

United States Department of the Interior  
National Park Service

RECEIVED 2280

AUG - 7 2015

615

# National Register of Historic Places Registration Form

Nat. Register of Historic Places  
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Masters, Andrew Jackson and Sarah Jane, House

other names/site number \_\_\_\_\_

Name of Multiple Property Listing Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley, Ore.

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

### 2. Location

street & number 20650 SW Kinnaman Road

not for publication

city or town Aloha

vicinity

state Oregon

code OR

county Washington

code 067

zip code 97007

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria: X A \_\_\_ B \_\_\_ C \_\_\_ D

7.29.15

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

\_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain:)

9.17.15

Signature of the Keeper

Date of Action

Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1	0	buildings
		site
		structure
		object
1	0	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC: single dwelling

**Current Functions**  
(Enter categories from instructions.)

WORK IN PROGRESS

EDUCATION: research facility

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

MID-19TH CENTURY: Classical Revival

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE

walls: WOOD: weatherboard

roof: ASPHALT: composition shingle

other:

Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

---

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

---

### Summary Paragraph

The Andrew Jackson and Sarah Jane Masters House is a single-family residence located at 20650 SW Kinnaman Road in Aloha, Washington County, Oregon. The Classical Revival style house was built by John Kuykendall for A.J. and Sarah Jane Masters in 1854. Constructed with a hand-hewn heavy timber frame, the two-story house originally had a central hall plan. The Masters family moved into the new residence<sup>1</sup> on their Donation Land Claim ten years after traveling from Missouri on one of the earliest wagon trains. With a well-documented builder, the Masters House stands as a surviving example of early settlement construction in Oregon.

Careful examination of the house beginning in 2012 has revealed that the original house and materials lie beneath 161 years worth of additions and alterations to the house. The current owner, Hillsboro Parks, has committed to restoring the house to its 1854 appearance while using the restoration process as an educational tool. By peeling back the layers, integrity of design, workmanship, and association are returning to the house. There has been considerable suburban encroachment on the site, and while the Masters House is now surrounded by single family dwellings on small lots, its two acre lot sets it apart and still manages to convey and impression of openness. Given the large lot size, integrity of location and feeling are high. The house is a unique and irreplaceable example of early settlement architecture in Oregon.

---

### Narrative Description

#### Setting

The Masters House is a single-family residence located at 20650 SW Kinnaman Road in Aloha, Washington County, Oregon. (Refer to Figures 1 through 7). The house stands near the middle of a narrow, two-acre, rectangular tax lot near the middle of the original Masters' 638-acre Donation Land Claim. The house is in its original location and faces due north towards Kinnaman Road (see Photo 1), once known as the Plains-Falls Road and historically a main route of travel through the area. The tax lot is flat with a gravel driveway along the eastern edge. The property has scattered fruit and deciduous trees while the eastern and southern edges of the property line are planted with large fir and deciduous trees. Surrounding the tax lot are encroaching single-family residences, most dating to the last ten years, on small tax lots. The open, two-acre lot of the Masters House forms a strong contrast to these modern dwelling sites.

#### Current Exterior Description

The exterior has been modified over time from its original appearance. Additions have been made to the footprint, windows replaced, foundation replaced twice, and cladding modified multiple times. The alterations are described in detail in the next section, Original Exterior Description. In this section, the exterior is described as it was in August 2014.

The front elevation faces north and epitomizes an Oregon Classical Revival house from the 1850s. The house presents a symmetrical, two-story front façade. (See Photos 2 and 3.) A wide, hipped roof front porch extends across the entire front and is held up by four turned posts. Windows are in pairs, balanced across the

---

<sup>1</sup> This was the second house on the site. Survey notes mention both an "old" and a "new" Masters House in 1853. United States General Land Office. Oregon Cadastral Maps, Township 1 South, Range 2 West. 1852. Accessed via Bureau of Land Management "Land Records" website <<http://www.blm.gov/or/landrecords/index.php>> February 2015.

Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

front, delineating the rooms. The front door (c.1890) has been recently moved back to the center of the façade. The side gable roof is low pitched with boxed eaves and eave returns. The roof is clad in composition shingles over plywood. A wide frieze joins eave to wall. The house is clad in wood lap siding (4-3/4" exposure with 1/2" reveal) installed in the late-1970s.

A one-story ell extends from the south side, west end. (See Photos 4 and 5.) The ell contains the kitchen with a back porch within the lee of the ell. Extending south from the kitchen were accretions recently removed consisting of a wood storage room, bathroom, and storage room. The one-story ell is also gabled with a low pitched roof.

The entire house sits on a concrete slab foundation inserted in 1966. An attached, two-car garage has been recently removed from the east end of the house leaving an outline in the siding. A non-historic fireplace with exterior chimney has recently been removed from the west end of the house. A pumphouse once stood to the east of the garage. Two sheds, one to the south and one to the southeast, have also been removed.

### **Original Exterior Description**

The Masters House was constructed in 1854 in the Classical Revival style by John Kuykendall. In its original incarnation, the house was a two-story main volume with a one-story ell at the rear. The main façade was symmetrical with a central hall plan. Windows were inserted in pairs across the elevation to denote the rooms. The front door was centered with side lights and sheltered by a small gabled porch.

The house's skeleton consists of heavy timber construction placed on field stone footings. The frame of the house is hand-hewn heavy timber. Between the framing members are wood studs to provide nailing surfaces for siding and interior finishes. The north and south walls are the two load bearing walls, meaning they carry the bulk of the roof load. These walls have intermediate studs that are 2"x5-1/2" while the less load-bearing walls on the east and west gable ends have studs that are 2"x3-1/2".<sup>2</sup> While the main timber frame of the house is made up of hand-hewn members fastened with traditional mortise-and-tenon joints, all of the studs and floor joists are made of machine-sawn lumber that exhibit circular saw marks and are nailed in place with cut nails. The interior and exterior solid board wall finishes provide lateral stability.

The original 1854 weatherboard siding can still be found on the house along with a later 1860s channel drop siding. The weatherboard is generally a plank about 3/8" thick by 6" wide and installed in a lap method leaving about 4-1/2" of exposure.<sup>3</sup> It was installed with a cut nail directly to the wall framing. There is original weatherboard and trim on the south side of the kitchen and behind the laundry room sink. The channel drop siding is 1" thick, nailed directly to the wall framing, and is present on the kitchen projection on the east wall.

The original roof framing consists of 2"x6" rafters 24" on center. The rafters rest on a rough-hewn top plate and meet at a ridge board. The skip sheathing is formed by original 1" thick planks. Some of the skip sheathing boards are over 18" wide and still have bark on their edges. This original roof framing is still completely intact. The original roofing material would have been wood shingles. The most elaborate character-defining feature of the house is the original full entablature consisting of a cornice, frieze, and architrave. The entablature is comprised of ten different mouldings and boards, eight of which are original to the house.<sup>4</sup>

### **Exterior Alterations**

The overall character of the Masters House has evolved since it was completed in 1854; however, its structural system still stands and its original materials are still intact buried deep within its walls.

<sup>2</sup> Susan L. Licht, *Andrew Jackson Masters House: Updated Condition Assessment and Preservation Plan*, September 2013, p.13.

<sup>3</sup> Licht, p.14.

<sup>4</sup> Licht, p.14.

Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

The front porch was originally much smaller and would have sheltered only the front door. Evidence of its attachment exists in the attic space within the current full-width front porch. The full-width porch was likely added in the late 1800s during the occupancy of Sarah Masters. The front door was likely switched out at the same time for the current front door. One other major change to the house occurred during Sarah Masters' time in the house. Some time after the mid-1860s, the kitchen was bumped out onto the original back porch, providing a pantry area.<sup>5</sup>

Ted and Elsie Nault, who acquired the house in 1919, installed raked wood shingle siding over the original siding some time between 1944 and 1964.

Major changes to the house occurred with the Hugh and Constance Stevens' purchase of the house in 1964. The work included a new concrete slab foundation which was achieved by simply cutting off the bottom 8" to 12" of the house framing. They removed the bottom 8"x7" sill beam, all the first floor beams, joists and flooring, and cut the bases off the posts.<sup>6</sup> The house was then lowered onto its new slab. After Hugh Stevens' death in 1968, his son Charles continued to work on the house. In 1981, he removed most of the raked shingle siding, added insulation, and installed the lap siding seen today. The cornerboards have been replaced with a few exceptions. The cornice moulding around the one-story portion of the original building was cut, modified, and patched with sheet metal during the construction of later additions.<sup>7</sup> During this time, Constance Stevens continued to reside at the Masters House and also contributed to its maintenance. Notably, she had the roof clad in asphalt shingles over plywood in 1990. It is likely that the current plastic gutters and downspouts were installed at this time. There was no gutter and downspout system on this house when it was built, as the original elaborate cornice detail did not lend itself to an attached gutter system.

*Update as of January 2015.* At the end of 2014, the house was raised off the 1960s slab foundation and the concrete was removed. During removal, remains of original stone footings were found, confirming the original location of the house. The posts and studs were returned to their original length, and the house was set down on a new perimeter foundation returning the house to its original height.

## Current Interior Description

The interior arrangement has been modified over time from its original configuration. Additions have been made to the footprint, walls have been inserted, and the staircase was moved. The alterations are described in detail in the next section, Original Interior Description. In this section, the interior is described as it was in August 2014.

### *First Floor*

The front door is centered on the north façade sheltered within the full-width front porch (see Figure 12). The front door opens immediately upon the **living room** (see Photo 6). This is the largest room in the house 25'10" east-west by 18'0" north-south. The ceiling is 8'8". The floor is concrete slab. On the west wall is the shadow of the fireplace location with a one-over-one pane wood sash window to its left. On the north wall is a one-over-one pane wood sash window toward the west end. The front door is c.1890 and has three wood panels below one large pane with an elk etched into the glass. Portions of the modern wall finishes have been removed on this wall exposing the original heavy timber frame, painted tongue-and-groove wood cladding (3/4"x7-1/2" to 8"), and early wallpaper. The corner post from the heavy timber frame protrudes into the room in the northwest and southwest corners. On the south wall is the entry into the kitchen. This wall also houses a stair hall to access the second floor. There is a door into the stair hall so that the upstairs access can be shut off from the living room. Wood baseboard and casings in the room are plain. On the stair hall wall are the remains of a 16"x16" chimney stack.

<sup>5</sup> Licht, p.6.

<sup>6</sup> Licht, p.12.

<sup>7</sup> Licht, p.5.

Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

To the east of the living room is the first floor **bedroom** (see Photo 7). A five-panel wood door provides access into the bedroom in the west wall. Finishes on this wall have been partially removed exposing the painted tongue-and-groove wood cladding (3/4"x8" to 10"). The corner post from the heavy timber frame protrudes into the room in the northeast corner. The north wall has two one-over-one pane wood windows with plain trim and no aprons. A simple, modern crown moulding marks the transition to the 8'10" ceiling clad in fiberboard panels. The flooring is vinyl over concrete. Wood baseboard and casings in the room are plain. The south wall is marked by a modern closet leading to storage space under the stair case. A two-over-two pane wood sash window is in the closet's south wall.

To the south of the living room is a large **kitchen** (see Photos 8 and 9). The south wall of the kitchen has exterior doors flanking a centered 17"x17" parged chimney stack. The doors opened into a rear ell that has been recently removed. On the west wall there are one-over-one pane wood sash windows. The north wall contains the centered passage into the living room. On either side is a variety of built-in cabinetry, built at various times with both plywood and boards. The cabinetry extends into a small projection of the kitchen on the east wall at the north end. The east wall has an original door into the laundry room and cabinetry for the kitchen sink. The sink (Standard Sanitary Mfg. Co. 3/14/1930) is centered under a wood sash window (believed to be the only original sash in the house) relocated to this position. The counter is marble with a marble back splash. Under the counter are three vented cabinets. To the right of the sink is one wood upper cabinet. The floor is covered in a variety of vinyl and linoleum sheet goods. The 8'11" ceiling is clad in tongue-and-groove wood. Wood casings in the room are plain along with a cornice moulding.

Out the kitchen door in the east wall is the **laundry** room (see Photo 10). This narrow room houses a cement wash tub sink unit on a metal frame on the west wall. The south wall has a fixed five-pane wood sash window. Two four-pane windows mark the east wall along with a three-pane, one-panel wood door to the exterior. The north wall has an angled doorway into a storeroom. Walls are clad in 1/4" plywood, except for the north wall which has exterior channel drop siding. Wood casings in the room are plain.

From the laundry room is an angled doorway in the north wall into a **storeroom**. This room is an addition attached to the back of the house. It has a concrete floor. Its ceiling and west and south walls are clad in 1/4" plywood, while the east wall has raked wood shingles and its north wall has channel drop siding. Cabinets line the south wall and a wood counter along the west wall. There is a window in the north wall into the kitchen projection.

To reach the second floor, there is a **stair hall** (see Photo 11) at the rear (south wall) of the living room. To reach the stair hall, there is a door at the west end of the corridor near the kitchen door. The north wall of the hallway is clad in 1/4" plywood, while the south wall (the exterior wall) is wallpaper over tongue-and-groove wood (3/4"x8" to 8-1/2"). The staircase is at the east end of the hallway. There are 14 treads with a 7-1/2" rise and a 14" run. The staircase is 39" wide and the treads have a round nose. The stringers are 1-3/4"x11". The string board is 1-3/4"x10". There is a plain, 1-1/2" diameter handrail attached to the north wall.

### *Second Floor*

At the top of the staircase (see Figure 13) is a **landing** measuring 4'0" east-west and 7'0" north-south. The 2"x2" railing is 27" tall with staggered 1-3/8" square balusters, 8-3/4" on center. The newel post is 4"x4" and 28-1/2" tall with a square, sloped cap. The walls of the landing are wallpaper over unpainted tongue-and-groove boards. A one one-over-one pane wood sash window with apron is located on the south wall and a four-panel wood door in the north wall into the east bedroom. There is a four-panel wood door in the west wall into the central room. The floor is sheet linoleum. The ceiling is fiberboard rectangles. All moulding is plain. The corner post from the heavy timber frame protrudes into the landing in the southeast corner.

From the stair landing, there is a door in the north wall into the **east bedroom** (see Photo 12). The east bedroom is 13'9" east-west and 10'10" north-south. There are two one-over-one pane wood sash windows

Masters, Andrew Jackson and Sarah Jane, House

Name of Property

Washington County, OR

County and State

with aprons in the north wall. The walls are covered with wallpaper over unpainted tongue-and-groove boards. The floor is covered in sheet linoleum. The ceiling is 8'9" tall and is covered in fiberboard rectangles. There is attic access through a ceiling hatch near the west wall. The casings and 7-1/2" baseboard are all plain. The corner post from the heavy timber frame protrudes into the room in the northeast corner. There is a 36"x35" closet inserted into the southwest corner of the room. Both the south wall and the walls of the closet are plank construction.

From the stair landing, there is a door in the west wall into the **center room** (see Photo 13). This room is the former stair hall before the staircase was moved. There are mortise holes (3/4"x1" and spaced 4-1/2" apart) in the floor indicating the baluster locations. The flooring is linoleum over boards ranging from 5-1/2" to 5-3/4" wide. The room is 9'0" east-west and 17'11" north-south. The ceiling is 8'9" tall and covered in drywall. In the north wall are two small one-over-one pane wood sash windows with aprons. In the south wall is one one-over-one pane wood sash window with no apron. And in the west wall is a doorway to the west bedroom. There are remains of a removed chimney on the west wall. The baseboards and casings are all plain and the walls are covered in wallpaper.

From the center room is a door in the west wall into the **west bedroom** (see Photo 14). The west bedroom is 15'0" east-west and 17'11" north-south. There are two wood sash windows without aprons in the north wall. The west one has one-over-one panes while the east one has one-over-two panes. There is one one-over-one pane wood sash window with apron in the west wall. The walls are covered in wallpaper. The floor is covered in sheet linoleum. The ceiling is 8'9" tall and is covered in drywall. The casings and 7-1/2" baseboard are all plain. The corner post from the heavy timber frame protrudes into the room in the northwest and southwest corners. There is a 37"x80" closet inserted into the southwest corner of the room with a pair of hinged plywood doors. There is a short, plywood access door in the south wall for the attic storage space over the kitchen.

The **attic** storage space over the kitchen is accessed through a short door from the west bedroom. The long room is 14'10" long, 7'4" wide, and only 5'0" high at the center. The walls and ceiling are clad in fiberboard. The end wall (south end) has a removable panel to provide access to the kitchen chimney. There are no windows.

*Update as of January 2015.* At the end of 2014, the house was raised off the 1960s slab foundation and set down on a new perimeter foundation. The result is that the house gained a new floor joist system and regained 8" to 12" of ceiling height on the first floor. The windows have been removed from throughout the house in preparation for restoration. The house is wrapped in housewrap to protect it from the winter weather with plans for restoration work during 2015.

### **Original Interior Description**

The original floor plan consisted of a central entry hall with one room on either side (see Figure 14). Upstairs, the plan was repeated with a room on either side of the central hall (see Figure 15). This plan was dictated by the heavy timber frame. A staircase dominated the central hall. At the rear of the house was a one-story ell housing the kitchen. The interior wall finish was horizontal tongue-and-groove boards. Reportedly, the lumber was milled from cedar logs in Oregon City and only the corner posts are fir.<sup>8</sup>

The original house would have most likely had two interior brick chimneys for wood stoves on an inner wall at each floor level (see Figures 14 and 15). The kitchen chimney is original and is a good example what the other two chimneys would have been like.<sup>9</sup>

### **Interior Alterations**

<sup>8</sup> Eleanor Boxx, "Old Houses Being Restored," *Oregon Journal*, 7/27/1966.

<sup>9</sup> Licht, p.19.

Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

The major alteration to the house was the replacement of the foundation with a concrete pad in 1966. The staircase was relocated from the central hall facing the front door to the rear of the house within a new stair hall. (The original baluster locations can still be seen in the floor of the center room upstairs.) Downstairs, the western wall of the central hall was removed to create a large living room area. Upstairs, the insertion of a stair hall across the back of the house caused the east bedroom to shrink for the stair landing and created an extra bedroom, formerly the center hall.

The first floor concrete slab is covered with a variety of vinyl floor finishes. Upstairs, the original wood flooring is hidden under a variety of linoleums from the early 1900s. All the walls are covered with many layers of wallpaper. Ceilings have been covered with either drywall or fiberboard tiles; however, the ceiling in the kitchen is still the original tongue-and-groove wood.

### **Integrity Analysis**

Despite first impressions, the Masters House retains a fair degree of historical integrity as it pertains to the Sarah Jenkins Masters Willoughby Mull period of significance (1854-1896). Integrity of location is excellent, as excavations for the new foundation showed remnants of the original footings, indicating the house is in its original position on the donation land claim. The house stands at the center of its two acre, rectangular parcel surrounded by grass and trees. The area surrounding the lot is in modern residential development, but the lot is large enough that the setting conveys the pioneer period. However, the increased density of development has changed the overall setting, both visually and audibly.

With the attached garage and the accretions to the rear ell removed in 2014, the integrity of the form and plan of the house has been restored. The original frame has been revealed as more of the modern claddings have been removed from both the exterior and interior. Original door and window locations have become obvious. From remnant siding materials and nailing patterns, the exterior siding will be restored. The original interior finish of painted tongue-and-groove boards is being revealed as layers of drywall and wallpaper are removed. After restoration, the house built by John Kuykendall will again be visible.

The restoration period for the house is the period of time Sarah Jenkins Masters Willoughby Mull lived in the house from its construction in 1854 to her death in 1896. Where possible, restoration work will be in-kind so that the house will again have a strong integrity of feeling and association. If in-kind materials are no longer available, or conflict with modern life-safety standards, as is the case with the original system of perimeter footings versus the newly poured concrete foundation, sympathetic and/or concealed methods and materials will be employed.

### **Summary**

The Andrew Jackson and Sarah Jane Masters House retains perhaps a third of its original fabric. Apart from the entablature, every material on the exterior is non-original. However, the building is in the process of a careful restoration with materials that are analogous or sympathetic with the original fabric. The house retains enough evidence and provides enough clues that an accurate restoration of the exterior and interior can be made. The heavy timber frame is original and many of its original interior surfaces remain, though buried under layers of newer treatments. Most importantly of all, the pioneer house retains its original form. Now that the building has been lifted out of the mud quite literally, the house once again conveys its Classical Revival form and can relay its important story.



Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

EXPLORATION/SETTLEMENT

**Period of Significance**

1854-1896

**Significant Dates**

1854 - Date of Construction (completed)

1896 - Sarah Masters' death

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation** (if applicable)

N/A

**Architect/Builder**

John Kuykendall

**Period of Significance (justification)**

The period of significance of 1854-1896 is based on Sarah Jenkins Masters Willoughby Mull's life at the house from the year it was finished in 1854 until her death in 1896. Very few changes were made to the house during her lifetime.

**Criteria Considerations (explanation, if necessary)**

N/A

Masters, Andrew Jackson and Sarah Jane, House

Name of Property

Washington County, OR

County and State

---

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

Under the Multiple Property Document "Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley, Oregon," the Andrew Jackson and Sarah Jane Masters House meets the Registration Requirements for listing under Criterion A in the areas of Exploration/Settlement.

Within the Area of Significance of Exploration/Settlement, the Masters House stands as an excellent example of a Classical Revival dwelling constructed during Oregon's settlement period by overland emigrants. Built primarily in 1853 and completed in 1854, the house is one of only about 200 remaining from the pioneer period in the Willamette Valley. This number accounts for less than 5% of the houses that likely existed in the Willamette Valley by the mid-1860s, which is widely considered to be the end of the early settlement period for this region.<sup>10</sup>

The house is one of approximately 18 such dwellings remaining in Washington County. Physically, the house displays the characteristics of early Oregon buildings in its form, materials, construction methods, and architectural details, and retains sufficient integrity to convey its period of construction and historic appearance. As outlined in the "Settlement-era..." Multiple Property Documentation Form, the Masters House illustrates significance under Criterion A through its embodiment of "...the physical characteristics and limitations of frontier construction..." as well as its "...structural and stylistic makeup, and other embodied characteristics, [which reflect the] physical and social circumstances of life in mid-nineteenth century Oregon."<sup>11</sup>

The Masters House embodies the characteristics of many timber frame buildings constructed by the overland emigrants during the settlement period in Oregon. The house illustrates common earlier building construction techniques, with hewn structural members, rough sawn utility lumber, and planed finish materials. During the initial period of habitation encompassing the period of significance, there were relatively few alterations, primarily the expansion of the porch and some rear utility spaces, reflecting a fairly wealthy family's substantial initial construction budget.

The Period of Significance for the house is 1854, when construction of the Masters House was complete, to 1896, when Andrew Jackson Masters' widow Sarah Jane died. It is significant at the local level.

---

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Oregon Settlement<sup>12</sup>**

Western Oregon's Willamette Valley is located in the northwestern quadrant of the state, surrounded by mountain ranges to the east (the Cascades) and the west (the Coast Range) and bound on the north and south by the Columbia River and the Calapooia Mountains, respectively. The Masters House is situated in the northwestern area of the Willamette Valley, in Washington County, near the unincorporated towns of Reedville and Aloha.

Early nineteenth-century American claims to any of the Oregon territory were not a foregone conclusion; explorers from a multitude of countries had made forays into the area with varying degrees of success. The Hudson's Bay Company's (HBC) Fort Vancouver provided an early "gateway" into Willamette Valley settlement by Europeans and American citizens. The Valley was initially occupied, in the late 1820s and

---

<sup>10</sup> Liz Carter, "Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley, Oregon," Multiple Property Documentation Form, October 2013, Section E.

<sup>11</sup> Carter, "Settlement-era Dwellings...of the Willamette Valley...", p. F-31.

<sup>12</sup> This discussion of Oregon settlement is a synopsis of the narrative found in Carter, "Settlement-era Dwellings...of the Willamette Valley...", Section E.

Masters, Andrew Jackson and Sarah Jane, House

Washington County, OR

Name of Property

County and State

1830s, by Hudson's Bay Company employees, Methodist missionaries, and American mountain men. The landscape coveted by these early settlers was not vacant, nor was it untouched by human activity. Native Americans occupied the Willamette Valley for thousands of years prior to Western settlement and expansion, and the land had long been altered and tended by the native people, who used prescriptive burning to encourage growth of desired food sources such as camas root and oak acorns, as well as to improve habitat for wild game. Later explorers and settlers found that the fire management had created optimal grazing land and open prairie essentially tree-free and ready for the plow.

As reports of the character of the territory reached the Eastern states, Oregon country, and the Willamette Valley specifically, became the focus of eventual American political expansion and settlement. Several factors converged to fan the ensuing "Oregon Fever" and prompt the first significant wave of American migration. The HBC, explorer, and missionary reports described the Oregon country as having rich soils and a climate so moderate that men could engage in year-round farming. The Panic of 1837 had led to a depressed economy in the East, and farmers suffered from record rainfall followed by flooding and then malaria outbreaks. Perhaps more influentially, starting in 1841, Missouri senators Lewis Linn and Thomas Hart Benton repeatedly proposed bills in Congress that would offer a generous donation of land to those who would settle in Oregon.<sup>13</sup> Thus, the Willamette Valley soon became the primary destination for the Oregon pioneers, who began arriving in the early 1840s.

"In the fall of 1842 the first substantial and organized body of American emigrants to reach Oregon arrived in the Willamette Valley after an overland journey from the Missouri frontier."<sup>14</sup> Oregon's population grew significantly in 1843, with the major initial migration of about 900 men, women, and children to the territory. This came to be known as the "Great Migration." In 1844 and 1845 the population of the Willamette Valley grew again with the arrival of over 4,000 new settlers, nearly 3,000 in 1845 alone.<sup>15</sup>

A large percentage of emigrants to Oregon were farmers or ranchers, and the fertile soil of the Willamette Valley promised to provide ideal farming opportunities and lush grazing lands. This translated into the possibility of greater prosperity, and for many, a healthier living environment, free of the malaria typical of the Mississippi and Missouri valleys and more temperate than the Great Plains states.

The trip from Missouri took some six months, and many were challenged by desert and river crossings, as well as hardships such as illness and mishap. The dangers of the last leg of the Oregon Trail, down the Columbia River rapids, prompted the establishment of the Barlow Toll Road in 1846, and the scouting of the Southern Route, or Applegate Trail, in the same year.

Oregon became a United States Territory in 1848, and Congress continued promoting American settlement with persistent but unsuccessful attempts to pass land laws legalizing settlers' land claims. Finally, in 1850, the Donation Land Claim Act codified the disposal of public lands to settlers, providing a "free" one-half to one square mile of land to "...every white settler or occupant of the public lands, American half-breed Indians included, above the age of eighteen years, being a citizen of the United States, or having made a declaration according to law, of his intention to become a citizen...."<sup>16</sup>

<sup>13</sup> Dorothy O. Johansen, "The Role of Land Laws in the Settlement of Oregon," *Genealogical Material in Oregon Donation Land Claims*, Volume I (Portland, Oregon: The Genealogical Forum of Portland, 1957), np; J.A. Hussey, *Champoeg: Place of Transition* (Portland, Oregon: Oregon Historical Society, 1967), p.126.

<sup>14</sup> Hussey, *Champoeg: Place of Transition*, p.104.

<sup>15</sup> Hubert Howe Bancroft, *The Works of Hubert Howe Bancroft, Volume XXIX, History of Oregon Volume I - 1834-1848* (San Francisco: The History Company, Publishers, 1886), pp.448, 508; John D. Unruh Jr. *The Plains Across: The Overland Emigrants and the Trans-Mississippi West, 1840-1860* (Urbana: University of Illinois Press, 1979), p.119.

<sup>16</sup> This so-called "free" land was dependent on the native people's having relinquished, abandoned, or been driven off of their native homelands, often forcibly or deceptively by U.S. citizens. Under the Donation Land Claim Act, unmarried claimants who arrived prior to 1850 were entitled to 320 acres, and married couples could claim 640 acres, with ownership of one-half the holding recorded in the woman's name. Those who settled after 1850 were entitled to half that quantity. This was one of the first laws in the United States that permitted married women to hold land in their own name. Donation Land Claim Act of 1850, Section 4. Some 7,000 claim patents (deeds) were ultimately issued in Oregon, about 4,600 of those to Willamette Valley settlers. These numbers are approximate, and

Masters, Andrew Jackson and Sarah Jane, House

Name of Property

Washington County, OR

County and State

In 1859, the State of Oregon was carved out of the Oregon Territory, and just two years later the country was embroiled in the Civil War. Some Oregonians left to fight; most were satisfied to remain a physical distance from the conflict, though opposing political views were certainly voiced through local newspapers and at the polls. By the 1860s, communities had established schools, churches, road systems, and industrial and shipping capabilities. Towns and cities were firmly established on the frontier landscape, and population growth in communities large and small was evident.

For a large number of Oregon pioneers, including many in the group with whom the Masters emigrated, the trip overland was an extension or continuation of earlier migrations: "Many American families from before and many since the Revolution had lived only ten to twenty years in any one place."<sup>17</sup> The implications of this were that a large percentage of those that came across to Oregon had previous experience in traveling, settling, and establishing a new home on an undeveloped frontier. They had already selected land, cleared, fenced, and planted it, built shelter and barns and outbuildings, and planned the overall layout of their farms. Some had done it several times in their multiple migrations westward, and the final emigration to Oregon often occurred largely in close-knit groups of people bound by familial relationships, years of migration associations, religious affiliations, or other shared backgrounds. On arrival, settlers who had traveled together tended to stake claims near each other, reinforcing family and neighborhood ties by living in close geographic proximity.

This clan migration seems to have resulted in a strong sense of tradition in pioneer buildings. "Convention or the appearance of convention and of strong tradition [was] perhaps inevitable with pioneers; circumstance, building in a land yet undeveloped with limited [manufactured] resources..." resulted in any number of similarities, especially within family groups or neighborhoods.<sup>18</sup> Building forms were carried from places of origin (New England or Virginia, for example) to intermediary states (i.e., Kentucky, Illinois, or Missouri) and finally to Oregon. The traditional types were adjusted to fit the environment and resources available.<sup>19</sup>

### **Emigration of 1843**

Sarah Jane and Andrew Jackson Masters were part of the Great Migration of 1843, in which a single huge wagon train of roughly 300 wagons containing 700-1000 emigrants departed for Oregon from near Independence, Missouri, in May 1843. According to J.W. Nesmith, a member of the wagon train and later a U.S. Congressman for Oregon: "Many of the emigrants were from the western tier of counties of Missouri, known as the Platte Purchase...."<sup>20</sup> This included the young Masters couple, married in 1842. The group was initially led by John Gantt, a former U.S. Army Captain, as far as Fort Hall in Idaho. Once there, agents of the Hudson's Bay Company advised the emigrants to leave their wagons behind and proceed west with pack animals only, as previous emigrants had done. Marcus Whitman, then returning to his mission from a sojourn in the East, disagreed, volunteering to lead the wagons to Oregon, building road improvements as needed. In the end, most of the wagons made it to The Dalles and from there via the Columbia River to the Willamette Valley by October 1843.<sup>21</sup>

### **Early History of Washington County**

The original boundaries of Washington County included the entire northwest corner of Oregon before sections became new counties. The Tualatin River and its drainage basin are almost entirely within the county, with the county nearly coterminous with the Tualatin Valley. It is bordered on the west by the Northern Oregon Coast Range, on the south by the Chehalem Mountains, and on the north and east by the Tualatin Mountains (or

---

the estimate of 7,000 is taken from Johansen 1957, np; the Willamette Valley number is based on an informal hand-count of claims, data derived from the Bureau of Land Management General Land Office records.

<sup>17</sup> Philip Dole Papers, "Covered Wagon," nd. Un-catalogued collection, University of Oregon Special Collections, Eugene.

<sup>18</sup> Dole Papers, "Covered Wagon."

<sup>19</sup> Carter, "Settlement-era Dwellings...of the Willamette Valley..." p. E-9.

<sup>20</sup> Hines, Rev. H.K. *An Illustrated History of the State of Oregon...* (Chicago: The Lewis Publishing Company, 1893), p.126.

<sup>21</sup> Wikipedia. "Oregon Trail." [http://en.wikipedia.org/wiki/Oregon\\_Trail](http://en.wikipedia.org/wiki/Oregon_Trail), accessed 2/28/2015.

Masters, Andrew Jackson and Sarah Jane, House

Washington County, OR

Name of Property

County and State

West Hills).<sup>22</sup> The Masters House is located as follows with respect to early population centers: it is located roughly 12 miles west of Portland, 28 miles northwest of Oregon City, 4 miles east of Hillsboro, and 12 miles east of Forest Grove.<sup>23</sup>

When the Oregon country was divided into counties in 1843, four districts were created. That part of the county between the Willamette River and the Pacific Ocean, north of the Yamhill River, was called Twality, an Indian name spelled in various ways. In 1849, the territorial legislature changed the name of Twality County to Washington County, in honor of the first president of the United States.<sup>24</sup> The land occupied by the present-day Washington County, was once inhabited by an indigenous people known as the Atfalati or Twalaty.<sup>25</sup> Like other indigenous tribes of the Pacific Northwest, the Atfalati were a migratory people, based on seasonal hunting and gathering, and integral to the vast trade network on the lower Columbia River. The Atfalati also practiced a form of land management that has parallels to agricultural practices, burning the prairies to improve both land use and hunting.

The first Euro-American settlers arrived in the area in the 1830s. These were primarily former Hudson's Bay Company traders, trappers, and missionaries.<sup>26</sup> Their arrival signaled the end for the region's native population, who were first decimated by disease, and then legally stripped of their land through treaties with the federal government in 1855.<sup>27</sup> In the 1840s, and particularly following the Donation Land Claim Act of 1850, additional waves of settlers arrived in the area.<sup>28</sup> The county seat of Hillsboro was first platted in 1850 and was eventually named in honor of one of the town founders and early land claim recipients, David Hill.<sup>29</sup>

In addition to the Masters, early settlers in the vicinity included Nathan and Mary Robinson (arrived in Oregon in 1846), whose farm was located to the northwest of the Masters; James McMillen (arrived 1845) to the east; and Richard White (arrived by 1844) to the north. "Editorial Correspondence" from the *Oregon Spectator* of July 29, 1851, paints a vivid picture of the Tualatin Valley at the time:

"This morning we set out on a visit to the Tualatin Plains, more with the view of taking some observations of the country than a disposition to *rusticate* [italics in original]. It was unexpected to us to see so much of the country occupied by new claimants. From Linn City out to the Plains the land, we have been informed, is nearly all claimed, hills and all. The claims in the timber are pretty generally backward in improvements; even those that have been claimed and occupied for several years: The labor of making farms in the timber being so much greater, may afford some plea for their undeveloped condition, and the time of the bachelors being greatly occupied in trying to secure the *whole* grant, is a sufficient excuse in many instances. There is the greatest buzzing at this time among the bachelor portion of the lords of the soil, ever witnessed in any country. Well may they be busy; they have but four months grace allowed them for courting and marrying. It is all right; we wish every mother's son of them may be well suited, and that, too, in time to take advantage of the most liberal allowance guaranteed in the bill.

The country thro' which we passed for thirteen miles is more or less broken timber land; and some indeed may be said to be *rolling* to a fault; this is particularly true of the first four or five miles on the road from the Willamette River. -- There are little

<sup>22</sup> Wikipedia. "Washington County, Oregon." [http://en.wikipedia.org/wiki/Washington\\_County,\\_Oregon](http://en.wikipedia.org/wiki/Washington_County,_Oregon), accessed 2/28/2015.

<sup>23</sup> The Masters House is often referred to as being in the Aloha-Reedville area, both incorporated and both established as distinct entities/post offices after the period of initial settlement. The Reedville post office was established in 1877 and closed in 1954 while Aloha did not become a postal entity until 1912.

<sup>24</sup> Lewis A. McArthur and Lewis L. McArthur. *Oregon Geographic Names*. Portland: Oregon Historical Society, 1974. pp.887-888.

<sup>25</sup> Kim Fitzgerald and Deborah Raber with the Hillsboro HLAC. *Hillsboro* (Charleston, SC: Arcadia, 2009), p.7.

<sup>26</sup> Fitzgerald, Raber, & HLAC, *Hillsboro*, p.7.

<sup>27</sup> Oregon Historical Records Survey, United States, *Inventory of the County Archives of Oregon*, p.7.

<sup>28</sup> Richard Matthews, *Limited Horizons on the Oregon Frontier: East Tualatin Plains and the Town of Hillsboro, Washington County, 1840-1890* (Portland, Oregon: Portland State University, 1988), p.54.

<sup>29</sup> Oregon Historical Records Survey, United States, *Inventory of the County Archives of Oregon*, pp.6-7.

Masters, Andrew Jackson and Sarah Jane, House

Washington County, OR

Name of Property

County and State

spots of prairie on either side of the road some eight or ten miles from the river. After gaining this distance, we discovered the soil improved. The prairie soil seems more compact and more subject to baking [?], it produces well, as the fields of oats and wheat abundantly testify.

In thirteen miles we reached Mr. Masters' farm, one of the prettiest we have seen in the country. Here was the first harvesting to be seen thus far on the road. Mr. Masters was engaged in harvesting his early sowing of oats. This, he told us, was sown in the latter part of August, and although it stood thin upon the ground, a considerable portion having frozen out, it was well filled and heavy. The wheat crop will probably not be fit for harvesting before the last of July...

...Farming on the Plains approaches more to that of Illinois than any other part of Oregon we have seen. The land is level to a fault, and is without trees or brush of any kind. The farm of Mr. Masters lies handsomely and is well improved -- a large portion of it is under fence, and some 200 acres under cultivation. He is truly one of the *lords* of the soil. The great deficiency is a general backwardness in fruit-growing."<sup>30</sup>

The writer's complaint about the absence of fruit growing would be addressed in due time. Later USGS maps show an abundance of orchards in the area.<sup>31</sup>

Another shift in the vicinity's agricultural emphasis began as early as the 1850s. The sales of the Robinson and McMillen claims would shift the area from farming to livestock. In 1857, James McMillen sold a 100-acre tract to Richard S. Perkins and Arthur H. Johnson, proprietors of a Portland waterfront butcher shop. The cattle ranch the men established would eventually grow to 1,400 acres.<sup>32</sup> In the 1860s, Nathan and Mary Robinson sold their land to Simeon Gannett Reed. Along with his business partner, William S. Ladd, Reed was one of Oregon's first great entrepreneurs with interests in the Oregon Steam Navigation Company and the Oregon Central Railroad, among others enterprises. The Ladd and Reed Farm Company managed several properties, including the land that was part of the original Robinson Donation Land Claim (DLC). However, the Reeds appear to have used this property as a country retreat and for pet projects, including the breeding of fine, pure-blooded livestock as well as trotting horses for harness racing. It is the Reed Farm that would be responsible for the name "Reedville," with a post office established in 1877, as well as a railroad stop by 1871, followed by a depot, to allow for easy transport for Reed's blood stock.<sup>33</sup>

Easy access to major transportation routes, first the Plains-Falls Road, later renamed SW Kinnaman Road, and later the railroad, the Red Electric Interurban Railway, and finally the Tualatin Valley Highway (beginning in 1918),<sup>34</sup> made the Aloha-Reedville area attractive to farmers as well as commuters, resulting in extensive commercial and suburban developments in the twentieth century.

### **Sarah Jane and Andrew Jackson Masters**

Andrew Jackson Masters was born in Green County, Kentucky, in 1816 and moved to Missouri during the 1830s. In 1842, he married Sarah Jane Jenkins. Sarah Jane was born in Hopkins County, Kentucky, in 1826, making her sixteen at the time of her marriage. In 1843, the couple set off for Oregon. Late in their journey, the couple split off from the slow-moving wagon train in order to reach medical help for Sarah Jane, then in an advanced state of pregnancy. Upon reaching The Dalles<sup>35</sup> in October, Mrs. Masters gave birth to a boy who died within six months.

<sup>30</sup> D.J. Schnebly, "Editorial Correspondence." *Oregon Spectator*. 7/29/1851.

<sup>31</sup> Diana Painter and Connie Gunkel. "Aloha Farmhouse." National Register Nomination. May 2014.

<sup>32</sup> Janel Josephson. *Images of America: Aloha-Reedville*. (Charleston, SC: Arcadia Press, 2013), p.31.

<sup>33</sup> Josephson, pp.15, 41.

<sup>34</sup> Wikipedia. "Tualatin Valley Highway," [http://en.wikipedia.org/wiki/Tualatin\\_Valley\\_Highway](http://en.wikipedia.org/wiki/Tualatin_Valley_Highway), accessed 3/1/2015.

<sup>35</sup> There is a discrepancy in the historic record as to whether the Masters' winter stop was in Walla Walla or The Dalles.

Masters, Andrew Jackson and Sarah Jane, House

Washington County, OR

Name of Property

County and State

With winter advancing, the couple decided to remain in place, setting off for the Willamette Valley in the spring of 1844. A rather fraught journey followed, with several misfortunes, but eventually Sarah Jane and A.J. Masters arrived at Linnton (northwest Portland). Subsequently, they took up residence on several plats of land in Washington County before settling on the site on which the Masters House now stands around 1847. Like many new Oregon Country settlers, the Masters temporarily pulled up stakes yet again in order to take advantage of the California gold rush. It appears that they went to California overland by oxen in 1848, and returned to Oregon in early 1849. Reportedly, they operated a hotel in Sutterville with great success. Despite the brevity of their stay and despite being shipwrecked on the Columbia River upon their return, they were able to bring back \$10,000, notwithstanding losing "a great deal of goods" in the wreck.<sup>36</sup> According to an account by J.W. Masters, the son of Sarah Jane and A.J., the shipwreck in question was that of the *Aurora*,<sup>37</sup> which occurred in February of 1849.<sup>38</sup>

Much of the California profits went to building what is now known as the Masters House, begun in 1853 and completed by 1854. Much later accounts (from the 1950s and 1960s) stated that the house cost between \$4000 and \$6000, though the initial source for this figure is not mentioned.<sup>39</sup> Before and after the California adventure, the Masters operated a wheat farm and engaged in raising horses and cattle.<sup>40</sup>

Disaster struck in 1856, when Andrew Jackson Masters was killed in an altercation with his neighbor, James McMillen. As there were no witnesses, beyond McMillen and Masters themselves, accounts of the occurrence are shaky and divergent. According to Sarah Jane's reflections in the 1893 *An Illustrated History of the State of Oregon*:

"One morning in 1856 Mr. Masters started to attend a religious meeting, and had only gone a mile down the road when he was shot through the head by a neighbor with whom he had been at variance. A man came to the farm and told one of the children to tell his mother that his father was dead... The man who shot her husband was James McMillan [sic], now of Portland. He had a trial, claimed self-defense and was cleared... Mr. Masters had a large pocketbook with him, in which were valuable papers that were never found."<sup>41</sup>

A stirring account in the *Oregon Weekly Times*, from October 18, 1856, detailed more of the surviving James McMillen's story:

"After the heavy storms... two trees having fallen across the road a short distance west from Mr. McMillen's house, he proceeded to the spot to cut out these obstructions from the road. When he had nearly finished the chopping, McMillen states that he noticed a man on horseback coming up, but paid no particular attention to him, until Masters, having dismounted, came up to him and caught hold of him saying: 'I have now got you alone, just where I want you, and now I'm going to cut your d--d throat from ear to ear.' A tussel [sic] ensued, Masters being the largest man, at one time had McMillen choked down, and in the scuffle Masters struck a blow at McMillen's head with his (McMillen's) axe, which he partially warded off with his arms, the axe wounding him in the back and side of the head. It seems that McMillen, by a masterly effort relieved himself of Masters' grasp on his throat, tearing the buttons from his hickory shirt, regained his feet and sprang for his shot-gun which was standing near by; and as he

<sup>36</sup> Hines, pp.937-938.

<sup>37</sup> Hines, p.1167.

<sup>38</sup> Chris Goad and Donalda Speight. Map Bureau. "Shipwrecks at the Mouth of the Columbia." <http://mapbureau.com:8080/shipwrecks/index.html>, accessed 2/27/2015.

<sup>39</sup> For the \$4000 figure, see Anne Fullerton. "County's Oldest Home Still Standing on Original Land Claim in Aloha Area." *The Valley News*, 9/16/1954. For the \$6000 figure, see Eleanor Boxx. "Old Houses Being Restored." *Oregon Journal*, 7/27/1966.

<sup>40</sup> Hines, p.938.

<sup>41</sup> Hines. pp.938-939.

Masters, Andrew Jackson and Sarah Jane, House

Washington County, OR

Name of Property

County and State

gathered his gun Masters was advancing upon him with the axe uplifted, when he wheeled and fired at Masters, who dropped the axe, staggered back, and exclaimed 'you've shot me,' or something to that effect. McMillen then caught up his axe, he says, so that if Masters again turned upon him, he could have no axe to strike with if he overtook him, and ran for his house, and raised his neighbors...

The result of this unfortunate affair is that Masters died from the effects of the wound in about four hours; and McMillen received a painful wound in the head, and had the skin badly peeled from his throat -- but is likely to recover. Masters lived to reach his home -- but gave no account of the fray to anyone. He repeated a favorite verse, we were told, just before he died -- but answered no questions...

The ill feeling between those two neighbors has existed for some four or five years -- and we believe first grew out of the boundary of land between them, and there has consequently, for several years, no friendship existed between them. Masters seems to have had the Kentucky style of settling his differences -- and has at times made unwarrentable [sic] threats -- so much so that McMillen stood in great fears of him -- and, if we mistake not, swore the peace against him sometime since -- and from all that we can learn, this might fairly be considered a matter of self-defence [sic] on McMillen's part..."<sup>42</sup>

At the time of his death, A.J. Masters and Sarah Jane had four surviving children, with a fifth born a short time after his death. The 30-year-old widow remarried in 1859, this time to Henry Willoughby, by whom she had an additional three children. Henry Willoughby is a bit of a cipher. Born in 1818 or 1819 in Bradford County, Pennsylvania, Willoughby arrived in Oregon in 1847 and appears to have attempted settlement in both Polk and Benton Counties before marrying Sarah Jane Masters and settling at her land claim in Washington County.<sup>43</sup> Though later sources identify him as Reverend Henry Willoughby, his occupation on the 1860 U.S. Federal Census is listed as "farmer." The same census misinterprets his name as "Willaby," while the children of his wife's first marriage are named "Kasters," rather than "Masters." Willoughby died a mere six years after marrying Sarah Jane, in 1865, leaving the 39-year-old woman a widow once more, but now with eight children.<sup>44</sup>

In 1866, Sarah Jane married again, this time to Noah Mull. He was a native of North Carolina and arrived in Oregon in 1852. Upon settling in Washington County he worked as a millwright, and reportedly built the first sawmill and gristmill in the county. In later years, presumably after his marriage to Sarah Jane, he primarily farmed.<sup>45</sup>

Though his obituary implies he arrived in Oregon in 1847, and that he, like Henry Willoughby, was a native of Pennsylvania, the 1850 census indicates that he was at District 64, Nodaway, Missouri, at that time and that he hailed from North Carolina. Oregon State records indicate that Mr. Mull did not arrive in Oregon until 1852.<sup>46</sup> At the time, he appears to have been in the company of one Martha Mull, twelve years his senior, and four adolescent males with the surname of "Rice."<sup>47</sup> By the time of the 1860 census, Noah Mull was listed without household members, living in Washington County, and working as a millwright. The 1870 census has him married to Sarah Mull, working as a farmer, and hailing from Pennsylvania.

<sup>42</sup> "Lamentable Occurrence." *Oregon Weekly Times*, Portland. 10/18/1856.

<sup>43</sup> Early Oregonian Search, <https://secure.sos.state.or.us/prs/profile.do?ancRecordNumber=87935>, accessed 2/28/2015.

<sup>44</sup> Willoughby's death date is obtained from the Rev. H.K. Hines *An Illustrated History of the State of Oregon* and the "interview" with Sarah Jane Mull contained in the book. No period obituaries were found as part of this research, and a burial site has not been identified. Tantalizingly, the 1870 census contains an entry for "Henry Willaby" (same spelling as in the 1860 census when he was married to Sarah Jane), born in Pennsylvania around 1818, and working as a farm laborer near Umatilla, Oregon, five years after his presumed death. It is of course possible that this is a different Henry Willaby.

<sup>45</sup> *Morning Oregonian*. "Death of a Pioneer." 4/11/1894.

<sup>46</sup> Early Oregonian Search. <https://secure.sos.state.or.us/prs/personprofile.do?recordNumber=97910>, accessed 2/28/2015.

<sup>47</sup> Noah Mull and the former Martha Rice appear to have been married in Andrew, Missouri, on March 8, 1845 (Missouri Marriages 1766-1983). Adding to the mystery, an 1858 report on Legislative Proceedings noted that "Mr. Johnson introduced a bill to divorce Clara Mull, from her husband Noah Mull" ("Legislative Proceedings." *Oregon Sentinel*, Jacksonville, Oregon. 2/6/1858).



Masters, Andrew Jackson and Sarah Jane, House

Washington County, OR

Name of Property

County and State

There is some evidence that Mr. Mull also raised fine stock. A note in the *Daily Oregonian* indicated that "... Mr. Noah Mull has in town to-day a gray colt which he thinks is bound to set the world on fire..."<sup>48</sup> This marriage lasted 28 years until Noah Mull died in 1894, aged 80.<sup>49</sup> Sarah Jane did not remarry and died in 1896, at the age of 70.<sup>50</sup>

Sarah Jane Masters' rapid remarriages would have been an economic necessity to keep the farm running, especially given the large number and relatively young ages of her children. At the time of A.J. Masters' death, Sarah Jane was only thirty years old, with five children ranging in age from newly born to twelve. At the presumed time of Henry Willoughby's death in 1865, she was not quite forty and had eight children, with the youngest around two. The entry of residents at the Masters House in the 1860 census includes William Galahan, a school teacher with a personal estate valued at \$600, suggesting that Sarah Jane and her family had taken in boarders. Twentieth century newspapers suggest that portions of the house were periodically used as a church, a school, as a meeting place for the Modern Woodmen of America fraternal lodge, and as a horse exchange station for the post office.<sup>51</sup> Legendarily, Ulysses S. Grant was a guest at the Masters House,<sup>52</sup> and while his time in Oregon overlaps the house's existence,<sup>53</sup> it seems unlikely that such an illustrious visitor would not be mentioned in the Reverend H.K. Hines' *An Illustrated History of the State of Oregon* published in 1893.

### Later Ownership

During Sarah Jane Masters' lifetime some of the original Donation Land Claim was sold off or deeded to family and others. For example, in the 1880s, 100 acres of land were sold to Nils Oakerman in exchange for \$700. The house Oakerman built for his family in 1887 still stands to the east of the Masters House, at 20420 SW Kinnaman Road.<sup>54</sup> The Masters' daughter Mary and her husband Christian Lystrup also lived on a farm that was part of the original claim.<sup>55</sup> After Sarah's death, her family sold the house and remaining land. In the ten-year period between 1896 and 1905, it is unclear who owned the house and who lived there. Between 1905 and 1906, 27.39 acres of the original Masters claim, including the house, changed hands several times in quick succession. In December 1905, J.C. Lubeck et al sold the property to George Guc. Guc only retained ownership until May 11, 1906, when he sold the house and land to Joseph Prentiss, who turned it over to John Swalley by September 5, 1906.<sup>56</sup>

John Swalley, a Civil War veteran, his wife Eva, and their daughters Ruth and Hazelle occupied the Masters House beginning in 1906.<sup>57</sup> At some point the ownership was transferred to the former Hazelle Swalley and her husband, George Alfred "Alf" Millar.<sup>58</sup> It appears that by this time the amount of land associated with the house was reduced to 13.09 acres.

In 1919, the Millars sold the property to Ted and Elsie Nault along with George, Lillian and Delia Garrow. The role of the Garrows in terms of ownership and occupancy is unclear as it appears that the Naults were the sole occupants of the house. Nevertheless, the involvement of the Garrows continued until 1944 when Delia

<sup>48</sup> "Washington County Letter." *Daily Oregonian*. 10/8/1872.

<sup>49</sup> Hines, p.939.

<sup>50</sup> "Funeral Near Reedville of Mrs. Sarah J. Mull." *Oregonian*. 9/30/1896.

<sup>51</sup> Anne Fullerton. "County's Oldest Home Still Standing on Original Land Claim in Aloha Area." *The Valley News*, 9/16/1954.

<sup>52</sup> James H. Jack. "Reedville House Traced to Return from Gold Rush." *Hillsboro (Ore.) Argus*, 4/2/1953.

<sup>53</sup> Grant was posted to Fort Vancouver in 1852-53 and returned to Oregon for a brief visit in 1879. Gregory P. Shine. Oregon Encyclopedia, "Ulysses S. Grant (1822-1885)." [http://oregonencyclopedia.org/articles/grant\\_ulysses\\_s\\_1822\\_1885/#.VSMEGPnF-uR](http://oregonencyclopedia.org/articles/grant_ulysses_s_1822_1885/#.VSMEGPnF-uR), accessed 4/6/2015.

<sup>54</sup> Josephson, p.56.

<sup>55</sup> Hines, p.939

<sup>56</sup> All title information found from original title transfers found at the Washington County Assessment and Taxation Dept.

<sup>57</sup> Josephson, p. 54.

<sup>58</sup> Hazelle Swalley married the neighbor boy. George Alfred Millar's parents acquired the Oakerman Farm to the east of the Masters House in 1905 (Josephson, p.57).

Masters, Andrew Jackson and Sarah Jane, House

Washington County, OR

Name of Property

County and State

transferred her share of the ownership to the Naults. In their four decades of owning the Masters House, the Naults made several changes, which included cladding the entire house in raked wood shingles. Ted and Elsie Nault remained in the house until 1964, when they sold it, along with roughly two acres of land, to James Hugh Stevens (commonly called "Hugh"), his wife Constance and their children Charles and Mary. With the intent of restoring and maintaining the historical integrity of the property, the Stevens family completed a series of renovations to the structure. These included pouring a new slab foundation, constructing an exterior fireplace on the west wall, and adding new floor and wall coverings. After Hugh Stevens died in 1968, his son Charles continued the renovation efforts, notably removing the Nault-era raked shingle siding and installing lap siding (along with insulation) in 1981. Constance Stevens continued to live in the house until 2000, after which she moved to an adult foster care home. She died in 2004. Mary Stevens continued to live in the Masters House until 2012, at which time the City of Hillsboro assumed full responsibility for the property. The Stevens family, particularly Constance, had a strong desire to preserve the Masters House for future generations and to make it accessible to the public. Accordingly, a warranty deed signed in 2009 and finalized in 2010 shows Charles and Mary Stevens acting as trustees of the Constance E. Stevens Revocable Living Trust and transferring the Masters House to the City of Hillsboro with the following restriction: "The property shall be set apart, dedicated, used and maintained by the City of Hillsboro exclusively as an historic interpretive facility, meeting venue, neighborhood open space and for low impact park activities."<sup>59</sup>

### Construction History

When Malinda Kuykendall died in 1911, her family's reach and prominence was such that her obituary appeared in several Oregon newspapers, including the *Morning Oregonian*, the *Eugene Guard*, and the *Hillsboro Argus*, albeit with her name routinely misspelled as "Melinda." The notice in the *Argus* included one additional item absent from the others: "Her husband died 16 years ago. He built the house on the A.J. Masters claim in 1854 before going to Southern Oregon."<sup>60</sup>

Malinda Stark was born in Vigo County, Indiana, in 1825. In 1842, she married John Kuykendall, born in 1820, and from the same area. By 1850, the young couple had moved to Wisconsin, together with John's older brother George (born in 1818) and the latter's wife, Malinda Stark's sister, Candace (born in 1827). In 1852, both couples once again pulled up stakes and headed west for Oregon, arriving in Portland in October and spending their first winter in Milwaukie. They spent the summer of 1853 near Hillsboro, but found a homestead that suited them better in Douglas County, near what is now Wilbur, by the fall of 1853.<sup>61</sup>

It is presumed that in spring/summer of 1853, while residing near Hillsboro, John and most likely also George Kuykendall, worked on constructing the Masters House. John Kuykendall appears to have had a love of learning combined with a talent for making things. Early in his life, John's father encouraged this by building a workshop at his mill. John and George's skill grew to the point where they began to build houses and furniture while still living in Indiana, in the vicinity of Terre Haute. The brothers continued to work together until the 1860s, when George Kuykendall permanently settled in Santa Rosa, California.<sup>62</sup>

John Kuykendall's profession is confirmed by entries in the Federal Census, appearing as a cabinet maker in 1850 (while still living in Wisconsin); as a carpenter in the 1860 census, while in the vicinity of Winchester in Oregon's Douglas County; as a wheelwright in the 1870 census, while living near Wilbur; and as a wagon maker in 1880, while working at Fort Simcoe in Washington. John Kuykendall's combined passions for construction and education were expressed in his instrumental role in establishing and building both the Umpqua Academy (1857) as well as the Drain Academy (1883).<sup>63</sup> He died in 1895.

<sup>59</sup> Washington County, Oregon. Warranty Deed, 2009-099332, 11/13/2009.

<sup>60</sup> *Hillsboro Argus*. 3/30/1911.

<sup>61</sup> George Benson Kuykendall, M.D. History of the Kuykendall Family Since its Settlement in Dutch New York in 1646 (Portland: Kilham Stationery & Printing Co., 1919), p.69.

<sup>62</sup> Kuykendall, pp.67-68.

<sup>63</sup> Kuykendall, pp.70-71.

Masters, Andrew Jackson and Sarah Jane, House

Washington County, OR

Name of Property

County and State

John and George Kuykendall certainly had the skills to build the Masters House and based on the timeline of their travels it seems that the bulk of the house was constructed in 1853. Added confirmation is provided by a survey report June 15, 1853, which notes "Masters old house bears S 64 E and New do S 21 E."<sup>64</sup>

Alterations undertaken during the period of significance (1854-1896), particularly the replacement of a front entry portico with a full-width front porch, were most likely carried out under the direction of owner Noah Mull, an experienced builder, during his time in the house between 1866 and 1894.

### Architectural Context

The Classical Revival style of architecture, also known as Greek Revival, began to break into American culture following the Revolutionary War and maintained popularity from around 1800 through the 1860s.<sup>65</sup> Many architects of the time were educated in the forms of the Greek and Roman aesthetics, which dictated their designs.<sup>66</sup>

The first settlers of the Oregon Territory, including Masters and his family, brought their traditions with them from the East. It is not unusual to find the Classical Revival of the Masters House in the Oregon Territory dating from the earliest settlement era. This style, popular in the nineteenth century, is typically classified by character-defining elements including: low-pitched gable roofs with eave returns or pedimented gables; complete entablatures that include an architrave, frieze, and cornice; 6/6 single-hung windows with hood mouldings; sidelights and transoms around the front door; thin weatherboard siding with capped cornerboards; and columned porches in Greek and Roman orders.<sup>67</sup>

In Oregon, Classical Revival's popularity lasted from the 1840s through around 1865. With the help of builders' guides, such as Asher Benjamin's *The Practical House Carpenter* (1830) and *The Practice of Architecture* (1833), Oregon builders were able to manipulate what materials were available to them in such a way that looked similar to what they saw back East. Classical elements, such as columns, pedimented gables, and cornice returns were superimposed on more common forms. It is qualities such as these that make Oregon's few remaining examples of the style so unique. In scale, style and form, the Masters House resembles other existing pioneer-era dwellings in Oregon, particularly the 1849 Monteith House in Albany and the 1856 Bybee-Howell House on Sauvie Island. Several similar houses which no longer exist, but were also located in Washington County include the circa 1870 Reed House (demolished in 1966) which stood to the northwest of the Masters House, the John Imbrie House which was located in the North Plains area, and the Wilkins House (exact location within Washington County unknown).<sup>68</sup>

The floor plan is a central hall plan often referred to as an "I-House."<sup>69</sup> These houses were generally two rooms on either side of a central hall and could be either one or two stories. In this, the Masters House closely resembles the Monteith House in Albany. This general style was often elaborated on with the addition of fashionable details including varying porch designs, chimney locations, and rear additions. All of these details

<sup>64</sup> United States General Land Office. Oregon Cadastral Maps, Township 1 South, Range 2 West. 1852. Accessed via Bureau of Land Management "Land Records" website <<http://www.blm.gov/or/landrecords/index.php>> February 2015.

<sup>65</sup> The Greek Revival is in this case a subset of the Classical Revival specifically centered around the 1800-1860 period. The Classical Revival is itself subject to frequent revivals and remains popular to the present day.

<sup>66</sup> Licht, paraphrased, p.4.

<sup>67</sup> William J. Hawkins, III, and William F. Willingham. *Classic Houses of Portland, Oregon 1850-1950*. Portland, Oregon: Timber Press, 1999, pp. 25-30.

<sup>68</sup> Monteith House. Rosalind Clark, *Architecture Oregon Style* (Portland: Professional Book Center, 1983), p.34; Bybee-Howell House. Clark, p.38; Westshore Illustration of Reed Farm in the 1880s. Website

<[http://en.wikipedia.org/wiki/Simeon\\_Gannett\\_Reed#mediaviewer/File:1880\\_Washington\\_County,\\_Oregon\\_farm.jpeg](http://en.wikipedia.org/wiki/Simeon_Gannett_Reed#mediaviewer/File:1880_Washington_County,_Oregon_farm.jpeg)> accessed 3/1/2015; James Imbrie Place. Website

<<http://washingtoncountyheritage.org/cdm/compoundobject/collection/p16047coll1/id/404/rec/52>> accessed 3/1/2015; Wilkins Family House. Website

<<http://washingtoncountyheritage.org/cdm/compoundobject/collection/p16047coll1/id/796/rec/76>> accessed 3/1/2015.

<sup>69</sup>The terms "I-House" and "central hall plan" are not interchangeable. An I-House is singular, whereas there are different plan types that also have a central hall.

Masters, Andrew Jackson and Sarah Jane, House

Washington County, OR

Name of Property

County and State

are present in the Masters House.<sup>70</sup> In comparison with similar houses, the Bybee-Howell House and the demolished John Imbrie and Wilkins Houses, each had a small centered front porch, as the Masters House originally had based on evidence discovered during recent investigations. The Reed House had a full-width front porch with a shed roof strikingly similar to the Masters House's current configuration. Historic photos show most of the houses with two primary internal brick chimneys placed near the ridge at the outer edges of the roof. In terms of rear ells, the Monteith House has a similar plan to the Masters house, with a two-story front and a one-story kitchen ell. Illustrations and photos of the Reed Farm show not only rear volumes, but also a one-story wing to each gable side.

The Masters House represents another link in the study of Classical Revival pioneer-era dwellings. Its architectural character is significant; however, the house also derives significance from the mere fact of its survival. Of the estimated 4,600+ houses that likely existed in the Willamette Valley prior to the mid-1860s in Oregon, only about 200 remain; less than 5% at best and this estimation is conservative. The approximate number of dwellings is certainly low, and is based on the estimated number of Donation Land Claims in nine Willamette Valley counties; it does not account for the multitudes of early urban houses, the number of which would be difficult to ascertain.<sup>71</sup>

### **Multiple Property Document Registration Requirements**

The Andrew Jackson and Sarah Jane Masters House is being nominated to the National Register under the "Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley, Oregon" Multiple Property Documentation Form. The Masters House meets the "General Registration Requirements for All Property Types, and for Dwellings," in that it was constructed in the Willamette Valley in 1853-54, within the generally recognized settlement-period time-frame of 1841 to circa 1865. Although currently vacant and a work in progress, the house has not been altered to meet a function other than use as a residence, and it retains sufficient historical integrity (as discussed in Section 7) to convey its historic appearance as well as its significance under Criterion A in association with Exploration/Settlement in Oregon's Willamette Valley.

With regard to specific criteria, the house meets the Registration Requirements for dwellings under Criterion A because it is, by virtue of its age, location and history, inherently associated with Willamette Valley and Oregon's mid-nineteenth century settlement. The Masters House was initially constructed as a single-family residence, and was used as such through the twentieth century. Although some changes have occurred to materials and features, the house retains integrity in the areas of location, setting, design, feeling, and association. Many of the house's altered original features are in the process of being restored or reconstructed. For example, over the last year non-original additions to the house were removed, revealing its original form. In aggregate, "...the essential physical features that made [sic] up its character or appearance during the period of its association," from its construction through the end of Sarah Jane Masters' life in 1896, are sufficiently present and visible to allow the Masters House to convey its pioneer history.<sup>72</sup>

### **Conclusion**

As one of a very small percentage of settlement-era dwellings remaining in the Willamette Valley, the Masters House is being nominated to the National Register as part of the "Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley, Oregon" Multiple Property Documentation Form under Criterion A for its significance to nineteenth century Oregon history. Although there are superficial alterations, the house's pioneer-era structure, its bones in essence, remain in place, along with conclusive samples of original finish materials. As a result, the Masters House retains sufficient historical integrity to convey its period of construction and significance, and thus the unique story of the house and its early pioneer family.

<sup>70</sup> Licht, p.4.

<sup>71</sup> Liz Carter and Chris Ruiz. "Hanna and Eliza Gorman House," National Register Nomination, 6/30/2014, p.27.

<sup>72</sup> Carter, "Settlement-era Dwellings...of the Willamette Valley...", pp. F-32-33.

Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

---

## 9. Major Bibliographical References

---

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Ancestry.com <<http://www.ancestry.com>>, accessed February-March 2015.

"Missouri Marriages to 1850."

"Compiled Census Index, 1841-1890."

U.S. Census Records, Washington County, Oregon. 1850-1880.

Bancroft, Hubert Howe. *The Works of Hubert Howe Bancroft, Volume XXIX, History of Oregon Volume I - 1834-1848*. San Francisco: The History Company, 1886.

Bourke, Paul, and Donald DeBats. *Washington County: Politics and Community in Antebellum America*. Baltimore & London: The Johns Hopkins University Press, 1995.

Boxx, Eleanor. "Old Houses Being Restored." *Oregon Journal*, 7/27/1966.

Carter, Liz, and Chris Ruiz. "Hanna and Eliza Gorman House." National Register Nomination, 6/30/2014.

Carter, Liz. "Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley." National Register of Historic Places Multiple Property Documentation Form, 2014.

Clark, Rosalind. *Architecture Oregon Style*. Portland: Professional Book Center, 1983.

"Death of a Pioneer." *Morning Oregonian*, 4/1/1894.

Dole, Philip, Papers. Un-catalogued collection, University of Oregon Special Collections, nd.

Early Oregonian Search. Oregon Secretary of State. Accessed March 2015.

"Mull, Noah." Website <<https://secure.sos.state.or.us/prs/profile.do?ancRecordNumber=97910>>

"Willoughby, Henry." Website <<https://secure.sos.state.or.us/prs/profile.do?ancRecordNumber=87935>>

Fitzgerald, Kim, and Deborah Raber with the Hillsboro HLAC. *Hillsboro*. Images of America series. Charleston, SC: Arcadia, 2009.

Fullerton, Anne. "County's Oldest Home Still Standing on Original Land Claim in Aloha Area." *The Valley News*, 9/16/1954.

"Funeral Near Reedville of Mrs. Sarah J. Mull." *Oregonian*. 9/30/1896.

Gaston, Joseph. *The Centennial History of Oregon, 1811-1912*. Portland: Oregon, S.J. Clarke, 1912.

Goad, Chris, and Donald Speight. Map Bureau. "Shipwrecks at the Mouth of the Columbia." Website <<http://mapbureau.com:8080/shipwrecks/index.html>> February 2015.

Hawkins, William J., III and William F. Willingham. *Classic Houses of Portland, Oregon*. Portland, Oregon: Timber Press, 1999.

*Hillsboro (Ore.) Argus*, 3/30/1911.

Hines, Rev. H.K. *An Illustrated History of the State of Oregon*. Chicago: The Lewis Publishing Company, 1893.

Hussey, J.A. *Champoeg: Place of Transition*. Portland, Oregon: Oregon Historical Society, 1967.

Jack, James H. "Reedville House Traced to Return from Gold Rush." *Hillsboro (Ore.) Argus*, 4/2/1953.

Johansen, Dorothy O. "The Role of Land Laws in the Settlement of Oregon." Genealogical Material in Oregon Donation Land Claims, Volume I. Portland: The Genealogical Forum of Portland, 1957.

Masters, Andrew Jackson and Sarah Jane, House

Washington County, OR

Name of Property

County and State

- Josephson, Janel. *Aloha-Reedville*. Images of America series. Charleston, SC: Arcadia Press, 2013.
- Kuykendall, George Benson, M.D. *History of the Kuykendall Family Since its Settlement in Dutch New York in 1646*. Portland: Kilham Stationery & Printing Co., 1919.
- "Lamentable Occurrence." *Oregon Weekly Times*, Portland, 10/18/1856.
- "Legislative Proceedings." *Oregon Sentinel*, Jacksonville, Oregon, 2/6/1858.
- Licht, Susan L. *Andrew Jackson Masters House: Updated Condition Assessment and Preservation Plan*, September 2013.
- "Masters House." State of Oregon Inventory Historic Sites and Buildings. May 1976.
- "Masters House." Washington County Cultural Resource Inventory. September 1983.
- Matthews, Richard. *Limited Horizons on the Oregon Frontier: East Tualatin Plains and the Town of Hillsboro, Washington County, 1840-1890*. Portland: Portland State University, 1988.
- McArthur, Lewis A. and Lewis L. McArthur. *Oregon Geographic Names*. Portland: Oregon Historical Society, 1974.
- Oregon Historical Records Survey, United States, *Inventory of the County Archives of Oregon*.
- Painter, Diana, and Connie Gunkel. "Aloha Farmhouse." National Register Nomination, 5/16/2014.
- "Plaque Placed on Masters' Century House by Tualatin Valley Heritage Group." *The Valley Times*, 2/1/1968.
- Shine, Gregory P. Oregon Encyclopedia, "Ulysses S. Grant (1822-1885)." Website <[http://oregonencyclopedia.org/articles/grant\\_ulysses\\_s\\_1822\\_1885\\_/#.VSMEGPnF-uR](http://oregonencyclopedia.org/articles/grant_ulysses_s_1822_1885_/#.VSMEGPnF-uR)> April 2015.
- Schnebly, D.J. "Editorial Correspondence." *Oregon Spectator*, 7/29/1851.
- United States General Land Office. Oregon Cadastral Maps, Township 1 South, Range 2 West. 1852 and 1862. Accessed via Bureau of Land Management "Land Records" website <<http://www.blm.gov/or/landrecords/index.php>> February 2015.
- United States Government. Donation Land Claim Act of 1850. Website <<http://www.ccrh.org/comm/cottage/primary/claim.htm>> March 2015.
- Unruh, John D., Jr. *The Plains Across: The Overland Emigrants and the Trans-Mississippi West, 1840-1860*. Urbana: University of Illinois Press, 1979.
- "Washington County Letter." *Daily Oregonian*, 10/8/1872.
- Wikipedia. Accessed February-March 2015.
- "Oregon Trail." Website <[http://en.wikipedia.org/wiki/Oregon\\_Trail](http://en.wikipedia.org/wiki/Oregon_Trail)>
- "Tualatin Valley Highway." Website <[http://en.wikipedia.org/wiki/Tualatin\\_Valley\\_Highway](http://en.wikipedia.org/wiki/Tualatin_Valley_Highway)>
- "Washington County, Oregon." Website <[http://en.wikipedia.org/wiki/Washington\\_County,\\_Oregon](http://en.wikipedia.org/wiki/Washington_County,_Oregon)>

Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Oregon Historical Society

---

Historic Resources Survey Number (if assigned): N/A

Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

**10. Geographical Data**

**Acreage of Property** 2.08

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1	<u>45.48882</u>	<u>-122.88962</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated property is located at 20650 SW Kinnaman Road in Aloha, Oregon. It is located in Township 1S, Range 2W, Section 14 in Washington County. The entire extent of Washington County tax lot 1S214AA04400, which contains the Andrew Jackson and Sarah Jane Masters House at the center, is being nominated (see Figure 6).

**Boundary Justification** (Explain why the boundaries were selected.)

The donation land claim on which the house stands was originally 638.48 acres. The acreage of the original DLC has been reduced over time to the current 2.08 acre tax lot on which the house still stands. This remaining land was owned by the Masters family during the entire period of significance.

**11. Form Prepared By**

name/title David Pinyerd and Bernadette Niederer date July 24, 2015  
organization Historic Preservation Northwest telephone 541-791-9199  
street & number 1116 11th Ave SW email pinyerd@hp-nw.com  
city or town Albany state OR zip code 97321

**Additional Documentation**

Submit the following items with the completed form:

- **General Location Map**
- **Specific Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).



Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Masters, Andrew Jackson and Sarah Jane, House  
**City or Vicinity:** Aloha  
**County:** Washington **State:** OR  
**Photographer:** David Pinyerd  
**Date Photographed:** August 11, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 15:** House and setting, looking southeast.  
(OR\_WashingtonCounty\_AJMastersHouse\_0001)
- Photo 2 of 15:** Northwest corner, looking southeast.  
(OR\_WashingtonCounty\_AJMastersHouse\_0002)
- Photo 3 of 15:** Northeast corner, looking southwest.  
(OR\_WashingtonCounty\_AJMastersHouse\_0003)
- Photo 4 of 15:** Southwest corner, looking northeast.  
(OR\_WashingtonCounty\_AJMastersHouse\_0004)
- Photo 5 of 15:** Southeast corner, looking northwest.  
(OR\_WashingtonCounty\_AJMastersHouse\_0005)
- Photo 6 of 15:** Living room, first floor, looking northwest.  
(OR\_WashingtonCounty\_AJMastersHouse\_0006)
- Photo 7 of 15:** Bedroom, first floor, looking southeast.  
(OR\_WashingtonCounty\_AJMastersHouse\_0007)
- Photo 8 of 15:** Kitchen, first floor, looking south.  
(OR\_WashingtonCounty\_AJMastersHouse\_0008)
- Photo 9 of 15:** Kitchen, first floor, looking northeast.  
(OR\_WashingtonCounty\_AJMastersHouse\_0009)
- Photo 10 of 15:** Laundry room, first floor, looking south.  
(OR\_WashingtonCounty\_AJMastersHouse\_0010)
- Photo 11 of 15:** Stair hall, first floor, looking east.  
(OR\_WashingtonCounty\_AJMastersHouse\_0011)

Masters, Andrew Jackson and Sarah Jane, House  
Name of Property

Washington County, OR  
County and State

- Photo 12 of 15:** East bedroom, second floor, looking northwest.  
(OR\_WashingtonCounty\_AJMastersHouse\_0012)
- Photo 13 of 15:** Center room, second floor, looking northwest.  
(OR\_WashingtonCounty\_AJMastersHouse\_0013)
- Photo 14 of 15:** West bedroom, second floor, looking northwest.  
(OR\_WashingtonCounty\_AJMastersHouse\_0014)
- Photo 15 of 15:** Top plate, beam, joists and rafters in attic, looking northwest.  
(OR\_WashingtonCounty\_AJMastersHouse\_0015)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 27

Masters, Andrew Jackson, House

Name of Property

Washington County, OR

County and State

Settlement-era Dwellings...of the  
Willamette Valley, Oregon

Name of multiple listing (if applicable)

### List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

Figure 1. The Masters House stands in Aloha, Oregon, approximately 4 miles west of Beaverton and 4 miles east of Hillsboro.

Figure 2. Excerpt from the 1852 General Land Office map for Township 1S Range 2W showing cultivated land and houses. The A.J. Masters DLC is at the lower center.

Figure 3. Excerpt from the 1862 General Land Office map for Township 1S Range 2W showing surveyed boundaries. The A.J. Masters DLC (Claim #46) is at the lower center.

Figure 4. USGS 7.5 minute series map (Scholls, Oregon, 1985) showing the house location in blue and the original donation land claim boundary in red.

Figure 5. Current aerial showing the Masters House as it stands today encircled by housing with Intel's Aloha campus at the top. The house's tax lot is delineated with a red line.

Figure 6. Current Washington County tax lot map showing the Masters House on tax lot 1S214AA04400. The house's tax lot is delineated with a red line.

Figure 7. Current aerial of the Masters House with its tax lot delineated in red. The tax lot is 2.08 acres.

Figure 8. This Masters House photograph was taken in the 1920s from the northwest. Photo courtesy of Marjorie Larrance with help from Sue Lambing.

Figure 9. This Masters House photograph was taken in 1964 from the northeast. Photo from Oregon Historical Society (bb009715).

Figure 10. The Masters House, photo taken c.2012 from the northeast. Photo from *Aloha-Reedville*, p.52.

Figure 11. The Masters House, photo taken c.2012 from the southeast. Photo from *Aloha-Reedville*, p.52.

Figure 12. Masters House First Floor Plan as of August 2014.

Figure 13. Masters House Second Floor Plan as of August 2014.

Figure 14. Masters House Original First Floor Plan by Sue Licht, based on on-site investigations, as of August 2014.

Figure 15. Masters House Original Second Floor Plan by Sue Licht, based on on-site investigations, as of August 2014.

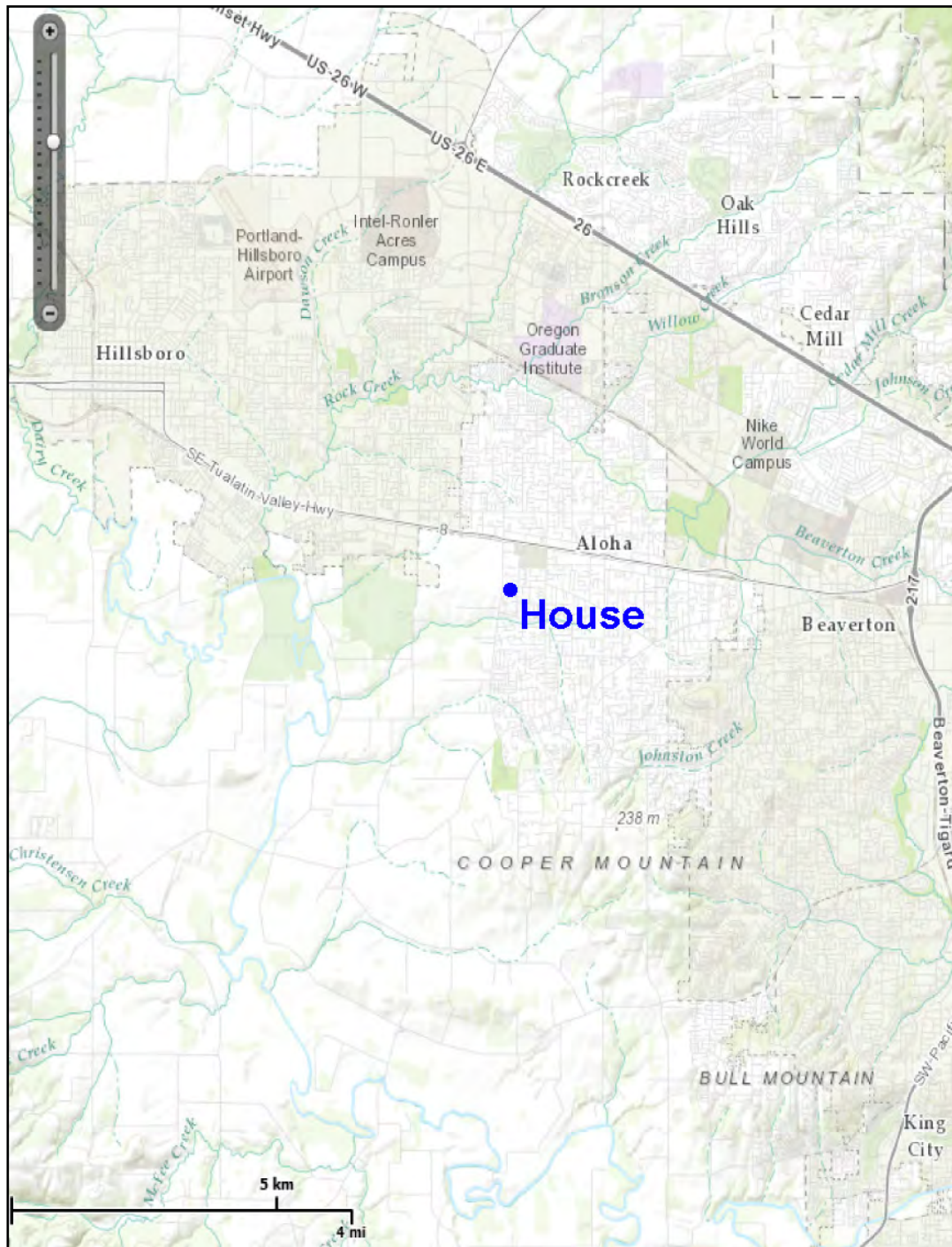
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 28

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 1. The Masters House stands in Aloha, Oregon, approximately 4 miles west of Beaverton and 4 miles east of Hillsboro.



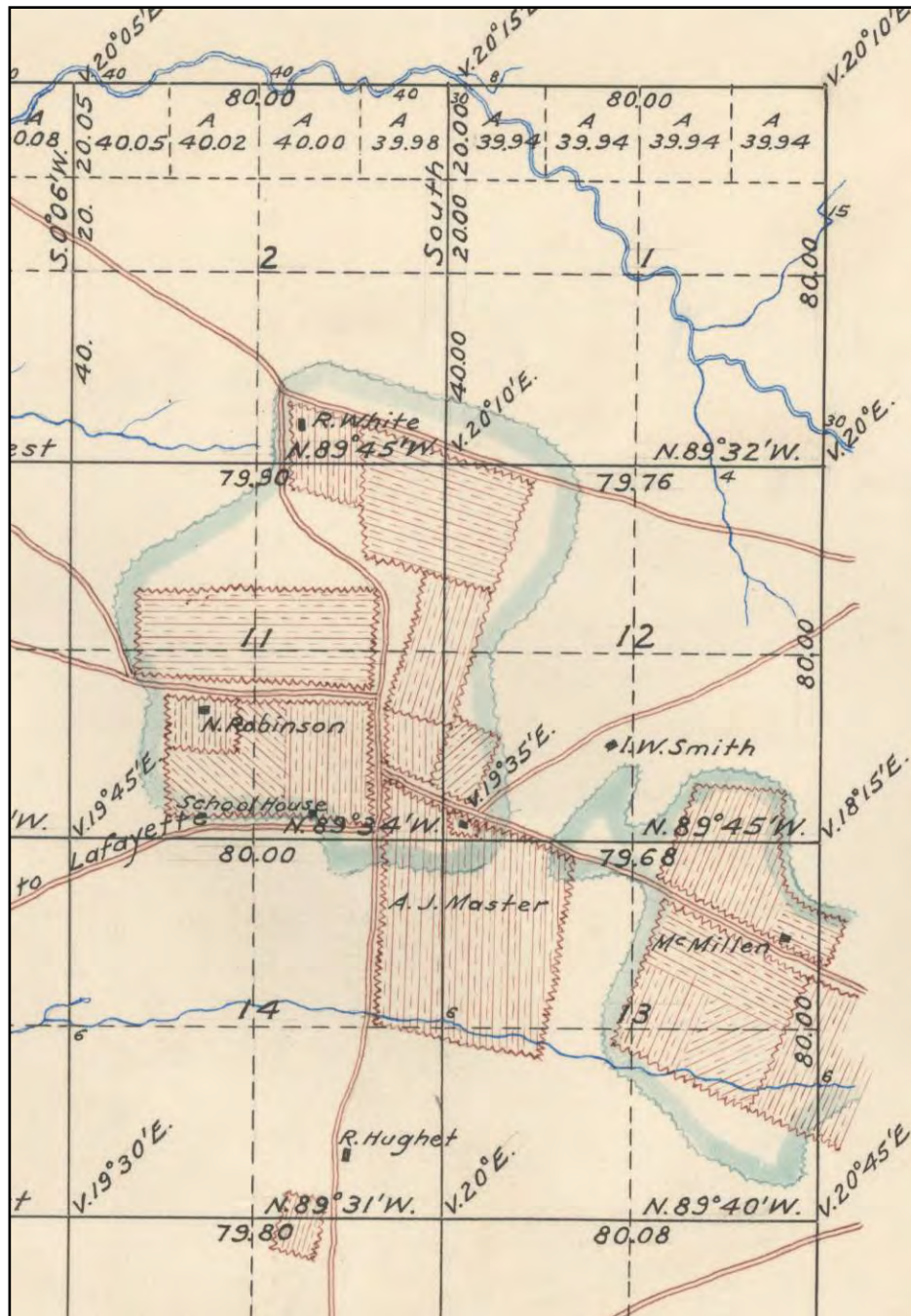
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 29

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 2. Excerpt from the 1852 General Land Office map for Township 1S Range 2W showing cultivated land and houses. The cultivated fields of A.J. Masters' DLC are at the lower center.



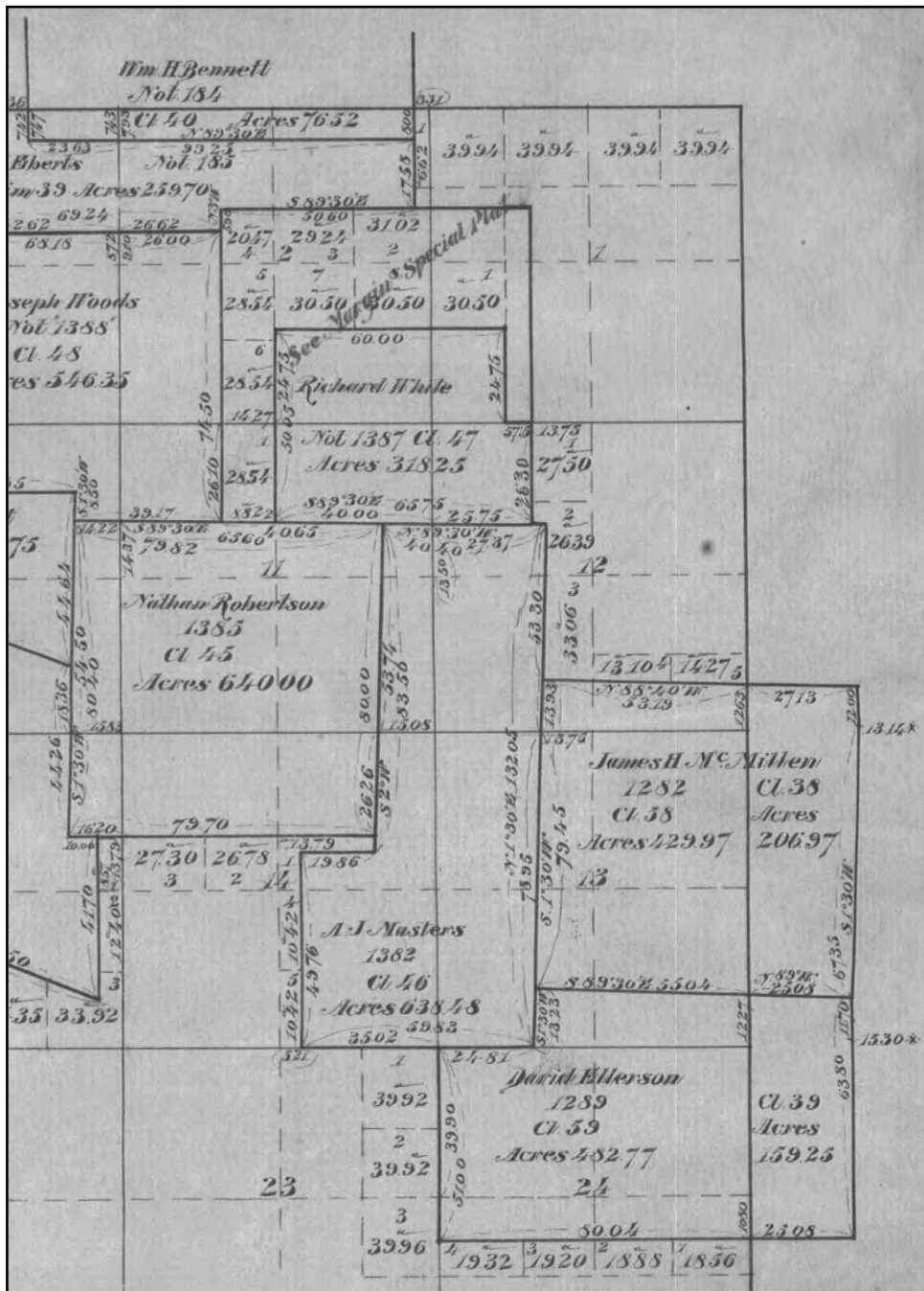
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 30

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 3. Excerpt from the 1862 General Land Office map for Township 1S Range 2W showing surveyed boundaries. The A.J. Masters DLC (Claim #46) is at the lower center.



United States Department of the Interior  
National Park Service

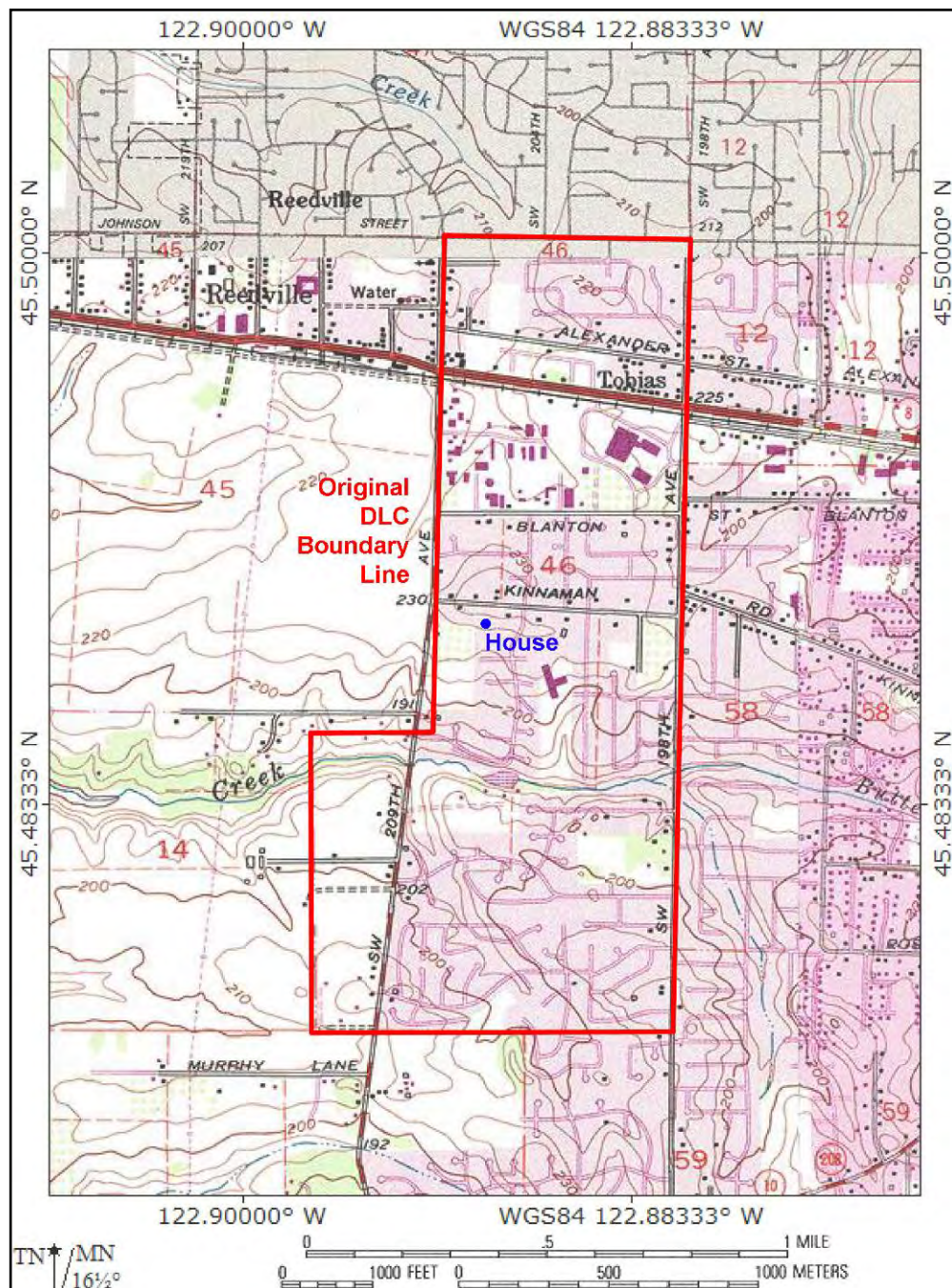
# National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 31

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 4. USGS 7.5 minute series map (Scholls, Oregon, 1985) showing the house location in blue and the original donation land claim boundary in red.



United States Department of the Interior  
National Park Service

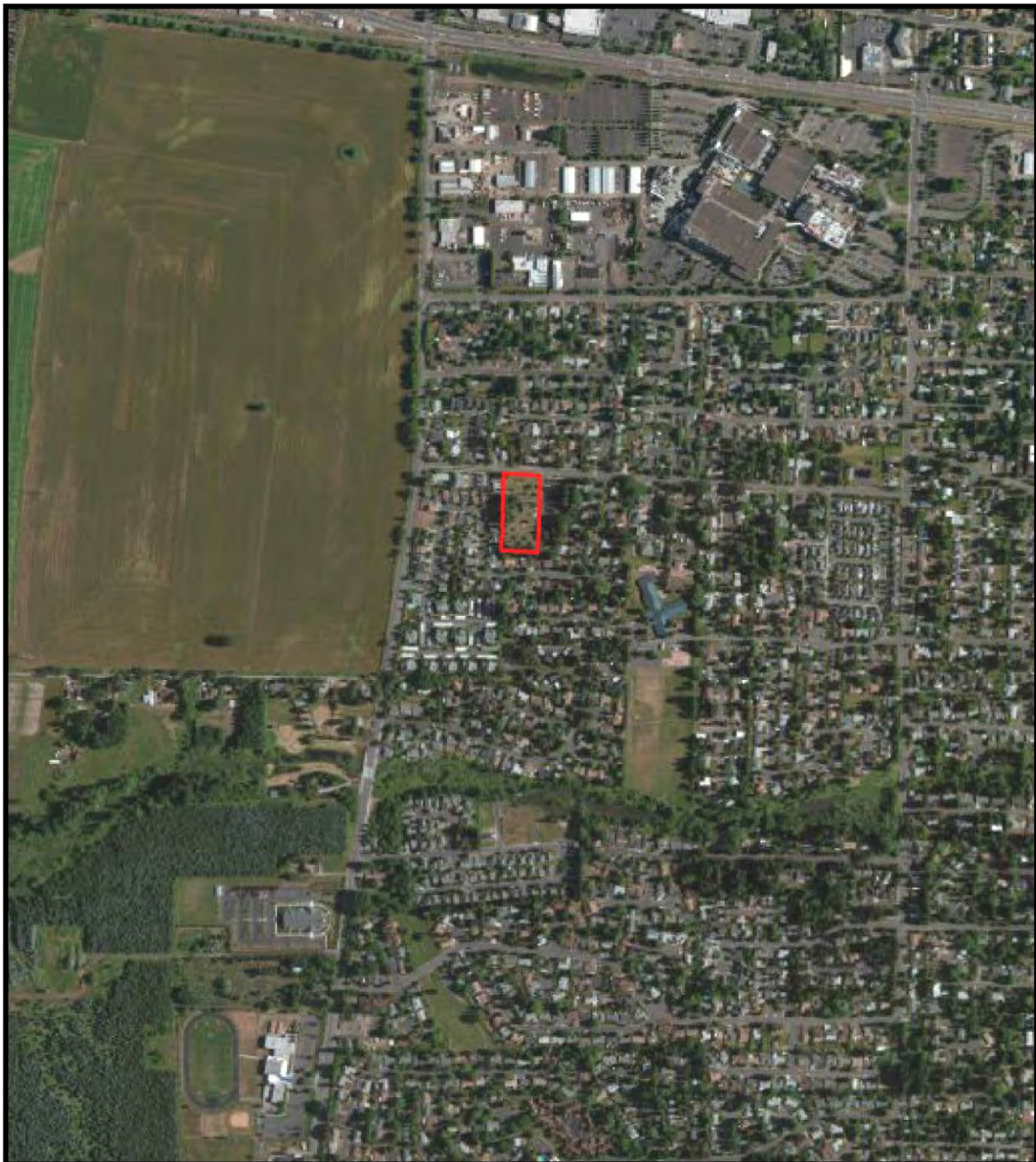
# National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 32

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 5. Current aerial showing the Masters House as it stands today encircled by housing with Intel's Aloha campus at the top. The house's tax lot is delineated with a red line.





United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 33

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 6. Current Washington County tax lot map showing the Masters House on tax lot 1S214AA04400. The house's tax lot is delineated with a red line.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 34

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 7. Current aerial of the Masters House with its tax lot delineated in red. The tax lot is 2.08 acres.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 35

<u>Masters, Andrew Jackson, House</u>
Name of Property
<u>Washington County, OR</u>
County and State
<u>Settlement-era Dwellings...of the Willamette Valley, Oregon</u>
Name of multiple listing (if applicable)

Figure 8. This Masters House photograph was taken in the 1920s from the northwest. Photo courtesy of Marjorie Larrance with help from Sue Lambing.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 36

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 9. This Masters House photograph was taken in 1964 from the northeast. Photo from Oregon Historical Society (bb009715).



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 37

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 10. The Masters House photo, taken c.2012 from the northeast. Photo from *Aloha-Reedville*, p.52.



Figure 11. The Masters House photo, taken c.2012 from the southeast. Photo from *Aloha-Reedville*, p.52.



United States Department of the Interior  
National Park Service

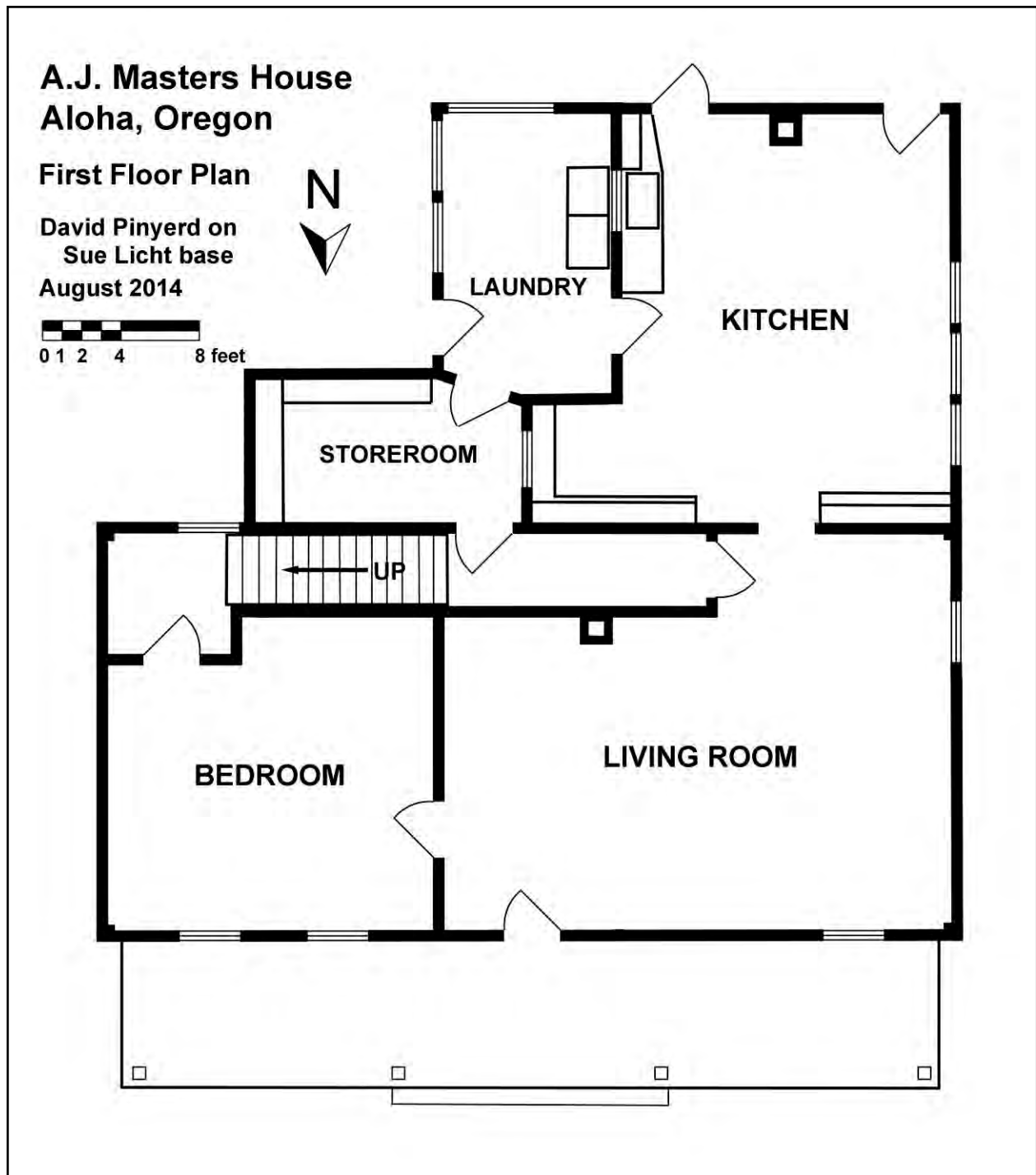
# National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 38

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 12. Masters House First Floor Plan as of August 2014.



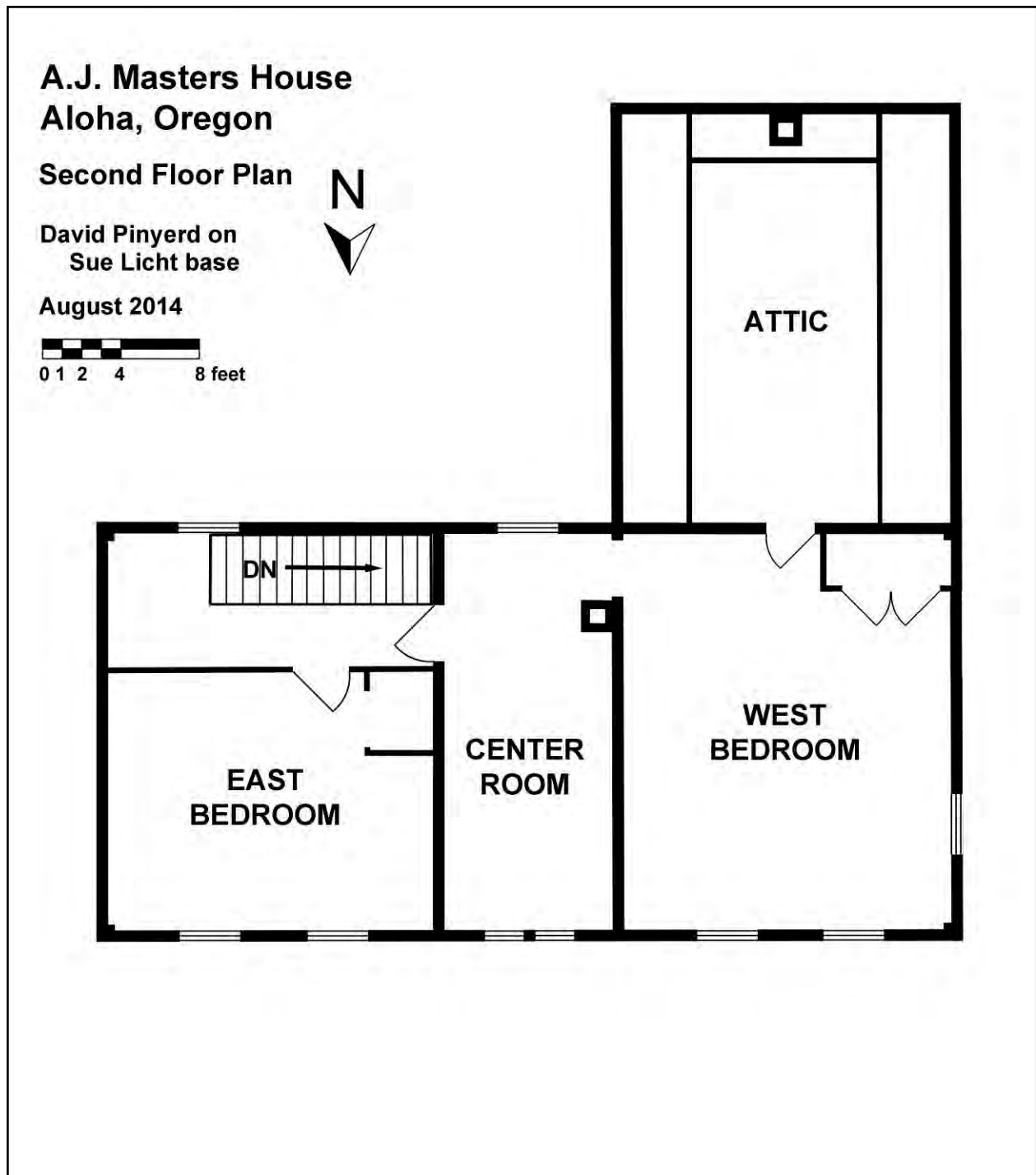
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 39

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 13. Masters House Second Floor Plan as of August 2014.



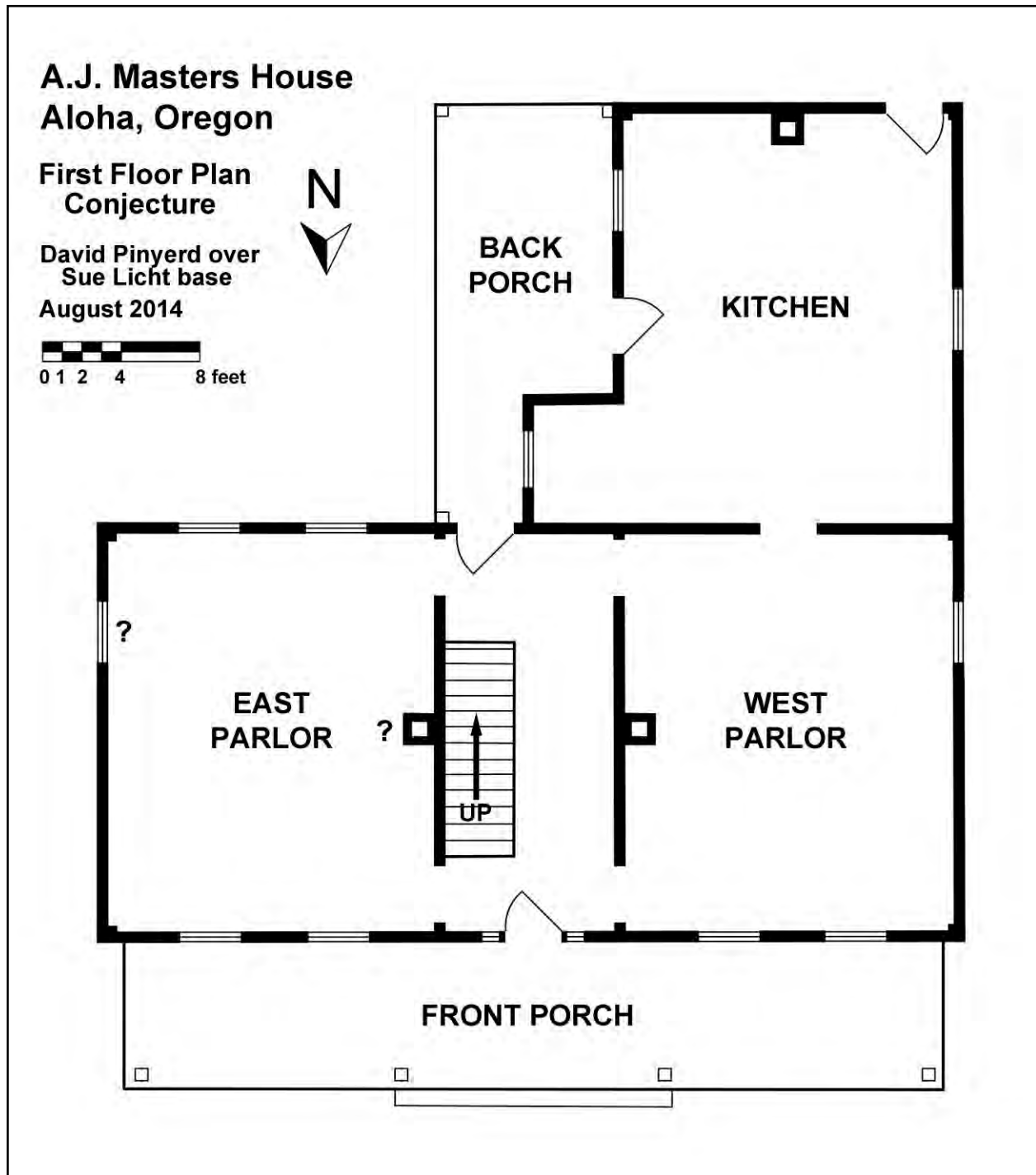
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 40

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Figure 14. Masters House Original First Floor Plan by Sue Licht, based on on-site investigations, as of August 2014. Traced from original.





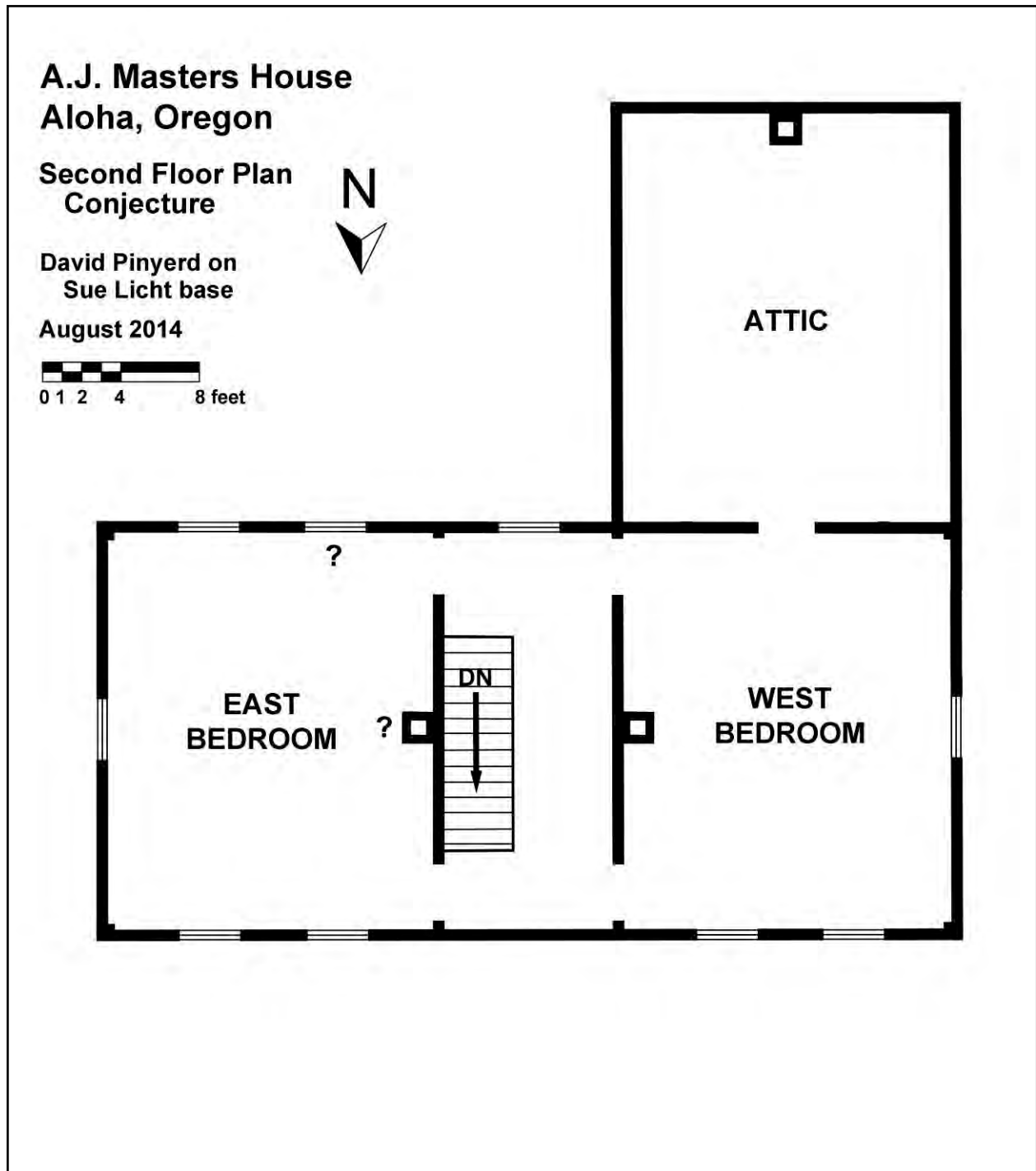
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Masters, Andrew Jackson, House
Name of Property
Washington County, OR
County and State
Settlement-era Dwellings...of the Willamette Valley, Oregon
Name of multiple listing (if applicable)

Section number Additional Documentation Page 41

Figure 15. Masters House Original Second Floor Plan by Sue Licht, based on on-site investigations, as of August 2014. Traced from original.









**PRIVATE PROPERTY**  
THE HISTORIC SPRING HOUSE IS IN  
THE PROCESS OF BEING RESTORED  
TRESPASSING IS STRICTLY FORBIDDEN  
VIOLATORS WILL BE PROSECUTED





























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Masters, Andrew Jackson and Sarah Jane, House

MULTIPLE NAME: Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley, Oregon MPS

STATE & COUNTY: OREGON, Washington

DATE RECEIVED: 8/07/15      DATE OF PENDING LIST: 8/28/15  
DATE OF 16TH DAY: 9/14/15      DATE OF 45TH DAY: 9/22/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000615

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    9.17.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



# Oregon

Kate Brown, Governor

## Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

[www.oregonheritage.org](http://www.oregonheritage.org)

**RECEIVED 2280**

**AUG - 7 2015**

**Nat. Register of Historic Places  
National Park Service**



July 24, 2015

J. Paul Loether  
National Register of Historic Places  
USDO National Park Service - Cultural Resources  
1201 Eye Street NW, 8th Floor  
Washington, D.C. 20005

Re: National Register Nomination

Dear Mr. Loether:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic property to the National Register of Historic Places:

**MASTERS, ANDREW JACKSON AND SARAH JANE, HOUSE**  
20650 SW KINNAMAN RD  
HILLSBORO, WASHINGTON COUNTY

The enclosed disk contains the true and correct copy of the nomination listed above to the National Register of Historic Places.

We appreciate your consideration of this nomination. If questions arise, please contact Diana Painter, Architectural Historian, at (503) 986-0668.

Sincerely,

Christine Curran  
Interim Deputy State Historic Preservation Officer

Encl.