featured in numerous magazines, such as Old House Interiors and Portland Monthly:
<http://www.portlandmonthllymag.com/home-and-garden/featured-homes/articles/victorian-remodel-may-2012>

Saturday, February 2, 2013
Astoria's Historic Building Styles
Jack Bookwalter, architectural historian
Time and place to be announced

Jack Bookwalter, architectural historian, will be talking about how national, regional, and local events shaped Astoria's architecture. He is an extremely popular speaker in the Portland area and is a regular writer for Northwest Renovation Magazine. <http://nwrenovation.com/?s=Jack+Bookwalter>

Jack worked for 28 years as a preservation planner in California before moving to Oregon. He has restored a grand 5-unit 1886 Victorian in Portland's NW 23rd area and is currently restoring his 1926 English style home in the city's NE Alameda neighborhood.

Recap Recent LCPS Events by Pam Chestnut

Seismic Workshop

We held our August seismic workshop in the basement of 'The Francis' apartment building on Franklin Street. LCPS member Steve Gemmell of Earthquake Tech gave us a comprehensive presentation on the structural retrofitting necessary to help our historic buildings withstand a formidable earthquake. While there are various systems and techniques that may be used, we all came away with a better understanding of shear wall strengthening and integration of a solid foundation to the house structure as a single unit.

Steve demonstrated a variety of brackets and tools, and gave helpful information such as availability of an automatic earthquake-prompted gas line shut-off device. We discovered that a particular concrete block used here in the 20's with the circular void laid horizontally is impossible to reinforce.

Retrofitting such a house would involve either a new foundation with standard retrofit or a complete shear wall system built inside the existing foundation, connected to the sills and floor joists above it. It is wise to consider this fundamental element of historic preservation.

Knappton Cove LCPS/ORF Tour and Potluck

On September 1, a perfect sunny day, members of LCPS joined our friends of the Oysterville Restoration Foundation for an insider's tour and potluck at Knappton Cove Heritage Center. The 100th birthday of the unique 'Pesthouse' is being celebrated in 2012 and has been lovingly restored. The Pesthouse features a wonderful museum created by Nancy Bell Anderson whose family has owned the property since 1950.

Nancy and her brother Tom treated us to a behind-the-scenes exploration of the property including the dining hall/kitchen, which originally accommodated employees and immigrant 'guests.' We all enjoyed a tasty communal lunch and conversation on the lawn. Nancy shared that the actual location of Lewis & Clark's 'dismal nitch', now acknowledged by the Lewis & Clark State and National Historic Parks, is one bend west of Knappton Cove!

Window Repair Workshop

On a sunny Saturday in September Tim Kennedy and I held a workshop demonstrating removal, restoration and installation of historic double-hung sashes. A fine group of interested preservationists gathered in the kitchen of my ca. 1890 Uppertown folk house while we removed an inside

stop and eased out the bottom sash. After scraping and cutting paint inside and out from around the top sash, which had been painted shut, we cleared the tracks and managed to lower the sash down to the sill. Then we loosened and removed one parting bead so we could access the top sash. So we pulled out the top sash and talked about restoration and preparation of the sashes and frame, which I would do later. For this window it was necessary to remove the outer side trim boards to access the weight pockets. Tim installed plywood outside the now gaping hole and, boy, was the kitchen dark! Glass is a wonderful discovery...

We then moved to the living room where the plywood had just been removed from the window. I had previously restored, reglazed and painted these sashes, and they were ready to be put back. So, we basically reversed the process and demonstrated weight installation. For this particular window there are the clever little doors in the sash tracks for weight access.

What we learned together was valuable, e.g. windows have various features and issues and thus are generally unique; we all have diverse and helpful experience to share; working together is fun and synergistic; and holding a workshop at home gets good and speedy work completed!

Shively Potluck

Our Annual Fall Shively Potluck was held October 20 and offered another great opportunity for LCPS members to spend time together while enjoying delightfully yummy offerings. We just about have the Shively Hall mood lighting down, using the crackling fire, twinkle lights and candles in lieu of overhead fluorescents. We thank member Kathy Matthews of Astoria's What-Nots & Whimsy shop for providing the evening's fine entertainment, conducting a local variation of 'Antiques Roadshow.' Many folks brought lovely aged items or photos thereof for her perusal. Kathy did her research and offered enlightening information. My oak coffin-sized cabinet, for example, is English from the late Victorian era, and would likely have accommodated a person's entire wardrobe. What a different world we live in today!

Olney Sawmill Tour a Grand Success by Tim Kennedy

Mike Saarheim was kind enough to conduct a great tour of his sawmill on Highway 202 in Olney on Saturday, October 20. The sun came out for the two hours as thirty people watched Mike and his crew cut a fir log into lumber. Mike demonstrated the operation of various machines at his sawmill. Many in attendance commented that they have driven by the sawmill on numerous occasions and have always been curious about this local business.

Olney Sawmill is a great local resource for getting quality material for our building projects. Mike can cut any thickness and width of cedar, fir, spruce or alder from our local forests. Olney Mill does not have a drying facility, so Mike explained to attendees how to properly store lumber for air drying. Mike has access to high quality, locally harvested old growth timber for interior or exterior projects.

We have recently witnessed the loss of one of Astoria's best local building supply outlets. It is important to support our local businesses, especially ones such as Olney Sawmill that supply a great resource for our building needs. Mike Saarheim can be reached at 503 325-8783. Olney Sawmill is located 1/8 mile past The Olney Store on Highway 202.

Holiday Home Tour Cancelled

The Holiday Home Tour Committee regrets to report that, the Tour for 2012 has been cancelled. Some of the homes on the "consideration list" were unable to participate due to a variety of reasons, leaving us without our usual number of decorated homes. To go forward with this well received tour for next year, we will need additional working committee members. In addition to more committee members, we will need members who would like to share their holiday traditions by offering their homes for consideration, as well as volunteers to assist as helpers in each home. If you would like to see this special LCPS tradition

continue, please get in touch with one of our Board Members. The tour, as a spirited beginning to the Holiday Season, is usually scheduled for the 2nd Sunday of December and planning begins in August.

The Holiday Home Tour Committee,
LaRee Johnson, Jack Osterberg, Judy Ronis, Cecilia Tippet

Return of Ghost Signs

By Mitch Mitchum

An important part of the historic fabric of downtown Astoria are the faint remnants of the old advertising signs painted on buildings. In recent years there have been several projects to restore and recreate these signs.

Jeff Martin of the Silver Salmon had a large "Theil Bros." sign recreated on the south face of the restaurant building. Brian Faherty and Paul Carauna renewed the large "Commodore Hotel" sign on the east face of the hotel. Part of the restoration of the Elliott Hotel included recreation of the "Wonderful Beds" sign on the north face of the hotel.

At the Fort George Lovell Building artist Roger McKay was commissioned to renew an early 1911 Lovell Auto sign on the east face of the building. At the old Fisher Brothers/Linen Thread building on 7th Street at the waterfront, Jo Brown recreated extensive old signage on the north, west and south faces of the building. Jo used an aging technique to keep the period appearance of the signs.

In the most recent ghost sign project Jo Brown recreated a large "Sunflower Dairy" sign on the south wall of the Paramount Drug building on Duane Street. This work was commissioned by Bob and Aletha Westerberg, the building owners.

Discussions are ongoing with several additional downtown building owners about the possibilities of restoring additional "ghost signs." Take a look and see if you can find any ghosts haunting Astoria's downtown buildings.

Membership Report

By Pamela Holen, Membership Chair

I am pleased to report we had 37 individual renewals, 34 family renewals, seven business, and two supporters from July through October of this year. It is always a pleasure to have new members – we had 11 individuals and three families join LCPS – welcome! The garden tour home owners also received a complimentary one year membership (two renewing and six new members).

LCPS, as all nonprofits, can only function if we have member support. Yes, your membership is important, but the Board of Directors would also like to see more volunteers who can help get out our message: Preserving, protecting, and promoting the historic architecture in the Lower Columbia region.

If you get an e-mail, *Restoria* Newsletter, a phone call, or just hear through the grapevine that volunteers are needed – please volunteer. We all have skills, and there are many interesting areas where you can make a difference to LCPS. If you want to join a committee or have an idea to educate or "spread the word," the Board wants to hear from you.

If you have questions about your membership status or are looking for a volunteer opportunity, please contact me at 503-325-1250 or holenpm@gmail.com. If you need a brochure or application for a neighbor or friend, just let me know, and I'll either drop it off or get it in the mail.

Beating the Bushes for Historic Preservation

By John Goodenberger

The key to any successful program is constant collaboration, marketing and education. Historic preservation--whether promoting LCPS, our local preservation craftsmen, or the program at Clatsop Community College (CCC)--is no different. Lucien Swerdloff, the college's preservation coordinator, and I have traveled around the state and beyond in an effort to attract new students and promote local preservation efforts.

There is a limited pool of preservation students in the Lower Columbia region. One way to ensure the stability of our program is to engage students where they work. In February, college instructors will be heading to Cottage Grove, where we will train contractors in the art of wood window repair. We will spend a long weekend working on windows in a historic armory. The contractors will take their new-found skills and use them throughout the Willamette Valley.

In spring, CCC students will participate in a workshop at Ft. Vancouver. There we will repair the columns on a turn-of-the-century gym. CCC hopes to attract additional students from the Portland area for this workshop. And, it is intended to use this as a training tool for park service employees (who will attend workshops at CCC during winter term).

Lucien and I marketed CCC, LCPS and our local Craftsman Guild at a preservation fair at Timberline Lodge on Labor Day. We did not sign up any new students, but we did get the word out about "all things preservation" in our area. We also attended an activity fair at Astoria High School in October. Our hope is to engage a younger face in preservation. And while it seems obvious to members of LCPS, many of our local youth do not understand the remarkable historic context in which they live. We tried to remedy that.

Earlier in the month, Lucien and I spoke at the annual Main Street conference in Corvallis. We talked about our region's unique collaborative effort between LCPS, CCC, the Craftsman Guild and Clatsop Economic District Resources (CEDR). All four groups work together through Columbia Pacific Preservation (CPP)—a project of LCPS—whose mission is to promote historic preservation through economic development.

We also spoke about a CCC project: Pacific Power came to the college and specifically requested that its preservation faculty and students work together to create a book on energy efficiency through historic preservation of small commercial buildings. In August, I traveled 1,500 miles in 7 days. I interviewed property owners throughout Oregon who had restored their buildings. One of the aspects that struck me was people's unfailing courage to take on major restoration projects.

The Lower Columbia region is becoming a model for historic preservation. The Historic Preservation League of Oregon (HPLO) recently celebrated its 35th anniversary with a reception at the White Stag Building in Portland. HPLO recognized the 35 most significant milestones for historic preservation in Oregon. Astoria, CCC, and our ability to connect historic preservation with economic development were recognized as one of those 35 events. Lucien and I brought 10 students to the event that included speeches by Oregon Congressman Earl Blumenauer, as well as Stephanie Toothman, from the National Park Service in Washington, D.C.

Later Lucien and I attended the National Trust's annual conference held this year in Spokane. The conference coincided with the annual meeting of the National Council for Preservation Education. We are happy to report that CCC's preservation program was accepted into the membership of this largely East Coast-based organization. This means that we will be a part of their website—a go-to place for anyone interested in

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.

preservation education. Acceptance into this organization is also recognition that our program has met high academic standards and that our graduates are well-prepared to move out into the world.

On our way home from Spokane, Lucien and I stopped in the wilds of Easter Oregon, where we retrieved buckets filled with clay. The buckets represent our next student project: working with Richard Rowland to produce bricks for a historic masonry house in Weston. But, you will hear more about that in the coming months.

From the Chair

We had a lot of "left-brain" issues to work on last summer. First, we refinanced a loan through Clatsop Community Bank. Our previous loan through Craft3 (formerly Shorebank Cascadia) was intended to be a quick turn around, short-term loan. It enabled us to pay our legal fees and meet our Trust responsibilities totaling \$240k. We will always be grateful for Craft3's assistance and look forward to a new relationship with Clatsop Community Bank.

Second, securing the loan meant placing a mortgage on our Exchange Street apartments. The building was reappraised. During the reappraisal, it was determined that we will need to spend approximately \$25k in tackling deferred maintenance. We are working with our property manager, Kent Easom, to get the building up to snuff.

Third, we're re-evaluating the insurance on all of our properties. We have worked with our agents at Knutsen Insurance and State Farm to upgrade our insurance where necessary and fine-tune it where needed.

Fourth, we are getting our taxes up to speed. LCPS did not inherit a clean slate; we are working through that. We owe many thanks to Mike Wallis and Richard Hurley of WWC Business Solutions. They donated substantial professional hours to help LCPS catch up on its Federal taxes. By the way, WWC Business Solutions is now doing our monthly accounting.

Fifth, we re-designed a proposed retaining wall behind one of our properties. Contractor Jim Wilkins worked with our structural engineer, Tim Walden, to design a less expensive, less invasive retaining wall. The proposed wall will be composed of jute fabric, then hydro-seeded for additional stability. Our contractor, Joel Bergeman, is one of the busiest contractors in town and we are waiting for his services. The wall will be installed in spring.

All of these are necessary stewardship actions to manage and protect our Stramiello inheritance. Our successful management is beginning to produce net resources that will enable us to expand educational and preservation activities at the core LCPS's mission.

John Goodenberger



COURSES

BLD 211 : Historic Preservation II

Students study the methodologies for researching and documenting historic buildings. Students complete an historic building analysis and restoration plan for a regional building.

Instructor: John Goodenberger

Times: Tuesdays, 6:00-8:50pm

Location: Columbia Hall 221

BLD 207 : Project Management

Students are introduced to construction project management, including the design and construction process, construction planning, coordinating projects, cost estimating, labor, material and equipment utilization, negotiating, team work, communication, leadership and ethics.

Instructor: Christie Dimon

Times: Thursdays, 6:00-8:50pm

Location: Columbia Hall 221

SET 102: Introduction to Sustainability

This practical course investigates sustainability as it relates to energy resources including oil, gas, coal, nuclear, hydrogen, solar, wind, hydro, geothermal, biomass, and wave. Students evaluate technologies appropriate for reliability, economy, scale, EROEI, impact, conservation and efficiency.

Instructor: Christopher Paddon

Online Course

SET 159: Building Energy Analysis

This course introduces students to equipment, methods and formulas for analyzing Heating Ventilating & Air Conditioning systems. Students check indoor air quality (leakage, pollutants & moisture), evaluate the envelope (foundation, walls, roof, doors & windows), check insulation, weatherization, heating/cooling, lighting and appliances, and learn troubleshooting methods for increasing efficiency, comfort, safety and durability of air and energy systems in homes and commercial buildings.

Instructor: Christopher Paddon

Online Course

DRF 214: Computer Aided Design II

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

Instructor: Lucien Swerdloff

Times: Mondays/Wednesdays, 2:00-4:50pm

Location: IMTC Computer Lab, MERTS Campus

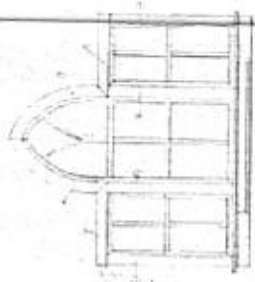
ART 225: Computer Graphics

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 Swerdloff

Times: Tuesdays/Thursdays, 10:00-11:50am

Location: Art Building 115



WORKSHOPS

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 re-establish the soundness and integrity of windows.

Instructor: Jim Hannen

Times: 9:00am-4:00pm, Sat-Sun 12-13 Jan.

Location: Astoria Train Depot

BLD 135: Blacksmithing I

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

Instructor: David Curt

Times: 9:00am-4:00pm, Sat-Sun 26-27 Jan.

Location: The Solstice Forge Blacksmith Shop, Naselle WA

BLD 235: Blacksmithing II

Students learn more techniques of blacksmithing, including punching, drifting holes, scrolls, and forge welding. They design and create objects using iron, forge, hammer and anvil.

Instructor: David Curt

Times: 9:00am-4:00pm, Sat-Sun 2-3 Feb.

Location: The Solstice Forge Blacksmith Shop, Naselle WA

BLD 226: Wood Window Restoration

Students examine issues related to the preservation of historic wood windows, and gain knowledge and skills to document and restore them. Students will work on windows in the 1931 Cottage Grove Armory.

Instructor: Kevin Palo

Times: 6:00pm-9:00pm, Fri 8 Feb.

9:00am-4:00pm, Sat-Sun 9-10 Feb.

Location: Cottage Grove Armory

BLD 127: Stair Layout

Students gain knowledge and practical hands-on experience in materials and methods of construction for stairs. They learn techniques to design and layout stairs.

Instructor: Ed Overbay

Times: 9:00am-4:00pm, Sat-Sun 23-24 Feb.

Location: Overbay Houseworks, Warrenton

BLD 226: Wood Door Analysis & Repair

Students document and analyze conditions of historic wooden doors at the Quarantine Station at Knappton Cove Heritage Center and begin restoration.

Instructor: Kevin Palo

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

Location: Knappton Cove Heritage Center, WA

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

PO Box 1334
Astoria, OR
97103

LCPS MEMBERSHIP APPLICATION

NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE _____
EMAIL* _____

Annual Dues:

_____ \$15 Individual
_____ \$25 Family
_____ \$50 Business
_____ \$100 Supporter

Please indicate which areas you would be able to assist the organization as a volunteer:

_____ Advocacy	_____ Newsletter
_____ Education	_____ Planning
_____ Grant Writing	_____ Publicity
_____ Membership	_____ Other _____

*LCPS will not share or sell members' email addresses

Lower Columbia Preservation Society
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