The Lower Columbia Preservation Society is organizing a tour of homes in Chinook, Washington on Saturday May 14th from 1-3 pm. Starting at 1pm, participants can pick up their pre-registered tickets at Shipwreck Cove Antiques (located in Chinook). Homes will all be within walking distance and will be open for viewing between 1 and 3 pm. At 3 pm, participants are invited to convene at the home of one of our board members, where refreshments will be served. We are limiting our number of participants to 35, so please RSVP by calling Serena Schlosser at 541-520-6146. Please leave your name, number of tickets requested, and a contact phone number if leaving a voicemail.
Renovation along Gearhart’s South Ocean Ave.
Submitted by Patricia Roberts

The past few months has seen three historically significant homes on Gearhart’s iconic South Ocean Avenue, Gin Ridge, undergo major renovations. Two are among homes that the Gearhart Landmarks Commission have inventoried and completed intensive historic surveys. The third has been identified as significant but not been surveyed.

152 South Ocean Avenue is an early 1900s structure that recently raised and placed on a new foundation. Exterior repairs are currently underway. The original wooden structure is visible from the sidewalk and reveals the structure's true age.

Renovations at 254 South Ocean Avenue, the Hamblet/Koehler home, are nearing completion. The foundation was sound but the entire structure has been upgraded with plywood sheathing, modern wrap fabric and insulation. The windows have been replaced in non-original material in unchanged openings. The home is a contributing resource that has retained enough integrity of design, workmanship and setting to convey a sense of 1900's historic Ocean Avenue. Harry Hamblet acquired this property in 1910 from E.F. Southwick who had purchased the lot in 1906 from Theodore Kruse Catering Company. Harry is credited with the development of 13 homes built between 1906 and 1916 along the foredune (Ocean Avenue) in Gearhart. The Hamblet Family would live in each home for a season or two and then build another and move into it. Harry joined F.W. Newell and William G. Gossin of the Western Investment Company. Harry was responsible for developing much of the Alameda neighborhood in northeast Portland. A street in that neighborhood, “Hamblet”, bears his name.

544 South Ocean, the Hirsh home, is a true gem. It was designed by E.B. MacNaughton in about 1916 for Max S. and Clementine Hirsch. Of the numerous “cottages” built in the era it is one of the few to be designed by a registered professional. E.B. (Ernest Boyd) MacNaughton received his engineering degree from the Massachusetts Institute of Technology in 1902. He came to Portland and began his career as a draftsman for the office of Edgar M. Lazarus doing plans for the 1905 Lewis and Clark Exposition held in Portland.

In 1906, MacNaughton joined a construction partnership business with E.F. Lawrence and H.E. Raymond. He designed numerous residences in the Portland area and several “cottages” in Gearhart for his family and for friends. In 1915, the “cottage” was described in the Seaside Signal as a commodious seven bedroom with all the modern improvements. It burned to the ground in September of 1915 and was rebuilt by April of 1916, but this time as a ten-bedroom home. MacNaughton again designed and supervised the construction. The home remained in the Hirsh family until the early 1950s. A new owner is now completely restoring the home. All this time, it has rested upon post and beam construction. Its first concrete foundation will be constructed as part of this renovation.

It is well worth your time to come take a look at these three homes. Park on Pacific Way and the Ocean front, get out of your car and walk south along Ocean Avenue. All three homes can be viewed from the sidewalk and from the fire road located several hundred yards to the west, in the dunes.
LCPS Board Member attends Non-profit Association of Oregon training

The Non-profit Association of Oregon is striving to strengthen the collective voice, leadership and capacity of the nonprofits of Oregon. LCPS recently became a member of this organization to assist us in our board development. Due to our large number of new board members, it was decided that it would be beneficial for us to ramp up our board member training. LCPS covered the cost of the tuition for Serena Schlosser (Secretary and Endowment Activities Chair) to attend a daylong NAO training in Portland. Topics covered were: Rights and Responsibilities of Board Members, Understanding Financial Information, Supporting Board Performance and Organizing Board Committees. Through this training, Serena is looking forward to the board improving its performance in contributing the highest value to our mission.

During the board retreat in April, Serena shared the knowledge she gained from this training with the rest of the board.

President's message: April retreat sets new goals

There have undeniably been many ups and downs within the LCPS boardroom over the past year. Since being elected to the board of directors last May (along with Serena Schlosser, Sarah Jane Bardy and Mike Green), I have witnessed the resignation of many of those who were here when we arrived. Ted Osborn, Richard Garner, Mark Brown, Ann Gyde and Pam Chestnut have all chosen to step down. I have also seen the addition of two new members, Doug Thompson and Katie Rathmell, and am ever so grateful for the continued presence of Patricia Roberts, Richard Foster and David Wigutow.

Of the five distinct goals set out by the board last year, two have been completed -- the sale of three buildings and the consolidation of LCPS’s financials. A valiant effort was made to hold a membership activity every month and, although we did not quite meet that goal, we did organize several quality events. These included the Holiday Church Tour, Richard Foster’s Jewelry Workshop, Architect David E. Jensen’s lecture at the Chinook School, the Shelbourne Inn Tour in Seaview, and an Old House Forum in Astoria, among others. Our plan moving forward is to commit to fewer total events but to make those events larger in scale and insure high quality.

The fourth goal -- to plan and begin renovation of 1030 Franklin Street (the Francis Apts.) is still in an information gathering stage, led by Mike Green. Necessary improvements to the back stairway have been made.

The fifth goal set was to initiate an expertise/tool share database. Unfortunately, this project did not gain momentum. (continued on page 5)
Residential Conversion of Historic Neighborhood Storefronts
Submitted by Rachel Jensen

Beemer's Grocery, at the corner of Alameda and W. Lexington, was constructed in the early 1920s during the neighborhood's primary period of development. By 1924, there were three stores at this intersection and a fourth one located on Agate Ave., just one block north.

The building has retained several historic architectural elements that are visible in a photograph (below) from 1952, including: asbestos siding, a chamfered corner entrance with a decorative cornice between floors, and Italianate-style eave brackets reflecting an eclectic historic-style. Other clues of its past as a modern storefront have been removed, including the alcove entrance, large display windows and transoms.

The residential conversion was completed in 1967 by Alven Johnson, then owner of the building and a respected homebuilder who built eight Astoria residences and remodeled many more. His use of modern building materials provides differentiation between the original structure and newer alterations. The vertical board, aluminum slider windows, decorative shutters and slab door all reflect popular styles of the late 1960s.

It can be argued that restoring the storefront to a recessed entry, display windows and transom lights would be more in line with the spirit of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. However, an argument could also be made that the common practice of converting storefronts to housing in the 1960s is well illustrated by preserving this representative example. Agate Grocery, one block away, underwent a residential conversion around the same time period but has since been demolished.

There are at least eleven other historic neighborhood grocery buildings still standing in Astoria. If you have any information or historic photos relating to neighborhood grocery stores that you would like to share, please contact me at rachelamyjensen@gmail.com.

For more information about the rehabilitation of historic storefronts, please visit https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm.
LCPS offers Pacific Northwest Preservation Field School scholarships

The Lower Columbia Preservation Society will be awarding two $900 scholarships for attendance at a session of the 2016 Pacific Northwest Preservation Field School. This year, the field school will be held at historic Mt. Rainier National Park. For more information about field school, please visit the University of Oregon website https://hp.uoregon.edu/pnws.

The LCPS scholarships will cover food, lodging and transportation during a one week-long field school session in August. One scholarship is reserved for a student in the Clatsop Community College historic preservation program. The second scholarship will be awarded to a current LCPS member.

To apply for the LCPS scholarship, please send a one-page statement explaining your interest in preservation, your relevant professional and educational background, how you plan to contribute to and what you hope to learn from your preservation field school experience.

Please include your full name and contact information (email, phone, mailing address). Submissions must be received by May 9th. Please send them to either sorwick@gmail.com or Lower Columbia Preservation Society, PO Box 1334, Astoria, OR 97103.

President’s message.... continued (from page 4)

The four distinct categories for goal setting identified at our April board retreat are as follows:

- **Governance** – review our policies on finances, investments and endowment; improve our record keeping procedures; review and update bylaws as necessary.
- **Communications** – hire an independent contractor to help coordinate our public presence. The desired outcome is to improve communication with our members, provide timely information and to successfully promote events.
- **1030 Franklin** – improve communication with our property managers and to actively pursue the information needed to create a well-informed plan for the remaining property.
- **Relationships** – improve our relationships with the members, the public, other non-profits, state and national organizations, as well as local city governments when appropriate. Step up our advocacy on important preservation issues and provide support to the Clatsop Community College historic preservation program.

The board welcomes feedback from our membership. Please let us know if you have questions about these goals and how they align with mission of the Lower Columbia Preservation Society.

Respectfully,

Rachel Jensen, LCPS President
LCPS Current Board of Directors

Rachel Jensen, President
Sarah Jane Bardy, Vice-President
Serena Schlosser, Secretary
David Wigutow, Treasurer
Richard Foster
Mike Green
Katie Rathmell
Patricia Roberts
Doug Thompson