

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

For NPS use only

received **MAY 9 1985**

date entered **JUN 6 1985**

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

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

**1. Name**

historic Stevens, Charles, House

and/or common Same

**2. Location**

street & number 1388 Franklin Avenue N/A not for publication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 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 Bruce R. Berney

street & number 1117 Irving Avenue

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 Statewide Inventory of Historic Sites & Buildings has this property been determined eligible?  yes  no

date 1976  federal  state  county  local

depository for survey records State Historic Preservation Office  
525 Trade Street SE

city, town Salem state Oregon 97310

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<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 <u>      N/A      </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

The Charles Stevens House, originally constructed in 1867, was enlarged in 1885 and 1942 to its current volume. Stylistically, the property relates to the Italianate, with its shallow hipped roof and bracketed eaves. Rehabilitated between 1977 and 1981, it is in good condition.

The property, facing south, is located in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 8, Township 8 North, Range 9 West of the Willamette Meridian. The property is further described as the south 65' of Lot 12, Block 116, Shively's Addition to Astoria, Clatsop County, Oregon.

The dimensions of the main part of the house are about 24' x 32'. The ceilings are about ten feet on each floor. The house has a full basement with stone walls. The front porch originally extended across the front of the house; its roof was tin, and much flatter. The present porch roof is considered to be about 50 years old, although it has been altered considerably.

Exterior walls are clad in narrow clapboard. Original windows are two-over-two, double-hung sash in simple frames. Some one-over-one sash appear in the 1942 addition, and at the southeast corner of the building.

The house as built in 1867 was 1 $\frac{1}{2}$  stories and about 24' square. Around 1885, it was expanded to its present size by adding the kitchen wing with large bedroom on the second floor to the west and extending the height to a full two floors. The windows on both north and south ends of the former gables were retained and incorporated into the upper level walls. This explains why the windows are asymmetrical on the front elevation.

The original portion of the house presents some variations on the contemporary method of house construction. The baseboard and window trim was nailed onto the studs before the lath and plaster were applied. As the house aged, this resulted in cracks opening up. There is no subfloor under the tongue and groove fir flooring, nor is there any sheathing under the clapboards. The proponent rehabilitated the house in 1977-81. These features were retained, however, but with the addition of insulation and a lot of mud. The owner kept a careful photographic record of the rehabilitation which has been in progress since 1977; it is kept at Astoria Public Library.

Access to the interior is gained through a vestibule which once demarcated the original west end of the house. The 1867 portion of the house consisted of front and back parlors, a dining room on the lower floor, plus two bedrooms upstairs. The 1885 addition added a kitchen and breakfast nook, and additional bedroom and bath upstairs. A two-story, 1942 addition to the north added another bath and two bedrooms. Also on the north is a one-story garage, dating to the 1920s, decked over in 1979.

In the 1930s, the downstairs ceilings were lowered to 8'6", covered with plywood, and papered. At that time, partitions between the dining room, back parlor and front parlor, were removed. The latter has been restored.

The front porch has also been altered. The previous owner rehabilitated it creatively. Before alteration, the porch was a simple, open affair with a railing of 2 x 2 balusters between 4 x 4" posts. When the owner became aware that the bottoms of the posts were rotting, he supported the roof, then cut off the bottoms of the posts and built the stone piers up to meet the posts. Then he arranged a collection of second-hand sashes and panes to enclose it.

# 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 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 checked="" 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** 1867 **Builder/Architect** Charles Stevens (builder)

**Statement of Significance (in one paragraph)**

The Charles Stevens House, whose earliest portions date to 1867, is located at 1388 Franklin Avenue, in Astoria, Clatsop County, Oregon. Originally constructed as a story and one-half, wood frame, Italianate-style residence, the property was enlarged to the west and heightened to two stories in 1885. Stylistically, it retains a modest Italianate character.

The Stevens House is primarily significant to the City of Astoria and eligible under Criterion "b" for its associations with Oregon pioneer Charles Stevens, who settled in Astoria in 1852. A local businessman, Stevens also served as Astoria city recorder. The building is one of several historic residences on Franklin Avenue associated with the relations of Captain Hiram Brown, who married Charles Stevens daughter, Esther. Captain Brown (1823-1898), a Cloumbia River pilot and early investor in Astoria real estate, arrived in Astoria in 1850 and rapidly accumulated a number of businesses and land in the city. He also served on the Astoria City Council (1876). In addition to his own house (c. 1852), Captain Brown also erected the Judge C. H. Page House, directly across the street from the Stevens House.

According to Joseph Gaston's Centennial History of Oregon:

Charles Stevens, a native of Pennsylvania, was born in 1813 and died in 1900. He came to Oregon in 1852, making the long journey across the plains, with teams, his destination being originally Milwaukie, where he remained a year. In 1854 he secured a donation land claim six miles east of Astoria but after living upon and cultivating that place for a time, sold the property in the '70s. He was a tailor by trade and after disposing of his claim followed that pursuit. His wife, who bore the maiden name of Ann Hopkinson, was born in England in 1827 and died in 1882. In their family were nine children, of whom three sons and four daughters came with their parents to Oregon, two having died previous to the emigration to the northwest. Of the family Irving, who was a river captain, died, leaving a son and a daughter. Esther became the wife of Captain Hiram Brown and died, leaving two sons and two daughters. Frances E. became the wife of G. W. Warren, who lost his life in a logging camp, and later she married I. W. Case, who also deceased. Birney was drowned in 1868. Mary E., the widow of G. W. Raymond, resides south of Astoria. Aurelia L. is the wife of Captain H. A. Matthews. Benjamin F. is engaged in real estate business at Seaside.

In his letters which are printed in the Oregon Historical Quarterly, Vol. 38, 1937, he writes on February 24, 1867:

"I have just commenced building a house, nearly opposite Mr. Brown's. . ."

Stevens was the father-in-law of Capt. Hiram Brown, one of Astoria's leading citizens, who resided across the street. On November 14, 1869, Stevens wrote: "For myself I have

# 9. Major Bibliographical References

Gaston, Joseph. Centennial History of Oregon, vol. 2, 1912, p. 1052.  
 Berney, Bruce R. "Where is the history of my house," Cumtux. Vol. I, No. 3, Clatsop County Historical Society, 1981.  
 Materials on file at Astoria Public Library including newspaper index, directories, Sanborn atlases.

# 10. Geographical Data

Acreege of nominated property less than one  
 Quadrangle name Astoria, Oregon - Wash. Quadrangle scale 1:24000

UTM References

A	<u>1</u> <u>0</u>	<u>4</u> <u>3</u> <u>6</u> <u>1</u> <u>4</u> <u>0</u>	<u>5</u> <u>1</u> <u>1</u> <u>4</u> <u>9</u> <u>7</u> <u>0</u>	B	<u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>	D	<u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>
E	<u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>	F	<u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>
G	<u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>	H	<u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>	<u>  </u> <u>  </u> <u>  </u> <u>  </u>

Verbal boundary description and justification The Charles Stevens House is located on the Southern 65' of Lot 12, Block 116, Shively's Addition to Astoria, Clatsop County, Oregon, and is found in the SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 8, T8N, R9W, of the Willamette Meridian.

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 Bruce R. Berney, Director, Astoria Public Library and secretary of  
 organization City of Astoria Historic Buildings & Sites date November 21, 1984  
Committee  
 street & number 1117 Irving Street telephone (503) 325-7323 Library  
 city or town Astoria state Oregon 97103

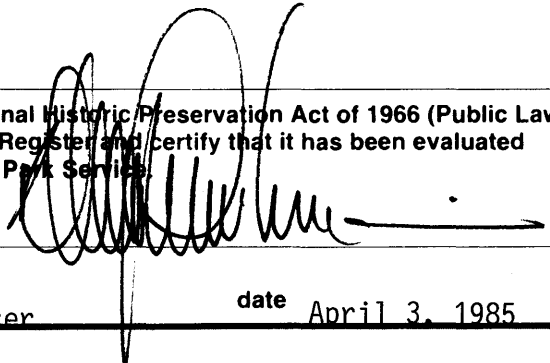
# 12. State Historic Preservation Officer Certification

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 April 3, 1985

For NPS use only

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

*for Delores Byers*  
 Keeper of the National Register

date 6-6-85

Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

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

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

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received

date entered

Continuation sheet CHARLES STEVENS HOUSE Item number 8 Page 2

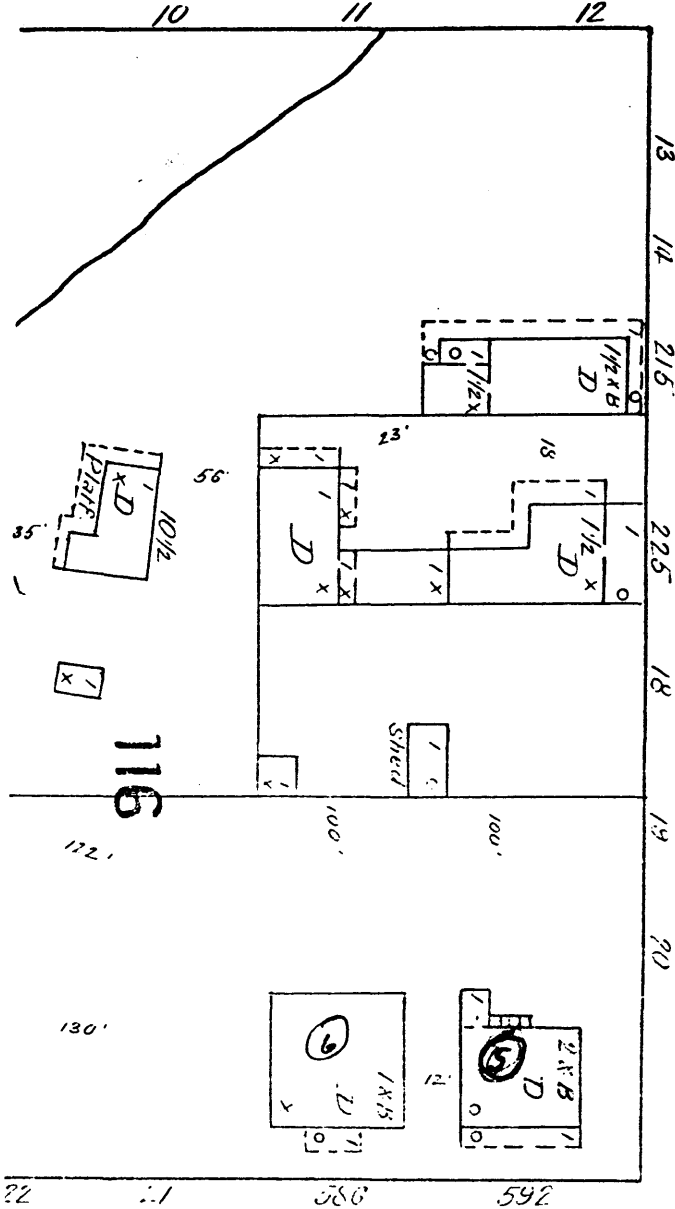
been playing the carpenter for nearly a year back in building my house, and now have turned 'stone mason' by making a wall under it, it is such bad weather that I fear I will not be able to finish it this season. I am in no business to earn a living by, but as soon as I can finish my house, I will find some kind of employment or climb a tree."

In a letter dated May 27, 1873, Stevens wrote: "The Town is at work grading the street just at the corner by our house and on towards Welches."

The newspaper index at the Astoria Public Library reveals the following about him:

- elected city recorder, August 5, 1873.
- treasurer, county chapter of American Bible Society, November 14, 1873.
- prop., book store (ad), January 7, 1875.
- retires from firm (partnership with B. F. Stevens), August 1, 1882.
- death notice; age 88, January 2, 1900.

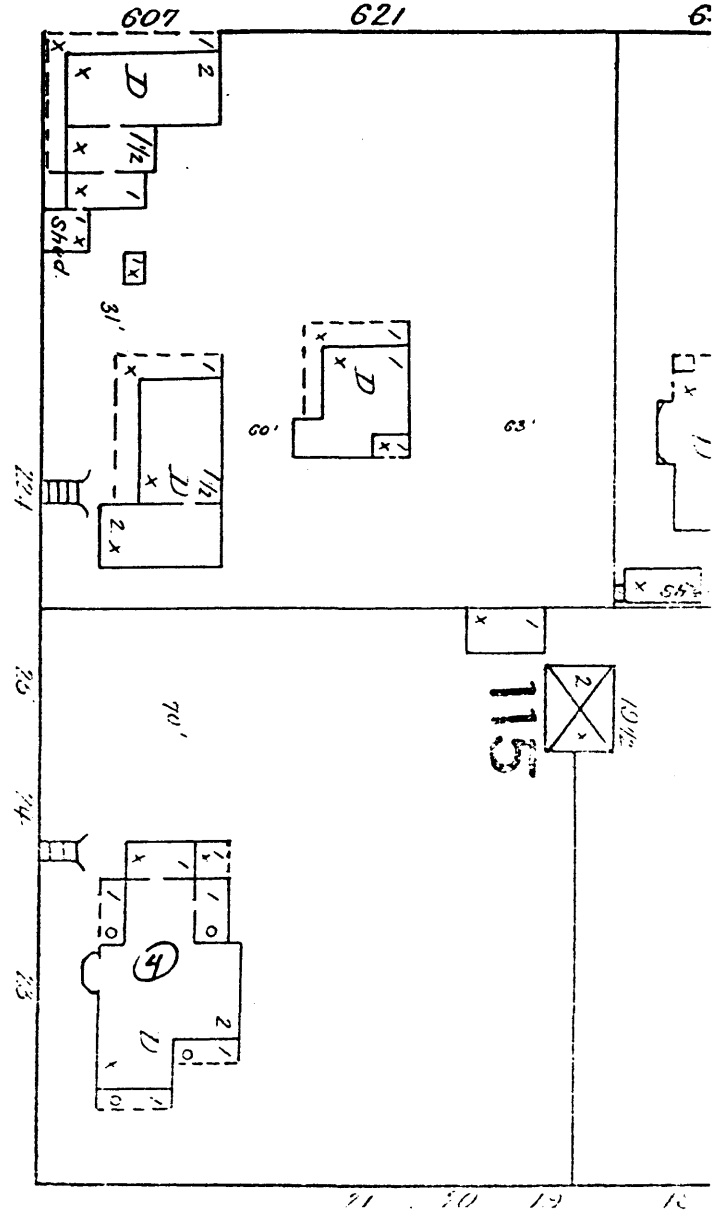
CEDAR



WALL

38  
60

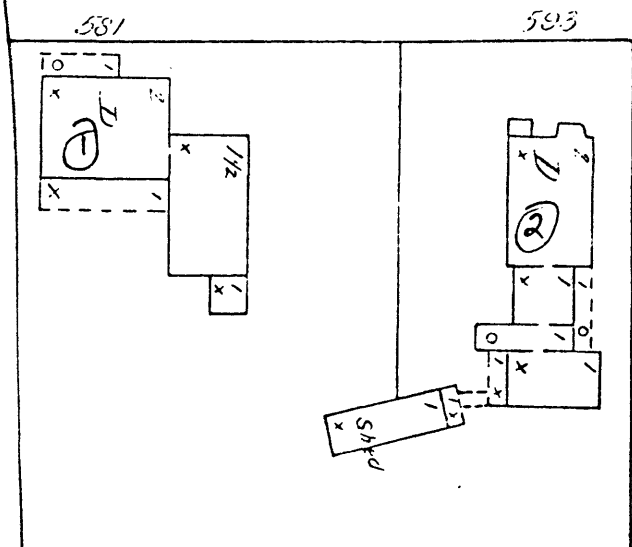
Nº7.



Stevens, Charles, House  
1388 Franklin Avenue  
Astoria, Clatsop County, Oregon

39

W. 9TH



SANBORN ATLAS  
1892

1. Capt Hiram Brown
2. Judge Charles Page
3. James Welch
4. I W Case
5. Charles Stevens
6. John P. Dickanson
7. D. K. Warren
8. Cyrus Olney / Kirchhoff

