

RESTORIAN

Newsletter for the Lower Columbia Preservation Society

MARK YOUR CALENDARS!

OPEN HOUSE CHRISTMAS SOCIAL

Sunday, December 8th from 3 to 7 pm
 'The Hobson House' at 469 Bond Street, Astoria

Come help celebrate the 150th anniversary of this outstanding vernacular-style home with Queen Anne embellishments, owned by the Hobson family until 1997. John Hobson, wife Diana and their four children moved in Christmas day of 1863. LCPS board member, Richard Garner, and Mary MacDonald Garner will have their home decorated for Christmas and welcome us to partake of refreshments and socialize with old and new friends whilst enjoying the charms of this remarkable gem. LCPS members will be received at no charge and the general public is welcome for an admission fee of \$5, which may be applied to a membership. Donations are welcome and all proceeds will benefit LCPS.



As to the home's history: Widower William Hobson voyaged from England to New Orleans in January of 1843 with John, 19, another son and three daughters. That spring, having traveled up the Mississippi to St. Louis, they joined the first great wagon train on the Oregon Trail, the first year of the 'Great Migration,' with up to 1000 members led by Marcus Whitman and Jesse Applegate. Upon arrival in Oregon, John married Diana Owens, whom he had met on the wagon train, acquired a donation land claim on Clatsop Plains, and farmed and raised cattle until moving to their new riverfront home in Astoria in 1863. In the 1880's the city insisted on changing the grade of the streets. John and his half-brothers filled up the lawns and streets with earth from the hill above the house. Soon afterward the second story was added to the west side, and colored glass was put in the upstairs hall, front door and parlor door. The veranda is original but the gingerbread trim was added about this time. The Hobsons were friendly with Indians and would allow them to stay over in the woodshed or barn if they stayed in town too late to travel home.

Thanks go to Clatsop County Historical Society's *Cumtux* winter 1983 edition for these details.

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Recap of Gearhart Old House Forum

Submitted by Pam Chestnut

On July 31st Patricia Roberts generously opened her ca. 1898 Moser cabin in the Little Beach area of Gearhart for the enjoyment of LCPS members. It was fascinating to see the work-in-progress on the restoration/remodel of this perfect 770 sq.ft. cabin. Historic salvaged and restored windows along with a few custom-made double-hung replicas have replaced failed aluminum 'upgrades.' I am privileged to have worked side-by-side with Patricia to make the old windows work and look beautiful. An architect by trade, her design adjustment makes for workable kitchen space, room for a clawfoot tub in the downstairs bath, handy rear entry and even a half-bath upstairs. She is going to great lengths to find salvaged plumbing and lighting fixtures, cabinets, doors, hardware, stove, etc. to match the cabin's vintage charm. Once the shingles and front entry porch are replaced on the front, this cozy cabin will serve as a community model of preserving what is possible, restoring what is practical, and creating what is necessary for weather conditions and safety. Perhaps we can talk Patricia into letting us visit the cabin again once it is complete!

Recap of Fort George Workshop September 28th

Submitted by Pam Chestnut

Nearly 30 hearty souls braved the big September storm to experience general contractor Tim Kennedy's excellent presentation on his recently completed Fort George Building second floor remodel. Tim loves to creatively use fine local salvaged materials and explained the procedure of reusing preserved timbers from abandoned docks. The spiral stairway to the new upstairs restaurant consists of Astoria Column steps he obtained from the city's salvage yard. The six-foot round of floor cut out to accommodate the stairway is now used as a table. Enough intact column steps remain to create an exterior spiral stairway from the patio to the garden handicapped access entrance on the Exchange Street side. For the bathroom stalls, Tim used original Liberty Theater doors salvaged by Vintage Hardware. Other talented local artisans supplied art used as lighting and displays, stools from wine barrels, many beautiful tables, etc. The Fort George Building, highly significant for its location on the site of the original Fort Astoria/Fort George 1811 fur trading post, has been skillfully reincarnated into establishments providing community space and hearty victuals. The second floor remodel, in Tim Kennedy's tremendously ingenious and capable hands, is now a gorgeous and flourishing industrial-style restaurant, part of the Fort George campus.

Upcoming Events

The Workshop and Lecture committee held its first meeting to plan events for 2014. We have penciled in finding speakers for our annual meeting and preservation week; tips on hiring a general contractor; wood floors; tool sharpening; Garden Tour; Holiday Home tour; a joint social with Oysterville; and a Social in October at Shively Hall (or another location) that is earlier in the day than we have traditionally met. Watch your mail for more information.

We would love to have LCPS members help us plan the details of our events, and bring any ideas for workshops and lectures you would like to see us present. Maybe you have a talent or skill you would like to present to the organization. This committee normally meets at the Fort George, so it is a fun way to help the organization. Contact Ann at anngyde@gmail.com or Pam Chestnut at 503-325-3245 for more information.

What's Been Happening at the Properties?

Submitted by Ted K. Osborn

The LCPS Board, through the work of its Building Committee, has been hard at work since taking ownership of the diverse collection of Stramiello rental properties. We have completed four and are currently underway with two critical projects at a total cost in excess of \$100,000. Much to the Board's chagrin, these costly projects are "triage" in nature and far from the more exhilarating preservation work for which the Society would prefer to be known. They have been mandated by the City of Astoria, mortgage banks, and adjoining property owners collectively. When all have been completed in the next month, they will have corrected serious ills inflicted on the properties previously, including neglected foundations, too-long deferred maintenance, and the large, raw escarpment located behind the property at 665 12th Street (excavated and abandoned by a "hit and run contractor" years before LCPS involvement).

Additionally, we have been making incremental monthly improvements to the properties through work performed by the management team's field

crew. Those workers, when not preparing a given apartment for re-occupancy, use available time to repair, repaint, and complete a variety of carpentry-centric issues.

Last year the Building Committee assembled a comprehensive list of the most significant/costly pending exterior maintenance issues. This list varied from 4 to 7 items and \$30,000-60,000 per building site, with a total cost of approximately \$220,000, an ominous and intimidating figure. With the good work that will have been completed very soon, that number will have been reduced by more than a third.

As we go forward into 2014, we will look for opportunities to identify and execute elective preservation projects while continuing to "work off" the deferred maintenance list as available funds permit. It is important to communicate that the current mandated projects have required the expenditure of funds that have largely consumed the rental income accrued during the same time period. The Board will be working diligently to establish a selective use of available funds that will enhance service of its mission while avoiding enslavement by the overwhelming maintenance needs of the properties.

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Report on Historic U.S. Quarantine Station

Nancy Anderson, President KCHC
thecove@theoregonshore.com or 503-738-5206

The Knappton Cove Heritage Center has enjoyed an amazing summer. We started off with a field trip for 40 lively 2nd and 3rd graders from Ocean Park with volunteers Marcia Hartill, Terry Arnall, Mary Cornell, Nancy Anderson and Tom Bell hosting. Patrick Hammersmith took a break that day from painting (after power-washing and priming the old lazaretto/pesthouse) and captured the fun on photos he posted on our website: ColumbiaRiverQuarantineStation.org

In July a family friendly event **DIG INTO THE PAST** was presented. Samantha Steerman organized a hands-on Jr. Archaeology project for an enthusiastic group of young visitors. Heather Henry prepared an Artifact Scavenger Hunt for kids in the museum. Adding to the entertainment, the Pacific NW Living Historians set up camp depicting members of the Lewis & Clark Expedition.

In August, Jay Paulsen organized a US Public Health Service Commissioned Corps Recognition Day. Next summer will be the 125th anniversary of the USPHS Corps. Preparations are already underway to celebrate with a BIG event at Knappton Cove.

Landscaping plans were given a boost by the National Park Service, who funded local noted Landscape specialist, Beth Holland to draw up a master plan for the Station grounds. That includes a more attractive approach to the Pesthouse from the parking area and front entry enhanced by native plantings. WA DOT is providing better directional signage, as well.

Several recent vintage acquisitions have enhanced the museum, and Jay Paulsen and Friedrich Schuler have been doing lots of historic research. So the groundwork is already in motion for 2014! We will finish off the season with our annual "Horrible Day" event on Nov. 9 serving up Hot Cider & History.

Our non-profit organization "Knappton Cove Heritage Center" is all-volunteer and funded by donations and grants. Our thanks go to all who support the preservation and interpretation of this historic site. We welcome volunteers!

When is a historic district no longer a historic district?

By Barbara Hollenbeck, Robert Freed, and Paul Staub

Maintaining the architectural integrity of historic districts, whether rural or urban, is a delicate balancing act. One example presents the challenges districts face and raises the question: When does a historic district lose the significance that led to its designation and now threatens its viability? Located near the north end of the Long Beach Peninsula on the western shore of Willapa Bay in southwest Washington, Oysterville was founded in 1854 by R.H. Espy and I.A. Clark. The area quickly became an important source for oysters on the West Coast, and the community thrived until native oyster beds were depleted in the mid-1880s. The town then hit upon hard economic times, and most residents moved on. After several failed attempts to introduce new oyster species to the bay, the oyster industry experienced resurgence when a Japanese oyster was successfully transplanted in the 1930s. Subsequently, the industry has grown to become an economic mainstay of the region.

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In 1976, as a result of local citizen initiative, the Oysterville Historic District was placed on the National Register of Historic Places. The period of significance, spanning 1854-1940, extends from the town's founding to the era of the oyster industry resurgence. The 1976 nomination lists 12 historic structures, 11 secondary or other structures, and two intrusions. Flash forward 37 years. Eleven historic structures and four secondary or other structures survive, while 16 new residences (and counting) have been introduced. What happened? The Historic District is having a difficult time surviving the wave of new property owners, alterations to historic structures, and new building construction. The change in the ratio of historic to non-historic buildings threatens the viability of the Historic District.

Since the founding of Oysterville, the ownership pattern has changed from permanent residents in a functioning commercial-residential community, to many owners visiting part-time from urban residences in the Portland, Olympia, and Seattle areas. No longer a working waterfront community, the permanent population now numbers about 10 (give or take). Today's residential needs and uses have changed how the buildings are designed and function, and considerable infill has affected the historic landscape.

Alterations to existing buildings and new construction are subject to review pursuant to the county's Design Guidelines, created in 1993. While widespread support existed for development of the Guidelines and County ordinance, the public hearings and resulting implementation have become problematic and contentious. The small number of property owners alternately serve various roles as Design Review Board members, project applicants, or public reviewer. These owners often feel dissatisfied with the review process or a proposed design after leaving public hearings. To avoid straining long-term friendships, property owners often seem willing to "go along to get along."

What initially started as a well orchestrated public-private partnership between the Oysterville community and Pacific County began to unravel as the County appeared to disengage from the process. Staff have no presence at public hearings and Pacific County involvement has been reduced to advertising legal notice for the public hearing in the newspaper, copying and transmitting an applicant's design proposal for the Board, filing a tape recording of public hearing minutes, and ensuring the requirement for a hearing is met. The Board and County have been inconsistent in responding to violations, such as an unauthorized historic building demolition and vinyl window installation, and all enforcement efforts appear to have ceased. At least three structures listed as "other" in the nomination have been modified beyond any recognition of the original architectural integrity.

FYI: Joy Sears of HPLO (Historic Preservation League of Oregon) sent along this warning contained in the latest issue of Consumer Reports. Within the cover story, "*Bright ideas to save energy: Slice your bills without sacrificing comfort,*" it states, "*Watch out for: Hard-selling window manufacturers. Last year the Federal Trade Commission ordered five companies to stop promising inflated, 40 to 50 percent savings on utility bills with their replacement windows. Savings of 7 to 15 percent are more realistic. Our tests have found that energy-efficient windows could take about 20 years to pay for themselves.*"

Main Street Memo

Submitted by LaRee Johnson

They say there's no such thing as a free lunch. Did you miss it?

The statewide Main Street Conference was held right here in Astoria in early October, and what an honor to be selected as the site for this event! And it was FREE! That's a very good price. The conference theme, "Cool Cities: Old Buildings, New Attitudes" is exemplified by Astoria. Did you know Astoria won awards?

Astoria has much to be proud of. Following the Opening Keynote Address, Astoria was named the newest "Performing Downtown," which means more resources are opened up through the Oregon Main Street's network because we have followed the "Building Blocks" of the Main Street approach.

One of those blocks is that Astoria's Downtown Association has hired its first executive director and permanent staff member, Alana Garner. Astoria has followed a comprehensive, multi-month downtown assessment and identity process, and garnered the **"Excellence in Downtown Revitalization Award"** for the Best Special Project from Oregon Main Street. Every community is lucky if they have a few "Enthusiastic Nuts" and the unofficial award went to none other than Dulcye Taylor at the conference. We can all be grateful for her enthusiasm, creativity and energy devoted to Astoria.

"Best Special Event Award," recognizing excellence in a single downtown special event, festival or promotional series, went to the Pacific Northwest Brew Cup, a downtown craft beer festival, now part of Astoria Downtown Association.

The 14th and final award was the **"Leadership Award,"** going to Pacific Power and partners for the book, **"The Power of Main Street"** researched and written by John Goodenberger, assisted by Lucien Swerdloff and others.

Recognition for a Successful Downtown project, the award recognizes a one-time project or activity that affects downtown revitalization efforts. John Goodenberger and Lucien Swerdloff, LCPS Members and both representing Clatsop Community College, authors of **"The Power of Main Street,"** were the featured speakers for the luncheon program. We all received a free copy of the newly published Historic Preservation & Energy Efficiency book, which is a guide for energy efficiency of historic buildings, with our own downtown on the cover. You can go online and download a free copy:

<http://www.pacificpower.net/bus/se/tr/hpee.html>

And the guide echoes the National Trust for Historic Preservation's motto, "the greenest building is the one already built." Did I say free lunch? It was provided beautifully by Baked Alaska. Kudos for delicious!

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What makes a successful Main Street and why should we care? From RestoreOregon.org: "*Restore Oregon*" was founded in 1977 as the Historic Preservation League of Oregon. As the organization has **evolved** over the years, it has always focused on **taking care** of the places that make Oregon, OREGON: the historic homes and neighborhoods, bridges and barns, churches and Main Streets that make this place so **authentic and livable**.

Historic places are cultural, environmental, and economic assets, and they need **active stewardship** or they will be lost to future generations. Our efforts to save Oregon's Most Endangered Places are **preserving historic structures** from the Ermatinger House in Oregon City to the Egyptian Theater in Coos Bay. Our Preservation Roundtable **engages hundreds** of people each year, including developers, planners, government agencies, and property owners to revitalize Oregon's historic Main Streets. Now we are tackling the number one reason historic buildings are lost in Oregon: insufficient economic incentives.

Restore Oregon serves as the statewide voice of **preservation and reuse**, addressing underlying issues that threaten communities' **historic fabric** such as zoning, economic incentives, or simple lack of awareness. Our goal is to bring forward issues in a way that advances solutions. Ultimately we strive to promote livability, pedestrian scale, authenticity, distinctiveness, community connectedness, cultural roots, and the sustainability of adaptive reuse." Check out the great website for more information: www.restoreoregon.org

We all know Astoria is filled with wonderful historic buildings, excellent shopping and dining opportunities, and a variety of events and activities. But how many knew that this community on the Columbia River was a place of discovery for statewide conference attendees? Besides a high concentration of historic homes and buildings, they were surrounded by the scenic beauty of the forest, mountains, rivers and sea. The comments heard and overheard from attendees around the state would make anyone proud to be a part of this community.

What does this mean for LCPS members? We have a chance to be a part of Restore Oregon, by taking an active role in LCPS... look at the words in bold above. We need to evolve by "taking care" to preserve the "authentic and livable" Lower Columbia region. Are you an "active steward" who is "preserving historic structures" and the "historic fabric" that we enjoy? The Lower Columbia Preservation Society has the opportunity to do locally what Restore Oregon is doing statewide. But we need you, as an LCPS member, to become an "enthusiastic nut" for preservation! Our greatest resource: the people who make up our community and their time and vision for preservation, which distinguishes our region.

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CCC Historic Preservation Workshop Fun

Submitted by Pam Chestnut

The weekend of October 19th & 20th I was privileged to teach a glass/window 101 one-unit workshop for our important Clatsop Community Historic Preservation Program, headed by the capable and brilliant Lucien Swerdloff. All hail Lucien.

We practiced the art of scoring glass and removing glass panes from window sashes by carefully chipping away failing glazing putty. Thanks go to Vintage Hardware for the loan of several historic multi-pane window sashes for our use. This phase was done outdoors with Lucien's instructive OSHA-approved lead abatement system in place. Phase two was scoring and cautiously breaking glass to fit empty panes, back-puttying, securing glass panes with points, and practicing glazing with linseed oil putty. All eight enthusiastic and talented students worked diligently and learned the techniques well. We then took a walk down the hill, checking out windows in our lovely old homes, on our way to glass artist Jamie Boyd's presentation at Studio 11. Among her glass art projects, Jamie is creating replacements for missing and broken prism sidewalk glass for our downtown. On the way back up the hill we combined HP interest with a good PE workout. I am gratified by community interest in preserving our precious historic homes and especially their windows, and am greatly pleased by the students' competence.

Historic Preservation and Energy Efficiency: A Guide for Historic Commercial buildings

In the July issue of Restoria, John Goodenberger wrote an article about the booklet that he, along with faculty and students of Clatsop Community College's Historic Preservation program, created for Pacific Power in collaboration with the Oregon Main Street Program and Energy Trust of Oregon. This booklet has information on how historic commercial buildings were meant to function, technologies to aid in energy efficiency, and case studies of buildings in Astoria, Roseburg, Albany and more. It is now available as a free download on the Pacific Power website. Finding it can be a little difficult by browsing their website, so use the direct link: <http://www.pacificpower.net/bus/sc/tr/hpee.html>

We want you!

We are looking for members who would like to have their homes available for an Old House Forum, at your convenience. Show and tell! Before, during, or after work has been done, it's always interesting and informative for the owners and visitors, with a great deal of experiences to share. This is a members-only event. If you are interested, please contact Pam Chestnut at 503-325-3245 or plc19@peak.org.

Letter From the Chair

Ann Gydé

I've been looking through my archived copies of *Restoria* to find submissions I wanted to reprint. I enjoyed re-reading stories from LCPS members about renovation nightmares, successes, lessons learned, and trial-and-error solutions... with recaps and announcements of diverse, educational, and informative workshops and lectures.

Restoria wants you! Kitchen remodel that went well? Websites you find useful? Items you found in your wall while renovating? List of things not to do? Don't forget kudos! LCPS is about members helping members. Send submissions to laree@lareejohnson.com anytime.

A final note, also from our archives, *Restoria* Nov/Dec. 2002. John Goodenberger, then LCPS President, finished his "From the Chair" article with this: "Now is the time, as the weather becomes poorer, to gather photographs or old home movies and have them transferred to CD. Your children, grandchildren, and others will thank you for them. And while you're at it, make an extra copy for the Clatsop County Historical Society. They will thank you too."

FOR SALE: Mid-century Modern electric stove, two lower drawers, soup pot, working condition when stored 15 years ago. Ccall 503 325-4469 for information and photos.

LOWER COLUMBIA
PRESERVATION
SOCIETY

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
Board of Directors

Ann Gydé, Chair
Ted Osborn, Vice Chair
Richard Garner, Alternate Vice Chair
Pam Chestnut, Secretary
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LaRee Johnson, Restoria Coordinator

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Articles, Kudos, For Sale notices,
Restoria@lcpweb.org

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