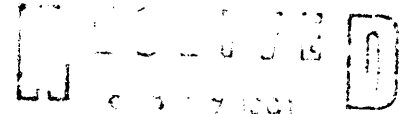


156E

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Haller-Black House
other names/site number _____

2. Location

street & number 841 South Prom N/A not for publication
city, town Seaside N/A vicinity
state Oregon code OR county Clatsop code 007 zip code 97138

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing:
Historic Recreational Residences of Seaside MPS
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
James M. Hamish September 1, 1991
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____
Alma Byers Entered in the National Register: 10/25/91

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single dwelling

Current Functions (enter categories from instructions)

Domestic: Single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and Early 20th Century

American Movements: Craftsman/Bungalow

Materials (enter categories from instructions)

foundation concrete

walls wood

roof wood

other brick

Describe present and historic physical appearance.

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The Haller-Black House is part of a grouping of six dwellings: three of which front on "the Prom", Seaside's popular beach side walkway, and three of which front on Beach Drive, one lot in from the Prom. The immediate area is residential in character. Platted in the late 19th century, most of dwellings in the plat date to the first three decades of this century. The neighborhood is characterized by wide streets many of which do not have sidewalks, and numerous stands of mature native vegetation including salal and beach pines. These features, combined with a preponderance of low stone walls and gravel driveways, provide a particularly picturesque setting and unifying element for the historic dwellings in the ensemble.

The Haller-Black House was constructed in approximately 1925. The builder and architect are unknown. Like many of Seaside's early vacation homes, it is designed in the Craftsman/Bungalow style, which was immensely popular throughout Oregon in the first three decades of the 20th century. The house is in excellent condition retaining integrity of design, materials, location and setting. The date of construction is based on interviews with the current owner, and supported by Sanborn Insurance map data. (The house does not appear on the 1921 Sanborn map but the current owner remembers visiting the newly constructed home in 1926.) The nominated property includes the subject house and a detached garage located at the rear of the lot. The double-car garage is a one-story, wood frame building and like the house, it is sheathed in wood shingles. It also has a gable roof with bargeboard, purlins and braces.

The house is a two-story, wood-frame, rectangular building. It rests on a concrete foundation and has a daylight basement which may be entered through a door at the rear of the dwelling.

The building has a steeply pitched gable roof with deep eaves and exposed rafters; the roof is sheathed in wood shingles and a prominent shed-roof dormer breaks the roofline on the primary facade. A chimney is located at the ridgeline of the roof. The building is sided with wood shingles. A recessed porch with solid balustrade extends three-quarters way across the facade. A small secondary corner porch is located on the northeast corner of the house.

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Section number 7 Page 2

Windows are six-over-one double-hung sash--some in groups of two and three--with simple surrounds; six-over-six storm windows cover all windows.

Interior Description

The spatial arrangement of the Haller-Black house remains virtually intact as built. The first floor consists of six rooms: living room; dining room; kitchen; two bedrooms; and, a sunroom. The second floor contains five rooms: three bedrooms and two baths. The most striking features on the first floor are the tongue-and-groove wall and ceiling paneling; built-in furniture including a buffet in the dining room; and, wide brick fireplace in the living room constructed of red brick with a wood mantle and glazed tile hearth. Built-in bookcases with leaded glass doors flank the fireplace. Unlike most kitchens in the study area, that of the subject house remains remarkably intact and includes the original sink, wood drainboards, and drawers and cupboards with glass knobs intact.

The stairway is open. The newel post is simple and unadorned as is the balustrade. The second floor baths and bedrooms include a number of notable original features such as a built-in medicine cabinet, bathtub, vanity and drawers, and walk-in closets. The narrow tongue-and-groove wall and ceiling paneling found on the first floor is repeated in several of the second floor rooms. Also of note are the high number of original light fixtures which remain in the house.

Doors throughout the house are the two-panel type. Most of the original wood floors have been carpeted over.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Recreation

Period of Significance

1925-1930

Significant Dates

c. 1925

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

Interview with Harvey Black, owner, by Jane A. Morrison, February, 1991.

Sanborn Insurance Maps, 1914, 1921.

Koler/Morrison Preservation and Planning Consultants

1987 A Survey and Inventory of Historic Resources: City of Seaside, Oregon.
Prepared for The City of Seaside.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property 0.13 acres Cannon Beach, Oregon 1:62500

UTM References

A

1	0	4	2	8	0	0	0	5	0	9	3	0	2	5
Zone	Easting				Northing									

B

Zone	Easting				Northing									

C

Zone	Easting				Northing									

D

Zone	Easting				Northing									

See continuation sheet

Verbal Boundary Description

The nominated property is located in NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 21, Township 6N, Range 10W, Willamette Meridian, in Seaside, Clatsop County, Oregon and is legally described as Lot 11 and the southerly 10 feet of Lot 6, Block 21, Hermosa Park Addition to Seaside. It is otherwise identified as Tax Lot 7100 at said location.

See continuation sheet

Boundary Justification

The nominated area includes the entire historic tax lot on which the nominated buildings were originally constructed. The Craftsman-style garage is an historic accessory building that is counted a separately contributing feature.

See continuation sheet

11. Form Prepared By

name/title	Julie Koler, Jane Morrison and Erin Younger		
organization	Koler/Morrison Consultants	date	March 1, 1991
street & number	PO Box 445	telephone	(503) 654-2786
city or town	Oregon City	state	Oregon zip code 97045

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SUMMARY

The two-story Craftsman-style house built as a vacation cottage for Portland lumber company executive Harry Haller about 1925 is another of the "Promenade" ensemble facing the oceanfront at Seaside, one of Oregon's oldest and most popular coastal resorts. It represents the later end of the historic spectrum when tourism inspired by steam packets, wagons and railroads was invigorated by the rise of the automobile.

The Haller House is a simplified, small-scale version of the alpine chalet that was advocated by Gustav Stickley in The Craftsman magazine and other builders' journals in the first decades of the 20th Century. The upper story of the fully shingle-clad cube-like volume is enclosed by a steeply-pitched gable roof having its ridge parallel with the facade. A large four-bay shed dormer dominates the front slope. As is typical of the stylistic type, overhanging eaves are carried on exposed rafter ends, and gables are supported by triangular brackets and are finished with plain vergeboards.

The front porch was built not as a full-width space sheltered by the roof, but with forethought as to buffeting storms at the oceanside. The southwest corner is enclosed, but well lighted by multi-paned window banks that continue the pattern of paired double-hung, six-over-six sash that typify the building's window openings.

The interior is characterized by well-crafted woodwork in the Arts and Crafts tradition. It is high style for the atmosphere and reflects, perhaps, the occupation of the original owner-occupant. The finish work includes built-in linen cabinetry, glass-fronted bookshelves flanking a brick chimneypiece with hearth of glazed ceramic tile, fully wood-lined walls and ceilings, and a dining room with beamed ceiling and built-in sideboard and China cabinet. The kitchen of the historic period is unaltered.

The Haller-Black House meets registration requirements for date, structural integrity and integrity of setting, and is a notably well-preserved and locally distinctive example of its popular architectural type.

At the northeast corner of the lot a shingle-clad, two-bay Craftsman-style garage that is a contemporary feature stands at a right angle to the main axis of the house. It is counted a separately contributing building. The garage doors are non-historic replacements of the original.

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The Haller-Black House is locally significant under criterion C as one of the best-preserved and finest examples of a Craftsman-style dwelling in Seaside. Constructed in approximately 1925, the building is also significant under criterion A for its association with the broad theme of Recreation.

Lack of good transportation to the remote coastal community was a critical issue for Seaside in the 19th century. Clatsop County residents had tried unsuccessfully since 1853 to arrange capitalization for a railroad; however, it was not until 1890 that the first public railroad was built through the area by the Astoria and South Coast Railroad Company. This line ran from Young's Bay south of Astoria to Seaside via Warrenton. In 1896 it was extended through to Astoria, making it a branch of the Astoria and Columbia River Railroad which would finally connect Astoria to Portland in 1898.

Prior to connection of the Astoria and Columbia River Railroad to Portland, Seaside's development was sporadic. With the railroad, however, came a great surge in tourism and by the turn of the century Seaside was experiencing an influx of 5,000 to 10,000 summer visitors each year and a corresponding boom in construction of recreational housing. By 1914, there were six hotels, 16 boarding houses, seven cabins, 22 "rooms", two tents and 496 dwellings in the community. Although the Sanborn Insurance maps make no distinction between year-round and summer-only residences, it can be assumed that all of the individual rooms, cabins and tents, as well as a certain portion of the dwellings were intended for seasonal use as was the case with the subject buildings.

The years following World War I saw even greater development in the small coastal community. Seaside's permanent population increased from 1,500 in 1915 to 2,000 in 1920. In 1920, "the Prom" was constructed along the beach front, replacing an earlier wood boardwalk. An 8,010-foot concrete walkway with retaining wall adjacent to the beach, the Prom includes a automobile turnaround at the terminus of Broadway Avenue and has become a unique attraction on the Oregon Coast. Running north-south, the Prom provides scenic views of the ocean and coast and is itself an appealing visual link between the dwellings which line its eastern side and the broad expanse of beach on the west. Unlike the recent development of large-scale hotels adjacent to the turnaround, the single-family dwellings

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which line most of the Prom--the majority of which were constructed prior to 1935--contribute to the charm of this unique landscape feature.

The 1921 Sanborn Insurance map illustrates the significant growth experienced in the post World War I years: 65 individual rooms were listed, 26 boarding houses, 170 tents and 1,022 dwellings. Seventy-five percent of the tents were located on the ocean side of town and were concentrated within a several block radius of Broadway. The remainder were dispersed throughout Seaside, many set in residential yards. Even with tents erected in backyards and vacant lots there was still a demand for housing during the height of the summer season, and construction of dwellings to accommodate vacationers continued apace.

The original owner of the subject house was Harry Haller. Born in Lanark, Illinois in 1863, Haller came to Oregon in 1895. A resident of Portland, he worked as vice-president of Kelley Clarke Lumber Company for a number of years, and was a member of a number of civic organizations including the Irvington Club, Masonic Lodge, and the Arlington Commercial and Ad Club. Haller owned the property until approximately 1933 when title to the house was turned over to Marie Sealy and Helen Black. In 1937 Sealy relinquished her interest in the property to Helen Black. Recently deceased, long-time owner Harvey Black, was a prominent Portland resident. Like the Haller family, the Blacks resided in Portland and used the Prom house as a vacation retreat.

The Craftsman style takes on a variety of different forms; however, characteristic elements include a one-and-one-half to two-story box-like volume, and rectangular plan capped by a hip or gable roof with wide overhanging eaves. Rooflines are often broken by dormers and eaves are accentuated by exposed rafters, purlins and decorative brackets. Expansive porches are the rule, however, due to the stormy coastal weather conditions, the majority of historic dwellings in Seaside have had their porches at least partially enclosed. The Haller-Black House is one of the few historic dwellings on the Prom which has not had major alterations to the porch. It is further set apart from other Craftsman dwellings by the extremely steep pitch of the roof. The shingle siding, multi-paned windows, and eave treatment are more typical of Seaside's Craftsman dwellings.

Haller-Black House

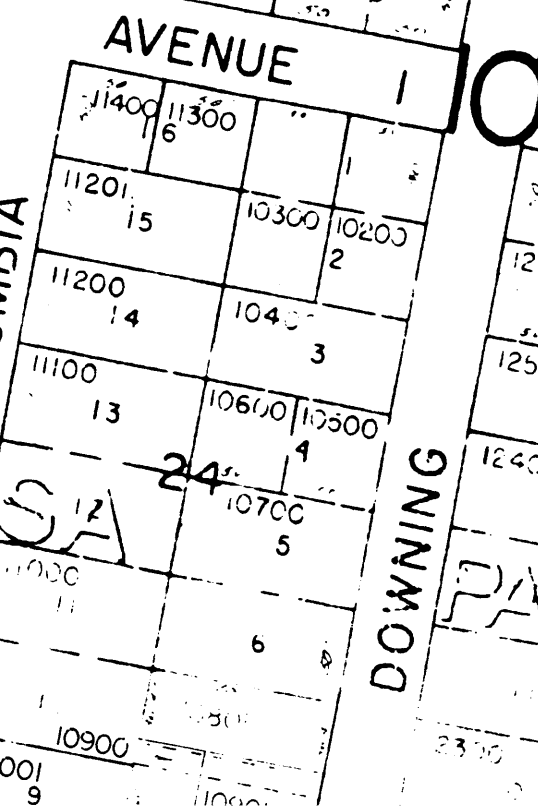
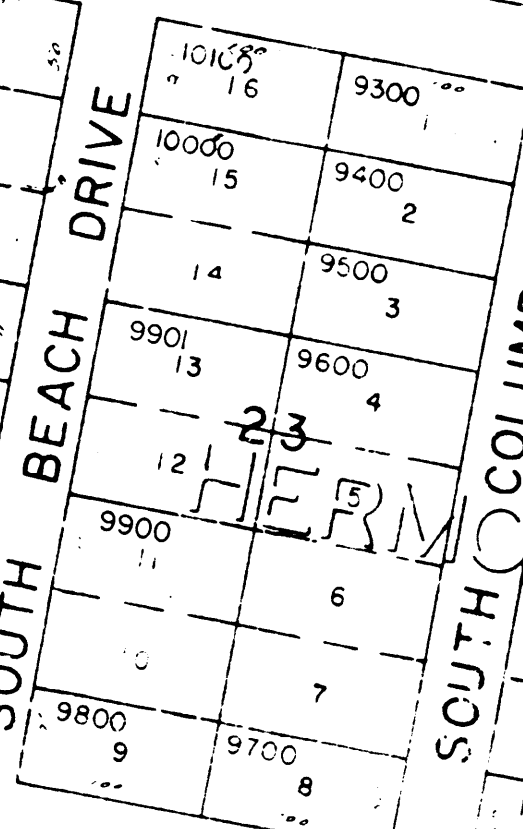
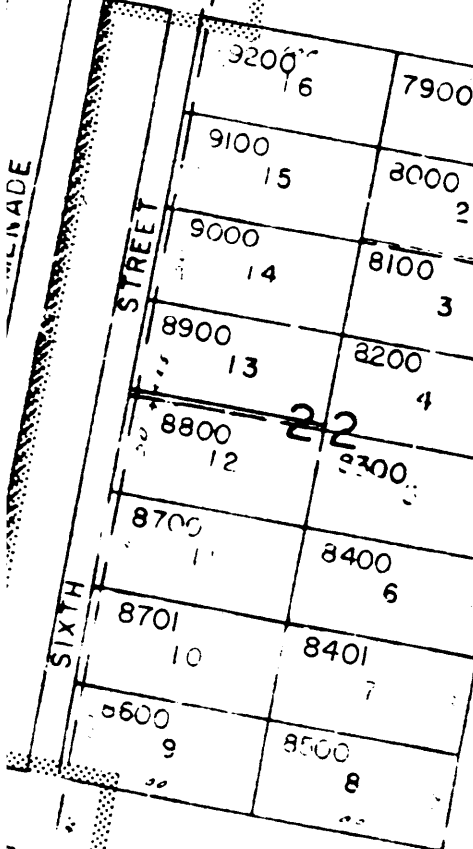
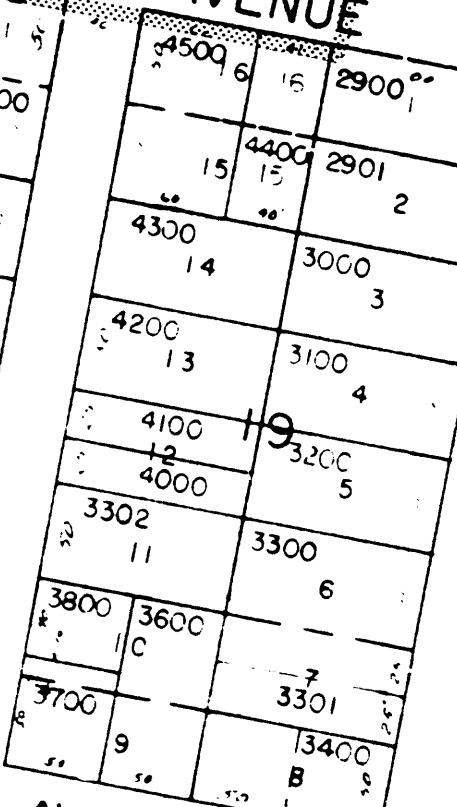
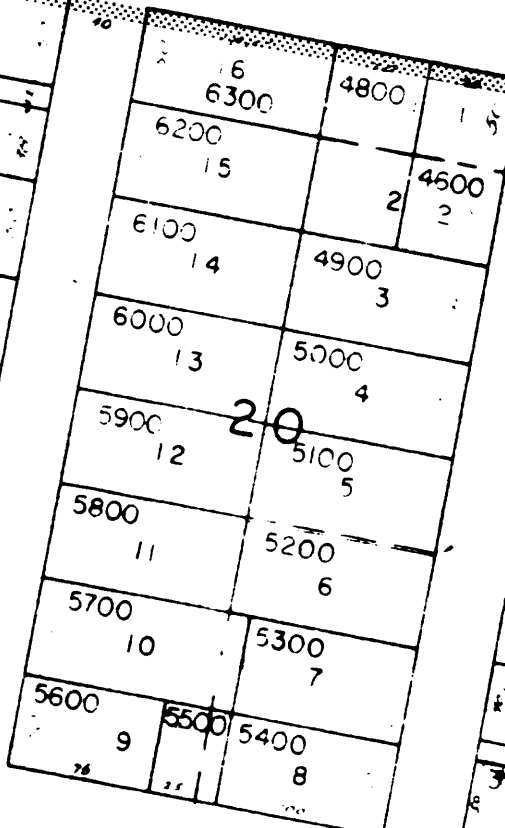
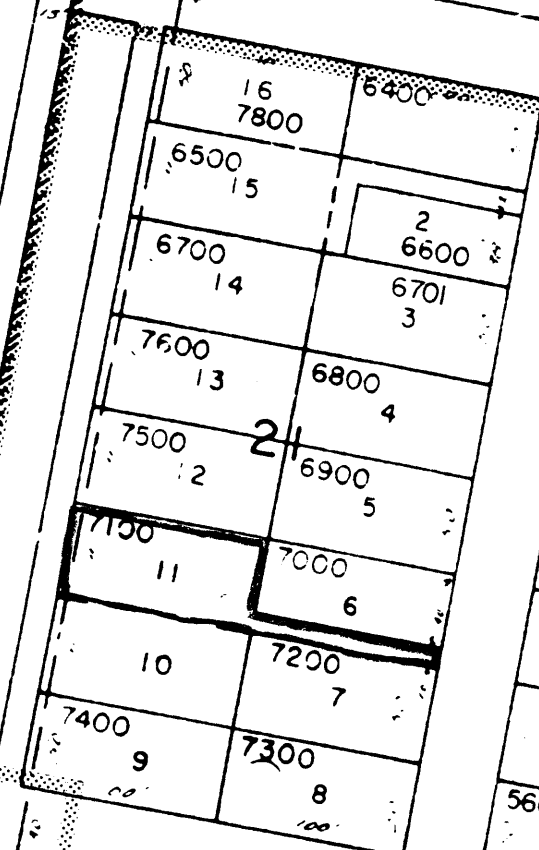
CLATSO
NW 1/4 SE 1/4

NW 1/4

SCALE

SEE MAP 6

AVENUE



WALKWAY

SIXTH STREET

SOUTH BEACH DRIVE

SOUTH COLUMBIA

DOWNING

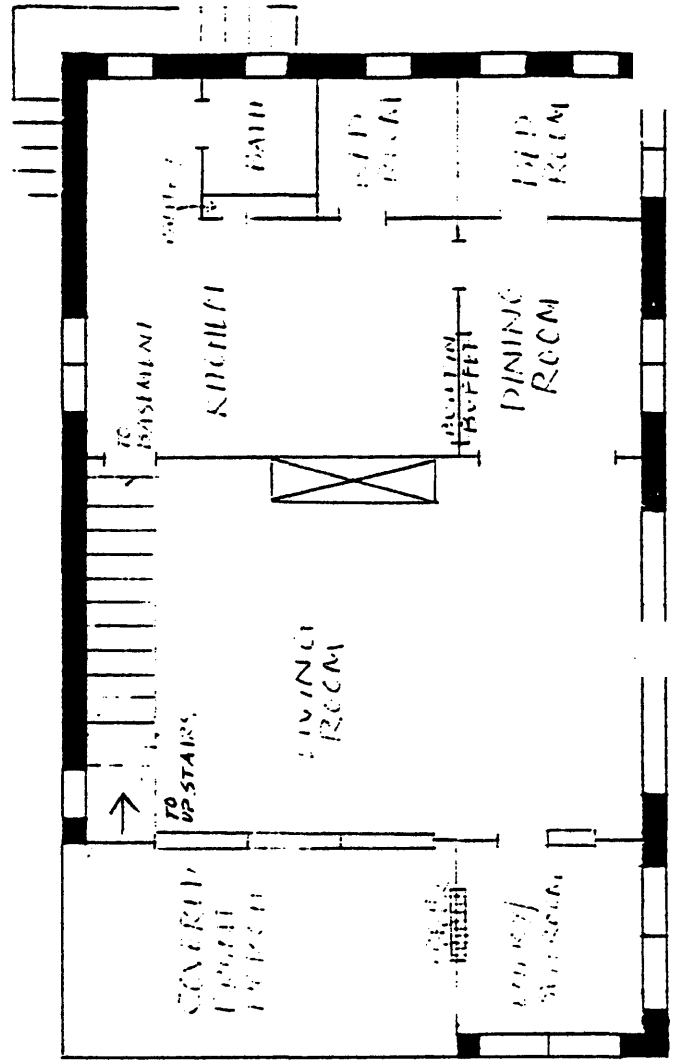
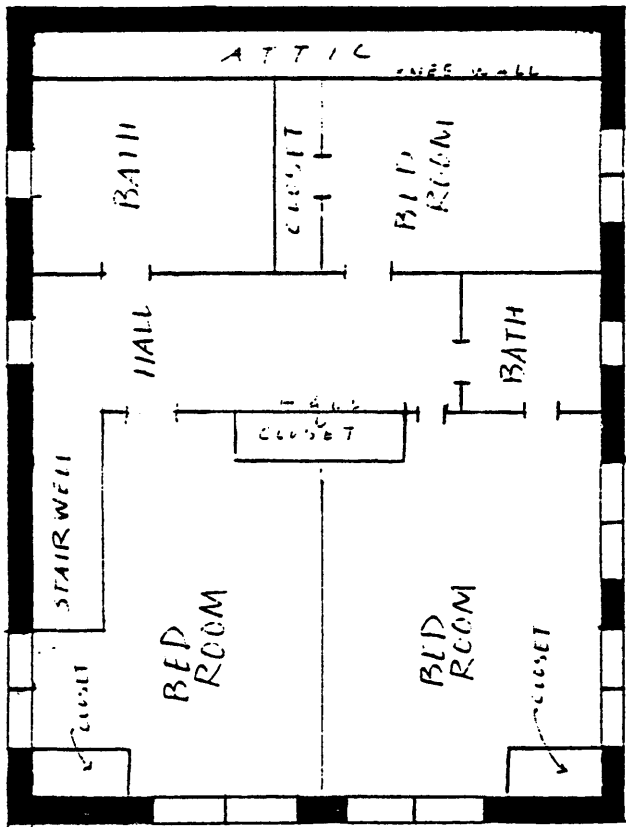
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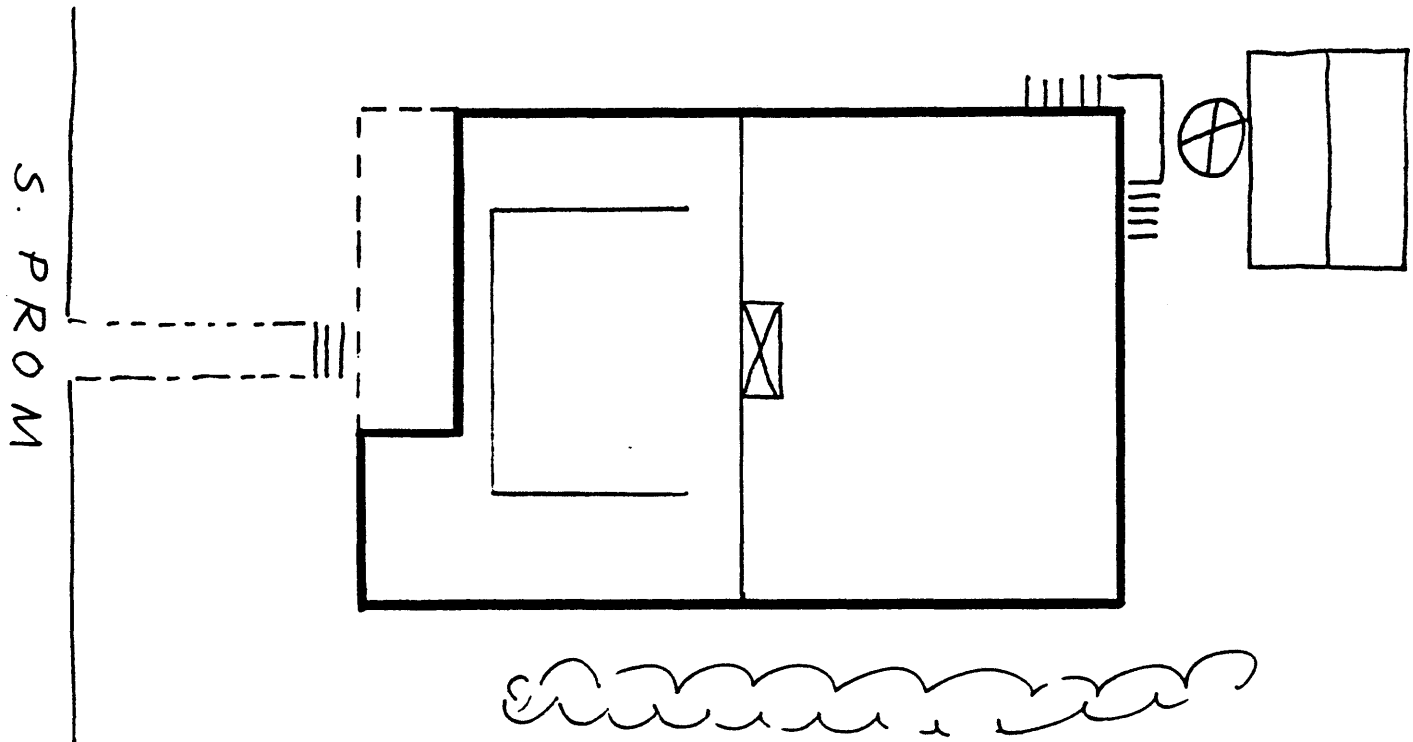
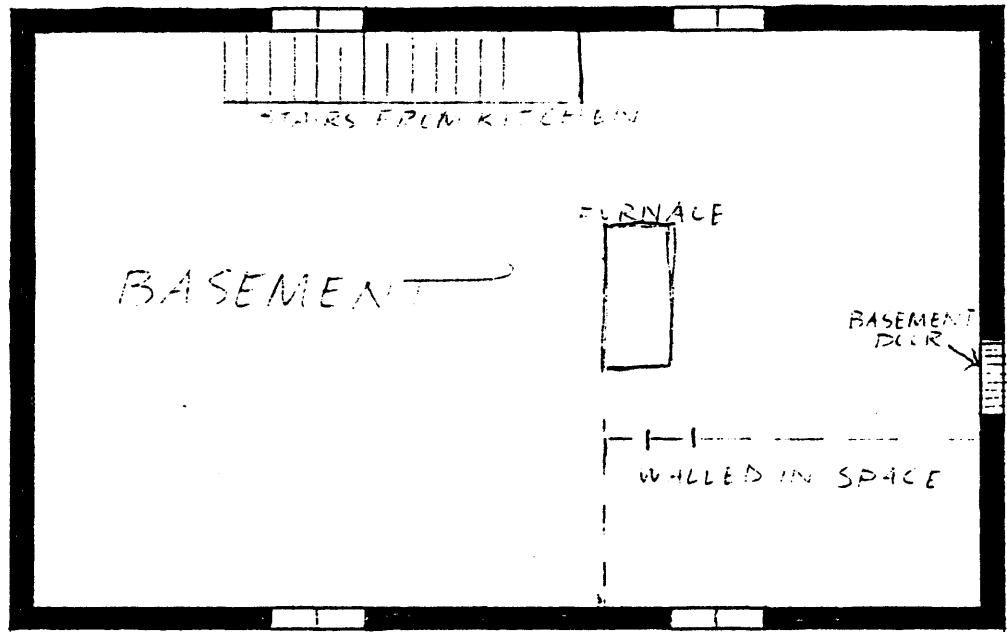
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