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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

APR 26 1993

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

1. Name of Property

historic name Watkins, J. F., House

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

2. Location

street & number 5419 SW Scholls Ferry Road N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Washington code 067 zip code 97225

3. State/Federal Agency Certification

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

*James Hamrick* April 15, 1993  
 Signature of certifying official/Title DEPUTY SHPO Date  
Oregon State Historic Preservation Office  
 State of Federal agency and bureau

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

\_\_\_\_\_  
 Signature of certifying official/Title Date  
 \_\_\_\_\_  
 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper *Delores Byers* **Entered in the National Register** Date of Action 5/27/93

Watkins, J.F., House  
Name of Property

Washington, Oregon  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	Total

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

N/A

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

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Domestic: single dwelling

**Current Functions**

(Enter categories from instructions)

Domestic: single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Bungalow/Craftsman

**Materials**

(Enter categories from instructions)

foundation concrete

walls wood: weatherboards, shingles

roof asphalt: composition shingles

other

**Narrative Description**

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

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**Introduction**

The J.F. Watkins house is significant architecturally as the finest representation of Bungalow Craftsman Style in the neighboring community. The c. 1910 residence located in Portland, Oregon, is a relatively early and well-preserved example of the style. The two-story, side-gabled residence has many of the architectural features normally associated with the Bungalow Craftsman Style including a full-width front porch supported by battened posts, dormers and multi-light windows. All of the doors and windows are unaltered and appear in a variety of shapes and sizes. In comparison to the other Bungalow Craftsman Style homes in the area, the Watkins residence is the largest and has retained the highest quality of crafted details.

**Setting and Site**

The Watkins house is located on the corner of Scholls Ferry Road and Laurelwood Drive. The residence is set-back on the property and sits prominently on the large corner lot. It commands a lot of attention in comparison to the modern low-rise apartment building to the east, the surrounding homes on the south side of Scholls Ferry Road and the west side of Laurelwood Drive. The house has retained its integrity within the neighborhood which has transitioned into primarily multi-family, high density units.

Of the original landscaping; a half dozen Douglas Firs line the westside of Laurelwood Drive, and at the entrance, two large Maple Trees and a Holly tree have survived through time. The present landscaping is in the process of a massive renovation. (see sketch map)

**Exterior**

The Watkins house, rectangular in plan, consists of; a composition shingle, gable roof with bargeboards and deep eaves supported by rafter ends and triangular knee braces. There is an exterior brick chimney on the west elevation end wall. Narrow tongue and groove siding at the first level and shingles fill the second level. The full-width hip roof

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front porch (south facade) has square posts with caps, sided bases and a plain balustrade. There are gabled central wall dormers on the south and north elevations. Rectangular bays appear on the east and west elevations, while a shed roof attachment is on the north elevation. Windows vary in size throughout the structure. Casement and double hung sash windows appear as 9/1, 8/1, 6/1 and 4/1 and have modest architrave moldings. The east elevation has an attractive oriel window. The front door is paneled and has four beveled panes. The house has a poured concrete foundation and a basement accessible by a paneled door from the interior and a re-placement door from the exterior.

**Interior -- Entrance Foyer & Stairway**

The interior of the J.F. Watkins residence is essentially intact. The entrance creates a strong visual impact. The craftsman furniture details greet you upon entering the foyer with the beautiful built-in mirror and seat. The stairway, although simple with plain balusters, leads the eye up to the landing for a peek at the oriel window. All of the interior wood has been brightened up with a fresh coat of antique white paint. Which warmed-up the darkness of the original wood, and worked well with the window light to bring out the fine details of the interior spaces.

**Living Room**

"The core of the Bungalow is the living room, it's presence being one of the distinguishing characteristics." (p. 205 The American Bungalow) The walls leading into the living room and then into the dining room (see floor plan) are both half partitioned using piers with slanted sides. This particular detail has a welcoming effect and gives the feeling of openness and continuity. As you arrive at the foyer, you are able to look into the living room to see and feel the warmth of the large fireplace. The built-in bookshelves with paned glass doors on either side of the brick fireplace are original and show the craftsman's idea of efficient use of space and storage. The large 12/1 center window on the south side of the living room is flanked by smaller 6/1 windows and offers a wonderful view of the large Maple trees in front.

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**Dining Room and Butlers Pantry**

As you enter the dining room, the china hutch with a mirror and beveled glass doors catches the eye. A chandelier helps set off a radiant sparkle of the glass which showcases the treasured china and silver pieces so well. On the west side, an inviting window seat with three 6/1 windows, allows the diner an expansive view to the landscape outside. The walls consist of plaster with decorative vertical moldings and a horizontal ledge to display china. Off of the dining room, there is a small butlers pantry with two windows.

**Kitchen/Porch/Pantry**

The kitchen has had the most substantial alterations. It needed to be updated in order to be useable. The layout has basically remained the same, the sink is on the east wall, with new counter-tops and restored cabinets. The new amenities include; an oven, flooring, paint, refrigerator and other kitchen essentials to bring it into the 1990's. However, the original windows, doors and built-in shelves are still intact.

The porch, off of the kitchen, is a well-preserved example of horizontal shiplap walls, with original paneled doors and moldings. (see photo 9) During restoration, the outside door was switched with one of the windows in order to make the space more useable. The three 4/1 windows are original. The half-bath off the porch also has a window.

A food pantry off the other end of the porch also has a window, once again the craftsman design at work, placing windows in small spaces to let the light in.

**Second Floor -- Master Bedroom and Nook**

The stairs take you right up to the entrance of the master bedroom. The masterbedroom is open and airy with three large 6/1 windows facing the western exposure. A large walk-in closet with a small window allows for plenty of storage space. Behind the stairway lies a fairly large nook possibly designed for a sewing space or an inviting spot to settle in with a good book.

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**Other Bedrooms and Bath**

Down the hall from the master bedroom you'll find a craftsman style built-in linen closet with the original hardware. The bathroom has been modernized to suit the needs of the present owners. The large claw-foot tub is original but has been moved to the north wall of the bathroom. A shower stall was installed in the corner and a new sink was also added. The owner made wonderful use of the small space and used soft greens and pinks to paint and detail the room. There is a tiny window in this room also.

The bedroom to the right of the master bedroom is bright with three 6/1 windows along the entire southern exposure. It is moderate in size and has a large walk-in closet for plenty of space. The bedroom off of the bathroom is a long corridor-type room with a slanting ceiling. This bedroom has plenty of windows, however, no closet.

All of the second level has been re-painted in a soft antique white. The wood floors have been re-finished, and each room has it's own personality with the warm and colorful wallpaper.

**Other Structures -- The Garage**

The garage to the north of the house has a gable roof with tongue and groove siding. The interior, unfinished, has exposed rafters and wall studs. Last summer a well was discovered in the garage; this will supply the new underground irrigation system with water.

**Restoration**

The present owner's restoration plan includes the following: a new roof, interior and exterior paint and trim work, with exterior treatment hewing to the historic light value for both the house and its accessory bldg.; a new furnace, all of the wood floors have been re-finished throughout the entire house, the basement has been painted, the electrical system has been brought up to code, and new copper pipe was laid to re-vamp the plumbing system.

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General site landscaping is the latest project. A major renovation is in progress to keep the larger original trees and attempt to build up the perimeter of the yard in order to gain more privacy. The sense of a generous setback from the public right of way will be retained, and while the automobile circulation pattern will be modified in consideration of the contemporary stream of traffic on SW Scholls Ferry Road, the straight side driveway to the garage situated toward the back of the lot will be retained in its present gravel-surfaced configuration.

**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 of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Period of Significance**

c. 1910

**Significant Dates**

c. 1910

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_



Watkins, J.F., House  
Name of Property

Washington, Oregon  
County and State

**10. Geographical Data**

**Acreage of Property** 0.68 acres

Beaverton, Oregon

1:24000

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	1	0
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5	1	8	8	1	0
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5	0	3	6	1	9	0
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Zone Easting Northing

3 

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Zone Easting Northing

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Jana F. Robertson

organization \_\_\_\_\_ date November 24, 1992

street & number 419 Seventh Street telephone (503) 635-8538

city or town Lake Oswego state Oregon zip code 97034

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Kathie Skinner

street & number 5419 SW Scholls Ferry Road telephone (503) 292-3559

city or town Portland state OR zip code 97225

**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. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**SHPO SUMMARY**

The commodious, two-story Craftsman Bungalow standing at the intersection of Scholls Ferry Road and SW Laurel Drive in the Raleigh Hills neighborhood of southwest Portland was built for dairy farmer J. F. Watkins about 1910. It meets National Register Criterion C as one of the outstanding, well-preserved larger bungalows attesting to the once suburban character of the neighborhood now rapidly developing for mixed industrial, commercial and multiple family housing uses.

The Watkins House is situated on a lot of little over half an acre, crowning a rise of land that is studded by mature maples and stately Douglas firs. It faces south-southeast toward the market thoroughfare that historically connected farms such as Watkins' and those dispersed throughout the Tualatin Valley to the metropolis of Portland. Today, the city's corporate limits have pushed out to encompass the area surrounding the farmhouse. Offset from the northeast corner is a simple, gable-roofed, 16 x 18-foot Craftsman-style garage nicely detailed with gable verge boards, multi-paned windows with architrave frames, and narrow tongue and groove siding echoing exterior finish of the house. The garage is counted a separately contributing feature of the area proposed for nomination.

The Watkins House is a variation of popular bungalow patterns published in the Craftsman magazine, Radford's Artistic Bungalows, and a multitude of other vehicles in the years before the First World War. The houses of endless variety, far evolved from the pure bungalow, or single-story cottage form, typically were finished in the Arts and Crafts mode, many of them, like the Watkins House, with earmarks of the folk Arts and Crafts--the verge boards and pronounced knee braces of Swiss chalets. Comfort and affordability were the common selling points of the multifarious designs.

A boxey, 28 x 37-foot side-gabled volume rising from a concrete basement and enclosed by a gable roof with overhanging eaves, the Watkins House has a number of marks that distinguish it as a bungalow of the Craftsman type, most important of which is the massive central gabled wall dormer on the facade. Whereas bungalow pattern book designs typically showed porches incorporated in the front slope of the roof, the porch here is a traditional full-width, hip-roofed lean-to with square posts. Eave overhangs are characteristically supported by false exposed rafter ends, and out-

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sized knee braces, or triangular brackets support plain verge boards at gable ends. The house is clad overall with narrow horizontal tongue and groove siding and shingles in the gable ends. Its trim consists of a waterskirt, corner boards and a molded string course. Interest is provided to secondary elevations by a variety of shed-roofed oriels and attachments. Windows, typically, are double-hung with multiple panes in upper sash surrounded by architrave frames. Arrangement is varied by three and two-part groupings reflecting the informality of interior organization. An outside chimney of brick rises on the west end to vent the living room fireplace.

The interior follows the norm in well-crafted woodwork in the Arts and Crafts tradition, much of it undoubtedly from stock order sources. The array includes a staircase in the corner entry stairhall that is square-posted and bannistered, a built-in settle and stair landing window seat, a built in sideboard and china cabinet having beveled and leaded glass front, five-panel doors, well-proportioned architrave framements for windows and doors, molded bases and plate rails. The focal feature of the living room, following conventions of the genre, is the hearth, here consisting of a brick chimneypiece with plain wood mantel shelf flanked by multi-paned windows above glass-fronted book shelves. The column screen so essential in high style Arts and Crafts interiors is used to separate the living space from entryway. Here, the post and beam assembly is made up of tapered square columns on paneled bulkheads. Initially dark-stained, woodwork has been painted throughout. Structural alterations have been confined, essentially, to the kitchen.

Whereas the body of the garage recently was painted Hunter green, the house and garage appear, on the basis of scraping, to have been off-white through most of the past 80 years. A coordinated exterior color treatment of palest yellow and white trim now under consideration will have the virtue of retaining the light color value historically associated with the dairyman's house and garage.

The distinction of the Watkins House as an example of the larger-scale suburban Craftsman Bungalow locally is based on a survey of comparable houses in the Beaverton-Cedar Hills geographic study unit of the Washington County Cultural Resource Inventory. Within the study unit, the M. E. Blanton House of 1912 in Aloha, a property listed in the National Register in 1989, and the Watkins House are outstanding of their type owing to their generous landscaped settings, superior scale and the integrity of their well-crafted interiors.

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**Historical and Local Significance**

The J.F. Watkins House is locally significant under criterion "C" as the finest representation of the Bungalow Craftsman Style in the Beaverton-Cedar Hills area. Although, the Bungalow Craftsman Style was one of the most common types of architecture in the metropolitan area, the Watkins House stands above the others in scale, quality and integrity. It is a rarity in relation to residences of similar, yet smaller design in the area.

The exact date of construction could not be determined - the elements of style and the materials used, in addition to various records found, all point to a construction date of about 1910. The quality of the home is well represented in the craftsmanship of the details. The hand-crafted, built-in furniture has withstood the wear of time and is the best example of the style. The vast variety of windows used for lighting small spaces, like closets and the pantry is another detail the craftsman sought after.

The design of the house, in conjunction with the property, represents the change of an era in the early 1900's. The inception of the commuter railroad service in the Beaverton-Cedar Hills area set people in motion. The railroad opened up the Tualatin Valley to rapid growth and economic development. The towns and cities were growing and now people were moving closer to them. Instead of just farms and rural communities, the urban growth was settling in and the most prolific style of architecture was the Bungalow Craftsman. The concept was to design a house on a large parcel of land with an efficient small scale "garden tract", and an open and cheerful house to keep the family warm and comfortable. "To make the drudgery of everyday housework for the wife and mother a little easier and brighter in her new home." (pg. 1, More Craftsman Homes)

**Significance by Comparative Analysis**

The parameters used for this comparative analysis are from the HGA (Historical Geographic Areas) created by the Washington County Planning Division. The area of analysis is HGA #2, Beaverton-Cedar Hills, which is composed of an area

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bordered by the west slope of the Tualatin Mountains on the north and east, and a range of hills dominated by Cooper and Bull Mountain on the south/southwest. The Tualatin Plains open out to the west. The area is drained by two major tributaries of the Tualatin River, Beaver and Fanno creeks. (Please see the two maps at the end of this section.)

In relation to the other Craftsman Bungalow homes in the Beaverton-Cedar Hills area, the J.F. Watkins House has only one competitor, the Blanton residence (1912) located at 3980 SW 170th Avenue, Aloha, Oregon. This is the only remaining example of Bungalow style with the scale of 2-1/2 stories. It was listed on the National Register of Historic Places in 1989. The 3,000 square foot, has many of the typical craftsman-style features including; a gabled roof with boxed eaves, gabled dormers, square posts with large brackets support the roof of the wrap-around porch, a bay window with leaded glass, in addition to six bedrooms and two fireplaces, and many of the craftsman-style built-in furniture elements. This is a very well-preserved and significant example of the craftsman style.

The other examples of the Craftsman Bungalow style in the Beaverton-Cedar Hills area include only four residences, and all of these homes are only 1-1/2 stories and have typical craftsman style elements. The locations include; The Meislahn Residence (c.1910), 15770 SW Farmington Road, Fanno Creek Children's Center/Oleson Residence (1915), 5335 SW Oleson, Portland, Oregon, Minor House (1915), 7700 SW Canyon Road, and the Windmill Hill Residence (c.1910), 16575 SW Farmington Road. (Please see the Cultural Resource Inventory for each example, following the maps in this section.)

In conclusion, The Blanton and J.F. Watkins residences stand alone as rare survivors of a once common architectural style which has been destroyed or altered because of suburban growth and vast development. Nothing compares with their grand scale and well-preserved quality. They need to be preserved as the last examples of a very significant era.

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Blatter, Ted

1992 Phone interview: Historical background of the  
community. 10/19/92

Clark, Rosalind

1983 Architecture: Oregon Style. Professional Book  
Center, Inc., Portland, OR

Greene, Fayal

1991 The Anatomy of A House. Bantam Doubleday Dell  
Publishing Group, Inc., New York, NY

Hughes, Millie

1992 Phone interview: Historical background of one of  
the previous owners. 10/5/92

Lancaster, Clay

1985 The American Bungalow 1880-1930. Abbeville Press,  
Inc., New York, NY

McAlester, Virginia & Lee

1984 A Field Guide to American Houses. Alfred A. Knopf,  
Inc., New York, NY

Stickley, Gustav

1982 More Craftsman Homes. General Mills Publishing  
Company, Ltd., Toronto, Ontario, Canada

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**Verbal Boundary Description**

A tract of land in SW $\frac{1}{4}$  Sec. 13, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at an iron pipe at the most northerly corner of that tract conveyed to Washington County by deed recorded in Book 223, Page 129, Washington County Deed Records, which iron pipe is South 89 degrees 08' East 885.5 feet and South 09 degrees 57' West 1125.1 feet from the quarter section corner on the west line of said Section 13; thence along the east line of County Road No. 450 (SW Laurelwood Drive) North 06 degrees 57' East 244 feet to an iron rod at the southwest corner of that tract conveyed to Raymond S. Mills and Dorothy D. Mills by deed recorded in Book 391, Page 564, Washington County Deed Records; thence along the southerly and southwesterly lines of said Mills Tract South 89 degrees 03' East 86 feet to an iron rod and South 34 degrees 44' East 167.1 feet to an iron rod on the northwesterly line of SW Scholls Ferry Road at the most southerly southwest corner of said Mills Tract; thence southwesterly along the northerly line of SW Scholls Ferry Road to the most easterly corner of said Washington County tract; thence along the northeasterly line of said Washington County tract North 63 degrees 18' West 21.75 feet to the place of beginning, containing in all 0.68 acres.

**Boundary Justification**

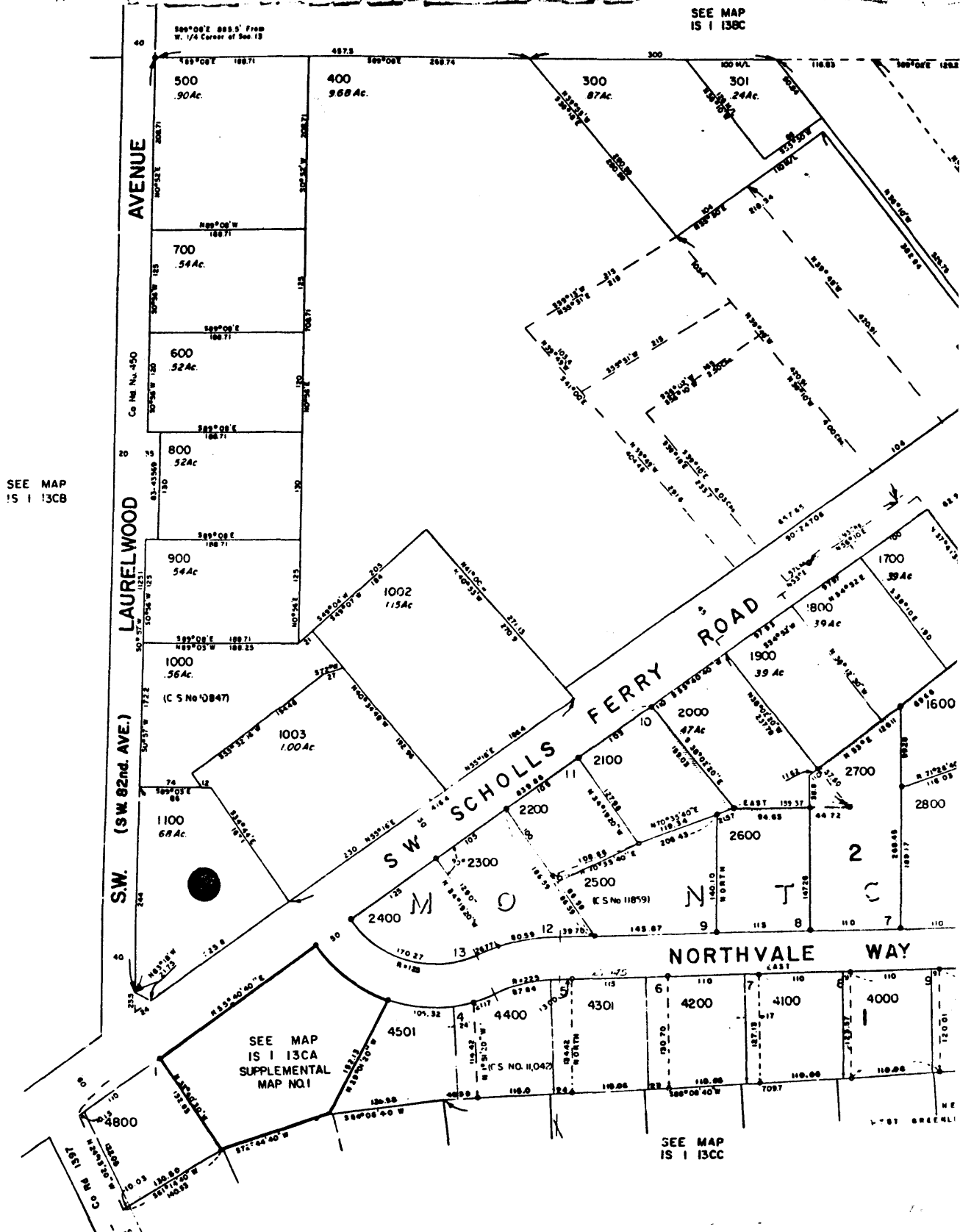
The boundaries selected include the parcel of land upon which the house sits and all of the surrounding deeded lot. The integrity of the architecturally significant suburban bungalow exists only when incorporating the landscape and garden areas. It is the positioning or rather, the placement of the house, set-back on the lot, that conveys the suburban feeling consistent with the historic setting. An automobile garage matching the Craftsman bungalow in style and date is counted a separately contributing feature of the nominated area.



# Fidelity National Title Co. of Oregon

The sketch below is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

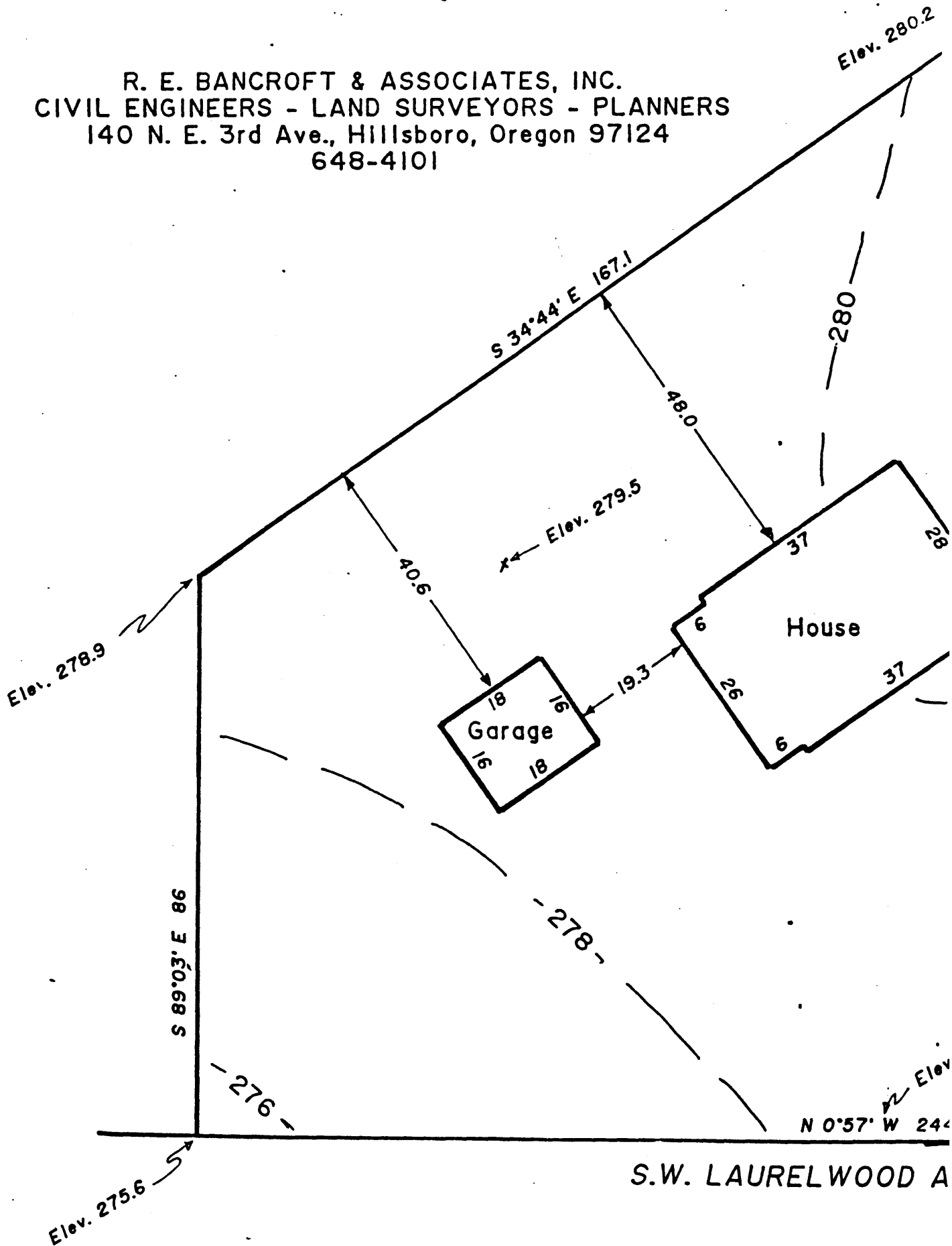
B-113CA







R. E. BANCROFT & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
140 N. E. 3rd Ave., Hillsboro, Oregon 97124  
648-4101

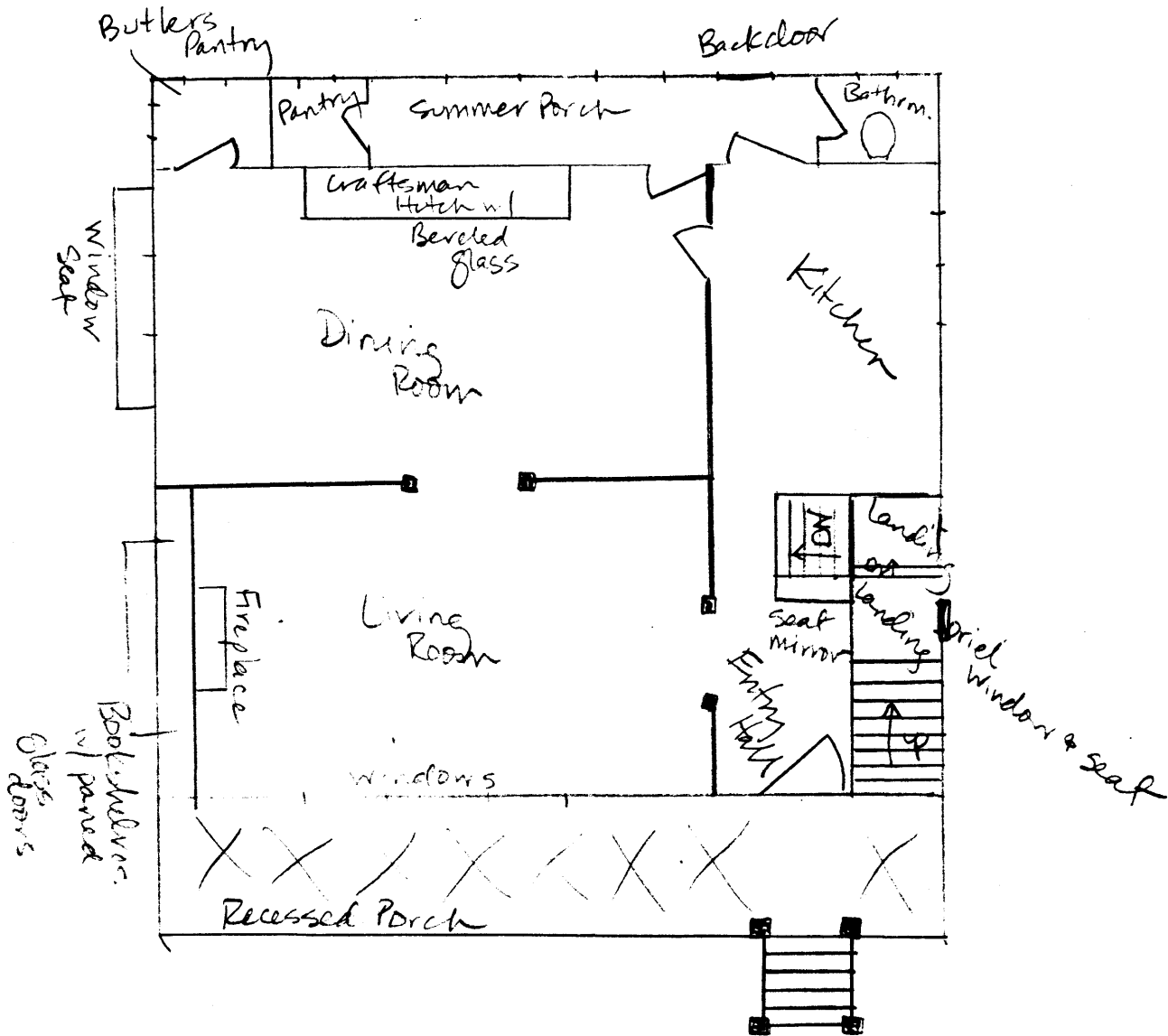


S.W. LAURELWOOD A

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