

United States Department of the Interior
National Park Service

APR 10 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Peter Schulderman House
other names/site number n/a

2. Location

street & number 37th Street and K Street (parcel #56) not for publication
city, town Seaview vicinity
state Washington code WA county Pacific code 049 zip code 98644

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>2</u>	<u> </u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Jacob E. Moran 3-30-88
Signature of certifying official Date
Office of Archaeology & Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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:)

Alvora Beyer Entered in the 5-19-88
~~National Register~~

Signature of the Keeper Date of Action

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)

Late Victorian

Materials (enter categories from instructions)

foundation wood, brick

walls wood weatherboard

shingle

roof wood shingle

other

Describe present and historic physical appearance.

The Peter Schulderman House is a well preserved Victorian cottage characterized by a picturesque roofline, projecting bays, a broad veranda, and an octagonal corner turret. The two story frame house is located on a small lot (measuring 150 feet by 90 feet) in the ocean front community of Seaview, about one-half block west of the beach. The house is bordered by large bushes and rests on a lawn with tall fir trees and shrubs; a deteriorated carriage house sits in the southwest corner of the lot. A wooden picket fence, with two entry gates, encircles the property. Since its construction as a summer home in the 1890s, the house has retained nearly complete interior and exterior integrity.

The frame cottage rests on a post and pier foundation and is composed of a central cube with hipped roof and two-story gabled bays which project on the front (south) and west side elevations. The projecting bays are rectangular on the upper storys and are chamfered on the first story. An octagonal turret rises at the southwest corner of the house between the gabled bays and above the front entry. A veranda wraps round the front facade from the west gabled bay to the south bay; its rooftop forms the deck of the second story balcony. One story porches project from the east side and the rear of the house. A shallow one story rear addition was built about 1912 to accommodate a bathroom, the only known exterior alteration to the house.

The exterior walls of the cottage are clad with rustic cedar siding on the first story and variegated shingle siding on the second story (in fish scale and diamond patterns). The roof surfaces are covered with cedar shingles (decoratively patterned on the turret). The front veranda is composed of square posts with fan-shaped brackets supporting a flat roof with a shingled skirt. Above the roof is a balustrade which serves as a railing for the second story balcony. A lattice-work skirting hides the foundation and a brick chimney with arched cap rises from the center of the hipped roof.

The cottage is amply lighted by windows, all of which are double-hung, one-over-one wood sash units with simple wood surrounds. Single windows are located on each wall surface of the chamfered first floor bays; second story windows are paired. The polygonal turret features a double hung window on each face, with decorative arched brackets placed over the upper sash to give the visual impression of Gothic windows. A single leaf, panelled front door is placed in the south facade (beneath the turret); similar doors are placed in the south wall of the west bay (leading to the front veranda), on the east wall of the south gable (leading to the east porch), and in the north wall (providing access to the rear porch). A single leaf door in the south wall of the second story opens onto the balcony. Each of the exterior windows and doors has heavy wooden shutters that are closed during the winter months.

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Continuation Sheet**

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Much of the exterior applied ornament is reserved for the eaves and gable ends of the building. The eaves are boxed and feature a moulded cornice supported by decorative brackets. The cornice of the turret features a dentil course and a panelled frieze. The peaks of the projecting gables are decorated with ornamental sunbursts with a band of turned spindles. A tall flagpole rises from the peak of the turret.

The interior of the house is remarkably well preserved and is typical of the summer cottages of the late 19th century. The front door on the south facade opens on to a central hall with steep stairs leading to the second floor. Three downstairs rooms--a front parlor, a rear parlor, and a dining room--project off the central hall. The upstairs features three bedrooms and a observatory in the turret. All the rooms in the house have visual and often physical access to the outdoors and the porches and balconies that surround the structure. For example, the first floor front parlor has a glazed bay projecting on the south and a side door leading to the east porch. The dining room has bay windows overlooking the west yard and a door to the front veranda. The rear parlor has a door to the back porch. Upstairs, each bedroom has paired windows overlooking the property. A door in the upstairs hall leads to the front balcony and the small turret is enclosed by windows facing east, south and west.

All interior walls and ceilings are finished in redwood and pine tongue-and-groove siding (laid diagonally on the angled walls of the first floor bays). The floors are hardwood with a dark stain. Because all the interior surfaces are finished in woods, the house has no painted or plastered wall surfaces (except in the bathroom addition). Mouldings around the doors and windows feature simple surrounds with bull's-eye corner blocks. The staircase has a bannister with square newel post and square balusters. The steps are the only carpeted surface in the house and the original carpet is intact.

The carriage house is located in the southwest corner of the lot. It is a gable roof structure clad in drop siding. A small opening in the gable end allowed hay to be raised to a hay loft. The carriage house has a deteriorated foundation and is in need of repair.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1894

Significant Dates
1894

Cultural Affiliation
n/a

Significant Person
n/a

Architect/Builder
Builder: Henry Christianson

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Peter Schulderman House is an architecturally significant example of the Victorian summer cottages built in the late 19th century on the Long Beach peninsula. Constructed about 1894, the house maintains outstanding interior and exterior integrity, and reflects the "picturesque" aesthetic and rustic quality favored in the resort architecture of the era. According to a survey of historic buildings in Pacific County (1979), it is one of the best preserved 19th century summer cottage in the peninsula's ocean front communities.

Historical Background: Located on the southern end of the Long Beach peninsula, Seaview is one of the oldest resort communities on southwest Washington's ocean beaches. The unincorporated community was platted in 1881 by J. L. Stout, who laid out a grid plan that ran parallel to the vast and sandy beach. The first cottage in Seaview was probably built in 1881 by Edward Devaney (no longer extant), and by the 1890s numerous cottages--many built by prominent Portland families--lined the beach front.

Unlike the famous ocean resorts of the eastern United States, the Long Beach resort communities were relatively informal, and cottages were often extremely simple and rustic. As the local newspaper reported in 1900, "if retirement be the desire, one can pitch his tent and enjoy solitude and life in repose. Many from Portland and the heated interior have purchased retired, secluded sites along the shore where neat cottages peep from the shrubbery which man has not yet robbed nature of. In summer months, these are occupied by those who wish to escape the heat and turmoil of the city and recuperate health and enjoy life to the utmost."¹ By 1900, an estimated 20,000 people visited the resorts at Long Beach annually.

Peter H. Schulderman lived in Portland, where he owned a transportation and freight business. According to his descendants, he first visited Seaview in the mid-1880s; in 1894, he purchased a parcel that was once part of town founder Stout's 10-acre Seaview Hotel grounds. (The hotel burned in 1892 and was not rebuilt.) Shortly thereafter, Schulderman hired a Portland contractor, Henry Christianson, to build a cottage on the lot using cedar and pine. From its completion until the present day, the cottage has been used exclusively as a summer home by the Schulderman family. When Peter Schulderman died in 1930, he deeded the property to his son, attorney Henry Schulderman. The property is currently owned by Henry's only child, Marie Schulderman Collie, who continues to maintain the residence as a summer retreat.

See continuation sheet

9. Major Bibliographical References

Collie, Marie. Interview with Larry Weathers, July 31, 1979, and subsequent dates.
Mrs. Collie is the granddaughter of Peter Schulderman.
Deed Records. Pacific County Auditor's Records Book 27, page 192.
South Bend Journal Pacific County Edition, (South Bend, 1900).

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property .30

Quadrangle Name: Cape Disappointment

Quadrangle Scale: 1:24,000

UTM References

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Zone Easting Northing

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The nominated property is described as tax parcel No. 58, Seaview, Washington

See continuation sheet

Boundary Justification

The nominated property includes the entire lot historically associated with the Schulderman House.

See continuation sheet

11. Form Prepared By

name/title Leonard T. Garfield, with assistance from Mrs. Lottie Gillespie
organization Office of Archaeology & Hist. Pres. date February 1, 1988
street & number 111 West 21st Avenue telephone 206/586-2901
city or town Olympia state Washington zip code 98504

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Among the Portland families who spent summers at the beach, many built simple, rustic cottages, typically one story and gabled (according to historic photographs). The Schulderman cottage was larger than most and reflected the Victorian interest in the picturesque and rustic. The picturesque--revealed here in the multiple and varied roof shapes, the irregular profile and massing of the house, and the variety of surface texture and ornament--was seen as an aesthetic well suited to rural settings where the structure could harmonize with the natural landscape. The rusticity of the design was expressed through the use of wood siding, interior wood finishes, and an ample use of porches, bay windows, and a glazed turret which helped integrate the indoors and outside. The Schulderman House is an exceptionally well preserved example of these themes and a reflection of life at the ocean beach before the advent of the automobile and motor court.

¹South Bend Journal Pacific County Edition (South Bend, Washington: South Bend Journal, 1900).