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**PIONEER
WATERPROOFING
COMPANY
INC.**

Preserving Our Past – Protecting Our Future

Preservations

Winter 2026

Thank you for following along with our newsletter and for the encouraging feedback. Throughout the Pacific Northwest, our teams are hard at work preserving the character and integrity of historic landmarks and essential community buildings. At Pioneer, we believe in protecting the past while reinforcing the future, and we welcome the opportunity to collaborate on projects that advance that shared mission.

Historic Pedestrian Walkway Repaired

**McLoughlin Promenade
Oregon City, OR**

After a winter storm caused damage to a section of the scenic McLoughlin Promenade's Grand Stairway, Pioneer's crew quickly undertook repairs. The Grand Stairway links the city's historic center with the premier park on a bluff 100 feet above. We sourced new basalt stone pieces to replace damaged ones and made mortar joints and cap samples to match the existing. Although a small project on an overall scale, Pioneer has worked on the pathway wall several times, and as it's listed on the National Register of Historic Places, getting the restoration work done timely and correctly was a priority. We also replaced the damaged metal piping used as handrails between the columns.

Located in Oregon City, the first territorial capital of Oregon, the Promenade was built on land donated by Oregon Pioneer John McLoughlin. It can be accessed via the Grand Stairway or the circa 1955 outdoor Municipal Elevator, the only elevator of its type in the United States, which is also on the National Register. The stone-lined pathway was constructed as a Works Progress Administration project in 1936-1939 and later restored by Pioneer Waterproofing in 2010, with additional work in 2017-2019 to continue maintaining the wall's structural integrity and safety.

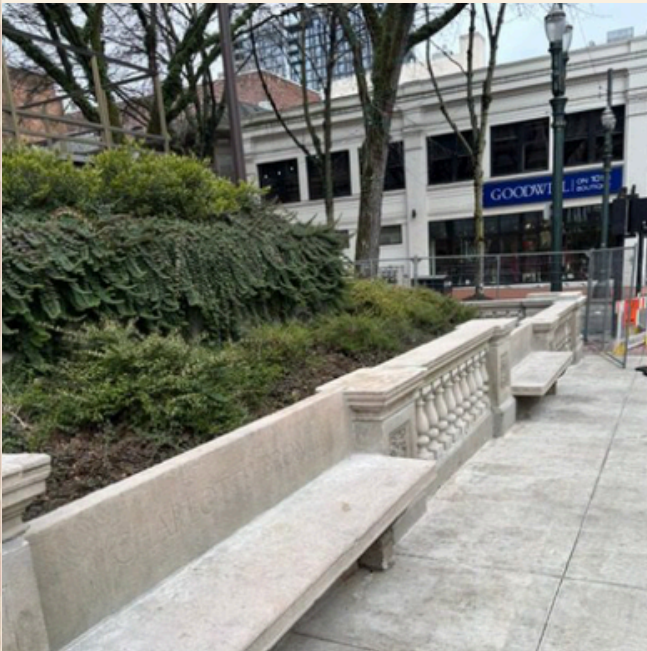
The McLoughlin Promenade high above Willamette Falls is a great walk on a spring afternoon – check it out!



Exterior Restoration
MultnomahCounty CentralLibrary
Portland, OR

Built in 1913 and last renovated three decades ago, the Central Library undertook a \$13 million interior renovation and refresh in 2024. Following this completion, the attention turned to the repair of the exterior damaged balusters and benches. Pioneer came on board to restore the exterior stone walls surrounding the library, and they completely removed the stone footing and poured two new sections. Crews cut Dutchman's (a repair technique that removes a stone section and replaces it with an exact new match so it blends seamlessly) from the original stone that the library had found stored. In total, an estimated 300 linear feet were repaired or restored, including balusters, benches, and capstones, along with related brickwork and repointing.

Added to the National Register of Historic Places in 1979, the Multnomah County Library is committed to preserving the building's legacy while also embracing today's modern library visitor.



Work Continues at the Capitol

OregonState Capitol
Salem, OR

Working closely with Hoffman Construction and Portland-based landscape design firm Mayer/Reed, Pioneer crews are busy placing significantly large boulders in the front plaza along with the East Capital Park and West Willson Park. "With some boulders weighing in at over 45,000 pounds and placement very specific, it's been a challenging and unique project for our crew," commented Mike Crawford. The boulders are part of the Oregon State Capitol's Percent for Art collection installation. Named "Land Project," the Mayer/Reed design features indigenous peoples' quotes etched into the boulders. When the new landscape is fully completed, it will provide an impressive artistic contribution to our Capital's landscape as well as honoring Oregon's Indigenous cultures. In 2016, legislation

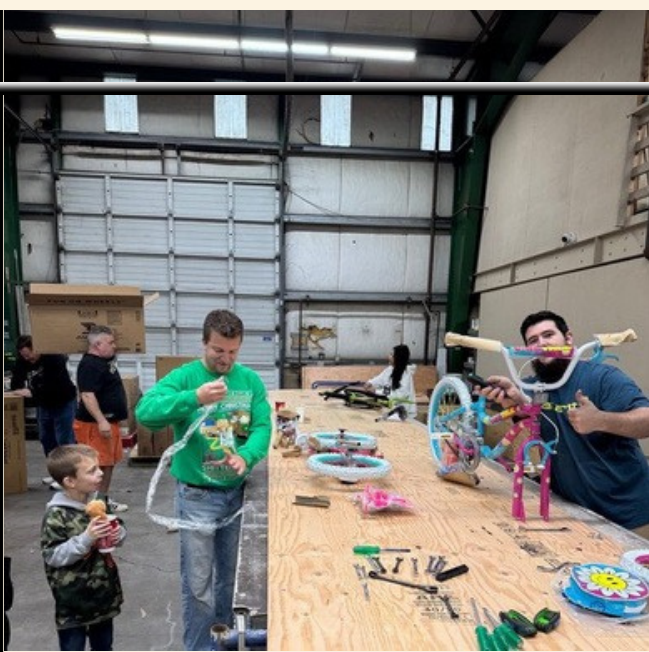
approved the \$596 million Capital Accessibility, Maintenance, and Safety (CAMS) phase of services. ***The modernized Capitol Building and new landscaping are on track for visitors to tour in Fall 2026.***



**Another Successful Holiday Bike Drive at Pioneer
Portland Metro Area**

A tradition that started in 1998, Pioneer's annual Holiday Bike Drive was another great success this season, gifting new bikes to happy children throughout the Portland-Metro area. Our employees and many of their families spent a December Saturday assembling 184 bikes and then delivering them to the KGW Great Toy Drive for distribution. This year's drive brings Pioneer's twenty-seven-year total to over 6,200 bikes donated, along with thousands of helmets. The KGW Toy Drive is supported by over 150 area non-profits that help distribute toys, bikes, and joy to families during the holiday season. As our Bike Drive's founder, current President and second-generation owner, Mike Crawford, has often said, ***"Every child deserves at least one Christmas with a brand-new bike under the tree."***





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