



RESTORIA

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.

FEBRUARY WORKSHOP: FAUX PAINTING

Ever wonder how to achieve a marbled effect on your entry walls using paint instead of investing your nest egg for the "Real McCoy"? Or perhaps fashion a new, unfinished picture frame to look like the wood graining that was so popular during the art deco era? Or make that \$3 terra-cotta pot look like an old and expensive Grecian urn?

We're busy pulling together the elements for a faux painting workshop in February. Joy Brewer is coordinating this workshop and would appreciate your ideas – this is, after all, your organization!

There are many faux painting techniques, more than we can touch on in just a few hours. Which finish would you most like to learn about?

Stone – Marble, Granite, Slate
Wood graining
Wall glazing effects, metallic and pearlescent glazing
Crackle technique
Brick textures
Stenciling

As you know, your annual membership dues admit you to our workshops at no cost. However, we would like to give you the opportunity to actually pick up brush or sponge and work alongside the instructor to create a beautiful faux painted project that you can take home and proudly display. To do this we'll need to charge a fee to cover the actual cost of the materials. As always, there would be no additional cost for observing – in other words, "no paint, no pay"!

Please let us know what your preferences are:

1. Type of finish you'd like to learn about?
2. Would you like to sign up to complete a project?

Please call Joy at 325-0608 or email her at jbrewer@clatsop.cc.or.us and let her know your thoughts and preferences for this workshop. And in the meantime, please circle February 23rd on your calendar for this workshop.

Preregistration for the LCPS 2-23-00 workshop is required ONLY for those persons who want to complete a project, because I need to know the amount of supplies. For those who only want to observe, preregistration is unnecessary.

WINTER LECTURE AND MEETING

Interior decorator Jan Mead will give a lecture on the historic use of wallpaper at 7:00 pm on Wednesday, January 31, 2001, in the Clatsop County Historical Society's Heritage Center, 1618 Exchange Avenue in Astoria. Her discussion will include Early American, Victorian, and Craftsman homes. Samples of historic wallpaper will also be available to view. A short business meeting will follow the lecture.



CLATSOP COUNTY HISTORICAL SOCIETY TO BEGIN FLAVEL CARRIAGE HOUSE REHABILITATION!

Only a little more than \$50,000 is still needed for the \$330,000 Carriage House rehabilitation project at the Flavel property. With gifts in hand totaling \$150,000 and a matching grant from Meyer Memorial Trust for \$125,000, the Clatsop County Historical Society will begin work on the Carriage House in early 2001.

The Carriage House project involves rehabilitating the building to serve as an orientation center for visitors and members of the community. Exterior project components include replacing dry rot, stabilizing the foundation including a seismic retrofit, replacing the roof and gutters, restoring original windows, doors, and missing architectural elements, and repainting the building in its 1887 colors. On the interior, much of the original fabric will be saved and incorporated into the design plans. The first floor will be transformed into an exhibit area, with an orientation video, the Flavel Carriage and sled, and an expanded admission and museum store in the space which originally held the horse stalls, tack room, and carriage holding area. The dirt-floored basement of the Carriage House will accommodate multiple restroom facilities, a caterer's kitchen and a gardener's work space. Under the hipped roof on the upper floor, space which was originally used as a hay loft and handyman's apartment will become the Society's administrative offices.

Over the past three years, the Society has been restoring both the interior and exterior of the Captain George Flavel House to its original 1884-85 condition. Whenever possible the Society has used original methods and in-kind materials in the restoration work. The Society will be incorporating Green Building principles in the Carriage House project. Donations are greatly appreciated and can be made by contacting CCHS at 1618 Exchange Street, Astoria.

AUGUST MEETING AND SEPTEMBER WORKSHOP RECAP

Ken Safe, an associate engineer with Miller Consulting of Portland, spoke at the August meeting on "Reducing Earthquake Hazards through Seismic Retrofitting." We can't predict the time, intensity, or duration of the next big quake, but our historic homes and buildings can be strengthened to better withstand the seismic forces. Ken reviewed the history of earthquakes on the Pacific coast, discussed guidelines for retrofitting historic buildings, and listed available resources. Of particular interest were slides of buildings damaged in recent earthquakes and examples of structural modifications to historic buildings.

At the September workshop, well over thirty LCPS members crowded into the basement of Melissa Yowell's beautiful Queen Anne Victorian to hear Joe Herman, master mason, discuss stone and brick masonry in historic homes. In particular, Joe explained how he evaluates the condition of brick chimneys and foundations, decides whether to repair or replace the existing materials, and uses different repair techniques. Joe answered one question after another from an obviously interested group. Next, the workshop moved to the corner of 17th and Irving to discuss Joe's recent restoration of John and AdaAnne Wolcott's stone wall.

MEMBERS' FEATURE *By Julie Brown*

If you live in a historic house, this has probably happened to you. I was out in the yard doing some gardening, when I saw a car slowly drive by, its driver scrutinizing my house (the Norblad House on Grand Ave.). He left, circled the block, then moments later I saw him again scrutinizing my house at a slow speed. After the third time around, I went down and asked if I could help him in some way.

I was surprised (and nervous!) when he asked if I wanted to see a picture. I was delighted to see that what he had was an original photograph of my house, dated 1906 right after my house was built. The sepia-toned photograph was printed on an old postcard, which had been sent from my home's first owner, "Mrs. Noonan," to her sister in Maryland. "Where are you from and where did you find this?" I asked him. He was from Tillamook, but had found the picture on e-bay. For fun, he tried to find my house to see how much change it had undergone.

Together, we studied the old picture. It confirmed some of the changes my husband and I had already figured out—our Dutch Colonial home had once had a spacious front porch (it is now glassed-in), and had originally had a big bay window in front (now an archway to the "sun porch.") We were surprised to see that our bedroom in the upstairs back of the house must have been added on later, since it didn't appear in the picture. Other than that, the house looked exactly the same.

I hinted that I would give anything for a copy of the picture. Wonderful man that he was, he mailed me an 8 x 10 sepia toned copy only two days later. He also copied the back of the card, the words of our home's first mistress: "Sister, how do you like our new house? We think it is beautiful. Our baby girl is doing well."

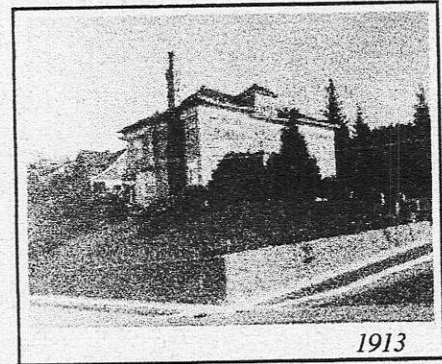
What a miracle to think of her words, from 1906, travelling all the way to Maryland and then back to Astoria, almost a hundred years later.



IF WALLS COULD TALK: PHOENIX RISING

By Hope Harris

- Which house in Astoria was built in 1900 by a U.S. Senator ?
- Which stately single family dwelling once was converted into a six-unit apartment building with ten bedrooms and six kitchens?
- Who are the owners of the house who, since 1993, have been meticulously restoring the home back to its original grandeur?
- The stone wall surrounding the home was recently restored by a master mason. It took five months of daily work, involving removing and then replacing each stone in its original position in five-foot sections, using photographs as aids.
- The house survived two extensive fires in the 1930's, one involving the main staircase to the attic.
- After the Astoria fire of 1922, nuns lived on the third floor for a time, which was the home's ballroom.
- A garage was built in 1910 to house a vehicle called a "locomobile." (Anyone know where to get one? The present owners are looking...)



Had enough clues?? Think you know the answer?

The house is on the southeast corner of 17th and Irving, and the owners are John and AdaAnne Wolcott. To tell the entire amazing story of this house would take a book. I debated about writing a series of articles about them and their house. Hopefully someday we'll be able to read the story in book form.

The home shows hardly any sign of the major remodeling and restoration that is going on. The front porch has been replaced. An addition above the porch was removed and the original architecture restored. The addition off the back of the home is coming down. It's hard to tell that there is so much work being done. There's no debris anywhere, even though there have been hundreds of tons of garbage hauled away.

The Wolcotts have had some help of an unusual kind bestowed upon them as loving caretakers of the house. The house was built in 1898 for Charles Fulton by C. G. Palmberg. In 1911 it was sold to William E. and Clara Tallant. The Tallants had a daughter, Laura, who later became a close friend of the Wolcotts, sharing fond memories of the home she grew up in. A collection of photographs also passed to the new friends and owners of the childhood estate. These photos became the inspiration for the Wolcotts' transformation.

John Wolcott is quite the detective. With a keen eye and careful attention to detail, he has unearthed lots of helpful clues to let him determine what was where when—uncovering layers of paint or seeing where long ago a curtain rod burned in a fire and left a shadow. The old photographs give the best idea of what once was, and will be again. I'm just waiting for the book, so I can see what the place looked like before, during, and before once again.

So far the Wolcotts have met with incredible luck, or should I say, it was meant to be. They have stories such as buying sliding wood doors in Gearhart that were missing half of the hardware on one door, but finding the exact match while shopping at Hippo Hardware in Portland. Unbelievable!

To be continued...

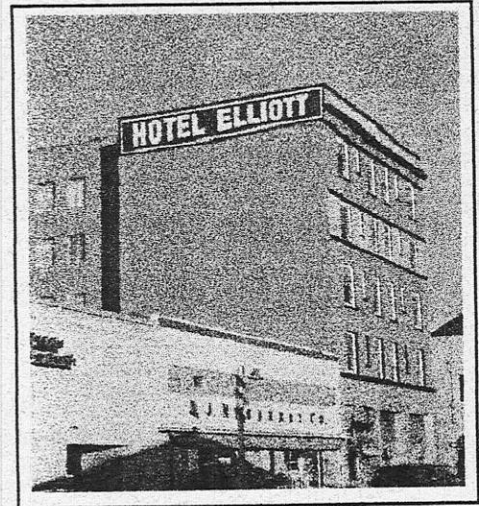


RESTORATION SPOTLIGHT

THE ELLIOT HOTEL

by Dave Fitch

How many Lower Columbia residents have seen the inside of the Elliot Hotel over the course of its 75 years? If not many, that will soon change. The exterior changes that are in progress are only a hint of the upgrades to occur within. This 5 story hotel, which once provided small economy rooms and shared bathrooms, will now become a luxury hotel that will still endeavor to retain the 1924 flavor through its restored wood windows, art deco fabrics, and designed interior. The interior is today in transition. The interior walls have been stripped to the studs and tiny rooms will be combined with others to make spacious rooms with private baths. In the balancing act of trying to preserve character while appealing to modern human needs some compromises were made. Clawfoot tubs will be replaced due to space needs. New utilities, a sprinkler system, and a new elevator will be installed. Seismic retrofitting is underway as well as additional roof support and new windows on the riverview side of the hotel.



There will be a lounge/library with a fireplace on the mezzanine overlooking the lobby. There will be a rooftop garden and a room for business people to access the internet or fax. A wine tasting room in the basement will complement conference rooms and a paneled cigar room. Transoms over the room doors will be preserved as seen from the outside of the rooms. Transoms along the first floor exterior of the hotel will be restored for the first time in many years. One room in the hotel will be restored and on display so guests will be able to see how a room would have looked in 1925. Furnishings and antique parts removed have been stored in the basement for use wherever possible.

This hotel is solid. No partial settling is evident as supporting piling driven into the fill material have done their job. The floors are 2x6 fir turned on edge so that floors are 6 inches solid wood. A second stair way at the south end of the building will be added. This hotel commissioned in April of 1924 by Charles Neimi will come to life again – although with fewer than the original 68 rooms. Look for the new grand opening around Memorial Day, 2001. If you have any interesting stories about the Elliot Hotel of the past, please share them in this newsletter.

HERE'S AN IDEA TO THINK ABOUT

What about an "Old House Forum" where members meet informally once every month or two to talk about old house issues? The Forum would be hosted by individual members in their homes. We need a volunteer to coordinate, i.e., find members to host, advertise in Restoria, etc. If you are interested, call 325-3981.

New members since last newsletter:

Trask & Vicki Bergerson, Diane A. Collier, Michael & Kristin Covert, Daniel Hauer, Karl Hauer, Dale Hockersmith, Beth LaFleur, Patrick & Karen McGee, Joe & Peggy Murray, Bill Fisher (Glendale, AZ) and Patricia Williams.

Renewing members during last quarter (6/00-9/00): Brad Alstrom, Nancy Anderson, Jewell Benford, Jo Brown, Robert & Julie Brown, Richard Elfering, Rae Goforth, Bill & Jan Nerenberg, Anthony Stoppiello, Anthony & Roberta Stramiello, Fred & Marty White, John & AdaAnne Wolcott, Mark & Patti Mayko, Hope Harris & Bob Lennon and Ron Zilli.



STRAPPED FOR CASH? FUNDING OPTIONS FOR YOUR HOME RENOVATION PROJECT

Submitted by Brad Alstrom

So we all want to be do-it-yourself home renovators, but some of those jobs are a little out of reach, and a bit beyond the pocket book. If your monthly income is already stretched, or you've been turned down by other lending agencies, you may be interested to know about two (Oregon) State-funded home repair programs. The programs serve very-low-income to moderate-income households and are designed to address critical home repairs. And while they need not necessarily address historic renovation, if your house is on the state or local historic register, the appropriate design review criteria still apply.

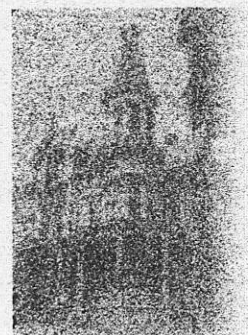
The first program is USDA's Rural Development 504 Rehabilitation Program. This program serves households in the very-low-income bracket, offering 1% interest loans, as well as grants for seniors. The income limit for this program is 50% County Median Income, which currently is \$15,150 for two people in Clatsop County. For more information call Rural Development at (503) 399-5741, ext.4.

The second program, Community Action Team's (CAT) Housing Rehabilitation Program, serves low-income to moderate-income households and is available only in certain jurisdictions. CAT administers revolving loan funds for the city of Astoria as well as several cities in Columbia and Tillamook counties. The city of Warrenton also has a similar program. The loans are no-interest,

deferred-payment loans. When the loan recipient sells or refinances the house, the loans funds are paid back and become available for re-loan. Loan funds might not be available at any given time, but it's a good idea to apply and get on a waiting list. The income limit for this program is 80% County Median, or \$24,250 for two people in Clatsop County. For more information call CAT at (503) 325-8098. (P.S. if you are from across the river in Washington and know about similar programs, please give me a holler at CAT, 325-8098.)

LCPS member LaRee Johnson Bruton has a special offer for LCPS members: personalized notecards!

Imagine your home in old fashion sepia tone, for invitations, thank-you notes or correspondence to friends and family. 1st set of twelve cards \$15.00, additional sets \$12.00 (limited time offer.) Call LaRee at 325-4469 for information.



KUDOS!!!

To Allen Staley, owner of Owl Drug Store, for replacing fixed and sliding aluminum-framed windows on the corner apartment above his store. The new single-hung vinyl windows have the proportions and appearance of the historic double-hung windows replaced many years ago. The new windows also help visually strengthen a very important corner in Astoria's historic downtown.

To No. 10 Sixth Street Ltd., for tackling the Hotel Elliott. The old hotel has been cleaned out, a new roof has been applied, and the exterior walls have been covered in a fresh paint scheme. Current work involves cutting new windows into the north elevation, replacing steel sash windows with wood windows on the west elevation, and repairing and replacing wood windows on the south and east elevations. It is hoped that the interior will be renovated by Spring 2001.

To Eugene and Brenda Hamblock, for continued renovation of their Victorian home at 731 9th Street. This summer, Gene finished a wrap-around porch complete with turned posts.

To Tony and Roberta Stramiello, for painstakingly painting the exterior of their Victorian house on the corner of 12th and Grand. Although the rains came before they could finish, they hope to complete the body and detailing next summer.

To Reid Larsen, for the rehabilitation of 1695 Irving Avenue. Reid has been a recipient of the Dr. Harvey Awards for the work he has done in the past.

To David & Elizabeth Blanchard for the addition to 423 6th Street and the nice paint job. The Blanchards brought their plans for the addition before the Historic Landmarks Commission.

To all the people who have painted their historic homes this summer, including the following: Joyce Van Horn (669 33rd St.), Clementine's/Judith & Cliff Taylor (847 Exchange St.), Melissa Yowell (690 17th St.), Tim Bruton & LaRee Johnson (1193 Harrison), Steven & Maria Kustura (1656 Jerome), Ken Charters & Julie Werner (1491 Jerome), Jim & Susan Bryant (836 15th St.), and John & Shirley Dahlsten (1567 Jerome—rehabilitation and landscaping as well).



AGENDA**JANUARY 31, 2001****7 - 8:30 pm****Heritage Center, 1618
Exchange Ave**

I. 7:00 - 8:00pm:

III. Business meeting:
 Call to Order
 Treasurer's Report
 Membership Report
 Questions & Answers
 For the Good of the
 Organization

**NATIONAL HISTORIC
REGISTRY TOURS**

Juala-Palo House, 285 Melbourne:
 December 16th, 1pm - 5pm

George Flavel House, 818 Grand:
 December 16th, 1pm - 5pm

Rev. Wm. Gilbert House, 725 11th
 December 18th, 1pm - 5pm

Astoria Wharf & Warehouse:
 December 22, 9am - 1pm
 Waterfront between 3rd & 4th

For open house information:
www.prd.state.or.us/about_shpo.html

CLASSIFIED ADS

For Sale: wonderful old 1940's
 vintage stove with soup pot.
 Please call LaRee Johnson,
 325-4469.

Give A LCPS Membership

It's been a busy summer and fall for LCPS. Our regular newsletter came out in July. Our August meeting topic was about seismic retrofitting, and we held a masonry workshop in September. The board mailed preservation surveys to the Astoria City Council candidates, and they met with the candidates in a special board meeting. In October we published a special edition of "Restoria" that included the candidates' surveys and summaries. And we recently saw an unsuccessful attempt to weaken Astoria's preservation ordinances. Looking ahead, please mark your calendars for our January meeting on wallpapers, a workshop in February on Faux Painting, and in spring and early summer, a gardening lecture and hopefully, a garden tour.

Now the rush of the holidays is upon us. As you shop for family and friends, don't forget that a membership in the Lower Columbia Preservation Society would be a fun, unique, and thoughtful gift. And what could be more appropriate for a new old home owner than a membership in LCPS that includes our informative Restoria newsletter? Please help us spread the word about our group. Happy holidays to all!

ANNUAL MEMBERSHIP APPLICATIONNAME ADDRESS CITY STATE ZIP PHONE NUMBER ☐

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 note our new mailing address
 and make checks payable to:**

Lower Columbia Preservation Society
 Post Office Box 1334
 Astoria, Oregon 97103

