

United States Department of the Interior
National Park Service

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AUG 8 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 Warren, Daniel Knight, House
other names/site number N/A

2. Location

street & number 107 Skipanon Road not for publication
city, town Warrenton vicinity
state Oregon code OR county Clatsop code 007 zip code 97146

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

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.

Signature of certifying official *[Signature]* Date July 29, 1988
Deputy State Historic Preservation Officer
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:) _____

[Signature] Entered in the National Register 9/8/88

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/ Stick/Eastlake

Materials (enter categories from instructions)

foundation stucco over brickwalls wood/weatherboard

roof wood/shingleother chimneys/stucco over brick

Describe present and historic physical appearance.

The D. K. Warren House, a building of frame construction completed in 1885 at a cost of \$8,000, is among the outstanding houses of the late Victorian period in Clatsop County.

The house is located in Warrenton facing east on a low knoll overlooking the entrance to the Skipanon River. It also commands a view across Young's Bay toward Astoria, the Pacific gateway port at the mouth of the Columbia. Because of its prominence, the house served as an unofficial beacon at night time. According to tradition, a lamp was kept burning in the front window so that the skippers of Warrenton boats heading across Young's Bay from Astoria would be guided to home port on the Skipanon.

The house site was perhaps the only area rising above flood tide on the 180-acre Warren estate in early days. Before building his large house, Warren hired 20 Chinese laborers to build the first dikes to hold back the tides.

Like its counterpart in Astoria, the High Victorian Eastlake house built for Captain George Flavel in 1884, the Warren House displays the taste for rich elaboration and eclecticism so characteristic of the period.

Queen Anne characteristics of the Warren House are the asymmetrical facade organization and plan, the variety of roof forms and surface textures, tall chimneys with corbelled, "flared" caps, and the wrap-around veranda.

Italianate influence is seen in the bracketed cornice and elongated, one-over-one, double-hung windows with segmental arch heads. The Stick Style is apparent in the horizontal and vertical ordering of exterior elevations through such elements as spandrel panels of vertical tongue and groove boards and sawtooth edging contrasting with overall cladding, which is horizontal 1 x 6-inch shiplap siding. Numerous strip string courses and vertical bandings are employed also. The Queen Anne porch shows distinctly the influence of the Eastlake style in the stylized pierced decoration of its frieze. The vergeboard decoration of the narrow front gable, consisting of a chamfered collar beam and diagonal braces, is supported by brackets and is a hallmark of the Stick/Eastlake tradition.

The 2 1/2-story house is a tall and somewhat narrow rectangular volume measuring 24 x 60 feet in plan. Its side elevations are distinguished by two-story polygonal bays. The foundation is brick with a stucco exterior in a pattern

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imitating 8 x 16-inch masonry units. Wood shingles are used on all the various roof surfaces, which include a shed-roofed wall dormer and gabled dormers.

The interior of the house is arranged vertically to include a partial basement, a first and second floor with 12-foot high ceilings, and an attic. In the basement is the original central heating unit, a wood-fired, cast-iron furnace that has a brick hot air plenum built around it. Numerous metal ducts lead to supply registers throughout the house, the only other heat source having been small fireplaces in the sitting room and dining room. The original furnace is no longer used. It has been replaced by a forced air unit in another part of the basement. The exposed first floor joists are 2 x 12's at 16 inches on center with an intermediate 8 x 10-inch beam supporting them.

The upper stories are intact, except for the kitchen and bathrooms which are being remodeled to suit more modern fixtures and uses. The original interior walls and ceilings are plaster and lath, with wallpaper, paint and frescoes, wainscoting and paneling. The strip floors are Douglas fir. Throughout the house, simple base molding, window and door casings, wainscoting, paneling, and 7-foot, 6-inch doors are all cedar, meticulously hand-grained to resemble more expensive woods such as birdseye maple. Decorative picture and ceiling moldings are richly ornamented plaster over wood base. Chimney pieces are composed of cast iron fire boxes with decorative grille work and simple classically-detailed faux marble surrounds; hearths and fenders are intact.

Double-leaf front entrance doors with etched glass panels open into a stairhall that contains a graceful oak and cedar staircase open at the string. The hall opens into each of the three formal rooms of the house, front parlor, back parlor or sitting room, and dining room. Each of the two flanking rooms can open into the sitting room by means of double pocket doors with semi-circular arch heads, thus creating a continuous expanse. The three front rooms contain ceiling frescoes created by the Italian artist F. D. Hurrie. The frescoes are bordered with gilded plaster molding and represent subjects appropriate to the room in which they appear. The dining room frescoes, for example, feature fruit and flower garlands, the sitting room is decorated with musical instruments, and the front parlor is adorned with cherubs. In addition to the frescoes, the ceilings also are embellished with stenciling. Original brass hardware with raised decoration in the Eastlake style is intact throughout. The dining room wainscot is richly composed of layered moldings, pierced and scalloped trim, and panels with vertical beaded joints inset between heavy chamfered stiles. The parlor also is distinguished by fine finish work in the form of marbleized wood panels inset below window openings.

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
Exploration/Settlement

Period of Significance

1885
1885-1903

Significant Dates

1885

Cultural Affiliation

N/A

Significant Person

Daniel Knight Warren

Architect/Builder

Unknown

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

The Stick/Eastlake style house of Daniel Knight Warren in Warrenton, Oregon is significant under Criterion B as the property most importantly associated with the founder of the town located on Young's Bay near the mouth of the Columbia River. Built in 1885, it is clearly the highest expression of its type and style in the community and is among the outstanding examples of Stick/Eastlake architecture in Clatsop County, generally. As such, it is also significant under Criterion C.

The house is situated on a rise of land above the 2 1/2-mile long dike which lines the Skipanon River boat basin near the entrance to Young's Bay. By the dikes, Warren sought to make livestock pasture out of the 180 acres of marshland in which he had invested shortly after securing the contract to provision the nearby Fort Stevens military post. When dike construction was completed, Warren platted the townsite of Warrenton in 1889, and the sale of lots was pursued.

Daniel Warren (1836-1903), a native of New York, was one of the leading businessmen of the county. Few contributed more industriously to the upbuilding of Clatsop County over so long a period as D. K. Warren. He invested in real estate, trade, lumbering, railroads, and the water company which served his townsite. He also was active in local government, having served on the Astoria City Council, as County Commissioner, and a brief term in the State Legislature. His descendants occupied the house until 1965, at which point the house entered a long period of disuse and deterioration. The property was nominated to the National Register with a 7 1/2-acre parcel in December 1977, but the nomination was returned for justification of the boundary. The property has since changed hands, and present owners have revived the nomination and commenced rehabilitation of the house, including its interior finishes. The original house of about 1870 which Warren occupied at this location was moved south along the side of Skipanon Road onto land which was under Warren's ownership. It is a modest, single-story building clad with weatherboards which has been substantially altered. By no means does it have the qualities of workmanship and association with the ultimate achievements of Warren's career that are conveyed by the High Victorian Eastlake house.

See continuation sheet

9. Major Bibliographical References

Hankel, Evelyn L., "Daniel Knight Warren," Cumtux, Clatsop County Historical Quarterly, Vol. 8, No. 1, page 3.

Lockley, Fred, History of the Columbia River Valley from The Dalles to the Sea, Vol. III: Chicago: The S. J. Clarke Publishing Co., 1928), page 526 ff.

Miller, Emma Gene, Clatsop County, Oregon: A History, (Portland: Binford & Mort, 1958), page 61.

Whitney, Dorothy, "Warren House, Warrenton," Oregon Historic Landmarks: Oregon Coast (Portland: Oregon Society, Daughters of the American Revolution, 1966), pages 32-33.

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:

Astoria Public Library

10. Geographical Data

Acreege of property c. 1.03 Warrenton, Oregon-Washington 1:24000

UTM References

A

1	0	4	2	8	9	1	1	0	5	1	1	3	0	2	1	0
Zone			Easting				Northing									

C

Zone			Easting				Northing									

B

Zone			Easting				Northing									

D

Zone			Easting				Northing									

See continuation sheet

Verbal Boundary Description

The nominated property is located in NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 21, Township 8N, Range 10W, Willamette Meridian in the Town of Warrenton, Clatsop County, Oregon. Its bounds are delineated as follows:

See continuation sheet

Boundary Justification

The nominated property consists of two adjoining parcels of approximately half an acre each which were established by professional land survey in 1986. Together, they make up the immediate grounds of the commodious Stick/Eastlake style house built in 1885 for Daniel Knight Warren, proprietor of the Warrenton townsite. The Late Victorian house is the dwelling place most importantly associated with the town founder.

See continuation sheet

11. Form Prepared By

name/title Roger T. Tetlow with the assistance of Robert Freeman

organization N/A date March 15, 1988

street & number PO Box 223 telephone (206) 642-3860

city or town Seaview state Washington zip code 98644

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The Warren House embodies the distinctive characteristics — the variegation of bays and projections, the strong horizontal and vertical surface articulation, the stylized repeating ornament and the richly elaborated moldings, which are associated with the Stick and Eastlake styles. The interior is unusually richly ornamented and intact. It includes a double leaf front door with etched glass panels, a fine staircase with an open string, hand grained cedar trim and wainscotting, hand-painted ceiling decorations, both fresco and stenciling, and plaster ceiling ornament.

Daniel Knight Warren was born in Bath, New York, March 12, 1836, the youngest of four sons. His parents were Danforth Warren and Amanda Pike. His father died the year following his birth. After struggling to support her family for four years, his mother married Gardner Baxter, a well-to-do farmer, who was a sever stepfather to the boys.

The four boys, Frank, George, P. C., and Daniel, soon left home, and in the spring of 1852 they decided to travel overland to Oregon. At that time Daniel was 16 years of age and his eldest brother was 21 years old. The four brothers fitted out a four-horse team and joined the Thomas Mercer company, organized at Council Bluffs. Other members of the company included Dexter Horton, the Reverend Daniel Bagley, John Pike, and the Reverend F. F. West, all notables in the early settlement of Seattle, Washington.

The company left on May 24, 1852 and arrived at The Dalles the following September. Most of the company went north to Puget Sound in Washington Territory, but the Warren boys went on to Portland, where they split up. Daniel headed for the gold fields in southern Oregon before settling in Astoria at the mouth of the Columbia River in 1853.

For the next few years, Warren worked in lumber camps and mines and purchased 360 acres of land 13 miles upriver from Astoria, at the present site of Knappa. The place was first called Warren's Landing.

In company with his brother, P. C. Warren, Daniel returned East in 1860. While there, he met and married Sarah Elizabeth Eaton of Princeton, Illinois. The young couple embarked for Oregon on the steamship North Star, and after an arduous voyage, arrived at Astoria in May, 1863. They went back to the farm above Astoria and for the next seven years lived there. In addition to farming the land, Daniel engaged in the lumbering business and rafting logs on the Columbia River.

In 1869, D. K. Warren leased his farm and moved his family into the deepwater port of Astoria where he entered the market and grocery business. At various times during the next fourteen years, he was in partnership with John Hobson and

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C. A. McGuire. He built a wharf in 1876 and finally went into partnership with T. M. Eaton in the Astoria Market, of which he became the sole proprietor upon Eaton's death in 1882.

While he was in business with McGuire, the firm acquired a contract to furnish supplies for Fort Stevens military reservation on the peninsula forming the gateway to the Columbia River and the Pacific Ocean. This led Daniel and his brother P. J. into buying a considerable amount of land on both sides of the Skipanon for pasturing cattle. Because much of this land was often flooded by high tides, Warren began diking parts of it. Eventually, he had a crew of 20 Chinese workmen building earthen dikes around most of this tract, thus converting hundreds of acres of tide lands into productive pasture and farm land. Many of these dikes are still in place.

In 1870, D. K. Warren built his first house on what became the Warrenton townsite. It still stands in proximity to the more dominant residence. Warren lived in the one-story house with his growing family until 1885, when the smaller house was moved to make way for the fashionable mansion.

The Warrens had four children; two girls, Lulu and Maude; and two boys, George W. and Frederick L.

In 1889, Warren began platting the townsite of Warrenton, patterning it after Eastern towns with wide streets to be lined with shade trees. He sold and gave away many of these lots and encouraged the buyers to build homes on them. He also designated land for certain enterprises. For example, in 1896 he donated the land in Warrenton for the new railroad station, and offered A. B. Hammond a thousand feet of waterfront for a sawmill site. He built the first schoolhouse in the town and donated the land on which it was built. After his death, Warren's widow carried on her husband's public-spirited tradition in donating land for Astoria's Y.M.C.A.

Beginning in 1876, Warren pursued an interest in local government and became a member of the Astoria Common Council. In the same year he served a term as State senator representing the district encompassing Clatsop, Tillamook and Columbia counties. He also served as a member of the school board in 1880, as County Commissioner in 1884, and he was elected president of the Astoria Public Library in 1895.

Concurrently, Warren followed his business interests. After selling his interest in the Astoria Market, he became the co-owner of Warren & Campbell, a Warrenton grocery store, and built a lumber yard and sawmill there as well as the Warren Hotel at Cannon Beach. He was one of the owners of the steamer E. L. Dwyer. He was the president and manager of the 16-mile railroad which ran to

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Seaside and eventually was taken over by the Spokane, Portland & Seattle Railroad. He was president of the Astoria National Bank and incorporated the Columbia Drydock Company in 1901.

Daniel Knight Warren died in 1903, and his wife Sarah died in 1922. They are both interred in a hilltop burial ground overlooking the Warren farm and the town of Warrenton. The burial site is not on the nominated property.

Sarah Warren continued to live in the house with her children until her death. A grandson, Daniel Knight Warren, was born in the mansion in 1913, the son of George and Florence Baker Warren.

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Tri-Weekly Astoria - 8/12//1873; 9/4/1873; 3/4/1876;

Daily Astorian - 5/1/1876; 5/4/1876; 3/2/1880; 6/12/1880
9/19/1880; 1/24/1882; 3/30/1883; 2/28/1885;
11/27/1886; 2/12/1896; 1/9/1889; 6/28/1901;
4/13/1901; 1/24/1903; 9/5/1903

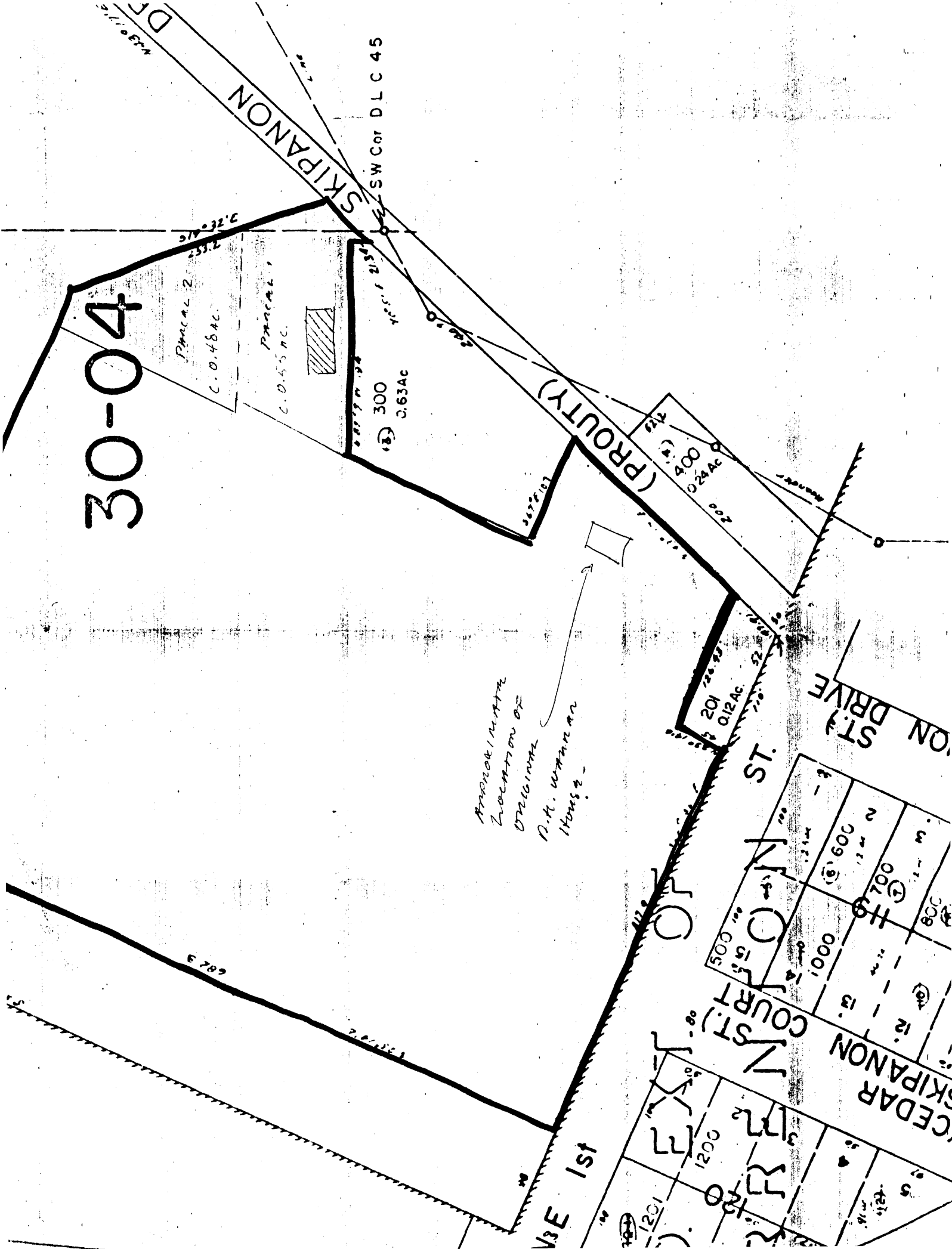
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Beginning at the point of intersection of the center line of Main Street and the center line of NW 1st Street in the Town of Warrenton, in Clatsop County, Oregon, thence easterly along the center line of NW 1st Street approximately 54.40 feet to the westerly edge of Skipanon Drive (Prouty Avenue) extended, thence northeasterly along the westerly edge of Skipanon Road (Prouty Avenue) 520.56 feet, more or less, to a field-marked point which is the true point of beginning; thence northeasterly along said westerly street edge, which bears N 43° 55' E approximately 51.76 feet; thence northwesterly in a line which bears N 18° 53' W 233.16 feet to a point which is the NE corner of property recorded in Clatsop County Deed Records, Book 107, page 455; thence northwesterly in a line which bears N 66° 07' W 80.21 feet; thence southwesterly in a line which bears S 23° 51' W 158.04 feet; thence east 19.16 feet; thence southwesterly in a line which bears N 23° 53' E 135 feet to a point; thence easterly in a line which bears N 89° 14' W 193.66 feet to a point; thence south at a right angle 19.58 feet to the true point of beginning, said description being the exterior boundaries of combined parcels #1 and #2 as described in Book 670, pages 207 and 208, Deed Records, Clatsop County, Oregon, and containing in all 1.03 acres, more or less.

30-04



DLC 45 SW Cor DLC 45

SKIPANON

(PROUTY)

300
0.63AC

C.O. 48 AC

C.O. 55 AC

PHASE 2

PHASE 1

APPROXIMATE
LOCATION OF
ORIGINAL
D.H. WILMAN
HOUSE

VE 1st

WEST COURT

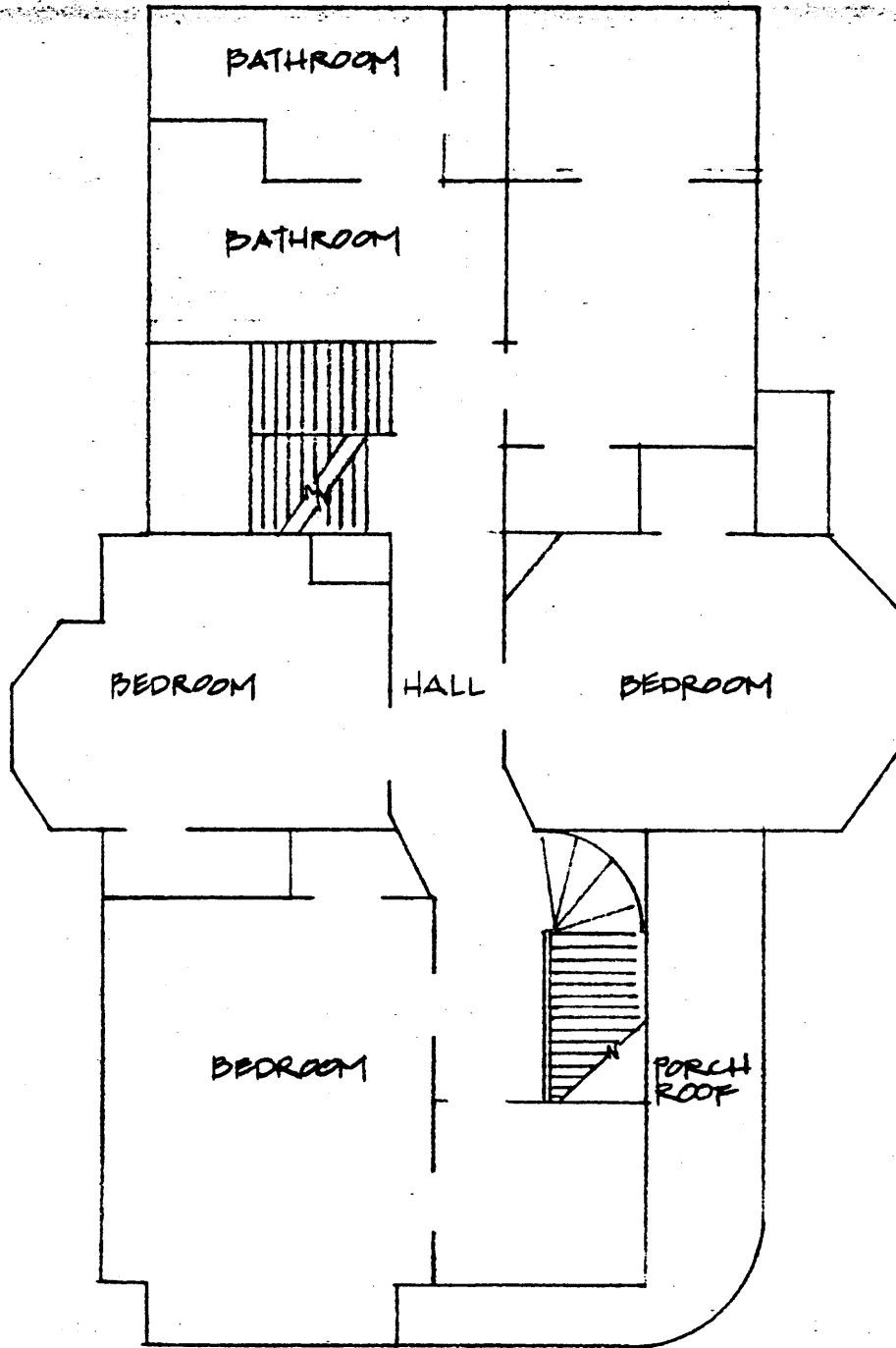
NORTH ST

ON DRIVE

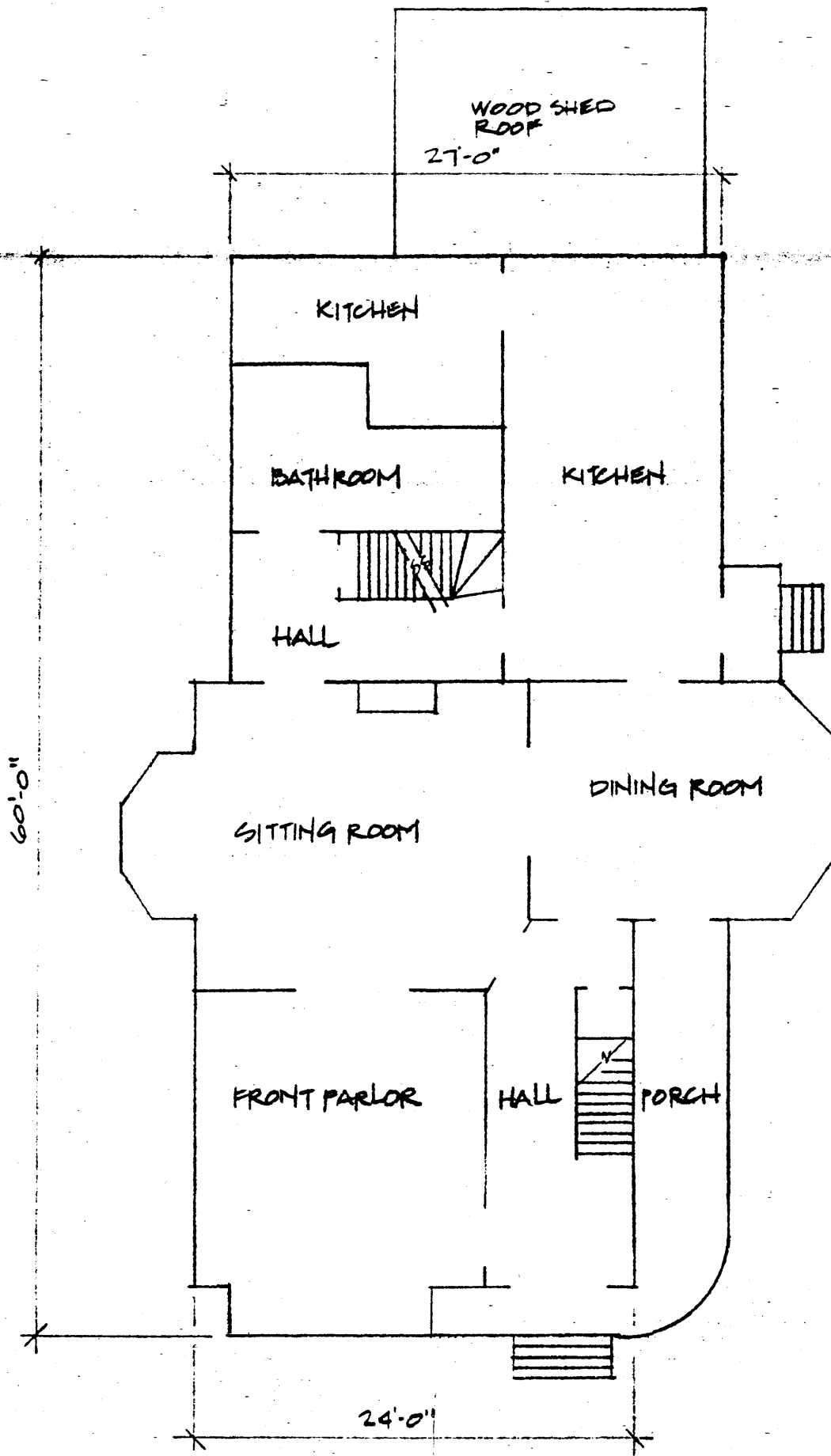
SKIPANON

1000	500	500
1000	500	500
1000	500	500
1000	500	500

DLC 45



NORTH → SECOND FLOOR PLAN
WARREN HOUSE



FIRST FLOOR PLAN
WARREN HOUSE

NORTH →