

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received MAY 7 1986

date entered 6-5-86

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

1. Name

historic Warren Investment Company Housing Group Number of contributing resources 3
and/or common Same Number of non-contributing resources 0

2. Location

street & number 656, 674 and 690 11th Street N/A not for publication
city, town Astoria N/A vicinity of First Congressional District
state Oregon code 41 county Clatsop code 007

3. Classification

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

4. Owner of Property

name See continuation sheet
street & number
city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Clatsop County Courthouse
street & number 749 Commercial Street
city, town Astoria state Oregon 97103

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no
date 1984 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		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____ N/A
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Warren Investment Company Housing Group is an ensemble of three balloon-frame, two-story residences built c. 1897. With the exception of minor details, the three buildings are identical and were constructed on narrow lots in a vernacular version of the Craftsman style strongly influenced by the fashionable Colonial Revival in porch detailing. Displaying varying degrees of exterior maintenance, the group nonetheless retains its original character and structural integrity.

Situated longitudinally on three contiguous 33 1/3 x 50-foot parcels, the buildings face west on 11th Street and are graduated in height owing to the north-sloping site. The group occupies the southwest corner of Block 70, McClure's Addition to Astoria, in Clatsop County, Oregon.

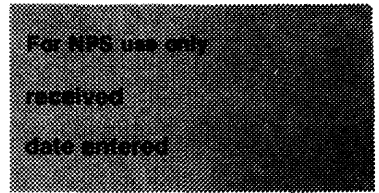
Erected on brick foundations skirted with clapboard, the two-story rectangular masses are sheathed in clapboard and topped by low-pitched hip roofs. Set into each northwest corner is a recessed porch leading to the single, glass paneled door with transom. Colonial Revival detailing includes single and clustered Doric style columns on paneled pedestals, and bull's-eye windows on the porches of two of the houses. Of decorative interest on the southernmost house (690) are the pressed tin wave scroll on the lower belt course and the running swag motif in the Robert Adams style on the upper frieze board.

Other notable features on the exterior include two-story slant bays on the west (all houses) and south elevation (690 11th only), corbelled brick chimneys with concrete stucco wash, mock rafter ends under the eaves, recessed rear entries on the northeast corners, and double-hung, one-over-one sash windows. The house at 690 11th Street is bordered by a low rusticated stone retaining wall. The other two lots have concrete retaining walls.

The interior configuration of all three houses is identical. The stair to the second floor occupies the northwest corner of the house. Directly south is the living room, which flows through double arches into the east-facing dining room. One bedroom, a kitchen and bath are also found on the first floor. Three bedrooms and a bath lead from the upper hallway. Detailing is simple and in original condition. Walls are lath and plaster and floors are hardwood.

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Continuation sheet Warren Investment Company Housing Group Item number 4 Page 1

The property owners of the Warren Investment Company Housing Group are:

1. 656 11th Street
Donald and Natalie Nelson
656 11th Street
Astoria, OR 97103
2. 674 11th Street
Alma Stone
674 11th Street
Astoria, OR 97103
3. 690 11th Street
John and Alicia Munkel
940 Hillcrest Blvd.
Millbrae, CA 94030

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"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1897 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The three identical houses near the corner of 11th Street and Grand Avenue in Astoria, Oregon, are styled in the vernacular Craftsman vein and are distinguished by Colonial Revival porch details such as Doric columns and bull's-eye windows. The buildings were erected c. 1897 for the Warren Investment Company. They are locally significant under National Register criterion "c" as the best-preserved and most distinctive 19th century serial development in the historic port city. In the Warren Investment Company group, the rental income from a single 50 x 100-foot lot was maximized in a series of compactly-sited houses of modest scale undoubtedly based on a builder's handbook. Repetition of a single design was economical for the investor. While serial development of property with discontiguous rental housing units was a commonplace occurrence at the turn of the century, the Warren group is exceptional among examples surviving in Astoria in its scope, quality and integrity. At the local level, this intact ensemble best illustrates an urban land development technique once typical in periods of rapid growth and upbuilding. In the 20th century, the technique was largely supplanted by multi-storied apartment buildings and multiple family units in sprawling, large-scale complexes. This series of buildings is secondarily significant for its association with real estate entrepreneur Daniel Knight Warren, principal figure in the Warren Investment Company, and several individual renters and owners of the historic period 1897-1922.

Constructed c. 1897, the side-by-side, two-story individual houses were built only three blocks from the downtown business district on a street which leads over the hill and down the other side to the Youngs Bay Bridge, gateway to the Youngs River Valley. The location was such that it attracted a better type of renter and many of Astoria's prominent families lived at one time or another in one of the D. K. Warren rentals.

Daniel Knight Warren was born at Bath, New York on March 12, 1836. As a youth of thirteen, D. K. Warren started out to earn his own living by going to work on a nearby farm. In the spring of 1853 at the age of seventeen, he joined his three brothers and went west. They joined the overland party led by Thomas Mercer, who eventually founded the townsite of Seattle, Washington. The Warren boys arrived in Portland on September 9, 1852 and there separated, young Daniel leaving the group to go to the gold mines on the Rogue River in southern Oregon. He was not successful in mining so he went north to the Columbia River, arriving in Astoria in June of 1853. He found work in the local sawmills and remained in the Astoria area until 1859, when he left to return to New York.

On February 24, 1863, Warren married Sarah E. Eaton. The marriage took place in the morning, and by noon the young couple had started on the long journey back to Oregon via the isthmus of Panama. They arrived in Astoria May 1, 1863 and promptly moved out to a small farm at the present site of Knappa which Warren had purchased during his first stay in the Astoria area. It was then known as Warren's Landing.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Astoria, Oregon - Washington

Quadrangle scale 1:24000

UTM References

A

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

B

Zone			Easting						Northing								

C

Zone			Easting						Northing								

D

Zone			Easting						Northing								

E

Zone			Easting						Northing								

F

Zone			Easting						Northing								

G

Zone			Easting						Northing								

H

Zone			Easting						Northing								

Verbal boundary description and justification The Warren Investment Company Housing Group encompasses Lot 14 of Block 70, McClure's Addition to Astoria, in Clatsop County, Oregon. The nominated area is otherwise described as Clatsop County Tax Lots 5400, 5500 and 5600 in SW $\frac{1}{4}$ Sec. 8, T. 9N, R. 9W, Willamette Meridian.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Roger T. Tetlow

organization Contractor for City of Astoria date July 13, 1985

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

city or town Seaview state Washington 98644

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 

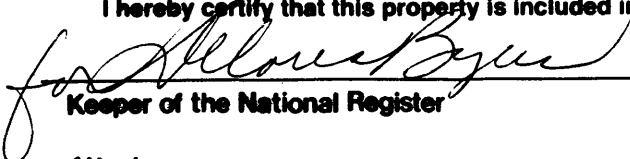
title Deputy State Historic Preservation Officer date April 24, 1986

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

Entered in the National Register

date 6/5/86

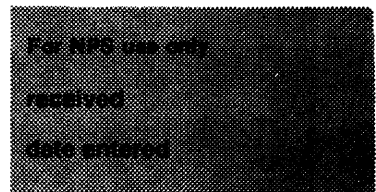

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Using his farm as a base, Daniel Warren engaged in the mercantile business for the next fourteen years. He was in several different business ventures including a partnership with John Hobson in 1876, and one with C. A. McGuire. He built a wharf in 1876, and became one of the proprietors of the Astoria Market. He was elected a member of the board of directors of the Astoria Farmer's Company in 1873, and was a member of the Astoria Chamber of Commerce, and served on the board of directors.

In 1885, Warren moved across Youngs Bay to the present site of Warrenton where he had purchased 900 acres of land which were of little value at the time because they were tidal flats. He had the idea that the land could be reclaimed and made useful, so he hired Chinese labor and built the first dike on the lower Columbia River, enclosing his 900 acres. Most of the dikes he built are still in place and in use, although they have been enlarged and repaired many times.

After the diking was completed, D. K. Warren platted his property, laid out the town of Warrenton, sold many of the lots, and then began to build a new residence. The Queen Anne style mansion Warren built for himself at Warrenton still stands and has been approved for nomination to the National Register of Historic Places. His family by this time included his wife Sarah, and four children: Lucy Alice, Maude, George and Fred. Warren built up a business district in Warrenton and encouraged others to come in with various enterprises. In addition, he became co-owner of Warren & Campbell grocery store in 1890, and built a lumber yard there in 1892. He built a sawmill and incorporated it in 1903 as the Warrenton Lumber Company.

Warren was one of the organizers and one of the first stockholders of the railroad which ran between Warrenton and Astoria, and he donated land in Warrenton for the passenger station. Later, this railroad was extended to Portland and became known as the Spokane, Portland & Seattle Railroad. When A. B. Hammond built this Portland extension, Warren offered him 1,000 feet of Warrenton waterfront for sawmill site.

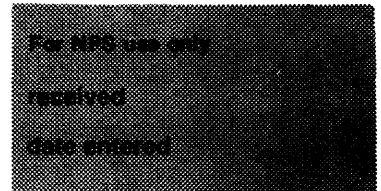
Notwithstanding the fact that Warrenton was the center of his activities, Warren did not ignore Astoria. He was elected president of the Astoria National Bank in 1896, and was president of the Astoria Public Library board in 1895. He owned considerable property in Astoria and built the Warren Investment Company Housing Group on one of these sites in 1895. Later, after his death, his widow donated another piece of the Warren property in Astoria as a site for the Y.M.C.A. building.

Daniel Knight Warren died on September 4, 1903, respected by all as one of the most forward looking, public-spirited citizens on the Lower Columbia.

A partial list and discussion of persons more directly associated with the house follows:

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656 11th Street (northernmost house)

Cornelius T. Crosby, who lived in the house at 656 11th Street from 1902 until 1918, was an Astoria native and long-time resident. In his younger days, he was a member of the prestigious Astoria Football Club in 1895 and was president of the Young Men's Republican Club in 1900.

Married and, with one daughter, Crosby worked for the Callendar Navigation Company as a warehouseman. Having commenced in 1908, Crosby was with the Company until 1915, when he joined the Astoria Police Department. The following year, he resigned and went to work for the Lovell Auto Company.

During one of the years he lived in the D. K. Warren rentals, another man, J. D. Lawson, was also an occupant. Lawson opened Jaeger's Confectionary in partnership with his father-in-law, Chris Jaeger, in 1923.

In 1920, the house was occupied by William H. Mahan, an elderly man who had been president of the Marine Engineers Beneficial Association from 1902 to 1908.

674 11th Street

Hans Christiansen, who lived in this house from 1902 to 1918, was a partner in the Washington Market in Astoria.

George Ralston, occupant in 1910, was one of the incorporators of Wherity, Ralston and Company an Astoria shoe store. He sold out his interest in 1910, the same year he occupied the rental.

Harry Knokey, occupant in 1913, worked at the Astoria Savings Bank, and later was employed at the county sheriff's office. He served in the armed forces overseas during World War I, married Jessie A. Webber in 1924, and committed suicide in 1934.

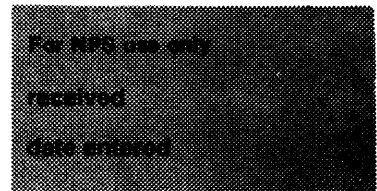
James Zong, renter in 1917, was the manager of Swift Company of Astoria.

Ingolf Willikson, the renter in 1920-21 was the constable of Astoria.

At present, the (middle) D. K. Warren rental at 674 11th Street is owned by Alma Stone, daughter of Ole Stone who bought the house and then lived there until his death in 1955.

Ole Stone was born in Alvdal, Norway, on January 10, 1881, and was trained as a bakery worker. He came to Astoria in 1905 and went to work at the McGregor Lumber Mill. Later, Stone went into steamboating on the Lower Columbia River, working as a fireman aboard the General Washington, a small riverboat which moved daily between Astoria and Deep River. He then became engineer on the Columbia River ferry, North Beach.

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After the North Beach was taken from river service, Ole Stone went to work at the Pillsbury flour mill in Astoria, working there until he retired.

On April 7, 1907, he was married to Christine Aspenes, and they had one daughter, Alma Stone, present owner and occupant of the house.

690 11th Street (southernmost house)

Judge C. H Page, one-time mayor of Astoria, purchased the rental house at the corner of 11th Street and Grand Avenue and leased it for a few years. He then resold it to Henry R. Hoefler, an Astoria candymaker and financier, who lived in the house until about 1920.

Henry Hoefler came to Astoria and married Annie Rowan in 1898. He also bought the Bonbonnier Candy Store in that same year. He began to enlarge the candy store and by 1901 had what was called the largest candy factory in the state. It was in 1903 that he bought Judge Page's residence.

From 1904 to 1906, Hoefler and his family shared the house with Elmer Rones, the candy factory superintendent, who had worked in association with Hoefler for many years and opened Hoefler's factories in Buffalo and San Francisco in 1920 and 1921, respectively.

From the beginning, Henry Hoefler was a success in the candy business. He soon had opened branch stores in Long Beach, Washington and in Seaside, Oregon. He sold his retail candy outlet to A. Kallunki in 1904 and then opened a new restaurant and grill room in 1905. In 1911, during the Astoria Centennial, Hoefler first introduced his Centennial Chocolates which became an instant success and were sold nationwide. In 1915, he opened a new candy factory and continued to make his complete line of chocolates and candies.

In addition to this, Hoefler organized the Boys' Zouave Drum Corps in 1911, and bought uniforms for the Astoria baseball team. He continued to support the local team for many years. He also dealt in real estate and was a co-buyer of the Mansell building in 1914, and co-buyer of the Merwyn Hotel block in 1917. He helped incorporate the Bank of Commerce in 1919, and incorporated the Columbia Hotel Company in 1922. After opening his candy factory in Buffalo in 1920, he purchased a three-story building in San Francisco for his new Hoefler Candy Company factory there. In 1922, Hoefler sold his Astoria interest and moved his family to San Francisco, where he died in 1931 at the age of 69.

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D. K. WARREN

Tri-Weekly Astorian - 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; 1/9/1886; 6/28/1901;
4/13/1901; 1/24/1903; 9/5/1903

HENRY HOEFLER

Astoria Daily Budget - 6/7/1898; 9/14/1898; 12/16/1901; 6/22/1903; 9/5/1903;
6/22/1904; 6/16/1905; 9/8/1906; 11/29/1910; 3/24/1911; 3/16/1914; 6/22/1915;
8/7/1917

Morning Astorian - 4/23/1919; 4/20/1920; 2/14/1921; 3/16/1921; 9/22/1921;
2/9/1922; 8/26/1922; 9/16/1922

Astorian Budget - 11/17/1931

C. T. CROSBY

Daily Morning Astorian - 7/13/1895

Astoria Daily Budget - 1/20/1900; 6/1/1908; 2/27/1915; 6/16/1916

ELMER RONES

Astorian Budget - 10/20/1920; 6/1/1921; 6/21/1921

HARRY KNOKEY

Morning Astorian - 5/20/1919

Astorian Budget - 12/24/1921; 8/27/1934

W. J. MAHAN

Astorian Daily Budget - 1/13/1902; 12/23/1927

INGOLF WILLIKSON

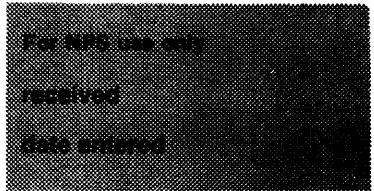
Astorian Budget - 2/21/1920

J. D. LAWSON

Astorian Daily Budget - 1/19/1923; 1/23/1923

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HAN CHRISTIANSEN

Daily Astorian - 1/1/1885; 12/4/1896

JAMES ZONG

Astorian Budget - 6/26/1926

GEORGE RALSTON

Daily Astorian - 5/3/1901; 8/31/1903; 9/2/1910; 12/5/1919

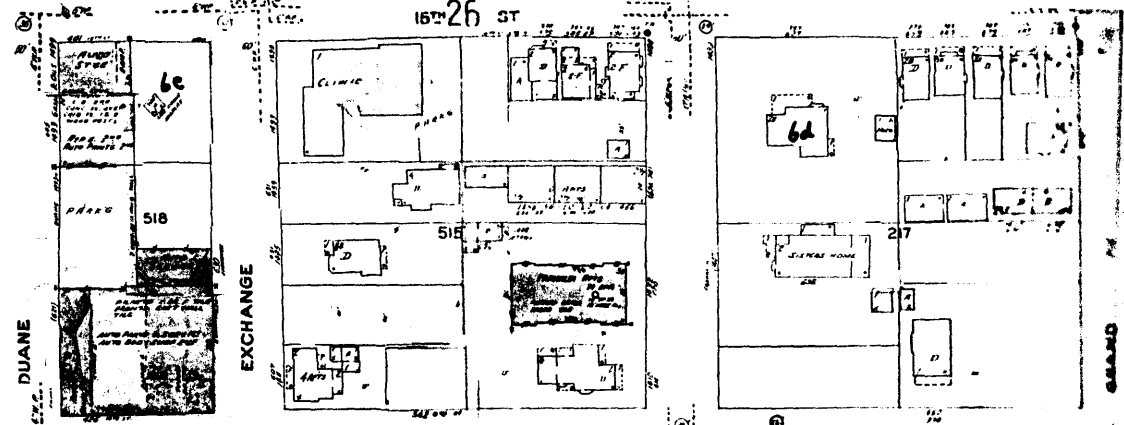
OLE STONE

Astorian Budget - 4/9/1955

21

15th 26 ST

20



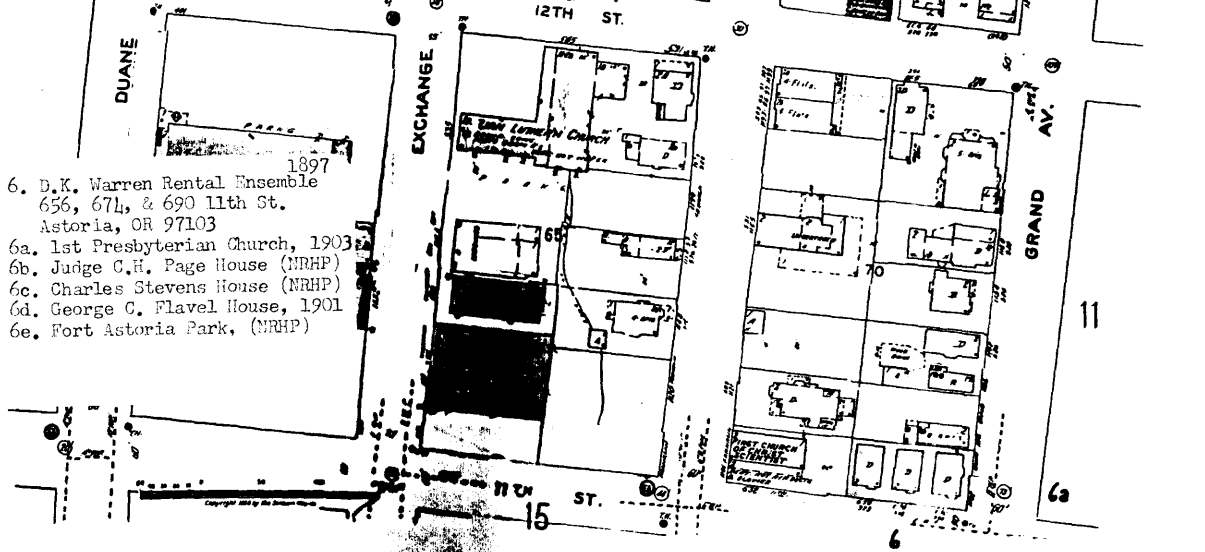
14 TH ST.



13th

13TH ST.

12TH ST.



11th ST.

- 6. D.K. Warren Rental Ensemble
656, 674, & 690 11th St.
Astoria, OR 97103
- 6a. 1st Presbyterian Church, 1903
- 6b. Judge C.H. Page House (NRHP)
- 6c. Charles Stevens House (NRHP)
- 6d. George C. Flavel House, 1901
- 6e. Fort Astoria Park, (NRHP)



11

6a