

# QUARTERLY

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Published

BOSCO-MILLIGAN



# NEWS & NOTES

FALL 2002  
Quarterly

FOUNDATION

## ARCHITECTURAL HERITAGE CENTER

— Educating People To Preserve Our Building Heritage —

To Benefit Our Historic Preservation Education Programs...

### SPECIAL PREVIEW EVENING



7211 NORTH FOWLER AVENUE

Thursday, September 5, 2002

5:30 to 8:00 PM

Foundation Members: \$18.00

Non-Members: \$21.00

In 1928, *The Oregonian* built a model home to promote regional wood products. It won first prize in the nation-wide West Coast Woods Architectural Competition, and was featured in the July, 1928 issue of *Better Homes and Gardens*. Located in the Mock's Crest neighborhood (near North Willamette Boulevard), it was designed in the English Country Cottage style by Kansas architect Otho McCrackin and built using the four west coast woods. At the time, *The Oregonian* wrote: "Pains were taken by architect and contractor to imbue the men with the idea that in creating the West Coast Woods model home they were aiding to make building history..." When tours of the house opened, 10,000 people visited during the first week! Visitors marveled at the beautiful sand-etched wood panels in the library, the western red cedar linen closet, and the American black walnut entry door - along with all of the home's "modern conveniences".

The Legacy House is again making building history! Following a period of "remuddling," it is being lovingly returned to its original luster for owners **Dr. Bruce and Eileen Drake**, by the **Neil Kelly Company**, as a PGE Earth Advantage project. The project demonstrates the use of sustainable renovation practices and materials, while maintaining the historic integrity of the home. The Bosco-Milligan Foundation is very proud to have been selected by the **Neil Kelly Company** and the homeowners to host and benefit from a special private preview evening, prior to weekend public tours. This is your chance to learn about the history of this very "history making" house, meet the owners, contractors and craftsmen - and enjoy hors d'oeuvres and **Sokol Blosser** wines, followed by a leisurely tour throughout the house. **Don't miss this special private preview - to benefit the Foundation's historic preservation education programs - REGISTER NOW!**



## "RICHES OF A CITY" HERITAGE AUCTION

Saturday, September 28th, 2002, at 6:00 PM • The Melody Ballroom, 615 SE Alder Street  
\$75.00 for Patrons • \$40.00 for Foundation members • \$45.00 for Non-members

Come one, come all to enjoy an evening of fabulous and fun treasure hunting surrounded by other friends of the Bosco-Milligan Foundation at the Seventh Annual "**Riches of a City**" Heritage Auction! The event is a great way to support the Foundation's mission "educating people to preserve our building heritage," and have a wonderful Saturday evening on the town at the historic **Melody Ballroom** at the same time. Marvelous antiques, unique dining experiences, unusual objets d'arts and collectables, remarkable bits of Oregoniana, and cool kitsch of all sorts have been generously donated by members and friends to create a wealth of bidding options during our silent and oral auctions.

Auction-goers will enjoy spirited but friendly bidding on a wide range of one-of-a-kind items, including a 1905 table-top graphophone with a large horn and floor stand, a terra cotta lion head from the Orpheum Theater, a white iron double bed frame, Elfinware German porcelain, art pottery, wood floor refinishing, a week at a cozy Mt. Hood cabin, ice cream parlor

chairs, a Victorian platform rocker, a four-course dinner for eight at a 1928 English Tudor style home, paint color consultations, vintage advertising memorabilia, even a vintage chrome toaster...and, you can keep your strength up between the silent and oral auctions at a tasty sit-down supper!

Many thanks to our auction sponsors **Inner City Properties** and **Mahlum Architects** for their generous contributions to the success of the event. Don't miss this **one-time-a-year** opportunity to take home some "riches," and help save the best of our historic buildings at the same time by supporting the Bosco-Milligan Foundation!

### AUCTION ITEMS ARE STILL NEEDED!

What's not to like about contributing "whatnots" for the bidding pleasure of our auction attendees? A phone call to the Foundation office at 503-231-7264 can provide you with a donation form and information on how to receive a tax receipt as well!

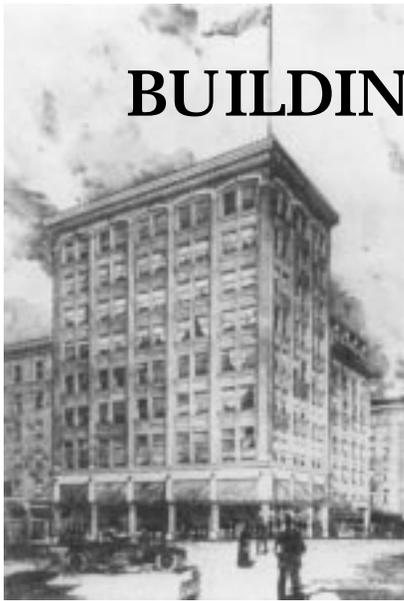
*Back by Popular Demand!*

# BUILDINGS OF THE MIDTOWN BLOCKS: Portland's Golden Age

Saturday, October 19, 2002 • 9:00 - 11:30 AM

Arlington Club, 811 SW Salmon Street

Foundation Members: \$15.00 • Non-members: \$20.00



*Woodlark Building*

Last Fall's program on the history of the buildings of the Midtown Blocks quickly sold out, and much has transpired since the 2000 proposal to connect downtown Portland's north and south park blocks. That proposal launched a flurry of discussion, debate, and a formal study of a 25-block area, bounded by SW Salmon to Burnside, and SW 10th to SW Broadway. The study, completed with the participation of planning experts from around the country was accepted by the City Council, who directed that planners return with a development strategy that implements a number of objectives for the area. In the meantime, five buildings have been privately acquired for eventual redevelopment, and other nearby buildings are being looked at as well.

If you spend any time on SW Park and SW Ninth avenues, you know that the narrow streets and blocks provide for local

retailers, residential hotels, and other uses in buildings that range from the elegant Arlington Club (built in 1910), to the 12-story Stevens Building, a 1914 "skyscraper" in its day. An abundance of historic buildings are the legacy of at least seven prestigious architectural firms, including Whidden & Lewis, and Doyle, Patterson, & Beach. However, a number of Midtown Blocks buildings are underutilized, and the lack of maintenance is obvious.

This program is an opportunity for you to learn about the early history of this unique area of downtown Portland and see the buildings first hand. The program will begin at the **Arlington Club**, with an updated visual presentation by local historian **Don Nelson**, who has spent years researching the history of the Park Blocks. This is a rare opportunity to see the inside of the very private Arlington Club, which is normally restricted to its membership. A walking tour of the buildings in the Midtown Blocks will follow, led by architects **Rob Dortignacq** (of Dortignacq and Associates) and **Paul Falsetto** (of Fletcher Farr Ayotte). Don't miss this chance to see the buildings in the Midtown Blocks for yourself. **Capacity is limited and pre-registration is required, so mail in your registration now!**

**"HOT OFF THE PRESS" —**

## INSIDE THE TELEGRAM BUILDING

Saturday, November 2, 2002 • 9:00 to 11:30 AM

Lecture: Mark Spencer Hotel - 409 SW 11th Avenue

Tour: Telegram Building - 1101 SW Washington Street

Foundation Members: \$13.00 • Non-Members: \$17.00

The distinctive clock tower at the corner of 11th Avenue and Washington Street in downtown Portland has caught many an eye, followed by the question "*what's that building?*" It's the *Telegram Building*, built in 1922 for J.N. Barde to house the *Telegram Newspaper* - an evening daily paper founded in 1877. The newspaper leased the building, specially designed and engineered to accommodate the paper's production, for the next 25 years. The *Telegram* newspaper was founded by Henry Pittock, who had already founded the *Oregonian* in 1861. In 1914, Pittock sold the *Telegram* to timber man John Wheeler who moved into the new building in 1922. Five years later, the paper went into receivership, was sold, and ultimately merged with the *Portland News* to produce the *News-Telegram*. The paper folded in 1939. Other tenants in the Telegram Building followed, including KXL Radio, the Oregon Automobile Association. The Georgian Revival style building stands today as one of only two early newspaper buildings in Portland (the other is the Jackson Tower, the second location of the *Journal*.)

This program is a rare opportunity to learn about the history of Portland's early newspapers,

the history behind the design and construction of the Telegram Building - and walk through the building. Owner **Alex Nathan** will talk about what his family found in the spectacular 28,000 square foot building (purchased in 1994, listed in the National Register in 1993) and their plans for a grand renovation in Portland's West End. The history portion of the program will be presented in the historic Mark Spencer Hotel, built in 1907 as the Nortonia Hotel, followed by the Telegram Building tour - where the frozen-in-time clock tower will soon be ticking! **Space is limited and pre-registration is required so sign up now!**



*Telegram Building*

# Rejuvenation Sale & Celebration to Benefit Bosco-Milligan Foundation

Saturday, September 14th & Sunday, September 15th, 2002  
In-Store Weekend Event • 1100 SE Grand Avenue

Come help celebrate Rejuvenation's 25th anniversary and benefit the Bosco-Milligan Foundation at the same time! Rejuvenation will be celebrating its 25th anniversary with an in-store event on September 14 and 15 and will donate a percentage of the sales proceeds to the Foundation. All salvage items will be 25% off, and other selected items will be 25% off as well. Everyone who purchases an item over the weekend will be eligible to enter a prize drawing for a set of Castellano furniture, a gift certificate for a home portrait, and Rejuvenation gift certificates. Please join Foundation volunteers who will be on hand to talk about membership and upcoming events, and celebrate a quarter century for Rejuvenation!



## BECOME A FOUNDATION MEMBER...

and be a part of saving the vintage and historic buildings that are vital to the livability of our communities! When one is lost, a piece of our history is gone and our neighborhoods are changed forever. Membership dollars help support our ability to advocate for the preservation of our regional architectural heritage. Historic preservation is not just an "issue" at the Bosco-Milligan Foundation: it's at the core of what we do every day. **Your membership is absolutely vital! Please join today!**

### Are You a Member?

Please check your mailing label to find out if you are a member. For members, the expiration date is printed in the top right corner. For non-members, the label says "non." We hope you'll join today!

**Yes!** I/we will join the Bosco-Milligan Foundation in working to educate people to preserve our building heritage.

- Senior / Student Member (\$15)
- Individual Member (\$25-34)
- Family / Nonprofit Member (\$35-74)
- Contributing Member (\$75-249)
- Stewardship Member (\$250-499)
- Heritage Member (\$500-999)
- Keystone Member (\$1000 and above)

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Business Phone \_\_\_\_\_

I wish to make an additional donation to the Building Fund for the Architectural Heritage Center in the amount of \$ \_\_\_\_\_

I am interested in **Volunteering** in the area of:

Please describe your interests and related skills.

\_\_\_\_\_

\_\_\_\_\_

Please make check payable to "The Bosco-Milligan Foundation" and return with this form to the Bosco-Milligan Foundation, PO BOX 14157, Portland, OR 97293-0157; 503-231-7264. All contributions are tax-deductible as allowed by law.

## Thank you.

### REGISTRATION: FALL 2002 PROGRAMS (PRE-REGISTRATION IS REQUIRED)

Questions? Call the Foundation Office at 503-231-7264

NAME: \_\_\_\_\_ PHONE \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

NAME(S) AND ADDRESS(ES) (If more than one person): \_\_\_\_\_

Legacy House Event: 9/05/02 \_\_\_\_\_ MEMBER(S) x \$18.00 = \_\_\_\_\_

\_\_\_\_\_ NON-MEMBER(S) x \$21.00 = \_\_\_\_\_

Exterior Exposures: 9/07/02 \_\_\_\_\_ MEMBER(S) x \$15.00 = \_\_\_\_\_

\_\_\_\_\_ NON-MEMBER(S) x \$20.00 = \_\_\_\_\_

"Riches of the City" Heritage Auction: 9/28/02 \_\_\_\_\_ PATRON(S) x \$75.00 = \_\_\_\_\_

\_\_\_\_\_ MEMBER(S) x \$40.00 = \_\_\_\_\_

\_\_\_\_\_ NON-MEMBER(S) x \$45.00 = \_\_\_\_\_

Buildings of the Midtown Blocks: 10/19/02 \_\_\_\_\_ MEMBER(S) x \$15.00 = \_\_\_\_\_

\_\_\_\_\_ NON-MEMBER(S) x \$20.00 = \_\_\_\_\_

Hot Off the Presses: 11/02/02 \_\_\_\_\_ MEMBER(S) x \$13.00 = \_\_\_\_\_

\_\_\_\_\_ NON-MEMBER(S) x \$17.00 = \_\_\_\_\_

TOTAL ENCLOSED = \_\_\_\_\_

YOU ARE WELCOME TO INCLUDE A NEW MEMBERSHIP or a renewal with your registration check.

Confirmations will be mailed approximately 10 days before each program or event.

MAIL TO: BOSCO-MILLIGAN FOUNDATION • PO BOX 14157, PORTLAND OR 97293-0157

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**NOT TOO MANY COOKS FOR THIS BROTH...**

Many thanks to all of the generous sponsors who helped make Kitchen Revival IV really simmer!

A-Ball Plumbing Supply, Inc. • Arciform LLC • Art First Colors for Architecture • Aurora Mills Architectural Salvage • Bank of the West • C.Z. Becker Company • Buck's Stove Palace • Craftsman Design and Renovation • DeJardin Kitchen and Bath Design • Hammer and Hand • Hasson Company Realtors • Candace Kramer (Windermere) • Lansing Linoleum • Lyons Paint Removing • Timm McBride (Realty Trust Group) • McCoy Stair and Millwork Company • Miller Paint • Performance Plus Painting • Pratt and Larson Tile and Stone • Prodigy Construction, Inc. • The ReBuilding Center • Rejuvenation, Inc. • Wayne Thompson, Inc. Plaster and Stucco • Umpqua Bank • Versatile Sash and Woodwork.

**A BIG THANK YOU...**

to all of you wonderful folks who scoured around your homes to find items to donate to our Glorious Garage Sale this past June. This fundraising event was a big success which brought in over \$2000 in support of historic preservation education! Thanks, too, to all of the great volunteers who donated their time to store, move, price, organize, and sell items. We couldn't have done it without you!

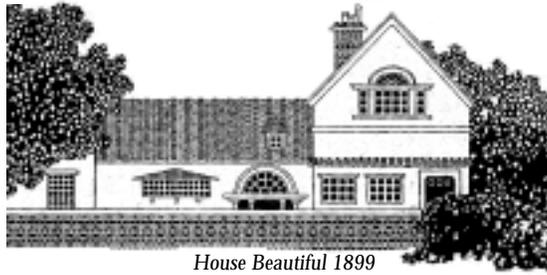
**I'LL TAKE AN ORDER OF STUCCO ON A SHINGLE WITH A SIDE OF CLAPBOARD...**

Don't miss this opportunity to get all your siding questions answered! A few spaces are still available for our September 7 program, "Exterior Exposures" featuring plaster specialist **James Hurley** of **Europlastering** and construction expert **Mike Wolfe** of **Prodigy Construction**. Simply send in the coupon in this newsletter!

# SUCCESSFUL PRESERVATION FOR HOUSE KEEPERS

"Members Only"  
Supplement

BOSCO-MILLIGAN  
FOUNDATION



FALL 2002

ARCHITECTURAL  
HERITAGE CENTER

**S**uccessful Preservation for House Keepers is a special newsletter insert where we share some of the challenges, problems, and solutions we've encountered in our home preservation projects. This is a wonderful opportunity for all of us to learn from our fellow preservation-minded "House Keepers." As the masthead says, *Successful Preservation* is sent to "members only." One more reason you should join the Bosco-Milligan Foundation!



## LINOLEUM DISCOVERY

by Jim Sutherland



*Uncovering the Linoleum.*

**I** own a 1924 Bungalow, located in Portland's Sunnyside neighborhood. Much of my home's original character is still present, as seen in the recessed picture moldings, light fixtures, built-ins, sinks, brass fixtures, in-the-wall ironing board, and golden oak floors. When I had deteriorated windows replaced, the kitchen updated, and the exterior repainted, all jobs were done with an eye to preserving my house's style and vintage look.

A recent unexpected discovery gave me yet another opportunity to restore some originality to my house. The kitchen floor had been covered with an inexpensive white vinyl when I bought the house in 1991. After 11 years of imagining a different floor, I decided last May to start removing the vinyl so that I would be forced to do something besides daydream about how I wanted the floor to look.

As I peeled back the vinyl, I found what looked like some "old" linoleum underneath, with a very unusual pattern and color. As I continued to pull up the vinyl, I found the linoleum was not as worn as I expected. In fact, there was only one area of

about 3 feet by 3 feet which was in bad shape. At first I thought it was from fire damage, as it was near where an old wood cook stove once sat. Later, I concluded that this spot was where an icebox had been located. The damage was probably caused by the water drain pan overflowing onto the floor too many times.

I am definitely not a "do-it-yourself-home-improvement person." I don't have the time, and my aptitude is limited to doing "grunt work," like pulling up the vinyl. But, once all the vinyl was removed, I knew that I wanted, if possible, to restore and preserve the old linoleum. I called a very experienced contractor, an old friend of 30 years, for ideas. He took a closer look underneath the linoleum and concluded that my discovery was indeed the original

kitchen floor. The colors and pattern of the linoleum seemed to back this up.

The next task was to remove all of the glue that was put on the linoleum to hold the vinyl in place. I was concerned about using modern chemicals on the old linoleum that might damage it in any way. For this reason, I went to **Lansing Linoleum Company**, on SE Foster Road, for advice. They suggested **Sentinel 7200 Odorless Mastic Remover** to remove the glue. With a small brush, the glue remover, and a lot of rags, it took three cleanings to remove all the glue completely.

The next step was to clean the accumulation of wax and dirt. Lansing's recommended a Marmoleum cleaner which would not harm the old linoleum. I completely cleaned the floor twice with this cleaner but the tiles still seemed dirty and the old wax build-up wasn't coming off as effectively as I expected.

I cleaned, washed, and re-scrubbed the floors every spare moment I had after work and on the weekends. I taped large sheets of butcher paper on the floor to keep it from getting any dirtier from the routine use and normal traffic through the

**DO YOU HAVE A PRESERVATION SUCCESS STORY YOU'D LIKE TO SHARE? We need articles and assistance with the production of *Successful Preservation for House Keepers*. Please call the Foundation at 503-231-7264.**

kitchen. I also experienced a mini-burnout after what I saw was a lot of work, for little return, since the linoleum still looked dirty. I took about two weeks off from my project, and started to wonder if it wouldn't be easier just to cover it all up with something new and shiny clean.

With a half-finished floor and a desire to "finish" this project once and for all, I started in again. The problem of the damaged area was solved by replacing it with a 4 feet by 4 feet area of linoleum from under the stove. (Because that linoleum had not been exposed to wear or light for 78 years, it was in very good condition.) While we were able to replace the damaged tiles in the 3 feet by 3 feet area, there is a noticeable difference in the appearance in this area because the unexposed tiles are in better condition.

Next I purchased the smallest containers of the three linoleum-cleaning products available at **Home Depot**. Two of the products were too harsh, but the third, **Zep No-Wax Floor Cleaner** worked great. With this cleaner, I washed the floor three more times by hand and noticed quite a difference. In the end, it was apparent that while I could get most of the grime off the tile, there were places when the old wax was so ground into the linoleum it was almost like part of the pattern!



*The finished floor.*

Once the floor was as clean as it was going to get, I needed to seal it. I purchased at **Fred Meyer** a **Fast Drying Polyurethane** (Clear Gloss) made by **MinWax**. Two coats of polyurethane really enhanced the colors greatly and of course gave a "shiny new" appearance to the entire floor.

I have thought the pattern of my "new" floor is rather odd for a kitchen. To me it appears to be more "commercial" than residential. The original builders and owners of my house, John and Polly Penney, owned several businesses, including the Penney Café at 375 E. Burnside. They also owned a billiards parlor near Ankeny and Grand Avenue in the seven years prior to the house being built. I wonder if perhaps the linoleum was left over from one of these establishments and was recycled when the house was built. If any Bosco-Milligan members have information about the Penneys or the Penney Café, I would be very much interested.

The restored linoleum does not look as squeaky clean as the snow-white vinyl did. The floor looks "shiny" new yet it still retains the appearance of being old. It isn't perfect because of a number of imperfections due to its age. However, four months later, I am still pleased that my efforts resulted in not only a very unique kitchen floor, but also that I saved one more original feature of my house!



## **"SUCCESSFUL PRESERVATION FOR HOUSE KEEPERS" ARTICLES NEEDED!**

"Successful Preservation for House Keepers" is a wonderful way for our members to learn from each other's experiences with historic rehabilitation. Please consider writing an article about your experiences to share with our readers!

In writing an article, you might want to consider the following questions. For example, what was the project and why did you do it? Did you do the project yourself or did you work with contractors? What products and supplies did you use that you liked, and from whom were they purchased? Did you have to move out during the project? If not, do you wish in retrospect that you that you had moved out for the duration? How would you do the project differently if you were to do it again? Photographs are a welcome addition to your verbiage!

Don't have enough time to write an article? We have willing interviewers on hand to come see the project and write about it for you! Contact the Foundation office at 503-231-7264.

## **THE BOSCO-MILLIGAN FOUNDATION IS ON THE WEB!**

Lose your newsletter or give it to a friend? You can find virtually all that information and more at our new website, [www.architecturalheritagecenter.org](http://www.architecturalheritagecenter.org). Board members Jane Morrison and Karl Klooster worked with consultant Urbanverb to create the Foundation's presence in cyberspace. You can learn about our education programs and collection, check out upcoming events, and find updates on our capital campaign. Still under construction are sections on contractor resources and preservation updates. Want to link with our site? Call the Foundation office at 503-231-7264 or send us an e-mail at [boscomil@aol.com](mailto:boscomil@aol.com).