

GEARHART, OREGON
HISTORIC CONTEXT STATEMENT

Second Edition, Revised

City of Gearhart
Historic Landmarks Commission

September 1999

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P R E F A C E

This new edition of the Gearhart *Historic Context Statement* is the byproduct of a year and a half of volunteer and professional research and inventory work. Pursuant to the goals outlined in the *Historic Context Statement* of February 1998, the Gearhart Historic Landmarks Commission applied for, and received, a matching grant from the Oregon State Historic Preservation Office and the National Park Service (Department of the Interior) for surveys, both reconnaissance and intensive, of historic properties within the Gearhart city limits. The results of that work broadly and significantly changed the perspective of the old Context Statement, and necessitated a restatement of the community's historic context.

Co-investigators Gail H. Evans and Michael Hatch, of Evans-Hatch & Associates in Silverton, Oregon, conducted a citywide inventory between October 1998 and June 1999, collating material from a wide variety of sources, and marshalling the Gearhart volunteers who did a fair share of field work, photography and documentary research. Co-ordination with the Gearhart Landmarks Commission and Heritage Committee was provided by Landmarks chairperson Patricia Roberts. The grant was administered by City Administrator Dennis McNally, with the assistance of City Auditor and Treasurer Joan Beneke.

The work of Evans-Hatch is tabulated in an extensive Summary Report which includes inventory forms and narratives for forty-two Gearhart properties intensively surveyed. The report, under the name *Gearhart Historic Properties: An Inventory*, was made available to the public beginning in July of 1999. The present *Historic Context Statement* will make frequent and grateful reference to it.

It is thanks to the efforts, then, of the Landmarks Commission, community volunteers, professional consultants, and city staff that we are able to bring out a new statement of Gearhart's historic context, expanding the scope of the old statement and eliminating, it is hoped, the factual errors exposed in the course of a year's research.

Nor could the work have gone forward without the continued support of the State Historic Preservation Office, which channeled Oregon's portion of funding for the Inventory. SHPO officials David Skilton and Elizabeth Potter made valuable contributions to the language of the first context statement; that language has been preserved in this edition.

Like the February 1998 *Historic Context Statement*, the present work was written by Landmarks commissioner Bill Berg, who gratefully acknowledges here the input he received from chairperson Pat Roberts and fellow commissioners Roger Hemingway, Shannon Hostetler, and Jay Speakman. Much of the Historic Overview in this work is based on painstaking research into the first fourteen years of the *Seaside Signal*; that research was done by all five members of the Landmarks Commission, and by Kay Aya and Nancy Derrah of the Heritage Committee.

Gearhart historian Bunny Doar, to whose work we still have frequent recourse, and who died on June 1, 1998, remains a source of inspiration.

I N T R O D U C T I O N

The Historic Landmarks Commission of the City of Gearhart, with the guidance and cooperation of the State Historic Preservation Office (Oregon Parks and Recreation Department), has prepared this report for the following purposes:

- 1) to provide a planning tool for the City which sets up logical priorities for identifying, evaluating, registering, and preserving significant historic properties in the Gearhart area;
- 2) to predict the types, distribution, and quantity of Gearhart's historic resources, thus laying the groundwork for a detailed survey of those resources; and
- 3) to relate individual historic places in and around Gearhart to a wider temporal and spatial context so that their historic significance may be more fully recognized by the people of Gearhart and the general public.

S E C T I O N I

C O N T E X T D E F I N I T I O N

Theme. *The Antecedents and Development of the Community of Gearhart, Oregon.*

The physical evidence for the growth and development of Gearhart from a seasonal Clatsop Indian fishing village, through its heyday as a resort park, to its mid-twentieth-century status as a small town and bedroom community, is the theme of this study. Historical resources (buildings, structures, sites, and objects) likely to be found in the Gearhart area are therefore its primary focus.

Place. *Lands within the Urban Growth Boundary of Gearhart, Oregon.*

The topography of Gearhart marked it as a special place even in the time before pioneer settlement. Situated on the Pacific Ocean in Clatsop County, Oregon, at the southern end of a vast sand dune aquifer formation known as Clatsop Plains, Gearhart nestles on the north shore of the Necanicum estuary [FIGURE 1]. Across the estuary lies the busy tourist mecca of Seaside, whose business and resort activity contrasts sharply with the quiet, non-commercial life style amid natural open spaces in Gearhart. A small stream, the Neacoxie, transects a spruce forest from north to south. An old Indian trail divides this forest from the dune meadows to the west and leads past the earliest cottages to a sheltered bay on the estuary which children of the last two centuries have called "Little Beach." From there, twenty minutes' scramble over the dunes brings one to the ocean front and the turn-of-the-century foredune ridge where elegant homes were erected relatively late in the Park era. East of the coast highway, amid the older dunes, the soil is darker, less sandy, and capable (with proper drainage) of being worked into productivity. Bog land predominates on the sparsely settled eastern edges of Gearhart's urban growth boundary, where the terrain slopes suddenly upward into the forested foothills of the coast range.

Time. *Prehistory to A.D. 1950.*

The compass of this study is five main time frames. (Because of Gearhart's unique and sudden conception and growth as a planned resort community, the time frames do not conform closely to chronological periods invoked for the study of communities which grew more naturally and which followed more traditional historical patterns.) The first (ca. 1400-1849) dates from the formation of the dune ridge which became the main pedestrian trail in Gearhart (the Ridge Path), and represents Gearhart's prehistory—its habitation under the putative name of "Neacoxie" by the Clatsop Indians, who may only have frequented it as a seasonal fishing village. The second (1849-1890) is the pioneer period between the establishment of the Philip Gearhart donation land claim and the platting of Gearhart Park. The third (1890-1905) covers the design and construction by Marshall and Narcissa Kinney of the wilderness resort known as Gearhart Park, with its dreamlike forest paths and bridges connecting hotel, cottages, and cultured Chautauqua. The fourth (1905-1918) is the era of exuberance characterized by intensive development and westward expansion under the ownership of Theodore Kruse and his successors, culminating in the disastrous hotel fires which foretold the end of Gearhart Park. The fifth (1918-1950) brings Gearhart from incorporation as a city to backwater status following the Depression and World War II.

S E C T I O N I I

C O N T E X T D E S C R I P T I O N

HISTORIC OVERVIEW

Prehistory (ca. 1400 to 1849)

Pre-settlement myths pertaining to Gearhart (under the Indian name Neacoxie) invariably refer to the magic worked there by the powerful trickster and culture-bringer, Coyote. That bandy-legged god was thought to have lived at the mouth of the Neacoxie, at Little Beach. There he invented the fishing ritual which assured the continued run of silverside (Coho) salmon.¹ The salmon ritual was central to the religious life of the tribe, since salmon were believed to be benevolent spirits who assumed the form of fish in order to feed humanity; the ritual expressed proper honor and gratitude for the tribe's survival through the salmon.

From Neacoxie/Gearhart (or from Qatat/Seaside, in some versions of the myth), Coyote ran northward (presumably on the trail which became the Ridge Path) to taste the splendid Chinook salmon of the Columbia. Forced by the surf, which broke much closer to the path in those days, to run among prickly spruce needles, he picked up a clump of sand, flung it at the ocean, and commanded it to retreat so that he and his people would always have a wide beach on which to run. And so Clatsop Plains was formed.²

Like all myths, the last-mentioned reflects some historical fact. Approximately 600 years ago, the dune ridge upon which the Ridge Path runs had formed itself.³ It is one of a series of foredune ridges built up during the past two millennia on Clatsop Plains, between the Columbia River and Tillamook Head, by the deposition of sand as the beach moved westward. The dunes of Clatsop Plains are uniquely parallel not only to the ocean beach, but to each other; they form the only such parallel ridge system on the Oregon coast.⁴

As such, they were ideally suited for human communication and transportation from north to south throughout the area between Young's Bay and Tillamook Head. In fact, one of the easterly dunes (much older than the Ridge Path dune) was selected in 1888 for a railroad bed running northward from Seaside to Warrenton. The Ridge Path dune itself is especially even and regular in width, height, and trajectory. Running south to the mouth of Neacoxie Creek and the Indian village of Neacoxie, it must have invited foot traffic

¹Jarold Ramsey, *Coyote Was Going There*, University of Washington Press (Seattle 1977) 135-38.

²Miller 4.

³D. C. Rankin, *Holocene Geologic History of the Clatsop Plains Foredune Ridge Complex*, dissertation, Portland State University 1983; Schultz 230.

⁴Alfred M. Wiedemann, La Rae J. Dennis, and Frank H. Smith, *Plants of the Oregon Coastal Dunes*, Oregon State University (Corvallis 1969), 4; Willard T. McLaughlin and Robert L. Brown, *Controlling Coastal Sand Dunes in the Pacific Northwest*, U. S. Department of Agriculture circular No. 660 (1942), 6.

from very early times. Vacationers and residents from the earliest days of white settlement had referred to the Path as an "old Indian trail."⁵

The Indians who utilized it called themselves "Clatsop." Linguistically and culturally, they were affiliated with the larger population of Chinook Indians who inhabited both sides of the Columbia River from its mouth to The Dalles. From their positions along this all-important artery, the Chinook, and the Clatsops with them, engaged in what amounted to international trade, using their native resources (primarily preserved salmon) as coin, and receiving the wealth of the interior (including slaves) in return.⁶

Like most Native Americans, their economic priorities had more to do with access to resources than with ownership of property: as the seasons changed and prospects of fishing or of gaining other livelihood switched from one locale to another, the Clatsops, like all Northwest Coast tribes, readily pulled up stakes and reconstituted their villages in more favorable locations. Seasonal shifting of residence was the most efficient way of exploiting the resources; it was not random, but done systematically and according to an established pattern.⁷

The first European immigrants in the lower Columbia region were fur traders and trappers who, like the crews of the Lewis and Clark Corps of Discovery in 1805 and the Astor expedition of 1811, kept to their forts and outposts and had little impact on Chinook/Clatsop culture. Smallpox, however, was spread through even minimal contact with Europeans. By mid-century it had decimated the native population.⁸ Among the Clatsops themselves, a census as early as 1851 counted only fifty-four full-blooded Clatsops, eighteen of half blood, and eight slaves. The Clatsop population in 1780 was estimated to have been 300. Smallpox and other imported diseases like Asian influenza had taken a deadly toll.⁹

The major cultural impact came with the immigrant farmers, whose insistence on private property rights often meant that the Indians were excluded from traditional locations crucial to their economy. The village of Neacoxie (Gearhart) was evidently an important seasonal fishing station. An attempt was made in 1851 not only to compensate the Clatsops for expropriated land, but to guarantee their continued access to winter fishing grounds at the mouth of the Neacoxie. The Tansy Point Treaty, drafted by United States agents at the instigation of Robert Shortess, a sub-Indian agent, promised to pay the Clatsops a total of \$15,000 (\$2000 in money and \$13,000 in goods) for their land, and guaranteed fishing rights in Gearhart in perpetuity. All the chiefs of the Clatsops signed the

⁵Schultz 230.

⁶S. D. Beckham, "The Oregon Coast," in Carolyn M. Buan and Richard Lewis, ed., *The First Oregonians*, Oregon Council for the Humanities (Portland 1991) 2-7.

⁷Philip Drucker, "Northwest Coast Indians," *Encyclopedia Britannica* ed. XV (1980) vol. 13 (Macropedia) 251-55.

⁸Miller 21; Hanson 24.

⁹Buel Ward in GHA newsletter, September 1979.

treaty; unfortunately, it was never ratified by Congress, and the Indians neither received payment nor retained their fishing rights.¹⁰

It is still not known whether "Neacoxie" was ever a permanent settlement of the Clatsop Indians. What is certain is that a seasonal fishing community, or string of communities, existed along the elevated eastern bank of the Neacoxie from well north of the present city limits all the way to Little Beach. In addition, there is plenty of oral and archaeological evidence, well into the nineteenth century, of a burial ground on the estuary just east of the Neacoxie's mouth.¹¹ This cemetery became more intensely utilized after the 1860s, when an Indian village in south central Clatsop Plains (near Delmoor Loop Road) was abandoned and the dead were removed to Gearhart.¹²

Settlement and Railroads (1849 to 1890)

Philip Gearhart, eponymous father of the town, set out from Independence, Missouri, with his family in 1848 and arrived in Oregon City in October of that year. Several weeks later he established his household in Clatsop Plains, at first renting a log cabin. The Plains had already been settled to some extent (primarily at the north end) by farmers, the first of whom was Solomon Smith, who had arrived in 1832 and had married the daughter of Cobaway, chief of the Clatsops. In 1851, Gearhart bought a squatter's right in the south Plains for a thousand dollars, using it to create a 640-acre donation land claim; the U.S. patent was granted in 1874. Gearhart increased his holdings by 537 acres in 1859 through purchase from Obadiah C. Motley, and again in 1863 by 571 acres purchased from Jefferson J. Louk [FIGURE 2 (map)]. The entire parcel encompassed all of what is now called Gearhart, as well as a portion of Seaside across the estuary. Philip Gearhart built a home and farm for his family near Marlan's grist mill by Mill Creek, in a sheltered area north and east of the Necanicum estuary.¹³

There are few remains of the new "historical" era in Gearhart, an era of agriculture which was essentially stillborn owing to poor soil and climate. An occasional dairy survived, most notably Ocean Home Farm, whose farmhouse still stands north and east of the city limits [FIGURE 3]. Built on the Condit Donation Land Claim in 1889 by Henry Ober, Sr. (whose son became a Gearhart mayor, and whose great-grandson Randy Curs ran a grocery business in town until 1998), the place was originally named "The Downs." In 1918 it was renamed "Ocean Home Farm" by William and Sara Tagg, immigrants from England who had bought it in 1901.¹⁴ A "home farm", in English village tradition, is the

¹⁰Miller 129-31.

¹¹Minor 1978, 1994; Hanson 37.

¹²Hanson 31.

¹³Marjorie Gearhart Boehm and Jean Gearhart Sandoz, "The Gearhart Family," *Cumtux* (Clatsop County Historical Society Quarterly) 3.1 (1982) 23ff.

¹⁴Nancy Bates, "Ocean Home Farm," *Cumtux* (Clatsop County Historical Society

principal supplier of provender, especially dairy products, to the rest of the village, including the manor house. The name change was then appropriate, since the Taggs sold milk to all of Gearhart and south Clatsop Plains.

South of Clatsop Plains, on the far side of the Necanicum estuary, a settlement known first as "Clatsop Beach," then (after 1882) as "Sea Side," had been growing steadily since the 1850s. There, economic activity based on local resources (farming, logging, fishing, and canning) was supplemented during the summer season by resort accommodations—hotels, taverns, and amusement facilities.¹⁵ To reach Seaside, however, tourists who had made the eight-hour trip by sternwheeler from Portland were required to board a stagecoach at Fort Clatsop and endure a rugged ride through the Lewis and Clark valley, catching their first glimpse of the ocean as they emerged from the hills behind the coastal town. It was an entrepreneur from Astoria, Marshall Kinney, who saw the potential for profit if better transportation were provided, not only to Seaside, but to a new destination Kinney envisioned on the Gearhart estate in south Clatsop Plains.

No stranger to the development game, Marshall Kinney had platted a good number of building lots in Astoria and "New Astoria" (modern Hammond) in the 1880s. He ran a profitable sawmill in Astoria. His major profits, however, had come primarily from the cannery business, in which he had been engaged since the early '70s. In Astoria, and later on in Seaside, Kinney's outfit canned salmon and clams, and even experimented for a time with tinned mutton and beef. His was the second biggest cannery in Astoria; he had built up enough capital to look for a really major investment.¹⁶

A major opportunity was seized when Kinney staked his capital to become an incorporator, with six others, of the Astoria and South Coast Railway, of which D. K. Warren (after whom Warrenton was named) became the first president in 1888.¹⁷ The aim of the incorporators was to secure capital for financing a route to Portland which would proceed southward to the Nehalem River, then eastward toward Forest Grove. What Kinney really cared about was the first leg of the route, the track down through Clatsop Plains to Seaside. And in fact that was the only part of the project ever to be completed.

His trips to Seaside to supervise his new cannery operation by Marlan's mill (which had been abandoned in the late '70s¹⁸) brought him into viewing distance of the Gearhart place; he reached it by an easy walk northward along an ancient foredune—the very dune ridge on which the railroad track would soon be laid. John Gearhart, Philip Gearhart's son and heir, still held most of his father's almost 1800 acres. In August of 1888 John accepted Marshall's offer of \$7000 for 873 acres—the bulk of the Gearhart farm, not including the farmhouse and a few family holdings.¹⁹

Quarterly) 5.2 (1985) 11.

¹⁵Hanson 27-58.

¹⁶Miller 122, 204, 217, 237-41.

¹⁷Miller 156.

¹⁸Hanson 37.

¹⁹Clatsop County Courthouse, Deeds and Records, Vol. 13 of *Deeds*, page 46.

Kinney then turned around and deeded to the Astoria and South Coast Railway Co., in which he himself was a major stakeholder, a strip of land 30 feet wide along the old dune ridge traversing, from north to south, the entire length of the Gearhart property, provided that the Company "will construct a Railroad from Astoria to or near Sea Side ... , and that the construction thereof shall be commenced within six months from the date hereof [Dec. 21, 1888], and that within two year from the date hereof said road shall be constructed across said land."²⁰ Right on schedule, the first spike was driven at Skipanon landing on May 11, 1889, and by the spring of 1890 the 15.6 miles of track to Seaside had been laid. There were thirteen flag stops along the way from Warrenton.²¹ "Gearhart station" was the ninth. Everything had fallen into place.

As the railroad became a dependable means of transportation to Seaside not only for Astorians, but for Portlanders disembarking from the ferry in Astoria, Gearhart began to draw attention as a pleasant landscape for wandering and picnicking.²² Visitors walked or rode the Ridge Path as the principal byway through the dune meadows there; artifacts of early transportation on the Gearhart portion of the Path (e.g., horseshoes, buggy steps, spurs) can still be located occasionally with a metal detector.²³

The Kinney Era (1890-1905)

The planners and platters of Gearhart Park incorporated that traditional thoroughfare into their development scheme in 1890. Marshall and Narcissa Kinney, planning an inspirational "wilderness" park, tried to include as many of the natural features of the place as possible. It was the first planned coastal resort community in the state of Oregon, and it was to provide a sharp contrast with the unplanned development of rowdy Seaside. The Kinney plat of September 11, 1890 embraced roughly the area now bounded by Cottage Avenue on the west, Railroad Avenue on the east, Fifth Street on the north, and F Street on the south [FIGURE 4 (plat map)]. The Ridge Path was enlisted as a sort of *grande promenade* running from north to south through the center of a carefully platted residential area between Cottage Avenue and Neacoxie Creek. Assigned a width of 25 feet, the Path was dedicated in the original plat of 1890 as a pedestrian rather than a vehicular thoroughway—"a path-way or foot-path, to be used for foot travel only."²⁴ The plat did not extend west of Cottage Avenue: the dune meadows were to be left unspoiled.

²⁰Ibid., page 88.

²¹Miller 156; Hanson 59f.

²²Hanson 60f.

²³Personal account of Landmarks Commissioner Roger Hemingway. For an imaginative reconstruction of life in the Gearhart area and on the Ridge Path in the middle of the nineteenth century, see the early chapters of Don Berry's *Trask* (Viking, New York 1960); the book is based on oral tradition as well as historical fact.

²⁴Notarized statement on plat map, recorded Sept. 11th, 1890 at the Clatsop County

First to be constructed in 1890-91 were the essential Park buildings—the railroad depot, the grand hotel on the Ridge Path [FIGURE 5] with its livery stable, and the auditorium. The livery stable, which still stands, probably antedates all other structures in Gearhart Park: in those days, the sheltering of horses for drayage and transportation would take precedence even over the construction of human shelter. Elegant residences for Kinney and his brothers followed within the next two to three years. Still standing are the houses for William Kinney (just off the Ridge Path at the northern boundary of Gearhart Park) and Robert (or Kenneth?) Kinney (Cottage Avenue at A Street). For themselves, Marshall and his wife Narcissa created an ornate mansion with numerous gables and a two-storey turret; that building, at Fourth Street and Ridge Path, did not survive the 1930s. The Portland contractors Jacobs and Plummer were hired for all this early construction.

Walking or driving the surrey eastward from their mansion, Marshall and Narcissa could access the cribbed wooden bridge which spanned the Neacoxie and led to the institutional building which, according to Narcissa's plan, would be a major factor in attracting desirable clientele to Gearhart Park: the Chautauqua Literary and Scientific Circle (CLSC) auditorium. Situated in the midst of a 200-acre forest park, the "Chautauqua house" provided regular entertainment on summer evenings for hotel guests and new Gearhart residents, many of whom could not afford the hotel and lived in tents while their cottages were being built. As in 400 other "Chautauquas" nationwide, musical soirées and dance concerts were featured attractions, along with fiery orators and preachers of the day. John Philip Sousa's famous band played there; and William Jennings Bryan delivered the "Cross of Gold" speech in Gearhart.²⁵

Judging from the photographs, one could certainly call the auditorium an imposing building. It featured the arched entrance and belfry traditional among CLSC buildings across the country. Perhaps unique were the double hip roof and clerestorey, which must have let in a great deal of light to compensate for the shade of the spruce forest [FIGURE 6]. Within 15 years, however, the auditorium was functioning mostly as a convention center.²⁶ The growing popularity of "picture shows", available in Seaside, eventually overwhelmed the Chautauqua movement.

While it was active, the Chautauqua served as a forum for popular or controversial causes; as a leading activist in the Women's Christian Temperance Union, the crusading Narcissa very likely relished the opportunity of using the auditorium to promote her noble agenda. And it is not only in the emphasis placed on the Chautauqua auditorium that the influence of Narcissa Kinney can be felt. She also stipulated that there be included in the deed of every lot sold in Gearhart Park a condition of sale which specified "that the manufacture or sale of malt or spirituous [*sic*] liquors be not allowed thereon, and that said real estate is to revert to us, our heirs and assigns if such use thereof be permitted."²⁷

Court House, and signed by Marshall J. Kinney, Narcissa Kinney, et al.

²⁵Edna-Ellen Bell in GHA (Seale) files s.v. "Interviews".

²⁶Brochure.

²⁷E.g., Clatsop County Courthouse, Deeds and Records, Vol. 22, page 640 (1891).

Narcissa's moral leadership turned out to be so intimidating that the City of Gearhart respected the covenant until seventy-seven years after her death.

The planned contrast with Seaside quickly came to the public notice. The cultured Chautaugua, nestled amid "the wild, unrestrained freedom so vividly suggested by virgin forests,"²⁸ together with the image of the entire Park as a "delightful grove with its romantic walks and drives, its moss-covered velvety surface and all the beauties of beach, meadow and creek"²⁹—in short, "the combined charms of Gearhart Park,"³⁰—were touted to lure a very different sort of tourist and summer resident from the sort attracted to the more citified amusements and accommodations of Seaside. Kinney fully expected to rival all competition with his Gearhart Park. He was right: by the time he sold out his interests to Theodore Kruse in 1905, hundreds of Gearhart Park lots had been purchased.

New living quarters, from humble log cabins (and numerous tents) to more elegant structures, began to appear throughout platted sections of the Park. Gearhart Park was meant to appeal not to an economic elite, but to a cultural elite. Not everyone who appreciated the amenities of Gearhart could afford an expensive lot and an expensive house upon it; the Kinneys made low-priced lots available, and placed no restrictions on the type of structure that could be built. Some summer residents camped for years in a tent while building their own cottage. Even after completing the beach house, they often drew water from neighbors' wells and read by kerosene lamps, obviating the cost of plumbing and electricity.

After Kinney's example, the earliest seasonal homes were built along the Ridge Path. These were generally more modest structures than those built subsequently along Cottage Avenue, the westernmost thoroughfare.³¹ But whether their owners were rich or poor, the houses that sprang up in Gearhart had at least one thing in common: they were all "beach cottages," and therefore radically different from the family home in the city. Gearhart was a place of magic and fantasy, and the cottage needed to reflect that, to provide a cozy environment that harmonized with the "virgin forests" and the "beauties of beach, meadow, and creek."

In the Kinneys' original vision, the dunes west of Cottage Avenue were to be left unspoiled as an essential part of the "park" landscape, the wilderness setting that characterized their resort community. The new century altered that vision—at least in Marshall's case. Shortly after 1900, he began to turn the dunal landscape to a new recreational purpose, a nine-hole golf course. In so doing, he caused a major and irrevocable shift of focus in Gearhart Park. The shift was to the west, and would be permanent. The earlier dream of promenades through stately spruce groves was fading. From now on, golf would be the mainstay of Gearhart's survival as a destination resort.

²⁸Brochure.

²⁹*Daily Morning Astorian* 7/27/1890.

³⁰Ibid.

³¹Gearhart Heritage Committee, report to Gearhart Planning Commission, 1978.

The game is said to have originated five centuries ago in Scotland. Now, there were a good number of Scottish immigrants on Clatsop Plains. One of them, Robert McEwan, had settled there in the 1840s;³² his descendants now live in Gearhart. Local legend asserts that a group of those "Scotsmen" established a four-hole course as early as 1886. What is certain is that Marshall Kinney, on a trip to California in 1900, became enamored of the game, which had only recently reached the west coast. The developer decided to lay out a course adjacent to Gearhart Park for his own amusement and that of any who cared to join him in the game.³³

By the end of 1902, a golf club had formed.³⁴ The Gearhart Golf Links, laid out west of, and alongside of, Cottage Avenue, and taking off in a northerly direction from (current) Pacific Way, was born. A nine-hole course at first, it had expanded to eighteen holes by 1915, doubling its size to 100 acres [FIGURE 8].³⁵ Even before that expansion, the course had been dubbed "the finest in America" by a golf expert (at least according to the 1910 Gearhart Park brochure), and several tournaments were being booked.

The Era of Exuberance: Kruse and Taylor (1905 to 1918)

Theodore Kruse was a very successful Portland restaurateur and caterer. He had major interests in Gearhart going back to 1898, when he had first been hired by Marshall Kinney as summer manager for the Gearhart Park Hotel.³⁶ Kruse was no realtor, but he had a keen sense of what the Lewis and Clark Exposition, an international trade fair held in northwest Portland in 1905, portended for growth and development. He realized that its impact would be statewide, inaugurating a new wave of affluent immigration. The effects would be felt not just in the cities, but in the resort towns to which the new population would flock.

His involvement with the 1905 Exposition was relatively deep. In 1904, he had obtained a concession from the Director of Concessions and Admissions, John A. Wakefield, to operate a "Kruse's Restaurant" on the Exposition grounds at the intersection of the Esplanade and the Bridge of Nations—a most favorable location.³⁷ Participating in the fair's success, he gained a sense of its ultimate impact on his Gearhart interests. During the following year, Theodore Kruse accomplished the purchase not only of the Gearhart Hotel which he knew so well, but of Gearhart Park in its entirety. The Kinney era had come to an end.

³²Hanson 19.

³³*Astoria Daily Budget* 4/27/1900.

³⁴*Morning Astorian* 11/25/1902.

³⁵*Seaside Signal* 2/4, 6/7/1915.

³⁶*Astoria Daily Budget* 5/1/1898.

³⁷Carl Abbott, *The Great Extravaganza: Portland and the Lewis and Clark Exposition*. Oregon Historical Society (Portland 1996) 26 (Map, #38).

Kruse had no interest in preserving the old western boundary of Gearhart Park. After all, Kinney had already violated it with his golf course development, and there was money to be made in ocean views. The Lewis and Clark Exposition was in its last two weeks; the restaurant concession was nearly at an end. On October 2, 1905, the new owner of Gearhart Park registered "Kruse's First Addition to Gearhart Park" with the Clatsop County Clerk in Astoria [FIGURE 9 (plat map)]. The new plat represented a clean break with tradition: it established over a hundred residential building lots in the ocean dunes between what are now D Street and Fifth Street. In their midst stood a huge open space, the site of a hotelkeeper's dream. Kruse's Beach Hotel was to make Gearhart a resort of unparalleled elegance.

By 1906 the first bungalows and Dutch colonial houses had appeared on high-priced lots up on the foredune, where none had ventured to build before. Construction of the Beach Hotel began soon after Theodore Kruse had acquired ownership of the Park. The building was almost complete by the summer of 1908³⁸—just in time for the national financial crisis that paralyzed the banking system and made money tight for the next three years; Kruse found it impossible to finance the finishing touches (furniture, etc.).

By loaning vast sums to key banks, J. Pierpont Morgan narrowly saved the U.S. economy. For Theodore Kruse, however, the rescue came too late. The new hotel stood empty until March of 1910, when the Ruth Trust Company, headed by O. W. Taylor (and possibly abetted by the Hill transportation interests³⁹), took over all of Gearhart Park. The work of completing Kruse's grand hotel commenced immediately;⁴⁰ On Thursday, June 9, 1910, it was opened to the public;⁴¹ a "grand initiatory event" was held on Saturday, June 18.⁴²

The new Gearhart hotel was a proud and unparalleled edifice [FIGURE 7]. It had "no competition as far as excellence of equipment, table, service, and location is concerned."⁴³ For the five years of its existence, it created a huge local industry in Gearhart. Almost all the food for the hotel was produced locally, at a farm that covered the area later occupied by a drive-in theater on the coast highway. The old original Gearhart Park Hotel, that fine Queen Anne-style building on the Ridge Path, was demoted to a residence for the staff of Kruse's hotel and renamed "The Neacoxie." In 1913, it burned to the ground.

Again on the Ridge Path, across the main street from that first hotel, the first post office seems to have stood. It is mentioned briefly in a newspaper account of the 1913 fire, which it survived thanks to the work of the bucket brigade.⁴⁴ A bit farther to the south on

³⁸*Sunday Oregonian* 7/5/1908.

³⁹*Seaside Signal* 4/2/1910.

⁴⁰*Seaside Signal* 4/16/1910.

⁴¹*Seaside Signal* 6/18/1910.

⁴²*Seaside Signal* 6/25/1910.

⁴³Brochure.

⁴⁴*Seaside Signal* 3/20/1913.

the Ridge Path, and just out of reach of the conflagration, stood the first Gearhart schoolhouse (below, p. 21).

Kruse's Beach Hotel hosted many teeming conventions, both inside the main building and on the hotel grounds. One of the most memorable events was the annual encampment of the state militia, the Oregon National Guard, on the field adjacent to the hotel. In 1915, from July 5 to 14, over 650 men set up camp sites there.⁴⁵ Perhaps in anticipation of such touristic invasions, O. W. Taylor, now manager of the "Gearhart Park Syndicate", contracted at last to have Pacific Way paved, from the S. P. & S. railroad station all the way to the hotel on the ocean front. We are told that, on a typical summer day, "the popular thoroughfare [was] crowded with autos and carriages."⁴⁶

Under Taylor's management, the entire Park (and not just the ocean front, as with Kruse) was carefully groomed both for the tourist crowd and for the seasonal residents. Even the lowest-priced parcels of land had grown more valuable: in 1910, the minimum price of a 50' x 100' lot was two hundred dollars.⁴⁷ Taylor recruited the auditorium and the livery stable (which was no longer relevant for the hotel on the ocean front) for community events like the Clatsop County fair.⁴⁸

It was the same livery stable that, in 1912, first housed the horses for the Gearhart branch of James Nicol's Portland Riding Academy. The Academy was managed by Harry Kerron, a partner of Nicol's who brought horses to Gearhart over the same trail used by the Clatsop Plains pioneers to bring their stock to the coast from the Willamette valley—over the Tualatin plains, down the Nehalem river, and finally over Neakahnie mountain. Nicol's best riders rode them all the way, camping out during the trip. The Gearhart Riding Academy quickly became the most popular in the area, probably causing the eclipse of the nearby Seaside Riding Academy.⁴⁹ Alick Wilson ran the Academy for many years after Kerron.⁵⁰

In 1911, managers of the Gearhart Park corporation, in collaboration with the Chicago Managers Association, devised a new promotional use for the auditorium—a 21-day festival dubbed the "Gearhart Chautauqua." Entertainments ranged from performing dogs, concerts, and chorales to speeches by such luminaries as Governor Oswald West. A centerpiece of this "Chautauqua" was Pioneer's Day, attended by children of Oregon's early settlers from all over the state. The events were well advertised throughout the Pacific Northwest, bringing visitors (and prospective landowners) to Gearhart from far

⁴⁵*Seaside Signal* 7/1/1915.

⁴⁶*Seaside Signal* 5/27, 7/29/1915.

⁴⁷Brochure.

⁴⁸*Seaside Signal* 10/5/1911. After 1914 the county fair was moved to Astoria, where it has been held ever since (*Seaside Signal* 10/1/1914).

⁴⁹*Seaside Signal* 9/5/1912.

⁵⁰GHA newsletter, June 1980.

and wide. Free admission to all entertainments, free camping, and free water were special inducements.⁵¹

The auditorium continued to be used for "Gearhart Chautauquas" at least through 1912;⁵² in 1916, we find it functioning as, of all things, a summer movie house;⁵³ but by 1920 it had disappeared.

Against all expectation, Kruse's hotel itself was lost in a conflagration on December 19, 1915. Only the swimming pool building (variously termed the "plunge" or the "natatorium") was spared.

Nor was the hotel the only structure lost to fire in that year. 1915 had seen many new cottages rise both on the ocean front and in the older parts of town. Back in the summer, the *Seaside Signal* had reported names of some of the Portlanders who were having houses built in Gearhart: Max Hirsch, J. H. Henry, Bruce Glendenning, Mrs. R. B. Caswell, H. G. Beckwith, E. Zeller, Mrs. E. K. Beckman, Mrs. George Calberg, E. Jaeger, Isador Lang, the Friedlanders⁵⁴—Gearhart was welcoming, as always, a mixed community of settlers without distinctions based on economic status or ethnic origin. In the month of September of that fateful year, three brand new summer homes burned. The Hirsch cottage was a total loss; the Friedlander cottage next door was badly damaged. A week later, Mrs. Caswell's house burned with a major loss of \$1500. Like the hotel fire, the cause of those conflagrations was never discovered. Some, if not all, were suspected to be "incendiary" in origin.⁵⁵

Summer residents had attempted to make their homes secure during their absence in the winter. Those who could afford it would hire watchmen to conduct daily inspections. That was the case with the Hirsches and the Friedlanders; it seemed all the more suspicious that the safety check on their cottages had been made just hours before the fire started. Those who couldn't afford such measures were careful to establish good relations with the nearest year-'round residents, who promised to keep a watchful eye on the house and to telephone for help if something was amiss.

But vandalism, theft, and fire remained imminent threats during the off-season in Gearhart Park. Whether the mischief was done by kids out on a thoughtless spree, or whether it was maliciously orchestrated by hate groups from outside the community—this will never be known, either in the case of the burned cottages or in the case of the hotels themselves.

The mainstays of the original Gearhart Park project were gone—the Chautauqua house, the grand hotel—even its grander successor on the ocean front. Gearhart east of Cottage Avenue slipped into a shaded slumber.

⁵¹*Seaside Signal* 7/6, 7/13/1911.

⁵²*Seaside Signal* 7/18/1912. In late June of 1915, it accommodated 380 "lady members" of the Kappa Alpha Theta fraternity (*Seaside Signal* 7/1/1915, with photo on p. 3).

⁵³*Seaside Signal* 7/6/1916.

⁵⁴*Seaside Signal* 8/5, 9/16/1915.

⁵⁵*Seaside Signal* 9/16, 9/23, 12/23/1915.

white visitors: before passage of the Public Accommodations Bill in 1953, black travelers could not occupy lodgings where whites stayed.

As the town's first grocer, Jim Cutler supplied provender to permanent and seasonal residents through at least two generations. He was most popular among Gearhart's children, to whom he and his wife showed extraordinary kindness—somehow there were always a few more pieces of candy in the bag than the penny had paid for. Mrs. Cutler was the town doctor for the poorer kids, cleaning and dressing wounds and even performing minor surgery when necessary. If you were badly hurt and had to "lay up" for a week or so, Mrs. Cutler sent you to Mother Gould (Grandmother Gould's daughter), who treated you with the herbs, poultices, and tender loving care of her Clatsop tradition.⁶⁴

Fred L. Hager was a realtor and grower of prize dahlias.⁶⁵ He owned a little house near Little Beach, on the path that now bears his name. From its incorporation in 1918 until 1932, Hager acted as the City's auditor and police judge.

He had already made his mark in the community as a promoter of education. Eight years before incorporation, Gearhart's permanent residents had become numerous enough that an elementary school was needed for their children. In November 1909 the Gearhart school district (#15) was formed.⁶⁶ Dorris Olson, the first teacher, had to be content for the first two years with giving lessons in private homes.⁶⁷ Fred Hager, who had no family of his own, considered the education of Gearhart's children to be a high priority. In 1911, school district clerk Hager received bids for the erection of a schoolhouse, and saw that it was built promptly.⁶⁸ Again, the Ridge Path was judged to be the natural location for such a building; the school was erected there, a block south of the original hotel, in the residential center of Gearhart Park. Restored to its original contours in 1996, the old school still stands (though now as a residence) on the Ridge Path at A Street. Even its belfry has been reconstructed. As to the bell itself, it had been donated at the school's decommissioning in 1949 to Calvary Episcopal Church in Seaside. There it can still be seen in its own tower on North Holladay Drive. Oddly, the bell originally had nothing to do with Gearhart. It bears an inscription honoring the memory of a student at the College of New Jersey (now Princeton University) who died prematurely in the 1880s.

The cultural focus now shifted to the north and west—to the expanded golf course, and to the splendid new hotel which, for a variety of reasons, was built just outside the city limits. A multi-gabled architectural marvel in three stories, it had been designed by Portland architect Morris H. Whitehouse.⁶⁹ Like its short-lived predecessor, it stood proudly on the ocean front, and adjacent to the golf course; but the new hotel was

⁶⁴Smith 15-18.

⁶⁵Doar 11.

⁶⁶*Seaside Signal* 11/13/1909.

⁶⁷Miller 185.

⁶⁸*Seaside Signal* 3/11/1911, 6/20/1912.

⁶⁹Elisabeth Walton in Thomas Vaughan, ed., *Space, Style, and Structure: Building in Northwest America* 377-79. Oregon Historical Society, Portland 1974.

relocated to the north, beyond the regulatory reach of City Hall. O. W. Taylor, successor to Kinney and Kruse, found this convenient, since he owned the land on which the hotel was built. Nor could he help but reflect that, being outside the Gearhart Park plats, the hotel was not restricted by Narcissa Kinney's Alcoholic Beverage Covenant. If Prohibition were ever lifted, the hotel would gain another rich source of revenue.

Economically speaking, the times that followed were a roller coaster ride into the great crash that ended the twenties. Fancy ocean front houses sometimes sold for taxes; humbler cottages, however, continued to be built through the 1920s for both seasonal and permanent residents. Sometimes lots were developed by moving structures from one location to another. An annex which survived the conflagration of the first Gearhart Park Hotel was moved to a nearby lot to become a single-family residence. Other structural transfers took place in the same neighborhood, thus clearing land for commercial development, or for bigger, more modern dwellings. On the ocean front a large residence was moved off the foredune to a more sheltered location across the street, just north of the DeCicco house and its tennis court. Relocation of buildings became an efficient means of preserving them while conserving energy and materials. Even hotels could be moved: the Golf Hotel was moved a block and a half westward on Pacific Way to the ocean front, where it was rechristened "Ocean House." Recycling structures through relocation was a tradition that persisted in Gearhart through the 1970s and '80s.

After the crash of 1929, little or no development took place in the Gearhart area. While the Hotel Gearhart continued to operate as a destination resort for those who could still afford it, the rest of Gearhart became a backwater and, for most of the year, a ghost town. The cost of owning a second home was now prohibitive; many cottages and bungalows were taken by the County in lieu of taxes.

During the Depression, and especially through the winter months, the destitute often sought out areas like Clatsop County where plentiful natural resources and a temperate climate offered a chance at survival. Food was always there for those who could hunt and fish. The dangerous job of felling timber was still available to the able-bodied, and a few tourist establishments like the Hotel Gearhart provided low-wage employment opportunities.

As a virtually abandoned resort town, Gearhart offered housing opportunities to entire families of squatters who were willing to carry water to "their" cottages and to read by kerosene lamps.⁷⁰ Even gypsies came with their brightly painted wagons and dancing bears to camp on the stable grounds at the north end of town.⁷¹ Seasonal homeowners who retained their Gearhart properties sometimes allowed poorer friends and relatives to spend the winter in the family cottage; a bit of work on the old place (a new roof, a garage, etc.) was all the rent that was expected. In 1932 the City Council voted to offer

⁷⁰Smith 24.

⁷¹Ibid. 11.

city work to those who were unable to pay their water bills.⁷² The Gearhart school continued to operate, affording a rudimentary education even to squatters' children.

The Depression caused a significant increase in the permanent population, while the seasonal population declined owing to the difficulty of maintaining second-home ownership. The year-'round population had remained steady between 1920 (pop. 127)⁷³ and 1930 (pop. 125), but by 1940 it had risen to 319 souls.⁷⁴ The influx of permanent residents may have contributed to the preservation of many historic structures: a house that is occupied year-'round is less vulnerable to fire and vandalism, which had always been problems in Gearhart during the winter months.

Beginning in 1935, major changes were wrought in the Gearhart dunes by a team of 150 impoverished young members of the Civilian Conservation Corps. Born in the New Deal era of the National Recovery Administration and the Works Progress Administration—government-sponsored efforts to help the poorest citizens recover from the depression—the CCC came to Gearhart and Clatsop Plains in 1935 to do battle with nature, winning a victory against the shifting sands that finally stabilized the dunes on which the homes on Ocean Avenue had rested so uneasily.

Before the miracle worked by the CCC, it was common for the owners of an ocean-front home to have to dig the sand away from (and sometimes out of) their house before moving in at the start of the season. In many cases, the houses were jacked up—and sometimes more than once—in an attempt to evade the winter encroachment of the dune. Today, basements up to twenty feet high attest to that expensive and often futile effort to outwit Mother Nature.

The Corps went about its task deliberately and methodically. It took six years, but by 1941 the dunes were completely stabilized. First, European beach grass was planted on dune ridges protected from wind erosion by 25 miles of picket fences—actually two fences, 30 feet apart, built of stakes split from cedar felled in Clatsop County. As the sand built up over the planted area between the fences, the stakes were raised to make the dune grow higher. Foredunes were thus eventually established which were high enough to resist the tides of winter and to protect the plains behind from the wind. The CCC finished by planting shore pine and scotch broom in the "deflation plain" east of the new foredune. In that era of the Great Depression, it was the poor boys of the Civilian Conservation Corps who finally saved Gearhart homes from the shifting sands, and made it possible for even more luxurious residences to be built along the ocean front.⁷⁵

The Episcopal summer camp, between the Ridge Path and Cottage Avenue from Second to Fourth Streets, had absorbed the grounds of the old Y.W.C.A. camp. It was to the Y.W.C.A., as a temperance-oriented organization, that the Kinney family had donated

⁷²Doar 19.

⁷³Ibid. 23.

⁷⁴*Astoria Evening Budget* 6/19/1941.

⁷⁵*Thirty-one Years of Progress 1935-1966*, Warrenton Dune Soil & Water Conservation District, Clatsop County, Oregon (1966). *Daily Astorian* 5/26/1977.

(in 1910) the turreted Kinney mansion which now dominated that parcel of land.⁷⁶ In the heyday of the Episcopal camp, the building, variously called "Holiday House" or "Summer School House," resounded with the activities of vacationing children.⁷⁷

Falling into disuse, the magnificent structure was finally (in 1935) dismantled and removed to the southeast corner of Gearhart, across the railroad tracks. The removal was contracted to John Witte, one of the German immigrants who had come to work for the Park corporation in its early days. Salvaging a great deal of the building, he used its materials to build his own house on Oster Road. There it still stands, a fine sturdy bungalow.⁷⁸

The Episcopal camp continued to exist, however, through the eighties of the twentieth century, finally being sold into non-ecclesiastical ownership in 1992. Bishop Walter T. Summer consecrated St. Anne's chapel (on the camp's southwest corner) on June 19, 1927. The chapel, though now a private residence, preserves all its original integrity, though with some easily identifiable external additions. It stands as a monument to the religious thread that runs through Gearhart's history as a resort community, a thread that begins with Narcissa Kinney's temperance crusade.

The blending of religion and recreation in Gearhart are further illustrated in the Baptist mission of James Whitcomb Brougher, the fiery preacher of Portland's White Temple who conducted summer services, first in the dunes, then in the new schoolhouse, and finally in a community church built in 1925-26 by the Gearhart Welfare Society. (That church, the Gearhart Community Chapel, still stands on Cottage Avenue; it is a uniquely interdenominational institution shared by a number of Christian sects.) Again, the Kinney family were instrumental in attracting Rev. Brougher to Gearhart, building him a residence on the Ridge Path (at D Street) in 1904.⁷⁹

A Roman Catholic convent and chapel were constructed in the twenties on Nita Avenue. The chapel (St. Margaret's?) burned to the ground within a year, but the convent continued in use for decades as a place of recreation and retreat for nuns of the Portland diocese. Their presence in town and on the beach, in their somber garb, contributed to Gearhart's unique and picturesque atmosphere during the depression and war years. Lenn Smith remembers their processions down B Street from the convent all the way to the edge of Neacoxie Creek, where they would sit on fallen spruce trees and meditate for hours on end. Bill Berg remembers their walks in a great circle in the fog in front of the Gearhart Hotel.

In the latter half of the twentieth century, the convent passed into the hands of the Episcopal church, and later became a retreat house for Lutheran youth under the name

⁷⁶GHA (Seale) files s.v. "Homes."

⁷⁷R. W. Utzinger, "Episcopal Boys Camp: July 8 to July 15, 1932," *Cumtux* (Clatsop County Historical Society Quarterly) 19.1 (Winter 1999) 19-22.

⁷⁸Personal communication of Adele Witte, 1998.

⁷⁹Evans-Hatch, Inventory forms s.v. 701 D Street; Miller 170.

"Young Life House." Once more the thread of religion ran through a recreational theme in Gearhart.

During the Depression, local functions that promoted the survival of the tourist industry west of Cottage Avenue included conventions, golf tournaments, and equestrian events (first proposed by Aaron Frank in the 1920s⁸⁰). Repeal of Prohibition (1933) finally permitted the hotel to profit legally from the sale of liquor. However, from the mid- to the late thirties the Gearhart Hotel operated at a loss. It was purchased, together with the golf course, by Barney Lucas in 1939, who then sold the hotel separately to a Portland consortium headed by George Braley of the automobile dealership Braley & Graham.⁸¹ In 1943 Marshall Leathers and John Osburn purchased the hotel in anticipation of an influx of families who would be visiting wounded veterans at a proposed naval hospital, and would need accommodation during their visits.⁸² (The hospital was never built.)

The center of town had changed little from its appearance in the twenties, when a City Hall building had been erected on the Ridge Path—on the grounds, significantly, of the first Gearhart Park Hotel.⁸³ Despite apparent need, there was no attempt at formal organization of a fire department until 1937, when the Gearhart Volunteer Fire Department was formed under the leadership of Harold Tyberg, the first fire chief. Prior to that date, however, a volunteer fire brigade had existed: this was noted on the 1921 Sanborn fire insurance map.

World War I had already seen troops training on the Gearhart golf course. Army tents were pitched throughout the area north of town, and remains of a bunker are said to be located by or under the 14th tee. Military activity in Gearhart, however, lasted only for a season; American involvement in that Great War had been short-lived.

During the much longer years of World War II, coastal Clatsop County, like the rest of the west coast, was considered vulnerable to attack from the Japanese and other enemy powers. As a beach community, Gearhart played its part in protecting the shore from hostile incursions. The City Attorney, Tom Chave, was granted leave to join the Civilian Air Patrol. The Coast Guard (then under the Navy Department) took over the old stable (Nicol's Riding Academy) to house horses used during a nightly mounted beach patrol. Trained Coast Guard dogs often accompanied those patrols; they were kept in kennels just north of the stable. Some officers were housed in the Ocean House at the head of Pacific Way, where the beach entrance was closed.⁸⁴

On the first night of spring in 1942, a Japanese submarine, the *I-25*, fired seventeen shells at Clatsop Beach. It is not clear whether its commander, Meiji Tagami, knew exactly what sort of coastal defenses lay near the mouth of the Columbia. The shells exploded at

⁸⁰Doar 23.

⁸¹*Astoria Evening Budget* 3/12/1939; *Daily Astorian* 4/26/1973.

⁸²*Astoria Evening Budget* 6/22/1943.

⁸³*Astoria Evening Budget* 4/1/1924.

⁸⁴Dick Fettig's account in GHA (Seale) files s.v. "Events;" Laura Schroeder's *ibid.* s.v. "Hotels." See also Webber 87-89.

various locations from Fort Stevens (twelve miles north of Gearhart: a major military installation since the Civil War) to Sunset Beach, where Camp Clatsop (now Camp Rilea) was located.⁸⁵

The war industries of the World War II era (the Astoria shipyard, Fort Stevens, Camp Clatsop) brought the ratio of seasonal to permanent residents in Gearhart down to an all-time low of 4 to 6, a ratio which sustained itself well past 1950.

In 1944, City Council member Lesley Miller, as head of the "post-war planning committee," lobbied successfully for the City's acquisition of a ball field for Gearhart kids—the old Chautauqua park land near the entrance to town. The County deeded that large tract to the City on June 7, 1944. Five years later, owing in large measure to the efforts of Gearhart resident (and future Oregon governor) Bob Holmes, with help from Dick Schroeder, it became the site of a new school.

On the west end of town, at the head of Pacific Way, Mrs. Miller advocated the establishment of another park. Now known as "Dune Meadows," it was her favorite project. Her dream was that the people of Gearhart would have "a place to play baseball, football, have a picnic, or just sit, relax and watch the sunset," a place where "condominiums will never be built."⁸⁶ The dream was realized in 1947 when the City acquired from Clatsop County the land on which Kruse's grand oceanfront hotel, together with its "natatorium", had stood until the fire of 1915. This transaction (which cost the City of Gearhart all of one dollar) fulfilled Lesley Miller's vision of a park complex stretching along the ocean front north of Pacific Way: during the previous year (1946), the City had successfully negotiated the purchase of all the land in front of the north Ocean Avenue homes. This large parcel was the last vestige of the old Gearhart Park corporate holdings, and was sold to the City of Gearhart for \$3500 by Robert Taylor, descendant of Marshall Kinney's successor.⁸⁷

The end of the war had not meant a reduction in Gearhart's permanent population. Many who had come to work in war-related industries found other employment in Clatsop County, mainly Seaside and Astoria. More and more, Gearhart became what it was to be for another three decades: a "bedroom community" of primarily year-'round residents who worked in the still prosperous local industries—timber and fishing above all, with tourism and government (including education) not far behind.

Barney Lucas, who had purchased the Gearhart golf course in 1939, platted a portion of it for residential development in 1946: new homes sprouted gradually for three blocks

⁸⁵Bert Webber, *Retaliation: Japanese Attacks and Allied Countermeasures on the Pacific Coast in World War II*, Oregon State University Press (Corvallis 1975) 53-62. Thanks to Gearhart Historic Landmarks Commissioner and military history enthusiast Roger Hemingway for notice of Webber's work.

⁸⁶GHA newsletter, December 1975.

⁸⁷Clatsop County Courthouse, Deeds and Records, vol. 193 p. 9, vol. 189 p. 226; GHA newsletter, June 1979.

north of Pacific Way.⁸⁸ (The golf course itself had been extended northward beyond Gun Club Road.) Unlike the cottages of old Gearhart, the new houses were double-walled structures built for year-round residency, with amenities like closets and central heating. Still standing in the midst of its new neighborhood, the old Caddy House, built when the golf course was new, began to look odd, incongruous, and obviously Victorian.

⁸⁸GHA newsletter, April 1980. Compare FIGURE 12 with FIGURE 13.

HISTORIC PROPERTIES LIKELY TO BE FOUND

INTRODUCTION

In 1978, Bunny Doar, Doris Ferguson, and Ron Honeyman of the Gearhart Heritage Committee, with the advice and assistance of Dr. Edward Harvey of Astoria, conducted a historic resources survey of the entire town, using tax assessor's maps and data. Results were broken down into five periods: 1890-99, 1900-09, 1910-19, 1920-29, and 1930-39. At the same time, the Heritage Committee ascertained that the Assessor's records were frequently unreliable, and that in a disturbingly large number of cases the houses could be shown by family records to be much older than the dates assigned by the Assessor.

In 1992, successful application was made for the inclusion of the Latourette House (D Street at Ridge Path) in the National Register of Historic Places. This house, built in 1892 in the Queen Anne style, is certainly one of the oldest buildings in a town that can still boast many structures from the turn of the century and before.

Gearhart's comprehensive land use plan (1977) was revised in 1992 to comply *inter alia* with Statewide Land Use Planning Goal 5, which requires local jurisdictions to protect properties which have been entered into the National Register of Historic Places, including properties within the bounds of National Register districts (which so far have not been formed in Gearhart).⁸⁹ The Gearhart City Council subsequently (1995) appointed a Landmarks Commission to oversee that protection.

In 1998-99, Evans-Hatch & Associates, guided by the first edition of this *Historic Context Statement* (February 1998), undertook a Historic Properties Inventory within the area encompassed by the original (1918) city limits of Gearhart. Thanks to that survey, we are now able to distinguish two major periods in the development of Gearhart Park (1890-1905 and 1905-1918), to recognize the different resource types associated with each period, and to identify their areas of concentration. Analysis of those two periods brings an understanding of how events of statewide significance (e.g., the 1905 Lewis and Clark Centennial Exposition) influenced and shaped Gearhart's historic context.

⁸⁹Oregon Revised Statutes 197.772 specifically exempts National Register Properties from the owner consent provision, a provision which allows owners of historically or culturally significant properties to refuse local designation. After a property owner refuses local designation for a historic property, any permit for demolition or modification of the property must be delayed for 120 days. Properties listed in the National Register are not subject to withdrawal from the National Register upon request except in certain limited circumstances stipulated in federal rules. National Register properties, therefore, are subject to protection under local ordinance. Oregon Administrative Rules 660-23-200 specify how local governments are encouraged to promote the preservation of historic and cultural (or "Goal 5") resources in the planning process.

RESOURCE TYPES AND DISTRIBUTION

It was the topography of the Gearhart area itself—river, parallel dunes, ocean beach, estuary, and an axial trail—that provided a context for all phases of human settlement. For the Indians, the dune ridge east of the Neacoxie had been a place of work and habitation. The salmon resource of the river nourished the body, while the sacred places at its mouth served for worship and burial. The Kinneys' development owed its success to a judicious use of that same topography for recreation, edification, and settlement. While early Gearhart Park emphasized wilderness enchantments, appealing to the "rusticating" mentality of the late nineteenth century, Kruse and his successors transformed Gearhart into a bustling destination that was no longer a primeval forest park, but a seaside resort with all the amenities.

The remains of human settlement before 1890 are few and far between. By comparison, the earliest period of Park development is well represented in a number of surviving residences and in at least one commercial structure (the Gearhart Hotel livery stable on Pacific Way); all are more or less linked through connection with the Ridge Path. The "exuberant" era, with its own architectural styles, is evoked in a larger quantity of structures grouped mostly on the ocean front. A few structures from the post-1918 era are remarkable for their style (e.g., the Henningsen lodge and the Cutler building) and contribute to the uniqueness of surrounding neighborhoods.

Despite the obvious need to differentiate "time frames" in the Gearhart historical context, it is important not to lose sight of the overall **theme**—that of recreation—which connects all periods from 1890 up to the present day. Even through its phase as a bedroom community in the 1960s and '70s, "Gearhart by the sea" was still known primarily as a resort town.

A **sub-theme** also runs as a subtle current throughout Gearhart history from the beginning—that of religion. It was a place of myth and sacred ritual even for the Indians; the Neacoxie's mouth provided a dwelling for ancestral spirits. For Narcissa Kinney, the Ridge Path was a place of procession toward the Chautauqua house, where the soul might be edified by an uplifting sermon or temperance lecture. The Kinneys fostered organizations like the Y.W.C.A and the Baptist church, which in their turn helped to generate other forms of religiosity in Gearhart (the Episcopal camp, the Community Chapel, Young Life) and created an atmosphere in which worship and weddings might be held in the dunes, and in which nuns, rabbis, and *roshis* might pray and meditate in full public view.

It might be too fanciful to suggest that there is a "spirit of the place," a *genius loci* in Gearhart's natural surroundings that provides a context for religious feelings. A more realistic view might take into account Gearhart's origins in a Victorian culture which held pure recreation, pure pleasure to be shameful unless tempered by a worshipful attitude. Whatever the case, some account of religion must be taken in identifying the Gearhart historic context. That sub-theme will be discernible in several resource types at hand, as the following list will indicate:

Natural feature/stream. The Neacoxie river runs through Clatsop Plains from north to south, draining the deflation plain between the Ridge Path and the dune ridge once occupied seasonally by Clatsop Indians. For the latter, the stream was primarily a source of food (Coho salmon); in the historical period, it has been a focus of recreation. As the twentieth century brought increased population to Clatsop Plains, the Neacoxie was dammed, diverted, and culverted to the point of losing much of its original volume. In Gearhart, however, the incoming tide still swells the Neacoxie as far north as Seventh Street. Its mouth is at Little Beach, where it joins the Necanicum, the Neawanna, and Mill Creek to form the Necanicum estuary. Little Beach had religious significance for the Indians, and has played a vital role in family recreation for five generations of Gearhart residents.

Pedestrian trail. The Ridge Path is a central artery running through all of Gearhart's historic context, bearing vehicular traffic before 1890, and pedestrians in every period. As a sort of north-south axis separating woods from dune meadows, it became a natural feature to be incorporated into the design of Gearhart Park, and a link connecting the earliest Park properties.

Site (archaeological, burial, ceremonial, village). There have been two previous archaeological surveys of the Gearhart area, both done by Rick Minor (University of Oregon and Heritage Research Associates). The first (1978) identified a number of buried Indian middens (community refuse deposits) along the east bank of the Neacoxie and predicted the most likely areas for future investigation.⁹⁰ Minor's second expedition was an exploratory one completed in 1994 for a prospective developer of estuary land at the mouth of the Neacoxie; the land was believed to contain Native American burials.⁹¹ Evidence of burial was turned up, but the most imposing remains were those of a village of the 12th century A.D.⁹²

Farmhouse. The principal residence of Ocean Home Farm (1889) still stands north of the city limits at the edge of the Gearhart Urban Growth Boundary. Application was made in 1978 for inclusion of Ocean Home Farm in the National Register of Historic Places; because of the building's extensive alteration resulting from a fire, it was determined by the

⁹⁰Rick Minor and Katherine Anne Toepel, *An Inventory and Evaluation of Archaeological Resources in the City of Gearhart, Clatsop County, Oregon*, University of Oregon Department of Anthropology (Eugene 1978).

⁹¹Hanson 31, 37, 39.

⁹²Rick Minor, *An Assessment of Archaeological Resources within the Proposed Sahhalie Condominium Project Area, Seaside, Clatsop County, Oregon*, Heritage Research Associates (Eugene 1994).

State Advisory Committee on Historic Preservation not to meet the criteria for evaluation. The property should now perhaps be re-evaluated for National Register potential.⁹³

Railroad station. There is apparently no trace of the original Gearhart Park station built in 1890-91. Its successor, built in 1907 and remodeled in 1911, has been located as a private residence on Pacific Way near the site of the railroad tracks. In addition, the station-master's house (1913?) has been relocated to adjoin the residence.⁹⁴

Livery stable. This type of structure, once common and central to all Oregon cities, is now extremely rare. Most livery stables have been removed generations ago to clear the way for downtown development. Gearhart's survives, however, thanks to its use from 1912 to the late fifties as a **riding academy**. It originally served as the stable for horses and vehicles conveying passengers and baggage from the **railroad station** to the 1890 Gearhart Hotel, to which it stood in close proximity. It may be the earliest structure from the Kinney era.⁹⁵

School. Gearhart's first schoolhouse, restored to its original contours (complete with belfry) in 1996, was built on the Ridge Path in 1912. It stands as a landmark of the "exuberant" period, when Gearhart Park teemed with tourists and new homeowners, and required the efforts of a growing number of year-round residents to manage. The permanent population became so large that a separate Gearhart school district had to be created (1909) and a schoolhouse built. Until the Community Chapel was built in 1925-26, the schoolhouse doubled as a Baptist mission on Sundays during the summer, with services conducted by the renowned James Whitcomb Brougner.⁹⁶ Oral tradition suggests that an additional building, now the Trail's End Art Center, was moved to the school grounds west of the schoolhouse some time in the twenties. Used as a **gymnasium** in the thirties, it was remodelled to contain classrooms in the forties. An intriguing possibility is that this annex, before its association with the school, had been built in 1911 as a studio building for the Pacific Coast Art School, which stood on (present-day) Pacific Way.⁹⁷ In any event, the annex shows outside plumbing attachments, which betokens a date before the advent of indoor plumbing in Gearhart.⁹⁸ After the new Gearhart school was built near the highway in 1949, the old schoolhouse and its annex were sold into private ownership, though the school district still retains the surrounding vacant land.

⁹³Above, p. 15f.

⁹⁴Evans-Hatch s.v. 1380 Pacific Way.

⁹⁵Evans-Hatch s.v. 774 Pacific Way.

⁹⁶Miller 170.

⁹⁷*Seaside Signal* 7/27/1911; Evans-Hatch s.v. 656 A Street.

⁹⁸Observation of Gearhart resident Bob McEwan (b. 1922), who attended the school as a child.

Golf course. Established by Marshall Kinney at the turn of the century, the Gearhart Golf Links is the second-oldest golf course in Oregon. It was expanded in 1915, the late twenties, and 1945. Three blocks at the south end of the original course were sold for development beginning in 1946; flanking this land on the west was Nita Avenue (platted, though never developed), where the 1906 **caddy house** still stands.⁹⁹

Restaurant. Badger's Chicken Dinner Restaurant stood on the Oregon Coast Highway near the **railroad station** where William Badger had worked, transporting vacationers and their luggage, when he first came to Gearhart in 1915. William & wife Emma lived in the upstairs and back of the still extant building. Badger built the bungalow in 1922, the year he ran unsuccessfully for Gearhart City Council.¹⁰⁰ He ran again successfully in 1934 and 1936, but his partial term on the Council in 1918 had already made him the first African American to hold public office in the state of Oregon.¹⁰¹

Church. St. Anne's Chapel (Carpenter Gothic style) on north Cottage Avenue, erected in 1927 in association with the Episcopal church camp (formerly **Y.W.C.A. camp**), remains in an excellent state of preservation, though now as a private residence. Also worthy of note, though not yet inventoried, is the Gearhart Community Chapel, completed in 1926 and still in use as a place of worship.¹⁰²

Convent. Built in the twenties (at the intersection of Nita Avenue and B Street) as a recreational and retreat house for nuns of the Diocese of Portland, the present Young Life House preserves its original contours and is very representative of the Arts & Crafts architectural style.¹⁰³

Store. Cutler's Market, a grocery built in 1931 by the popular Jim and Peggy Cutler, stands as one of the very few old commercial buildings still in use in Gearhart's town center. During the seventies the building served as a post office; it subsequently became a delicatessen and now stands as a bakery and café.¹⁰⁴ Also worthy of note is the commercial building now occupied by Cynthia Anderson's Antiques. Once "Pop's" sweet shop, it may date from the heyday of Gearhart Park.

Recycled structure. The physical remains, though not the contours, of Marshall and Narcissa Kinney's mansion at 4th Street and Ridge Path are to be found on the east side of

⁹⁹Evans-Hatch s.v. 0 Marion Avenue and s.v. 398 2nd Street.

¹⁰⁰Evans-Hatch s.v. 3359 Hwy 101.

¹⁰¹Above, p. 25.

¹⁰²Above, p. 29f.

¹⁰³Evans-Hatch s.v. 220 Nita.

¹⁰⁴Evans-Hatch s.v. 601 Pacific Way.

town, on Oster Road. Many of the original appointments of the mansion (doors, windows, etc.) are still to be discerned there.¹⁰⁵

Residences. The overwhelming majority of structures in Gearhart are and always have been residential. In their listing of 42 historically significant houses, Evans-Hatch cite a number of properties which collectively capture the flavor of the two development eras of Gearhart Park.¹⁰⁶ They are here briefly listed; the reader is encouraged to consult the details in *Gearhart Historic Properties: An Inventory*:

The Kinney Era (1890-1905). Evans-Hatch found seven structures along the Ridge Path which, regardless of their individual dates, are stylistically associated and more akin to the earliest development phase than to later periods:

Latourette House	SW corner, Ridge Path at D St.	1892	Queen Anne style
William Kinney House	656 5th Street	1893	Queen Anne style
"Sea Lyft" (Wills/Shaw)	702 D Street	1898	Queen Anne style
Brown/Wills/Lovell House	703 C Street	1890s	Vernacular style
Brougher House	701 D Street	1904	Vernacular style
Turner/Roberts House	702 3rd Street	ca. 1915	Vernacular style
"Shingled Inn" (Ford House)	698 7th Street	ca. 1920	Vernacular style

Also to be associated with the Kinney era are a number of houses along Cottage Avenue. The Duffy House (101 South Cottage) is the only one so far inventoried.¹⁰⁷ The Duffy family has evidence that it dates from the mid-1890s and was probably built by Marshall Kinney for one of his brothers.

The Exuberant Era (1905-ca. 1923). Evans-Hatch, who named the period of energetic development under Kruse and his syndicated successors (Taylor *et al.*) the "era of exuberance," list the following representative houses and styles, which tend to be grouped on or toward the ocean front, i.e., in Kruse's new additions to Gearhart Park:

Hamblet/Holt House	294 S. Ocean Ave.	ca. 1907	Dutch Colonial
Fisher/Eldridge/Blitz House	235 S. Ocean Ave.	ca. 1909/10	Bungalow
Linthicum/Davis House	334 S. Ocean Ave.	ca. 1910	Shingle
Hamblet/Koehler House	254 S. Ocean Ave.	ca. 1910/11	Bungalow
Haradon House	101 5th Street	ca. 1912	Bungalow
Isherwood House	406 N. Ocean Ave.	1913	Dutch Colonial
Hamblet/Farrell House	101 3rd Street	1913	Dutch Colonial
Marshall House	366 N. Ocean Ave.	ca. 1913	Dutch Colonial
Levy House	502 S. Ocean Ave.	ca. 1913	Shingle
Hovendon House	624 S. Marion Ave.	ca. 1913	Bungalow
Hamblet/Wilcox House	276 N. Ocean Ave.	ca. 1914	Bungalow
Warren House	494 S. Ocean Ave.	1916	Bungalow
Hirsch House	544 S. Ocean Ave.	1916	Arts & Crafts
Lang House	198 3rd Street	1916	Arts & Crafts

¹⁰⁵Above, pp. 18 & 28f.

¹⁰⁶Evans-Hatch 9-13.

¹⁰⁷Evans-Hatch s.v. 101 S. Cottage.

Little Beach presents enough anomalies to require a separate category. Though the neighborhood of G and H Streets was platted in 1893 as Kinney's first addition to Gearhart Park, the houses there date from all periods in Gearhart history. Structures tend to be tall and narrow in order to fit on the smaller (40' X 100') lots: those lots were presumably more affordable than the larger ones to the north. There is evidence that Little Beach families tended to be less affluent than other Gearhart Park property owners, and for the most part not a great deal is known about them.¹⁰⁸ In any event, the Clatsop County tax assessor was extremely slow in catching up with new structures in that neighborhood. For that reason, dating the properties there is quite difficult, and sometimes impossible. The Moser House, for example, does not appear on the assessor's records until after 1910; but for the date "1898" (the first of a series of annual dates) scratched with a diamond ring on one of its window panes, the year of its erection might never have been known. Many of the inventoried structures appear to date from soon after the First World War:

Moser House	661 Hager Ave.	1898	Vernacular style
Tennant House	790 G Street	ca. 1913/21	Vernacular style
Harkson House	786 G Street	ca. 1915	Vernacular style
Larson House	750 G Street	ca. 1919	Queen Anne style
Krog/Hansen House	762 G Street	ca. 1920	Vernacular style
Henney House	725 G Street	ca. 1922	Vernacular style
Burgess House	732 G Street	ca. 1925	Vernacular style
Matson/Newell House	749 G Street	ca. 1925	Vernacular style
Henningsen Lodge	715 H Street	1936-37	Danish rustic (Arts & Crafts)

QUANTITY OF HISTORIC RESOURCES

At this moment in its history, Gearhart can still be said to abound in historic buildings, but most of those are residential. Many commercial buildings which once stood in Gearhart—the ice cream parlors, candy stores, skating rink, and hardware store that lined Pacific Way across from City Hall; the canneries on A Street and Sixth Street; the lumber yard, plumbing supply shop, and numerous groceries—have vanished. The few commercial buildings from the Park and early City eras which still stand include the first hotel's livery stable, Cutler's grocery (now the Pacific Way Café), and Badger's Chicken Dinner Restaurant on the Coast Highway (now a residence). Finally, the grand hotels which once distinguished the town are gone: the third Hotel Gearhart was demolished in 1972 to make way for condominiums.

As for historic residential structures, a number of factors account for their preservation until now:

1. The fact that many houses have remained in the same families for up to five generations. This has promoted an active interest in preserving homes and neighborhoods connected with long-standing traditions.

¹⁰⁸Evans-Hatch 13.

2. The City's doubling of the minimum building lot size two decades ago. This prevented subdivision of old family lots which would have resulted in the crowding of new structures next to old, leading to incongruities within historic neighborhoods and possible demolition of old buildings.

3. Advocacy for recognition and preservation of historic resources on the part of the Gearhart Heritage Committee and the Gearhart Homeowners Association.

Despite the above, other factors now pose a growing threat to historic residential structures. With property values skyrocketing in recent years, many of the older families are selling their beach houses to avoid increasing tax burdens. New owners, recognizing only the monetary value of the lot, and failing to appreciate the historic value of the structure, may demolish the house in order to build a new home with "all the conveniences." Within the past three years, two homes in Gearhart's oldest neighborhoods have been donated to the Fire Department for burn practice. Both were solid, viable structures which had historic value in themselves, and contributed greatly to the historic character of the surrounding neighborhoods. Again, only the lots were considered valuable; the houses had value only as tax-deductible gifts to the GVFD.

The situation is exacerbated by the growing trend toward replacement not only of the permanent population, but also of the traditional seasonal population, with wealthier seasonal residents who have little consciousness of historic Gearhart traditions. Approximately 60% of all residences in Gearhart are now seasonal. This percentage is expected to rise, keeping pace with the current trend up and down the Oregon coast. (An example close to home: in Cannon Beach, just ten miles south of Gearhart, the number of seasonal homes has now reached 70% of the total housing stock.)

Residents may wish to remodel their homes so extensively that the expense of keeping the original structure becomes prohibitive. Official recognition of a historic structure, however, qualifies a property for exception from some building code requirements (1994 Uniform Building Code/Structural Specialty Code, Section 3403.5).

CRITERIA FOR EVALUATING HISTORIC PROPERTIES

INTRODUCTION

Gearhart is the earliest planned resort community on the Oregon coast. Thanks to its current state of preservation, it still exhibits the core characteristics of its original design. Preservation efforts should be directed primarily toward identifying, distinguishing, and enhancing those original characteristics so that the unique historic qualities of the town as a whole may be seen and appreciated by future generations.

Toward that end, two criteria should be considered in evaluating a historic property or group of properties. The first is the property's significance—its association with historical patterns or with significant persons; the degree to which it exhibits unique architectural merit; and/or its potential for yielding historic information. The second criterion has to do with the integrity and condition of the property.

SIGNIFICANCE

ASSOCIATION WITH HISTORICAL PATTERNS. Gearhart was created for residents of large metropolitan areas (above all, Portland) who had enough disposable income to afford a summer sojourn, or even a summer house, in an idyllic environment. Gearhart Park was a milestone in the maturation of Portland culture and society. Nearly forty years had passed since the great mid-century migrations. No longer a community of hard-working pioneers, Portlanders by 1890 had developed appetites for leisurely pursuits with an emphasis on fashionably "rustic" surroundings. The developer of Gearhart had a vision (fresh sea air, forest promenades, boating on a quiet stream, Chautauqua evenings, a luxury hotel) which answered to those appetites. The same developer made the necessary transportation available from the metropolis to the seacoast retreat, opening a railroad from Astoria to Gearhart in conjunction with the ferry from Portland to Astoria. Gearhart is a monument to those dramatic new developments in Pacific Northwest civilization; its creation and layout as a resort community should be inventoried among the historic artifacts of the period.

The second phase of development in Gearhart Park, the Kruse/Taylor "era of exuberance," bears its own relationship to historic developments in Oregon. The wave of affluent immigration spawned by the 1905 world trade fair in Portland (the Lewis & Clark Centennial Exposition) was bound to affect Gearhart, rousing it from its sylvan slumber to a new role as a full-blown ocean resort. Suddenly the empty dunes were invaded by realtors and carpenters; new and expensive styles of architecture confronted, in a defiant row, the boundless sea.

ASSOCIATION WITH SIGNIFICANT PERSONS. A number of people whose actions or initiatives had significant local, state, or national impact during the last half of the 19th century and the first half of the 20th are associated with buildings in Gearhart. A tentative list follows:

Credit for the vision of Gearhart Park belongs to **Marshall and Narcissa Kinney**. While two residences commissioned by Marshall still stand (the earliest in dire need of preservation),¹⁰⁹ the three major structures built according to the Kinneys' instructions—the first Hotel Gearhart, the CLSC auditorium (Chautauqua), and the Kinneys' own mansion off the Ridge Path—are known only from photographs (the sole exception being the Hotel Gearhart's livery stable, still extant). The layout of the town itself, however, with the Ridge Path as the main pedestrian thoroughfare, can be attributed with solid documentation to the Kinneys. Narcissa (1854-1903) is by far the more colorful figure: ardent WCTU lobbyist and lecturer throughout Oregon and Washington, she was known as "the good saint of art and literature" in Astoria, where she assisted in establishing a public library.¹¹⁰

Among the houses built by Marshall Kinney for his brothers,¹¹¹ William Kinney's Queen Anne-style home, now in desperate need of repair, was maintained for years after William's death by his widow **Mary S. Kinney**. A descendant of pioneers who crossed the plains in 1846 (her great-grandmother founded Pacific University in Forest Grove), Mrs. Kinney graduated from Willamette University in Portland and celebrated her wedding on the front porch of the Gearhart house in 1893. A woman of boundless energy, she found time not only to run her husband's business and to raise four children, but to represent Clatsop County during several terms in the Oregon House of Representatives and Senate.¹¹² She took an active part in the Young Women's Christian Association (Y.W.C.A.), the Astoria Woman's Club, and the Red Cross.

Another important personage whose home still stands in Gearhart is **William Samuel Badger** (1878-1953), the first African American to hold public office in the state of Oregon.¹¹³ Additionally, he was the only black ever to hold municipal office in Clatsop County, even to this day. The Badgers' commitment to the Gearhart community, and to residence in Clatsop County, should be measured in the light of frequent Ku Klux Klan bonfires and tumultuous Klan rallies in nearby Astoria during most of their lives.

¹⁰⁹Evans-Hatch s.v. 101 S. Cottage Avenue & 656 Fifth Street.

¹¹⁰Obituary, GHA (Seale) files 921 K55 (1903).

¹¹¹Above, pp. 18 & 38.

¹¹²*Sunday Oregonian* 2/8/1925.

¹¹³Above, p. 25.

A fiery Baptist preacher and star of the Cautauqua circuit up and down the west coast was **James Whitcomb Brougher**. His summer ministries in Seaside and Gearhart earned him a cottage on the Ridge Path.¹¹⁴ Built in 1904, it still stands; its preservation deserves advocacy. His son, James Whitcomb Brougher, Jr., of Glendale, California, also a Baptist minister and well into his nineties, continues to own the house.

In his culinary textbooks, internationally renowned master chef **James Beard** (1903-1985) often alludes to his family home in Gearhart.¹¹⁵ It still stands at Marion Avenue and E Street.¹¹⁶

The home of prominent Oregon activist and philanthropist **Lesley E. Miller**, together with its principal outbuilding, the "Strawberry Cottage," still stands on 7th Street west of Ocean Avenue.¹¹⁷ Apart from her tireless efforts to acquire park land and otherwise benefit the City,¹¹⁸ Mrs. Miller pursued good causes on the local, state, and national levels. She founded the League of Women Voters of Clatsop County. She had friends in high places, and thought nothing of lobbying a senator, a congressman, or a governor personally. Her work for UNESCO brought her to the international arena, but still represented no more and no less than her overriding concern for the lives of children—the same concern that brought her into frequent interaction with Gearhart kids. In 1961, she bought and renovated an old complex of commercial buildings west of the Gearhart Market—a complex that now houses, among other businesses, Cynthia Anderson's Antiques.¹¹⁹ Mrs. Miller established there a community cultural center which included a library, a meeting room, and an arts and crafts area. For a time, then, in the sixties, the derelict commercial building became a place of growth and education.¹²⁰ At her 1975 memorial service in Dune Meadows park on the ocean front—a park that she had almost single-handedly brought into being—a marble bench bearing her name was installed.

UNIQUE ARCHITECTURAL MERIT. The Latourette House, still the only Gearhart property on the National Register, is a full and outstanding representative of the Queen Anne architectural style.

Another unique residence is the Henningsen Lodge with its outbuildings, built in 1936 with hand-hewn timbers in the style of his native Denmark by Carl Lolk.¹²¹ Dubbed

¹¹⁴Above, p. 29.

¹¹⁵E.g., *Delights and Prejudices* (Collier 1990) 205-37.

¹¹⁶Evans-Hatch s.v. 498 E Street.

¹¹⁷Evans-Hatch s.v. 124 7th Street.

¹¹⁸Above, p. 31.

¹¹⁹Above, p. 37.

¹²⁰Personal communication of Caroline Ward regarding Lesley Miller, 1998.

¹²¹Evans-Hatch s.v. 715 H Street.

Ankersminde ("In Memory of Anker") in honor of a forebear of the Danish Henningsen clan, the Lodge may have been designed by one or more of the Henningsens.

Pietro Belluschi, a prominent Portland architect, designed the Kerr house, which stands in the Gearhart Palisades, in 1948.¹²²

Other unique buildings may yet be identified, among them perhaps the survivor of the disastrous Vanport flood of 1948, located on 3rd Street between Cottage and Marion Avenues. The community of Vanport, so named because of its location on the banks of the Columbia between Vancouver, Washington and Portland, was built after World War II to provide low-cost housing for veterans and their families. It held historic significance as the first intentionally interracial community in Oregon. Soon after its completion, however, Vanport was wiped out by the river, its families—all of them first-time homeowners—stranded. The simple little house on 3rd Street may have been rescued from the Columbia as it floated downriver, and resettled in Gearhart. In its front yard stands a line of hand-hewn stones taken from the Portland hotel (demolished in 1950); in its back yard is a unique above-ground bomb shelter from the fifties. There may be at least one other Vanport house in town (on D Street?).

PROPERTIES YIELDING HISTORIC INFORMATION. Unexcavated middens and burial sites in the Gearhart area are prime candidates for sources of new information on local prehistory (their locations are noted in the archaeological survey deposited in City Hall). Indian graves and the cultural objects associated with them are protected under Oregon Revised Statutes 97.740ff. Disturbance of such sites is expressly prohibited except in the case of a tribal-sanctioned investigation conducted under State permit by a qualified archaeologist. This law stipulates procedures for re-interment of burial remains, even those discovered inadvertently, and it sets forth penalties for violation of the law and the right of Indian tribes to bring civil action against alleged violators of the law. Holders of land, whether public or private, containing areas of high probability for discovery of prehistoric or historical archaeological resources need to be aware of ORS 358.920, which expressly prohibits unpermitted disturbance of archaeological sites or objects 75 years old or older. Burial remains encountered on public or private land are subject to the provisions of the Indian Burial Law (above). In all other cases, violation of the code relating to archaeological permits is a Class B misdemeanor. The process for resolving disputes relating to the disposition of human remains, burial objects, and other cultural materials protected by the State archaeological code is set forth in Oregon Administrative Rules 736.51.

INTEGRITY AND CONDITION

¹²²Thomas Vaughan, ed., *Space, Style, and Structure: Building in Northwest America*, Oregon Historical Society (Portland 1974) 478f.

When considering whether or not to take steps to preserve a structure, the owners, the City, or other responsible parties must necessarily weigh its present condition against its historic significance. Consideration of the structure's integrity, however, should take precedence over consideration of its condition. "Integrity" refers to the extent to which the building preserves original contours and contains original materials, thereby typifying the period to which it belongs.

The Uniform Building Code provides for concessions to be made in repairing and restoring historic structures, and those provisions should be invoked whenever feasible. The William Kinney house on Fifth Street (1893) may be a prime candidate for such treatment. Though in an advanced state of disrepair, its architectural elements are wholly original. Consideration of its complete integrity, weighed against its poor condition, would recommend an effort to save it.

S E C T I O N I I I

G O A L S A N D
P R I O R I T I E S

INTRODUCTION

The conservation of significant historical resources in Gearhart is a goal which is supported with enthusiasm from some quarters, and fraught with obstacles from others. Those obstacles may in large measure be overcome through city leadership in (a) dissemination of information, (b) advocacy of preservation efforts, and (c) endorsement of restoration projects. In planning such leadership, however, the City of Gearhart should identify those other entities which are directly or indirectly affected by conservation efforts, recognizing conflicting interests and working with those most willing to have the historic character of their properties identified; should clarify its goals and objectives in establishing a historic preservation program; should devise strategies for achieving the goals; and, based on all of the above, should set up a list of priorities, i.e., of necessary preservation actions to be taken, with the most urgent listed first and the least urgent last.

INTERESTED PARTIES

The following list identifies groups which can be considered interested parties or stakeholders in the preservation process. All will be impacted in some way; some will welcome the impact while others will resist. Ideally, the City can manage the process in such a way that all parties are impacted favorably. In many cases, those groups which favor preservation can help inform and persuade those who are initially opposed.

1. The core of support for conservation efforts comes necessarily from the center of **local government**. The Historic Landmarks Commission was created by the Gearhart City Council in 1995 through an ordinance which satisfied the minimum historic preservation requirements of Oregon land use planning law. The Chairman of the Landmarks Commission reports regularly to the Council with oral and sometimes written reports; though this is not a formal requirement, it is extremely helpful in pursuing preservation goals. A result of this good communication was the Council's ready agreement to apply for the SHPO grant in 1998 which enabled the City to inventory its historic resources and update its *Historic Context Statement*.

2. The **Historic Landmarks Commission** itself is frequently in need of an additional member or members who can devote the time and energy to its work. In addition, the **Gearhart Heritage Committee**, an official committee of the City since 1977, exists as an adjunct, providing needed assistance to the Commission. There is a great need for citizen involvement with both the committee and the Commission.

3. The **general public** should be invited to become more actively involved in preservation efforts. Though the public soundly rejected the creation of historic districts (Ridge Path and ocean front) during the 1977 comprehensive planning process, the City needs to

ascertain whether negative attitudes still prevail twenty years later. For one thing, the makeup of the population has changed considerably, with seasonal residents now greatly outnumbering the year-'round population—a reversal of the situation two decades ago. Clearly, private property rights are still emphasized in Gearhart; as in the rest of the nation, resentment is increasingly felt toward most forms of government regulation. On the other hand, homeowners, architects, developers, contractors and business people are showing a growing sensitivity to the Gearhart atmosphere, increasingly seen as a legacy of the past. The City needs to take a fresh look at how much value the residents, both permanent and seasonal, place on local historic resources, and how they perceive the relationship between those resources and the quality of life in Gearhart. The City can then determine how the Landmarks Commission can best inform and assist the public in preserving the historic character of the town.

4. The **Gearhart Homeowners Association** may be enlisted for assistance or at least support. For over a decade the GHA has been actively assembling documents, photos, and interviews pertaining to Gearhart history in hopes of publishing a comprehensive work on the subject. Through its annual meeting and newsletters, the GHA can also assist the City in promoting historic conservation.

5. Other organizations likely to provide resources, advice, and assistance are the **Clatsop County Historical Society**, the **Seaside Historical Society**, the **Oregon Historical Society**, the **Historic Preservation League of Oregon**, and the **State Historic Preservation Office**.

6. **Owners of properties** which are found to have historic significance can be enlisted as powerful allies in the conservation process, provided a positive, helpful approach is taken by the City. Residents should be assured that their ownership of a historic property will not be burdensome, and that the City will do everything possible to ensure only positive benefits from that ownership, beginning simply with a recognition of the honored status of the property.

7. As a Gearhart landowner, **School District No. 10** should be regularly apprised of historic conservation efforts in Gearhart. The District should be encouraged to undertake projects in the Gearhart elementary school which enable students to understand and appreciate the visible legacy of the past in their home town.

8. The owners of the **Gearhart Community Chapel** on Cottage Avenue should be informed of the City's intention to honor historic buildings, and should be invited to join in the search for historic data, as should the owners of the Lutheran **Young Life** building on Nita Avenue.

9. The **Gearhart Volunteer Fire Department** has, by virtue of its dedication to the saving of lives and property, gained enormous influence with the local citizenry.

Undoubtedly the GVFD has been responsible for saving more than one historic building in Gearhart. On the other hand, the fire department has never been averse to receiving an unwanted structure donated for the purpose of practice in firefighting. The owners of the sacrificial building benefit from having their land cleared free of charge, and gain a tax benefit for donating the house. At the same time, the "practice burn" is an indispensable tool in the training of firemen. Condition and integrity of a structure are, ironically, as important to firefighter training as they are to historic preservation: the more solid and complete a structure is, the more benefits the trainees obtain from burning it. While the City may adopt regulations concerning the intentional destruction by fire of historic buildings, it should also be important to make the firefighters aware of the City's efforts to preserve its heritage, together with the justifications for doing so. Ultimately, a positive attitude toward historic resources on the part of the fire department would have a great influence on the public's attitude.

10. For the most part, **commercial interests** over the past two decades have come to value Gearhart's historic atmosphere—indeed, to see it as a marketable product, or at least as an adjunct to marketing. Developers and their agents find that new homes in Gearhart have the greatest appeal when even a token effort is made to match traditional architectural styles. Homeowners hoping to command a high price for their ranch-style suburban ramblers are now seen nailing cedar shingles over T111 sheathing in order to make the house "look more like Gearhart." For the moment, quaintness seems to sell products in Gearhart, whether those be antiques, art, curios, real estate, or prepared food. The City and its Historic Landmarks Commission can educate the public to distinguish between what is a passing fad and what is real preservation and restoration. Specific targets of that educational process might be local builders and contractors who are often called upon to alter structures incongruously. The well-informed builder or plumbing contractor could advise the homeowner or business owner of the advantages of preserving historic features intact. The ultimate message to commercial interests could be that preservation and authentic restoration make sound economic sense in the long run.

GOALS AND OBJECTIVES

In its efforts to preserve historic resources in the Gearhart area, the City should be guided by goals and objectives which the Landmarks Commission has prioritized as follows:

1. GOAL: **To develop public awareness of Gearhart historic resources.**

Objective: Continue the effort to raise the consciousness of Gearhart residents and business owners on historic preservation, informing the public through timely bulletins in local media regarding the work of the Landmarks Commission and the Heritage Committee, including updates on historic inventories and surveys.

Objective: Encourage and, with the Heritage Committee and/or other city or state organizations, create programs and projects in the Gearhart elementary school which emphasize the extent and value of Gearhart historic resources. Similar programs can then be devised for other local institutions and organizations.

Objective: Continue to work with the Trails End Art Association on projects of mutual interest to the City (e.g., further public exhibits of historic photographs, maps, and other documentation) and to the Association (e.g., preparation of National Registry nomination for the school annex).

Objective: Develop and distribute to the public a "Gearhart walking tour" brochure, complete with a field guide to architectural styles, encompassing at least those neighborhoods in which the two main Gearhart Park eras are best represented.

2. GOAL: **To preserve and, where appropriate and possible, to restore historic structures in the Gearhart area.**

Objective: Assist Gearhart property owners in the process of determining dates and historic significance of their properties.

Objective: Encourage, where appropriate, the listing of Gearhart historic resources on the National Register of Historic Places.

Objective: Relying on such ready resources as Evans-Hatch (*Gearhart Historic Properties: An Inventory*) and the *Historic Context Statement*, assist property owners in the process of listing appropriate properties on the National Register of Historic Places.

Objective: Encourage the pooling of resources among individuals and organizations to rescue endangered historic properties when owners are unable or unwilling to do so.

Objective: Through appropriate media, share information with property owners on the economic benefits of preservation (tax breaks as they are enacted, material and energy savings as new technology is developed, enhanced property values, etc.).

Objective: Once National Register status is obtained, encourage property owners of National Register properties to consider making application to the State Historic Preservation Office for the Oregon Special Assessment Program, which places a cap on property taxes for fifteen years and encourages property owners to appropriately preserve and restore historic properties.

Objective: Share information with property owners on the latest and most economical methods of preserving and restoring historic structures.

Objective: Enact an ordinance requiring the Gearhart Landmarks Commission to be a signatory on any permit issued by the City or other governmental entity allowing the intentional destruction of a listed historic property.

3. GOAL: To continue to determine the nature and extent of Gearhart historic resources.

Objective: Conduct the research necessary to finish the inventory of more than eighty properties (the "long list") not intensively surveyed during the 1998/99 Historic Properties Inventory.

Objective: Extend the study area to include all properties within Gearhart's urban growth boundary.

Objective: Research other properties which may come to the attention of the Landmarks Commission as having been overlooked in previous surveys.

Objective: Consider initiating an oral history project, involving interested property owners and, perhaps, public school or college students, that will identify individuals and gather historical information, including photographs, about Gearhart properties (especially those with more limited written data, such as smaller homes in the Little Beach neighborhood and the meadow area between Marion and Cottage Avenues) and the history of Gearhart, generally.

Objective: Develop funding (e.g., grant monies from SHPO) for research projects as needed.

4. GOAL: To designate an area for multiple listing of all property owners willing to protect historic resources in that area for future generations.

Objective: Prioritize an area or areas, e.g., within the original Gearhart Park plats, where special assistance to property owners is warranted for historic preservation.

Objective: In the Gearhart Zoning Ordinance and on the zoning map, create a Historic Overlay Zone in which historic structures are afforded special protection, e.g., building and/or zoning code modifications. Four areas may warrant district nomination to the National Register of Historic Places: (a) the Ridge Path and related properties, (b) Ocean and Marion Avenues, (c) G and H Streets near Little Beach, and (d) the Golf Links south of Gun Club Road.

5. GOAL: To maintain and strengthen the City's overall historic preservation program so as to ensure its long-term continuation.

Objective: Apply to the State Historic Preservation Office for "certified local government" status. As a Certified Local Government, the City would be eligible for certain grant funds for historic projects, and would be able to network with other local, state, and national preservation groups.

Objective: Continue to encourage and support projects of the Gearhart Heritage Committee.

Objective: Update this *Historic Context Statement* on a regular basis.

Objective: Review and update all inventory findings on a regular basis, since conditions will be constantly changing as new historical information is uncovered and owners continue to make changes to their properties. Other resources may be removed if they no longer meet the evaluation criteria.

Objective: Request that the City building department inform the Landmarks Commission of all building permit applications for remodeling or alteration of listed historic structures, so that Commission files may be kept current.

Objective: As needs and opportunities for historic preservation projects arise, budget City funds and/or solicit funding from foundations, local stakeholders, or governmental sources.

STRATEGIES

Among strategies for achieving the above goals and objectives, the Landmarks Commission considers the following to be the most promising:

Have the City apply to SHPO for Certified Local Government status. (Above, Goal 5)

Network with other historical societies and historic preservation groups.

Continue to have members of the Landmarks Commission and the Heritage Committee attend conferences on historic preservation in order to gain new information and establish useful contacts.

Have the Heritage Committee conduct neighborhood meetings in areas of high concentration of historic structures, in order to seek advice and consensus from homeowners on preservation strategies.

Have volunteers from the Heritage Committee approach owners of endangered historic properties to initiate negotiations for preservation of those properties.

If it is deemed useful and necessary, have volunteers from the Heritage Committee form coalitions of Gearhart families who may pool resources to purchase, or trade property for, an endangered historic property.

Continue to have the Heritage Committee print and sell old Gearhart photos as postcards, with profits to be used for historic conservation efforts.

Promote positive attitudes toward historic preservation among the general public, sharing helpful information and acknowledging and honoring all efforts to protect Gearhart's heritage for future generations.

PRIORITIES

Using the above strategies to pursue its already prioritized goals and objectives for historic preservation, the City of Gearhart will be able to identify and target high-priority conservation projects. Current knowledge suggests that those projects will include:

1. The William Kinney house (1893) on 5th Street near the Ridge Path.
2. The livery stable belonging to the first Hotel Gearhart (1890), on Pacific Way near Neacoxie Creek (also known for its later use as Nicol's Riding Academy).
3. The James Whitcomb Brougher house at Ridge Path and D Street (1904)..
4. The Ridge Path and associated properties under special consideration for nomination to the National Registry of Historic Places.
5. Other properties in need of conservation, depending on condition and historic significance, as they are identified.

S E C T I O N I V

I N T E G R A T I O N

The City of Gearhart recognizes the importance of integrating, where possible, its historic context statement with other context studies which include or overlap with the Gearhart area. Coordination with the planning efforts of other entities, both public and private, will avoid unnecessary conflict and duplication.

CONNECTIONS TO OTHER PLANS

Federally-controlled lands within the Gearhart area are limited to intertidal shorelands. These are not considered to have an impact upon historic resources.

The State of Oregon is the owner of some dunal lands outside the Gearhart city limits. Only in the case of proposed alterations to a dunal landscape associated with historic structures might state and local plans come into conflict. No such plans are known; should conflicts arise, it is expected that they would be mediated through the State Historic Preservation Office.

More importantly, the statewide planning goals related to historic preservation should be in consonance with local goals. The Gearhart Historic Landmarks Commission is aware of no current or potential conflict or duplication in local and state historic planning efforts.

Clatsop County's comprehensive land use plan includes a historic preservation element. Should historic resources be located within the Gearhart urban growth boundary, the City controls policy with regard to the conservation of those resources. When historic resources in the Gearhart area are located outside the urban growth boundary, the City should consult and coordinate with the County's planning efforts.

Gearhart and its neighbor to the south, the City of Seaside, share responsibility for the estuarine resources of the Necanicum River estuary. Archaeological sites abound within the shorelands of that estuary in both the Gearhart and the Seaside urban growth areas. A major conflict between Seaside development policy and Gearhart conservation policy arose in 1994, when the City of Gearhart joined other entities in an appeal to LUBA to prevent Seaside from permitting the development of the so-called Sahhalie property, which included a putative Indian settlement and/or burial site on estuary shorelands (the appeal was successful). County planning efforts should encourage cooperation between the two cities in treatment of archaeological sites.

Properties of School District 10 are mentioned in Section III.¹²³ The District should be contacted to ascertain whether it has developed any preservation plans for its Gearhart properties (plans for preservation of significant properties are mandated for school districts under ORS 358.653).

Likewise, the Lutheran Young Life Association and the owners of the Gearhart Community Chapel should be contacted to determine whether their buildings in Gearhart are being given consideration as historic properties.

CONNECTIONS TO OTHER CONTEXTS

The City will remain in contact with the State Historic Preservation Office in order to receive information regarding present and future historic context studies which may overlap with the Gearhart context. At the present time, no context studies are known to have been undertaken in areas contiguous to the Gearhart urban growth boundary. Should either the County or Seaside conduct such a study, there should be coordination with the Gearhart study in order to avoid conflict or overlap.

¹²³Above, p. 50.

FUTURE RELATED STUDIES

The Gearhart Homeowners Association is currently pursuing a number of local historical themes with a view to publishing a comprehensive history of Gearhart, interspersed with reminiscences and old photographs. Publication should be encouraged, since the history would go beyond the chronological scope of this context statement, covering persons, properties, and institutions which continue Gearhart traditions through the latter half of the twentieth century.

Among other historical projects which could be undertaken on purely local themes, a history of the Gearhart Volunteer Fire Department might have a high priority. There are still a number of retired firemen in the community who remember early years of the fire department, and the GVFD as a whole may appreciate being drawn into the process of recording Gearhart landmarks and history.

The present historic context statement seems to highlight the need for future studies relating to Gearhart Park as a historical phenomenon of statewide significance. They might include:

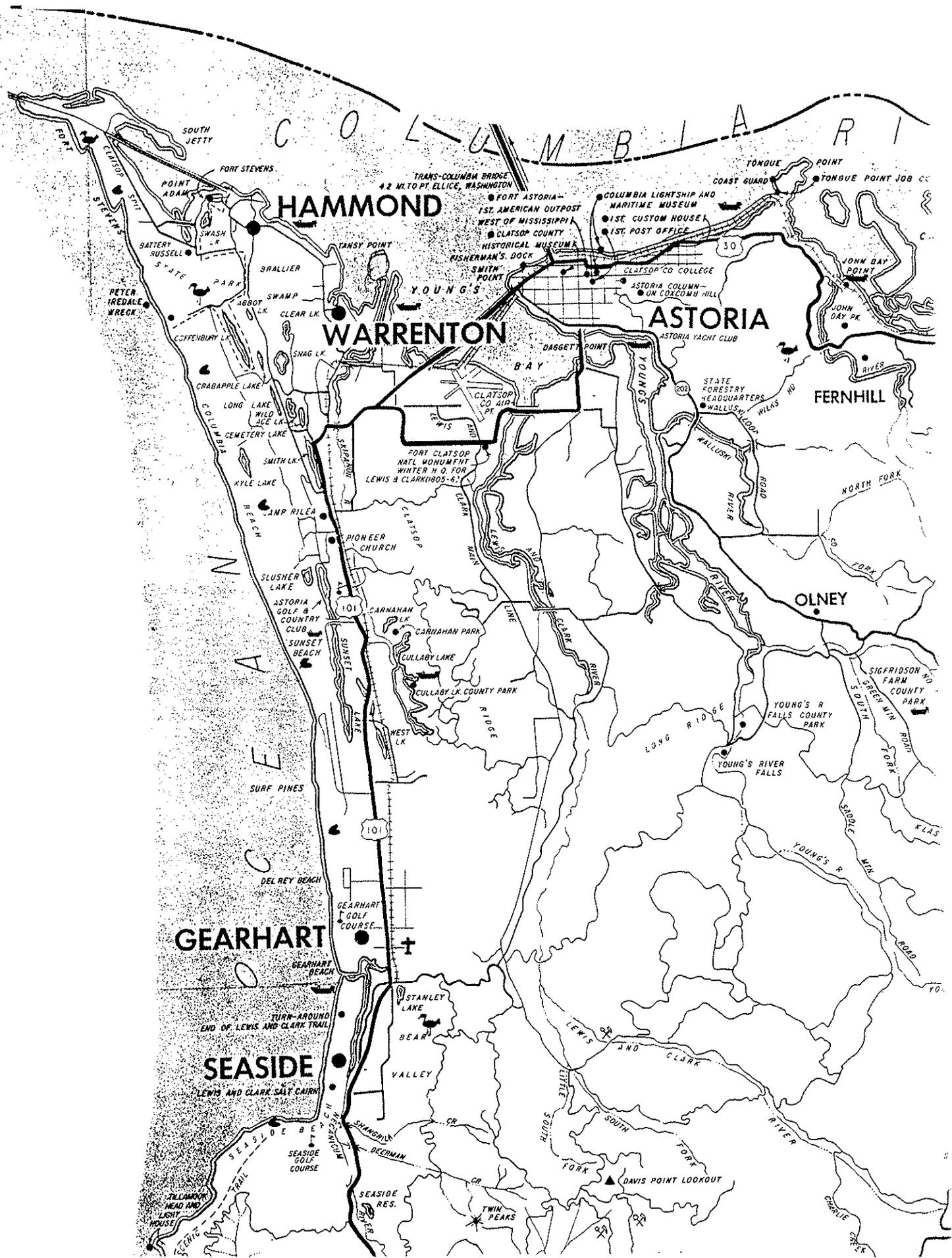
- 1) A study of planned resort communities on the Oregon coast from 1890 to 1950. This might be rather exciting reading, since coastal hazards made for risky (Bayocean) as well as profitable (Gearhart) ventures. Such a study could recount the historic experiences which led ultimately to regulating human activity in the coastal environment.
- 2) A history of the Chautauqua Literary and Scientific Circle movement as it originated, evolved, and declined in Oregon. The movement was of statewide cultural and religious significance.
- 3) A study of changing recreational patterns among Oregon urban populations, 1865 to 1900. Factors such as the emergence of mercantile and leisured classes, pacification of indigenous peoples, competition among real estate moguls, creation of capital through urbanization of farmland, and development of rail transportation could be taken into account.

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(WORKS CITED MORE THAN ONCE)

- Brochure:** 1910 brochure, Gearhart Park Corporation, advertising Gearhart Park, from the collection of the Oregon Historical Society.
- Doar:** Bunny Doar, *No Claim to Fame: A History of Gearhart to 1977*, unpublished monograph commissioned by the Gearhart Heritage Committee and Gearhart Planning Commission, 1978.
- Evans-Hatch:** Gail E. H. Evans and Michael Hatch, *Gearhart Historic Properties: An Inventory*, Evans-Hatch & Associates (Silverton, Oregon 1999).
- GHA (Seale) files:** Robert and Audrey Seale, "Gearhart, Oregon: an Informal History by its Residents and Friends," a collection of files (texts and photographs) assembled between 1991 and 1993 with a view toward providing source material for a future book. Currently in the custody of the Secretary/Treasurer of the Gearhart Homeowners Association.
- GHA newsletter:** a letter distributed quarterly (or more often, as need arises) to the membership of the Gearhart Homeowners Association. Board members, and sometimes the President, have responsibility for writing the newsletter, which serves to update members (especially those outside Gearhart) on recent developments and upcoming events. Historical anecdotes are sometimes included; this was standard under the presidency of Buel Ward in the late seventies and early eighties.
- Hanson:** Inez Stafford Hanson, *Life on Clatsop*: a typed monograph, written ca. 1970 by a descendant of Clatsop Plains pioneers. Reproduced and distributed by the Clatsop County Historical Society.
- Miller:** Emma G. Miller, *Clatsop County, Oregon* (Portland 1958).
- Schultz:** Stewart Schultz, *The Northwest Coast: A Natural History* (Portland 1990).
- Smith:** Lenn Smith, *Once Upon a Time. A Boy's Passage: Gearhart, Oregon and Beyond ... 1930's and 40's*. Unpublished monograph, copyright 1992. Lennard Smith currently resides in Shelton, Washington.

FIGURE 1 CLATSOP PLAINS AREA MAP



Township 8° 6 North Range 3° 10 West Willamette Meridian.

18 03

Legal-Sub-Don C's	
Surveyed	2115.69
Noted remaining	
Total on C's	14796.06
Dif of computation	17.24
Total on T' Plat	14778.82

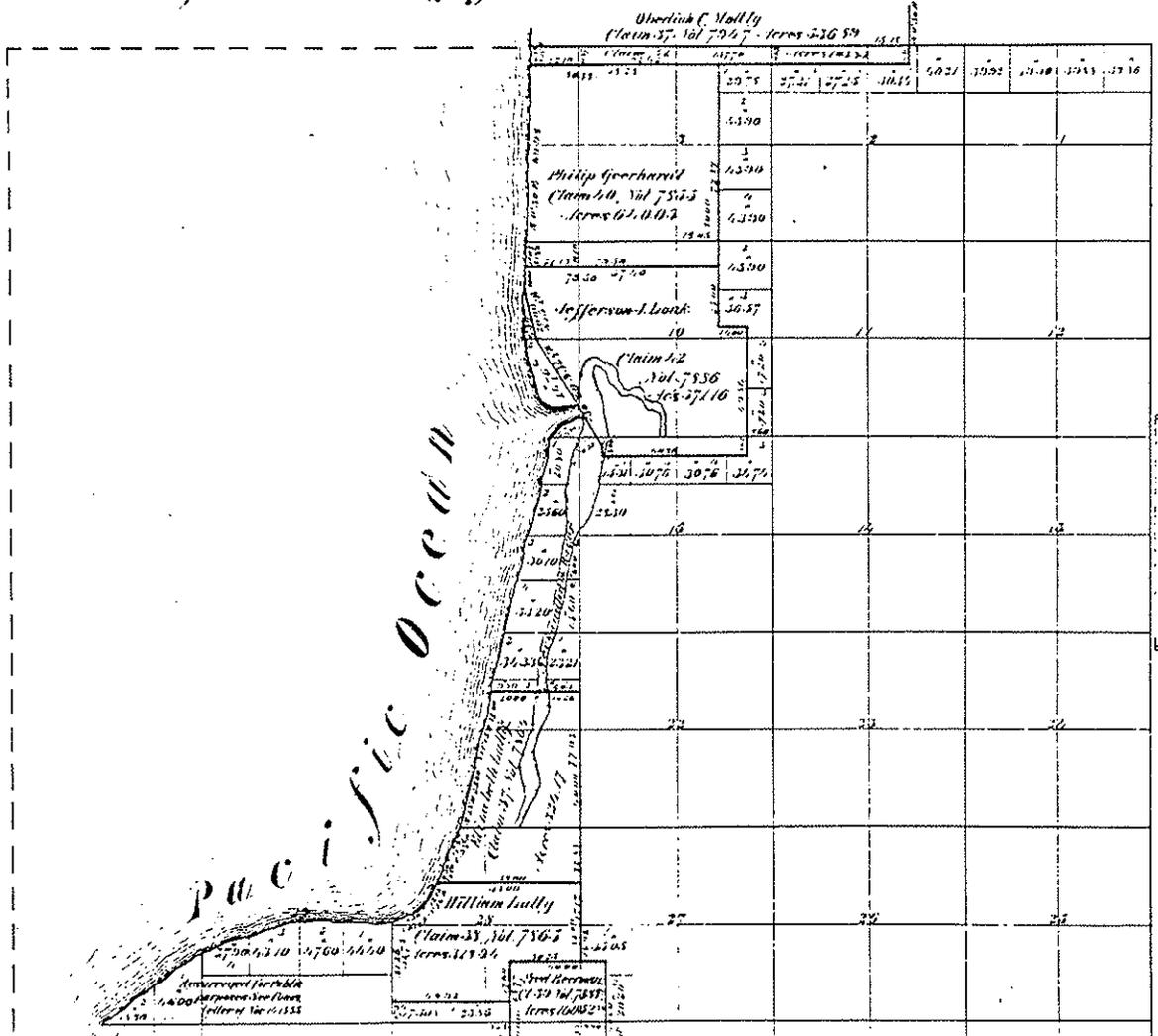
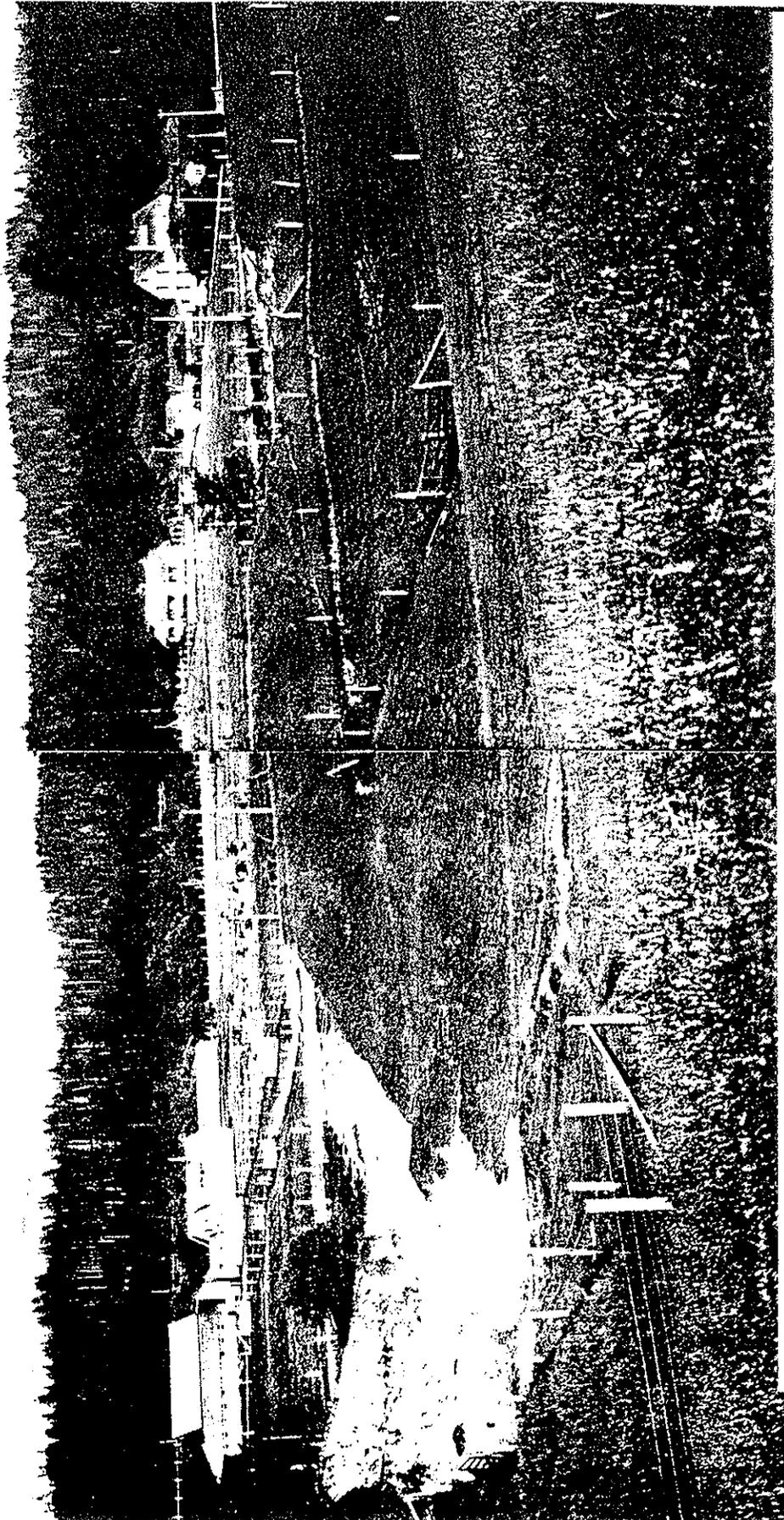


FIGURE 2 DONATION LAND CLAIM MAP, SOUTH CLATSOP PLAINS

FIGURE 3 OCEAN HOME FARM

OCEAN HOME FARM



BATES: NANCY BATES, "OCEAN HOME FARM" CUMTUX (CLATSOP COUNTY HISTORICAL SOCIETY QUARTERLY; 5.2, 1985)

FIGURE 4 ORIGINAL 1890 PLAT OF GEARHART PARK

MAP GEARHART PARK

As laid out & recorded

by
M. J. Minney
CLAY-SOP CO. OR.

Know all men by these presents, That on 7th day of January and Thirteenth day of January 1890, the said M. J. Minney and Clara Sop, his wife, do hereby certify and declare that the foregoing map of said plat, entitled "Gearhart Park" etc. is a full and complete plat of said Park as the same has been laid out, recorded, and that the common corner of said Park is so situated and located that the common corner of Section Three, Four, Five and Six in Township Six North of Range Two east of the Willamette Meridian are in Clatsop County, Oregon. That the plat of said Park is as follows, to wit: That the front S. 8° 15' W. from the North east corner of said Park a distance of 615.7 feet, that all sections, distances and dimensions of or, relative to said Park together with the names and number of streets, blocks, and lots shown on said plat, to be maintained by reference to said map as plat that will hereby refer to ourselves, heirs and assigns all rights of way through the street in said Park for Railroad and street railway purposes and the purposes of conducting water and electricity and gas through said Park or into the same. That subject to the hereinafter herein before mentioned, we hereby dedicate the street twenty feet in width with running through blocks next to eleven inches of said Park, to the Public as a path-way or foot path, to be used for foot travel only, and all other streets in said Park, as in said plat designated, to the public to remain free and open, highway forever. Witness our hands and seals this 21st day of August 1890.

Witnessed by
John Helmick
W. R. Smith

M. J. Minney
Kaneva, Oregon

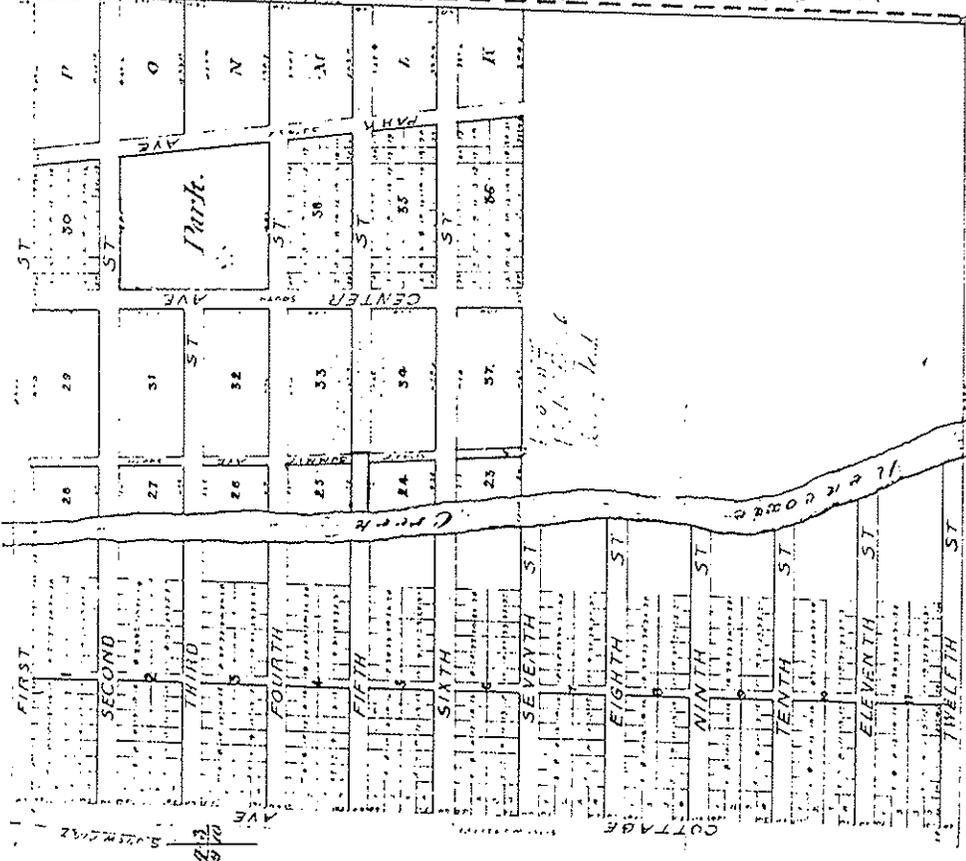
State of Oregon }
County of Clatsop } ss This certifies that on this 21st day of August 1890 before me the undersigned Notary Public in and for said County said M. J. Minney and Clara Sop, who are to me well known to be the identical persons described in and who executed the within instrument and acknowledged to me that they execute the same freely and voluntarily and for the uses and purposes therein mentioned.

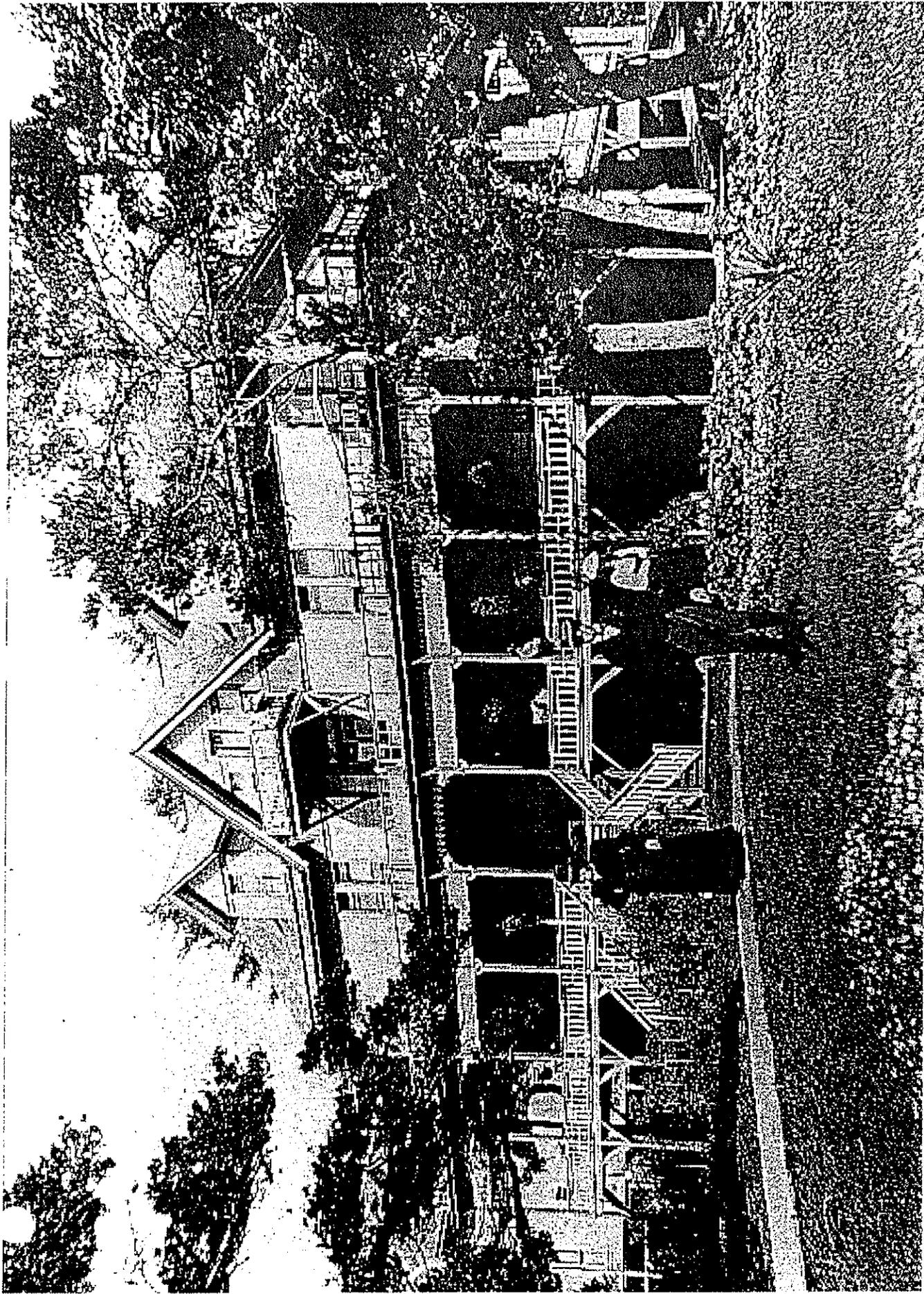
Notarial Seal: The day and year last above written.

John Helmick
Notary Public for Oregon.



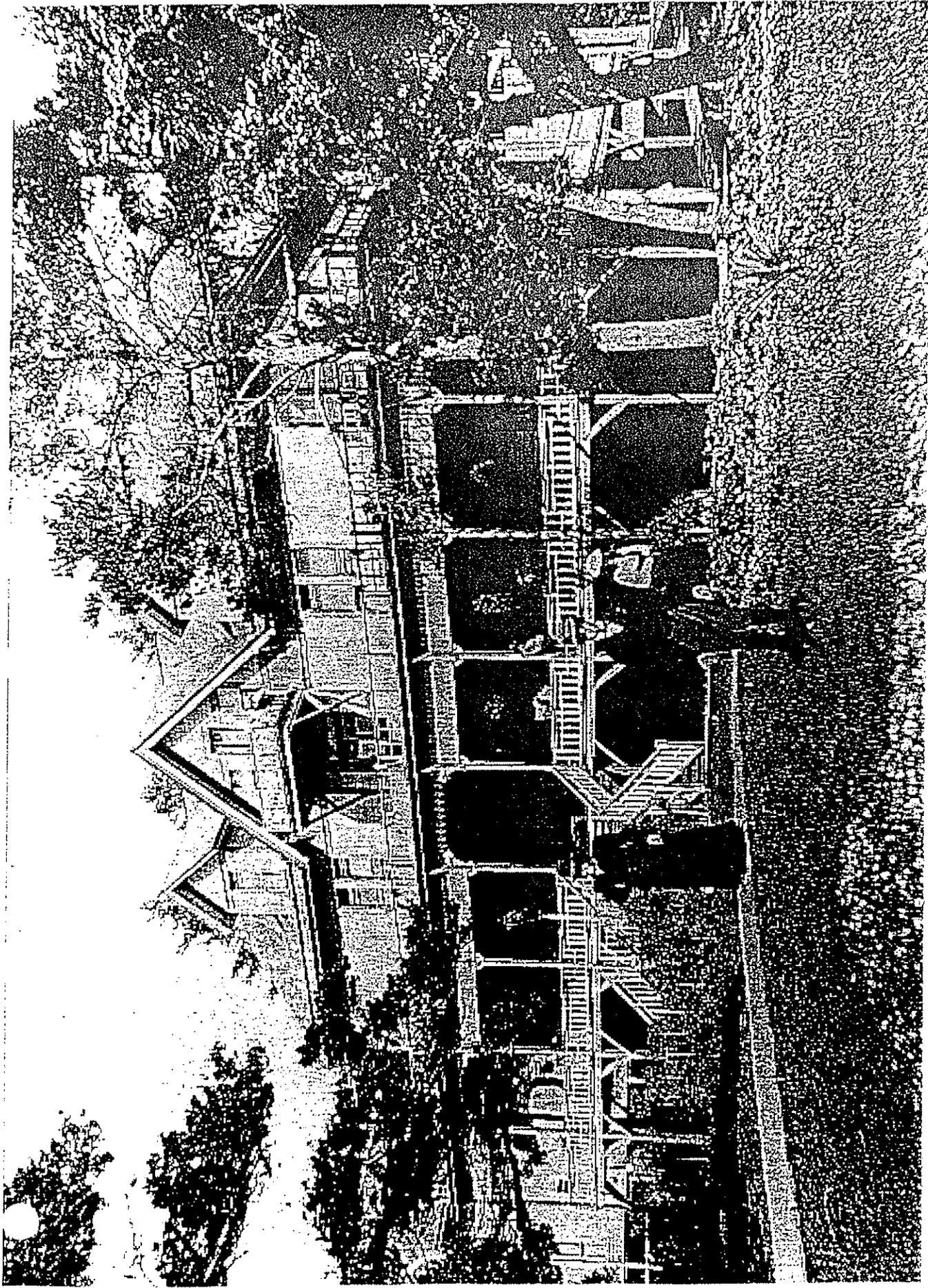
Recorded Sept 11th 1891
F. S. ...





GEARHART HERITAGE COMMITTEE HISTORIC PHOTOGRAPH FILE

FIGURE 5 FIRST HOTEL GEARHART,
1890, AT RIDGE PATH



GEARHART HERITAGE COMMITTEE HISTORIC PHOTOGRAPH FILE

FIGURE 5 FIRST HOTEL GEARHART,
1890, AT RIDGE PATH



Gearhart Heritage Committee Historic Photograph File # 17

FIGURE 6

THE CHAUTAUQUA LAKE SUMMER CIRCUIT AUDITORIUM

FIGURE 7

SECOND HOTEL GEARHART OPENED 1910, ON OCEAN FRONT



EAST FACADE

SUNDAY OREGONIAN JULY 5, 1908

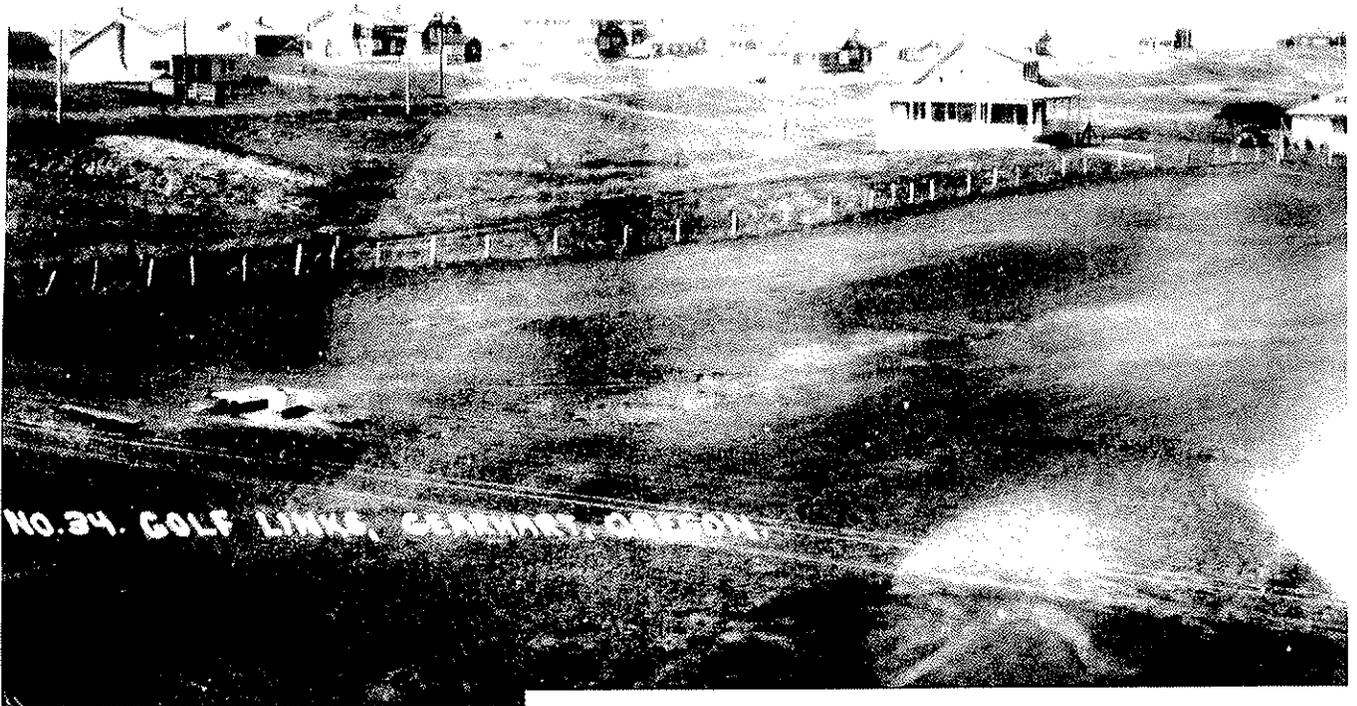


WEST FACADE

GEARHART HERITAGE COMMITTEE HISTORIC PHOTOGRAPH FILE # 26

FIGURE 8

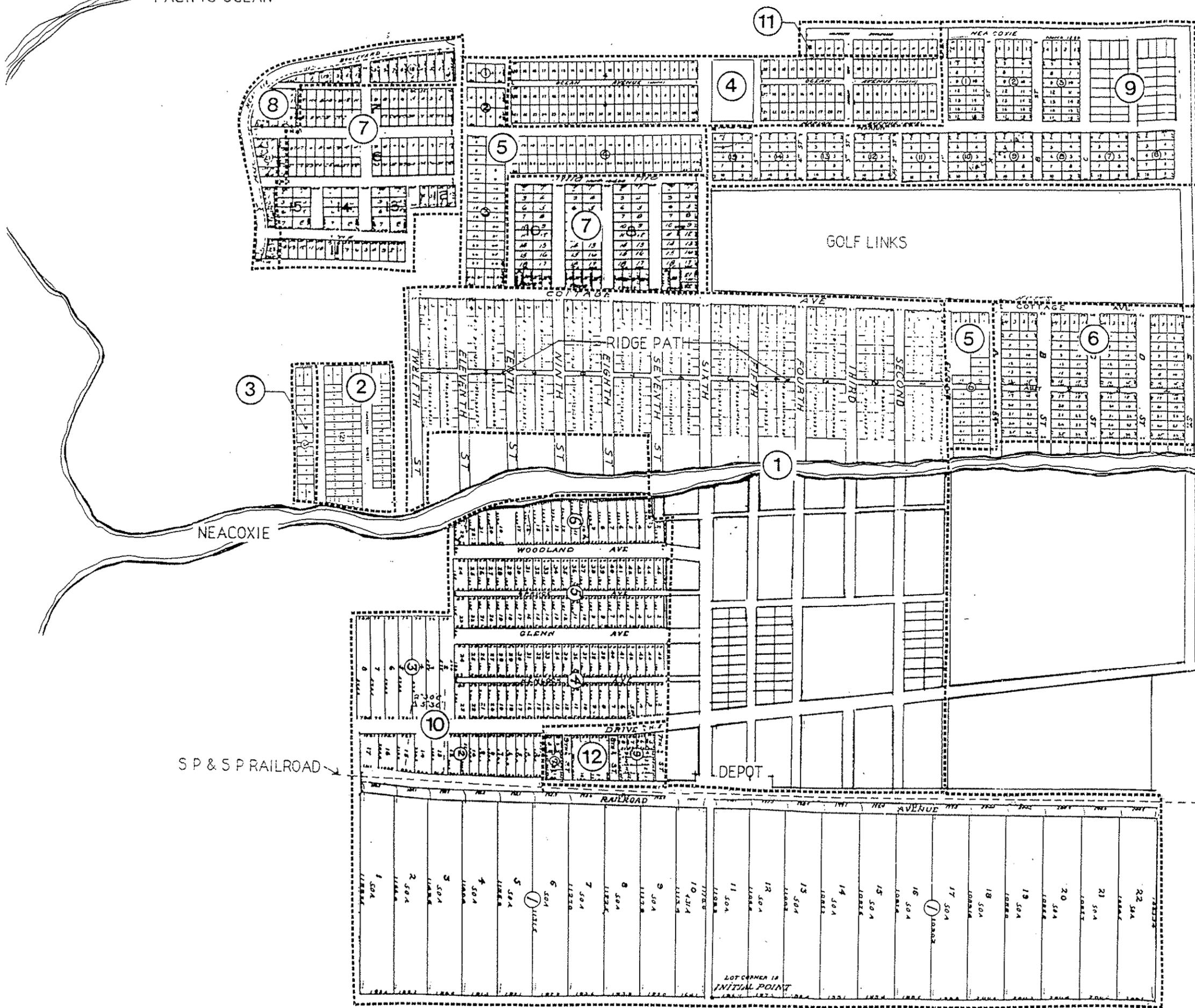
GEARHART GOLF COURSE, AERIAL VIEW



GEARHART HERITAGE COMMITTEE HISTORIC PHOTOGRAPH FILE # 36

PACIFIC OCEAN

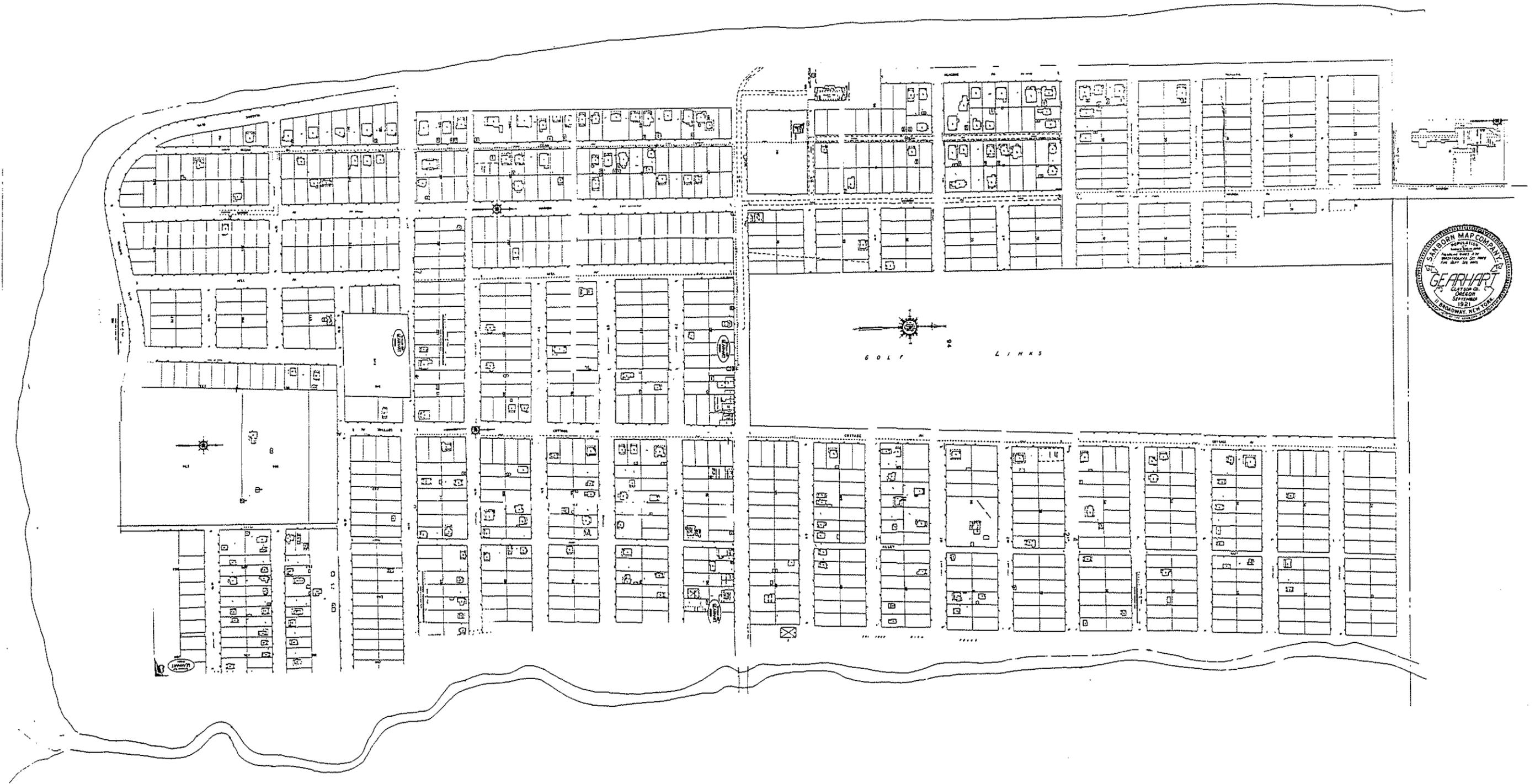
FIGURE 9 GEARHART PARK PLAT MAP, 1890-1917



LEGEND

- 1 GEARHART PARK
September 11, 1890
- 2 FIRST ADDITION TO GEARHART PARK
May 24, 1895
- 3 FIRST ADDITION TO GEARHART PARK
BLOCK 3 August 23, 1895
- 4 KRUSE'S FIRST ADDITION TO GEARHART
PARK October 2, 1905
- 5 SECOND ADDITION TO GEARHART PARK
January 16, 1907
- 6 THIRD ADDITION TO GEARHART PARK
JULY 16, 1908
- 7 REDONDO ADDITION TO GEARHART PARK
JULY 7, 1909
- 8 REDONDO ADDITION TO GEARHART PARK
BLOCKS 18-23 May 25, 1910
- 9 OCEANSIDE ADDITION TO GEARHART PARK
BLOCKS 1-15 JULY 9, 1910
- 10 WOODLAND PARK ADDITION TO GEARHART
PARK BLOCKS 1-6 November 13, 1911
- 11 KRUSE'S FIRST ADDITION TO GEARHART
PARK LOTS 26-38 BLOCK 1 April 11, 1912
- 12 AMENDED PLAT OF WOODLAND PARK
ADDITION TO GEARHART PARK BLOCKS 1-10
April 15, 1916

FIGURE 10



GEARHART LANDMARKS COMMISSION

FIGURE 10 SANBORN FIRE INSURANCE MAP, 1921

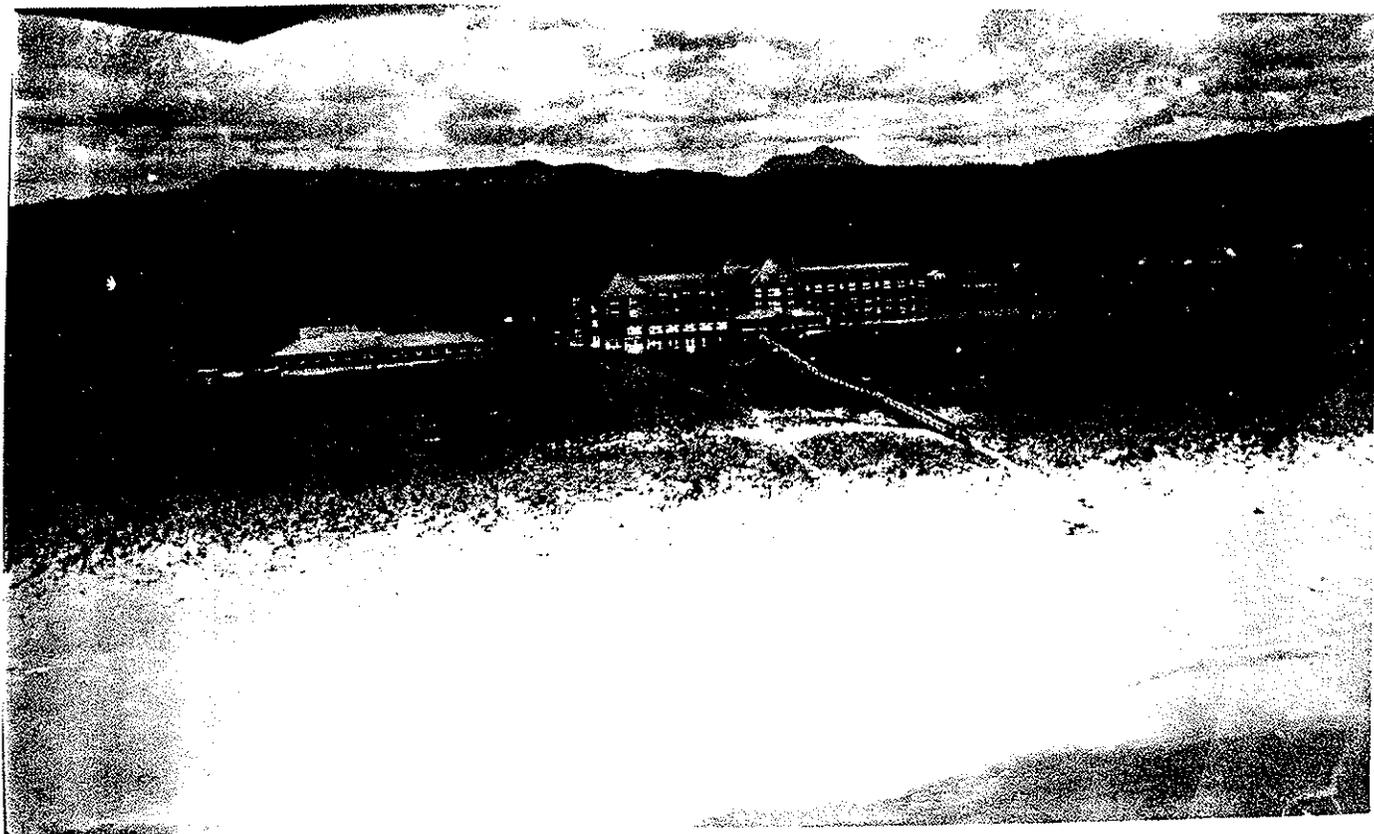
FIGURE 11

THIRD AND LAST HOTEL GEARHART, OPENED 1923



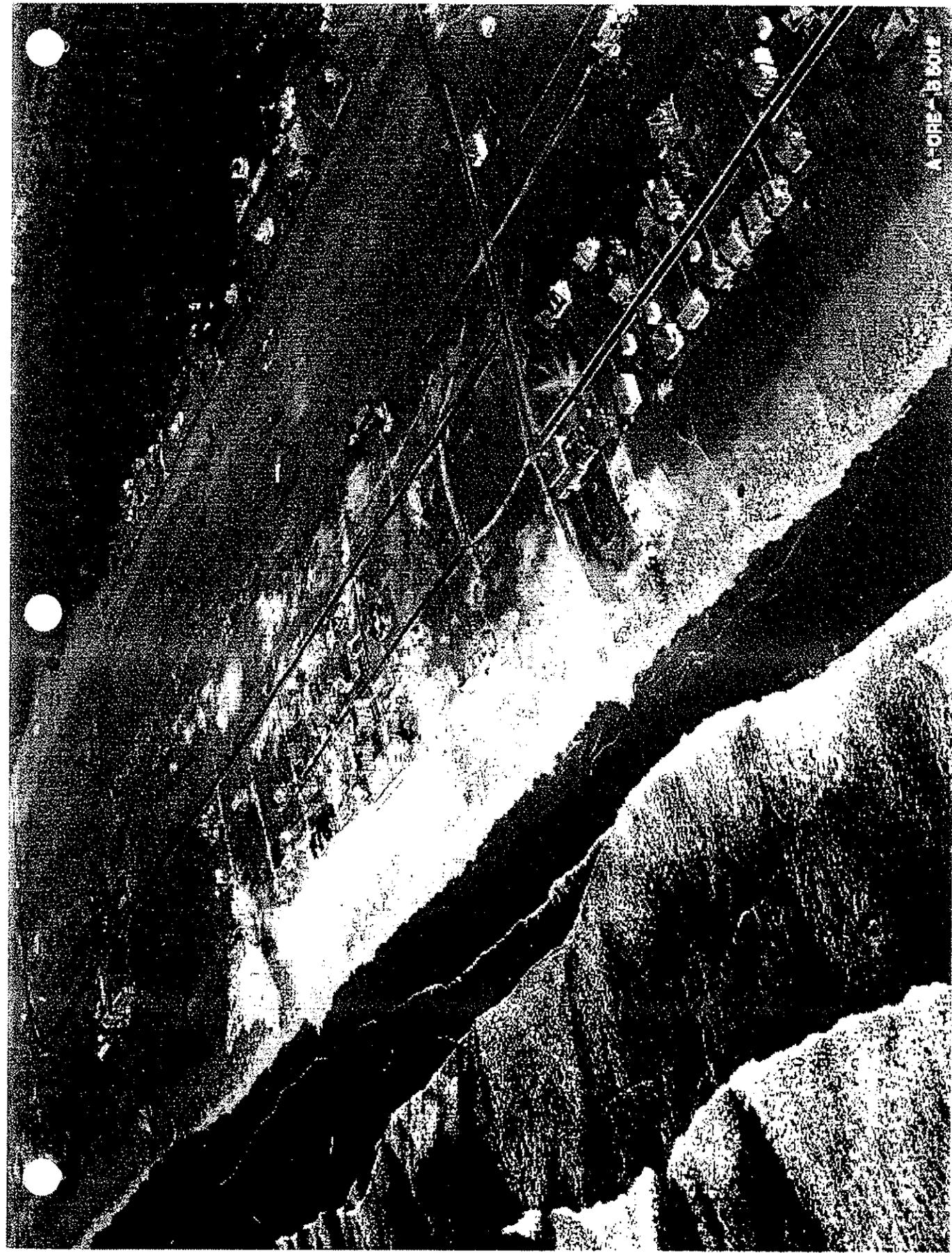
EAST FACADE

JOHN OSBURN FAMILY



WEST FACADE

GEARHART HERITAGE COMMITTEE HISTORIC PHOTOGRAPH FILE # 34



PICTURE POSTCARD, COURTESY OF GEARHART HERITAGE COMMITTEE

FIGURE 12

AERIAL PHOTO OF GEARHART, 1937

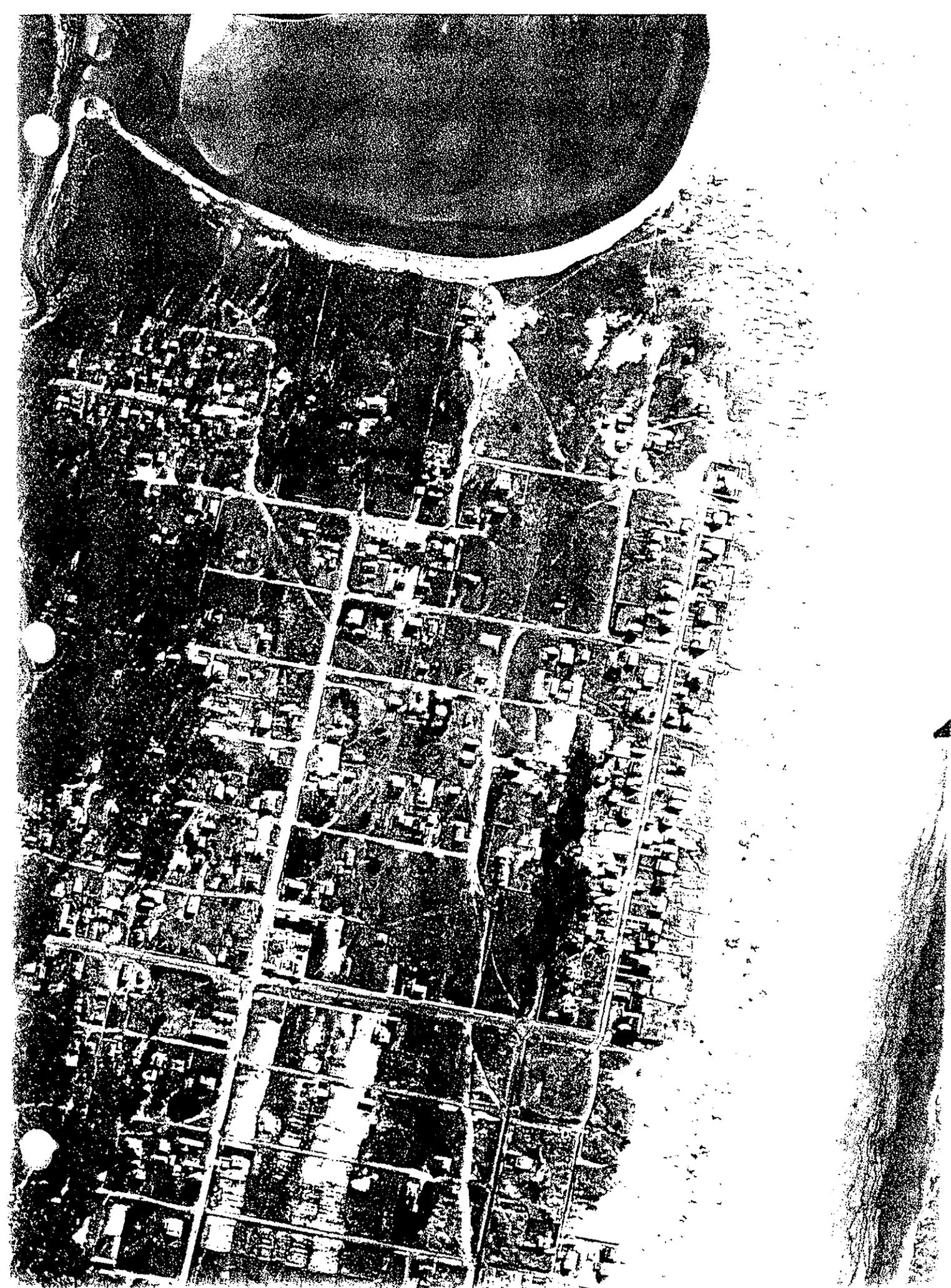
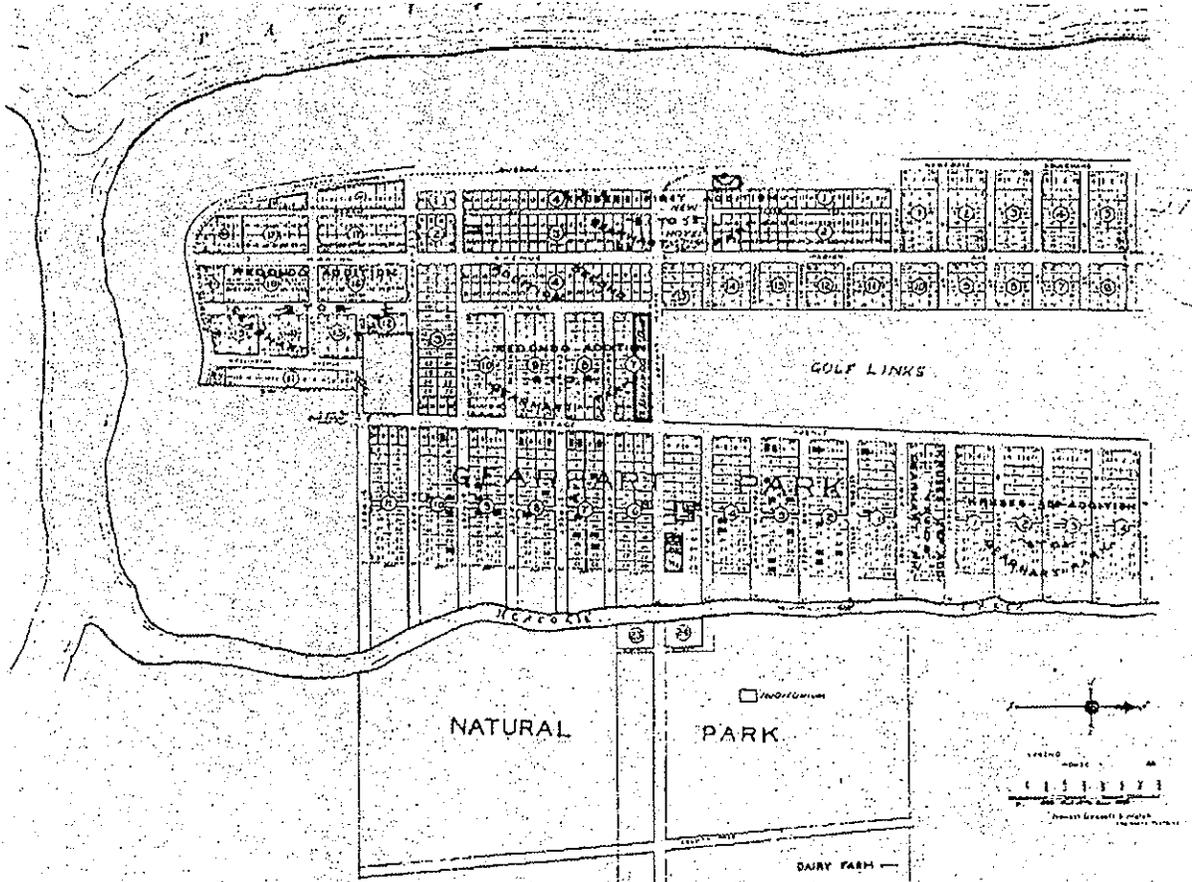
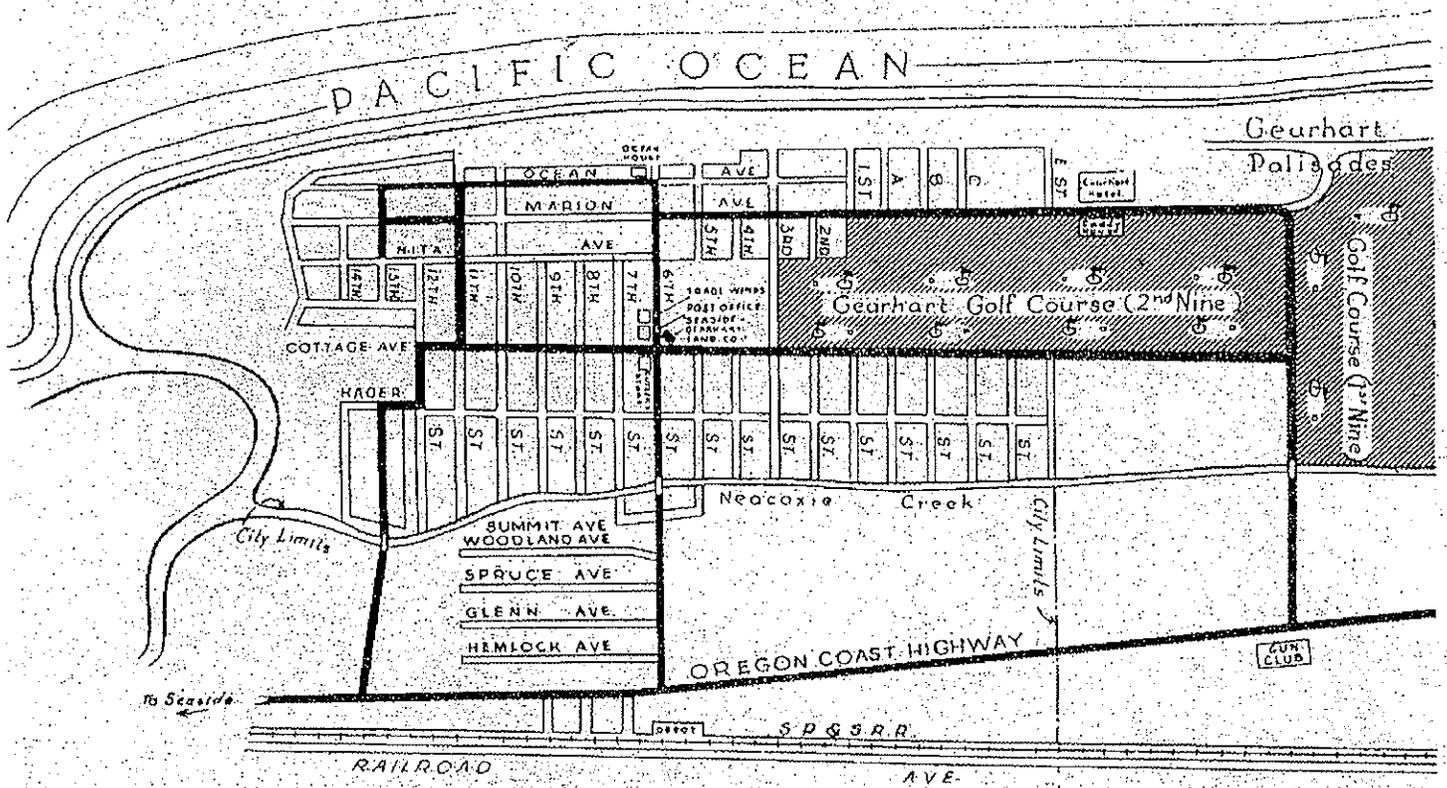


FIGURE 13 AERIAL PHOTO OF GEARHART, 1948



GEARHART PARK CORPORATION BROCHURE FROM OREGON HISTORICAL SOCIETY COLLECTION



SEASIDE, GEARHART, AND CANNON BEACH CITY DIRECTORY

MARGARET D. BROWN OWNER & PUBLISHER,
SEASIDE, OREGON 1949-50

FIGURE 14 EARLY GEARHART MAPS