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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 for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Seelig-- Byler House

other names/site number Seelig, Albert, House

2. Location

street & number 1920 N Fourteenth Street N/A not for publication

city or town Coos Bay N/A vicinity

state Oregon code OR county Coos code 011 zip code 97420

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Jana Hamrick December 1, 1993
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the 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:)

[Signature] Signature of the Keeper Entered in the National Register 1/21/94 Date of Action

Seelig - Byler House
Name of Property

Coos County OR
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

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)

Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation Concrete

walls Wood, shingles

roof Wood, shingles

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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DESCRIPTION

The Seelig/Byler House is a two story Craftsman style bungalow residence constructed c.a. 1909. It is located on Fourteenth Street near the northern border of the Coos Bay city limits in Coos Bay, Oregon. Since most Bungalow or Craftsman Style residences in Oregon date from 1900, this is one of the early examples of the style in the state and the earliest known example in the Bay Area.

The house has suffered little change over time and is in very good condition. It is clad in its original painted wood shingle siding, wood trim and detailing, a stained wood shingle roof, deep overhangs and a wide front porch which was glass enclosed during its historic period. The historic (east) entrance porch extends the full width of the house and maintains the four original columns which support the roof and floor structure above. The exposed basement walls are concrete with glass block lites as well as wood framed single pane hopper-type ventilators at the perimeter. The residence is covered with a gable roof and a gable dormer facing west and a shed dormer facing east. The historic (west) back entrance (now the front entrance) is covered by a projecting shed roof. Most of the glazing in the windows of the main and second floors are multiple small panes over a single light. The small panes vary in number, depending on the size of the window, but approximate five inches square. Both the historic front and rear entrances are flanked by tall, narrow side lights divided into small panes of a similar size used in the remainder of the fenestration.

Framing the entrance to the house to the west is a carport/garage/shop which in the 1950's replaced the historic carriage house/barn which was in this location. (Reference photographs # 3,4.) It is a single story gable roof structure constructed of the same materials and with similar detailing as the main house. There are windows on the east and north faces of the structure - three serving each of the garage and shop areas. The shop is located on the north end of the structure just north of the three car garage and contiguous with it. On the south end, is a porte cochere which frames the entrance to the house (which was once the historic back door). The shop and garage areas are entered by vehicle from the west through a pair of bi-fold carriage style doors and overhead doors respectively.

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Continuation SheetSection number 7 Page 3**SETTING**

The Seelig/Byler House is located on Tax Lot 3400, Block 23, Boulevard Park Addition to the City of Marshfield, Coos County, Oregon. The property is heavily vegetated with many of its historic landscape features intact. The irregular shape of the property is the product of a portion of the original holdings being sold off as well as additions to the property from a street vacation, maintenance of rights-of-ways, etc.

The property is generally flat with the notable exception of the east one-third of the property which slopes steeply to Koos Bay Boulevard below. The property is accessed at its southwest corner from the intersection of North Fourteenth and Nutwood Streets via a gently sloping asphalt paved driveway which extends nearly one hundred feet to the north to a paved parking area west of the garage/shop building. Along the eastern half of the south property line, there are old growth Douglas fir trees. Old growth fir trees are also found in the southwest corner of the property, adjacent to the driveway. Second growth hemlock, white cedar, fir, yellow cedar and other ornamental species form a windbreak and privacy screen along the north property line. Vegetation east of the house and main yard area has for generations been kept cut and trimmed to preserve the magnificent view of the bay available from both the house and the grounds.

Approximately one-quarter acre of lawn surrounds the house and is bordered on the west by the shop/garage structure and a historic English walnut tree; to the south and east by a boxwood hedge planted by Mrs. Byler, and to the north by trees and ornamental vegetation. South of the main yard area is a large garden area with a wire deer fence surrounding it. Water to irrigate the garden and yard areas is gathered from what is believed to be the original well for the house. The well is located approximately thirty feet south of the porte cochere.

Historically, the house was accessed by carriage and early automobile from the east. A steep, narrow driveway (which is still discernible in the underbrush) curved under the house from the southeast corner of the property at Koos Bay Boulevard to a point approximately twenty feet north of the northeast corner of the house. Here visitors and residents alike would disembark and travel a short distance to the front steps leading to the wide front

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porch and front entrance hallway. The carriages and/or vehicles would then be driven on a path north of the house to the carriage house and/or barn west of the house. Apparently when the Seelig property was expanded in 1919 to the north and west, it became more convenient to access the house from the west than from the east. It is at that time (perhaps in the early 1920's), when the front and rear of the house "reversed" themselves.

The neighborhood surrounding the house is a wide mixture of ages and styles of houses. The Seelig/Byler House is arguably the oldest house in the neighborhood.

PLAN

The plan of the house is fairly conventional for the Craftsman style bungalow. The basement is committed to utility and service-type functions. The main level is living and dining and the second floor houses the bed and bath facilities.

The house is entered through its historic back door which is now the front door. This door is located slightly south of center of the main volume of the house. The front door is not original, but is very close in its articulation to those found in some of Gustav Stickley's drawings. The door exhibits Craftsman style hardware which is also found on the doors and some accessories of the shop/garage building. The door opens into an entry from which one can enter the basement, the historic entryway or the kitchen area. Moving counterclockwise from the entry through the main floor level, one enters the kitchen traveling south from the entry. The kitchen occupies the southwest corner of the house. Moving eastward through a doorway in the northeast corner of the kitchen, one enters the dining room. Nearly centered in the north wall of the dining room is an archway connecting the dining room to the historic entryway. From the entryway, one can travel eastward through the historic front door into the front porch area now serving as an informal dining and lounging space. Traveling westward from the entryway, one can go back to the historic rear entrance or up the stairway to the second floor rooms. Continuing northward through the entryway and another archway, the living room space is accessed.

Moving up the stairs from the entry, the main bathroom is found to the left at the top of the stairs. A hallway paralleling the run of the stair accesses the master bedroom to the

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south and a second bedroom to the north. At the east end of this corridor (which is open to the stairway), is a door which used to access a smaller bedroom once occupied by Chauncey Byler. This bedroom was changed in the 1970's to a sitting room which became part of the master bedroom suite. Adjacent to this sitting room is a half bathroom. A small study is located near and accessed from the master bedroom to the south. Historically, this space was an exterior covered porch ancillary to the master bedroom suite.

Beginning again at the historic rear entry, the basement is accessed via a stair directly under the stair which ascends to the second floor from the main level. The north half of the basement is an open room with a wet bar and is now used as a family room. Historically, it was used as a meeting room for Boy Scouts, Yacht Club members, etc., by the Bylers. The south half of the basement is divided into spaces for a pantry, bedroom, bathroom, laundry room and furnace room.

The three levels of the house total approximately four thousand square feet.

INTERIOR

The interior of the Seelig/Byler House is well preserved. With the exceptions of the kitchen, the historic rear porch and Chauncey Byler's bedroom at the second level, the house has suffered very few changes since its construction. The interior of the residence is organized with the formal and living spaces on the ground floor and the bedrooms upstairs. An additional bedroom, family room, utility and service areas are found in the basement.

It appears all the original woodwork is intact with the minor exception of some cove moldings in the remodeled areas noted above. All the original windows exist in the house except for two which were replaced during the conversion of Chauncey Byler's bedroom into the sitting room for the master bedroom suite. In addition, the kitchen windows were changed, very likely after a fire which occurred in that area in approximately 1944. The other windows are in original condition and are quite serviceable.

When Mr. Seelig left the house, he apparently took with him the light fixtures from the principal areas of the house, including the living room, dining room, kitchen and entries.

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Those fixtures were replaced by the Bylers shortly after their arrival. All these fixtures remain excepting the entry hall light fixtures which are contemporary with the construction of the house but installed by the current owners.

All the original doors and brass hardware remain in the house. Nearly all the original door and window casings, trim, baseboards and cornice moldings remain intact and in their original color and finish. The exceptions to this are where some coats of shellac have been applied over the old finish and the trim in the bedrooms and kitchen have been painted.

The bedroom and living room floors are carpeted while the formal dining room, historic entry, stairway and upper corridor are the original fir floors which have been recently refinished. The stair risers and tread historically were stained dark to match the baluster and rail. This color was maintained during the refinishing process. The second floor bathroom floor finishes are sheet vinyl while the kitchen and the historic front and rear porches are tiled. Downstairs, the family room is partially carpeted and partially tiled, the bedroom and bathroom are carpeted, and the utility areas are painted concrete.

Except where noted below, the wall finishes are plaster over wood lath. The original sand finish of the plaster has been maintained even in areas where repairs have been made.

First Floor

In order to simplify descriptions in the remainder of this section, references to front or rear porches or entries will be referring to their historic locations.

From all accounts, it is likely the rear porch and entry were changed following the Seelig's purchase of property in 1919 allowing access from North 14th Street and the subsequent transition by the family to using the rear door as the main entrance to the house. It is likely some storage or utility space was removed to make the entry more functional and somewhat larger. As mentioned earlier, the door and sidelights have been changed from the original - once in the mid-1970's and again in the late 1980's.

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Directly south of the rear entry porch and accessed from the porch is the kitchen. Most of the change in this area was generated by a fire which occurred in the house in 1944. Apparently, the fire originated in the kitchen or in the ceiling above the kitchen and spread throughout portions of the attic space which remain charred to this day. The kitchen was damaged to the point where it was thoroughly remodeled at that time. It is possible the rear entrance was remodeled at this time also. All the cabinetwork, trim and finishes are contemporary with the fire repair, with the exception of the countertops and floors which were replaced in approximately 1975. The windows in this room were likely changed during the kitchen remodel, too based on the historic photos. The handpainted pendant light fixture in the kitchen was purchased by Mr. and Mrs. Byler soon after their arrival in the house and apparently pre-dates the fire.

The formal dining room is accessed either from the front entryway or the kitchen. The dining room displays some of the most distinctive features of the Arts and Crafts movement with its fir wall panelling extending upward to a plate rail which is approximately six feet from the floor. The ceiling of the space is nicely articulated with decorative beams dividing the ceiling into roughly equal panels. The original fir floor has been refinished and displays a simple lay-up of the boards, typical with the Craftsman ethic. The same detailing and finishes are carried into the front entry sans the wood wainscot. Here, engaged wood panelled pilasters support an archway which spans the width of the stair to the second floor as well as the hallway connecting the front and rear entries. The dark stained, heavy wood stairway balusters and rails connecting to the second floor are prominently featured in this space as is the original wood and glass front door and sidelites connecting to the historic front porch.

The front porch retains all its historic finishes, with the exception that the wood flooring on the porch has been covered with 6" x 6" quarry tile. Glass enclosure of this space, evident in photographs taken during the historic period (reference photographs #5,6,7) remains though slightly modified. Only small pieces of trim were lost at the columns during the installation of this glazing system. The exterior shingle finish has been retained in this space as has the wood tongue and groove soffit materials.

The living room is another classic display of Craftsman detailing. The fireplace is bracketed by small multi-paned windows with elevated sills. The west wall has floor to ceiling wooden

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book cases bracketing the single large window at that end of the room. The ceiling of the living room is divided in a similar fashion to the dining room by decorative wooden beams and perimeter cornice moldings. The room is carpeted and the wall finishes are painted plaster.

Second Floor

The second floor is accessed from the main entry via a wide stair with heavy balusters and railings. The newel post is panelled and truncated, topped by a cap comprised of a wood semi-sphere on a rectangular block. The balusters are rectangular shapes, simple in their design and true to the Craftsman ethic. The balusters and newel repeat at the second floor level to guard the stairwell opening.

The second floor corridor runs east and west. At its west end, at the top of the stair, it accesses the main bathroom to the south. On the north side of the corridor, is a short door which accesses a large storage space under the roof called the "darkroom" by the Byler family. Also on the north side of the corridor is another bedroom. At the east end of the corridor is the door to Chauncey Byler's bedroom which is now a sitting room contiguous with the master bedroom. Adjacent to the sitting room and accessible from the master bedroom suite is a half bathroom situated in the southeast corner of the floor. Originally, the master bedroom had access to an exterior balcony. (Reference photograph #6.) At some point, believed to be in the late 1940's or early 1950's, this arched opening was enclosed to make a small office and den. It is the intention of the current owners to restore the porch to its original location and design.

Basement Level

As can be seen from the historic photographs (reference photographs #4-9), the original house did not have a full basement, only an area to store firewood and to operate the woodburning furnace which heated the house. Alex Byler remembers this place being somewhat miserable, having spent a substantial amount of time there, stoking the fire and fighting the fleas which tended to infest this area.

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In approximately 1944 when the kitchen fire occurred, it is believed the basement was also constructed. This required jacking up the house and excavating its entire footprint. The walls were board-formed and poured with reinforced concrete with areas of glass block and single pane hopper windows cast into the walls for daylighting and ventilation. Concrete slabs were poured and finished to prepare for the construction of new rooms in this space. On the north half of the basement, the Bylers constructed a family/meeting room. This included a wet bar and counter in the southeast corner. The south half of the basement was given over to a bedroom and bathroom combination constructed in the southeast corner and the furnace room and utility room in the west side. That division of space remains to this date. Only the bedroom, bathroom and family room areas are finished spaces.

EXTERIOR

The exterior of the Seelig/Byler House is an excellent example of the Bungalow style in the Craftsman Tradition. In Oregon, this style was popular between 1900 to 1925. Having been constructed in 1909, this is one of the earlier examples of the style in Oregon and the earliest documented house of its style in Coos County. The facade incorporates broad characteristics as well as most of the details commonly found in the Bungalow style.

The exterior of the residence is sided in cedar shingles (most of which are original) without corner boards. The roofing (which was replaced in the mid 1970's) is also cedar shingles which match the original roofing material for the house. Horace Byler hand stained each of the roof shingles with a light green preservative stain during their application.

Several elements of the structure are characteristic of the Bungalow style. The gabled roof with wide overhanging eaves and overhangs articulated by exposed rafters with radiused ends are strong features of the design. Other features include tongue and groove soffit decking which is supported by decorative brackets in pairs. The fascia ends are extended some distance beyond the edge of the roof plane and finished with a decorative radiused cut. On the west and north elevations, exterior chimneys penetrate the overhanging eaves. Each elevation displays the classic Bungalow style windows with multi-paned upper sash over a single pane lower sash. Small paned windows flank the north chimney. The dormers on the structure are shed and gable types. The front porch extends across the width of the house

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and the structure above it is supported by four columns. On the west and south elevations, window boxes are constructed under the principal windows. Finally, the house and setting form a harmonious whole which is consistent with the Craftsman principles.

The west elevation is the historic back door but is now used at the front door. The entrance porch protrudes from the frontal plane of the house and is covered by a shed roof which slides under the eave of the gable over the main volume. The wide entrance door is constructed very similarly to those found in Gustav Stickley's Craftsman examples and employs craftsman style hardware. The door is bracketed by narrow, full height sidelites with small panes which mimic the upper sash in the double-hung window adjacent. Centered on the entry is a large, gabled dormer employing decorative brackets, fascia and exposed rafters. The exposed tapestry brick chimney which serves the furnace is a strong vertical element in the elevation. It replaced the original interior chimney for the kitchen stove and furnace shown in photo #6. Window boxes are constructed below the kitchen and living room windows.

The south elevation's main feature is a projecting volume supported by brackets and covered with a shed roof. This form is centered under the gable roof overhang. As historic photographs show, this covered and enclosed space was once a balcony accessed from the master bedroom. Above the balcony was an arched opening which defined the exit from the bedroom. - It is the current owners' intention to restore this feature to the house in the future. Below the balcony structure is the window to the formal dining room, below which is a planter box. Another arched opening on the east end of the elevation opens into the historic front porch. Other typical details mentioned above are found on this elevation.

The historic front porch is the significant feature on the east elevation. The porch is accessed by a wide brick stair. The porch roof structure is supported by simple wooden columns of the Doric order with heavy caps and bases. These columns are supported by a wide, shingled porch rail with a heavy timber top cap. The dormer at this elevation has a shed roof employing the same detailing and articulation found elsewhere on the structure.

The masonry construction for the basement and living room fireplaces is found on the north elevation. This prominent masonry feature is bracketed by two small paned windows as is characteristic of the style.

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Although the garage/shop structure was built substantially after the original house construction, its detailing and materials match and complement those of the house. In addition, the original carriage house and barn were shingled, wood frame structures with gable roofs. (Reference photographs #3,4.) The structure employs these same materials in addition to masonry planters constructed on the south and southwest corners. The door hardware is Craftsman style. The shop doors are bifolding style articulated in a half timber pattern which was not foreign to Bungalow designs of the era.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1909

Significant Dates

1909

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect: William S. "Bud" Turpen

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 #

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

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Areas of Significance

(Enter categories from instructions)

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1909

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1909

Significant Person

(Complete if Criterion B is marked above)

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Cultural Affiliation

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Architect/Builder

Architect: William S. "Bud" Turpen

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- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

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SHPO SUMMARY

The two-story, cedar shingle-clad Craftsman Bungalow at 1920 North 14th Street in the Boulevard Park Addition on the northern edge of Coos Bay, Oregon was built about 1909 for Albert Seelig, an enterprising German-born bookkeeper and collection agent for a local liquor wholesaler.

Situated above Coos Bay Boulevard on a ridgetop overlooking Coos Bay, the house is oriented to the east with an unobstructed view of the bay. Today, however, it is approached from the west by a driveway from 14th Street. The house occupies a flag lot of 1.5 acres, including some of the expansion holdings added by subsequent owners, the Howard Bylers. The landscaped grounds include old growth Douglas fir at the southeast corner.

Developed features of the property include the historic house, designed by William S. (Bud) Turpen, a local architect, and a detached, single-story, gable-roofed garage/workshop construction of about 1954. The modern garage replaced an historic barn and workshop. Measuring 26 x 55 feet in ground plan, it stands behind the house, at the head of the driveway near the west property line. By virtue of its associated parking area, this non-historic but compatible building with its 12-foot port cochere on the south end serves as a gateway to the west--and now primary--entrance to the house. The garage/shop building is counted a non-contributing feature.

Briefly characterized, the house is a 28 x 40-foot rectangular volume of frame construction having a side-gabled roof sheltering a full-width veranda, which was fully glassed-in by 1940 without sacrifice of its appearance as an open porch. Stilted rectangular arches of the veranda spring from elephantine Doric columns on a solid, shingle-clad railing. The front dormer, with its wide picture window and sidelights, is shed-roofed. The rear, or west dormer is gabled.

The exterior of the Seelig House exhibits the characteristic elements of the Craftsman Bungalow in its fully shingled siding, broadly-overhanging eaves on decorative rafter tails, its vergeboards with the distinctive scalloped butts, and in its three-

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part entryways and multi-paned window sash of generous width. An interesting detail is the application of raking brackets at gable ends--just one pair at each corner of the house. A balconied second story bedroom porch recess on the south elevation was enclosed and finished compatibly in the manner of an oriel in modifications that followed a stove chimney fire in 1944. It was shortly after the fire that a full basement was excavated and the brick livingroom fireplace was rebuilt. The last modification of consequence was alteration of the west entrance by the addition of a brick stoop, sidelights reaching to the bulkhead, and a paneled door. This modification was carried out in the early 1970s.

The house interior is conservative, organized along formal lines around a central entry stairhall, and it is finished in the Arts and Crafts style with high-quality dark-stained window and door trim, baseboards and cornices, diningroom wainscoting and boxed ceiling beams in living and dining rooms. A fine dog-leg stair case ascends to second story bed chambers beneath an ogee archway in the Tudor spirit.

Despite the interesting, interwoven family connections relating to the house, its architect and early occupants, the property is primarily important as a well-preserved and well-documented work of a local architect of promise. William Turpen (c. 1876-1915) is noted as the designer of the Beaux Arts Classical Marshfield [Coos Bay] Carnegie Library of 1914. He was educated at Pacific University in Forest Grove, Oregon and perhaps was apprenticed in architecture for a short time before returning to his native Coos Bay to take up a practice. His career was cut short by an untimely death in 1915 and spanned scarcely 20 years. The house he designed for Albert Seelig midway in his career meets National Register **Criterion C** as a distinctive example of its type locally, one believed to be among the early bungalows in Coos Bay.

Albert Seelig twice married and raised children after commissioning the house from Turpen. He lost his property in a reversal of fortune during the Depression. His contributions to Coos Bay's growth and development were not extraordinary, but his life experience, including a brief alliance with horticulturist Luther Burbank in California, was extraordinarily rich.

The house passed to Howard Turpen Byler and his wife, Margaret, who for 10 years domiciled Byler's father, Chauncey Byler, a sometime

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associate of Louis J. Simpson in Bay area real estate development such as the nearby resort townsite of Lakeside. The Seelig-Byler House is not considered the property most importantly associated with the North Bend entrepreneur's productive life, however. That distinction undoubtedly belongs to the house Chauncey Byler occupied with his wife, the former Laura Adele Turpen, through the time of her death in 1939.

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STATEMENT OF SIGNIFICANCE

The Seelig-Byler House is associated with the lives of three pioneer Coos County families: the Seeligs, the Turpens and the Bylers. The migration, accomplishments and tragedies experienced by these families combine in a classic portrayal of early Coos County settlement. While this interesting background is recounted in detail for the record, it is under Criterion C that the house is proposed for nomination.

The three prominent individuals associated with the property are Albert Seelig, Chauncey Byler and W. S. Turpen. Albert Seelig, the builder of the house and first occupant, was a colorful entrepreneur. Chauncy Byler, father the the second owner of the house and himself a resident of the house in his later years, was a founder and developer of the Coos County city of Lakeside and a successful businessman in that area. William S. Turpen, the designer of the house and nephew of Chauncey Byler, was a prominent Marshfield architect whose career was abruptly terminated in a tragic boating accident.

The Seelig-Byler House is locally significant in the area of architecture under National Register Criterion C. It exemplifies the upper middle class type of residence constructed in Coos County at the turn of the century and it is a well-preserved, architecturally-intact example of Bungalow architecture in the Craftsman tradition. The house is notable in the community for

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its execution, size, setting and chronological age. Also, the house is an excellent example (and one of the few extant) of the professional abilities of W. S. Turpen, a prominent local architect whose work includes another National Register property, Coos Bay's Carnegie Library.

The Statement of Significance begins with the story of the Seelig, Byler and Turpen families, describing where they came from, what they did and how they interfaced with each other and the Seelig/Byler House. The Statement continues with biographical sketches of the three persons in these families who were significant as individuals. The statement concludes with a story of the Seelig/Byler House. Some details relating to the house's socio-economic characteristics and combination of rural and urban activities will be established in this story. The remainder is included in Section Seven, the Description of the house.

PIONEER FAMILIES

With the exception of the three individual family members to be discussed later, other members of the Seelig, Byler and Turpen families were not significant as individuals in local history. However taken as a group, the families are significant in local history because they are an excellent cross-section of Coos County pioneer families in the second half of the nineteenth century. They came from Europe or the eastern United States by ship or wagon train. They left their old homes for economic and political reasons, seeking a "fresh" beginning on a sparsely settled frontier which rewarded initiative, hard work and risk taking.

As the families developed in their new homeland, descendants of the original settlers became professionals, business people, developers and laborers. Some succeeded and others failed. One family member worked until the age of ninety-seven and lived to be one hundred years old. Another member died of a heart attack at the age of twenty-nine! In one way or another, regardless of degree, their lives collectively, and as individuals, touched upon and shaped the Seelig/Byler House. The reader is referred to the genealogical charts of the Seelig and Byler/Turpen families for the following discussion of family history.

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THE SEELIGS

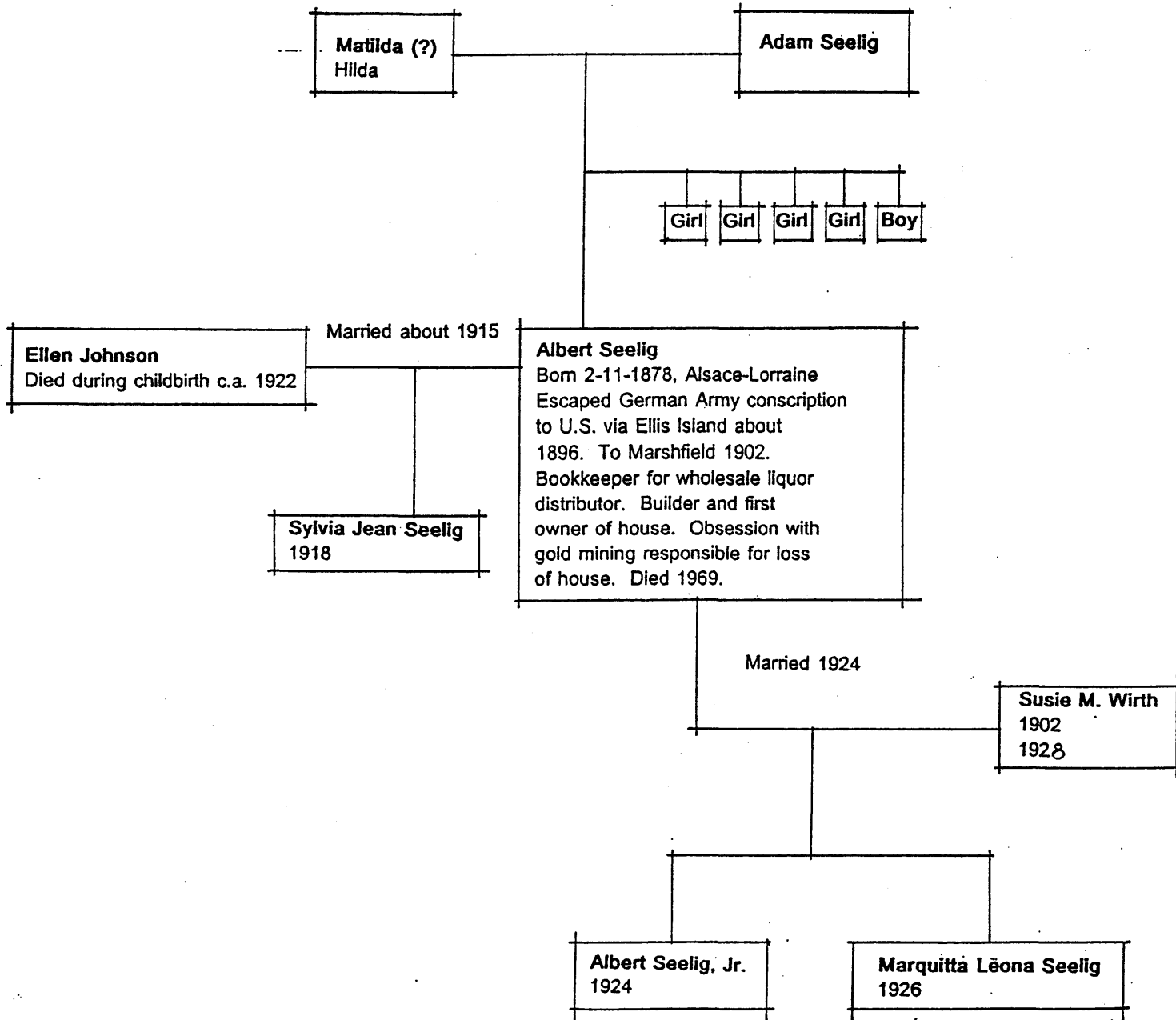
Albert (no middle name) Seelig, one of six children of Adam and Matilda Seelig, was born February 11, 1878 in Alsace-Lorraine (Germany). Adam Seelig was a foreman in a textile mill. For some personal reason, Albert was always reluctant to talk about his parents. Adam and Matilda died in 1889 when Albert was 11, leaving the six children to manage as best they could. In that time in Germany, males were subject to conscription into the German Army when they reached the age of 18. About 1896, as he approached the dreaded age of 18, Albert borrowed his brother George's birth certificate and used it to leave the country. George was born in 1882 and was four years younger than Albert. To this day, all Coos County historic records show Albert's birth date as 1882. Information about his actual birth date and the borrowed birth certificate was supplied by his son Albert Jr.

Albert entered the United States via Ellis Island and traveled across the country by unknown means to San Francisco. Two of Albert's sisters, Fanny and Anna, also came to the United States, either with Albert or at a later date. Fanny married a Mr. John Butler and Anna married a man who owned a rooming house in Marshfield. No information is available about sister Lena, an unnamed fourth sister, and brother George.

From San Francisco, Albert engaged in a variety of work. In 1902, he moved to Marshfield and secured employment as a bookkeeper and field collector for a wholesale liquor distributor. In 1909 he constructed the Seelig House at 1920 N. 14th Street, Marshfield, for a cost of approximately \$3,000. He lived alone in the home until his marriage to Ellen Johnson about 1915. About 1918, daughter Sylvia Jean was born. Albert Jr. lost contact with her for many years after World War II. He remembers her as a petite, small lady. About 1922, Ellen and a second child both died in childbirth. Little is known of Ellen. She is buried at the pioneer cemetery near Marshfield High School in Coos Bay.

About 1924, Albert married Susie M. Wirth. She was born about 1906 and was 18 years old at the time of her wedding. Albert was considerably older; he was 46. Her parents were farmers on Coos River and her grandfather had a large nursery and horticultural operation between Coquille and Myrtle Point. Susie's mother was from the Cutlip family and was part

**Seelig Family
Related to Subject Nomination
Mid-1800's to 1992**



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Coos Indian. Two children were born to this marriage, Albert Seelig Jr. in 1924 and Marquitta Leona in 1926. In 1928, Susie died of pneumonia. Susie's death marked the beginning of a decline in Albert Seelig's fortunes. The Eighteenth Amendment to the United States Constitution instituted prohibition and closed down Albert's liquor wholesaler employer. Out of work, Albert became obsessed with developing a gold mine near Coos Bay and diverted his existing resources and what money he could borrow into this venture. Some of his borrowing was secured by a mortgage on his home and, in 1934, he lost the home. For the remainder of his life, he never worked on a full-time, permanent basis for anyone again.

Since Albert Seelig is considered an noteworthy individual in this nomination, the full story of his colorful life will be told later in this Statement. The brief story of his life told here is only a component of the Seelig family history. Albert's escape from Germany to avoid military service is typical of the myriad of economic and political reasons which prompted Coos County settlers to leave their European homelands. Another prominent Coos County pioneer, Michael Breuer (see Breuer Building, Bandon, Oregon, Historic Nomination), also escaped Germany to avoid military conscription at approximately the same time. Albert Seelig's journey from Europe through Ellis Island, to the west coast and on to Coos County was a very common settlement pattern for early Coos County pioneers.

THE BYLERS AND TURPENS

In contrast to the Seelig family, where an immigrant to the United States was associated with the house, the Byler and Turpen families were in the United States for some generations before they made their first association with the house. Also, the Bylers and Turpens came to Coos County by routes and for reasons different than those which brought the Seelig family.

The story of the Bylers and Turpens will begin with the Bylers and trace that family to the time of the marriage between Chauncey Byler and Laura Turpen. At this point, Laura Turpen's family history will be narrated. The combined Byler/Turpen family will be traced to the time of the marriage of Horace Turpen Byler and Margaret Towne Alexander. Some

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information about Margaret's ancestors will then be provided. The genealogy will be concluded with a description of Horace and Margaret Bylers' lives and the lives of their two sons.

Two individuals within these families, Chauncey Byler and William S. Turpen, are interesting persons as individuals. The information presented about them in the family history will be limited but will be expanded later.

Although some information about the Byler family has been discovered as early as 1771 (when the spelling was "Beiler"), it is convenient to begin the story with Jonathan Byler's parents, Christian and Sarah, because Jonathan is the first Byler about whom we have significant information. Christian was born about November 10, 1808 (probably in the United States). At an unknown date, he married Sarah Morrell. Sarah was born April 1, 1811 (again, probably in the United States). Five children were born of this marriage: Jonathan, David, Joseph, Rebecca and Susan. Christian Byler died January 20, 1897 and his wife Sarah died November 12, 1891.

Jonathan Byler was born January 1, 1840, probably in Lawrence, Kansas. In the mid-eighteen hundreds, he married Adeline Gerber. Adeline was born in Ohio on June 18, 1838. Nothing is known about Jonathan's early life. As a middle-aged man in the closing years of the nineteenth century, Jonathan went to Alaska during the Gold Rush. Although he did not strike it rich, he did acquire ownership of a road house in Alaska which he operated for a number of years. Also during his life, he worked as an elevator operator in Oakland, California. Jonathan died at the ripe old age of ninety-one at his son Chauncey's home in North Bend, Oregon and was buried at Sunset Cemetery near Coos Bay. His great-grandson, Bill Theiring, has described Jonathan as "quite an individual". Jonathan's wife Adeline died in San Francisco on November 5, 1920.

Jonathan and Adeline had four children: Charles, Christian, Lillian and Chauncey. Chauncey Monroe Byler was born September 23, 1866 in Warsaw, Indiana. He moved to Empire City (now the Empire District of Coos Bay) in 1890 after his graduation as a pharmacist from the University of California.

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Chauncey had a long and fascinating life. At different times, he was a pharmacist in the Coos Bay area; developed the City of Lakeside, Oregon along with pioneer L. J. Simpson; owned a grocery store in North Bend; owned both a cranberry and cheese factory in Lakeside and engaged in other experimental and entrepreneurial activities. Since Chauncey is a locally ~~noted~~ person, details of his life will be provided later.

On November 20, 1895, Chauncey married Laura Adele Turpen. Laura was born March 4, 1872 at Marshfield, the daughter of William I. Turpen and Alice A. Stokes. In her later years, Laura was one of the founders of the North Bend Public Library. Chauncey Byler died November 26, 1949 and Laura preceded him in death on January 5, 1939. Laura Turpen's family had an interesting history. At this time, the chronicle of the Bylers will be temporarily interrupted to insert the story of the Turpens.

Edward Turpen from Kentucky married a woman named Lavine from South Carolina, probably in the early 1800's.

William ("Pappa Ga") Turpen was born of this marriage on November 9, 1837 in Andrew County, Missouri. (One source says Indiana.) In 1859, he traveled by oxen-pulled wagon train across the plains to Oregon, first settling in Josephine County. Following brief residences in the Eugene, Oregon and Shasta County, California area, he arrived in the Coos Bay Area in 1860. He began a lifelong career working in logging camps which led to the purchase of an interest in one camp which he kept until his retirement. He was a successful businessman and prominent Coos Bay area individual. At one time, he served as Justice of the Peace and Recorder at Empire City.

In 1872, William married Alice A. Stokes at Empire City. Alice was born at Forest Grove, Oregon in 1853. Alice's mother came across the plains in a covered wagon from New York State to Oregon with Esther Lockhart, a prominent early Coos County pioneer. Agnes Sengstacken chronicled the events of that trip in her popular local book Destination West.

Alice died in 1893 and was buried at the Oddfellows' Cemetery in Coos Bay. William Turpen died July 10, 1920 at Mercy Hospital in North Bend after a long illness. He had been hospitalized for one year and had both legs amputated. He was buried alongside his wife at the Oddfellows' Cemetery.

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William Turpen's financial success is well documented in his personal papers which contained canceled notes evidencing his loan of money to his relatives and to L. J. Simpson, a prominent Coos County pioneer.

Six children were born to William Turpen and Alice Stokes. Four survived to adulthood: Alice D. ("Dickie"), Edward, William S. and Laura Adele.

Alice D. Turpen was born February 28, 1875 at Empire City. She moved to San Francisco and pursued studies as a nurse. She married the son of California State Senator Benjamin F. Langford. The Langford family owned a superb home in Pacific Grove, California until the 1960's. It is now operated as a bed and breakfast and is a National Register property. A next door neighbor, close friend and ardent admirer of the home during Alice's occupancy was the famous novelist John Steinbeck. Alice was gainfully employed until the ripe old age of 97 and lived to see her one hundredth birthday.

Edward Turpen was born July 21, 1873 at Marshfield. He was an accountant for prominent developer L. J. Simpson. His promising career was cut short at the early age of 26 when he died unexpectedly of a heart attack.

William S. ("Bud") Turpen, the third historically noteworthy individual associated with the Seelig House, was born in 1876. Because his mother's relatives were in Forest Grove, he attended Pacific University in that community and graduated in Architecture. He returned to Marshfield to practice his profession and is considered one of the area's most prominent early architects. His work included fine homes in the Coos Bay area and the Carnegie Library in Marshfield, his most prominent known work. The Carnegie Library is now a National Register property. One of the fine homes he designed was the home for Albert Seelig at 1920 N. 14th Street in Marshfield. William's brilliant career was cut short on November 21, 1915 when he died at the age of 39 in a tragic boating accident on Coos Bay. Details on William's life will be provided later.

Laura Adele Turpen was born in Marshfield on March 4, 1872 and married Chauncey Byler on November 20, 1895. As noted earlier, she was one of the founders of the North Bend Public Library. She died January 5, 1939.

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The chronicle of the Byler and Turpen families now resumes with the children of Chauncey Byler and Laura Turpen: Dorothy Adeline, Alice D. and Horace Turpen Byler. Dorothy Adeline was born January 9, 1900 at North Bend, Oregon. She married one of the members of the prominent pioneer Huggins family in Marshfield.

Alice D. was born December 21, 1904 at North Bend. She married Ronaldo Laird Theiring. Ronaldo Theiring, perhaps originally from Minnesota, came to the Coos Bay area to work for his uncle who had come earlier and founded the Independent Stevedore Company. Ronaldo committed suicide in 1954 when his son Bill was eleven years old. Bill was raised by his mother's relatives, the Bylers and Turpens. Bill's father's suicide ostracized Bill from his Theiring relatives back east.

When Horace Byler was becoming elderly, Bill, as he describes it, "Put my life on hold and spent some time with Horace," sharing Horace's favorite activities of boating on the bay, clamming and gardening. For some years, Bill Theiring has been accumulating genealogical information about his adopted Byler and Turpen families. A significant portion of the information about the Byler and the Turpen families in this nomination is a result of his diligent research.

Horace Turpen Byler, the eldest child of Chauncey Byler and Laura Turpen's three children, was born October 21, 1898 at the home of William I. Turpen in Empire City. Horace dropped out of high school to enlist in the army in World War I. He served as an Army Air Corps mechanic in England and, according to his nephew Bill Theiring, also served in France. He returned to Marshfield on Christmas Eve, 1918.

In the fall of 1919, Horace enrolled in the University of California at Berkeley. His sister Alice (Bill Theiring's mother) also moved to the San Francisco area to provide lodging for him. Either the living arrangements or the University were not satisfactory to Horace because, after one year, he transferred to the University of Oregon at Eugene. His major was business administration. He left school in the spring of 1923, just a few hours short of a degree.

While going to college, Horace worked summers for the Simpson family at their Shore Acres estate at Coos Bay on a working farm. While at the University of Oregon, Horace met

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Margaret Towne Alexander. Margaret was a physical education major at the University. She also left school and did not receive a degree. Margaret was born and raised in Portland, the second child of Nicholas and Carolyn Alexander. Nicholas deserted his family when Margaret was a small girl and her mother Carolyn was forced to go to work. Carolyn's mother Lucy also assisted the fatherless family. As a young woman, Lucy traveled from Maine to San Francisco via the Isthmus of Panama before the Panama Canal was constructed. Lucy, her daughter Carolyn, Carolyn's daughter Margaret and Margaret's sister ("Aunt Catherine") provided support for one another during this difficult period in their lives. Aunt Catherine was married in the living room of the Seelig/Byler House in 1937.

Horace Turpen Byler and Margaret Towne Alexander were married September 20, 1924 at Portland. They spent their honeymoon at the Columbia Gorge Hotel and the Empress Hotel in Victoria, British Columbia. The young couple first settled in a bungalow in North Bend in late 1924 and Horace began his first full time job working for his father Chauncey in Chauncey's grocery store in North Bend. During his life, Horace pursued a wide variety of activities to earn a living. After working for his father, he drove a truck for a short time. During the depression, he became affiliated with a local attorney, Wes Seaman, collecting delinquent accounts which had been assigned by creditors to the attorney. The Seelig House had been assigned to Attorney Seaman for foreclosure and, because of his affiliation, Horace was in a position to buy the distressed property in 1934.

Horace received a veteran's bonus in 1936 or 1937 for his service during World War I. This bonus enabled him to purchase a dump truck for the delivery of wood fuel. He purchased and cut up "falldown" from Menasha Timber Company's conveyors and mill ends from the old Mill "B", site of the present Weyerhaeuser complex. This wood was delivered to many retail customers throughout the Coos Bay area.

Although Horace engaged in other activities, the fuel business was his primary business for more than thirty years (until about 1970). After World War II, he added more trucks to his fleet and hauled lumber commercially. He also established a Mobil service station across from the Liberty Theater on Sherman Avenue in North Bend. In the 1950's, Horace constructed a small stud mill to saw Menasha Corporation's plywood cores. When Menasha saw it was a profitable operation, the company refused to sell Horace any more cores and

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began cutting them himself. Horace dismantled his mill and moved it in its entirety to a new site near Pony Slough.

Horace was also in partnership for a time with Bob Pittam (later North Bend Postmaster) in operation of the North Bend Bus Company, a contractual carrier of students for the North Bend School District. Pittam was the principal investor in the company and Horace was the general manager. Pittam eventually bought out Horace's interest.

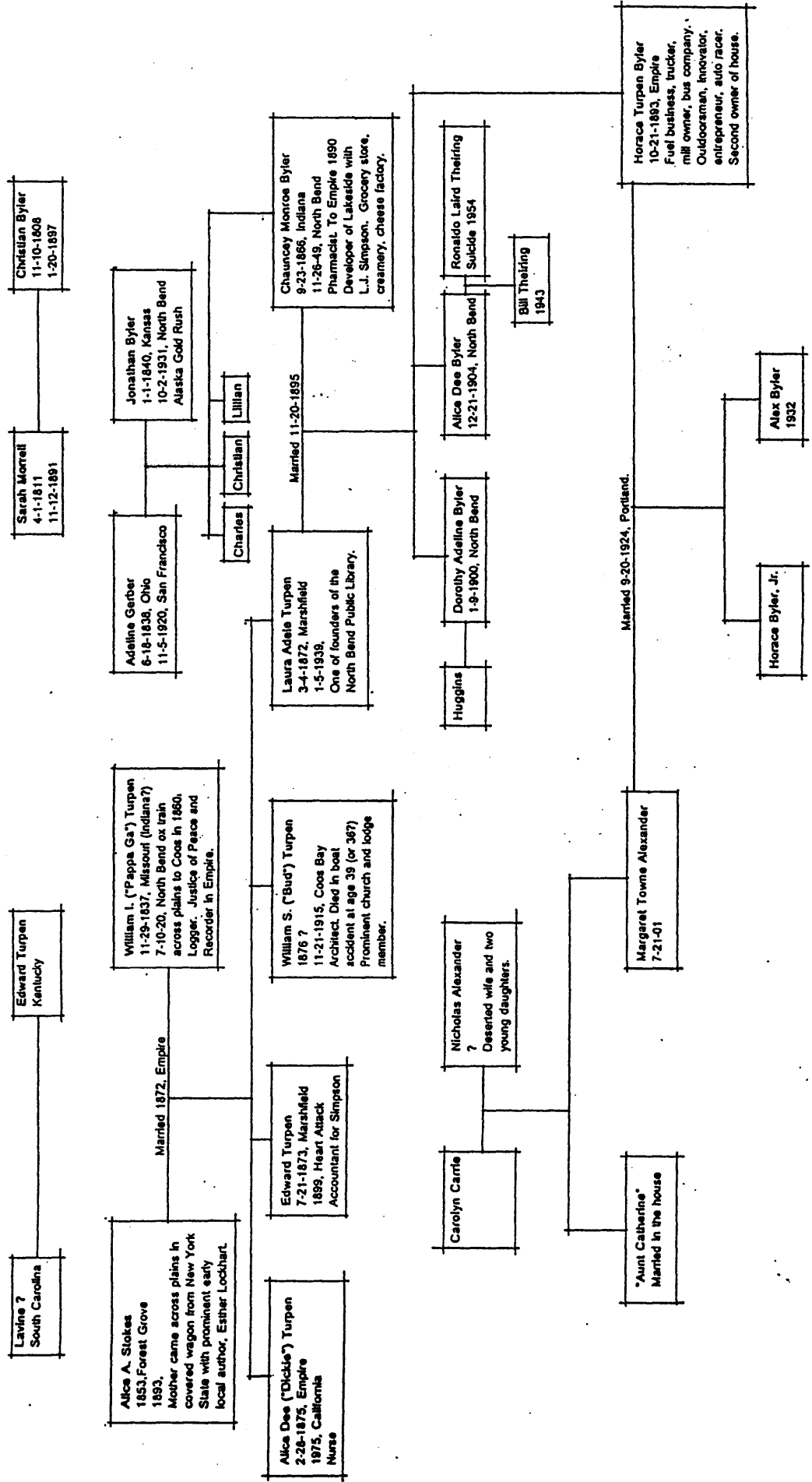
Horace and Margaret had wide ranging hobbies and interests. Margaret was an excellent cook and a gracious hostess. The Bylers entertained others frequently at home. Margaret was also a fifty-year member of the P. E. O., whose meetings were frequently held in her home. Margaret was also a prominent member of the area's Progress Club.

Horace's diverse interests began at an early age. In 1915 at the age of seventeen, he drove a roadster automobile for a fee from North Bend to Tijuana, Mexico! He loved automobiles and raced them in downtown North Bend in early day races. Horace also served as commodore of the Coos Bay Yacht Club. In 1954, he built many Geary 18 Class sailboats in his shop for use by the Yacht Club. Yacht Club members also used his shop to build Geary 18's from Horace's patterns and molds. The Yacht Club also conducted its meetings in Horace's basement for a time. In addition, Horace served a stint as Scoutmaster of Boy Scout Troop No. 41 sponsored by the Coos Bay-North Bend Rotary Club. The scouts also met occasionally in his basement.

Horace's son Alex describes Horace as a "problem-solver", "innovator" and "fixer". Nephew Bill Theiring adds the additional comment, "quite a mechanic". Horace incorporated many of his clever innovative ideas in the use and repair of his home: fiberglass to repair a weathered window seal, simple but effective house-mounted fasteners for shrubs, and a gigantic ball of twine concealed within the house framing for a "lifetime" supply of the material.

When Evans Products Company dismantled their manufacturing complex in Coos Bay, Horace could not let that beautiful old growth, vertical grain Douglas fir go to waste. He scavenged lumber and trusses with the idea of using this material to construct a school bus

Byler/Turpen Families
 Related to Subject Nomination
 Early 1800's to 1992



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"barn" for his bus company business. However, much of this beautiful old lumber was incorporated into the construction of his nephew Bill Theiring's home.

Horace was a true outdoorsman who would rather live in his boat on Coos Bay than in his home. His nephew Bill Theiring described the last trip Horace made in his own boat on Coos Bay. Horace was 88 years old and Bill was a healthy, active middle-aged man. A storm came up during the trip and the seas rose. Horace loved every moment of it! According to Bill, Horace looked and acted thirty years younger during the storm. Bill admitted he was scared to death and hanging on for dear life.

Horace and Margaret had two children, Horace Jr. and Alex. Alex was born in 1932 and is an attorney practicing in Pendleton, Oregon. Horace Jr. worked for forty years in the Coos Bay area lumber mills, including a long period on the Al Pierce Mill swing shift. He currently resides in Pendleton, Oregon where he moved when the Coos Bay mills began to close in the 1980's.

This concludes the story of the Byler and Turpen families. With the exception of Chauncey Byler and William S. Turpen, members of the families are not locally significant in a historical sense. However as noted earlier, the families, as a whole, represent the origins, migration, settlement, activities, accomplishments and failures of the pioneer families who settled Coos County in the second half of the nineteenth century.

P R O M I N E N T I N D I V I D U A L S

Albert Seelig

Albert (no middle name) Seelig, one of six children of a textile worker, was born in the Alsace-Lorraine Province of Germany on February 11, 1878. The German pronunciation of the family name was "Say-Leej".

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Albert's parents died in 1889 when he was 11 years old. He and his brothers and sisters were then on their own. At that time, German males became subject to conscription into the German army when they reached the age of 18. As Albert approached that age, he borrowed his brother George's birth certificate and used it to leave the country. George was born in 1882. About 1896, Albert arrived in the United States at Ellis Island.

Albert Jr. recalls vaguely a family story in which Albert's textile mill employer or Albert's late father's textile mill employer bought a textile mill in the United States and wanted Albert to move to the United States as a worker in it. This may have been the excuse Albert used to leave Germany. His real motivation, however, was a strong desire to avoid conscription.

At least two of Albert's sisters came to the United States and settled in Coos County. Whether they traveled with Albert or later is uncertain. Albert made his way across the United States by unknown means and arrived in San Francisco, where his Uncle Katz had a large butcher shop. Albert went to work for him as an apprentice butcher.

In the late 1890's, Albert obtained the use of some land near San Francisco and raised violets for sale on the streets of San Francisco. He later worked for Luther Burbank in Santa Rosa. This horticulture work kindled an interest in gardening, which was later reflected in the yard, rose garden and flowers at his home on North 14th Street in Marshfield. Albert loved working outdoors in his yard and flowers.

In 1902, Albert Seelig came to Marshfield on the steamer "Breakwater" to visit his sister Anna. Albert fell in love with the place and immediately moved to Marshfield. He secured employment for McPherson-Ginzer Liquor Wholesale on the waterfront as a bookkeeper and field collector. Albert was successful in this position. He was talented and shrewd; he had good handwriting; he was adept at mathematics; and he was not a drinker. The firm also prospered, even though it was rumored owner Ginzer was the "town drunk".

Albert built his home at 1920 N. 14th Street in Marshfield c.a. 1909 for approximately \$3,000.00. The architect for the home was the promising young William S. Turpen. Albert lived alone in the home until about 1915, when he married Ellen Johnson, whose parents

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owned the retail Johnson Furniture Company in Marshfield at the corner of Broadway and Curtis Streets.

In approximately 1918, a daughter, Sylvia Jean, was born to Albert and Ellen. Albert continued his work with the wholesale liquor distributor during this period.

Albert had both a saddle horse and a buggy horse. He rode the saddle horse on a regular route from Florence on the north to Gold Beach on the south, and from the coast east to the Willamette Valley, making collections for liquor sales to taverns, saloons and other retailers. Albert carried significant amounts of cash in his saddle bags but was never robbed or received any trouble from people along his desolate route.

Approximately 1922, Ellen and their second baby both died during childbirth. Approximately two years later, Albert married his second wife, Susie M. Wirth. Despite their difference in ages (she was 18 and he was 46), they had a successful, happy marriage.

In 1924, Albert Seelig Jr. was born. Albert and Albert Jr. had a rather unusual father-son relationship. Albert Jr. reminisces that his father was 46 years old when he was born and the two of them were in different generations. Albert never told Albert Jr. what to do and Albert Jr. states he was, in effect, "on his own" since he was 11 years old. A daughter, Marquitta-Leona, was born to Albert and Susie on December 20, 1926.

In 1928, Susie died of pneumonia, and this began the decline of Albert's fortunes. Albert Jr. stated life after 1928 was "hopsotch". Albert's troubles were compounded by the Eighteenth Amendment to the Constitution of the United States which instituted prohibition and closed down his wholesale liquor employer. Albert became obsessed with an old gold mine, the Hickaman Mine on South Slough near Coos Bay. Albert Jr. has stated his father "fooled with the darned gold mine and lost what money he had". Albert borrowed \$800.00 to pay mine expenses and mortgaged his home for security in the note. In 1934, he defaulted on this note and lost his home. *

Albert put the household goods into storage at Ferguson Transfer in Marshfield, and he and his two children moved out of the house and into the closed Wesley (later the McAuley) Hospital in Marshfield. Albert worked as a caretaker there in exchange for a place to live

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as well as a small pittance wage. The family lived at the hospital for about a year, then moved on to another unidentified residence.

In the mid-1930's (circa 1935), Albert worked jointly for the City of Marshfield and the W. P. A. for fifty cents per hour from each with a 100 hour per month limit. He supervised a crew building Mingus Park Lake, using just wheelbarrows and shovels. After the lake project, Albert went on to construct a rock and mortar retaining wall on Twelfth Street in Marshfield. It was an impressive structure with a solid base 14 feet wide. Albert also built a rock wall on Central Avenue, part way up the hill west from the downtown core area.

From the late 1930's until after World War II, Albert again became preoccupied with working his gold mine. Albert Jr. finally enticed him out of the mine, where he was virtually destitute and living alone, and persuaded him to share his dwelling. In the 1950's, Albert and Albert Jr. worked together in a landscaping business. They built masonry walls and maintained lawns and gardens. Albert managed to make an adequate living and was happy in this work.

In 1969, well up in years, Albert was on a step ladder on a sloping driveway pruning a tree. The base of the ladder shifted or "walked" flipping Albert off the ladder upside down. He landed on his head on the driveway and died at the scene 45 minutes later.

Albert Seelig was a colorful, intelligent, many-faceted individual. Although he only had eight years of formal education, his handwriting was both unique and excellent, and he had a strong aptitude for both mathematics and the practical application of elementary physics. He did well in his position with the wholesale liquor distributor as long as that firm was operating.

On the Mingus Park Lake construction, he devised a simple ingenious floating board connected by a string to a rock weight as a means to check the bottom level of the lake. He also devised an extensive use of strings to ensure proper contour and grade in his rock retaining wall construction projects.

Albert was short in stature, just 5' 4" tall. He would drink an occasional beer but was not a drinker. He also liked to smoke cigars but kept himself in good physical condition. He

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constructed a horizontal chinning bar in the back yard of his home on North 14th Street. He relaxed indoors at home by painting pictures. One room in the house was devoted to this activity. Albert spoke English, colored with a German accent from his youth and an Italian accent he had acquired while working around the Italian community in San Francisco.

This was the life of Albert Seelig: intelligent, talented, immigrant, settler, builder and significant Coos County pioneer.

Chauncey Byler

Chauncey Monroe Byler is an excellent example of the well-educated, ambitious pioneer who arrived in Coos County in 1890 to take advantage of the resources and development opportunities present. Chauncey was born September 23, 1866 in Indiana. He moved to Empire City in 1890 following graduation as a pharmacist from the University of California. He first worked as a pharmacist for pioneer Sengstacken in the Southern Oregon Company.

Chauncey married Laura Adele Turpen on November 20, 1895. After the marriage, Chauncey and Laura moved from Empire City to North Bend where Chauncey began a long affiliation -with L. J. Simpson in land development, platting and sale of the town of Lakeside, Oregon. He also operated several businesses in that community. More will be said about Chauncey's Lakeside activities later. Chauncey's grandson, Bill Theiring, also believes Chauncey may have participated with L. J. Simpson in the development of the exclusive Simpson Heights neighborhood of North Bend.

In conjunction with his Lakeside activities, Chauncey operated the Coos Bay Grocery Company, a retail grocery store on Sherman Avenue in North Bend. This store was forced to close during the Depression. The building housing the grocery business (the present location of Wegferd Publications) was jointly owned by Chauncey and L. J. Simpson. The building had an 18-room rooming house above the grocery. During the Depression of the 1930's, Chauncey was "land poor" and actually gave land away rather than lose it for delinquent taxes.

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Laura Turpen Byler was one of the founders of the North Bend Public Library. She died on January 5, 1939. Between her death and Chauncey's death on November 26, 1949, Chauncey resided with his son Horace in the Seelig/Byler House. He occupied the east bedroom on the second floor. He worked in the yard and gardens on the property as well as a night watchman while he was in his 70's and lived until the age of 83.

Although Chauncey was formally trained as a pharmacist, he was an outdoorsman, "jack-of-all-trades" and a competent land surveyor. His love of the outdoors and his surveying skills led him into a natural partnership with L. J. Simpson in land development. During his development work on Lakeside, Chauncey rowed across Coos Bay at a point about where McCullough Bridge is located now, rowed up North Slough, walked a trail to Shutters Landing and then rowed another boat to the site of the present town of Lakeside.

L. J. Simpson provided the bulk of the financing for the development of Lakeside and Chauncey was the manager, organizer and, as Bill Theiring described him, the "pusher" of the activities. Lakeside was originally marketed as a high class fishing resort. A man named Currier came from Los Angeles and built an elegant resort, Currier's Village. A boardwalk was constructed out to a dance pavilion in the middle of the lake. In the early 1890's, a farmers' cooperative creamery and cheese factory started at Lakeside.

Later, Chauncey and L. J. Simpson purchased the Lake Creamery and manufactured butter under the brand name "S & C". Bill Theiring believes Chauncey and L. J. Simpson were principal stockholders in the First National Bank of North Bend, and this bank may have provided key financing for their Lakeside development activities.

The Simpsons owned a home at Lakeside across the lake from where the marina is now located. This home may have been a miniature replica of the Simpson estate at Shore Acres. Chauncey also had a large summer home at Lakeside near the site of Currier's Village.

It is interesting to note that Chauncey Byler and Louis Simpson sold Albert Seelig a lot in their Lakeside development in the Spring of 1910, perhaps at the completion of his residence.

Chauncey was a colorful, talented individual who engaged in many activities not related to his professional education as a pharmacist or his principal financial endeavors as a grocery

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store owner, businessman and land developer. He loved to chop wood for the cookstove at his Lakeside summer home, and he would spend hours tending the fire with an iron stove "poker" implement. He used the poker so much, he bent one of the three prongs askew. Chauncey's "bent" poker was passed down the family after his death. His heirs went so far as to have a limited number of bent pokers manufactured in his memory as keepsakes! Chauncey also handcrafted a fish landing net and a gaffhook to his own specifications. Bill Theiring has them as treasured possessions, and they are still serviceable today.

Chauncey developed an interest and expertise in the production and utilization of crawfish (crawdads), a tasty crustacean which was plentiful at Tenmile Lake. He successfully crossbred a Missouri River crawfish and a native Tenmile Creek crawfish and harvested them commercially. When the railroad connecting Eugene and Marshfield came through Lakeside in 1916, Chauncey was the sole crawfish supplier for "Jake's Famous Crawfish" restaurant in Portland. Jake's still uses Chauncey's "secret" crawfish recipe to this day. Bill Theiring was six years old when his grandfather Chauncey died. Bill can remember trips with Chauncey to pick up crawfish from the crawfish traps which Chauncey had placed. Bill's memory also includes the scratching noises made by the crawfish in their metal collection tubs on the floorboards of Chauncey's rowboat.

Chauncey Byler left an indelible mark on the history of Coos County. His legacy included a spectrum of activities ranging from the development of a city and a bank, to businesses, and to, of all things, a crawfish recipe.

William S. Turpen

William S. ("Bud") Turpen was born in 1876, probably at Empire City. Bud was the son of William I. Turpen and Alice A. Stokes. Because his mother still had relatives living in Forest Grove, Bud traveled to the Willamette Valley to live with them and attend Pacific University. His field of study was architecture. Subsequent to his training, he returned to the Coos Bay area to practice.

Bud's architectural career, though short-lived, was brilliant and full of promise. Bud's principal work was the Carnegie Library in Marshfield, erected in 1914 and used for public

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library purposes for over 50 years. Funding for this library came from a Carnegie Foundation grant. Agnes R. Sengstacken was the "founder" and driving force behind establishment of a library in Marshfield and the construction of the Carnegie Library. Bud Turpen's grandmother had come across the plains in a covered wagon to Oregon with Agnes Sengstacken's mother, Esther Lockhart. It appears from statements made by Mrs. Sengstacken in a Coos Bay Times article that Turpen's involvement in the library project was a product of his being a cousin to Mrs. Sengstacken and because of his love of the library and education in general.

The Coos Bay Carnegie Library is a small but stately building of concrete construction in the Classical style located at 515 Market Street in Coos Bay. It was one of the community's early buildings of reinforced concrete. According to his uncle, Horace Byler, Bud Turpen was not only a quality architect but was well known in the community for his craftsmanship in machine work and carpentry.

In addition to the library, Bud Turpen's work also included some elegant residences in the Coos Bay area. He designed the Seelig/Byler House at 1920 N. 14th Street in Marshfield, the subject of this nomination, in addition to a residence on Sherman Avenue in North Bend and other structures. During this time, he was considered one of the area's most promising, gifted young architects.

Bud was an active member of the Episcopal Church in Marshfield and a prominent member of the Elks, Masons and Moose Lodges. He loved duck hunting and crafted many handcarved duck decoys. One of these decoys is still in the possession of Bill Theiring.

Bud Turpen's life and career came to a tragic end on November 21, 1915. At 4:00 that Sunday morning, Bud was in a duck scow, accompanied by young Horace Byler, on a duck hunting trip to the sand hills north of the bay. A sudden, vicious rain squall struck the small craft and it capsized. Bud was unable to swim and his attempts to save himself were hampered by the weight of his clothing, boots and hunting vest stuffed with shells. Bud made repeated attempts to scramble up the side of the boat and climb in or sit on the bottom but his efforts kept rolling the boat. Young Horace supported Bud in the water between these futile attempts as well as after Bud abandoned any further attempts to get back into the boat. Finally, Horace noticed Bud's form was lifeless and Horace released his

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supporting grasp on Bud. Bud sank from the weight of his clothes, boots and shells. It was later determined Bud died of a heart attack (rather than from drowning) while being supported by Horace. Horace was rescued by the Southern Pacific Railroad bridge tender. Bud's body was found later in the bay.

Bud left behind his wife and infant child. Bud's age at the time of his death is subject to some dispute. Some sources say he was 36 years old at the time of his death. The date of his death, November 21, 1915, is firmly established. The preponderance of evidence indicates he was born in 1876, although this date is not certain. He was, therefore, likely 39 years old when he died.

Although the life and career of William S. Turpen were relatively short, he was a prominent, historic figure in the early Coos Bay area. His legacy includes the National Register property Carnegie Library in Coos Bay, the Seelig/Byler home and other residences. His competence and reputation were established at an early age because Albert Seelig sought his services when Bud was only 33 years old.

THE SEELIG/BYLER HOUSE

The Seelig House was constructed on Tax Lot 3400 of Block 23, Boulevard Park Addition to the City of Marshfield c.a. 1909 for Albert Seelig. The house was designed by locally-prominent architect William S. ("Bud") Turpen. The builder is unknown. According to Albert Seelig Jr., the house cost approximately \$3,000 to construct.

Albert Seelig came to Marshfield in 1902 at the age of 24 and secured employment as a bookkeeper and field collector for a local wholesale liquor distributor. The early years of his life had shaped him into an ambitious, self-reliant, serious young man. He had been on his own since his parents died when he was 11 years old. He lied about his age and escaped conscription in Germany and emigrated to the United States at the age of 18. Albert was still unmarried and only 31 years old when the house was constructed. It was, and still is,

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very unusual for a single man his age to build a nice home and live in it alone. To Albert, this home represented stability and a promising future.

About 1915, Albert married Ellen Johnson and she moved into the house. About 1918, a daughter (Sylvia Jean) was born and the house became a real family home. About 1922, Ellen died and two years later Albert married Susie Wirth. By the 1920's, the house had five occupants: Albert, Susie, Sylvia and Albert and Susie's two children, Albert Jr. and Marquitta Leona. Albert Jr. has memories of a birthday party for his half-sister Sylvia which was held in the backyard in the late 1920's. Albert Jr. remembers that even though he was a small boy, he competed successfully for his share of the "goodies".

In 1928, Susie died of pneumonia. The little family's life was shattered and Albert Seelig's fortunes began to decline. As noted earlier, Albert became obsessed with gold mining and encumbered the house with a first mortgage to secure an \$800 loan which financed his mine's payroll. Albert was unable to pay the loan when it became due and the lending institution assigned the note to Wes Seaman, a local attorney, for foreclosure in 1934.

At this point, the house's story shifts to the lives of Horace and Margaret Byler who were living in North Bend at the time. Horace worked as a collection agent for Attorney Seaman. Aunt Catherine (Margaret's sister) was in North Bend for a visit while recuperating from an illness. - Catherine and Margaret frequently took long walks throughout the community as a part of Catherine's recovery therapy. At the suggestion of Horace, who knew about the distressed Seelig House from his attorney employer, they made a visit to the house the objective of one of their daily walks. Albert Seelig graciously showed them through the house and they were impressed by it. Horace must have been impressed also because, later in 1934, the Bylers purchased the house for \$2,500. The mechanics of the purchase are unknown, as is the amount of money, if any, Albert Seelig received from the sale. Albert and his three children moved out of the house and took up residence in the closed Wesley Hospital in Marshfield. By February 1935, Horace, Margaret and their two young sons, Horace Jr. and Alex, were in residence in the house.

For the first ten years of their ownership, the Bylers did not make any significant modifications to the home. The only noteworthy event discovered during this period was the marriage of Aunt Catherine in the living room of the house in 1937. Shortly after this,

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it is probable the front porch was glassed in by placing plate glass between the porch columns.

About 1944, a fire broke out in the chimney which vented the furnace and stove. The fire itself caused little damage but the house suffered substantially from smoke and water damage. According to Alex Byler, this fire was the impetus or motivation for the Bylers to make modifications to the home. The house was jacked up and a full basement was dug underneath it. Horace's wood fuel business crew and equipment helped with the basement excavation when their time permitted. The basement was finished with a concrete floor and retaining walls, and the house was lowered back on its new foundation. At about this same time, the living room fireplace was rebuilt and the second floor bedroom balcony on the south side of the house was closed in for use by Horace as an office space with a daybed.

About 1954, the present garage-shop structure was built. It replaced Albert Seelig's small barn which was pulled down. This barn was originally used by Albert to stable his riding and buggy horses and to store his buggy, tools and outdoor implements. After Albert made the transition from horses to the automobile, this small barn was used as a garage and workshop. In the early 1970's, the back entrance to the house was modified. Fred Kruse, a local architect, supervised the work.

On May 24, 1987, Horace and Margaret Byler sold the house to Steve and Nancy Clay and moved to Evergreen Court in North Bend, Oregon. Horace Byler died on May 25, 1990. Margaret Byler died on September 20, 1989. The Clays plan to preserve and enhance the historic and architectural legacy of the Seelig/Byler House. Steve Clay is a local architect with an extensive background of historic preservation work.

The Seelig/Byler House is significant locally because it embodies the distinctive characteristics of a socio-economic upper middle class residence of a type constructed in Coos County at the turn of the century. It represented the ambitions, accomplishments and hopes of young Albert Seelig, its creator. It reflected the lives and activities of Horace and Margaret Byler, its long-time owners. Neither the Seeligs nor the Bylers were wealthy. However, they were respected, successful members of the local community during their occupancy of the house.

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The activities they engaged in represented upper middle class values. The house itself was created by Albert Seelig as a monument to his ambition and hopes for the future. Neither Albert nor his wives were socially active, but Albert did dedicate one room in the house for use as an artist's studio. The Bylers, on the other hand, were socially active and their use of the house reflects this activity. Margaret Byler was an excellent cook and gracious hostess and the Bylers entertained frequently. Margaret was a member of the Progress Club and a 50-year member of P. E. O. Both organizations held meetings in the house.

As noted earlier, Horace built many sailboats in his shop for the Coos Bay Yacht Club. The Yacht Club and a local scout troop which Horace led conducted their meetings in the house's basement. During the later years of his life, Chauncey Byler resided in the house with his son and daughter-in-law Margaret.

The Seelig/Byler House, together with its grounds, is also significant because it reflects the combination of rural and urban activities which were typically found in early frontier settlements. At the turn of the century, Marshfield was still a tiny settlement. It was, however, a "city" or developing urban area.

At this time, the infrastructure required to support residential development was in its infancy and many goods and services were not readily available to "city" residents. In many cases, if they were required to do so or could afford to do so, urban residents added elements of country living to their homes. In 1909, Albert Seelig acquired a homesite large enough (approximately 6/10 acre) to accommodate these activities. In 1919, the Seelig's increased their property size to 2.74 acres by buying all of the southern portion of Block 23 at a Sheriff's Sale for \$27.91 plus back taxes and costs. Even though some property was sold by the Bylers to others for residential construction, the property's present size of 1.5 acres represents a substantial property holding in a residential area and the majority of the Seelig holdings. Albert Seelig had enough room for his horse barn and a beautiful, large rose garden. He had loved gardening since his association with Luther Burbank and his days growing and selling flowers in San Francisco.

The lack of infrastructure in the young City of Marshfield was demonstrated by the fact Albert Seelig found it necessary to construct his own water storage tank and tower on his

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property. In the early years of the 1930's Depression, he threatened to reactivate his private system during a squabble with the City of Marshfield over a delinquent water bill!

The Bylers continued and expanded the blend of urban and rural activities on the property. Although they removed Albert's water tank and barn, they maintained the rose garden, built the large garage-shop and expanded the garden area. In addition to the existing garden area, approximately one-half acre (now occupied by three residences) was used by the Bylers for a very large home garden. While Chauncey Byler was living there, he enjoyed planting, cultivating and harvesting the bounty from the land. He was also responsible for many of the landscape and site improvements still extant.

During World War II, the Bylers built a chicken house and raised many chickens and turkeys. At least 100 Rhode Island Red chickens were around and eggs were sold throughout the community. Alex Byler remembers delivering eggs as a small boy to the colorful, somewhat eccentric, local Norwegian banker, Reider Bugge, at his bank in downtown Marshfield. Alex remembers fondly the five cent tip which Bugge always had for him. The Bylers also constructed a rabbit hutch and raised rabbits for their own use.

The Seelig/Byler House is significant because it is a well-preserved, architecturally intact example of the Craftsman Bungalow style of architecture. This significance has been discussed in Section Seven, the Description of the house, and is mentioned here in the Statement of Significance for record purposes only.

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Section number 9 Page 2

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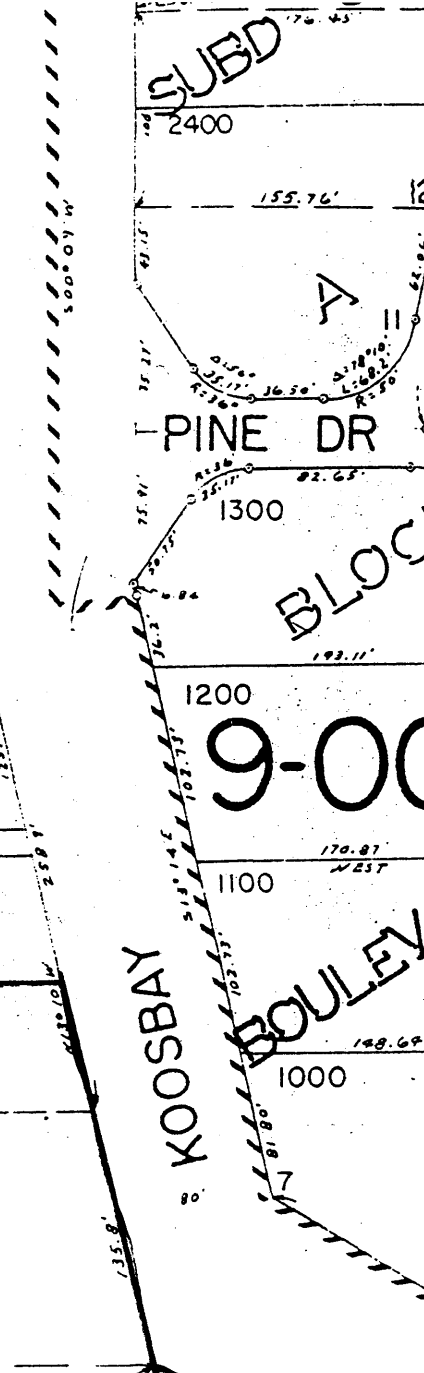
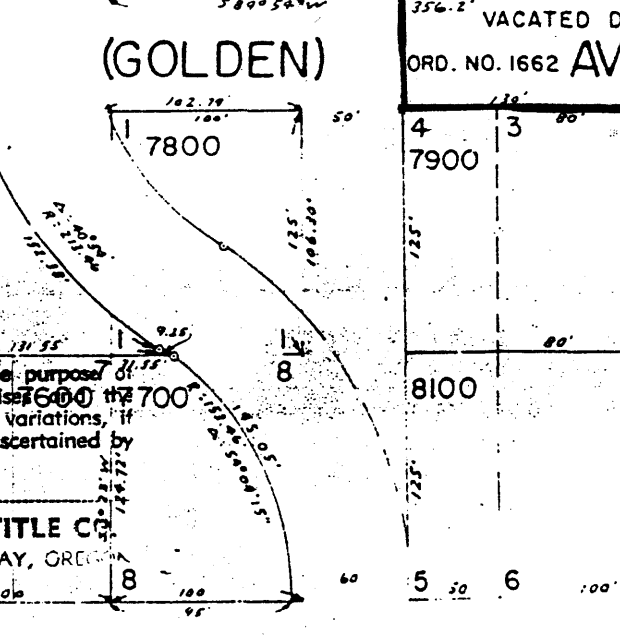
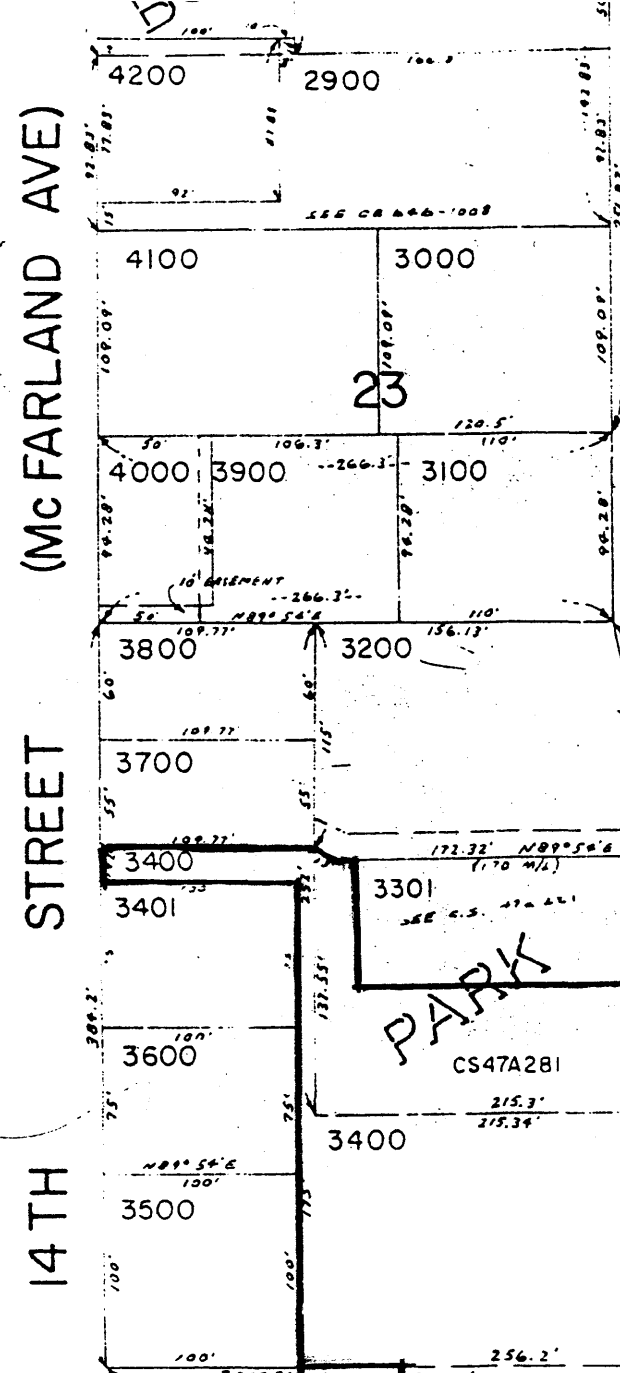
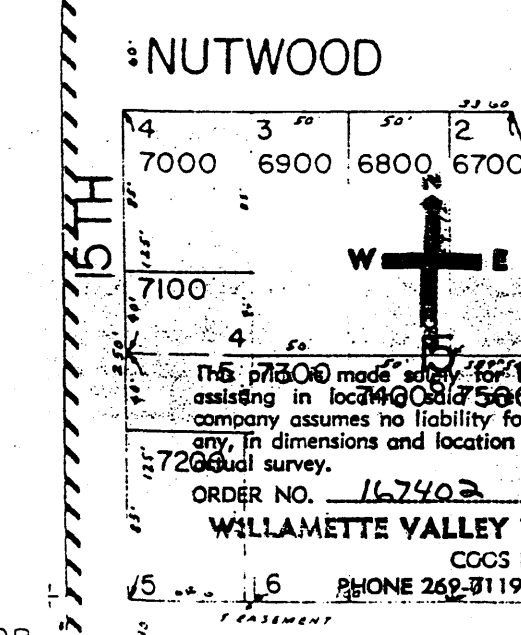
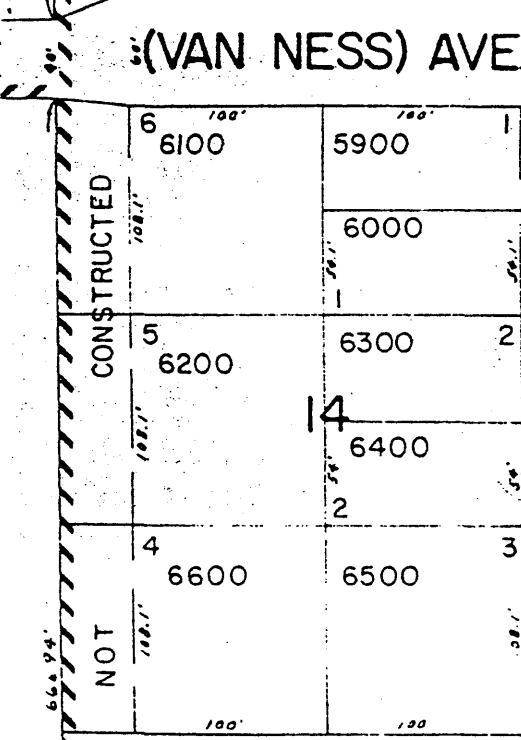
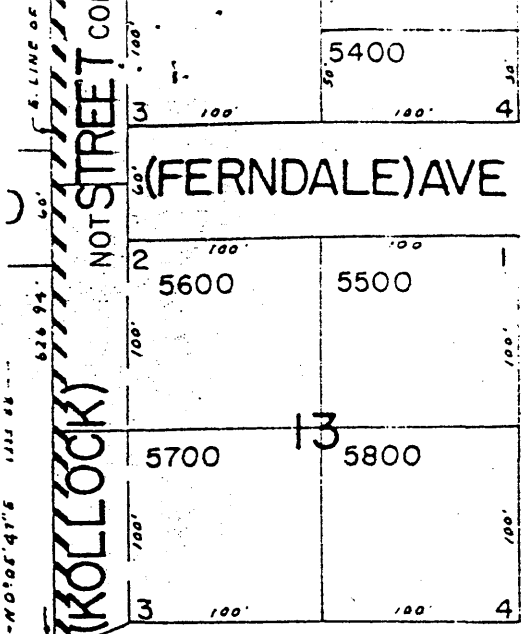
United States Department of the Interior
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Continuation SheetSection number 10 Page 2

That portion of Block 23, Boulevard Park Addition to the City of Marshfield, Coos County, Oregon described as follows:

Beginning at a point on the West boundary of Block 23, Boulevard Park Addition, Coos County, Oregon which is 269.2 feet North of the Southwest corner of said Block 23; thence North $89^{\circ} 54'$ East a distance of 109.77 feet; thence South $67^{\circ} 29'$ East for a distance of 13 feet; thence North $89^{\circ} 54'$ East a distance of 8 feet to the Northwest corner of the property described in deed to D. Wayne Osten et ux recorded July 19, 1978 as microfilm no. 78-5-1434 records of Coos County, Oregon; thence South along Osten's West line 66 feet to the Southwest corner of said Osten land; thence East along Osten's South line 215.34 feet to the West line of Koos Bay Blvd; thence South $13^{\circ} 10'$ East along the West line of Koos Bay Blvd. 203.69 feet to the Southeast corner of said Block 23; thence West along the South line of said Block 23, 256.2 feet; thence North 250 feet to the Northeast corner of property granted to Michael Leland Henry et ux in deed recorded April 9, 1982 as microfilm no. 82-2-1275 records of Coos County, Oregon; thence South $89^{\circ} 54'$ West a distance of 109.77 feet to a point on the West boundary of said Block 23; thence North along the West boundary of said Block 23 a distance of 19.2 feet more or less to the point of beginning. Also the North half of vacated Nutwood Avenue abutting thereon.

ALSO a tract of land beginning at the Northwest corner of Lot 4, Block 16, Boulevard Park Addition to the City of Marshfield (Now Coos Bay), Coos County, Oregon, running thence in an Easterly direction along the North boundary of Lots 4 and 3 of said Block 16 for a distance of 130 feet to a point on said North boundary of Lot 3, thence running in a Northerly direction along a line parallel with the East and West boundaries of said Lots 3 and 4 for a distance of 30 feet, thence running in a Westerly direction along a line parallel with the Northerly boundary of said Lots 3 and 4 for a distance of 130 feet; thence in a Southerly direction for a distance of 30 feet to the point of beginning; being a portion of Nutwood Avenue vacated by the City of Coos Bay, Oregon by Ordinance No. 1662 which vacation is recorded in Volume 182, page 570, Deeds of Coos County, Oregon.

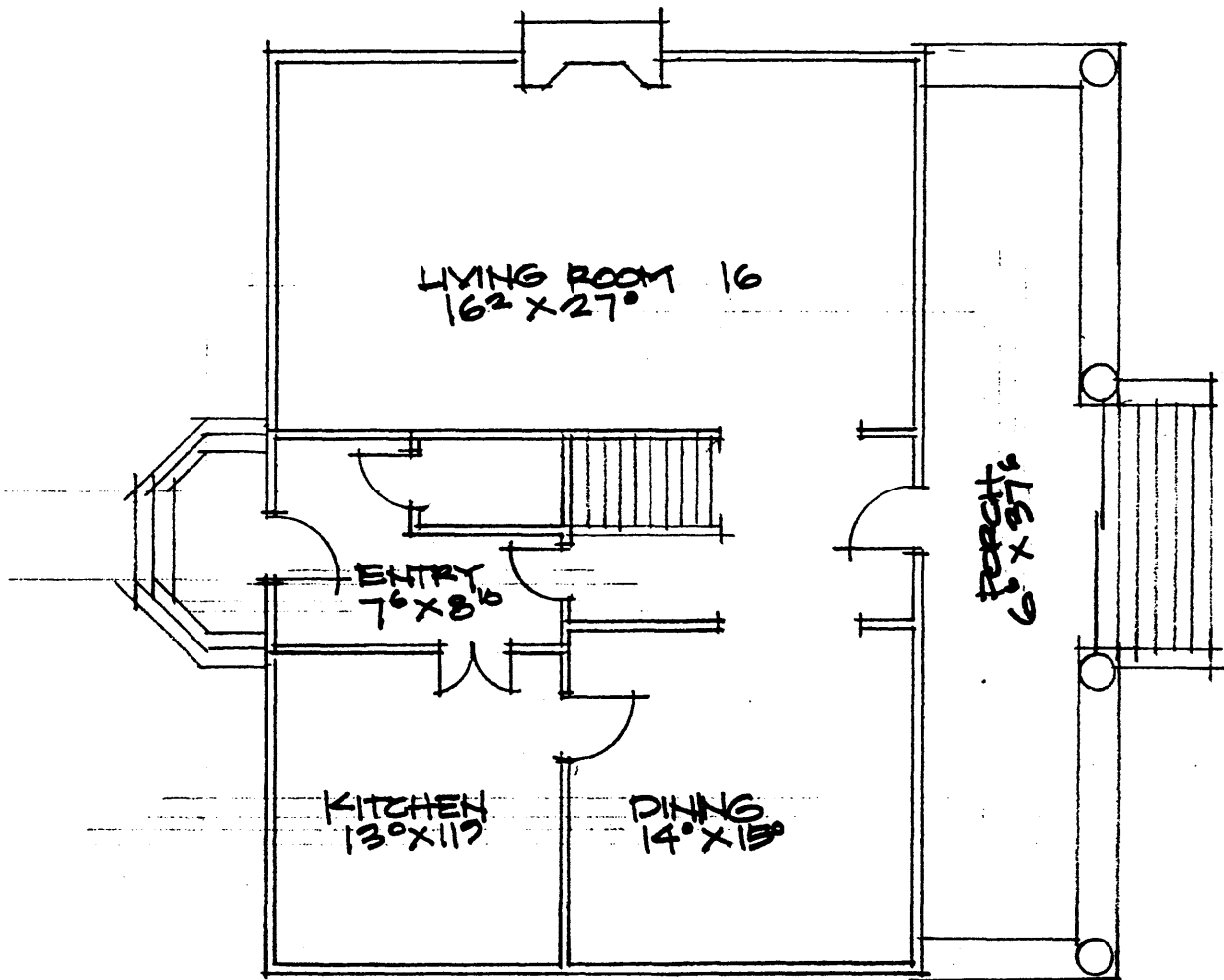
The nominated property is located in SE $\frac{1}{4}$ Sec. 22, T.25S., R.13W., Willamette Meridian, on Block 23, Boulevard Park Addition to the City of Marshfield, Coos County, Oregon, and is otherwise identified as Tax Lot 3400 at said location. JUSTIFICATION: It encompasses most of the tract associated with the house since 1920, including the original holding acquired by Albert Seelig and developed by him from 1909 onward.



This plat made solely for the purpose of assisting in localizing the 5600 and 7000 sq ft lots. The company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

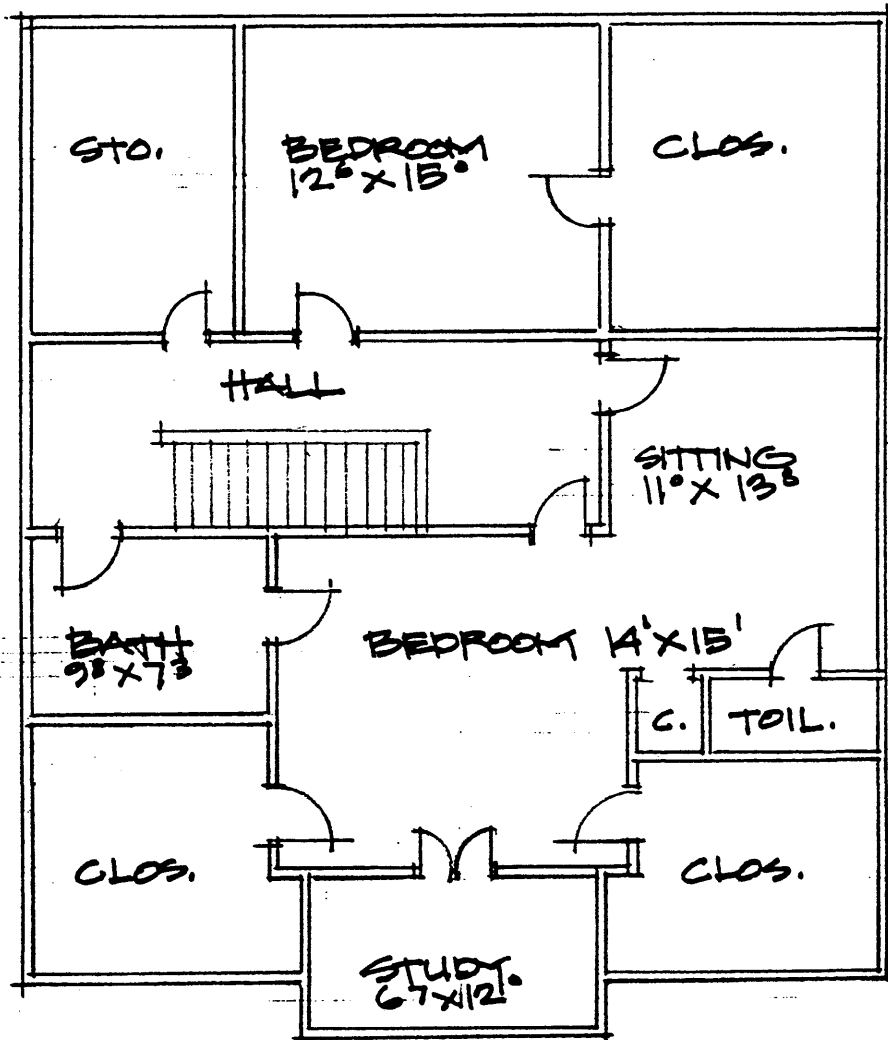
ORDER NO. 167402

WILLAMETTE VALLEY TITLE CO.
 COOS BAY, OREGON
 PHONE 262-3119

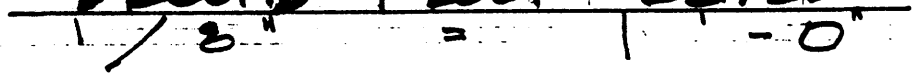


MAIN FLOOR LEVEL
 1 / 8 " = 1' - 0 "

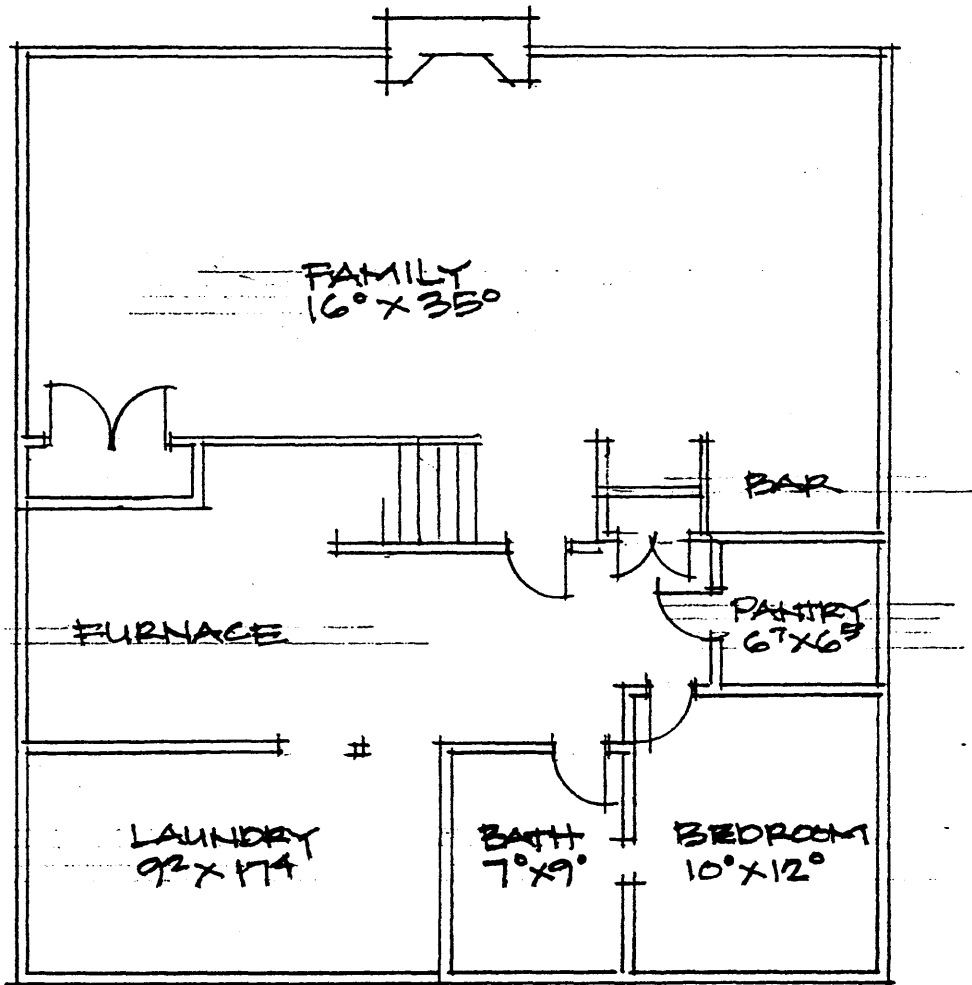
Seelig-Byler House, Coos Bay, Coos County, Oregon



SECOND FLOOR LEVEL



Seelig-Byler House, Coos Bay, Coos County, Oregon



BASEMENT LEVEL

1/8" = 1'-0"

Seelig-Byler House, Coos Bay, Coos County, Oregon

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Section number Photos Page 1

The following information is submitted for all of the photographs:

Property: The Seelig/Byler House

Address: 1920 N. 14th Street, Coos Bay, Oregon 97420

Photographer: Steve L. Clay

Date: June 1993

Negatives: Steve L. Clay, 833 Anderson Avenue, Coos Bay, Oregon 97420

Historic Photographs:

- Photograph #1 - Albert Seelig portrait, date unknown.
- Photograph #2 - Albert Seelig astride one of his horses.
- Photograph #3 - View northward up driveway from Golden/Nutwood Street toward carriage house/barn/chicken house c.a.1939.
- Photograph #4 - View of barn and carriage house and southwest corner of house from south yard c.a. 1939.
- Photograph #5 - View along south elevation to southeast corner from south yard c.a. 1939.
- Photograph #6 - View of south elevation and southwest corner from southwest yard c.a. 1939.
- Photograph #7 - View of south and east elevations from southeast corner of yard c.a. 1939.
- Photograph #8 - View of north west corner of house and historic rear entrance from west yard 1941.
- Photograph #9 - View of west elevation and southwest corner from southwest corner of yard c.a. 1946.

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Exterior photographs:

Photograph #10 - West elevation of shop, garage and porte cochere.

Photograph #11 - East elevation of shop, garage and porte cochere.

Photograph #12 - View of north and west facades.

Photograph #13 - View of south and west facades.

Photograph #14 - View of south and east facades.

Interior photographs:

Photograph #15 - Historic rear entrance looking towards kitchen and hallway doors.

Photograph #16 - View from main entry hall to historic rear entry and stairwell.

Photograph #17 - View of dining room from main entry hall.

Photograph #18 - View of historic front porch.

Photograph #19 - View of east end of living room and main entry hall.

Photograph #20 - View of living room from main entry hall looking north.

Photograph #21 - View of west end of living room.

Photograph #22 - View of stairwell and east end of second floor hallway.

Photograph #23 - Second floor hallway looking west.

Photograph #24 - View toward the east in master bedroom with Chauncey Byler's bedroom (now a sitting room) in distant corner.





2

Seelig/Buylar House



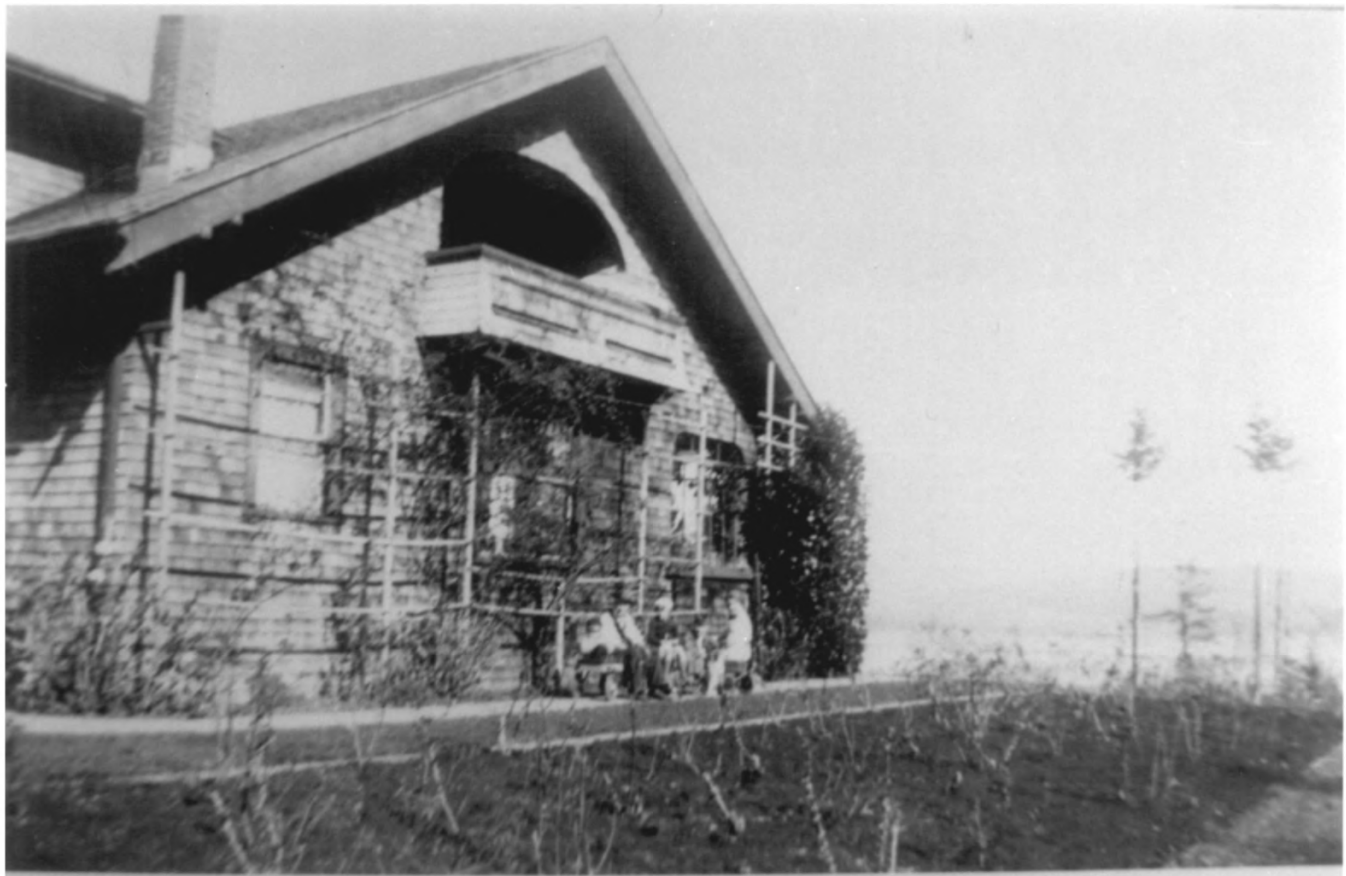
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Selling/Buyken House



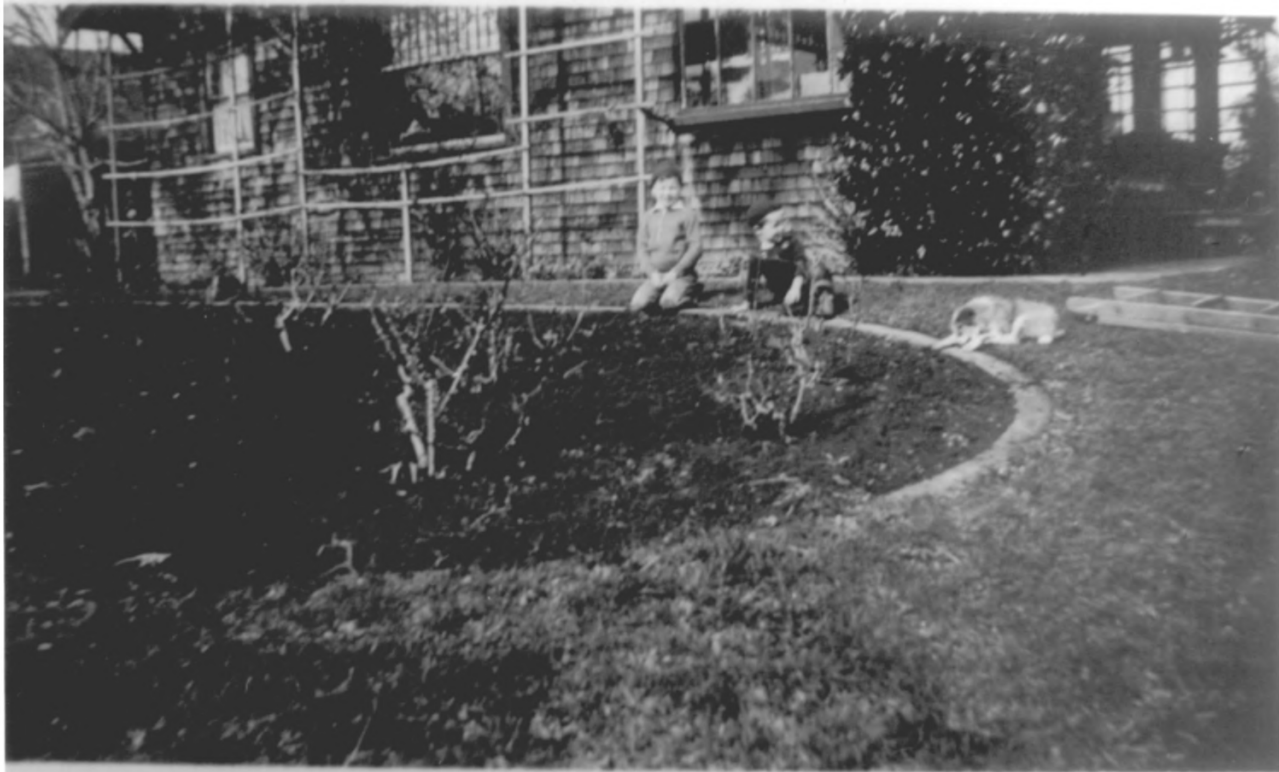
4

Seeley / Byler House





6
Selig/Bryler House



Person kneeling in garden in front of house with trellis.

3
Sally / Byker House



88

Setis/Benker House



9
88/89/Byler House



10

see 15/6/20

10/10/20



11

Seeley Byler House



12

see by her work



13

Spiegelhalter

Halter



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See / by! - 12015



15

see J. Byker House



16

18/1/19

18/1/19



17

See 19/19/16-17-18



18

see g/baker house



19

8819/Bender

Wise



20

Handwritten signature or name in cursive script, possibly reading "M. J. Baker".

Handwritten signature or name in cursive script, possibly reading "L. J. Baker".



2/

Sony / Byker House



22

800 / 810

House





