

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

For NPS use only

**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 Page, Judge C. H., House

and/or common Same

**2. Location**

street & number 1393 Franklin Avenue N/A not for publication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	<input type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> N/A 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

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 Building & Sites has this property been determined eligible?  yes  no

date 1976  federal  state  county  local

depository for survey records Oregon State Historic Preservation Office, 525 Trade Street

city, town Salem state Oregon 97310

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<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 Judge C. H. Page House, erected c. 1879, is a two-story, Italianate style house which is considered the oldest example of its type in the city. Although it was enlarged between 1892 and 1903, sympathetic detailing was employed in the construction. Restored by the current occupant, local historian Vera Whitney Gault, the house has a high degree of interior and exterior integrity.

Oriented to the north, the house is located on a sloping corner lot 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, Astoria, Clatsop County, Oregon. It is otherwise described as Lot 1, Block 18 of Shively's Addition to Astoria; Tax Lot 9700.

Since about 1903, the exterior has changed but little (colored glass placed in two transoms, two small unobtrusive windows, and construction of a carport). The main body of the house is rectangle approximately 23' x 47'. Increasing the overall exterior dimensions is the small front porch, a large dining room porch on the south end of the east side, a one-story three-foot wide extension on the south end of the west side which provides a north-facing back door to the kitchen, a two-story bay window on the north front, and a one-story bay on the east side. The downstairs ceilings are 12 $\frac{1}{2}$  feet high. The rooms include on the east, a living room 15' x 30', a dining room 16' x 17'. On the west, the front entrance hall and stairway 8' x 20' with a small closet and half-bath beneath, a study 8' x 11', and a kitchen 11' x 15' (including a portion used by the stairway with fan treads at the top to the basement). Upstairs ceilings are 10 $\frac{1}{2}$ ' high. On the east is the front bedroom with bay window and middle bedroom over the living room and the south bedroom over the dining room. On the west is the former hall bedroom (now a bathroom which features the old claw-footed bathtub), the upstairs hall, a dressing room and bathroom for the south bedroom.

The two-story bay window with segmental arched windows on the second floor adds to the vertical emphasis of this house. Typical Italianate elements include the low profile hip roof with overhanging eaves and decorative brackets, horizontal shiplap siding, and the small flat-roofed entrance porch with balcony and decorated columns. Near the one-story bay window on the east front, a brick-lined well has been discovered and should be excavated.

A closer look at the east wall of the dining room and its porch shows that in 1903, Mrs. Houston insisted on a "modern" common entry. The entire east wall of the dining room is a shallow bay with the door in the middle, flanked by large double-hung windows. The hipped porch roof and turned columns with delicate machine carved brackets are compatible with the original architecture.

When the house was built, c. 1879, the house was a cottage with just the hall bedroom and front and middle bedrooms upstairs. Downstairs, we assume, there was a front and back parlor in the main part of the house, a one-story dining room wing, plus a lean-to kitchen on the south end (See 1887 lithograph). Sometime between 1892 and 1896, the house was enlarged, we think, to its present dimensions. (The original wood shingle south slope of the roof is preserved in the attic.)

About 1898, a further major addition was added to enhance it as a boarding house. This, however, was separated by the new owner in 1903, moved 17' south, and finished as a separate residence, and is on a separate Tax Lot. (It has recently been beautifully restored and is known as the Blue House.)

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The fireplace was installed in 1903 opposite the east bay window. It looks to be inlaid stone, but in reality, is expertly painted slate. Other interesting features include a local basalt foundation said to have been built with Chinese labor; floor joists  $2\frac{1}{4}$ " x  $9\frac{1}{4}$ " x 21', supported by a center beam fully 6" x 8" x 32'. In the attic, the fireplace chimney is out of plumb in order to exit in the flat part of the roof.

## 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1879 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Judge C. H. Page House, a two-story Italianate style house, is located at 1393 Franklin Avenue in Astoria, Clatsop County, Oregon. It was erected about 1879 by Captain Hiram Brown, a Columbia River pilot and well-to-do real estate investor for his daughter Anna and son-in-law, Charles Page. The property is locally significant and meets Criterion "c" as a distinctive example of the bracketed Italianate style in Astoria, and is considered the oldest building of its style in the city. Of balloon-frame construction, the house is covered with shiplap siding and is notable for its single and double story slant bays, brackets and other applied ornament, cornice molded window frames, and late 19th century side porch. A low, capped, stone wall helps demarcate the corner lot.

The Page House is equally significant locally and meets Criterion "b" for its associations with prominent early Astorians such as Captain Hiram Brown; his partner and son-in-law Charles H. Page; Page's wife Anna, Hiram Brown's daughter; H. G. Van Dusen, Oregon fish warden; and Mr. & Mrs. Charles L. Houston. All of these persons made significant contributions to the early business, political and social history of Astoria.

At the time of its construction, c. 1879, the population of Astoria was only about 2,000 (by 1917, it had grown to about 17,000) and for many years around the turn of the century, was Oregon's second largest city, and an important port of entry to the United States.

Oral tradition has it that it was a gift from Captain Hiram Brown (1823-1898) to his daughter Anna and her husband Charles H. Page (1849-1916) who were married at the Grace Episcopal Church on February 21, 1877. The court house records, however, show that Anna did not gain title until after her father's estate was settled -- several years after her divorce from Page (January 25, 1896). Captain Brown's neighboring residence, built c. 1852, is now considered to be Astoria's oldest structure. Besides piloting boats mostly between Astoria and Portland, he was a shrewd real estate investor. On a list of 250 taxpayers whose property is valued at \$5,000 and over (The Daily Astorian, May 19, 1892), Hiram Brown ranks third (after Captain George Flavel, \$264,695; C. W. Shively, \$142,075) with \$107,975. (His wife Esther logs in at \$8,400, and C. H. Page at \$24,550.)

The Diaries of Captain Hiram Brown, 1855-1896, issued by Oregon Historical Society in 1973, give much history of Captain Brown. He arrived in Astoria on September 1, 1850 and became a partner with Adam Van Dusen in various enterprises including agent for Wells, Fargo and Company Express. He formed a partnership with Charles Leinenweber and the firm built the Hemlock Tannery in Uppertown. In 1874 the firm, along with other local businessmen, built the first cannery in Astoria which operated under the name of Badollet & Co. Brown also owned land in Tillamook, Nestucca, Vancouver, and Portland. Perhaps his only experience with community service was his term on the Astoria city council in 1876.

## 9. Major Bibliographical References

Brown, Hiram. The Diaries of Captain Hiram Brown, 1855-1896, annotated and edited by Joseph A. Schiwiek, Jr., Oregon Historical Society, 1973.  
 Astoria City Directories, various editions  
 Sanborn atlases of Astoria, various editions (continued)

## 10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Astoria, Oregon-Wash.

Quadrangle scale 1:24000

### UTM References

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4	3	6	1	2	0
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 Zone Easting Northing

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**Verbal boundary description and justification** The Judge C. H. Page House is located on Lot 1, Block 18 of Shively's Addition to Astoria, in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 8, T8N, R9W, Willamette Meridian, Clatsop County, Oregon.

### 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 Bruce R. Berney, Director, Astoria Public Library

organization City of Astoria Historic Buildings and Sites Commission date November 21, 1984

street & number 1117 Irving Street telephone (503) 325-7323 (library)  
(503) 325-4066 (home)

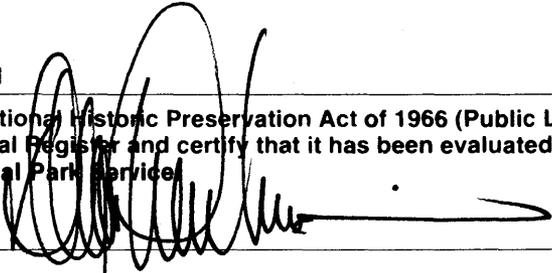
city or town Astoria state Oregon 97103

## 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 

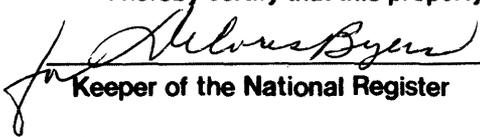
title Deputy State Historic Preservation Office date March 5, 1985

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

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Continuation sheet JUDGE C. H. PAGE HOUSE Item number 8 Page 2

C. H. Page was one of Captain Brown's close business partners. We can assume he was very pleased to offer Anna's hand in marriage. Page was an active member of Odd Fellows in 1873 and a member of the city council. He was then the proprietor of a general store, but in 1879 he was admitted to practice law in the courts of Oregon and appointed notary public by Gov. W. W. Thayer. In 1882, he was one of the original incorporators of Astoria Bas Light Co. He served as Astoria's city attorney, and in 1886 he was elected Clatsop County judge. He served a two-year term of Mayor of Astoria during 1888-89. In 1890, he was an incorporator of Astoria Savings Bank, of which he was president in 1898. In 1893, he was confirmed as Collector of Customs. In 1895, he was elected president of the Guarantee Bond Committee which assured the construction of the Astoria and Columbia River Railroad. In 1891-92, Page built a small mansion which is now The Elmore Apartments on the south end of the block.

When the Pages moved, Hustler G. Van Dusen, son of Adam Van Dusen, and family moved in. H. G. Van Dusen served many years as Oregon fish warden. Captain Brown's diary pinpoints the date they moved in as May 31, 1892. The present occupant of the house, Mrs. Vera Whitney Gault, had the pleasure of visiting with the late elderly daughters, Maude Allen and Winnie Reed. They remembered sleeping in the hall bedroom, but their stay was brief, for I. W. Case's bank failed in the Panic of 1893, and the Van Dusen's moved in with Grandma Van Dusen in the family home on the SE corner of 16th and Franklin.

The 1893-94 city directory shows the next renter was William H. Wattis, a bookkeeper for Corey Brothers & Co., railroad contractors with offices in the Flavel Building. The 1896 directory shows his residence at another address. An 1897 news item reported he had moved to Denver.

During the brief boarding house years, known residents were: proprietors Mr. and Mrs. William E. Cole; James R. A. Bennett, Asst. Cashier at First National Bank; Arthur J. Dayton, druggist; Charles Richardson, captain of U.S. Steamer Columbine; and Walter E. Ross, manager, Ross-Higgins Grocery Store.

The renaissance of the C. H. Page House came in 1903 when Mr. and Mrs. Charles L. Houston extensively modernized it. Houston moved to Astoria in 1894 as the contractor for the repair of the Customs House. In 1896 he married the beautiful Helen "Nell" M. Fletcher, daughter of the Daily Astorian and Portland Oregonian route agent for southwest Washington, whose home was on Exchange Street near 9th. C. L. Houston was one of the major contractors of the day. Besides building some of the many fine residences in Astoria, he also built the government jetty at Nehalem Bay in 1911; railroad for Crossett Timber Company at Knappa, 1912; Astoria Flouring Mill, 1913; Port of Astoria's Pier 1, 1914; Port of Astoria's grain elevator, 1915; mausoleum at Ocean View Cemetery, 1916; Fisher Bros. Hardware Building (now Astoria Thrift Store), 1917. In 1919, he was killed in a construction accident.

Nell Houston, considered by some to be the most beautiful woman ever to live in Astoria gave class to this house. In 1904, she was elected queen of the Astoria Regatta. Her lovely coronation dress and jewelry and elegant photographic portrait are frequently exhibited at the Clatsop County Historical Museum. She was active

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in Grace Episcopal Church and was for many years president of the Astoria Humane Society.

On February 24, her daughter Helen Virginia Houston married Harry Cherry, son of Peter L. Cherry whose house was entered on the National Register of Historic Places in 1984. The reception was held in her house, and the gifts, we are told, were exhibited in the front bedroom. Several years before her death in 1974, she visited Mrs. Gault and, appreciating the recent restoration of the house, gifted a lovely rosewood carved love seat and a picture of it in the background of a snapshot of the children attending her tenth birthday party.

In 1932, Mrs. Cherry leased the house to Mr. and Mrs. James R. Hogg, who operated the Astoria Business College there. Many people have told us that they learned to type and take short hand in the downstairs rooms. In 1942, all the students had either been drafted or were working for the war effort, so the business college closed. Because of the influx of military personnel and families, the government conscripted every vacant house in Astoria and converted them to apartments. This house was divided into five, and dubbed The Cherry House Apartments. Following the war, it was purchased by John Beezley, whose reputed to have been a slum landlord. Before his death in 1964 at age 89, the house became vacant except for one apartment occupied by an old Chinese indigent. Windows were broken, blackberry vines covered the front porch, the roof leaked; neighbors complained to the City, and condemnation was imminent.

By the fall of 1966, the proponent -- the new director of the public library -- purchased the house and leased it to his mother Mrs. Vera Whitney Gault, instructor at Clatsop Community College, who restored as much as possible to the way Houstons enjoyed it. When repainting the exterior (the first time in forty years), the original cream color was retained, but brown trim was added to enhance the bay windows and eaves brackets. Mrs. Gault, author of "Walking Tour of Astoria" and "A Brief History of Astoria, 1811-1900," has been extremely generous in making the house available for historic home tours and other events benefitting historic preservation and historical societies. Several thousand persons have enjoyed tours and social gatherings. By ordinance of the Astoria city council, the house has been declared historic and is protected by the historic buildings and sites ordinance.

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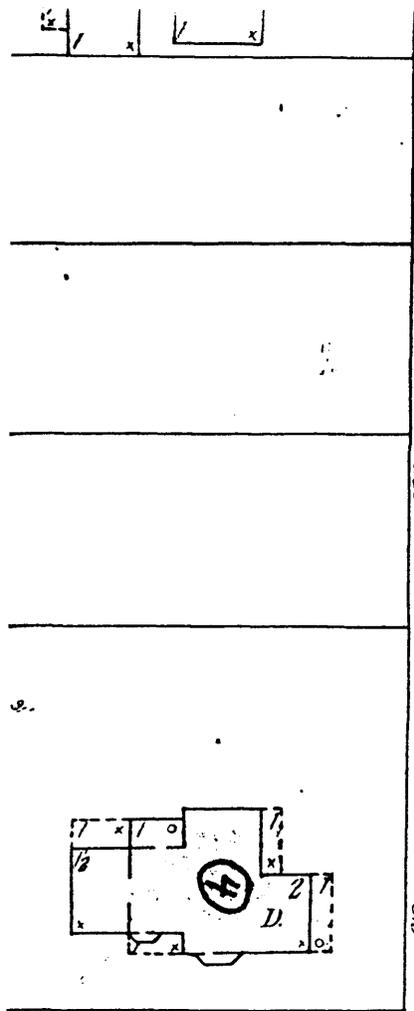
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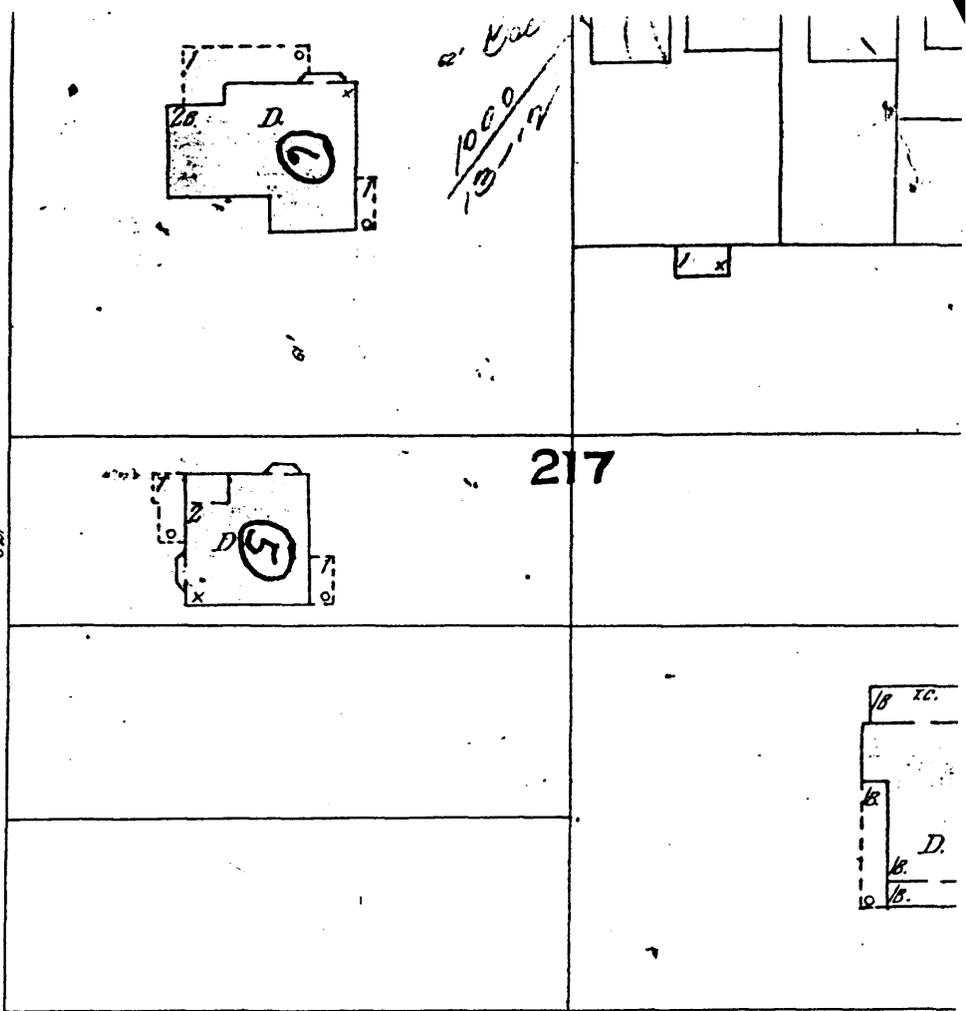
Continuation sheet JUDGE C. H. PAGE HOUSE Item number 9

Page 1

Astoria Public Library. Newspaper index.  
Gault, Vera W. "Walking Tour of Astoria."

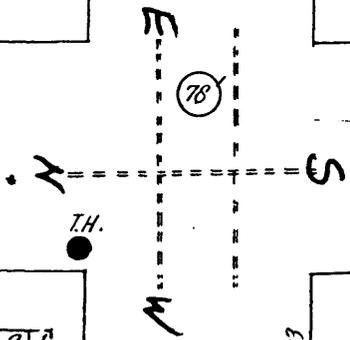


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1/4 W.P.  
Franklin Ave

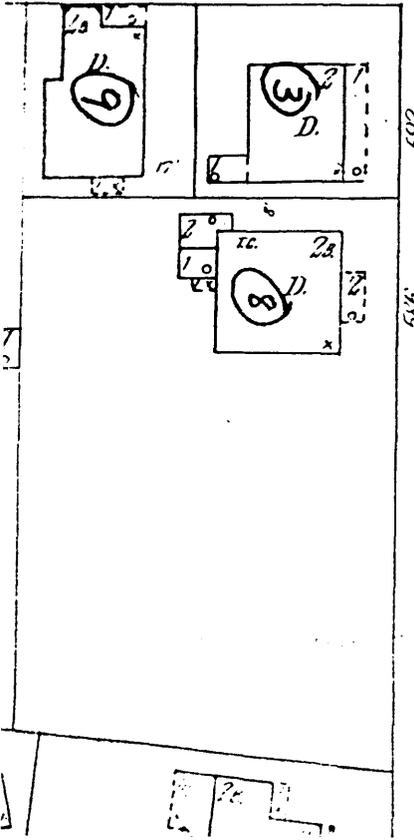


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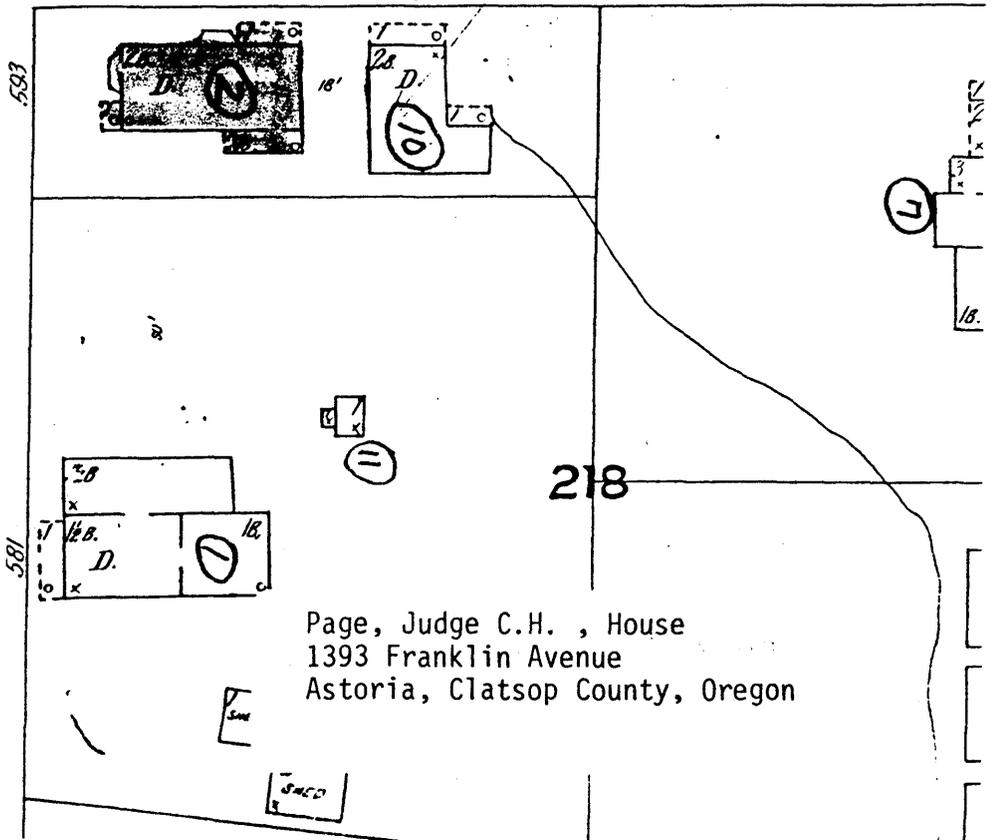
T.



14th Street



AV.



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Page, Judge C.H. , House  
1393 Franklin Avenue  
Astoria, Clatsop County, Oregon