

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received SEP 27 1984  
date entered OCT 25 1984

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

**1. Name**

historic                     Holmes, Gustavus, House                    

and/or common                     Same                    

**2. Location**

street & number                     682 34th Street                                         N/A not for publication                    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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<u>                    N/A in process                    </u>	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<u>                    N/A being considered                    </u>	<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                     Capt. and Mrs. Ray Collins                    

street & number                     682 34th Street                    

city, town                     Astoria                                         N/A vicinity of                     state                     Oregon                                         97103                    

**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                     City of Astoria Landmark                     has this property been determined eligible?  yes  no

date                     1984                      federal  state  county  local

depository for survey records                     Astoria Historic Building and Sites Commission                    

city, town                     Astoria                     state                     Oregon                                         97103

## 7. Description

### Condition

excellent  
 good  
 fair

### Check one

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered  
 original site  
 moved

N/A

date \_\_\_\_\_

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

The Gustavus Holmes House, constructed in 1892, is located in an area known as Uppertown. The massive Queen Anne/Eastlake styled house has retained a high degree of integrity, having been occupied by only two families since its construction.

Oriented to the West, the property occupies Lots 7 and 8 of Block 37, Adairs Port of Upper Astoria Addition, Astoria, Clatsop County, Oregon, and is otherwise known as Tax Lot 1000, 150 feet square in dimension, located in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 9, Township 8 North, Range 9 West of the Willamette Meridian.

The two and one-half story mass is 42 x 52 feet in plan. Of balloon-frame construction, the exterior is covered in numerous variations of horizontal, vertical and diagonal wood sheathing. Various horizontal belt courses delineate floor separation, sill and lintel placement, and cornices.

Many of the windows in this house are partially or totally built of stained glass and many of these are leaded. Others are of etched glass and almost all of them are high, narrow one-over-one sash windows, but the ones in the squared bay to the northwest are wide undivided glass, probably built that way to give residents inside an unobstructed view of the Columbia River bar, Cape Disappointment and the town of Astoria, all lying to the northwest of the house.

Exterior textural interest is provided by the numerous projecting bays and towers. A characteristic slanted-bay projection appears on the north elevation. It is decorated with sawn, pierced brackets, drop ornament, carved window frames and corner boards, various panels and board and batten siding. Variations of this decorative scheme appear in the center (west) gable above the porch, and in the less projecting gable on the south.

The house is dominated by a square tower on the northwest corner, set at a 45° angle to the massing of the house. Its elongated hipped-roof complements the main hipped-roof and gables on the house, all of which are covered in composition shingle. On the south-western corner, an equally interesting slanted oriel bay appears, topped by a tented roof structure. Another gable hipped-roof wing appears to the east and there, the house exterior is somewhat plainer. There are two one-over-one windows on the second floor, but on the first, a lattice-work covered porch area to the south hides these. Attached to this part of the house is a double garage, also decorated with lattice work to match the old part of the house. There are a total of two tall chimneys projecting from the roof.

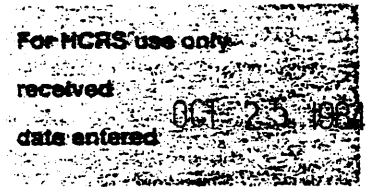
Of particular interest is the west elevation porch. Circular patterned panels, pierced screens, turned posts and balusters, sawn brackets and attached ornament provide an Eastlake pattern, below which appears a latticed surround. The house is currently painted white.

There is a concrete basement under the house which was dirt-floored when the house was first built in 1892. A stairway leads down from the lattice-covered back porch. There is a concrete drive leading from the southwest corner of the lot to the double garage in the rear which has been added in recent years. Originally, a garage stood at the corner of the lot.

A unique feature of this house is the entry hall which has two sets of double doors, glassed with transoms above. One opens to the vestibule and the other to the central hallway.

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Continuation sheet HOLMES, GUSTAVUS, HOUSE Item number 7 Page 2

This is a practical feature in a house which faces directly into the path of the Pacific Northwest's famous storms.

Perhaps no other Victorian era residence in the historic city of Astoria has been so little changed through the years. All of the moldings, doors, windows and other trim in the house are original. Even the wallpaper in the dining room above the wainscoting is original and is an odd textured type of paper resembling today's leatherette. Many of the original furnishings were sold with the house and remain there today giving Gustavus Holmes House an authentic air.

The main hallway on the first floor runs east and west with a staircase at the east end leading up in three flights to the second floor. On the first landing, there is a doorway leading into a small office. There is a second office with a partition eight feet high with etched glass for privacy. The top of this partition is decorated with extensive spindlework, and is located at the front of the house.

The living room with an interior corner fireplace, is on the northwest end of the front of the house, and on the southwest end is the parlor, both separated by the main hallway. The fireplace has a decorated cast iron door and is original. It is very shallow and probably burned coal.

The dining room with wainscoting is east of the living room with a connecting door to the kitchen behind that. Huge pocket doors connect the living and dining rooms. East of the parlor are two rooms which were once the serving room and the pantry, but which today serve as bathrooms.

There are bedrooms on the second floor in each of the northwest and southwest corners, and another to the east of both of these. There is another bath and still another small bedroom behind these. Each of the three principal bedrooms have bay windows.

At the rear of the second floor, there is another smaller staircase which leads down to the kitchen area. The attic on the third floor is wooden-floored, but is unfinished and used for storage.

## 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 type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1892 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Gustavus Holmes House, located at 682 34th Street in Astoria, Clatsop County, Oregon was erected in 1892. Designed by an unknown architect, it reflects characteristics of the Queen Anne/Eastlake style. The house is locally significant and meets Criterion "c" as an outstanding intact example of the type in Astoria which retains a high degree of interior and exterior integrity. The property can also be properly evaluated under Criterion "b" for its associations with Gustavus Holmes, who was a partner in one of Astoria's first salmon cannery's and eventually organized the Scandanvian-American Bank of Astoria.

Gustavus Holmes was born at Sessle, Sweden on February 12, 1846, and came to American in 1867 to take up a homestead in Kansas. In 1875, he decided to move west and came to Astoria where he became a salmon fisherman for a local cannery.

Holmes was quick to see the opportunities in the salmon fishing industry on the Columbia River and soon became part of a group of fisherman interested in organizing their own cannery. He was one of the original stockholders in the Scandinavian and Fisherman's cannery which was one of the first of the cooperative salmon cannery to be set up along the Columbia River.

In 1882 he formed a partnership with Andrew and Benjamin Young to build a salmon cannery on the Smeena River in British Columbia. The three Astorians operated this cannery before selling it to the British-American Canning Co. Gustavus Holmes was hired by the company to act as foreman in a cannery on the Fraser River.

He returned to Astoria where he built the Gustavus Holmes House for his family. He was semi-retired by this time and devoted most of his time to managing his extensive property interests. He built his house in what was then called Upper Astoria or more familiarly Uppertown. This was the eastern section of the city of Astoria which was separated from the main part of town by an extensive body of water called Scow Bay. A single elevated wooden roadway was the only connecting link between the two communities. Holmes built this house at a time when the other well-to-do residents of the city were building in a more stylish section of the town on the hill to the south.

In 1907, Holmes bought a business lot in the heart of Astoria at 12th and Duane street for the use of the Scandinavian-American Bank which he had helped organize. He was named president of that bank and continued to be active in banking circles until his death in San Francisco in 1912.

Gustavus Holmes and his wife Christine had three sons and two daughters. After his death, the family continued living in the fine mansion on the hill in Uppertown. His son Andrew lived there until 1962 and sold the property to the present owners Capt. and Mrs. Ray Collins when he was 83 years old. As mentioned before, this house has only had two families as owners which is probably the reason that the house has remained almost in its original

# 9. Major Bibliographical References

Daily Morning Astorian September 27, 1892

Astoria Daily Budget October 6, 1897 (continued)

# 10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Astoria, Oregon-Washington

Quadrangle scale 1:24000

UTM References

A 

1	0	4	3	7	9	2	5	5	1	1	5	3	4	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 Gustavus Holmes House occupies Lots 7 and 8 of Block 37, Adairs Port of Upper Astoria Addition, Astoria, Clatsop County, Oregon, otherwise known as a 150-foot square parcel located in the NE 1/4 of the SW 1/4 of Section 9, Township 8 North, Range 9 West of the Willamette Meridian.

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

state None code county code

state None code county code

# 11. Form Prepared By

name/title Roger T. Tetlow - Historian and Writer

organization Clatsop County Historical Society date March 12, 1984

street & number 1823 Exchange Street telephone (503) 325-4083

city or town Astoria state Oregon 97103

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

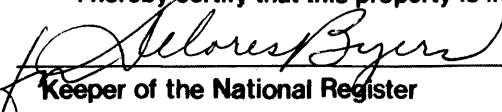
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date August 29, 1984

For NPS use only

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

 Entered in the National Register date 10-25-84  
Keeper of the National Register

Attest: date

Chief of Registration

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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received  
data entered 06-23-84

**Continuation sheet** HOLMES, GUSTAVUS, HOUSE **Item number** 8 **Page** 2

condition for so many years without any major changes being made in either the structure or design of the house.

Certainly, the Gustavus Holmes House in Uppertown is one of the truly fine residences in the historic city of Astoria. It was built on a large corner lot high on the hill above the Columbia River and can be seen from many parts of the city below. Even though it is located three miles from the city center, a steady stream of tourists drive by during the summer months to see this fine example of Victorian architecture.

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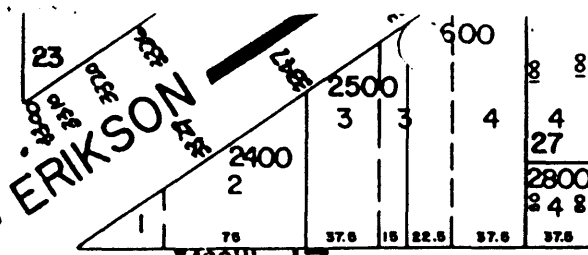
For HCERS use only  
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date entered 01-25-1984

Continuation sheet GUSTAVUS, HOLMES, HOUSE Item number 9 Page 1

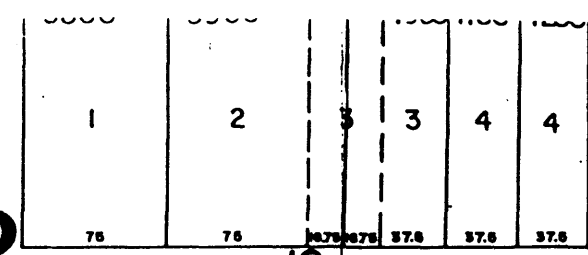
Astoria Daily Budget March 25, 1905  
March 21, October 17, November 13, 1907  
November 12, 1908  
November 12, 1909  
November 12, 1910  
June 7, 1911  
April 13, 1912  
June 11, 1912

Daily Astorian July 11, 1969

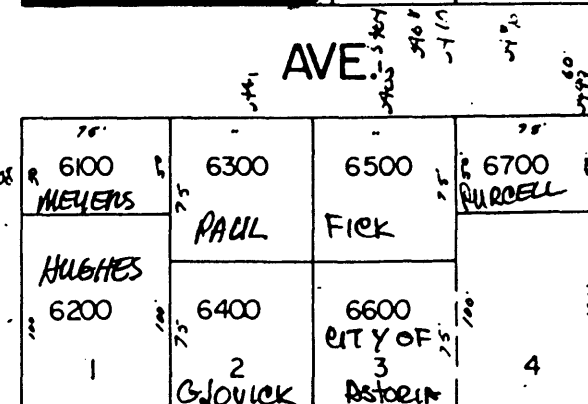
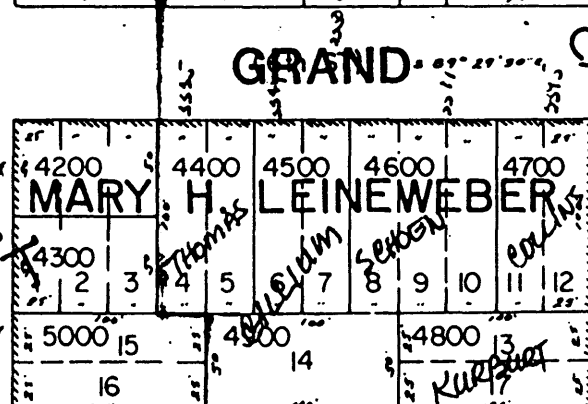
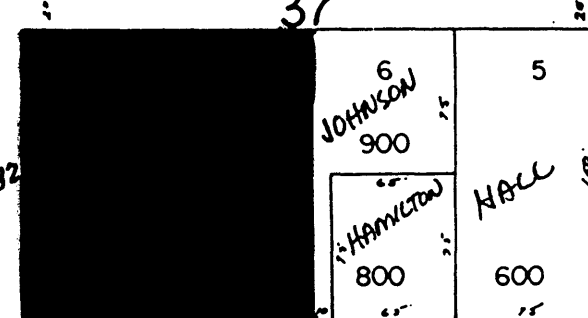
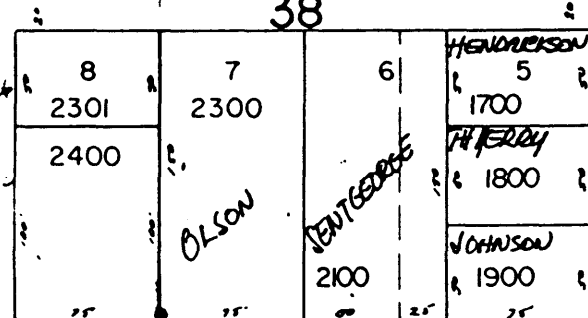
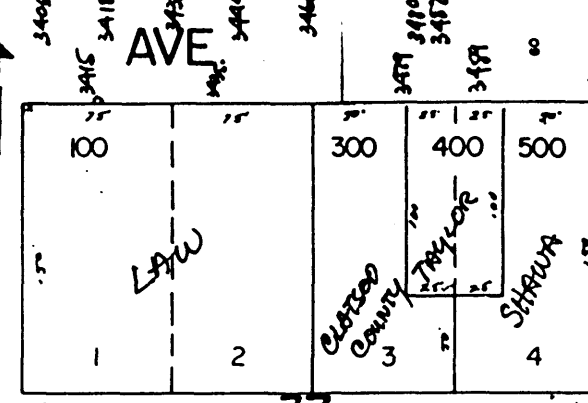
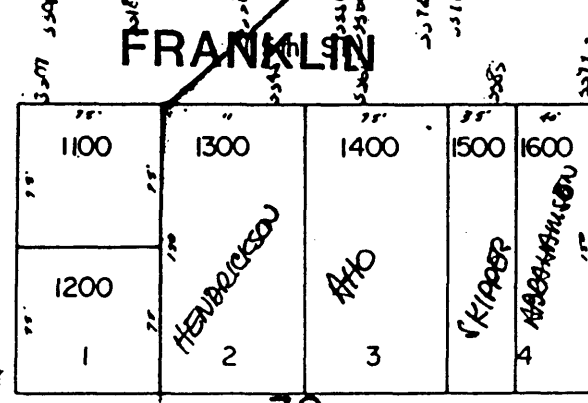
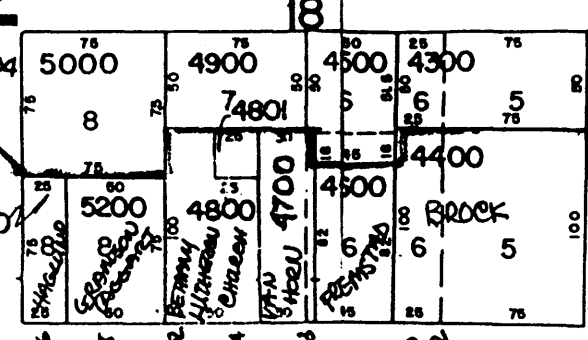
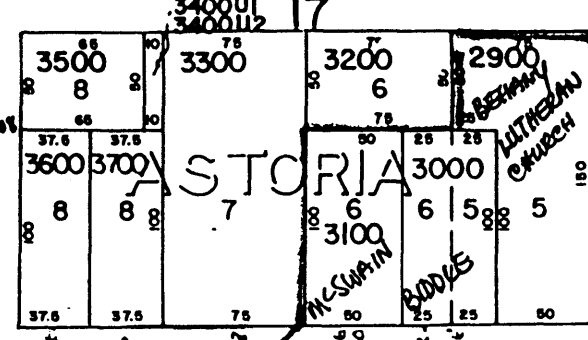
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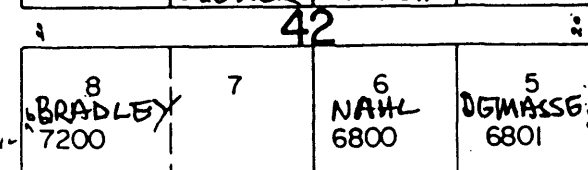
34th



R 2



Holmes, Gustavus, House  
 682 34th Street  
 Astoria, Clatsop County, Oregon



**CITY OF ASTORIA MAP #3**  
**HISTORIC DESIGNATION 83-1**  
 PARCEL #8 "GUST HOLMES HOUSE"  
 ZONE: R-2 MEDIUM DENSITY RESIDENTIAL

CLATSOP COUNTY ASSESSORS MAP 8-9-98D  
 SE 1/4 NW 1/4 SEC 9 T8N R 9W W.M.

CLATSOP COUNTY ASSESSORS MAP 8-9-98A  
 (BONNVILLE AVE.) NE 1/4 SW 1/4 SEC 9 T8N R 9W W.M.



(AUGUR AVE.)

O R