



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.



Mark your
calendar!

JANUARY MEMBERSHIP MEETING: PRESERVATION ON A GRAND SCALE

Claire Dean, conservator of archeological sites from around the world, will present a lecture at 7:00 p.m., Wednesday, January 30, 2002, at the Heritage Museum at 1618 Exchange in Astoria. Dean will discuss the approach conservators take when they work with artifacts, and will describe the methods she uses to preserve sites which may be thousands of years old. She will then relate these concepts to how owners of historic buildings can conserve and preserve structures in our area.

We'll travel with Ms. Dean to the plains of Montana, where we'll see pictographs 3,500 years old, then we'll visit western China and the home of a mummy, and from there we may see tile work laid by ancient Greeks in Cyprus or visit her present work site in South Africa.

The lecture will provide a unique way to learn some of the basic concepts of preservation: should this be saved, how do you get rid of offending (and sometimes toxic) materials, and how do you maintain something once you've saved it?

This is a great opportunity for local preservationists to meet one of the top conservators in the nation. Dean, who lives in Portland, is very familiar with our area. In 1995, she was documentation manager and site manager for the restoration of the Astoria Column. She is looking forward to returning to Astoria and getting to know the members of the Lower Columbia Preservation Society.

Along with the exciting lecture about preserving historical sites, there will also be a short discussion about handling of toxic materials in the home, proper disposal methods, use of least toxic substances, and how to obtain Material Safety Data Sheets for products we buy. Printed materials from the State of Oregon Department of Environmental Quality and from Metro in Portland will be available, and there will be a display of low toxic and non-toxic products.

FEBRUARY WORKSHOP: OLD HOUSE PLUMBING

This workshop will focus on the challenges owners of older homes face when maintaining or replacing plumbing fixtures. Since we are still working on the details of the workshop, we will let you know the location and date as soon as they are determined.

MORE PLANTS FOR YOUR GARDEN

Continuing on with Park Commissioner August Hildebrand's monthly list of trees, shrubs and flowers adapted to the climate and soil of the Lower Columbia River District and Coast, compiled in 1912:

October:

- 1st week: Cosmos, Virginia Creeper (Foliage)
- 2nd week: Mountain Ash (Berries), Japanese Barberry (Foliage)
- 3rd week: Pampas Grass, Boxwood
- 4th week: Japanese Maple, Sweet Briar (Seed Haws)

November:

- 1st week: Nasturtiums, Maiden-hair fern (Five Finger)
- 2nd week: Marigolds, Ribbon Grass
- 3rd week: Elk Brake
- 4th week: Chile Pine (Monkey Tree)

December:

- 1st week: Portuguese Laurel, High Bush Cranberry
- 2nd week: Cryptomeria (Elegens), Cedar, Buffalo Berry
- 3rd week: Irish Yew, Siberian Dogwood
- 4th week: Holly, Kinni-ki-nic (Indian)
- 5th week: Spruce (Colorado Blue), Rock Moss



AUGUST MEETING AND SEPTEMBER WORKSHOP RECAP

More than 50 people attended the August 29, 2001, membership meeting on "Period Light Fixtures." Many of us recognized and were delighted to see Astoria houses, along with light fixtures of the period, light up the screen. We learned a lot, and many of us could have listened to another hour from presenter Monica Burke of Portland's Rejuvenation Lamp and Fixture Company. After the presentation, Monica commented that she enjoyed our group and felt she was among friends. She felt her colleagues from Rejuvenation would have enjoyed being in the audience, and would have admired our seriousness and sophistication with regard to preservation. (We are a great group, aren't we?) Thank you to Monica and to Rejuvenation for this excellent presentation. If you want to borrow a videotape of the presentation, call Dave Fitch, (503) 325-8089.

It should have been a requirement that all owners of old buildings attend LCPS's "Keeping Out the Cold" workshop on September 15, 2001, at the Flavel House. Jay Burco, Multnomah County's Weatherization Training Coordinator, covered everything from moisture in basements to insulation in attics. And yes, the 20+ who attended got to spend a good amount of time in the Flavel House attic, reason enough to attend the workshop. Thank you to Jay Burco and the Multnomah County Weatherization Program for this fine workshop. A special thanks to the Clatsop County Historical Society for allowing LCPS to use their facilities for both events.

MEMBERSHIP SOCIAL: A FUN EVENING!

Thirty of us managed to put away our hammers and paint brushes for a lovely autumn evening at Shively Hall that was filled with good conversation, hot cider, doughnut holes, candy corn with Spanish peanuts, orange and brown tortilla chips, and great pictures and stories of our old houses. It was especially fun to get acquainted with some of our newer members and to see their houses. The highlight of the evening had to be the crocheted Kleenex box fashioned after the Nurdling's Italianate—you had to be there! We must do this again.

OLD HOUSE FORUM

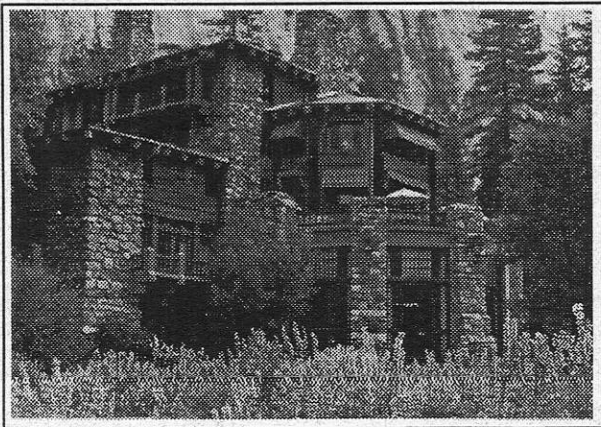
The Old House Forum was held at 7:00 p.m., November 15, 2001, at The Benjamin Young House, 3652 Duane Street in Astoria (near Astor School). There was an opportunity to tour the house and to talk about restoration projects. A brief summary of the history of the house was given. Would you like to host an Old House Forum? Call (503) 325-6172.

COMMUNITY FORUM ON HISTORIC PRESERVATION

In honor of National Preservation Week, scheduled the second week in May, LCPS is planning a community forum on historic preservation. Still in the planning stage, board members are meeting and working with other organizations, both local and out of the area, to determine the preservation needs of our area. Suggested topics include design review, National Historic Districts, and Neighborhood Associations. If you have ideas or suggestions or would like to be a part of this committee, please contact Linda Oldenkamp at (503) 325-3981 as soon as possible.

WHAT I DID ON MY SUMMER VACATION

by Linda Oldenkamp



In June, Dave and I traveled to California for a family reunion close to Yosemite National Park. On the way, we traveled to the "Gold Country" via Highway 49, between Grass Valley and Sonoma. We especially enjoyed the small towns in the area, most of them retaining much of their mid-1800's western architecture. A particular highlight was the small town of Nevada City, on the National Register of Historic Places. In the cool of the evening, the warm glow from the old houses in the neighborhoods was peaceful and romantic. Another highlight was the Ahwahnee Lodge in Yosemite National Park. Built during the late 1920's, the fabulous lodge retains its rustic craftsman architecture. Put these on your list of places to visit; you won't be disappointed.



KUDOS

To all the people involved in exterior paint jobs in Astoria: Margaret Frimoth and Sharon Hedbloom at 1775 Jerome, John and Ada Anne Wolcott at 922 17th Street, Tony and Roberta Stramiello at 687 12th Street, Linda Oldenkamp and Dave Pollard at 1676 Jerome, Debbie Bowe at 1656 Irving, and Yvonne Starr at 1390 Jerome.

To Dave Pollard and Linda Oldenkamp, for coordinating the "Period Light Fixture" meeting, and to Brad Alstrom, for coordinating the "Keeping Out the Cold" workshop.

To LCPS members Beth LaFleur and Matt Van Ess, Scott Reuter and Ann Lederer, Yvonne Starr, Bob and Julie Brown, John and Shirley Dahlston, and Patrick and Lindi Overton, for offering their homes for the Clatsop County Historical Society's Historic Homes Tour.

To the Clatsop County Historical Society, for the fabulous (and still in progress) restoration of the Carriage House. The Carriage House will become the headquarters for CCHS and be a fine addition to historic Astoria. The restoration is an example of their commitment to historic preservation.

To Michelle Schmitter, outgoing Executive Director of the Clatsop County Historical Society, for her contribution to LCPS as one of the original board members. Michelle's dedication and commitment to historical preservation is unmatched and will be missed in Clatsop County. Michelle has left us for her roots back East. LCPS wishes her the best.

To member Scott Reuter on his new job, Executive Director of the Clatsop County Historical Society. Congratulations, Scott!

To Mitchell and Connie Fery, for the exterior paint job and restoration plans for 837 38th Street, Astoria (circa 1885).

To Robert Williams, 4410 Lief Erickson Drive, Astoria, for the paint job and historically appropriate stairs reconstruction. The stairs contractor was Larry Helligso.

To property owner Rondeau Properties, LLC., from Camas, Washington, and A-1 Contracting, for the restoration of the transom windows on the building at 343 10th Street, Astoria.

To #10 Sixth Street Ltd., and Bob Ross Construction, for the restoration of the transom windows at the Hotel Elliott at 357-389 12th Street in Astoria. #10 Sixth Street Ltd. and Bob are also undertaking repainting of the Cannery Cafe building at One 6th Street.

To James and Claudette Wirkkula, for nominating their house at 1288 Kensington, Astoria, as a local historic structure.

To Star of the Sea School, 1411 Grand Avenue in Astoria, for the exterior painting that includes extensive faux marbling.

To Stacy Hansen, for the painting of her house at 656 11th Street, Astoria, and for the flower boxes on the bay windows.

To Stephanie and Ricardo Perez, for the improvements to their house and for the landscaping at 610 17th Street, Astoria

To Melvin Maki, for being instrumental in having two buildings on Marine Drive in Astoria—162 Marine and Lon's New and Used at 892 Marine—painted. Kent Smith chose the colors for Lon's New and Used.

To Nickie Piippo and Susan Brewer, owners of Paper Moon, for the painting of their storefront at 229 14th Street, Astoria. Word has it that there will also be a new sign in the near future by Carol DuBosch, calligrapher extraordinaire.

To Londa Sarkie and Debra Cheuvront-Kelley, owners of the newly opened antique store, Between Friends, at 1145 Commercial Street, Astoria, for the painting of the storefront and for the flower pots.

To Sara Chacon, for painting the storefront of the new antique store, Rio Rama, at 143 9th Street, Astoria, next to the Rio Cafe.

A special kudos to **Marty White**, copy editor for Restoria. Marty's copy editing adds to the professional quality of Restoria by assuring that all submissions (except this one!) conform to the same conventions of style (punctuation, for example), while ensuring that the authors have their own voices. Marty consults with authors when clarification is needed, working with them to fine tune their wording into well-crafted articles.





RESTORATION SPOTLIGHT

by Dave Fitch

To Paul Williamson, the circa 1905 Queen Anne cottage at 1691 Irving in Astoria came to be more than a restoration of a building: it meant the restoration of his soul. Thirty-two years of marriage had ended in divorce recently, and his innovative accountant advised him to find "the neediest house in the best neighborhood" and to restore that house. For Paul, this 800-square-foot house is the way to healing. Working six days a week for many months, he is returning one of the neighborhood's eyesores to its former dignified beauty, and, at the same time, finding personal relief.

A near mirror image of the closely set house next door, decorative features include diamond shape windows on the front, a colored glass window in the bay, and a turned porch post. Paul gutted the inside and stripped the cement asbestos shingle from the preserved wood siding outside. (Landfills accept cement asbestos shingles if triple bagged.) The lath and plaster was beyond repair, so removing it helped him to rewire and re-plumb the entire house. But how do you haul several cubic yards of debris to the dump with a 1968 Volkswagen beetle? Here, Pamela Garner and Dave Pollard came to the rescue. Bob Ross helped with ideas as did John Wolcott, and Paul is grateful. It is this kind of helping one another with our restoration projects that is one of LCPS's real goals.

Paul added 600 square feet of living space by finishing the basement, but upgrading the stairs from the basement to the kitchen to current code was a major challenge. The softwood floors will be sanded, stained, and coated. The original beadboard ceiling in the kitchen will be refinished and preserved. While the outside will remain covered with scaffolding for a while yet, the inside should be completed by a target move-in date of July 2002.

Paul was in law enforcement for 27 years in Lincoln County. If you happen to meet him, thank him for bringing a part of Astoria's residential heritage back from the brink.

NEWS FROM THE CLATSOP COUNTY HISTORICAL SOCIETY

by Lisa Studts

There have been some exciting changes at the Clatsop County Historical Society in recent weeks, as we said goodbye to our executive director, Michelle Schmitter, and welcomed our new director, Scott Reuter. Michelle has done a tremendous job in improving the Historical Society for the past three years. The restoration and rehabilitation of the Captain George Flavel House and the Carriage House, done under her able leadership, have been significant accomplishments for our organization. We are sad to see her go, yet glad that our new director, Scott Reuter, plans to pick up where she left off. Scott comes to us from Los Angeles, California, where he worked at Exhibit Safety Services and at the J. Paul Getty Museum. So far, he has shown great ability and we have every faith that he will succeed in his new position.

Meanwhile, work continues on both the Carriage House and the Flavel House. We project that our new Flavel House Orientation Center, which will house our gift shop, admission desks, administrative offices, public bathrooms, a kitchen, an exhibit room, and a video viewing room, will be completed by the end of November. On September 21, the Historical Society gave a small party at the Carriage House for our members, so they could see our remodeling work to date and view our new orientation video. More than 140 people attended the gathering and all seemed very pleased with our progress.

Earlier in September, we held our annual fund raising event, the Historic Homes Tour. This year's theme was "Beyond the Queen Anne." All of the homes on the tour were built between 1900 and 1930 and included a number of craftsmen and Colonial Revival style houses designed by local architect John Wicks. Besides this event, the Historical Society held a salvage sale on the grounds of the Flavel House that same weekend. The two events generated about \$2,300 for the society.

Upcoming events for the month of December:
Annual Plum Pudding at the Flavel House Dec. 14th -23rd and 26th -30th from 2-4 pm, \$7.00 per person. Please call more information at 325-2203.



WHAT I LEARNED IN OUR BATHROOM RENOVATION (OR THE MUSINGS OF A PERFECTIONIST)

by Fred White

Before Marty and I went to Italy to visit the town of my mother-in-law's birth, we met with an old family friend who had been to the town of Vignole Borbera several times. In one of her stories, she recounted, with laughter tinged with a bit of horror, how one of her cousins had installed a dishwasher in a 400-year-old house. Such an act somehow seemed, if not unnatural, at least inappropriate. After we arrived in Vignole, Gian Luigi, a friend who lives there, told us that oftentimes people who had left Italy when they were young come back to visit decades later, expecting everything to be exactly the same as when they left, as though time had stood still in Italy.

Owners of old houses face similar contradictions when considering restorations and renovations. While many of our houses may be of museum quality, most of us don't want to live as though time stopped 75 or 100 years ago. We expect modern wiring, telecommunications, appliances, and plumbing. Nowhere are these expectations, and contradictions, more apparent than in kitchens and bathrooms. This article recounts the experience Marty and I had in our bathroom renovation.

Actually, renovation is the wrong word, because there was nothing worth saving in the often-altered main floor bathroom of our 1924 bungalow. The first day we owned

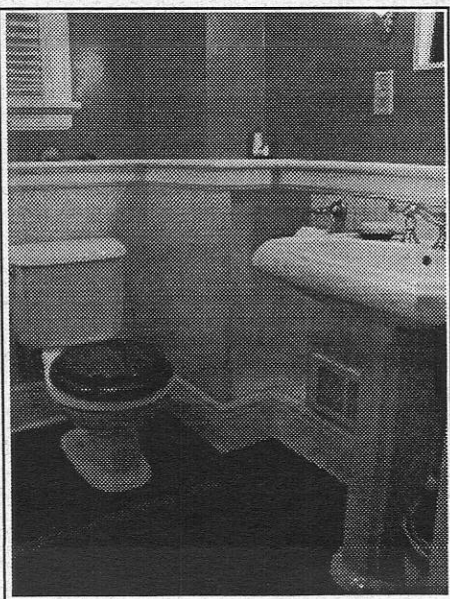
the house, we stripped the bathroom to the studs. Now, after more time than we like to admit, the room is nearing completion. In our compromise with history, we opted for the convenience of a new cast iron bathtub and shower with a tiled surround, while maintaining the

period look by using old-style plumbing fixtures, v-groove wainscoting, wood flooring, and woodwork closely resembling other features found in the house. The reconstruction has been a big learning experience, such that I thought I would pass on several words of wisdom, and if not wisdom, at least lessons. Many of my lessons were learned before making mistakes, some after. So don't look too closely at my finished product!

Check for dry rot. As in most old houses, there had been several configurations of fixtures in our bathroom, and they all seemed to have leaked. There was considerable dry rot in the subfloor, and the extent of dry rot in the 4x6 sill required that the section under the bathroom be replaced. Fortunately, the configuration of the house's structural supports allowed me to replace the section of sill from the outside with relative ease.

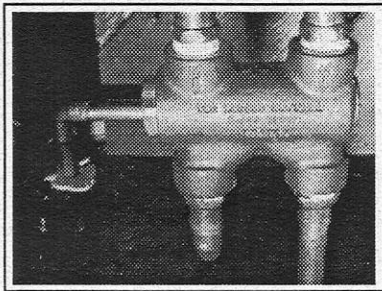
Decide what skills you have, or want to use, and find somebody else to do the rest. Plumbing, tiling, and plastering come to mind. I contracted out installation of the copper supply plumbing, with which I had no experience, but installed the plastic drain and vent plumbing, which, while technically demanding, is easy to work with. I prepared the walls for the tilers by installing the cement board, but only after shimming, planing, and squaring the studs in the walls, one section of which was one-half inch out of plumb from top to tub. And Marty discovered, much to my delight, that she has a good eye and a deft hand at skim coat plastering.

Spend lots of time planning, so that you plan much, build once. Get the proper building permits, study the building codes, and use the inspectors as resources: they want to help you build correctly. Many questions you have can be answered by phone or fax. Code requirements for bathrooms are designed to prevent electrocution (ground fault interrupter outlets), ensure that sewer gases don't enter the living



WHAT I LEARNED IN OUR BATHROOM RENOVATION, *continued.*

space (all bathroom fixtures vented to the atmosphere), and prevent scalding (properly vented traps on all bathroom fixtures), and prevent scalding (pressure balancing valves in showers).



When separate hot and cold faucets are used in a shower or bath tub, a pressure balancing valve (photo to left) must be installed in the intake water pipes. Single handle mixer faucets usually have a balancing valve built in.

Map the structure of the room. Plot all studs and other structural timbers on graph paper so that you will know where they are after you cover them. As you progress with your work, add any changes to your map.

Plan the location of your towel racks, toilet paper holder, shower curtain rods, etc., and build structural support into the framework, because sheetrock won't hold these devices securely. Add these supports to your map. My plumber advised me to support our sink with large enough material so that we can change our sink in the future without opening the wall to add support.

Plan for your old age by including structural support for future installation of grab bars in showers and near toilets. Add these to your map and file the map where you'll find it in the future. If you don't know where to plan for grab bars, make yourself a few inches shorter and imagine frailty. Or ask your elderly parents or friends for advice.

Place sheetrock screws either away from or under planned trim, because the slight compression of the wall when nailing on trim can cause nearby screws to break through the surface. Use the smallest finish nails you need for the trim (not galvanized).

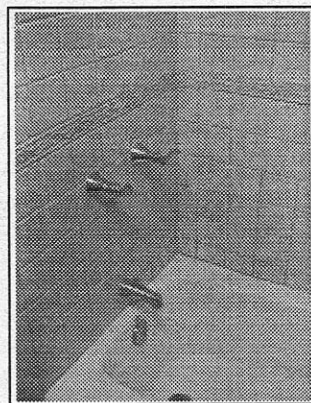
Cheat when necessary. Professional carpenters "cheat" in squaring or lining up trim, etc., to compensate for out-of-square rooms. When you cheat, be sure to return your saw adjustment to its normal configuration before you make the next cut!

Check the profiles of trim pieces before you cut and install them. The trim you buy may have been manufactured at two different times—before the cutting knives were sharpened, and after—so that the profiles may be slightly different. With careful planning, you can hide the difference.

Think carefully when measuring for trim with mitered corners. Remember that you need to add the width of the top trim to your measurement of the side of the opening, or you may have to add special "features" to the bottom of the side pieces.

Use two-inch drain pipe in your installation as soon as you can, so you don't have to fight clogged pipes in the future. Be sure to include clean outs in your plumbing.

Protect your investment. Whatever you do to your bathroom, plan well and build in quality so that your work will last for many years. Low quality plumbing and fixtures are no bargain if you have to replace them prematurely.



QUESTIONS AND ANSWERS

by Dave Fitch

Nine years ago, my wife Beth and I refinished our softwood floors. We tried different polyurethanes on different floors. We wanted to share with you the results so far. The oil-base semi-gloss polyurethane held up best to aging, although the floor continues to darken into a richer tone every year. The water-base ("diamond finish") polyurethane resists scratches better than the oil-base, but it seems not to have lasted as long. It looks like it needs another coat or a complete refinishing. It is absolutely worthless anywhere it's exposed to water such as in the bathroom or kitchen. It did best on our softwood wainscot. Our next thought is to replace the water-base poly completely with Swedish Finish and sand and over coat the oil-base polyurethane with Swedish Finish. I understand there is now a do-it-yourself Swedish Finish on the market and it would be good to hear from someone who has used it.



AGENDA**JANUARY 30, 2002**

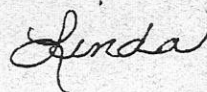
7 - 8:30 pm

Heritage Center, 1618

Exchange Ave, Astoria

I. 7:00 - 8:00pm: Claire Dean
See page 1.II. Business meeting:
Call to Order
Treasurer's Report
Membership Report
Questions & Answers
For the Good of the
Organization**Special Assessment Program
Open House Dates**Ferdinand & Augustus Fisher House
687 12th Street, Astoria, 9:00-1:00
December 31. *Roberta & Tony
Stramilello Jr., owners.***CLASSIFIEDS**Fifteen-light solid wood exterior
door, 80 inches by 36 inches,
includes Russwin mortise lock and
handle set, \$75. Also have a once-
used Simmer .3 hp submersible
sump pump with float shutoff, \$25.
Call Fred or Marty White at (503)
338-6822.Have you heard of someone
replacing fixtures, appliances, etc.?
Do you think you or someone else
might be able to use some item that
might otherwise be headed for the
dump? Remind them members can
put a FREE ad in the Restoria
newsletter to unload historic, or just
old, materials!**NEEDED**Your articles, classifieds,
kudos, etc. for Restoria.
Please make your submissions
to the
LCPS email:
lcps_restoria@hotmail.com.**FROM THE CHAIR**

This will be the last newsletter for which I will serve as the chair of the LCPS Board of Directors. Never have I enjoyed working with a group more than I have those on the Board. Getting acquainted with so many old house aficionados has been the best part of all. It has been rewarding watching the membership grow. There are challenges ahead for LCPS, but I feel confident that the transition to new leadership will be smooth and an important step in the progress of our group. A special thank you to the LCPS Board of Directors for allowing me to serve as their chair the past three years.


LCPS MEMBERSHIP: A GREAT GIFT!

Christmas is right around the corner, so why not give an LCPS membership to a friend or neighbor? Gift memberships also work great for birthdays or for new "old house" owners. Help our membership grow—contact Melissa Yowell, (303) 325-1892, or fill out the application in the newsletter and tell us it's a gift. Melissa will send a card with information about membership in LCPS.

ANNUAL MEMBERSHIP APPLICATIONNAME ADDRESS CITY STATE ZIP PHONE NUMBER () EMAIL ☐

Apply \$5 workshop fee

☐

\$10 Membership (Individual)

☐

\$20 Contributing (Two at same address)

☐

\$50 Supporting

☐\$

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

☐

Planning meetings

☐

Membership

☐

Publicity

☐

Education

☐

Advocacy

☐

Newsletter

☐

Grant Writing

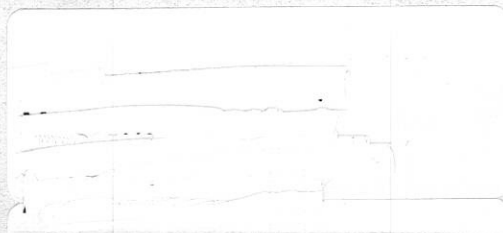
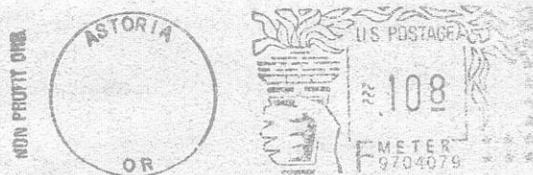
☐Other

Please make checks payable to:
Lower Columbia Preservation Society
Post Office Box 1334
Astoria, Oregon 97103



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

PO Box 1334
Astoria, OR 97103



JUN 5 97103



MEMBERS REPORT

New members: Alan C. Batchelder, Steve Emmons and Jim Atteberry, John and Shirley Dahlston, William and Leslie Garvin, Kathleen Hughes, Bob and Shari Moyer, Ed Niemi, Mike and Teresa Patterson, Madeleine Reed, Nancy Sells, Lee Spangler, Lisa Studts, Larry Thomas, Debbie Thomsen, and Susanna Vance Wright.

Renewing members: Jane Audrey, Rae Goforth, Carolyn Hammer, Dan Hauer, Pat and KC McGee, Peggy Nikkila and Joe Murray, Roberta and Anthony M. Stramiello, Jr., and Michael and Diane Tiedeman.

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

Current Board Of Directors:

Linda Oldenkamp, Chair	John Goodenberger
Brad Alstrom	Ann Gydé
Jewel Benford	Beth La Fleur
Joy Brewer	Fred White
Dave Fitch	Melissa Yowell

Restoria Editor: Marti White

EMAIL

LCPS email: LCPS has an official email address which you are encouraged to use. You may contact us at: lcps_restoria@hotmail.com. Board members will check the email periodically, but it's best to contact us directly if you need information immediately.

Keep informed via email: If you are not receiving reminders about LCPS meetings and workshops via email, it's because we don't have your email address. Please email us at lcps_restoria@hotmail.com and tell us to put you on the email list. We will send you meeting notice reminders and other information regarding preservation issues. We will not publish or sell your email address; we will use it exclusively for informing you of preservation-related events and issues. Of course, we will also honor your request to be removed from the list.

