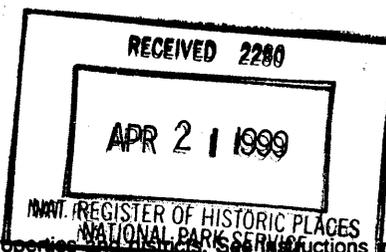


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



604

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Christian Leinenweber House

other names/site number Otto Gramms House

2. Location

street & number 3480 Franklin Avenue  N/A not for publication

city or town Astoria  vicinity

state Oregon code OR county Clatsop code 007 zip code 97103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

*James M. Hamrick* April 14, 1999  
 Signature of certifying official/Title Deputy SHPO Date  
Oregon State Historic Preservation Office  
 State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
 Signature of certifying official/Title Date  
 \_\_\_\_\_  
 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

*Edson H. Beall* 5/20/99  
 Signature of the Keeper Date of Action

Christian Leinenweber House  
Name of Property

Clatsop County, Oregon  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Domestic: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Italiante Victorian  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Brick  
walls Wood: drop siding  
\_\_\_\_\_  
roof Asphalt shingle, standing seam metal  
other Glass: windows  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

(See Continuation Sheets)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions)

Architecture

Industry

**Period of Significance**

1874 - 1889

**Significant Dates**

1874

1883

**Significant Person**

(Complete if Criterion B is marked above)

Christian Leinenweber

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

Christian Leinenweber House  
Name of Property

Clatsop County, Oregon  
County and State

**10. Geographical Data**

Acreage of Property .23

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 10 438000 5115480  
Zone Easting Northing

2               

3                 
Zone Easting Northing

4               

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title John E. Goodenberger

organization Historic Building Research & Design date 11/24/98

street & number 856 Harrison Avenue, #2 telephone (503) 325-0209

city or town Astoria state Oregon zip code 97103

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Paul and Marlene Bauge

street & number 3480 Franklin Avenue telephone (503) 325-4906

city or town Astoria state Oregon zip code 97103

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Leinenweber, Christian, House, Astoria, Clatsop County, Oregon

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### LEINENWEBER, CHRISTIAN, HOUSE (1874)

3480 Franklin Avenue  
Astoria, Clatsop County, OR

#### COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE:

The Christian Leinenweber house was constructed in a predominately working and middle class neighborhood, surrounded by the smaller homes of his employees. It is located on a small bluff above a shallow inlet. Leinenweber's tannery and boot and shoe factory were one block west. He managed the Badollet & Company cannery. Now the home is located in a neighborhood of tightly packed homes. The Leinenweber house is flanked by Craftsman homes, with a 1925 school, a c.1888 vernacular house, and 1893 church, and a contemporary spec house, nearby.

#### HISTORY:

This house represents the success of a businessman who influenced Astoria's growth. Christian Leinenweber owned an early tannery, a growing boot and shoe company, and who managed a large cannery, simultaneously. His business ventures were responsible for the development of much of upper Astoria. He was also involved in civic affairs including state-wide politics. He was born in Bavaria in 1839, immigrating to the US in 1858. Christian and Mary Powers, adoptive daughter of Truman Powers, were married on September 18, 1866. They had five children.

Christian arrived in Astoria in 1866 and founded the Astoria Hemlock Tannery. He and his business partner, Captain Hiram Brown, employed 30 people. When he founded the tannery, Upper Astoria was a separate community from Lower Astoria, the current business district. The two towns fought over which would be considered the true Astoria. Apparently his partner knew that Upper Astoria was losing the battle because he had moved his house in 1862, but must have encouraged Christian to start the business there anyway. In February of 1878, it was reported that Leinenweber was finishing 4,000 hides a year, and predicted success if the trend to ship hides abroad to be finished could be stopped. The quality of his product was recognized in California. In 1879 he acted upon his dream to establish a boot and hose factory, eventually establishing that fine products could be produced in Oregon (not just California). In 1881 he built a new two story factory. Leinenweber promised prospective workers that preference would be given to white labor provided they didn't mind working for lower wages. In 1881, he oversaw three industries in Upper Astoria: the John Badollet & Co. cannery, the Astoria Hemlock Tannery, and the Astoria Boot and Shoe Company. He and John Badollet also provided housing for their laborers. Workers

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Leinenweber, Christian, House, Astoria, Clatsop County, Oregon

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were furnished lots and given advances for materials to build houses for themselves. Leinenweber was also first postmaster of the Upper Astoria Post office in 1877, which was open until 1886. He incorporated and was president of the Astoria and Winnemucca Railroad Co. He tried to drive a railroad along the Civil War military road, but the project never materialized. Christian was also involved in local and state politics, as a commissioner, delegate to the state Democratic convention in 1873, and a member of the Oregon House of Representatives, elected in 1884, and almost became US Senator in 1885. He died on March 15, 1889.

When Christian died he was in debt and intestate. His property was quickly divided and sold. Mary secured the house and its immediate property for \$1,000. She lost the house in 1897 in a law suit with Benjamin Young, owner of a large cannery. He allowed Mary and the three children who remained at home to live there until 1904 when it was rented out. Mary and her children moved to a duplex. Her son, Hiram, then built a Craftsman home large enough for his wife and family, and Mary who lived there until c.1925 when Hiram was transferred to California. Mary moved to her daughter's house in South Bend Washington, and died there in February 1935.

Otto Gramms, nephew of Christian and Mary Leinenweber, bought the house in 1916. He was a mail carrier in Astoria for 42 years beginning in 1903. He and Bertha Morton were married in 1909. They had four children. The house remained in the Gramm family until 1965. Subsequent owners tried to have the house listed in 1984, but asbestos siding obscured the wood siding. The siding was removed by the current owners, Paul and Marlene Bauge in 1997. They have replaced the roof, repaired windows, updated the heating system and water heater, and are painting and papering the plaster walls

### ARCHITECTURE:

The house is a prime example of the Italianate style in northwest Oregon. The asymmetrical facade with full height bay windows capped by shallow hip roof with broad, bracketed eaves separated by raised panels in a simple frieze, are among the character-defining features. The wood frame house is covered with 6" wide beveled drop siding and rests on a brick foundation covered with concrete. The asphalt shingled roof once had wrought iron cresting. There are one-over-one wood sash windows with lambs tongue detailing throughout. The upper story windows have segmental arched openings. As is characteristic of this style, the windows are tall and narrow and aligned one over the other to emphasize the verticality of the building.

The original 1874 portion of the house was a one-and-one-half story L-shaped building. In 1883, the

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Leinenweber, Christian, House, Astoria, Clatsop County, Oregon

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Leinenwebers enlarged the house northward and added a full second story. At that time, the Italianate features were added.

The front (south) entrance consists of an enclosed entryway, with c.1930s doors, and a wall dividing the entry from the porch. A c.1884 photo depicts the porch enclosed with turned balustrades and rail supporting multi-light windows. The railing and corner post have been replaced, but the brackets remain. The east elevation also has a porch with replaced railing with turned balustrades, like those on the south elevation. Again the spacing is wider than what would have originally been in place, however, they do not detract from the historic appearance of the house. The columns contain the brackets that are characteristic of the style, however.

There have been changes to the north or back elevation. There is a two-story wing on the northwest corner of the house where a non-historic two-story porch with wood posts and lattice work, is attached. The east elevation shows the half-story addition that was placed on top of the original kitchen in 1995. It has decorative shingles and segmented dormer windows and remains unfinished.

The interior is laid out on a north-south axis about a central hall. The formal parlor, living room, library, dining room, kitchen, and pantries are on the lower level. A formal staircase (partially enclosed, with balusters in storage to be reinstalled) rises to the second story. The unusual placement of the stairs with the underside facing the foyer, is due to the extensive remodeling in 1883 when the second floor was added. Four bedrooms are located upstairs. Bathrooms are planned in the addition that was built in 1995 over the kitchen and pantry.

Ceilings eleven feet in height are on both floors. It appears that central medallions never existed. There are lath and plaster walls throughout, fir floors, both painted and unpainted, paneled doors with transoms and heavy casings, and ceramic and brass door knobs that remain throughout. The older window sills are more simply detailed with the bay windows from 1883 containing ogee detailing. Decorative baseboards and most of the original woodwork remains throughout. Decorative cove molding exists in the hallway and three of the rooms in the house.

The opening between the dining room and the kitchen was widened to approximately 10' at an unknown date. The kitchen has been altered with none of the original cabinets remaining. Two pantries are located on the north side of the house. They have painted bead board ceilings. The second pantry has bead board wainscoting and has been converted for use as a bathroom. There is a basement only beneath the 1883 addition. At one time it contained the maid's quarters and had an entry on the north elevation.

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Leinenweber, Christian, House, Astoria, Clatsop County, Oregon

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The Christian Leinenweber House, built in 1874, and changed to the Italianate style in 1883, is architecturally significant as one of the best remaining examples of this style in Astoria. Comparative examples include the Benjamin Young House (1888) and the Gustave Holmes house (1890), both listed. It is also significant for its association with Christian Leinenweber who was influential in the industrial growth of Astoria, particularly Upper Astoria.

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## DESCRIPTION

### CONTEXT

The Christian Leinenweber house was the first of four large homes constructed in the Uppertown-Adair Inventory Area. Later homes included the Benjamin Young house, built in 1888, and the Gustave Holmes house, built in 1890. Both of these houses are listed on the National Register and are of comparable size though more detailed than the Leinenweber house. The fourth house was destroyed in the 1940's.

On a broader scale, the Leinenweber house is a prime example of Italianate Victorian in Astoria. Perhaps only the Judge Page home, built in 1879, is comparable in its purity of style. Listed on the National Register, the Page house was constructed by Hiram Brown, Christian Leinenweber's business partner, as a wedding present for Brown's daughter Annie.

Christian Leinenweber constructed his family home in a predominately working and middle class neighborhood. Like the Benjamin Young house and the Gustave Holmes house, his house is more an anomaly, surrounded by the smaller homes of his employees. On November 12, 1874, the *Weekly Astorian* sarcastically noted, "The new hotel at Upper Astoria, which has been in course of construction for Mr. Leinenweber, is now completed, and is occupied by Mr. Leinenweber's family."

He constructed his house on a small bluff above a shallow inlet to the north. Leinenweber's tannery and boot and shoe factory were one block to the west. The first customhouse west of the Rockies stood rotting, a stone's throw from his tannery. The Badollet & Company cannery, which Leinenweber managed, spread out from the river's edge directly below his house. The Greek Revival home of his father-in-law Truman Powers stood on the same lot, directly north of his house.

Today, the house sits three feet above the street on the NE corner of 35th Street and Franklin Avenue. The neighborhood's character is that of narrow tightly packed homes. The tannery, cannery, boot and shoe factory, customhouse and Truman Power's house are gone. A now altered Eastlake style carriage house, built ca. 1888, remains 30 yards west of the house.

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The Leinenweber house is flanked by nearly intact Craftsman homes, built in 1916 and 1915, on lots to its north and west. The John Jacob Astor Elementary School, designed by prominent architect John Wicks in 1925, fills the block directly east of the house. To the south, across Franklin Street, is a contemporary spec house and a small, ca. 1888, vernacular house. The Bethania Norwegian Evangelical Lutheran Church and parsonage, built in 1893, stand half a block to the west.

### EXTERIOR

The Christian Leinenweber house is a prime example of the Italianate Victorian style in northwest Oregon. The two-story house has asymmetrical facades about full height bay windows, capped by a shallow hip roof with broad, bracketed eaves separated by raised panels in a simple frieze. The house is wrapped in 6" beveled drop siding and rests on a brick foundation covered with concrete stucco in a sand finish. The standing seam metal roof was replaced by composite shingles in 1997. Wrought iron cresting once decorated the roof line.

One-over-one wood sash windows with lambs tongue detailing and simple 5 1/2" casings are used throughout. The inside edge of upper casings is chamfered. First story windows are 2'-8" wide and 7'-2" tall. Second story windows are segmented. They measure 2'-8" wide by 6'-5" tall. Heavy hood moldings were removed from all windows by 1950. As typical of this style, all windows are centered on interior spaces rather than the facade. Verticality is emphasized by aligning one window over the other.

While the Christian Leinenweber house exhibits classic features of the Italianate Victorian style, many of these details were not a part of the 1874 house. The original house had a footprint half the size of the house today. It was L-shaped and no more than one-and-a-half stories tall. In 1883, the Leinenwebers enlarged the house northward and added a full second story (see enclosed floor plan). Italianate features were added at that time. No other house additions occurred until 1995, when a half-story addition was placed on the NE corner.

**South Elevation.** The south elevation is organized into two parts. Part one is the entry and front porch. The main entrance to the house is located in the center of the elevation. It is projected nearly flush with the face of the porch. The doors are recessed slightly on a small stoop. Walls and ceiling on the stoop are accented

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with rectangular relief panels. Paired, three-panel doors with a single light are found beneath a divided light transom. The doors are not original, but were likely installed in the 1930's. In 1883, the front door was a single, four-panel Italianate door with arched upper panels.

A full wall divides the entry from the porch. A ca. 1884 photo depicts the porch enclosed in glass with turned balustrades and rail supporting multi-light windows. Entry to this solarium was likely through the now solid wall just inside the entrance. The balustrades exist, but their spacing is too wide. Upper and lower rails have been replaced by pressure treated wood as was the chamfered corner post. Upper brackets remain, however. The original tongue and groove porch floor is now plywood. The porch retains drop siding on the ceiling and a standing seam metal roof.

A single window opens out to the porch from the formal parlor on the SE corner of the house. It is balanced by a window directly above in a bedroom. A third window is centered above the entry.

Part two of this elevation is a wing that projects southward. It is dominated by a bay window with paired center windows. A simple relief panel is found beneath the windows. A belt cornice defines the division between the first and second story. The bracketed cornice is smaller and of simpler design than those supporting the eaves of the main roof. The bay is a part of the living room on the first floor and the master bedroom above.

**West Elevation.** This elevation is also divided into two parts. Part one is a portion of the building's main body. One single and one paired double-hung window is aligned over another. These windows open into the living room and master bedroom and library and bedroom respectively.

Part two of this elevation is a two-story, square bay window with four central windows. Belt cornice detailing, like that on the south elevation, is repeated here. However, the bay is unlike others on the house in its use of a pediment and gable roof.

**North Elevation.** This, the back elevation, has had the most alteration. The elevation consists of a two story wing on the NW corner of the house. A non-historic two-story porch is attached. The porch has exposed pressure treated

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posts and is wrapped in contemporary lattice. Fifteen steps descend from the porch to the base of a daylight basement.

A single-story kitchen and pantry is to the east of and projects beyond the NW wing. Two small, aluminum framed sliding windows have replaced taller, double-hung windows on the original pantry. In 1995, former owners placed a half-story addition on top of the original kitchen. The mansard roof addition has decorative wood shingles and segmented dormer windows. It remains unfinished.

Entrance to the basement is by two doors beneath the pantry. These doors were likely used by maids to access their quarters located directly inside. Both doors are period but were salvaged from other locations at a later time. An 1850's six-over-six, double-hung window lights the quarters between the two entries. This window, which uses two lower sashes, was salvaged from another building, perhaps the home of Truman Powers.

**East Elevation.** A wing on the SE corner of the house repeats the two-story wing found on the south elevation. The wing is dominated by a bay window which matches the detailing found on the south bay.

The NE corner of the house has a single-story kitchen and pantry addition. A porch extends the full length of that addition. The porch retains chamfered posts and upper brackets. Turned balusters, like those on the south elevation, are also found, but their spacing is too wide. Upper and lower rails were replaced by pressure treated wood. The tongue and groove floor was replaced with plywood. The porch, which is as much as 7'-0 above grade, has access to the basement through doors of lattice work below the deck. The half-story addition, built in 1995 above the kitchen, is visible from this elevation.

**INTERIOR**

The interior plan is laid out on a north-south axis about a central hall. A formal parlor is to the east. A living room, library and dining room are to the west. The kitchen and pantries are at the north end of the hall.

A formal staircase rises to the second story from the north end of the hall. The base of the stairs begins with curved winders wrapped by a lath and plaster wall. The stairs were open with full length balusters, but a recent owner partially

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enclosed the stairs out of safety concerns. The turned balusters and handrail are in storage, ready for the current owner to reinstall. A closet was placed beneath the stairs in the 1930's. Its opening faces the front entry. A decorative plaster cove molding wraps entire hall.

The stairway configuration is unusual. Most large, older houses have stairs which rise from the front entry. In the Leinenweber house, the underside of the stairs is seen from the foyer. This configuration is due to the extensive remodeling of the house in 1883. The house was converted to a full two stories and was in need of a gracious stairway to the second floor. There wasn't enough room to run a staircase from the front of the hall, even in a dog leg configuration. The alternative was to start the stairs beyond the former (north) exterior wall and run it straight southward. This "bump out" also creates access to the dining room from the central hall.

Many of the rooms have common elements. Eleven foot ceilings are found on both the first and second floors. The primarily rectangular shaped rooms have lath and plaster walls, most of which have been papered at one time or another. Early wallpaper, however, has been covered with multiple, newer layers. Corners which project into the rooms are generally chamfered. The floors are fir and are seen both painted and unpainted. One-over-one double-hung windows are centered on the interior wall. Door openings are generally found in the corners of the room. Four-panel doors are used throughout. Ceramic knobs are most common on the first floor, while brass knobs are found on the second floor. Hardware is plain, not embossed. Most first floor doorways have transoms while second floor doorways are without transoms. Both doors and windows have heavy casings projecting 2" from the wall. Window stickings (the profile on window sashes) differ from one place to another. Those on flat exterior walls and transoms of the first floor are plain and date from 1874. All those on the second second floor and on bay windows have an ogee detail dating from 1883. Decorative baseboards are 9 1/2" downstairs and 8 1/2" upstairs. Most wood work, with the exception of the dining room, is painted.

Few if any historic light fixtures remain. The ceilings are without central medallions; there is no evidence that they ever existed. It is unknown when the house was electrified. Astoria's first electrical exchange dates 1885. Photos dated 1888 depict power poles and telephone wires running through Upper Astoria. It is known that as late as 1900, electrical service in Astoria was considered unreliable

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and expensive. Whether Christian Leinenweber took advantage of the new technology is only speculative. Tubing for gas fixtures has not yet been discovered in the house either.

**Formal Parlor.** The formal parlor is to the east of the hall. The room is currently used as a dining room. It is entered through the SW corner of the room. A single double-hung window on the south wall looks out on the front porch. The east wall has a bay window centered on the wall. Two doors exist on the north wall. One door goes onto the side porch, the other, single-light double doors, open into the kitchen. The fir floor is stripped and finished. A ceramic ceiling mounted outlet is the only light source.

Decorative cove molding found in the hallway is repeated in this room. Only the front three rooms have this molding. It is unknown whether other first floor rooms had this detail.

**Living Room.** The living room is to the west of the hall and is currently used as a craft room. The space projects southward on the front facade. It is entered through the NE corner of the room. The south wall has a bay window centered on the wall. The west wall has a single window. Decorative cove molding is intact. The fir floor is finished on the edges. An area rug lays in the center of the room. A ceiling mounted light fixture hangs from the center of the room.

**Library.** The library is centrally located on the west side of the house. This room was likely used as a bedroom for elderly relatives when the house was owned by Otto Gramms. It may be accessed from the living room or dining room. Contemporary book shelves are mounted on either side of a window on the west wall. A closet projects into the room on the NE corner of the library. This closet may not be original, but it dates from at least 1920. A contemporary ceiling mounted light fixture is used.

**Dining Room.** This room is currently used as a living room. The room is entered from the library on its SW corner. The doorway leading to the kitchen on the east wall was widened to approximately 10'. The surrounds of this contemporary opening are made of picture rail. A square bay window is on the west wall with four central windows. The room is unusual in its treatment of wood work which is grained rather than painted flat. A tongue and groove wainscoting wraps the room. The wainscoting is 36" high and has an additional 9" of molding above--a

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very heavy molding. A picture rail rather than plaster molding surrounds the upper wall. This room, like the kitchen and pantries, is a part of a large addition to the house in 1883.

**Kitchen.** This is the most altered room in the house. None of the original cabinetry remains. The floor is covered in fiber board. Exterior door and windows on the east wall remain intact with all their original casings as does an entry to the central hall. An original opening to a pantry has simple, though historic, surrounds. A reproduction ceiling fan and light hangs in the center of the room. The space is currently used as an informal eating and sitting area.

**Pantries.** There are two pantry areas on the north side of the house. Both spaces have painted, tongue and groove, bead board ceilings and walls, though some walls are covered with wall paper. A central stairway, which descends to the basement, divides the two pantries. One pantry area, now used as a kitchen, is entered directly from the original kitchen. Original wall materials are exposed on the east wall, other walls are papered. Two small, sliding aluminum windows have replaced taller, double-hung windows on the north wall. Current owners intend to replace these windows with windows that match the original in size, material and detail. A light fixture, dating from the 1930's, hangs from a pipe in the center of the room and has a milk glass globe. All cabinetry is contemporary. The floor is covered in linoleum tile.

The other pantry is accessed through the dining room. A foyer between the two rooms provides exiting to a back porch. The pantry has been converted to the only functioning bathroom in the house. The walls of this L-shaped room remain essentially intact. Narrow, vertical bead board forms a wainscotting. Wider, horizontal bead board is found on the walls and is repeated on the ceiling. A single, double-hung window is on the north wall. A centrally located ceiling mounted ceramic fixture is used. Plumbing fixtures include a claw foot tub, reproduction pedestal sink and contemporary toilet. No cabinetry has been installed. The entry door is a modern, flush hollow-core door.

**Upper hall.** Again, the rooms are laid out around a central corridor. The stairs come to a landing at the south end of the hall. The hall doubles back beside the open stairwell then turns west forming a slight foyer outside two of the bedrooms. A decorative plaster arch divides the hall from the foyer. Full length balusters and handrail remain intact around the stairwell, however the newel post has

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been altered. Some of its decorative molding has been removed. The hall is lit by a double-hung window on the south wall.

**SE Bedroom.** The room is entered from the SW corner. A bay window is centered on the east wall while a single window is on the south wall. A closet projects from the SE corner of the room. This addition was built in the mid-1980's. A historic door, its casing and baseboards were recycled on the new construction. No picture rail remains in this room. No ceiling light fixture exists.

**SW Bedroom.** The room is entered from the NE. A bay window is centered on the south wall, while a single window is on the west wall. A closet is inset into the NE corner. A picture rail wraps the room. An art deco light fixture hangs from a chain in the center of the room. The dish is made of milk glass.

**West Bedroom.** The room is entered from the NE. Paired windows are found on the west wall. A closet is inset into the east wall. A picture rail wraps the room. The central light fixture is a bare bulb hanging from a cord. A fabric shade was recently placed over the bulb.

**NW Bedroom.** Entered from the SE corner, the room has a square bay window on the west wall and a non-historic door opening out to a second story porch on the north wall. This room is in the midst of a restoration project. Drywall has replaced lath and plaster on the walls and ceiling. Joints and nail heads have not been mudded over. Tongue and groove bead board beneath the square bay window to the west will be repaired and replaced as necessary. A small, aluminum sliding window on the north wall will be removed and wall and siding patched. All kickplates, door and window casings have been retained and will be reinstalled. This room was a part of the large addition to the house in 1883.

**New Bathrooms.** In 1995, the previous owner began to install two bathrooms on the second story. An addition was built over the kitchen and NE pantry. It is planned that one bath will be accessible from the NW bedroom while the other will be entered from the north end of the hall. The project remains unfinished. Walls are framed but do not have drywall. Plumbing fixtures are not installed.

**Attic.** The attic is partially finished, but an uninhabitable space.

**Basement.** The basement is only found beneath the northern one-half of the

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house--the 1883 addition. Its plan is very altered. Wall surfaces vary between, drop siding, brick and drywall. The floors are plywood. The northern most section of the basement was a maid's quarters with entry on the north elevation. The rooms are finished in tongue and groove.

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## SIGNIFICANCE

The Christian Leinenweber residence was constructed in 1874 for a prominent businessman in early Astoria. Expanded in 1883, this house is one of the largest in Upper Astoria. The Leinenweber house is one of the best examples of Italianate Victorian in Astoria, a city noted for its fine Victorian architecture. The house represents a successful businessman who owned an early tannery, a growing boot and shoe company and who managed a large cannery--all simultaneously. His business ventures were responsible for the development of much of Upper Astoria. An energetic man, Christian Leinenweber was also involved in civic affairs including statewide politics. The nominated property is Astoria's best surviving example associated with Christian Leinenweber's life.

Christian Frederick Leinenweber was born near Pirmasens, Bavaria, in 1839. When he was 15, he visited New York City briefly, but returned to Bavaria. Four years later, in 1858, he immigrated to the United States through New York City. There he apprenticed as a tanner then moved to California and later to Oregon.

In February 1866, he arrived in Astoria and founded the Astoria Hemlock Tannery, employing 30 people in Upper Astoria. His business partner was long-time Astorian Captain Hiram Brown. A fast friendship formed from their fledging business. In fact, Leinenweber would eventually name one of his sons after the captain.

When Christian Leinenweber founded his tannery, Upper Astoria was a separate community from Lower Astoria, the current business district. The two towns fought fervently over which area would be the true and successful Astoria.<sup>1</sup>

The low, level, riverside plot where the tannery was built and the prominent rise where the family home was eventually constructed, were originally owned by

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<sup>1</sup> Captain Brown must have encouraged Leinenweber to develop an industry in the less desirable Upper Astoria. Captain Brown, after all, was a former resident of Upper Astoria and knew what he was talking about. He constructed a Gothic Revival home there in 1852. But by 1862, it was obvious to him that Lower Astoria was winning the bitter struggle of supremacy. He barged his house down river, drew it up the hillside above the pile driven commercial area, and attached it to an existing house. The house survives as the oldest structure in Astoria.

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General John Adair, first customs officer west of the Mississippi. He later sold the land to pioneer Truman Powers, whose adoptive daughter Mary, married Christian Leinenweber on September 18, 1866.<sup>2</sup>

On February 27, 1878, the *Oregonian* reported Leinenweber was tanning and finishing 4,000 hides a year. The newspaper predicted that Leinenweber's industry would be propelled by an abundance of hides and excellent hemlock. Growth would surely follow. The article expressed hope that Leinenweber could reverse the trend of shipping hides abroad to be finished. "Until we get past the stage of exporting raw materials and importing finished goods," lamented the author, "we shall have no broad basis of prosperity."

The quality of his product became recognized in California. Leinenweber had difficulty procuring sufficient numbers of hides to fill the orders. In 1879, he found a larger supplier and acted upon his dream to establish a boot and shoe factory at Astoria. The market was fickle, however. He found it difficult to sell Oregon labeled shoes in California. Sales increased markedly when he put a California stamp on the shoes. Within two years, California consumers realized Oregonians were capable of producing quality leather products. Their orders were direct, "send me Leinenweber and company's Astoria boots, etc."

On June 29, 1880, *The Daily Astorian* noted Leinenweber had accepted an order to manufacture and deliver \$25,000 worth of boots and shoes by January 1, 1881. A new factory--two stories, 40' x 100'--was commenced. Leinenweber promised prospective workers that preference would be given to white labor provided they didn't mind working for lower wages. He stressed that if he were to remain competitive, wages could not be much more than those paid in California.

On January 14, 1881, *The Daily Astorian* noted that Christian Leinenweber oversaw three industries in Upper Astoria: the John Badollet & Co. cannery, the Astoria Hemlock Tannery, and the Astoria Boot and Shoe Company. In addition to employment, he and John Badollet provided housing for their laborers.

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<sup>2</sup> Powers was appointed by President Zachary Taylor to manage the post office. Like Adair, he established the federal office in Upper Astoria--fanning the flames of ill-content between Upper Astoria and then powerless Lower Astoria. When Abraham Lincoln became president, new officers were appointed who were more favorable to Lower Astoria. As one resident remarked of the circumstances, "politics took them away and politics brought them back."

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Workers were furnished lots and given advances for materials to build houses for themselves.

As if managing three businesses was not enough, he dabbled in other ventures. In 1877, he was appointed the first postmaster of the Upper Astoria Post Office. The office was open sporadically until being discontinued in 1886.

He was also an incorporator and president of the Astoria and Winnemucca Railroad Co. In 1879, Leinenweber led an ill-fated attempt to drive a railroad along the Civil War military road blazed by General "Fighting Joe" Hooker. This trail lead from the Astoria Hemlock Tannery across the Coast Range to the Willamette Valley. From there, the railroad was to go to Winnemucca, Nevada, where it was to join the Union Pacific Railroad. The project never materialized.

Christian Leinenweber was also involved in local and state politics. He was director of Clatsop School District No. 9 in 1877 and again in 1886. He served as a Clatsop County Commissioner in 1882. Leinenweber was a delegate to the State Democratic Convention in 1873. Then in 1884, he was elected to the Oregon House of Representatives. In 1885, he came within 10 votes of being elected a United States Senator.

Christian Frederick Leinenweber died on March 15, 1889. His obituary titled "Death of C. Leinenweber. Sudden Demise of a Prominent Citizen" appeared in *The Daily Astorian*. The article read:

*"...Mr. Leinenweber's life since coming here is a part of the history of Astoria. He was a strong, determined man of large brain and tireless activity; a man of extraordinary energy and great business capacity; always in extended and complex enterprises; always doing three mens work and thinking last of his own case; untiring in his efforts to acquire fortune and drawing upon his vitality by accomplishing an enormous amount of work....He was a man of strong likes and dislikes, frank, outspoken and sincere, and for the last three or four years has carried on trying and vexatious business while constantly suffering from almost continual headache and pressure on his brain...."*

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News of Christian's brain aneurysm was said to have prostrated Mary who was dangerously ill at the time. Mary did, however, rally for the funeral service which was held in the family home. Christian's body was taken by steamer *Clara Parker* from Badollet & Co.'s nearby wharf to the old Presbyterian cemetery in Skipanon. There, he was buried near his daughter May, who died at 14, and his father-in-law Truman Powers. At the time of Christian's death, his son Truman was 21, Frederick was 13, Hiram was 10 and Ida 6.

Nearly three years later, his son Truman, who was a partner in Leinenweber & Goodenough Real Estate, died at the age of 23.

His son Fred, who attended Institute Kenkler in Biebrich, Germany, returned briefly to Astoria in 1884, then married Alice Haskell in 1897. In 1907, the *Astoria Daily Budget* reported he was traveling for W. P. Fuller & Company.

Christian Leinenweber died in debt and intestate. His property was quickly divided and sold. Christian's wife Mary secured the house and its immediate property for \$1000. Then in 1897, Mary Leinenweber lost her house in a law suit with Benjamin Young, owner of a large cannery. Young allowed the widow and three children to live in the house until 1904 when it was then opened to boarders.

Mary Leinenweber and her children moved to a Queen Anne duplex just above Astoria's business district. Ida worked as a cashier for the popular Ross, Higgins & Co. until she married Richard Van Tuyl in 1908 and moved from Astoria.

Hiram was the manager for the local branch of Standard Oil Co. He married Lillian K. Habersham in 1907, but continued to share the apartment with his mother. In 1917, he built a Craftsman home on the NE corner of 12th Street and Jerome Avenue. The eight room house was large enough to accommodate Mary. Three years later, Hiram was transferred to San Pedro, California where he became a special agent for the Standard Oil Co. plant there. In 1925, Hiram was promoted to superintendent of sales for Standard Oil Co. in Los Angeles, California. Mary did not accompany her son to California. She left Astoria, presumably joining her daughter Mary in South Bend, Washington. Mary Leinenweber died in her daughter's home in February of 1935.

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Otto Gramms bought the house in 1916. His mother's first husband was Frank Leinenweber, nephew of Christian and Mary. Otto was a mailman in Astoria for 42 years beginning his career in 1903. When he retired, it was estimated that his 11 mile daily route would have enabled him to walk across the continent more than 30 times. Otto gained notoriety in 1902 and 1903 as a member of Astoria's world record breaking fire hose racing team. He married Bertha Christine Morton in 1909. They had three children: Beryl, Dorothy and Grace. The house remained in the family until 1965.

Again, the house passed through a series of owners and was opened to renters. In 1984, owners David and Jacquelin Silk nominated the house to the National Register of Historic Places. Their application was rejected because asbestos siding covered the exterior. The State Historic Preservation Office encouraged the Silk's to reapply after the siding was removed. Restoration proceeded at a snail's pace. The house was sold to yet another couple who struggled with the home's basic care.

In 1997, Paul and Marlene Bauge purchased the house. They have removed all but a few square feet of asbestos siding, replaced the leaking roof, and repaired or replicated original windows. Interior work has included a new heating system, a new water heater and the painting and papering of plaster wall surfaces.

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## GEOGRAPHICAL DATA:

### Verbal Boundary Description:

The nominated area is located in section 8, township 8N, range 9W, section 9BD, Adair's Port of Upper Astoria. It occupies the south 100' of lot 5; and south 100' of the east 25' of lot 6, block 18.

### Boundary Justification:

The nominated area encompasses the tax lot surrounding the Christian Leinenweber house.

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## PHOTOGRAPHS

### The Christian Leinenweber House\*

Astoria, Clatsop County

October, 1998

Photographer: Jolin E. Goodenberger

Location of negative: Paul and Marlene Bauge  
3480 Franklin Avenue  
Astoria, Oregon 97103

\*Unless otherwise noted, this information is the same for all photographs.

- |          |   |
|----------|---|
| 1 of 15  | South elevation, looking NW                             |
| 2 of 15  | South elevation, looking north                          |
| 3 of 15  | South and West elevations, looking NE                   |
| 4 of 15  | North and East elevations, looking SE                   |
| 5 of 15  | East elevation, looking SW                              |
| 6 of 15  | South elevation, bracketed frieze detail, looking north |
| 7 of 15  | Interior, central hall, looking north                   |
| 8 of 15  | Interior, living room (now craft room), looking SW      |
| 9 of 15  | Interior, dining room (now living room), looking SW     |
| 10 of 15 | Interior, front parlor (now dining room), looking SE    |
| 11 of 15 | Interior, central hall, second floor, looking south     |
| 12 of 15 | Interior, SW bedroom, looking SW                        |
| 13 of 15 | Interior, west bedroom, looking SW                      |
| 14 of 15 | Interior, NW bedroom, looking SW                        |
| 15 of 15 | Interior, half-story bathroom addition, looking NE      |

### ADDENDUM PHOTOGRAPHS

February, 1999

- |        |  |
|--------|--|
| 1 of 4 | Franklin Avenue, looking NW  |
| 2 of 4 | Franklin Avenue, looking NW, south elevation   |
| 3 of 4 | Franklin Avenue, looking NE  |
| 4 of 4 | Upper Astoria, looking SE, Leinenweber house and carriage house<br>in center, north elevations |

34'-0"

PANTRY (BATH)

DWN

PANTRY (KITCHEN)

PORCH

DINING ROOM (LIVING ROOM)

KITCHEN (EATING AREA)

PORCH

LIBRARY

UP

FORMAL PARLOR (DINING ROOM)

LIVING ROOM (CRAFT ROOM)

ENTRY

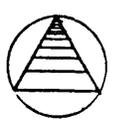
PORCH

NOTE:  
 = CURRENT ROOM USE LISTED IN PARENTHESES  
 = SHADED WALLS INDICATE OUTLINE OF 1874 HOUSE

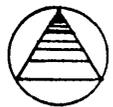
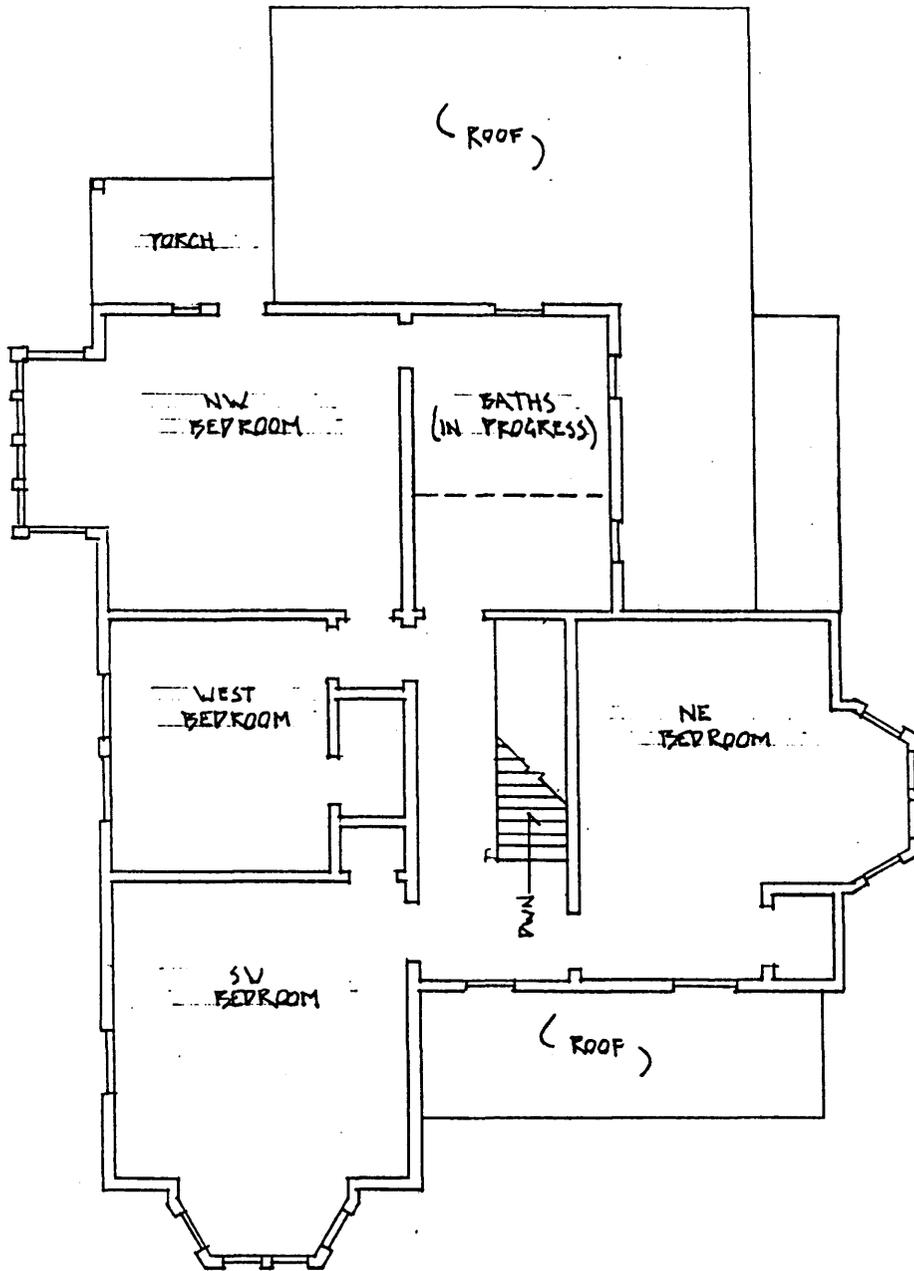
50'-0"

35 TH STREET

FRANKLIN AVENUE



3480 FRANKLIN AVE., ASTORIA, OR.  
 CHRISTIAN & MARY LEINENWEBER HSE  
 FIRST FLOOR



3480 FRANKLIN AVE, ASTORIA, OR.  
CHRISTIAN & MARY LEINENWEBER HSE.  
SECOND FLOOR

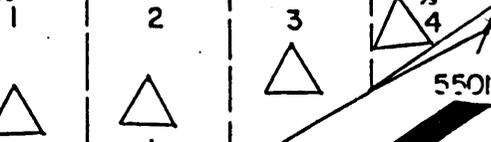
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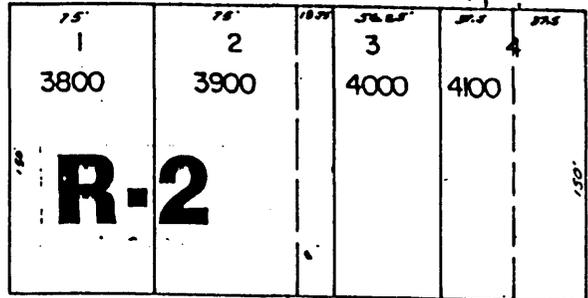
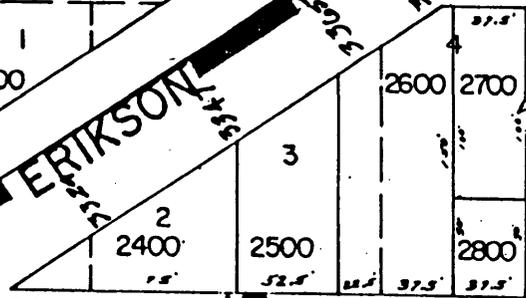
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(4th ST.)

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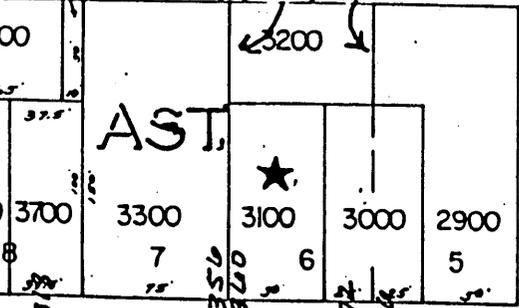


**R-2**

3400U1-U2

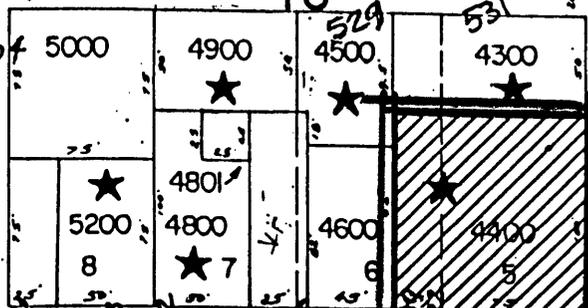
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AST

34 TH.



AVE.

See Map 8 9 9AC

