

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received **31 1985**

date entered

DEC 2 1985

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Nasburg-Lockhart House Number of contributing resources: 1  
and/or common Same Number of non-contributing resources: 0

**2. Location**

street & number 687 No. Third Street N/A not for publication  
city, town Coos Bay N/A vicinity of Fourth Congressional District  
state Oregon code 41 county Coos code 011

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Herbert E. and Marion C. Harris  
street & number 687 No. Third Street  
city, town Coos Bay N/A vicinity of state Oregon 97420

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Coos County Courthouse  
street & number N/A  
city, town Coquille state Oregon 97423

**6. Representation in Existing Surveys**

title Statewide Inventory of Historic Properties has this property been determined eligible?  yes  no  
date 1974  federal  state  county  local  
depository for survey records State Historic Preservation Office, 525 Trade Street SE  
city, town Salem state Oregon 97310

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_ N/A

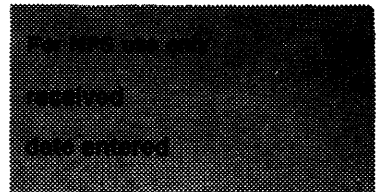
### Describe the present and original (if known) physical appearance

The Nasburg-Lockhart House, completed for pioneer Coos Bay merchant and postmaster Andrew Nasburg, is a two and one-half story balloon frame residence, T-shaped in plan, in the Italianate style. Features characteristic of the style are wide eaves supported by elaborate brackets on a paneled frieze, pronounced window and door heads supported by consoles, and formally composed street facade. This Italianate stylistic character originally was more pronounced with the addition of a porch with deck and railings extending fully across the facade. The present central porch with fancy cut-out decoration dates from a historic remodeling by Nasburg's daughter and son-in-law, the Herbert Lockharts, about 1912, in which original porch members were used. Sometime after 1950, the porch floor was replaced with concrete. The house interior is derived from the classical central hall plan, having rooms in the four corners. A kitchen and servants' quarters wing was added to the rear of the main block on the central axis to make the stem of the "T."

The Nasburg house was framed and finished by master carpenters and shipwrights almost entirely in mostly knot-free, close-grain Douglas Fir and Port Orford Cedar from the dense surrounding coastal forests. The two and one-half story balloon frame structure has studs running the full height of the walls, including gable ends, and was clad on the exterior by wide horizontal shiplap siding and sheathed on the interior by wide planed boards, thereby creating semi-rigid diaphragms. The interior sheathing doubled as ledger boards for the floor joists which span the full width of the house between the exterior walls; likewise the interior sheathing doubled as ledger boards for the rafters, there being no wall plates. The floors were decked with wide random lengths of thick tongue and groove boards, and the ceilings were similarly sheathed with wide boards before the interior partitions were erected, thereby making the floor-joist-ceiling construction semi-rigid diaphragms. The interior stud partition walls were also sheathed in planed horizontal boards creating additional semi-rigid diaphragms. The result of this construction technique was a very tight, rigid structure resistant to the strong coastal wind loads. Even after a hundred years the structure is plumb and level, free of creaks, and has solid walls and non-springy floors.

On the building exterior, the tall Italianate-style windows with two-over-two, double-hung sash are a vertical counterpoint to the horizontality of the broad wall elevations and the strong shadow lines of the shiplap siding and wide eaves. On the east facade the front doorway has side lights and two transom lights. The front doors has the original hardware but is glass paneled and is believed to date from the historic remodeling. Likewise, the north ground floor window having one-over-one, double-hung sash was widened in the historic period with original hardware and trim recycled to get more light to the living room. The most significant change to the principal facade was the removal in the historic period of the porch that originally extended fully across the front. The substitute centered entrance is composed of original porch posts and brackets and is entirely compatible with the Italianate style.

Historically, the garden contained many ornamental plantings, including jacaranda trees and was surrounded by a picket fence. Today the yard is a lawn with border of shrubs and trees. The south elevation interacted with the historic garden by means of a verandah on the south side of the kitchen wing and a polygonal window bay lighting the library.

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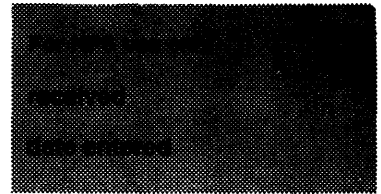
Continuation sheet NASBURG-LOCKHART HOUSE Item number 7 Page 2

The original central window in this polygonal bay probably was double-hung. It has since been replaced by one large "picture window," circa the 1950s. The original narrow double-hung, one-over-one windows of the angled bays remain in place. In the gable of the south elevation, and presumably in the gables of the north and west as well, there were circular "bull's-eye" windows with elaborate hoods. At some point, possibly in 1912, the Victorian windows were replaced with an eight-pane horizontal window in the south gable and one-over-one, double-hung window in the west and north gables, probably to let more light into the semi-finished attic. During the same period the house probably was reroofed for the first time. The original barge boards and gable terminations were removed and not replaced, no doubt due to deterioration of these details and the changing fashion of the early 20th century away from the excesses of Victorian decoration. The elaborate eave brackets and console brackets at window hood are formed entirely from more simple wood pieces.

In the entry stairhall a straight staircase rises from the front door to the second floor. Above this, another straight staircase rises to the semi-finished attic. Around the staircase balcony in the attic a partition wall has been erected in an effort to conserve heat, but originally the large open T-shaped space in the attic was used as a ballroom. The central stairhall is lined on the ground and second floors by a wainscot of vertical beaded tongue and groove boards. The varnished staircase railing originally was continuous from the ground floor to the attic and had turned balusters and no newel posts. On the ground floor, the stairhall gave access to the front and back parlors in the northeast and northwest corners, a library in the southeast corner, and dining room in the southwest corner. An awkward feature of the original floor plan was the central hallway termination in the kitchen, with access to the south garden verandah through the kitchen. A 1912 remodeling of the ground floor terminated the central hallway at the end of the staircase, thus enlarging the dining room into the original central stairhall space. In this remodeling of the historic period, the wall between the front and back parlors was also removed to create one living room, with a new central fireplace against the hallway wall, apparently replacing a corner fireplace in the front parlor. The wall between the new living room and expanded dining room was also removed in the 1912 remodel. A triangular-arched passageway with paneled soffit, elongated keystone and built-in cupboards and cabinets links the new living room and dining room. The 14-foot high ceilings of the ground floor are wood paneled with moldings over the seams between the wide ceiling boards. In addition, the ceilings of the former parlors and library and presumably the dining room had coved cornices and central circular bosses. (The ceiling of the dining room at present has a plain dropped wood panel ceiling to permit installation of hot air heating ducts. The historic ceiling is believed to be intact above this dropped ceiling.) The interior walls sheathed in planed boards were finished in wallpaper, with a wide baseboard and no wainscot in the rooms. The library has a recently uncovered cast iron fireplace face with a marbelized enamel finish. The present bookcases in the library are of modern construction.

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The kitchen wing on the ground floor contains a large kitchen and a large pantry with a back dog-leg staircase to the servants' quarters above. The kitchen cabinetry and cupboards are wood paneled and may date from the historic remodeling of 1912. From the kitchen there are two exterior doors to the south-facing garden verandah. On the second floor in the main block there are 12-foot high ceilings in each corner bedroom. The southeast bedroom, evidently the master bedroom, has a small Rumford fireplace with classical wood mantle supported by pilasters, and a tile hearth. This room also has an elegant wood paneled ceiling with coved cornice and circular boss identical to the formal downstairs rooms. The other three bedrooms are more plainly finished and lack fireplaces, cornices and bosses in their wood paneled ceilings. At the front end of the hall, the door to the upper porch deck remains. It has three-over-three lights with double-wood spandrel panels below and a transom light above. At the rear end of the hall there is a bathroom in the servants' wing. This indoor plumbing is probably the result of historic remodeling. There is a jog from the double-loaded front central hallway to the single-loaded corridor in the servants' wing that leads past the servants' quarters to the rear staircase. The walls upstairs have wallpaper over the planed interior board sheathings. Interior doors throughout the house are two-over-two vertical wood paneled typical of the Victorian period. All wood work throughout the house is now painted except for varnished wood floors and the varnished staircase rail, balusters and treads.

The Nasburg-Lockhart House is an important example of the Italianate architectural style adapted to the Oregon coastal climate. A remodeling in 1912 was sensitively done and corrected some awkwardness in the floor plan. The house is essentially intact on both exterior and interior. The original finish treatments of the interior including those of the historic remodeling are especially noteworthy.

# 8. Significance

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates 1884-1920 Builder/Architect Unknown

### Statement of Significance (in one paragraph)

The Nasburg-Lockhart House, located at 687 North Third Street in Coos Bay, Oregon, was built in 1884 for prominent pioneer merchant and Swedish immigrant Andrew Nasburg, whose career on the southern Oregon coast commenced in 1859 and ended with his untimely death in 1891. It is a well-preserved and locally distinctive example of Italianate architecture which underwent some modification later in the historic period of significance at the direction of Nasburg's daughter and son-in-law, the Herbert Lockharts. The house is distinguished by bracketed eaves, hooded lintels on console brackets, a polygonal bay window, and porch decoration of scrolled cut-out work. The interior is distinguished by features and finishes typical of the period, including an open-string staircase, beaded tongue and groove wainscoting, an enameled cast iron fireplace, and evidence of original wood graining. Unusual features for the area are paneled ceilings with coved cornices. Thus, the property meets National Register criterion "c" for local architectural distinction, but it is equally significant under criterion "b" for its association with Andrew Nasburg, who had just relinquished his long-held position as Coos Bay's first postmaster when the house was completed. In 1885 Nasburg was appointed to the State Tax Commission. He clearly was among the leading citizens of Coos Bay and was at the zenith of his career during the seven years he occupied the house. After Nasburg's death, the house continued to play an important role in the social life of Coos Bay. For another generation it was occupied by the Nasburgs' daughter, Louisa, and her husband, Herbert Lockhart.

Andrew Nasburg was a Swedish emigrant who manifested the American Dream as a pioneer merchant/entrepreneur on the southern Oregon coast between 1859 and 1891. The fine house he built for his family in 1884 overlooks the town for which he was the first postmaster (1871-1884). This house presents architectural evidence that the commerce in lumber and coal shipped from Coos Bay to San Francisco brought back not just money and goods, but the latest fashions to an otherwise isolated settlement. The Nasburg-Lockhart House is an outstanding example of the adaptation of the Italianate architectural style to Oregon's south coast.

Born near Utmas, Sweden on July 8, 1839, Andrew Nasburg emigrated to America in 1849 with his widowed mother and brothers, his father having died several years before. The family settled in Illinois at Bishop's Hill, a Swedish utopian community. He journeyed with a brother across the Isthmus of Panama to the west coast of America in 1859, settling at Port Orford on the southern Oregon coast. Working in H. B. Tichenor's sawmill, one of the first on the southern Oregon coast, he acquired some education during the winter months and by 1864 had saved enough money to become a shopkeeper. Subsequently, he became the postmaster for Port Orford. He left Port Orford in 1867 - before the disastrous forest fire of 1868 that destroyed the town - to farm near Coos Bay. By 1869 he turned from farming to establish a mercantile business in Marshfield. (Marshfield was renamed Coos Bay in 1946.) At the time, Marshfield consisted of one other store or trading post and a humble inn. The town grew rapidly, however, with the development of sawmills, coal mines and ship building in the 1870s and '80s. Marshfield became a major shipper of coal and lumber to San Francisco. Nasburg was the first to apply for the establishment of a post office and in 1871 he was appointed postmaster at a salary of \$12.00 per annum. He held the post 13 years.

## 9. Major Bibliographical References

Beckham, Stephen Dow, Coos Bay: The Pioneer Period 1851-1890, 1973.  
Dodge, Orvil, Pioneer History of Coos & Curry Counties, 1898.  
Peterson, Emil, and Powers, Alfred, A Century of Coos & Curry, 1952.  
Walling, A. G., History of Southern Oregon, 1884.  
Coos Bay News (Marshfield, Oregon), January 23, 1884; July 16, 1884.

## 10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Coos Bay, Oregon

Quadrangle scale 1:24000

### UTM References

A 

1	0	4	0	1	6	6	0	4	8	0	2	6	4	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

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D 

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**Verbal boundary description and justification** The Nasburg-Lockhart House is situated in NW $\frac{1}{4}$ , SW $\frac{1}{4}$  Sec. 26, Township 25S, Range 13W, Willamette Meridian, in Coos Bay, Coos County, Oregon. It occupies Lots 3 and 4 and the east 20 feet of Lots 5 and 6 and the adjoining 60 x 104-foot section of vacated Birch Avenue in the E. B. Clement Addition to Marshfield (Coos Bay).

**List all states and counties for properties overlapping state or county boundaries** (continued)

state None code county code

state None code county code

## 11. Form Prepared By

name/title Andrew Wenchel, with contributions by Marion Harris

organization University of Oregon School of Architecture Graduate program date November-March, 1984

street & number in Historic Preservation telephone (503) 269-2349

city or town Eugene state Oregon 97403

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local


As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date October 2, 1985

For NPS use only

I hereby certify that this property is included in the National Register

 date 12/2/85  
Keeper of the National Register

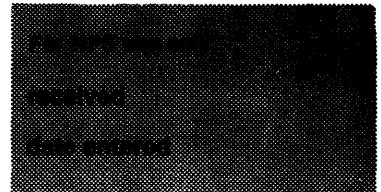
Entered in the  
National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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A legal conflict over the land status, ownership and subdivision of town lots broiled in the courts for years but did not seem to slow the town's growth. In the final resolution Andrew Nasburg secured title to 25 acres on Telegraph Hill overlooking the port on Coos Bay.

Nasburg was the first person to become a Mason in Coos County and attained the 32nd degree in the order and served in the position of Grand Master of the State of Oregon. He was one of the seven who founded the first lodge of Odd Fellows in the county. He remained active in these organizations through his lifetime. For several terms he was president of the town council. He was appointed by the Oregon Legislative Assembly of 1885 as a member of the Tax Commission of the State.

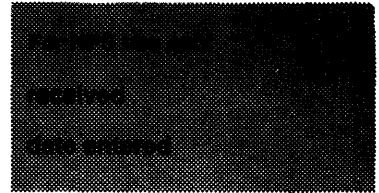
In 1871 he married Emma Hirst, born in Hanging Rock, Ohio in 1853. They had five children; William, Louisa C., Harry, Claude and Chester. In 1873 he formed a partnership with Thomas Hirst, his brother-in-law, in the general merchandise line. In 1875 the partners erected a commodious Italianate store building, 40 x 60 feet, with a post office on the first floor. When Nasburg resigned his postmastership to Hirst in 1884, the commission on the business done amounted to about \$700.00 per year. To supply his business, Nasburg operated sailing schooners between San Francisco and Marshfield. In 1884 Nasburg built the fashionable Italianate house for his wife and five children, which manifested his prosperity.

When Andrew Nasburg died, on June 8, 1891, flags were flown at half-mast through the city. The funeral was attended by a large number of people many of whom arrived on the morning boats. Telegrams of condolences were received from around the state. His house continued to play a role in the social life of the community with the close of the pioneer epoch. Louisa Nasburg, the only daughter of Andrew and Emma Nasburg married Herbert Lockhart, and the Lockharts lived in the house for another generation.

Herbert Lockhart was the son of a pioneer Marshfield family, Freeman and Esther Lockhart. Esther Lockhart was one of the original members of the Coos Bay Company and one of the three white women who were first to settle in the Coos Bay area in 1853. Herbert Lockhart managed the Lockhart Building which contained Marshfield's only drug store, merchandise store and grocery. The Lockharts were responsible for modifications to the Nasburg House in 1912. The remodeling is thought to have been the work of William Chandler, the first architect in Coos Bay and the son of yet another pioneer Coos Bay family.

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Item number **10**

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The nominated area, measuring 104 x 260 feet, is otherwise described as Tax Lot 5201, Coos County Assessor's Map Reference No. 25 13 26CB.