

National Register of Historic Places Inventory—Nomination Form

received MAY 9 1985
date entered JUN 6 1985

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

1. Name

historic Helm-Hout House
and or common Same

2. Location

street & number 844 SW 5th Street N/A not for publication
city, town Corvallis N/A vicinity of Fifth Congressional District
state Oregon code 41 county Benton code 003

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	<input type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> 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 James & April Ott (see continuation sheet)
street & number 844 SW 5th Street
city, town Corvallis N/A vicinity of state Oregon 97330

5. Location of Legal Description

courthouse, registry of deeds, etc. Benton County Courthouse
street & number 120 NW 4th Street
city, town Corvallis state Oregon 97330

6. Representation in Existing Surveys

title Corvallis Womans Club Survey has this property been determined eligible? yes no
date 1979 federal state county local
depository for survey records Benton County Historical Museum
city, town Philomath state Oregon 97370

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input 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 Helm-Hout House, constructed c. 1895, is a late Queen Anne style building with Stick Style/Eastlake details. The most notable of the features are the front porch, the use of the decorative types of siding and the strong lines with the vertical emphasis on the overall design. The house has 2½ stories of living space. In terms of Queen Anne styling, the house is subdued. It does not contain much of the high-style ornamentation which is usually associated with this period.

The house, oriented to the east, is sited on a large lot amidst mature deciduous and evergreen trees. Equally mature shrubs are found primarily on the east elevation. The house occupies Lot 1 and a fraction of Lot 2 of Block 3, F. A. Helms Addition to the original Town of Marysville (now City of Corvallis), Benton County, Oregon.

The foundation is of stone and brick. None of the stone foundation is visible from the exterior. The perimeter of the foundation is covered with vertical siding.

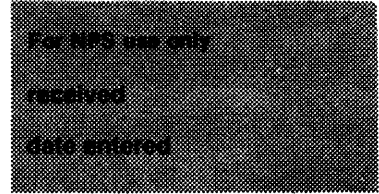
The house construction incorporates balloon frame construction, ship lap siding, fish scale shingles and stick-style horizontal and vertical boards surrounding the house. The roof has a very steep pitch with cross gables, dormers and decorative trim in the gables. The covered front and rear porches emphasize the use of spool and spindle, gingerbread brackets and turned columns. Other elements of interest include the one-over-one, double-hung windows, the bay window on the east side of the house and the stained glass window in the front door. There are two internal brick chimneys in the house. One was used for the cook stove which once stood in the kitchen. The other was used with the sawdust burner located under the living room. The house does not contain a fireplace.

The interior floor plan is original. The front entry opens into a hallway containing access to the stairway, dining room, and living room. The stairs are quite steep and they have winders at the turns instead of platforms. The handrails and balusters are all made of oak. The living room contains a bay window and opens directly into the dining room. At one time there were sliding pocket doors separating the living room and dining room, but they have been removed. Off the dining room there is a library room which has a small closet utilizing the room under the staircase. The kitchen area has been totally altered. The only remaining fixture which used to stand in the kitchen is now upstairs acting as a bookcase. It used to be a china cabinet in the kitchen originally. The small room off the kitchen was probably used as a pantry and now it functions as a half bath/utility room. All the original door and window molding is intact and the five panel doors are original as are their hinges and decorative bronze locksets. The original fir flooring throughout the house has been covered with carpet, oak flooring and linoleum. The ceilings are ten feet high throughout the first story. The original picture molding is still in the living room and the dining room. None of the original light fixtures remain on the main floor; they have all been replaced with reproductions.

The second story has two large bedrooms, a bathroom, and a small room at the rear of the house. The two full size bedrooms have their door and window molding and hardware intact. The middle bedroom even has it's original electrical fixture. We know that because of the old unsafe wiring. The small room and the bathroom both have varied line ceiling because of the dormer. Fixtures in the bathroom have all been modernized except for the claw foot bath tub. The old carriage house which was located on the west side of the house. The new garage is still a detached structure and was patterned very similarly to the old carriage house.

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

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



Continuation sheet HELM-HOUT HOUSE

Item number 4

Page 2

Other persons having a legal interest in subject property:

JoAnn Stoufer
H.C. 69, Box 789
Mitchell, OR 97750

R. Scott Dahlen
19500 Tumalo Reservoir Road
Bend, OR 97702

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

For HCERS use only

received

date entered

Continuation sheet HELM-HOUT HOUSE

Item number 7

Page 2

DESCRIPTION _ Alterations/Modifications

Most of the renovation of the Helm-Hout House occurred in 1981. The house was bought as a fixer-upper by a contractor who thought it had potential. The neighborhood thought it was an eye sore and that it would blow over with a good wind because of the deteriorated foundation on one side. We will describe what the contractor did in terms of repairs and will mention any alterations which might have been done in the process. The hall was redone with oak tongue and groove flooring. The house was totally replastered on the downstairs and upper story. Some of the original lathe and plaster had been removed for repair of plumbing, installation of new gas furnace, electrical wiring, and the addition of insulation. The holes were patched with sheet rock. Then the majority of the rooms were wall-papered with period style paper. The kitchen was totally modernized: none of the original elements were left. The contractor did install a brick mantel and a parlor stove which some people think is original. The only remaining china cabinet is upstairs in the hallway acting as a book shelf. The age of the cabinet suggests it was installed in 1920s or 1930s. It was a rumor that there was a lift up door on the floor of the kitchen so that the crawl space was easily accessible. This probably served a dual purpose as an easy access to load the old saw dust burner. Also, there probably was a root cellar in the cool darkness under the house. Information from a former owner suggests that the bath room may have been remodeled in the 1950s. After the 1981 remodel, the only fixture left in the bathroom is the claw foot bath tub. The removal of the pocket doors between the living room and dining room was done to install the forced air gas furnace. The other pocket door is still intact between the dining room and library room. The majority of the baseboard molding is intact except for the kitchen, bathrooms, and the upstairs hallway. The exterior of the house was painted in 1981. As to the original colors it is difficult to judge, we know the last two colors were white and yellow but have not found any other colors under those. The way the house is painted presently is in keeping with the Victorian era. The original wood shake roof has been covered with composition shingles. The porches have been redone, but they left the turned columns, spools and spindles, and jig-sawn ornament. The garage was moved and rebuilt in 1981 and the design is in harmony with the house. It is larger I believe than the original but is very similar to the carriage house. The house is extremely well built and is in excellent condition because of the extensive rehabilitation done by the contractor and the work we have performed. It makes up for the neglect it has had over the years. There have been no exterior modifications to the original.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For NCRS use only

received

date entered

Continuation sheet HELM-HOUT HOUSE Item number 8 Page 2

F. A. Helm was also active in the social areas. She was one of the founders of the local St. Mary's Chapter of Eastern Star in 1886. She was the Worthy Matron in 1891 and the Grand Worthy Matron to the State Chapter in 1896.

After the death of F. A. Helm's mother, Martha Avery, she inherited some land. In 1890 she chose to Lot and Block a portion of land holdings, which is now known as the F. A. Helm Addition and that is where the Helm-Hout House is located.

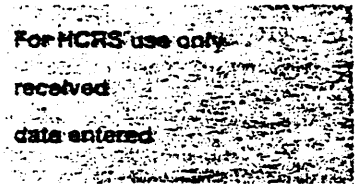
After only four years of living in it, Frances Helm sold the house to Charles Hout. This seemed very appropriate because the two families were extremely close friends. As a matter of fact, Charles Hout has a daughter named for Frances. Frances told them not to name her Frances because her name was always shortened to Frank or Frankie, so they simply named her Frank as Frances requested. Charles Hout moved from Carthage, Missouri to Benton County, Oregon around 1890. He had been in the meat business with his father, and they had a parting of the ways so he moved to Corvallis. Since he knew this business well, a Mr. Smith backed him in his own meat market on 2nd Street in Corvallis. He remained in the meat business until 1908 when he sold the business to his brother Clarence Hout. The Hout name is mainly associated with the partnership of Hout and Whiteside Hardware. Charles Hout was said to have invested \$20,000 in the new building to house the hardware business. The new building was the talk of the town according to the Daily Gazette Times 1912 article, "It compares favorably with the better class of work in any of the up-to-date valley towns." The building is still standing today at the corner of Third and Madison.

Charles Hout's family lived in Helm-Hout House for about 12 years. One of our sources for information is Emily Hout, a daughter who was born in this house in 1904. Since they sold the house there have been numerous owners and it was used as a rental. Scott Dahlen, contractor, purchased the home in 1981, and put the time and money into rehabilitating the old structure so it could be a standing symbol of early Corvallis, and its prosperous settlers.

The neighborhood is certainly long established -- the homes date back to the 1875s through 1935s. The County Road turned into Highway 20, or Philomath Blvd., which turned Fifth Street into a dead end street thus creating a quiet neighborhood without much traffic. The Hoem-Hout House was the first home to be built in the newly Lot and Blocked section. For the most part, it is the largest, most noticeable because of its very tall formal appearance and size. It can be easily seen as the travelers along Highway 20 go over the bridge leading into downtown Corvallis.

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

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



Continuation sheet HELM-HOUT HOUSE

Item number 9

Page 2

Tompkins, Helen Fulton. Letter.

Gazette Times March 12, 1890.

Abstract of Title for 843 SW 5th, Corvallis, Oregon.

Hout, Emily. Telephone conversation, October, 1983.

Of 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. 1895 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Helm-Hout House, located at 844 SW 5th Street in Corvallis, Benton County, Oregon, is a two and one-half story Queen Anne/Stick style house erected c. 1895 by Frances Avery Helm, daughter of Joseph C. Avery, Donation Land Claimant who laid out the townsite of Corvallis (originally known as Marysville) beginning in 1847. Erected of balloon-frame construction and covered with fish-scale shingles and ship lap siding, the house is locally-significant under Criterion "c" as one of two standing Queen Anne-style houses in Corvallis which display significant amount of Stick Style detailing. The other, the Dr. Henry Pernot House (1896) is already listed on the National Register. The nominated property was the first erected in the F. A. Helm's Addition to the city of Corvallis, so deeded to the city by the first owner of the house, Frances ("Frank") Avery Helm. Her association with the house and with the early business and social life of the city makes the property equally eligible under Criterion "b." Mrs. Helm sold the house c. 1900 to Charles Hout, whose associations with the early business development of Corvallis strengthens its eligibility under Criterion "b." Mr. Hout is most notably remembered for his partnership in the Hout and Whiteside Hardware Store, whose building is still standing at Third and Madison Streets.

The Helm-Hout House, built c. 1895 is significant for the historic associations with the early development of Corvallis. There are very few Queen Anne type styles left in Corvallis and it has been rated by local authorities as being about number six in terms of styling and ornateness in relation to the other existing structure of that time period. The house remains totally unaltered on the exterior.

It has not been determined who the builder or the architect were, but there are speculations that the plans might have been mail ordered. The house has always been used as a private residence, but it was rarely owner occupied. Over the years nothing was done to the house except for repairs and convenience updates to certain areas of the house. This would account for its' intact condition.

As the name implies, there were two prominent families connected historically with this property. Frances A. Helm, also known as Frank or Frankie, was born on Feb. 1, 1849, daughter of Joseph C. Avery who emigrated to Corvallis, Oregon, from Stark Co. Ill. in 1845. J. C. Avery had an original land donation claim here in Corvallis and was said to have founded Corvallis, then called Marysville. F. A. Helm attended Corvallis College in the academic year of 1866-67 studying music. In 1868 she married George R. Helm a practicing attorney. They made their home in Albany, Oregon.

In 1876 F. A. Helm moved back to Corvallis after the death of her husband. She started a shoe business with her brother-in-law, B. F. Irvine. In 1892 she dissolved the partnership with Mr. Irvine and went into business with Arthur Holgate. Along with her business ventures Frances carried on the family tradition of being appointed Post Mistress in 1888 under President Cleveland. She served a four year term. J. C. Avery was the first Post Mater in Corvallis.

9. Major Bibliographical References

Deed, Will, Tax Records, Benton County Courthouse, Corvallis, OR
Eastern Star Historical Records.
Oregon State University Archives, Corvallis College, 1866.
Groton Avery Clan, Cleveland, OH, 1912, pages 629-632. (see continuation sheet)

10. Geographical Data

Acreeage of nominated property less than one
Quadrangle name Corvallis, OR Quadrangle scale 1:24000

UTM References

A	<u>1</u> <u>0</u>	<u>4</u> <u>7</u> <u>8</u> <u>8</u> <u>8</u> <u>0</u>	<u>4</u> <u>9</u> <u>3</u> <u>3</u> <u>6</u> <u>1</u> <u>0</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification The Helm-Hcut House is located on Lot 1 and a fraction of Lot 2, Block 3 of the F. A. Helm Addition to the City of Marysville (now Corvallis), Benton County, Oregon.

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

state	<u>None</u>	code	county	code
state	<u>None</u>	code	county	code

11. Form Prepared By

name/title April Ott

organization _____ date October 31, 1984

street & number 844 SW 5th Street telephone (503) 752-5383

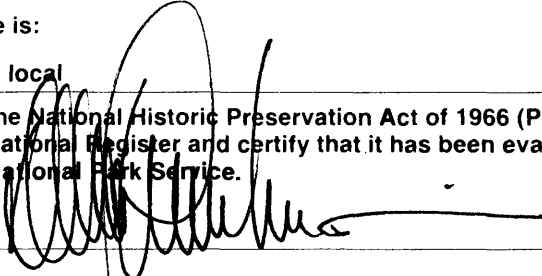
city or town Corvallis state Oregon 97330

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.

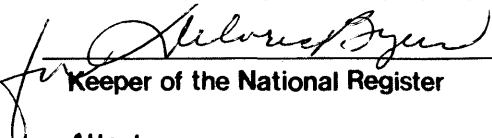
State Historic Preservation Officer signature 
title Deputy State Historic Preservation Officer date March 1, 1985

For NPS use only

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

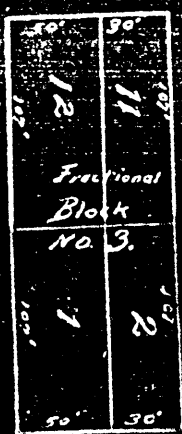
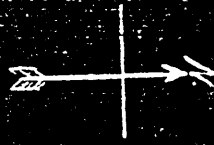
Entered in the
National Register

date 6-6-85


Keeper of the National Register

Attest: _____ date _____
Chief of Registration

*J. A. Helm's Addition
to the
City of Corvallis,
Benton County,
State of Oregon.*



Hay Street



Continuation of Fifth Street.



Street.



*Scale
100 ft to 1 in.*

*CONTINUATION OF FIFTH STREET,
Hay Street
180 EIGHTY FEET WIDE. All lots are
15 600 SIXTY FEET WIDE. All lots are
450 FIFTY FEET WIDE and 100 ONE HUNDRED
AND SEVEN FEET WIDE WITH THE EXCEPTION OF
FRACTIONAL LOTS 7, 8, 9 AND 10. BLOCK NO. 1
BLOCK NO. 2 AND 10. LOTS 11 AND 12 IN BLOCK NO. 1
AND LOTS 13 AND 14 IN BLOCK NO. 2
AND LOTS 15 AND 16 IN BLOCK NO. 3
AND LOTS 17 AND 18 IN BLOCK NO. 4
BLOCK NO. (A) FIFTY FEET WIDE AND 100 FEET WIDE
BY THE FIGURE ON THE ABOVE PLAT.
I HEREBY declare the streets as shown
on the above plat for the use of the public
that I am the owner in fee-simple of said
lands and acknowledge the same to be a
correct plat of J. A. Helm's Addition to the
City of Corvallis.*

*Dated Oct. 29, 1890
J. A. Helm*

Helm-Hout House
844 SW 5th St
Corvallis, Benton County, Oregon