

FH1

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

3
6
1867

HIST. NAME: Stevens-Gallagher Residence
COMMON NAME: Berney rental property
ADDRESS: 1388 Franklin Avenue
CITY: Astoria
OWNER: Bruce & Kristina Berney; Astoria, OR

DATE OF CONSTRUCTION: 1867
ORIGINAL USE: SF residence
PRESENT USE: SF residence
ARCHITECT: unknown
BUILDER: unknown
THEME: Urban Development; Architecture
STYLE: Italianate (vernacular)

T/R/S: T8N/R9W/S8
MAP NO.: 8-9-8CD TAX LOT: 14800
ADDITION: Shively's
BLOCK: 116 LOT: 12s QUAD: Astoria 7 1/2' (1984)

BLDG STRUC DIST SITE OBJ
RANKING: Primary

PLAN TYPE/SHAPE: L
FOUNDATION MATERIAL: rubble stone
ROOF FORM & MATERIALS: hip; composition shingles
WALL CONSTRUCTION: stud wall
PRIMARY WINDOW TYPE: 2/2 DH, wood sash
EXTERIOR SURFACING MATERIALS: weatherboard
DECORATIVE FEATURES: eave brackets; front porch has rubble stone piers and railing on top; front door

NO. OF STORIES: 2
BASEMENT (Y/N):
STRUCTURAL FRAME: light wd. frame

~~with transom and sidelights~~
OTHER: basement clad with board and batten
CONDITION: GOOD FAIR POOR MOVED (DATE)
(needs paint)

2 story addition to west

EXTERIOR ALTERATIONS/ADDITIONS (DATED): 2-story addition in back with attached 1-bay garage/deck; ~~enclosed front porch with windows (historic)~~
NOTEWORTHY LANDSCAPE FEATURES: fruit tree on southeast
ASSOCIATED STRUCTURES: none
KNOWN ARCHEOLOGICAL FEATURES: unknown
SETTING: northwest corner of 14th and Franklin in residential neighborhood adjacent to south side of downtown; lot slopes down to north

STATEMENT OF SIGNIFICANCE: This residence was built by Astoria pioneer Charles Stevens in 1867. Stevens came to the Columbia River region in 1852 and was a tailor by trade, but once settled in Astoria, he pursued several occupations. He was elected city recorder in 1873 and became treasurer of the county chapter of the American Bible Association. Charles opened a bookstore in partnership with his son Benjamin in 1875. He retired from that occupation in 1882, the year his wife Ann died. Stevens was best known for his poetry and letter writing, some of which have been published subsequent to his death in 1900. In 1902, the house was occupied by Dr. Robert J. Pilkington (see inventory form for 1410 Franklin) who lived here only briefly, and in 1910, the house became the home of William E. Tallant co-owner of the Tallant-Grant Packing Company (see inventory form for 1574 Grand). From 1917 through the 1930s, the house was owned by Samuel and Marie Burkholder Gallagher. Samuel Gallagher was a restaurateur who owned and operated a former Astoria landmark restaurant, the Imperial Grill, in 1923. Previous to that venture, Gallagher had interests in several different restaurants and saloons in the city. In 1918, he was elected chairman of the Astoria Caterers Association. He also had other business interests and was appointed to the State Board of Pilot Commissioners in 1913 and to the Board of Directors of Grand Teton Oil Company in 1929. The house remained in the Gallagher family through 1936. The house is an exceptional example of early building in Astoria.
SOURCES: Sanborn-Perris Map Co. 1888; Dellinger's Astoria City Directory, Polk's Astoria City Directory 1890-1936; National Register of Historic Places Nomination Form (on file at Astoria Public Library); Vera Gault, *Walking Tour of Astoria*, 1988

NEGATIVE NO.: Roll 4-11
SLIDE NO.:

RECORDED BY: Jill A. Chappel, HRA
DATE: 3-23-95

SHPO INVENTORY NO.:

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HISTORIC RESOURCE SURVEY FORM
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RECORDED BY: Jill A. Chappel, HRA
DATE: 3-23-95

SHPO INVENTORY NO.: 1174

OREGON INVENTORY OF HISTORIC PROPERTIES
 HISTORIC RESOURCE SURVEY FORM - TWO

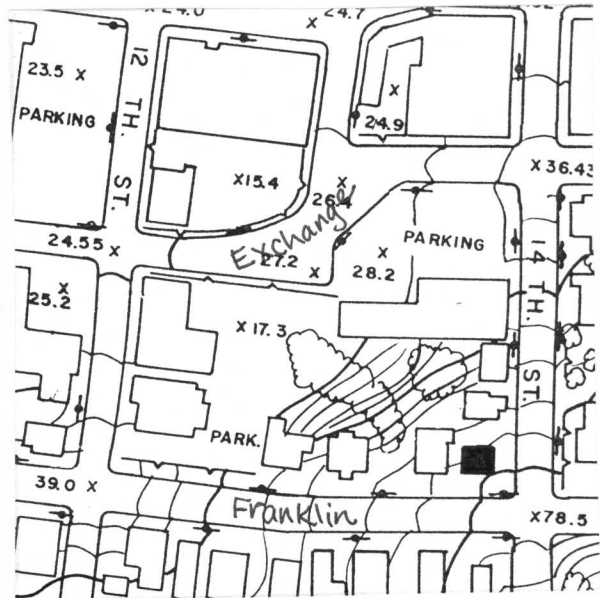
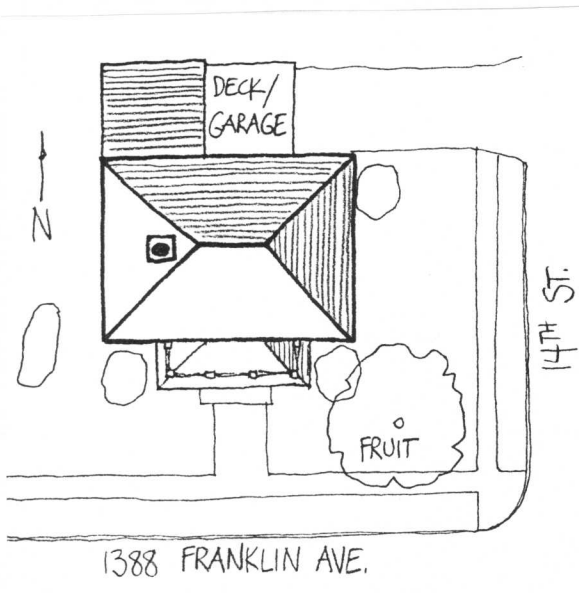
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 ADDRESS: 1388 Franklin Avenue
 TAX LOT: 14800

T/R/S: T8N/R9W/S8
 MAP NO.: 8-9-8CD
 QUADRANGLE: Astoria 7½' (1984)



NEGATIVE NO.: Roll 4-11

SLIDE NO.:



GRAPHIC & PHOTO SOURCES: Heritage Research Associates, Inc., 1997 Garden Ave., Eugene, OR, 97403

SHPO INVENTORY NO. 1174

STATE OF OREGON INVENTORY
 HISTORIC SITES AND BUILDINGS
 State Historic Preservation Office
 Oregon State Parks, Salem, 97310



County Clatsop
 Theme 10-A, 6-A
 Name (Common) Stevens (Charles) House
 (Historic) (same)
 Address 1388 Franklin
Astoria, Ore.
 Present Owner Richard Blakeley
 (Address) 1388 Franklin, Astoria, Ore.
 Original Use Residence
 Date of Construction 1862

Physical

historical significance:

Vera Whitney Gault identifies this structure as the Irving Stevens house. However, if the family history was correctly given in the genealogy published on the family by Joseph Gaston, Centennial History of Oregon, vol. 2, 1912, 1052, it may be that this is the Charles Stevens house. According to Gaston, Charles Stevens was the father of Irving Stevens.

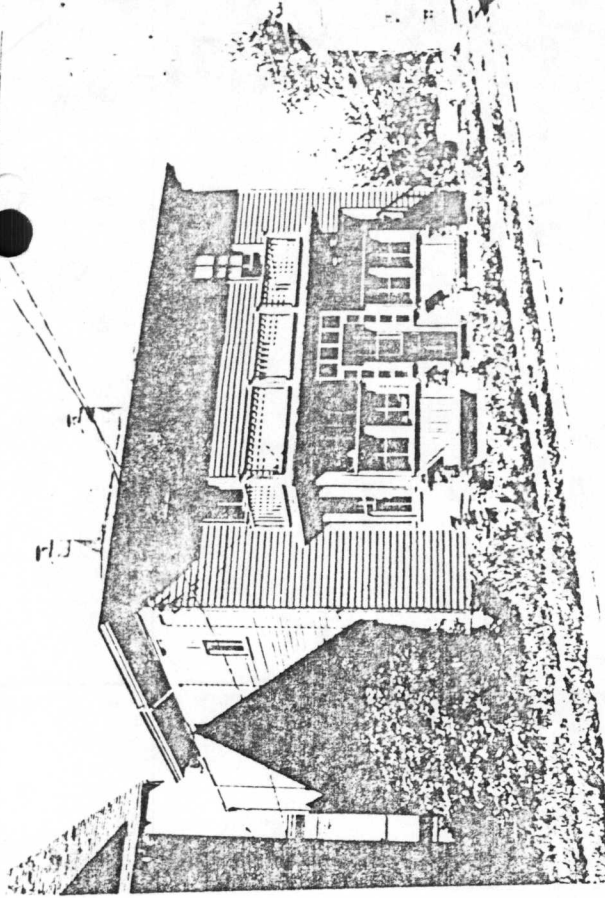
The house is a two story, wood frame building in the Italianate style. It has a low, hipped roof, and many features similar to the Conrad Boelling House (see file sheet). The exterior is clapboard siding. A new front porch attached to the south (front) elevation has been glassed-in and alters the appearance of the building. The windows are two-over-two, double hung sash. The building is in good condition following stabilization work in 1974-76.

Capt. Irving Stevens, who may have occupied this house, was the owner of a shipping firm that operated between Portland and Astoria. Irving's sister, Esther, married Captain Hiram Brown (see file sheet). His sister Frances E. married G.W. Warren and I. W. Case (see file sheet).

Continue back if necessary

Recorded by Stephen Dow Beckham Date 11 May 1976 Sources Consulted:

Oregon State Historic Preservation Office Gault, Vera Whitney. Walking Tour of Astoria, Oregon. Astoria, Ore.: Clatsop County Historical Society, 1975, Item 26.
 Please enclose map Township 9 S Range 9 W Section 8



County Clatsop
 Theme 10-A, 6-A
 Name
 (Common) Stevens (Charles) House
 (Historic) (same)
 Address 1388 Franklin
Astoria, Ore.
 Present Owner Richard Blakeley
1981 Owner Bruce Barney
 (Address) 1388 Franklin, Astoria, Ore.
1117 Irving, Astoria
 Original Use Residence
 Date of Construction 1862 / 1868 ?

..... description of property and statement of historical significance:

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Irving Stevens — see attached article from Cumtux, perhaps Charles and Irving were brothers.

VERIFIED 1908 SANBORN ATLAS

Continue back if necess

Recorded by Stephen Dow Beckham Date 11 May 1976 Sources Consulted:

Oregon State Historic Preservation Office Gault, Vera Whitney. Walking Tour of Astoria Oregon. Astoria, Ore.: Clatsop County Historical Society, 1975, Item 26.
 Please enclose map Township 9 S Range 9 W Section 8

A History of the "Stevens House"
1388 Franklin Avenue
Astoria, Oregon

Legal description: portion of lot 12, Block 116, Shively's Subdivision, Original lot was 50' x 100'; its division left two lots 50' x 55' and 50' x 45'. The Stevens house is on the 50' x 55' lot.

Shively's subdivision may be found in Plat Book 0, page 34; it was surveyed and then recorded on May 13, 1876 in connection with a lawsuit: James Welch v. John M. Shively. The original address of this lot was the corner of 9th and Wall Streets; today this is the corner of 14th and Franklin Streets.

The county assessor has a tax card which indicates the date of construction of the Stevens house as 1868, but this may not be accurate.

1. C. W. Shively sold the unimproved lot to William Chance for \$100 on June 26, 1862. The deed may be found in the Clatsop County Courthouse in Deedbook B, page 567, and the transfer was of the entire lot 12.
2. William Chance sold the lot to David Ingalls for \$150 on February 2, 1863. This sale is recorded in Deedbook B, page 599.
3. David Ingalls then sold the lot just seven weeks later to Hiram Brown for an identical \$150. This transaction took place on March 27, 1863 and is recorded in Deedbook B, page 607. The short duration of the Chance ownership and the identical price paid make one curious. Chance was the local sheriff, but his ownership was in an individual capacity. At least, the deed was from him and his wife Mariah (Maniah) Jane. Ingalls was extremely active in real estate transfers of the time, and could have been some kind of broker.
4. On August 13, 1878, Hiram and Esther Brown sold the lot to Charles Stevens (Esther's father) for \$550. The deed is recorded in Deedbook F, page 438, and was witnessed by A. Van Dusen and Annie Page. One wonders if the Stevens house was as yet constructed.
5. Charles Stevens and his wife Ann sold the north portion of the lot (mistakenly shown in the deed as 55') to Theodore Bracker for \$750 on April 1, 1884. This transaction may be found in Deedbook 9, page 588. Ann apparently was illiterate, signing by "her mark".
6. The southern portion of the lot was sold on December 8, 1885 to Charles S. Brown who seems to have been the Stevens grandson. The price was \$1,600 and the sale is recorded in Deedbook 11, page 44. The combined price for both portions of the lot, each of which had houses by this time, was \$2,350. Judging from the sales price to Bracker, the construction of a house added about \$550 to the value of the lot, and this is what makes one doubt the accuracy of the assessor's card stating that the Stevens house was built in 1868. But Stevens was a relative; Bracker apparently was not.
7. On July 12, 1901, Charles S. Brown sold the property to Anna J. Brown. See Deedbook 41, page 597. Anna J. Brown may well be a sister-in-law.
8. On May 23, 1912, Anna J. Brown sold "lots in Shively's and New Astoria" to C. S. Brown. One of these assorted lots may have been the S 55' of Lot 12, Block 116, Shively's. See Deedbook 78, page 20. Further leads for future research are (1) an Antone (Antona) Brown sold property in Deedbook 53, page 387 and this may be Antona Vraghizan;

(2) on July 31, 1908, M. O. and Johanna Stanovich sold property near the subject property to Antonia Vraghizan (DB 63, page 256). This deed may help identify Ms. Vraghizan. Although (see #8 above) since Anna J. Brown sold property in that name in 1912, this is probably a different person.

9. The historical gap that exists from 1901 until 1920 can be partially resolved by determining from whom Ms. Vraghizan bought the property. I could not do this, since the relevant index book was missing. It is Deeds, Indirect, M-Z, 1890-1907; the name is unusual enough that checking for it is relatively simple.
10. On April 22, 1920, Antonia Vraghizan sold the property to Ivan Burkholder. This transfer is recorded in Deedbook 101, page 421. There is a great deal of activity in the deedbooks by Ms. Vraghizan. On August 29, 1911, she gave a power of attorney to M. M. Vraghizan. (see DB 76, page 219); on August 19, 1913, she sold property to J. V. ^{DB 81, p. 187} Giaconi; and on October 18, 1918, she gave a power of attorney to S. M. Vraghizan (see DB 96, page 63). It would be fascinating to learn more of this lady's history.
11. Ivan Burkholder and his wife sold the property to William A. Johnson and his wife, Blanda. This transfer took place on July 7, 1939, and is recorded in Deedbook 148, page 380.
12. William A. Johnson died sometime in the interim, and his widow Blanda sold the property on September 25, 1945 to Harriet Elizabeth Blakely for \$5,500. This transaction is recorded in DB 180, page 434.
13. Harriet Elizabeth Blakely and Howard, her husband, sold the property on October 16, 1946 to Mary Enola Hughes, her sister. Interestingly, this purchase was not recorded until December 31, 1965 in Deedbook 283, page 614. It may be that Mrs. Blakely died in this time.
14. Mrs. Hughes eventually began to fail and, on September 27, 1972, she gave a power of attorney to her niece and nephew, Sarah H. Newland and Douglas H. Attridge. This is recorded in Deedbook 368, page 139.
15. On December 15, 1972, Enola Hughes (or Mrs. M. E. Hughes) died at the age of 81 years. Surprisingly for one who had been a bookkeeper, there was no will, although the power of attorney previously given may have helped to compensate for that omission.
16. A grandnephew, Jerry Blakely, served as administrator of the estate (he may have been included in the earlier power of attorney). Heirs were Joan Luper, Jerry Blakely, Larry Blakely, and Richard Blakely (all children of Harriet); Sarah Newland, a niece, and Douglas Attridge, a nephew (children of sister Batha); Robert Scott Attridge; and Robin Anne Shock. The real property (the subject house and lot) was valued at \$11,130. A complete record of the estate settlement may be found in the probate papers, PR 8401.
17. The subject property was now held by eight different parties, and the process of consolidation was to take the next three years. Sarah Newland, Douglas Attridge, Scott Attridge, and Robin Shock transferred their interests to Richard P. Blakely on March 27, 1974, and this is recorded in Deedbook 393, page 833.

18. On April 14, 1977, Joan Luper, Jerry Blakely, and Larry Blakely transferred their interests to Richard. See Deedbook 449, pp. 91-93. This left Richard Blakely as sole owner.
19. This burst of activity must have been preparatory to an impending sale, for on May 12, 1977, Richard Blakely sold the property to Bruce R. and Kristina E. Berney for \$20,000. This transaction is recorded in Deedbook 451, page 32. Since that date, Bruce Berney has worked diligently to remodel the house for resale or as rental property.

N. B. Just an attempt to play with figures and determine (or guess) if the Stevens house was built before or after 1878. Apparently, it was built in 1867 or 1868 (see the Walking Tour guide and the assessor's card). But the prices paid make one wonder. Hiram Brown paid \$150 for the lot in 1863, and sold it in 1878 for \$550. The value thus increased by 366% or 24.4% per year. This is not a small profit, and it appears that Hiram Brown was not doing Charles Stevens a favor. Unless, of course, a house had been constructed in the interim. But could a house have been built, even in 1863-1878 for \$400?

Making the assumption that Charles Steven bought an unimproved lot, we can arbitrarily say that the south 55' was worth \$250 and the north 45' was worth \$200. Mr. Stevens thus paid \$200 for the north portion and sold it in 1884 for \$750. This is an annual profit of 62.5%, but since we are fairly sure that a house had been built for the Mitchells, this is perhaps not unreasonable. The south portion was sold in 1885 for \$1,600 on an investment in raw land of \$250. This is a 640% profit, or 92% annually. Surely a house had been built on the north and south portions both by this time. If one compares then the annual profits of 24.4%, 62.5%, and 92%, one must consider the possibility that the Stevens house was not built until after Stevens' purchase of the lot in 1878.

Cumtux
-CCPA
Vol. 73 No. 3 Summer 1981

WHERE IS THE HISTORY OF MY HOUSE?

by BRUCE BERNEY
Astoria Public Library

Librarians are often asked for things that are hard to produce. In Astoria, it is not unusual for a person to want to know the history of his or her house — as if the library had a book on each house in town, detailing all the important and colorful inhabitants and hinting at whose ghosts make tapping noises on the stairway.

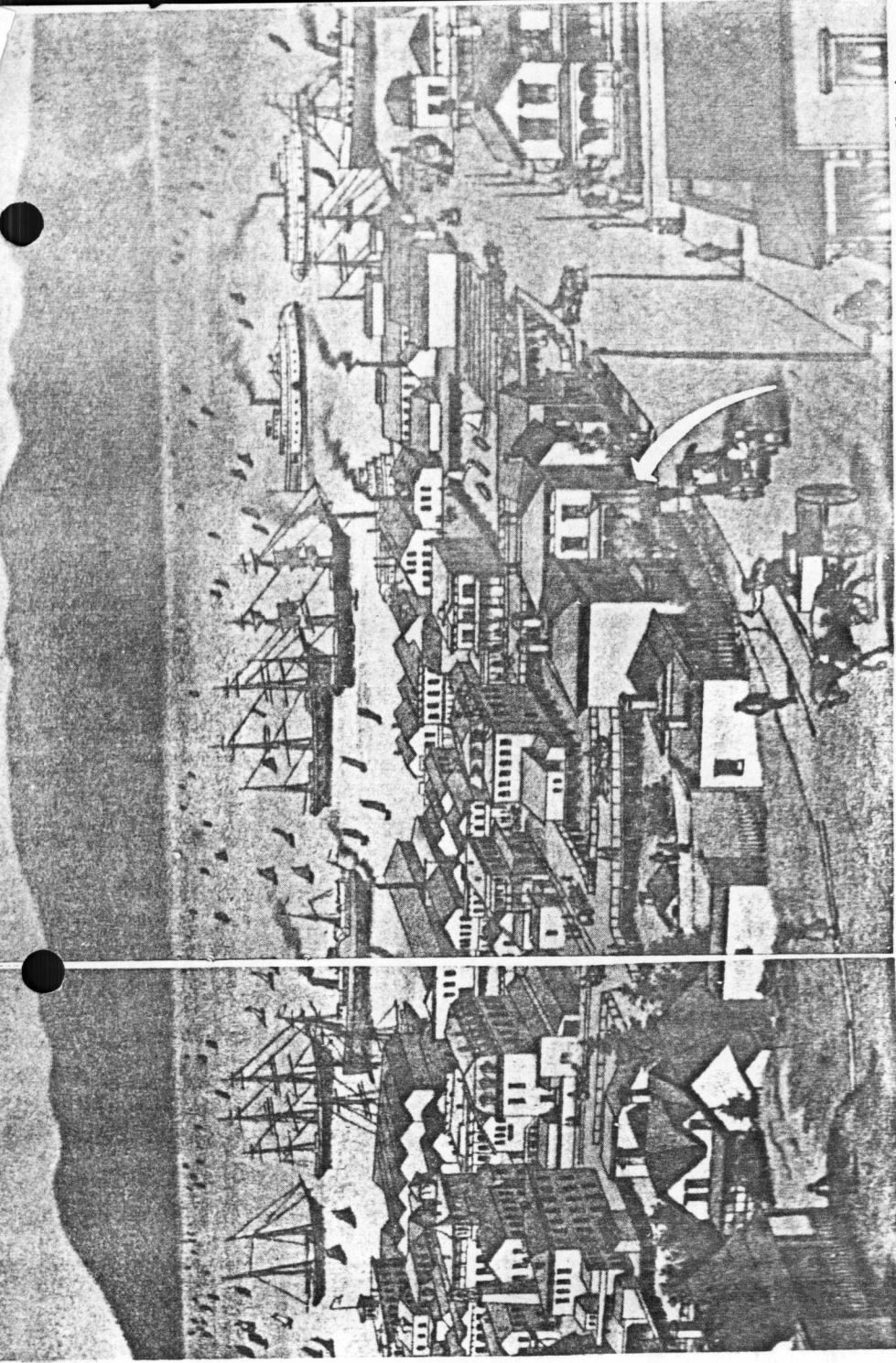
Dear reader, we invite you to author such a book for your own house so at last such a fortuitous tome would exist. Until that time, learning the history of any house is a labor of love. Below are some suggestions for your study.

An archaeologist has a method of dismantling a structure — numbering and cataloging each piece for further study, and perhaps reconstruction at a different location. You are not likely to go to such pains with spoon and toothbrush, but your first job should be thoroughly inspect the house, looking not only for termites and powder post beetles, but for remnants of early inhabitants.

Several years ago, I purchased the house at 1388 Franklin Avenue to rehabilitate and preserve its contributing influence in its historical neighborhood. During my first careful tour, I found a rough basalt foundation enclosed two-thirds of the basement,

with floor joists above on 20-inch centers. The remaining portion of the basement reveals that the house above is supported on brick piers, and the floor joists are on 16-inch centers. This suggests that the latter is an addition.

Because the plaster was badly damaged from age and from a previous owner's unusual decorating scheme, I removed nearly all the lath and plaster so I could rewire and insulate the house. It was then I could "read" so well the structural history of the house, noting how the studs have been lengthened to raise the roof. Originally, it was a small



Flavel Museum Collection

panoramic view at the Flavel House shows the house once had a flat roofed porch which extended clear across the front. Later it was shortened, either for economy or to better lighten the front parlor.

A welcome gift to any house historian is an artifact found in the attic or between the walls. Oh, what tales dead rats could tell! More exciting are toys, coins, medicine bottles, newspapers, and letters. While replacing a rotten sill on the north wall of the back parlor, the carpenters found an envelope, half devoured by silverfish which disdained the two-cent stamp and the letter in-

one-and-a-half story house with a gable fronting on Franklin Avenue, with two windows centered. A recent owner had butchered the middle window (see 1977 photo) which I have restored. When the western addition was built, the south window of the new bedroom was placed to match the distance of the old east bedroom window from the southeast corner of the house, making the central hall window strangely off center. The classical lines of the house call for symmetry but the carpenter probably didn't think eight inches was worth moving an existing window, so the house will always look queer. An 1887

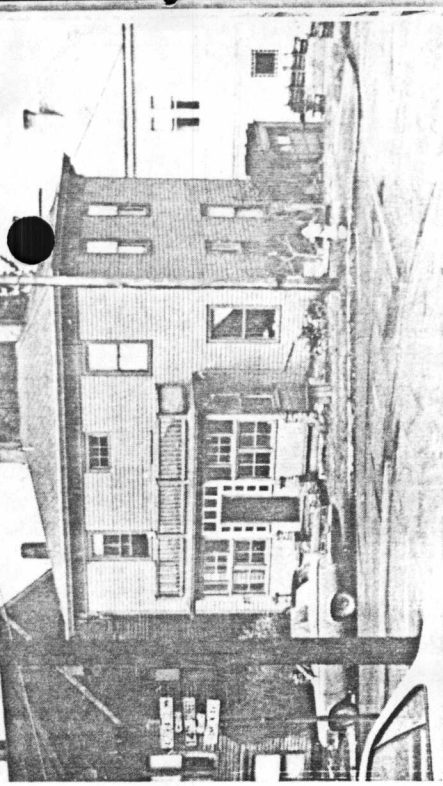
side. Postmarked March 21, 1885, at Phillipsburg, Kansas, it was addressed to: "Charles Stevens, Astoria, Clatsop Co, Oregon." It reads:

—O—

Dear Uncle Charley,

"I am the second Daughter of John Stevens. I do not know as my sister Esther ever told you of me or not, if she did not before I was married it may be she has since she is so angry at me she will not notice me since I am married because I married a man that was a little hard of hearing, she has nothing to say, her husband is crosseyed & is always shaking his head yet he is a good worker & I did not abuse her nor him, no, I always used them well. but when I was married Father was sick & asked us to go and help him which we did & just as soon as he was well again he told us to leave & while there my husband was taken sick which left him almost entirely Deaf it seems a curse sent by my Sister for it is just what she has always called him & hoped he would go stone Deaf. but through it all God has held me up, we complied with Fathers wish and left. we are not in Phillips county & have taken two claims, one is preempted & the other is a timber filling, each consists of 160 apiece, but we have no team & I am going to ask you if you or any of my kind Cousins can and will loan me \$200 to prove up on one of the claims so I can sell it & get a team to work the others, I will sell just as soon after I prove up as possible & will return the money with whatever interest is asked for. remember I do not ask you to give me the money by no means we want to borrow & will return it just as soon as we sell one of the claims if this great misfortune had not happened to my Husband he could have worked & got the money but now he can only work for his self he is a good worker he is always busy. Oh my Cries & prayers Go out to allmightly God

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The Stevens house in 1887 on the northwest corner of 14th and Franklin avenue in Astoria. (Flavel Museum Collection)

Gault. Seventy structures are identified with interesting tid-bits gleaned from historical research and visits with old-timers, many who have since passed away. House No. 26 reads: "1388 Franklin Avenue; 1867: The home of Charles Stevens whose wife operated a boarding house here. He wrote poetry and voluminous letters. One letter, dated May 27, 1873, states, "The Town is at work grading the street just at the corner of our houses and toward Welches." — the present Franklin Avenue towards the Masonic Temple. A daughter, Esther Stevens, became Mrs. Hiram Brown. In 1879, the Browns built the house at 1393 Franklin for daughter Annie. In 1880, they built the house adjoining the Stevens on the north (577 Fourteenth) for daughter Ida Mitchell. . . . Thus seven homes spanning three generations of the Stevens-Brown families were located within two blocks of one another.

A few years ago, Evert McNeeley donated to the library a large atlas containing maps of nearly every neighborhood in Astoria with outlines of all structures. Published for the benefit of fire insurance adjusters, the Sanborn

atlas collection at the Astoria Public Library is a marvelous tool for learning about Astoria and Warrenton history. Currently, the library has volumes showing how the city looked in 1892, 1896, 1908, 1921, 1924, 1934, 1954, and 1968 — the last being a recent gift from Astor Library Friends Association. Laying all atlases out open to the same page and scanning them is like time-lapse photography — seeing changes in the city before your eyes.

The newspaper index, previously described in CUMTUX (Vol. I, No. 1), gives additional background on the lives of people who made news. The cards on Charles Stevens show that he was an officer in the Franklin Club in 1865; was elected city recorder, 1873; was treasurer of the county chapter of American Bible Society, 1873; sold musical instruments at City Book Store, 1876; dissolved partnership with Benjamin F. Stevens and retired, 1882; and was buried in 1900.

The library's collection of city directories is useful, though not for the oldest houses. The most ancient directory is an 1888 list of business and professional people. This was after

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Charles Stevens had retired, but B.F. Stevens is listed as selling cigars etc. on Genevieve (old name for 11th Street). The 1893-94 and 1896 Polk's city directories list Charles Stevens' residence at 592 (old number) Franklin. The library has all the Astoria directories which were published. Unfortunately, they were not issued each year. Often, the gaps are very frustrating.

Since 1931, the directories have included the colored pages which list names of residents in order by street number. It is a good way to learn your neighbors' names. The house historian can immediately learn that in 1931, Marie B. Gallagher (widow of Samuel M) lived at 592 Franklin; she lived there until after the 1936 directory. The 1917 edition shows Samuel M. Gallagher to be the proprietor of the Imperial Restaurant. The 1915 volume shows Gallaghers lived on Commercial Street. To find who lived at any particular address in an alphabetical name

list is like finding a needle in a haystack. Volunteer Evelyn Egan made a street address directory last year for the 1908-09 directory. Alas, there is no entry for 592 Franklin, which may mean the house was empty or it wasn't canvassed. With the assistance of CETA, the library is now constructing a combined street address directory for all the volumes from 1888 to 1930. Hopefully, someday one will find all the occupants listed in Polk's for any address listed in chronological order.

Another gold mine (if one is lucky) is the OREGON HISTORICAL QUARTERLY. There is so much on Charles Stevens there, it would not be surprising if his biography becomes a sequel to this article.

Finally, when you have written the history of your house, donate the manuscripts to the library. For, unless you are its last owner, it might in time become the EARLY history which future generations will thank you for writing.

THE FIRST MOVIES

The first moving pictures to be shown to the citizens of Clatsop County appeared at the Fishers Opera House on February 12, 1897.

Some of the scenes shown included May Irwin and John Rice in their famous kissing scene, a fire scene showing the rescue of a woman from a

Called the Vitascope, the process developed by Thomas Edison produced life-like pictures, full of color. Described in advertisements as "lifelike photographs projected upon a screen go through motions so natural that it is difficult to believe they are not living pictures."

burning building, three rounds of the Fitzsimmons-Sharkey fight, a watermelon eating contest and other short scenes.

Advance sale of seats was at Griffins & Reed's book store with popular prices of 50 cents and 25 cents.

The Daily Morning Astorian commented the following day: The house was a rather poor one — not more than 200 persons being present. In justice to Mr. Thomas Edison, it ought to be stated that the Vitascope is a wonderful piece of mechanism. As for the rest of the show — there is not much to be said. The defects of last night will be rectified tonight.