

United States Department of the Interior
National Park Service

JAN 27 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Blanton, M. E., House
other names/site number N/A

2. Location

street & number 3980 SW 170th Avenue not for publication
city, town Aloha vicinity
state Oregon code OR county Washington code 067 zip code 97007

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>2</u>	_____ Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature] January 23, 1989
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

[Signature] Entered in the National Register 3/2/89
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Commerce/Trade: professional office

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman

Materials (enter categories from instructions)

foundation Concrete

walls Weatherboard

roof Asphalt: composition shingle

other _____

Describe present and historic physical appearance.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

The Craftsman style Blanton House was constructed in 1912. The builder and architect are unknown. The building is in excellent condition, retaining integrity of design, materials, and workmanship. Constructed as a single family dwelling, it was converted to commercial use in 1987. It currently houses offices.

The building is prominently sited on the east side of S.W. 170th Avenue in the unincorporated area of Aloha. Oriented to the west, it is set back approximately 50 feet from the street. A wire mesh fence delineates the south (side) and west (front) perimeters of the lot. Paired concrete pedestals with iron pipes--which act as a trellis for climbing roses--flank the entrance to the original driveway, no longer in use, on the southwest corner of the lot. A second set of pedestals, located on the northwest corner of the lot, frame the entrance to a concrete walkway which encircles the house.

A small pumphouse, contemporary with the residence, is located adjacent to the east of the house. It is a one-story wood-frame building, rectangular in plan, capped with a gable roof. Exterior walls are clad in horizontal lap siding and the gable ends have decorative truss work. Adjacent to the south of the pump house is a small concrete pool 6 x 6 feet. Remnants of the foundation of an early garage are located next to the pool. There are a variety of ornamental foundation plantings around the main house, including lilac, rhododendrons and camellias, and climbing roses adorn the fences. Seven large chestnut trees surround the house on the north and south sides. A mature elm also graces the south side yard. Of these subsidiary features, the detached pumphouse, finished to match the house, is counted a contributing resource. (Photos 2-3)

The larger community surrounding the building is a transitional area. Commercial building activity associated with strip development along the Tualatin Valley Highway is encroaching from the north. To the south the area consists primarily of post World War II housing developments--primarily single family--with pockets of contemporary multi-family housing units. The lot to the south of the subject house is occupied by several buildings currently in use as a day care facility. To the north is a recently constructed grocery store and to the east a contemporary dwelling. Across 170th Avenue to the west is a multi-family housing unit.

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Continuation Sheet**Section number 7 Page 2

The 2 1/2-story wood-frame Blanton House is rectangular in plan with a one-story gabled wing projecting on the rear (east) elevation. The house rests on a poured concrete foundation and has a full basement. The gable roof has boxed eaves and gable dormers break the north and south slopes of the main volume roof. The gable ends are decorated with prominent king pin trusses, simplified versions of which are repeated in the gable ends of the dormers. A brick endwall chimney is located on the south (side) elevation and a brick interior chimney pierces the ridge of the roof. All exterior walls are sheathed in horizontal lap siding.

There is a full-width shed roof porch on the facade which is broken by a gable above the entrance. This minor gable is adorned with the same truss ornament found in the main roof gables. The roof of the porch is supported by square posts set on a solid balustrade. Large brackets adorn the porch posts. The original front door was recently replaced with a smaller, multi-paneled door and the opening was made smaller to accommodate the new door. Adjacent to the right of the door is a broad polygonal window bay with leaded glass. The porch deck is wood as are the steps which rise from the concrete walkway. A second porch wraps around the northeast corner of the building. It has a hip roof and has been enclosed--probably during the historic period--with multi-light casement windows.

Windows are wide, one-over-one double-hung sash with architrave molding. Paired rectangular window bays are located on the second story facade. Single rectangular window bays are found on the north and south (side) elevations of the house. The north side bay is fitted with brackets which supported a window box no longer in existence. Both the brackets and box have been removed from the south side bay.

Alterations to the exterior of the building include the enclosure of the rear porch, removal of window boxes, and changes to the entrance noted above, as well as the replacement of a set of paired double-hung windows on the north elevation with a single, smaller sash window.

Interior

The spatial arrangement of the Blanton House remains virtually intact as built. In addition to the commodious foyer the first floor of the building consists of four large rooms: living room,

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dining room, kitchen, and den. A small bathroom has been added in the kitchen. There are four large bedrooms and one bathroom on the second story which are grouped around a central hall. The third floor consists of three rooms--probably used as bedrooms originally--and the basement consists of one large, unfinished room.

Dark-stained and varnished fir woodwork is found throughout the house, finding expression in tall paneled wainscoting with plate rails, various types of built-in furniture, and heavy, deep ceiling beams in the first floor living rooms. A handsome arched opening flanked by square posts and a paneled half-wall separates the foyer from the living room. A similar opening separates the master bedroom on the second floor from a sitting room. Pocket doors separate the dining room and living room, the dining room from the den, the kitchen from the foyer, and the first floor from the second floor on the stairway landing. Attention is drawn to the closed stairway, entered from the foyer, by a built-in wood bench with a large, rectangular opening above which provides light to the stairwell.

Fireplaces in the living room, and master bedroom directly above, are quite similar, consisting of two, simple, wood mantels supported by large consoles. A beveled glass mirror is set into the space between the mantels. The fireplace opening is lined with ceramic tiles. The same tiles are used in the hearth. Oak floors are found in the foyer and presumably throughout the main living areas of the house; however, all floors, with the exception of the kitchen and bathrooms which are covered with linoleum have been carpeted. Some of the original Craftsman light fixtures remain intact as does other hardware such as doorknobs. The only major alteration to the interior of the house was a kitchen remodel which included replacement of the original floor, cabinets, counters, and sink.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1912

Significant Dates

1912

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

9. Major Bibliographical References

TICOR Title Company Records, Beaverton, Oregon.

Washington County Department of Land Use and Transportation, "Cultural Resource Inventory and Update," 1988.

Washington County Museum Vertical Files. Aloha, Oregon.

Washington County Tax Assessor Records. Washington County Museum Collection, Aloha, Oregon.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 0.73 Beaverton, Oregon 1:24000

UTM References

A

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5	1	0	3	7	3	1	0	1	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated area is located in the SE $\frac{1}{2}$ SE $\frac{1}{4}$ Section 7 and in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 18, Township 1S, Range 1W, Willamette Meridian in Washington County, Oregon. It is identified as Tax Lot 900, Block 264, in the Johnson Estate Addition at said location, Washington County Assessor's Map Ref. No. 1S 1 18AA.

See continuation sheet

Boundary Justification

The nominated property is comprised of the house built for M. E. Blanton in 1912 and approximately 0.73 acres of its historic immediate setting. The area includes a small pumphouse and concrete pool. Landscape materials include seven large chestnut trees and a mature elm as well as numerous ornamental foundation plantings. The pumphouse, which is contemporary with the house and finished in matching siding and Craftsman/Tudor gable decoration, is counted as a subsidiary contributing feature.

See continuation sheet

11. Form Prepared By

name/title Jane Morrison
 organization Koler/Morrison Consultants date October, 1988
 street & number PO Box 445 telephone (503) 654-2786
 city or town Oregon City state Oregon zip code 97045

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National Register of Historic Places Continuation Sheet

Section number 8 Page 1

The commodious, two and a half story Craftsman style residence located near the intersection of 170th Avenue and Blanton Street in the unincorporated community of Aloha in Washington County, Oregon was built for M. E. Blanton in 1912.

The property encompasses a lot approximately three-quarters of an acre in size. Marking the entrance to the original driveway are concrete piers surmounted by a trellis arch. A subsidiary historic feature is a freestanding pumphouse of frame construction which is finished in the same manner as the house.

Stylistically, the house is dominated by a gable roof with deep eave overhangs at either end and gabled window hoods--all having simplified bargeboards, decorative elements which, like the oriel and bay windows, allude to the Middle Ages so central to Arts and Crafts design. In the use of narrow, lapped weatherboards, wide window openings framed with architrave molding, and in the clean, boxed eaves line on principal elevations, however, the house shows some spirit of the Colonial Revival. The front porch, with its shed roof intersected by a Tudor gable at the entrance bay, its square columns and boxed beams, and its solid railing, is pure Craftsman. Exterior window boxes, another hallmark of the Craftsman style, are no longer in place.

The Arts and Crafts interior is well preserved notwithstanding the building's conversion to office use in recent years, and it contains the characteristic array of paneled wainscots, Mission-style chimney pieces with ceramic tile surrounds, and an inglenook--all carried out in dark-stained, varnished fir.

The house is locally significant under National Register Criterion C as a well preserved and distinctive example of its architectural type in the suburban area lying westerly of Beaverton. Fifteen examples of Craftsman Bungalow architecture in the area were identified in the Washington County Cultural Resources Inventory, and, of these, four were studied as comparable resources based on scale and quality. The Blanton House is held to embody the fullest expression of Arts and Crafts vocabulary among them. It represents the earliest phase of suburban residential development in the former agricultural community, a trend prompted by the opening of the interurban rail line between Portland and Hillsboro in 1908. The house was occupied by Blanton, a grader of roads for the Portland real estate firm Shaw-Fear, until 1922.

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The Blanton House is locally significant under Criterion C as a well-preserved and handsome example of Craftsman architecture. The house was constructed in 1912 for M.E. Blanton, a road grader for the Shaw-Fear Company a Portland-based real estate development firm. The date of construction is based on tax assessor records which indicate that the first improvement to the lot was in 1912 when the value rose from zero to \$1,500.

The significance of the Blanton House is heightened when viewed within the context of the relative rarity of intact dwellings representing the Craftsman style. For the purpose of comparative analysis of other dwellings of this type a specific geographic area within Washington County was investigated. This area was defined in a cultural resource update (1988) conducted by the Washington County Planning Department which delineated eight historic/geographic area's (HGA) in the County. These areas were defined in an attempt to provide a meaningful context for evaluation of local resources within an otherwise large and geographically diverse county. The HGA's take into account topography, transportation systems, and land use as well as social/economic patterns. Settlement patterns in the county demonstrate that the various small towns and cities were focal points for the surrounding countryside. The HGA's, therefore, are named relative to these communities.

The Blanton House is located in an unincorporated area of the county called Aloha. This area is on the boundary between two HGA's: Beaverton-Cedar Mill and Hillsboro-South Central Valley. For this reason resources within both of these HGA's, excluding the incorporated cities, were reviewed for comparative purposes. (Please see attached map for boundaries of study area)

The subject house is distinguished from other Craftsman style dwellings in the study area by its large size, and certain remarkable details, inside and out, which are characteristic of the style. There are fifteen examples of Craftsman-Bungalow architecture included in the Washington County Cultural Resource Inventory in this area. Eleven of these dwellings exhibit some Craftsman-inspired details; however, they do not approximate the size, massing or overall detail of the Blanton House. They were therefore not considered for comparative purposes although an inventory sheet with a photograph of each is included as a part of this submission.

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The Blanton House is one of the four remaining dwellings which could be considered a "high style" Craftsman building. The other buildings are the Pattulo House (Resource #150/203); the Schumacher House (#31/256); and the Van Kleek House (#73/480). Of these buildings the Pattulo House has had major alterations which seriously compromise its physical integrity including the construction of large additions to the west (rear) and north (side) elevations which dwarf the original structure. Although the Schumacher House approximates the size and overall massing of the Blanton House, and is contemporary in age, it does not display the characteristic Craftsman detailing. The deep eaves, brackets, robust porch supports, leaded glass and other fanciful touches which are hallmarks of the style are absent from this dwelling.

The Van Kleek House is the most similar to the subject building. Basically intact as built it exhibits the same rectangular, 2 1/2-story form with expansive front porch. It is adorned with decorative exposed rake ends, brackets, purlins and dentil course at the frieze. The dwelling is nonetheless somewhat subdued in contrast to the Blanton House which is a more exuberant expression of the style. Here the prominent gable end truss work produces a more distinctive design which is set off by the myriad projecting bays and profusion of historic plant material.

Little is known about the life of the original owner, M.E. Blanton, except that he was a road-grader for the Portland real estate development firm of Shaw-Fear. He purchased the lots on which the house was built in 1911 and owned the property until 1922 when it was sold to the Avondale Farm Company. Over the next thirteen years ownership changed hands numerous times. Among those who held title to the property were Helen M. Sander, Hulda Blaufus, Albert Skippen, Justine McMenamin, Abe F. Bennett, Calvary Tabernacle Inc., and Florence Repass. In 1935 the house was purchased by Leonard H. and Alice M. Place who retained ownership through 1949.

The lot on which the house is located was a part of the land holdings of Oregon pioneer Arthur Johnson. Johnson, a butcher who lived and worked in Portland, began acquiring land in what is now the Aloha vicinity in 1857. He eventually amassed over 1400 acres. In 1909 his estate deeded title to the subject property to Merchants Savings and Trust which in turn turned it over to William A. Shaw. Shaw, a real estate broker, was a partner in the Shaw-Fear Company which was an active promoter and developer

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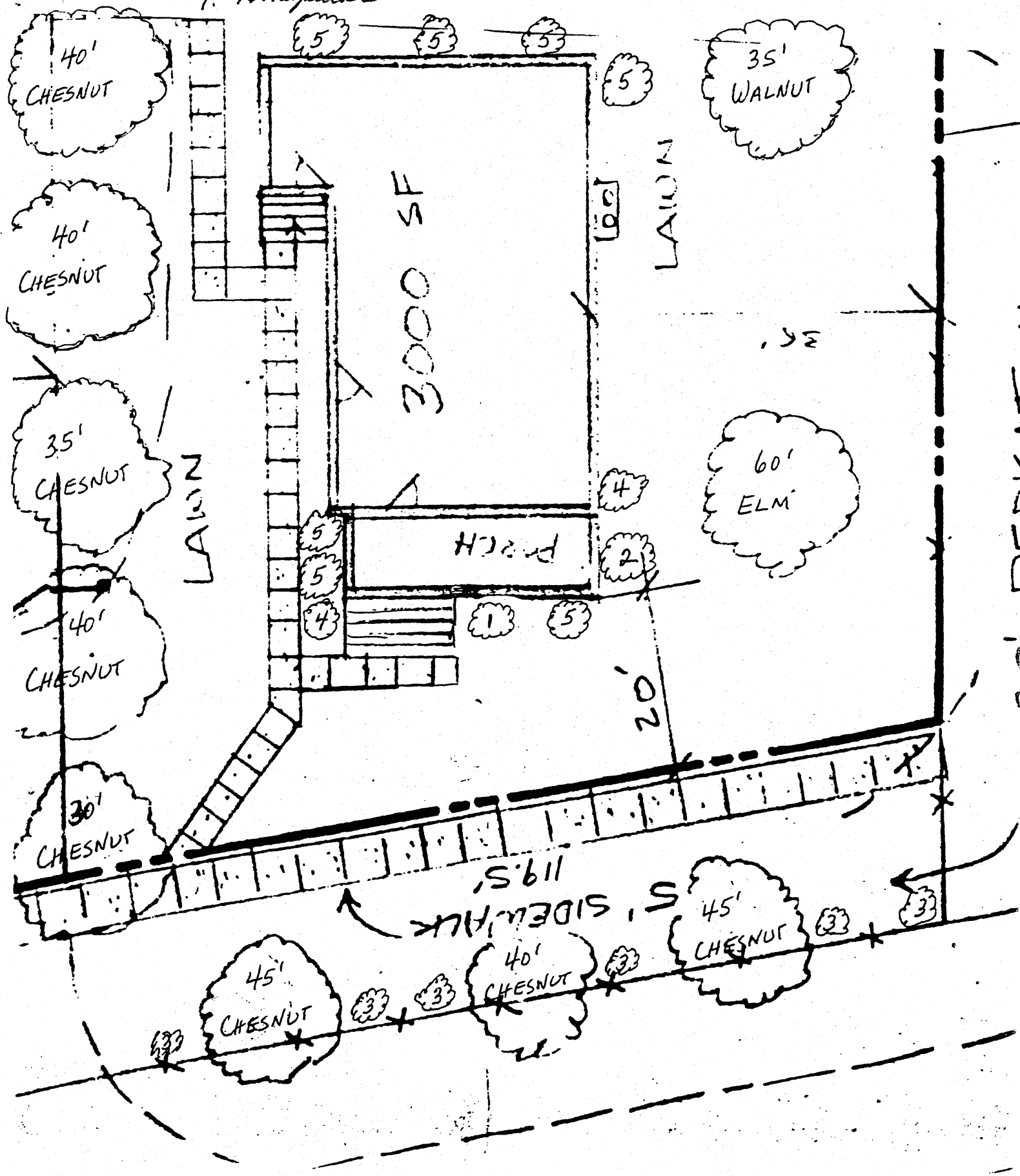
of Washington County. A 1901 edition of the Hillsboro Argus carried the following advertisement: "BEAVERTON-REEDVILLE ACREAGE--THE PASADENA OF OLD OREGON--All in Washington County, Oregon, and all within the ten-mile circle of the City of Portland...Good graded roads to every tract...Most of the tracts all cleared and in high state of cultivation. All suitable for raising grains, grasses, fruits, and vegetables. \$75 to \$150 per Acre, Stump and Timber Land, and \$150 and \$250 per acre for Cleared Land."

At the time of this advertisement the study area, other than the small communities of Hillsboro and Beaverton, consisted of a somewhat isolated rural agricultural landscape. Development accelerated, however, in 1908 when interurban electric rail service was inaugurated between Portland and Hillsboro. The rail line was central to the emergence of small "garden tract" developments at the stops along the line. Many of the surviving Craftsman-Bungalow style houses such as the subject building are located in close proximity to the interurban line.

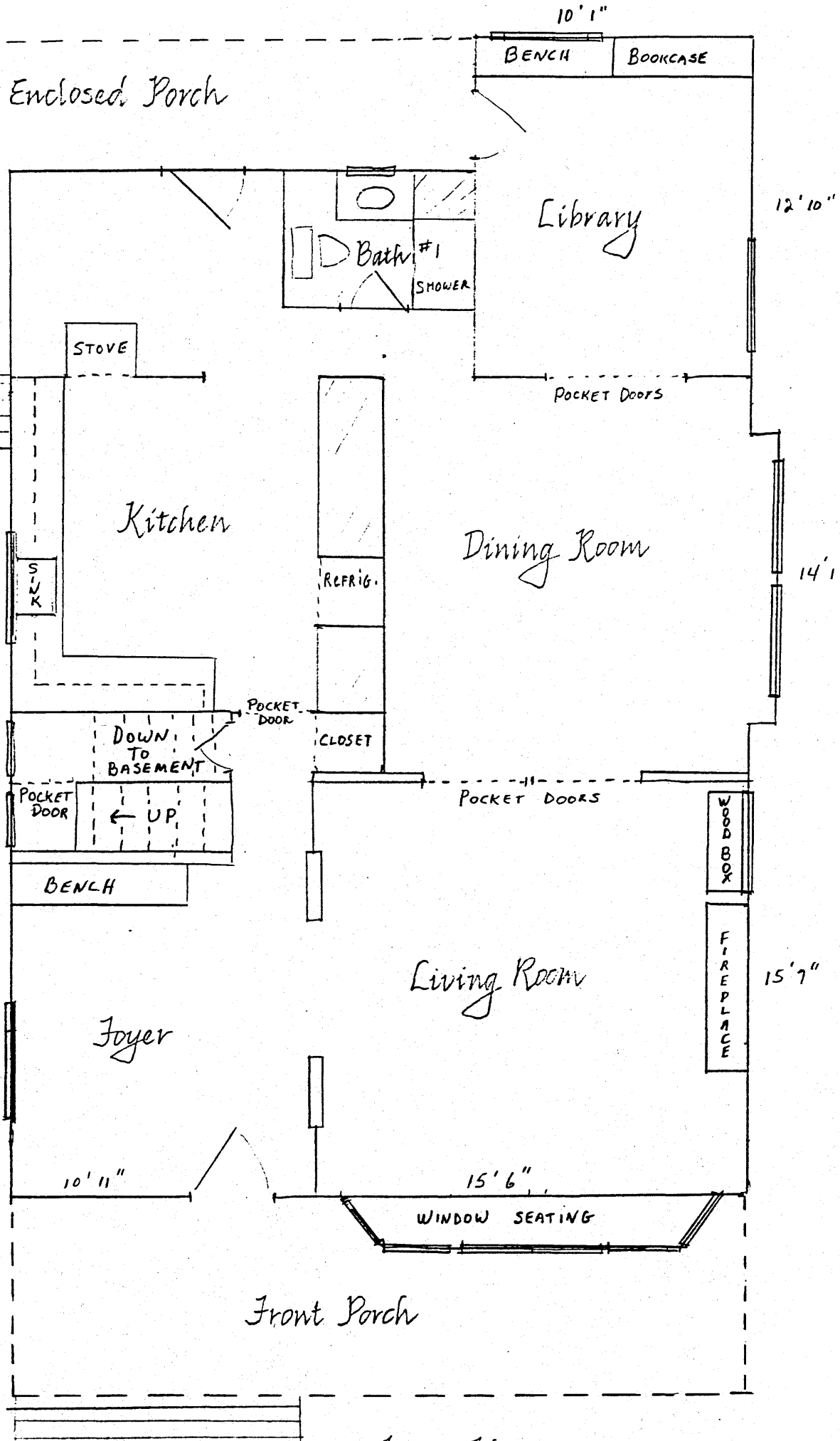
With the coming of the automobile and the construction of a county road network development continued. Construction of the Tualatin Valley Highway in 1928 and the Sunset Corridor in 1946-47 opened the area up to even more intense real estate speculation and commercial/residential development. In the last 15 years the rural agricultural-based heritage of this area has all but been lost by on-going development. Numerous historic buildings have been razed. The Blandon House is a rare surviving example of an historic building and an important reminder of the area's cultural past.

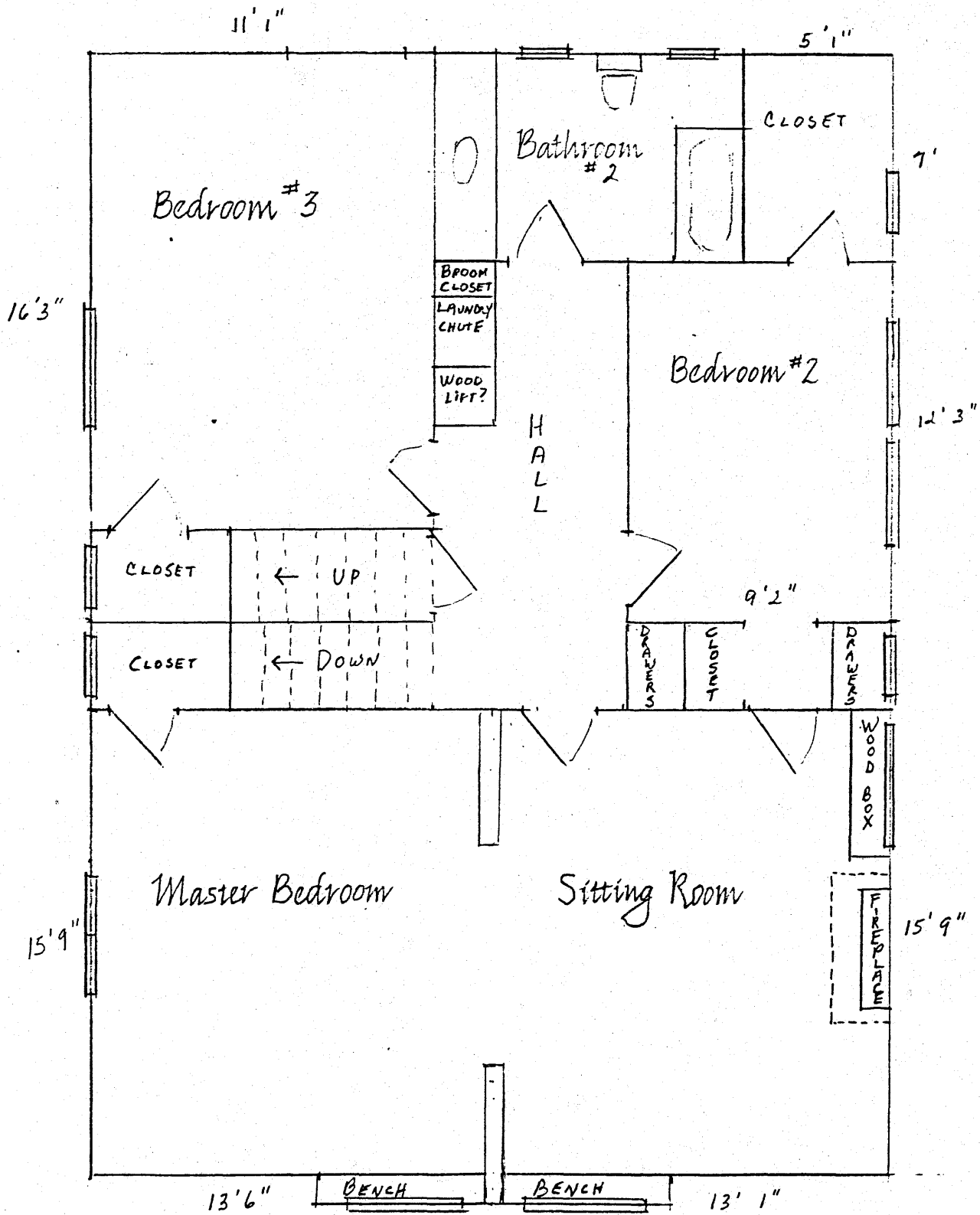
Ornamental Foundation Plantings

1. Rhododendron
2. Camellia
3. Climbing Roses
4. Non-specific
5. Misc unidentified shrubs

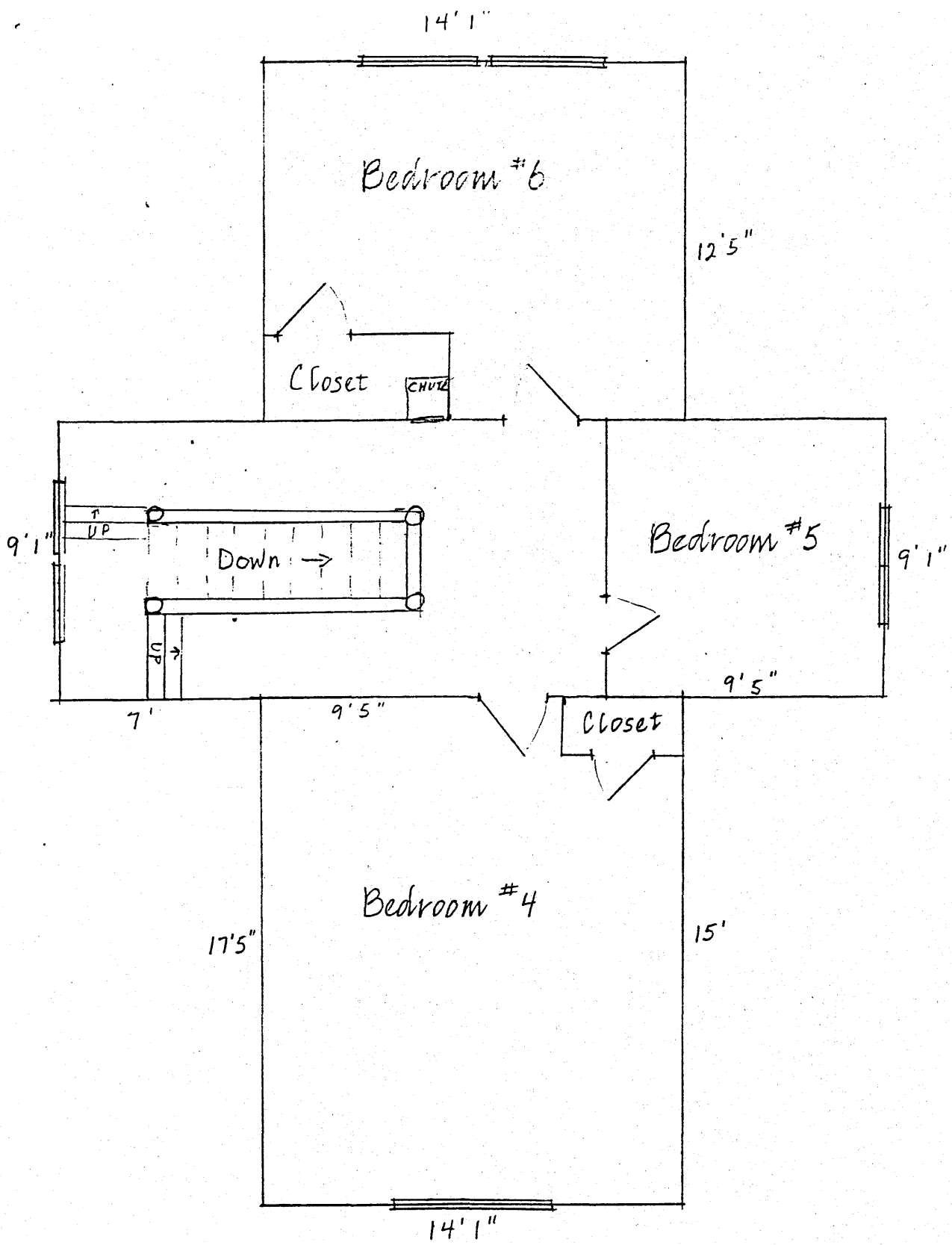


The Blanton House
 3980 S.W. 170th Ave
 Aloha,
 Washington Co.,
 Oregon





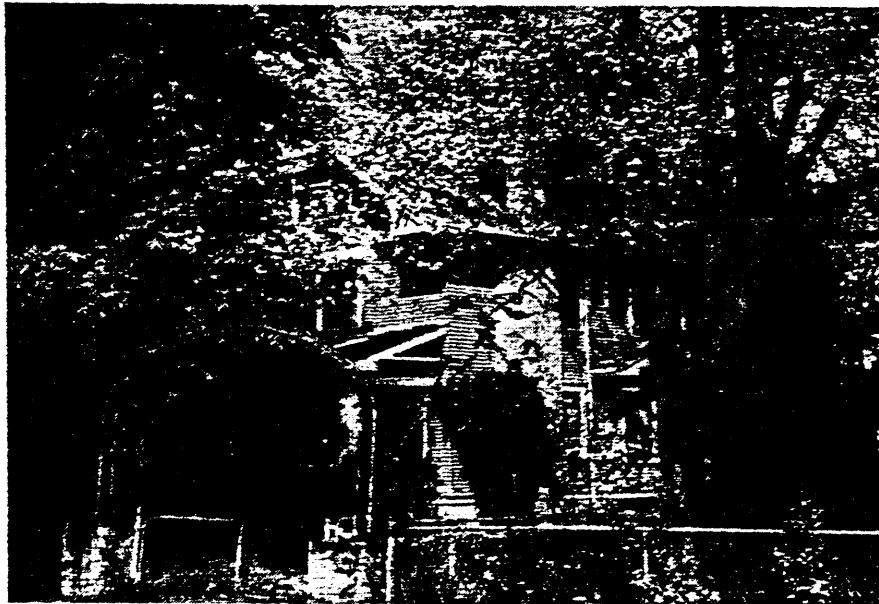
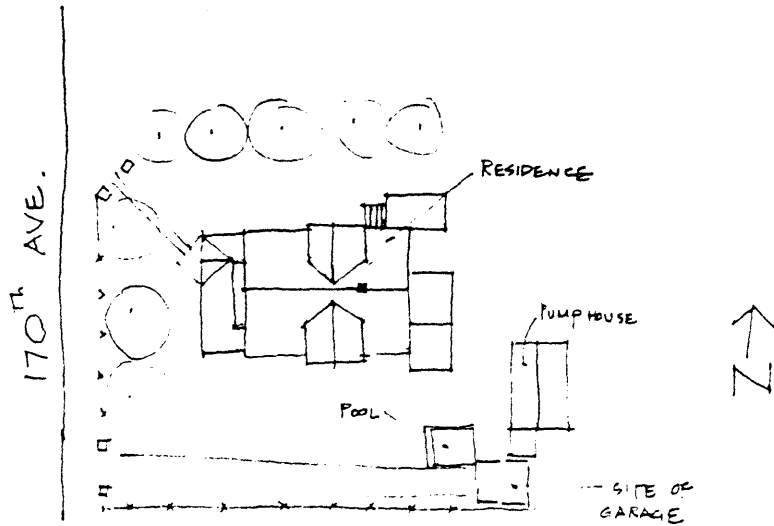
Second Floor



Third Floor

WASHINGTON COUNTY CULTURAL RESOURCE INVENTORY

COMMON/HISTORIC NAME: Blanton House T 1S R 1W Sec. 18 1/4





BLANTON, M. E. HOUSE (1912)

3980 S.W. 170th AVE

ALOHA, WASHINGTON COUNTY, OREGON

SHANTI MILES PHOTO, 1988

3980 S.W. 170th AVE

ALOHA, OR 97007

① of 6

NORTH AND WEST ELEVATIONS



BLANTON, M.E., HOUSE (1912)
3980 S.W. 170th Ave
ALOHA, WASHINGTON COUNTY, OR

SHANTI D. MILES, PHOTO, 1988
3980 S.W. 170th Ave
ALOHA, OR 97007

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SOUTH ELEVATION



BLANTON, M.E., HOUSE (1912)
3980 S.W. 170th AVE
ALOHA, WASHINGTON COUNTY, OR

SHANTI D. MILES PHOTO, 1988
3980 S.W. 170th AVE
ALOHA, OR 97007

③ OF 6

NORTH AND EAST ELEVATION



BLANTON, M.E., HOUSE (1912)

3980 S.W. 170th Ave

ALOMA, WASHINGTON COUNTY, OR

SHANTI D. MILES PHOTO, 1988

3980 S.W. 170th Ave

ALOMA, OR 97007

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LIVING ROOM FIREPLACE



BLANTON, M. E., HOUSE (1912)
3980 S.W. 170th Ave
ALOHA, WASHINGTON COUNTY, OR

SHANTI D. MILES PHOTO, 1988
3980 S.W. 170th Ave
ALOHA, OR 97007

(5) of 6

DEN



BLANTON, M. E., HOUSE (1912)
3980 S.W. 170th Ave
ALOHA, WASHINGTON COUNTY, OR

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ALOHA, OR 97007

⑥ OF 6

DETAIL OF POCKET DOORS