



817 - 847 Exchange Street, Astoria
Clementine's Guest House

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William & Clementine Ross House | 847 Exchange Street | Circa 1888

This stately Italianate home is one of the most admired and recognized properties in all of Astoria. Seated just in from the corner of Exchange and 8th Streets, the home has captivating views of the hustle and bustle of downtown Astoria, the Columbia River, and the neighboring Flavel House Museum. Every inch of the property has been painstakingly restored, renovated, and updated by its current owners and caretakers. The first floor, currently occupied by the owner, boasts a large sitting room, expansive period kitchen, two bedrooms, two and a half baths, and access to the lower level laundry, storage, and bonus bedroom and bath.

The second floor has a private entry for guests to come and go without disturbing the first floor occupant. Upstairs, there are three guest rooms containing a total of four beds as well as a full bath for each suite. All three guest rooms have private balconies overlooking downtown and the river. Currently, these rooms are available for nightly rentals. For many years, the owner operated as a full-scale B&B offering guests pastries and coffee prepared from the kitchen below. Outside, you'll find meandering gardens of roses, hydrangeas & lilacs. Take your pick from a number of sitting areas amongst the flowers.



William & Clementine Ross House | 847 Exchange Street

First Floor: Owner's Quarters

- 1,352 Sqft
- Sitting room, dining area
- Chef's kitchen
- 2 Bed | 2.5 Bath

Lower Level: Owner's Quarters

- 988 Sqft
- Commercial laundry facility
- 1 Bedroom
- 1 Bath

Second Floor: Guest Suites

- 948 Sqft
- Private entrance for guests

Peony Suite

- 1 Bedroom w/ 2 Beds
- Private bath & balcony
- Sitting area

Fuchsia Room

- 1 Bed
- Private bath & balcony

Dahlia Room

- 1 Bed
- Private balcony & dedicated hall bath



Historic Moose Lodge | 817 Exchange Street | Circa 1852

Like the residence next door at 847 Exchange, this property was constructed by Job Ross, father of William. This was Ross's first home built in Astoria following a treacherous cross-country journey that involved being captured by the Pawnee whilst crossing the Platte River in Nebraska. Determined to make it to Astoria, Ross journeyed on and settled in Astoria in 1852.

Originally a simple plan, folk Victorian, this property has lived a number of lives and has been transformed and expanded over its many years. The Loyal Order of the Moose used the property as their meeting hall from 1900 to 1948. Following

that, a local Mormon church established a worship hall in the home that ran until 1966. Various businesses occupied the space through the late eighties upon which time the current owner purchased and set to work restoring the property and completely rebuilding it from the inside out.

Three individual apartments, each comprised of thoughtfully decorated bedrooms, living spaces, kitchens, and baths are available for nightly rentals but could also serve as apartments for long-term housing. Enchanting gardens surround the property along with a garage below at street level.



Historic Moose Lodge | 817 Exchange Street

Three Fully Equipped Rental Units each w/ Private Entry

Moose Lodge Suite

- 2 Bedrooms w/ 3 Beds
- 2 Bathrooms
- Galley Kitchen
- Vaulted ceiling w/ skylights
- Gas Fireplace
- Terrace overlooking Exchange St.

Riverview Loft

- 1 Bedroom w/ 3 Beds
- 2 Bathrooms
- Full Kitchen
- Gas Fireplace
- Private Balcony

Roseville Suite

- 1 Bedroom w/ direct garden access
- 1 Bathroom
- Chef's Kitchen w/ large island





Clementine's Guest House

Astoria, Oregon

817 Exchange St. | Historic Moose Lodge

4 BED | 5 BATH | 2,547 SQ. FT. | Ca. 1852

847 Exchange St. | William & Clementine Ross House

6 BED | 6.5 BATH | 3,288 SQ. FT. | Ca. 1888

Listing with photos and price:

www.ClementinesAstoria.com



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