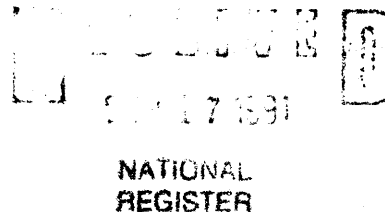


1567

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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 Preston, Charles, House  
other names/site number \_\_\_\_\_

2. Location

street & number 141 Avenue I N/A not for publication  
city, town Seaside N/A vicinity  
state Oregon code OR county Clatsop code 007 zip code 97138

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>2</u>	_____ buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>2</u>	<u>0</u> Total

Name of related multiple property listing:  
Architectural and Recreation Residences of Seaside MPS  
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.  
James M. Hamish September 1, 1991  
Signature of certifying official Date  
Oregon State Historic Preservation Office  
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. Entered in the National Register  
 See continuation sheet. 10/25/91  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)

Alana Byers \_\_\_\_\_  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: Single dwelling

---

---

---

Current Functions (enter categories from instructions)

Domestic: Single dwelling

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---

**7. Description**

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Architectural Classification

(enter categories from instructions)

Late 19th and Early 20th Century American  
Movements: Craftsman/Bungalow

---

---

Materials (enter categories from instructions)

foundation concrete

---

walls wood

---

roof composition

---

other wood

---

brick

---

---

Describe present and historic physical appearance.

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National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 7 Page 1

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**Exterior Description**

The Charles Preston House was constructed in approximately 1920. The builder and architect are unknown. Like many of Seaside's early vacation homes, it is designed in the Craftsman/Bungalow tradition, which was immensely popular throughout Oregon in the early decades of the 20th century. The house is in excellent condition retaining integrity of design, materials, location and setting.

The building is prominently sited on a large corner lot at the intersection of Avenue I and S. Columbia streets, two blocks east of the Prom. The lot is articulated by a low concrete retaining wall extending across the north (front) property line; and a low stone wall extending across the east (side) property line. A picket fence mounted on the concrete wall extends halfway across the front of the property. Platted in the late 19th century, and largely developed during the first two decades of the 20th century, the surrounding residential neighborhood contains many historic dwellings. The nominated property includes the subject house and a detached garage located on the northwest corner of the lot. The garage is a small, rectangular, wood-frame building capped with a gable roof with deep eaves. It is sided in horizontal lap siding and has small fixed pane windows.

The dwelling is a two-story, wood-frame building. It has a modified rectangular plan and rests on a concrete foundation. The basement is entered from a doorway on the east (side) elevation. The house is capped with a low-pitched, truncated hip roof with wide eaves and exposed rafters. The roof is sheathed in composition shingles. A stuccoed chimney is located on the exterior wall of the east elevation.

The building is sided with horizontal lap siding with wide corner boards. A partially enclosed porch extends across the facade and wraps around the east (side) elevation of the house creating a sunporch on the northeast corner of the building. The primary entrance is located on the north elevation: nine concrete steps rise from the walkway to the porch deck and are flanked by a low concrete wall with a metal rail, probably a later addition. A small shed-roof porch is located on the rear elevation.

Windows are predominantly one-over-one double-hung sash; one has been altered to a single pane on the first floor of the house; and another on the second story--a ten-over-one double-hung sash--appears to be original.

**Interior Description**

The spatial arrangement of the dwelling is virtually intact as built. The first floor of the house consists of three major rooms grouped around a central stair: living room,

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National Park Service**

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Continuation Sheet**

Section number 7 Page 2

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dining room and kitchen. A small nook is located off the kitchen and a sunroom, noted above, is located off the living room. Floors throughout the first floor are carpeted with the exception of the kitchen which has been extensively remodeled to include non-historic floor material. The living room and dining room are remarkably intact: a large brick fireplace with a prominent mantel and heavy decorative brackets is the focal point of the living room; while the dining room contains a built-in hutch. Baseboards throughout most of the house consist of simple quarter-round boards; while door and window surrounds consist of unadorned architrave molding. Doors are the simple five-panel type common to the period.

The most remarkable feature of the first floor interior is the dark stained, tongue-and-groove wall paneling which has been applied at decorative angles to create richly textured and colored spaces in the living room, dining room and foyer.

The stair to the second floor has simple, but substantial, square balusters and a newel post all of which is stained the same dark brown as the wall paneling.

The second floor contains four bedrooms and a bath. With the exception of the bathroom, the floors are three inch fir boards.

The tongue-and-groove paneling found on the first floor is repeated on the second floor but has been painted in light colors rather than stained. Bath fixtures have been modernized.

**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  
Recreation  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1920-1930  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1920  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Unknown  
\_\_\_\_\_

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

**9. Major Bibliographical References**

Gaston, Joseph  
1911 Portland Oregon: Its History and Builders. Portland, S.J. Clarke Publishing Company.

Sanborn Fire Insurance Maps, 1914, 1921.

Ticor Title Company Records, Astoria, Oregon.

Polk, R. L. and Company, Portland City Directories, 1920-1922.

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**

Acreeage of property 0.11 acres Tillamook Head, Oregon 1:24000

UTM References

A 

1	0
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4	2	8	1	0	0
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5	0	9	2	9	8	0
---	---	---	---	---	---	---

  
Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

The nominated property is located in NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 21, Township 6N, Range 10W, Willamette Meridian, in Seaside, Clatsop County, Oregon and is legally described as Lot 1, Block 23, Hermosa Park Addition to Seaside. It is otherwise identified as Tax Lot 9300 at said location.

See continuation sheet

Boundary Justification

The nominated area includes the entire urban tax lot on which the Charles Preston House and garage were constructed in approximately 1920. The Craftsman style garage is an historic accessory building that is counted a separately contributing feature.

See continuation sheet

**11. Form Prepared By**

name/title Julie Koler, Jane Morrison and Erin Younger  
organization Koler/Morrison Consultants date March 1, 1991  
street & number PO Box 445 telephone (503) 654-2786  
city or town Oregon City state Oregon zip code 97045

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National Park Service

# National Register of Historic Places Continuation Sheet

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## SUMMARY

The two-story vernacular Craftsman Foursquare residence believed to have been built as a vacation house about 1920 for Charles Preston, a Portland grocer, occupies the southwest corner of the intersection of Columbia and Avenue I in the residential neighborhood south of Broadway in the coastal resort of Seaside, Oregon. It faces north on Avenue I.

The house is a two-story rectangular volume with truncated hip roof and hip-roofed wrap-around veranda whose deep eaves are supported by exposed rafter ends. It is sided with weatherboards. The front porch recess, with its plain, square posts and solid railing, is flanked by a sunporch section on the east and a section on the west that appears to have been enclosed in an alteration of the historic period for additional living space. Regularly-spaced window openings are framed by plain surrounds and typically are fitted with one-over-one double-hung sash. A distinguishing mark of the southwest Seaside neighborhood is the number of graded building sites contained by low retaining walls of river-washed boulders and concrete. The Preston House is a property that contributes to this unifying motif.

The interior follows the norm for Seaside cottages of the historic period in its standard millwork and tongue and groove floor-to-ceiling wall finish. The Preston House interior is distinguished, however, by plate and chair rails and picture moldings that divide the wall into enveloping horizontal zones. In the dining room this effect is enriched by a layering of vertical tongue and groove wainscoting and herringbone borders. The Arts and Crafts tradition is followed in built-in cabinetry, and in the focal feature of the living room--the hearth, consisting of a brick chimneypiece with bracketed mantelpiece.

The Charles Preston House meets registration requirements for date, structural integrity and integrity of setting, and is an exemplar of its vernacular type.

At the northwest corner of the same lot stands a contemporary two-bay Craftsman-style garage having lapped weatherboard siding and diagonally-braced double-leaf doors. It is counted a separately-contributing accessory feature.

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The Charles Preston House is locally significant under criterion C as one of the best-preserved examples of the "Foursquare" style in Seaside. This style is a subcategory of the ubiquitous Craftsman/Bungalow style popular throughout western Oregon in the early years of the 20th century. The house is also significant under criterion A for its association with the broad theme of Recreation, representing an excellent example of the many seasonal homes built in Seaside to accommodate vacationers.

Lack of good transportation to the remote coastal community was a critical issue for Seaside's growth and development in the 19th century. Clatsop County residents had tried unsuccessfully since 1853 to arrange capitalization for a railroad; however, it was not until 1890 that the first public railroad was built through the area by the Astoria and South Coast Railroad Company. This line ran from Young's Bay south of Astoria to Seaside via Warrenton. In 1896 it was extended through to Astoria, making it a branch of the Astoria and Columbia River Railroad which would finally connect Astoria to Portland in 1898.

Prior to connection of the Astoria and Columbia River Railroad to Portland, Seaside's development was sporadic. With the railroad, however, came a great surge in tourism and by the turn of the century Seaside was experiencing an influx of 5,000 to 10,000 summer visitors each year and a corresponding boom in construction of recreational housing. By 1914, there were six hotels, 16 boarding houses, seven cabins, 22 "rooms", two tents and 496 dwellings. Although the Sanborn Insurance maps make no distinction between year-round and summer-only residences, it can be assumed that all of the individual rooms, cabins and tents, as well as a certain number of the dwellings were intended for seasonal use.

The 1921 Sanborn Insurance map illustrates the significant growth experienced in the post World War I years: 65 individual rooms were listed, 26 boarding houses, 170 tents and



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Continuation SheetSection number 8 Page 3

1,022 dwellings. Seventy-five percent of the tents were located on the ocean side of town and were concentrated within a several block radius of Broadway. The remainder were dispersed throughout Seaside, many set in residential yards. Even with tents erected in backyards and vacant lots there was still a demand for housing during the height of the summer season, and construction of dwellings such as the Preston House continued apace.

The date of construction for the Preston House is unknown, although Sanborn Insurance maps indicate it was built sometime between 1914 and 1921. The latter year being the first time it appears on the maps. Charles Preston purchased the property in 1916 from Ida M. Harris. The Astoria City Directory indicates that Ms. Harris was living in Astoria and paying \$23 a year in taxes on property in Seaside in 1913. It is possible that she constructed the house between 1914 and 1916 when she sold it to the Prestons; however, it is more likely that the Preston, a well-to-do grocer from Portland, purchased the lot and built the house shortly thereafter. The Prestons sold the house in 1922 to Oliver S. and Maude Cutler in whose ownership it stayed until 1963. The Cutler's lived in the house on a year-round basis for a number of years before moving to another location in Seaside sometime in the mid-30s. It is believed that they rented the house between that time and when it was sold in 1963.

The *Craftsman/Bungalow* dwellings in Seaside may be roughly broken into two subcategories (with a myriad of variations particularly in the *Builder Bungalow* category): *Craftsman (Foursquare)*; and *Builder Bungalows*. The subject house falls into the subcategory of *Craftsman*. This type is distinguished by overall form and massing. Here, the large two-story, hip-roofed buildings are much boxier than their *Bungalow* counterparts.

The *Craftsman* or "Foursquare" was commonly built in Seaside between 1905 and 1930. The subject house is an excellent example of the type. Characteristic of the style is the two-story, box-like volume, and rectangular plan capped by a low-pitched hip roof with wide overhanging eaves and exposed rafters. Expansive porches are also characteristic of the style, and the subject house epitomizes the Seaside variation on the porch which is to enclose it due to poor weather conditions.

PRESTON HOUSE

CLATSOP  
SE 1/4

NW 1/4

SCALE

SEE MAP

AVENUE

4500	6	16	2900
15	15	15	2901
4300	14	3000	3
4200	13	3100	4
4100	12	3200	5
4000	11	3300	6
3800	10	3300	7
3700	9	3400	8

6	6300	4800	15
15	6200	4500	2
14	6100	4900	3
13	6000	5000	4
12	5900	5100	5
11	5800	5200	6
10	5700	5300	7
9	5600	5400	8

16	7800	6400	1
15	6500	6600	2
14	6700	6701	3
13	7600	6800	4
12	7500	6900	5
11	7100	7000	6
10	7400	7200	7
9	7400	7300	8

AVENUE

11400	11300	1
11201	10300	2
11200	10400	3
11100	10600	4
11000	10700	5
10900	10900	6
11001	10900	7

10100	9300	16
10000	9400	2
9900	9500	3
9901	9600	4
9900	9700	5
9800	9700	6
9800	9700	7
9800	9700	8

9200	7900	1
9100	8000	2
9000	8100	3
8900	8200	4
8800	8300	5
8700	8400	6
8701	8401	7
8500	8500	8

PROMENADE

SIXTH STREET

SOUTH BEACH DRIVE

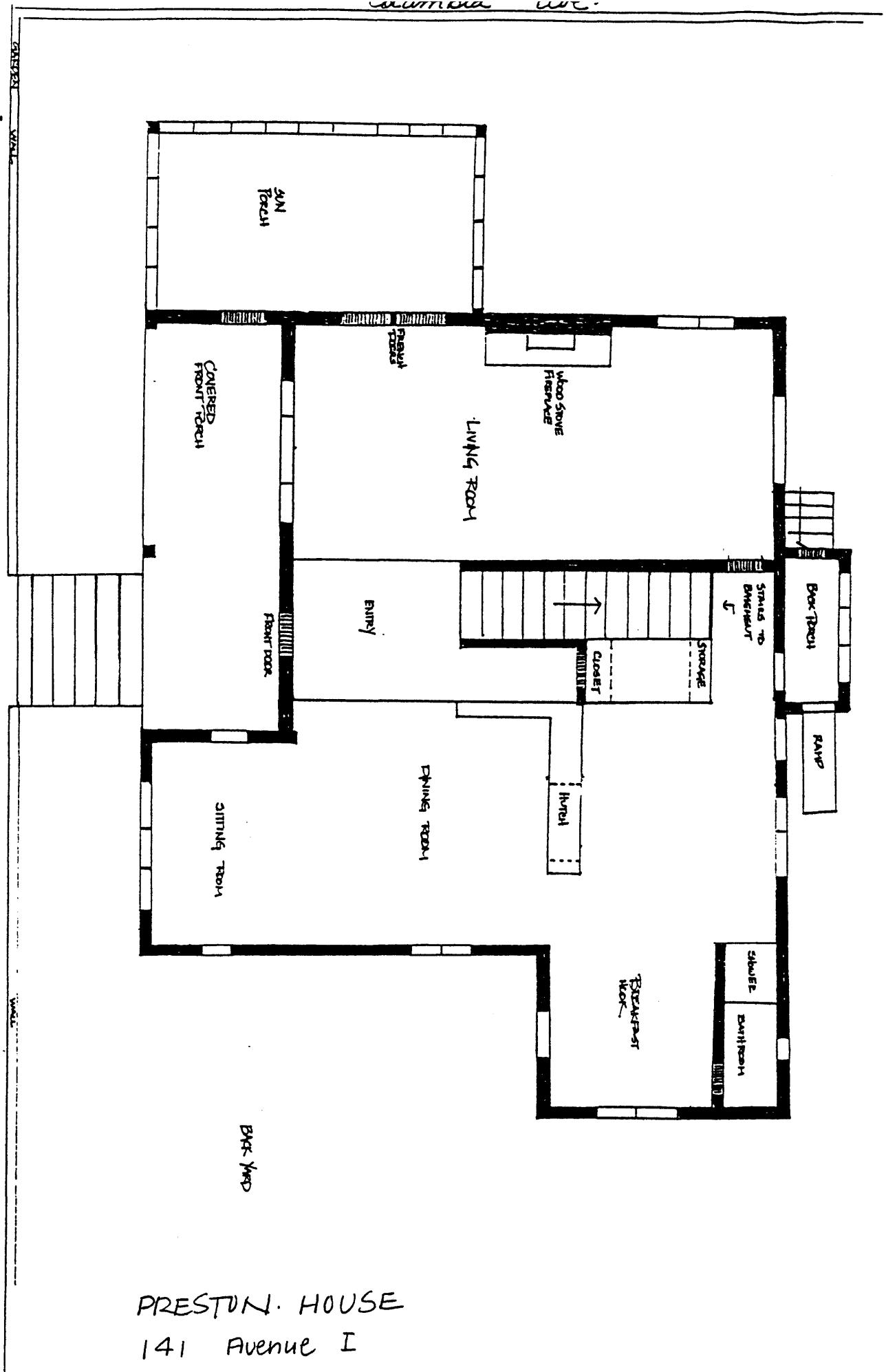
SOUTH COLUMBIA

DOWNING

HERM

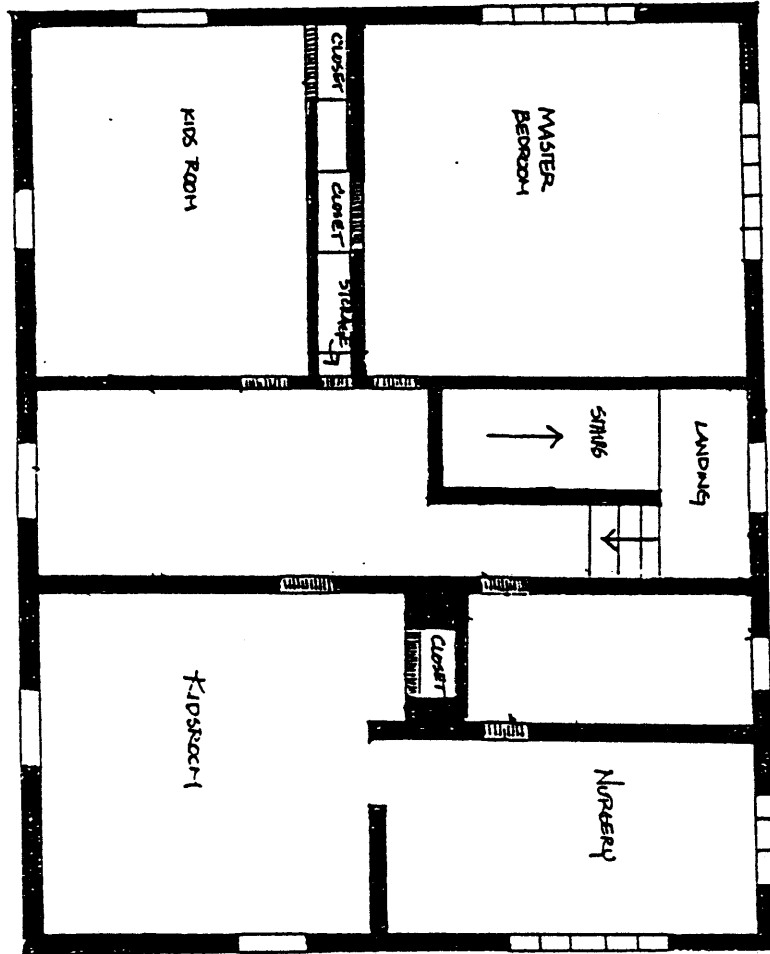
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ESTABLISHED

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Columbia Avenue



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141 AVENUE I