

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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 Blackburn Sanitarium

other names/site number Klamath General Hospital, Blackburn Manor

2. Location

street & number 1842 Esplanade N/A not for publication

city or town Klamath Falls N/A vicinity

state Oregon code OR county Klamath code 035 zip code 97601

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 August 26, 1996
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 *Paul R. Fugate* Date of Action 9.27.96

Blackburn Sanitarium

Name of Property

Klamath County, 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	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		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)

HEALTH CARE - Hospital

Current Functions
(Enter categories from instructions)

DOMESTIC - Multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century Revivals
Georgian

Materials
(Enter categories from instructions)

foundation concrete

walls brick

roof wood - shingles

other _____

Narrative Description

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

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)

Health/Medicine

Period of Significance

1911-1928

Significant Dates

1912

1918

1928

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:

Blackburn Sanitarium
Name of Property

Klamath County, Oregon
County and State

10. Geographical Data

Acreage of Property 0.18 acres Klamath Falls, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	0
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6	0	1	3	1	0
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4	6	7	6	1	7	0
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Zone Easting Northing

3

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Zone Easting Northing

4

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 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 W. LouEllyn Kelly and Jill Maureen McKune
organization N/A date February 29, 1996
street & number 612 Conger Avenue telephone 541/882-1869
city or town Klamath Falls state Oregon zip code 97601

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 J. Michael and Nora F. Hohman
street & number PO Box 1514 telephone 541/882-1684
city or town Klamath Falls state Oregon zip code 97601

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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National Register of Historic Places Continuation Sheet

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Blackburn Sanitarium
Klamath County, Oregon

Architectural Description

I. Introduction

The Blackburn Sanitarium was built during 1911 and 1912 by Alex J. Lyle, and it was the first building in Klamath County constructed specifically as a medical facility. It is located at the intersection of Eldorado and Esplanade Streets, at the edge of the Hot Springs residential neighborhood. It is a Colonial Revival-Georgian style building, having a hipped roof without a full-width porch. The building is two stories with a full basement. The foundation is concrete, the facade brick with concrete window sills, and the roof is wood shingle. The interior of the building is brick walls with lath and plaster finishing. It was one of the first buildings in Klamath Falls to be geothermally heated. An addition to the building was constructed in 1918, also in the Colonial Revival-Georgian style, and a porte cochere was added next to the emergency entrance. The Blackburn Sanitarium is in its original location and is in excellent condition. It is currently used as an apartment house, and the only interior alterations have been apartment dividers which are not permanent, and the change out of the original clawfoot tubs in the late 1930s. The only exterior changes have been to the brick stairs being replaced with concrete on the north face main hospital entrance (the top brick tread remains), and the porte cochere top railing.

II. General Characteristics

The Blackburn Sanitarium is on the southwest corner of Eldorado and Esplanade Streets, which is just north of the historic and current "downtown" of Klamath Falls. When it was built the area was minimally developed with homesteads, but soon developed into a mid- to upper-class residential neighborhood. Eldorado to the south leads directly to Main Street, and a primary business district of Klamath Falls. This is probably why the emergency entrance to the hospital faces Esplanade, even though the main entrance to the hospital was located on Eldorado Street. Eldorado became one of the primary residential streets in the area, together with Pacific Terrace, one block up the hill.

The building is rectangular, with original dimensions of 55 feet along Esplanade Street, by 34 feet wide along Eldorado Street, yielding 1,870 square feet per floor, or 5,610 square feet for the entire structure. The addition in 1918 changed the dimensions to 67 feet on Esplanade by 34 feet on Eldorado, yielding 2,278 square feet per floor, or 6,834 square feet for the entire building. The basement level is not completely underground. Its ceiling is approximately three feet above ground level. The two stories and the daylight basement have standard eight foot ceilings, and remain unaltered.

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Blackburn Sanitarium
Klamath County, Oregon

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III. Exterior Description

The foundation and basement walls to the surface are concrete. The upper construction is of red brick. A dark red brick was used to accent the basement level, the entrances, the double windows on the second floor, and as a belt course near the top of the second floor. The "front" facade (facing Esplanade) now has six vertical divisions: the porte cochere entrance with a window above, two symmetrical courses of windows on either side of the entrance, and a third course of windows on the southwest side, which was added in 1918 as the emergency entrance drive through. All of the windows are 6-over-6, double hung, multi-light, with concrete sills. The window courses immediately next to the entrance have double windows on the basement and second floor levels. All other windows are single. The entrance on this side of the building has a semi-circular fan light with side lights, reminiscent of the Adams style, whereas the rest of the building is primarily Georgian. The original fan light was damaged and replaced with leaded glass. The porte cochere is constructed of wood, and was added in 1918. The corner columns are approximately 1 and ½ feet square, with wooden arches between and triangular panels in the corners, above the arches. A porch was created on top of the porte cochere, which now has a railing with widely spaced, unremarkable slats. Originally, the railing had corner columns and very closely spaced slats. This change was made sometime prior to 1986. The entire porch is painted white, except the triangular panels and the rail, which are brown. The porch is reached by a multi-lighted door on the second landing with a rectangular light above. This door replaced the original 8-over-8 double hung window in 1918, when Lyle built the porte cochere.

Very little is changed about the facade that faces Eldorado Street. The entry has an arched opening, and is in the center of the facade. A short staircase leading to the entrance was originally brick. All but the uppermost riser were replaced with concrete in 1930 when Dr. Hunt concreted over the arched lintel on which "Blackburn Sanitarium" was written. The entrance has double doors with an unremarkable square fan light. One vertical course of windows are on each side of the entrance. All are single 6-over-6, double hung, multi-light windows except the second floor window on the left side. This window is a large picture window, and is original to the building. It is so large because the extra light was needed to illuminate the operating room.

The rear facade is quite unremarkable. The belt course continues around the building, and one double set of windows on the second floor are accented with the dark red brick. The windows are irregularly spaced, presumably to meet the needs of the interior rooms on this side of the building. All are 6-over-6, double hung, multi-light windows, except one set of two windows that are 4-over-4 double hung, multi-light windows on the second floor. All of the window sashes on the first and second floors are original. The daylight basement windows remain with removable

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Blackburn Sanitarium
Klamath County, Oregon

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aluminum storm windows installed.

The remaining facade has three vertical divisions. The center division consists of an emergency door, and a metal escape ladder, bolted to the wall. The outer divisions are courses of single 6-over-6, double hung, multi-light windows. The original facade had the same outer courses of windows, and a course of 8-over-8, double hung, multi-light windows in the center.

IV. Interior Description

The Main entrance on Esplanade opens onto a landing that leads down to the basement, and up to the first floor. The original interior walls are two feet thick brick finished with lath and plaster. They have not been altered in any way. All the original woodwork still exists, and is basically plain, without any ornamentation. When Dr. Hunt divided the interior into apartments, he used the existing rooms and doorways, adding only divider walls in areas which needed defining. The boiler and laundry room is in its original location in the basement, directly across from the staircase. This building was one of the first in the area to be heated geothermally, and continues to use this heat source. To the south of the staircase are the original double doors leading to what was the morgue. The doors have been sealed, but remain intact. Two 2 bedroom apartments now occupy the basement, one to the north, and one to the south. The first floor has two 2 bedroom apartments and a studio apartment. The apartment on the north side of the building is entered through the original hospital entrance on the north side of the building, and not the interior. The second floor has one two bedroom apartment on the south end, a studio on the east side, and a one bedroom on the north side, where the original operating room was. The wards at the south end of the building are the primary locations of the divider walls, but they were also used to create doorways in the original halls.

V. Conclusion

Blackburn Sanitarium is a beautiful building that has contributed greatly to the advancement of Klamath County by bringing much needed modern medical care to the area, and it continues to serve the community as an important residential building when Klamath County is currently experiencing a housing shortage. Interior rehabilitation of the electrical system and configuration of the apartments is needed, and restoration of the window sashes and floor coverings to preserve the historical integrity of the building is also a priority. All work needs to be done in a way that maintains the historical significance of the building. This need makes registration imperative.

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BLACKBURN SANITARIUM (1911-1912)

(Blackburn Manor)

1842 Esplanade Avenue

Klamath Falls, Klamath County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The two-story brick building opened in 1912 as Blackburn Sanitarium in the south central Oregon manufacturing hub of Klamath Falls, occupies the tip end of a gore lot created by the tangent of Esplanade Avenue intersecting with the grid arterial of El Dorado in the Hot Springs subdivision in the northeasterly section of town.

As originally constructed, the building was a brisk rectangular volume measuring 34 x 55 feet in ground plan and having a high hip roof. It is oriented with its long axis parallel with the tangent so that the major frontage faces west onto Esplanade. The building rests on a concrete foundation and partially daylighted basement. It is of brick bearing wall construction. The brick was manufactured locally by Klamath Brick and Tile Company. The main entrance was on the north end, facing the apex of the lot. Stylistically, the building is a conservative vernacular version of Georgian Colonial Revival architecture having subtle Prairie School and Arts and Crafts overtones. The architect and builder are unknown.

Frameless windows in the exterior elevations are fitted with concrete sills and double-hung wood sash having six over six lights. Second story window heads crowd the narrow eave overhang. It is this quality, together with a ground course and second story string course at the impost line in darker, contrasting brick, that show the influence of Prairie School architecture. Apart from the overall mass and hip roof, Georgian qualities are chiefly suggested by the Roman-arched portals centered on north and west faces with their three-part multi-pane entry doors, side and top lights. Decorative tracery in the fan light of the west entrance is a replacement of the original pattern.

In 1918, the building was enlarged by 12 feet at the south end, thus affecting an otherwise formal fenestration plan consisting of three bays on either end elevation and five bays on the major front. The pattern expressed a central entry hall with double loaded room arrangement and a central cross corridor. At about the same time the building was enlarged and renamed Klamath General Hospital, a porte cochère in the Craftsman tradition was added to the west emergency entrance for the convenience of motor ambulances, introduced to Klamath Falls by the

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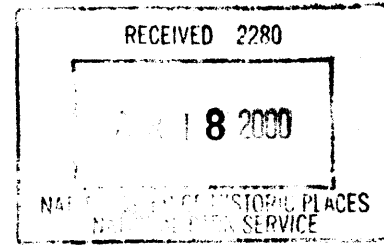
sanitarium's proprietor, Alex Lyle, in 1923. The location of the original operating room in the northeast corner of the second story is signaled by a Chicago School, or three-part picture window. Interior trim is standard millwork of the day, including square-balustered stair railings, bases with crown molding, and conventional door and window trim. Original lath and plaster wall finish is in place. In the adaptation of the building for multi-family housing after 1929, a few minor paneled partitions were added.

Blackburn Sanitarium meets National Criterion A in the context of health care development in the Klamath Basin. It is the first building in Klamath County to be constructed specifically as a medical facility, and it is one of the first buildings in the area to be heated geothermally. The Hot Springs subdivision was noted for a number of open geothermal springs at the time the Sanitarium was opened by hospital-developer Alex J. Lyle, who arrived in Klamath Falls from Minnesota in 1911. The heating system was devised by pioneer plumber and steam engineer Henri Boivin.

Competition for Lyle's enterprise came soon at the impetus of local medical men headed by Dr. Warren C. Hunt. Since the local economy flourished on lumber manufacture, and lumber companies contracted for the health care of their workers. Dr. Hunt and his partners opened Valley Hospital in 1914. This facility, earlier listed in the National Register, served its original function to 1965. Blackburn Sanitarium, together with Valley Hospital and the seven-story Medical-Dental Building of 1930, the county seat's first office building devoted to medical and dental practice, represent the history of health care in the Klamath Basin. Historically, the facilities were rounded out by early lying-in hospitals and interim surgeries located in houses of frame construction; and also by Valley Convalescent Hospital, a complement to Valley Hospital, and by Hillside Hospital, a development of 1930 which eclipsed all previous facilities until, it too, was superseded. (Hillside Hospital was decommissioned in 1963, and Presbyterian Intercommunity Hospital was opened in 1965).

Blackburn Sanitarium ran successfully in the days of keen competition stimulated by local industry from 1912 until its proprietor declined in health and closed it in 1928. In 1929, after Lyle's death, the sanitarium, then known as Klamath General Hospital, was sold to Dr. Hunt, and public hospital services were consolidated at Valley Hospital. The old sanitarium commenced its present apartment house use shortly thereafter.

Although built of unreinforced masonry, the old Blackburn Sanitarium was exceptionally solid in the thickness of its load-bearing walls. It was unaffected by the Klamath Falls earthquake of 1993.

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BLACKBURN SANITARIUM (1911-1912)
(Klamath General Hospital, Blackburn Manor)
1842 Esplanade
Klamath Falls, Klamath County, Oregon

NRIS No. 96001046
Listing Date: September 27, 1996

The purposes of this continuation sheet are to 1) amend, in Section 8, the supplementary comments of the State Historic Preservation Office with regard to style and 2) revise the architectural classification of the historic sanitarium of 1912 accordingly. The property is appropriately registered under Criterion A in the category of health and medicine.

Historic views of the two-story sanitarium before its enlargement at the east end in 1918 do not reflect a builder's emulation of the currently fashionable Georgian Revival style. Rather, the building is a belated, greatly simplified version of architecture in the Richardsonian Romanesque tradition that persisted in smaller towns and cities of the Pacific Northwest even after 1900.

The brick-clad, rectilinear building mass with its hipped roof and symmetrical facades is Classically proportioned, as a Georgian Revival archetype would be. However, it displays certain hallmarks of the nineteenth century Romanesque Revival as it was creatively transformed by the influential Eastern architect Henry Hobson Richardson in the 1870s and early 1880s. In the sanitarium, there are prominent brick-framed Roman-arched portals, a high ground course of brick differentiated from the body of face brick, and a rusticated brick string course. These features typically would be rendered in rock-cut masonry in more elaborate examples of the stylistic type. That the designer-builder was modeling details on Romanesque, rather than Georgian, vocabulary is evident particularly in the formal entrance in the north end elevation, where an archivolt pediment is carried around the arch of the porch recess. In this simplified version, the rounded pediment, flush with the wall plane, was simply outlined in brick, stuccoed, and otherwise unadorned in order that it might serve the purpose of displaying the building title.

By way of clarification, it should be said that the only building element having possible connection to Arts and Crafts ideals is the port-cochere, which was added to the receiving entrance in the west facade in 1918. The driveway entrance shelter is somewhat in the Craftsman vein. It consists of a balustraded deck with plain entablature and segmental-arched skirting supported by massive square boxed posts and engaged columns.

EWP

James M. Hamrick, Deputy SHPO - April 10, 2000

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Blackburn Sanitarium
Klamath County, Oregon

Section number 8 Page 1

Statement of Significance

I. Introduction

Blackburn Sanitarium is significant because it is the oldest standing structure planned for hospital purposes in Klamath County. Previously the area had very little medical care of any kind. The only "hospital" available was on the second floor of a house on the corner of Pine and 4th Streets. The addition of the hospital to the community allowed the expansion of industries, such as timber, which required the presence of medical assistance. The Sanitarium was also the first "modern" hospital facility in the area, and the first to have an operating room and morgue.

II. History

Alex J. Lyle moved to Klamath Falls from Minnesota in 1911 and began construction on the Blackburn Sanitarium. His concern was not only for the obvious medical needs of the community, but also his own need to make a living. This was definitely a business venture. Until the facility could be completed, he operated Samaritan Hospital in a house at 607 High Street in Klamath Falls, and this was his family's residence after Blackburn opened. The Georgian Revival styled building is located at the corner of Esplanade and Eldorado on the edge of the Hot Springs area of Klamath Falls - just north of the main business area, and was completed in 1912. At the time the building was built, few houses were nearby, but the area soon became a well populated mid- to upper-class residential neighborhood. The vicinity in which it was built had numerous open geothermal springs. Newspaper accounts of the day told of countless numbers of people falling into them and being scalded to death.

Constructed of brick with walls 1 and ½ feet thick, the building has interior walls also of brick, but two feet thick. No one seems to know why the structure was built more like a citadel than a country hospital. The architect for the structure is not known. Lyle's daughter, Alexis Lyle Runyan, also never knew why the building was constructed as it was. The bricks were made and fired locally to order by the Klamath Brick and Tile Company (Wendel Smith, source, former owner of Klamath Brick). The Blackburn has two stories, and a full basement. It was one of the first buildings in the area to be geothermally heated, and still uses this source of heat. The geothermal heat system was put in by pioneer, plumber, and steam engineer Henri Boivin - father of State Senator Harry Boivin who became President of the Senate in the 1960s. Henri Boivin also made the clawfoot bathtubs that were original to the structure.

Dr. Warren Hunt opened Klamath Valley Hospital in 1914 (operated until 1965). With the added

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Blackburn Sanitarium
Klamath County, Oregon

Section number 8 Page 2

competition, Lyle expanded in 1918. An addition was added to the south side of the building, and an emergency drive through porte cochere was attached to the west entrance. This entrance was quick access to either the upstairs operating room, or the morgue in the basement. When the addition was completed, the hospital was renamed Klamath General Hospital. The SHPO Inventory No. 83 incorrectly states that "two rear lots were purchased to add rooms to the hospital and create a 110-bed capacity facility." The facility was a 36 bed hospital. The addition added two wards that provided for 20 more beds. Lyle also purchased the county's first ambulance in 1923. He referred to it as an "invalid car." During this time, the lumber companies contracted with the hospitals for the health care of their workers, mostly single men, and there was a great deal of competition between the two largest hospitals in the area. In 1924 D.P. Lightfoot and his wife Emma opened a hospital in a house at 1304 Worden Street (operated until 1938). It was primarily a maternity hospital, but minor surgery was performed there, also. In 1928 the Blackburn Sanitarium closed due to the ill health of Lyle and his death shortly after. The Lyle family sold the facility to Dr. Hunt in 1929, who consolidated the business of the two hospitals. In that same year, Dr. George H. Merryman built Hillside Hospital, the first hospital in the area to have Joint Commission on Accreditation approval (operated until 1964).

III. Conclusion

After the sale of the Blackburn Sanitarium to Dr. Hunt, the building was converted to apartments and a rooming house. Sometime around 1930, several walls were attached in the interior to create definable living spaces, but are not permanent. The bathtubs were also replaced at this time. The structure has been used exclusively as apartments ever since, and no other changes have been made to the building. Klamath County experienced a destructive earthquake in September 1993, but the Blackburn had no shifts in structure, cracks or loss of brick. The building is an anchor in the Hot Springs/Pacific Terrace residential area, and functions in an important capacity as a residential building due to the severe housing shortage Klamath Falls is now experiencing.

Lyle's family has remained a constant in the development of Klamath Falls, and his daughter still resides here.

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Blackburn Sanitarium
Klamath County, Oregon

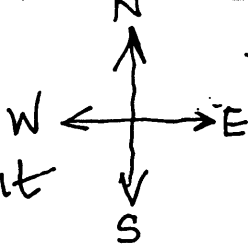
Klamath County Historical Society, The History of Klamath Country Oregon, Portland, Oregon, 1984, Taylor Publishing Company

The Herald & News, Klamath Falls, Oregon, 2/28/64

State Housing Preservation Office, Oregon Inventory of Historic Properties, Klamath County, Klamath Falls, Inventory Number 83.

Interviews conducted with: Wendel Smith, retired, owner Klamath Brick & Tile; Alexis Lyle Runyan, daughter of Alex J. Lyle, developer and builder of Blackburn Sanitarium; Robert D. Boivin, grandson of Henri Boivin, pioneer, steam engineer, and plumber; Harry D. Boivin, son of Henri Boivin; Dr. Calvin Hunt, retired, son of Dr. Warren Hunt.

Blackburn Sanitarium c. 1912 c. 1918 addition

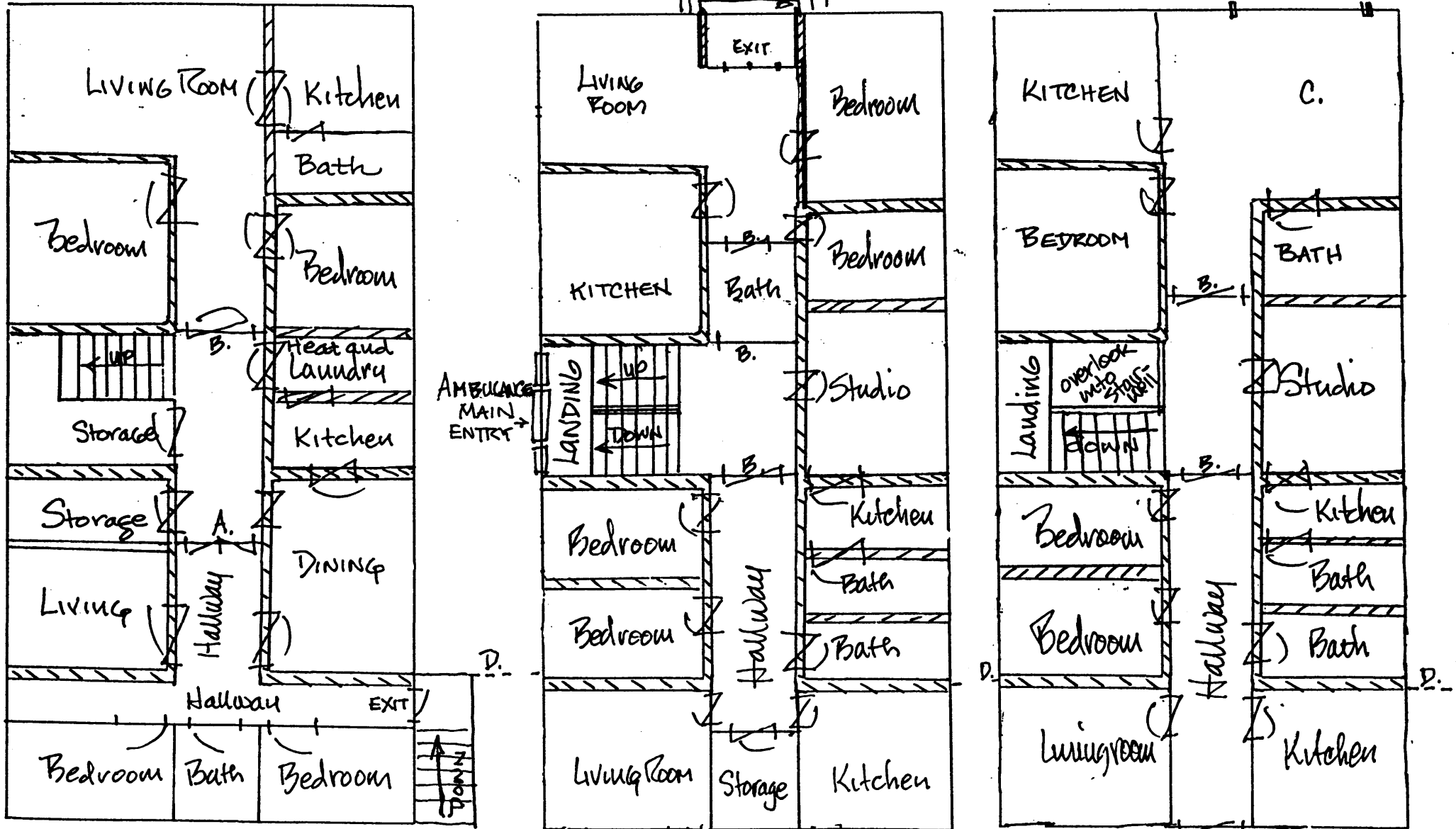


Basement

First Floor

ORIGINAL
RAIN ENTRY

SECOND FLOOR



A. Double Doors closed off that led to original morgue - doors in place.

B. Partitions - most are plywood and composition marble (fake wood)

C. ORIGINAL OPERATING FACING NE - OVERSIZED WINDOW INTACT

D. --- CONNOTES 1918 addition

CONNOTES 1/2 - 2' thick ORIGINAL WALLS

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: Blackburn Sanitarium DATE OF CONSTRUCTION: 1912
COMMON NAME: Klamath General Hospital ORIGINAL USE: hospital
ADDRESS: 1842 Esplanade
OWNER: M.J. Hohman PRESENT USE: apartments
P.O. Box 1514, Klamath Falls 97601 ARCH./BLDR.:
T/R/S: T38sR9e S28 STYLE: Period Georgian
MAP NO.: 38 09 28AC TAX LOT: 5300 (BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: Hot Springs THEME: medicine
BLOCK: 25 LOT: 1 QUAD: Klamath Falls

PLAN TYPE/SHAPE: rectangle NO. OF STORIES: 2
FOUNDATION MATERIAL: concrete BASEMENT (Y/N):
ROOF FORM & MATERIALS: hip, wood shingle
WALL CONSTRUCTION: brick STRUCTURAL FRAME: concrete, brick
PRIMARY WINDOW TYPE: 6-over-6 double hung, multilight
EXTERIOR SURFACING MATERIALS: brick
DECORATIVE FEATURES: concrete sills, dark red brick trim
OTHER: circular head doors, concrete surrounds, inset entry, portico with balcony
CONDITION: EXCELLENT GOOD X FAIR DETERIORATED MOVED _____ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): -0-

NOTEWORTHY LANDSCAPE FEATURES: -0-

ASSOCIATED STRUCTURES: -0-

KNOWN ARCHEOLOGICAL FEATURES: -0-

SETTING: residential

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts). USE ADDITIONAL SHEETS IF NECESSARY:

In 1911 Alex J. Lyle, a Minnesotan, opened the "Samaritan Hospital" in a former residence on High Street. Meanwhile he supervised the construction of a modern facility at Esplanade and Eldorado Streets. The new structure was completed in August, 1912, and an open house was held for the public. Shortly after World War I, the name was changed to Klamath General Hospital. Early in 1928 Mr. Lyle bought two rear lots to add rooms to the hospital and create a 110-bed capacity. Mr. Lyle died later in the year and the building was sold in October, 1928. The business was consolidated with the Klamath Valley Hospital in 1929. Apartments were created in the former hospital and have been in use since that time. Blackburn Hospital is significant as the oldest standing structure planned for hospital purposes in Klamath Falls.

SOURCES: A History of the Klamath Country (Klamath Falls: Klamath County Historical Society, 1984), p. 43

Klamath Falls Evening Herald, August 19, 1912; May 26, 1928

NEGATIVE NO: V23
SLIDE NO.: _____

RECORDED BY: Kay Atwood
DATE: April 6, 1986

SHPO INVENTORY NO.: 83

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Klamath General Hospital
ADDRESS 1842 Esplanade

T/R/S: T38sR9e S28
MAP NO.: 2842
QUADRANGLE: Klamath Falls
TAX LOT: -5300



NEGATIVE NO.: V23

PLEASE PLACE HERE:

SITE MAP SCHEMATIC DRAWING
SHOWING INVENTORIED BUILDING(S)
AND INCLUDING OUTBUILDINGS,
STRUCTURES, ROADS, AND HISTORIC
LANDSCAPING, IF APPROPRIATE.

INDICATE NORTH BY AN ARROW

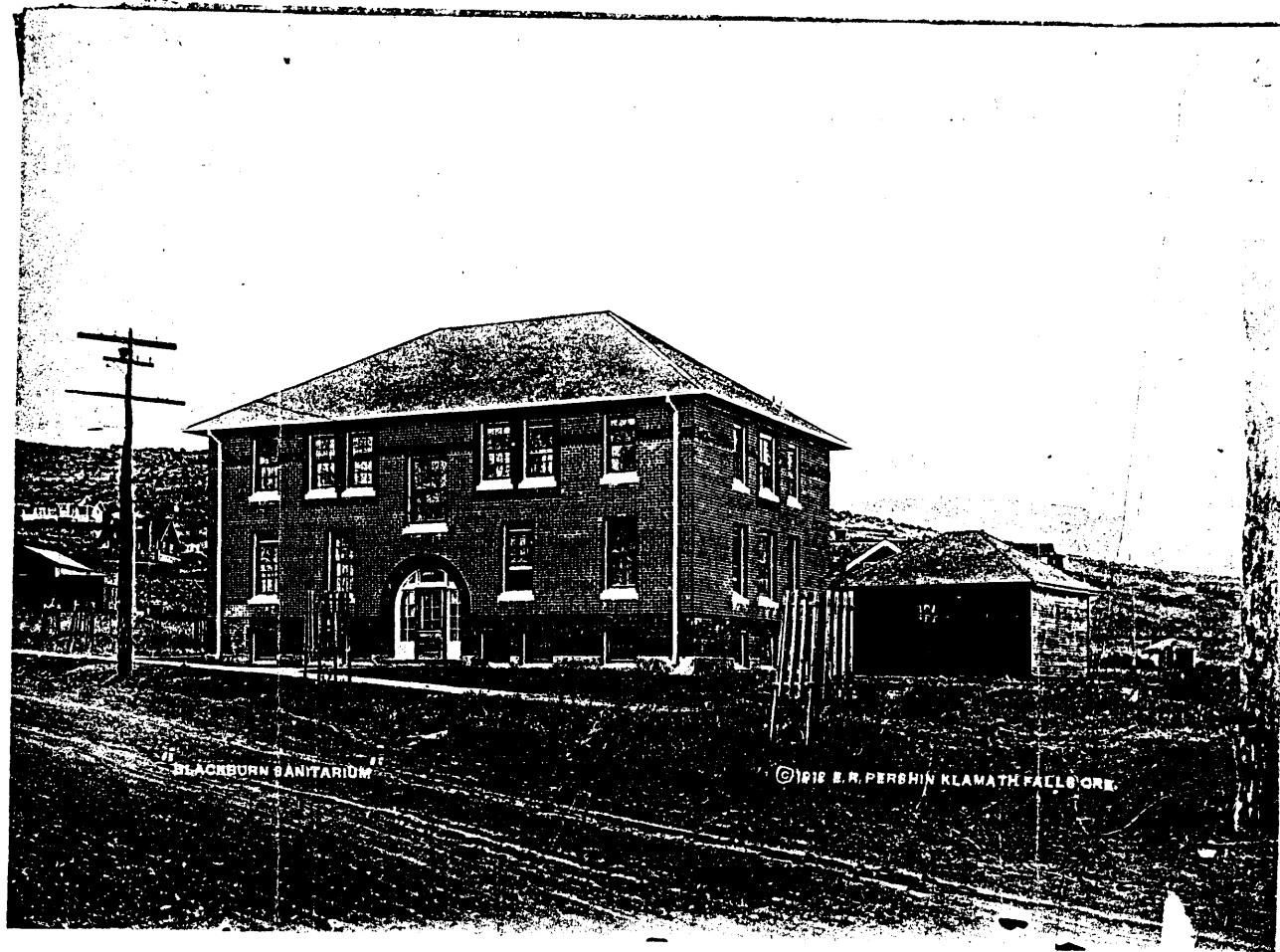


GRAPHIC & PHOTO SOURCES:

SHPO INVENTORY NO.: 130



KLAMATH COUNTY MUSEUM



Mike:

You have probably seen this picture before. I ran across it in the archives at the Klamath County Museum. My bedroom and living room windows appear in the picture but my living room and kitchen must have been added after 1912 when picture was taken. When was the building constructed? I would guess 1910-11. That was a period when K.F. was being promoted as a health spa because of the hot springs.

Your elephant is quite at home with my herd. I thank you for the addition to my collection.

Cheque for May rent enclosed.

Orton

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS Page 1

Blackburn Sanitarium Historical Nomination Photograph Detail

Klamath Falls, Klamath County, Oregon

Photographer: Lloyd Patrick Baker

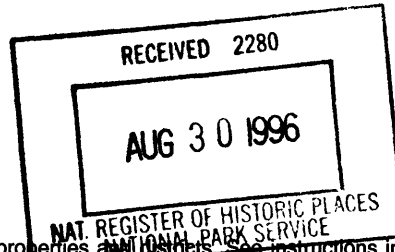
Date: 02/29/96

Holder of Negatives: W. LouEllyn Kelly, 612 Conger Ave., Klamath Falls, OR 97601

Photo #	Photo of and descriptor
1 of 9	Exterior North Face of Building and East face (back)
2 of 9	Exterior West Entrance
3 of 9	Interior West Entrance
4 of 9	Interior Basement Level - Morgue Doors
5 of 9	Interior Hallway of Apartment #1 - Typical of Entire Interior
6 of 9	Interior Bedroom of Apartment #1 - Former Hospital Room - Typical of Entire Interior
7 of 9	Interior Living Room of Apartment #1 - Located in 1918 Addition - Formerly a Ward
8 of 9	Interior Second Landing Seen From First Floor - Door to Porte Cochere, West Face of Building
9 of 9	Exterior West (primary) and South end elevations

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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 Blackburn Sanitarium

other names/site number Klamath General Hospital, Blackburn Manor

2. Location

street & number 1842 Esplanade N/A not for publication

city or town Klamath Falls N/A vicinity

state Oregon code OR county Klamath code 035 zip code 97601

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 Hancock August 26, 1996
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 *Paul R. Fugate* Date of Action 9.27.96

Blackburn Sanitarium

Name of Property

Klamath County, 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	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		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)

HEALTH CARE - Hospital

Current Functions
(Enter categories from instructions)

DOMESTIC - Multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century Revivals
Georgian

Materials
(Enter categories from instructions)

foundation concrete

walls brick

roof wood - shingles

other _____

Narrative Description

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

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)

Health/Medicine

Period of Significance

1911-1928

Significant Dates

1912

1918

1928

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:

Blackburn Sanitarium
Name of Property

Klamath County, Oregon
County and State

10. Geographical Data

Acreage of Property 0.18 acres Klamath Falls, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	0
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6	0	1	3	1	0
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4	6	7	6	1	7	0
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Zone Easting Northing

3

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Zone Easting Northing

2

--	--

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--	--	--	--	--	--	--

4

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

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 W. LouEllyn Kelly and Jill Maureen McKune
organization N/A date February 29, 1996
street & number 612 Conger Avenue telephone 541/882-1869
city or town Klamath Falls state Oregon zip code 97601

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 J. Michael and Nora F. Hohman
street & number PO Box 1514 telephone 541/882-1684
city or town Klamath Falls state Oregon zip code 97601

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Blackburn Sanitarium
Klamath County, Oregon

Architectural Description

I. Introduction

The Blackburn Sanitarium was built during 1911 and 1912 by Alex J. Lyle, and it was the first building in Klamath County constructed specifically as a medical facility. It is located at the intersection of Eldorado and Esplanade Streets, at the edge of the Hot Springs residential neighborhood. It is a Colonial Revival-Georgian style building, having a hipped roof without a full-width porch. The building is two stories with a full basement. The foundation is concrete, the facade brick with concrete window sills, and the roof is wood shingle. The interior of the building is brick walls with lath and plaster finishing. It was one of the first buildings in Klamath Falls to be geothermally heated. An addition to the building was constructed in 1918, also in the Colonial Revival-Georgian style, and a porte cochere was added next to the emergency entrance. The Blackburn Sanitarium is in its original location and is in excellent condition. It is currently used as an apartment house, and the only interior alterations have been apartment dividers which are not permanent, and the change out of the original clawfoot tubs in the late 1930s. The only exterior changes have been to the brick stairs being replaced with concrete on the north face main hospital entrance (the top brick tread remains), and the porte cochere top railing.

II. General Characteristics

The Blackburn Sanitarium is on the southwest corner of Eldorado and Esplanade Streets, which is just north of the historic and current "downtown" of Klamath Falls. When it was built the area was minimally developed with homesteads, but soon developed into a mid- to upper-class residential neighborhood. Eldorado to the south leads directly to Main Street, and a primary business district of Klamath Falls. This is probably why the emergency entrance to the hospital faces Esplanade, even though the main entrance to the hospital was located on Eldorado Street. Eldorado became one of the primary residential streets in the area, together with Pacific Terrace, one block up the hill.

The building is rectangular, with original dimensions of 55 feet along Esplanade Street, by 34 feet wide along Eldorado Street, yielding 1,870 square feet per floor, or 5,610 square feet for the entire structure. The addition in 1918 changed the dimensions to 67 feet on Esplanade by 34 feet on Eldorado, yielding 2,278 square feet per floor, or 6,834 square feet for the entire building. The basement level is not completely underground. Its ceiling is approximately three feet above ground level. The two stories and the daylight basement have standard eight foot ceilings, and remain unaltered.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Blackburn Sanitarium
Klamath County, Oregon

Section number 7 Page 2

III. Exterior Description

The foundation and basement walls to the surface are concrete. The upper construction is of red brick. A dark red brick was used to accent the basement level, the entrances, the double windows on the second floor, and as a belt course near the top of the second floor. The "front" facade (facing Esplanade) now has six vertical divisions: the porte cochere entrance with a window above, two symmetrical courses of windows on either side of the entrance, and a third course of windows on the southwest side, which was added in 1918 as the emergency entrance drive through. All of the windows are 6-over-6, double hung, multi-light, with concrete sills. The window courses immediately next to the entrance have double windows on the basement and second floor levels. All other windows are single. The entrance on this side of the building has a semi-circular fan light with side lights, reminiscent of the Adams style, whereas the rest of the building is primarily Georgian. The original fan light was damaged and replaced with leaded glass. The porte cochere is constructed of wood, and was added in 1918. The corner columns are approximately 1 and ½ feet square, with wooden arches between and triangular panels in the corners, above the arches. A porch was created on top of the porte cochere, which now has a railing with widely spaced, unremarkable slats. Originally, the railing had corner columns and very closely spaced slats. This change was made sometime prior to 1986. The entire porch is painted white, except the triangular panels and the rail, which are brown. The porch is reached by a multi-lighted door on the second landing with a rectangular light above. This door replaced the original 8-over-8 double hung window in 1918, when Lyle built the porte cochere.

Very little is changed about the facade that faces Eldorado Street. The entry has an arched opening, and is in the center of the facade. A short staircase leading to the entrance was originally brick. All but the uppermost riser were replaced with concrete in 1930 when Dr. Hunt concreted over the arched lintel on which "Blackburn Sanitarium" was written. The entrance has double doors with an unremarkable square fan light. One vertical course of windows are on each side of the entrance. All are single 6-over-6, double hung, multi-light windows except the second floor window on the left side. This window is a large picture window, and is original to the building. It is so large because the extra light was needed to illuminate the operating room.

The rear facade is quite unremarkable. The belt course continues around the building, and one double set of windows on the second floor are accented with the dark red brick. The windows are irregularly spaced, presumably to meet the needs of the interior rooms on this side of the building. All are 6-over-6, double hung, multi-light windows, except one set of two windows that are 4-over-4 double hung, multi-light windows on the second floor. All of the window sashes on the first and second floors are original. The daylight basement windows remain with removable

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Blackburn Sanitarium
Klamath County, OregonSection number 7 Page 3

aluminum storm windows installed.

The remaining facade has three vertical divisions. The center division consists of an emergency door, and a metal escape ladder, bolted to the wall. The outer divisions are courses of single 6-over-6, double hung, multi-light windows. The original facade had the same outer courses of windows, and a course of 8-over-8, double hung, multi-light windows in the center.

IV. Interior Description

The Main entrance on Esplanade opens onto a landing that leads down to the basement, and up to the first floor. The original interior walls are two feet thick brick finished with lath and plaster. They have not been altered in any way. All the original woodwork still exists, and is basically plain, without any ornamentation. When Dr. Hunt divided the interior into apartments, he used the existing rooms and doorways, adding only divider walls in areas which needed defining. The boiler and laundry room is in its original location in the basement, directly across from the staircase. This building was one of the first in the area to be heated geothermally, and continues to use this heat source. To the south of the staircase are the original double doors leading to what was the morgue. The doors have been sealed, but remain intact. Two 2 bedroom apartments now occupy the basement, one to the north, and one to the south. The first floor has two 2 bedroom apartments and a studio apartment. The apartment on the north side of the building is entered through the original hospital entrance on the north side of the building, and not the interior. The second floor has one two bedroom apartment on the south end, a studio on the east side, and a one bedroom on the north side, where the original operating room was. The wards at the south end of the building are the primary locations of the divider walls, but they were also used to create doorways in the original halls.

V. Conclusion

Blackburn Sanitarium is a beautiful building that has contributed greatly to the advancement of Klamath County by bringing much needed modern medical care to the area, and it continues to serve the community as an important residential building when Klamath County is currently experiencing a housing shortage. Interior rehabilitation of the electrical system and configuration of the apartments is needed, and restoration of the window sashes and floor coverings to preserve the historical integrity of the building is also a priority. All work needs to be done in a way that maintains the historical significance of the building. This need makes registration imperative.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1A

BLACKBURN SANITARIUM (1911-1912)

(Blackburn Manor)

1842 Esplanade Avenue

Klamath Falls, Klamath County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The two-story brick building opened in 1912 as Blackburn Sanitarium in the south central Oregon manufacturing hub of Klamath Falls, occupies the tip end of a gore lot created by the tangent of Esplanade Avenue intersecting with the grid arterial of El Dorado in the Hot Springs subdivision in the northeasterly section of town.

As originally constructed, the building was a brisk rectangular volume measuring 34 x 55 feet in ground plan and having a high hip roof. It is oriented with its long axis parallel with the tangent so that the major frontage faces west onto Esplanade. The building rests on a concrete foundation and partially daylighted basement. It is of brick bearing wall construction. The brick was manufactured locally by Klamath Brick and Tile Company. The main entrance was on the north end, facing the apex of the lot. Stylistically, the building is a conservative vernacular version of Georgian Colonial Revival architecture having subtle Prairie School and Arts and Crafts overtones. The architect and builder are unknown.

Frameless windows in the exterior elevations are fitted with concrete sills and double-hung wood sash having six over six lights. Second story window heads crowd the narrow eave overhang. It is this quality, together with a ground course and second story string course at the impost line in darker, contrasting brick, that show the influence of Prairie School architecture. Apart from the overall mass and hip roof, Georgian qualities are chiefly suggested by the Roman-arched portals centered on north and west faces with their three-part multi-pane entry doors, side and top lights. Decorative tracery in the fan light of the west entrance is a replacement of the original pattern.

In 1918, the building was enlarged by 12 feet at the south end, thus affecting an otherwise formal fenestration plan consisting of three bays on either end elevation and five bays on the major front. The pattern expressed a central entry hall with double loaded room arrangement and a central cross corridor. At about the same time the building was enlarged and renamed Klamath General Hospital, a porte cochère in the Craftsman tradition was added to the west emergency entrance for the convenience of motor ambulances, introduced to Klamath Falls by the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1B

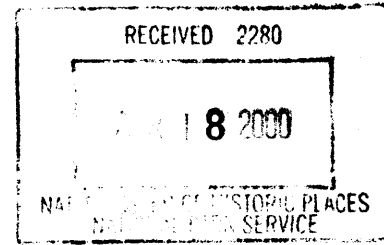
sanitarium's proprietor, Alex Lyle, in 1923. The location of the original operating room in the northeast corner of the second story is signaled by a Chicago School, or three-part picture window. Interior trim is standard millwork of the day, including square-balustered stair railings, bases with crown molding, and conventional door and window trim. Original lath and plaster wall finish is in place. In the adaptation of the building for multi-family housing after 1929, a few minor paneled partitions were added.

Blackburn Sanitarium meets National Criterion A in the context of health care development in the Klamath Basin. It is the first building in Klamath County to be constructed specifically as a medical facility, and it is one of the first buildings in the area to be heated geothermally. The Hot Springs subdivision was noted for a number of open geothermal springs at the time the Sanitarium was opened by hospital-developer Alex J. Lyle, who arrived in Klamath Falls from Minnesota in 1911. The heating system was devised by pioneer plumber and steam engineer Henri Boivin.

Competition for Lyle's enterprise came soon at the impetus of local medical men headed by Dr. Warren C. Hunt. Since the local economy flourished on lumber manufacture, and lumber companies contracted for the health care of their workers. Dr. Hunt and his partners opened Valley Hospital in 1914. This facility, earlier listed in the National Register, served its original function to 1965. Blackburn Sanitarium, together with Valley Hospital and the seven-story Medical-Dental Building of 1930, the county seat's first office building devoted to medical and dental practice, represent the history of health care in the Klamath Basin. Historically, the facilities were rounded out by early lying-in hospitals and interim surgeries located in houses of frame construction; and also by Valley Convalescent Hospital, a complement to Valley Hospital, and by Hillside Hospital, a development of 1930 which eclipsed all previous facilities until, it too, was superseded. (Hillside Hospital was decommissioned in 1963, and Presbyterian Intercommunity Hospital was opened in 1965).

Blackburn Sanitarium ran successfully in the days of keen competition stimulated by local industry from 1912 until its proprietor declined in health and closed it in 1928. In 1929, after Lyle's death, the sanitarium, then known as Klamath General Hospital, was sold to Dr. Hunt, and public hospital services were consolidated at Valley Hospital. The old sanitarium commenced its present apartment house use shortly thereafter.

Although built of unreinforced masonry, the old Blackburn Sanitarium was exceptionally solid in the thickness of its load-bearing walls. It was unaffected by the Klamath Falls earthquake of 1993.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1C

BLACKBURN SANITARIUM (1911-1912)
(Klamath General Hospital, Blackburn Manor)
1842 Esplanade
Klamath Falls, Klamath County, Oregon

NRIS No. 96001046
Listing Date: September 27, 1996

The purposes of this continuation sheet are to 1) amend, in Section 8, the supplementary comments of the State Historic Preservation Office with regard to style and 2) revise the architectural classification of the historic sanitarium of 1912 accordingly. The property is appropriately registered under Criterion A in the category of health and medicine.

Historic views of the two-story sanitarium before its enlargement at the east end in 1918 do not reflect a builder's emulation of the currently fashionable Georgian Revival style. Rather, the building is a belated, greatly simplified version of architecture in the Richardsonian Romanesque tradition that persisted in smaller towns and cities of the Pacific Northwest even after 1900.

The brick-clad, rectilinear building mass with its hipped roof and symmetrical facades is Classically proportioned, as a Georgian Revival archetype would be. However, it displays certain hallmarks of the nineteenth century Romanesque Revival as it was creatively transformed by the influential Eastern architect Henry Hobson Richardson in the 1870s and early 1880s. In the sanitarium, there are prominent brick-framed Roman-arched portals, a high ground course of brick differentiated from the body of face brick, and a rusticated brick string course. These features typically would be rendered in rock-cut masonry in more elaborate examples of the stylistic type. That the designer-builder was modeling details on Romanesque, rather than Georgian, vocabulary is evident particularly in the formal entrance in the north end elevation, where an archivolt pediment is carried around the arch of the porch recess. In this simplified version, the rounded pediment, flush with the wall plane, was simply outlined in brick, stuccoed, and otherwise unadorned in order that it might serve the purpose of displaying the building title.

By way of clarification, it should be said that the only building element having possible connection to Arts and Crafts ideals is the port-cochere, which was added to the receiving entrance in the west facade in 1918. The driveway entrance shelter is somewhat in the Craftsman vein. It consists of a balustraded deck with plain entablature and segmental-arched skirting supported by massive square boxed posts and engaged columns.

EWP

James M. Hamrick, Deputy SHPO - April 10, 2000

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Blackburn Sanitarium
Klamath County, Oregon

Section number 8 Page 1

Statement of Significance

I. Introduction

Blackburn Sanitarium is significant because it is the oldest standing structure planned for hospital purposes in Klamath County. Previously the area had very little medical care of any kind. The only "hospital" available was on the second floor of a house on the corner of Pine and 4th Streets. The addition of the hospital to the community allowed the expansion of industries, such as timber, which required the presence of medical assistance. The Sanitarium was also the first "modern" hospital facility in the area, and the first to have an operating room and morgue.

II. History

Alex J. Lyle moved to Klamath Falls from Minnesota in 1911 and began construction on the Blackburn Sanitarium. His concern was not only for the obvious medical needs of the community, but also his own need to make a living. This was definitely a business venture. Until the facility could be completed, he operated Samaritan Hospital in a house at 607 High Street in Klamath Falls, and this was his family's residence after Blackburn opened. The Georgian Revival styled building is located at the corner of Esplanade and Eldorado on the edge of the Hot Springs area of Klamath Falls - just north of the main business area, and was completed in 1912. At the time the building was built, few houses were nearby, but the area soon became a well populated mid- to upper-class residential neighborhood. The vicinity in which it was built had numerous open geothermal springs. Newspaper accounts of the day told of countless numbers of people falling into them and being scalded to death.

Constructed of brick with walls 1 and ½ feet thick, the building has interior walls also of brick, but two feet thick. No one seems to know why the structure was built more like a citadel than a country hospital. The architect for the structure is not known. Lyle's daughter, Alexis Lyle Runyan, also never knew why the building was constructed as it was. The bricks were made and fired locally to order by the Klamath Brick and Tile Company (Wendel Smith, source, former owner of Klamath Brick). The Blackburn has two stories, and a full basement. It was one of the first buildings in the area to be geothermally heated, and still uses this source of heat. The geothermal heat system was put in by pioneer, plumber, and steam engineer Henri Boivin - father of State Senator Harry Boivin who became President of the Senate in the 1960s. Henri Boivin also made the clawfoot bathtubs that were original to the structure.

Dr. Warren Hunt opened Klamath Valley Hospital in 1914 (operated until 1965). With the added

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Blackburn Sanitarium
Klamath County, Oregon

Section number 8 Page 2

competition, Lyle expanded in 1918. An addition was added to the south side of the building, and an emergency drive through porte cochere was attached to the west entrance. This entrance was quick access to either the upstairs operating room, or the morgue in the basement. When the addition was completed, the hospital was renamed Klamath General Hospital. The SHPO Inventory No. 83 incorrectly states that "two rear lots were purchased to add rooms to the hospital and create a 110-bed capacity facility." The facility was a 36 bed hospital. The addition added two wards that provided for 20 more beds. Lyle also purchased the county's first ambulance in 1923. He referred to it as an "invalid car." During this time, the lumber companies contracted with the hospitals for the health care of their workers, mostly single men, and there was a great deal of competition between the two largest hospitals in the area. In 1924 D.P. Lightfoot and his wife Emma opened a hospital in a house at 1304 Worden Street (operated until 1938). It was primarily a maternity hospital, but minor surgery was performed there, also. In 1928 the Blackburn Sanitarium closed due to the ill health of Lyle and his death shortly after. The Lyle family sold the facility to Dr. Hunt in 1929, who consolidated the business of the two hospitals. In that same year, Dr. George H. Merryman built Hillside Hospital, the first hospital in the area to have Joint Commission on Accreditation approval (operated until 1964).

III. Conclusion

After the sale of the Blackburn Sanitarium to Dr. Hunt, the building was converted to apartments and a rooming house. Sometime around 1930, several walls were attached in the interior to create definable living spaces, but are not permanent. The bathtubs were also replaced at this time. The structure has been used exclusively as apartments ever since, and no other changes have been made to the building. Klamath County experienced a destructive earthquake in September 1993, but the Blackburn had no shifts in structure, cracks or loss of brick. The building is an anchor in the Hot Springs/Pacific Terrace residential area, and functions in an important capacity as a residential building due to the severe housing shortage Klamath Falls is now experiencing.

Lyle's family has remained a constant in the development of Klamath Falls, and his daughter still resides here.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

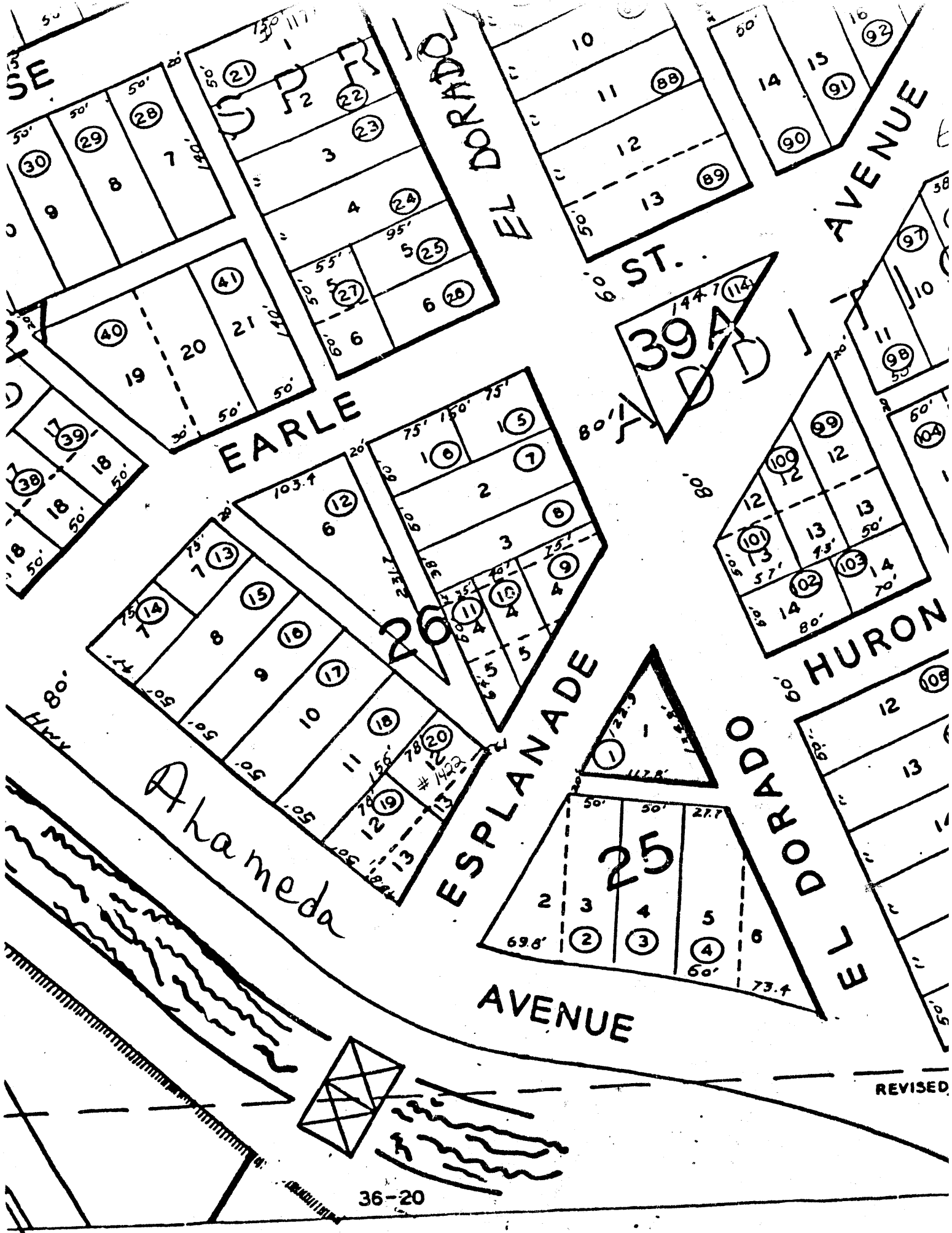
Blackburn Sanitarium
Klamath County, Oregon

Klamath County Historical Society, The History of Klamath Country Oregon, Portland, Oregon, 1984, Taylor Publishing Company

The Herald & News, Klamath Falls, Oregon, 2/28/64

State Housing Preservation Office, Oregon Inventory of Historic Properties, Klamath County, Klamath Falls, Inventory Number 83.

Interviews conducted with: Wendel Smith, retired, owner Klamath Brick & Tile; Alexis Lyle Runyan, daughter of Alex J. Lyle, developer and builder of Blackburn Sanitarium; Robert D. Boivin, grandson of Henri Boivin, pioneer, steam engineer, and plumber; Harry D. Boivin, son of Henri Boivin; Dr. Calvin Hunt, retired, son of Dr. Warren Hunt.



SE

EL DORADO

60' ST.

AVENUE

39A

EARLE

20

Akameda

ESPLANADE

25

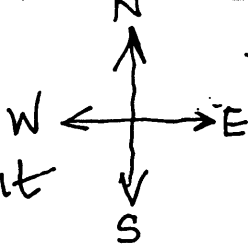
HURON

EL DORADO

REVISÉD

36-20

Blackburn Sanitarium c. 1912 c. 1918 addition

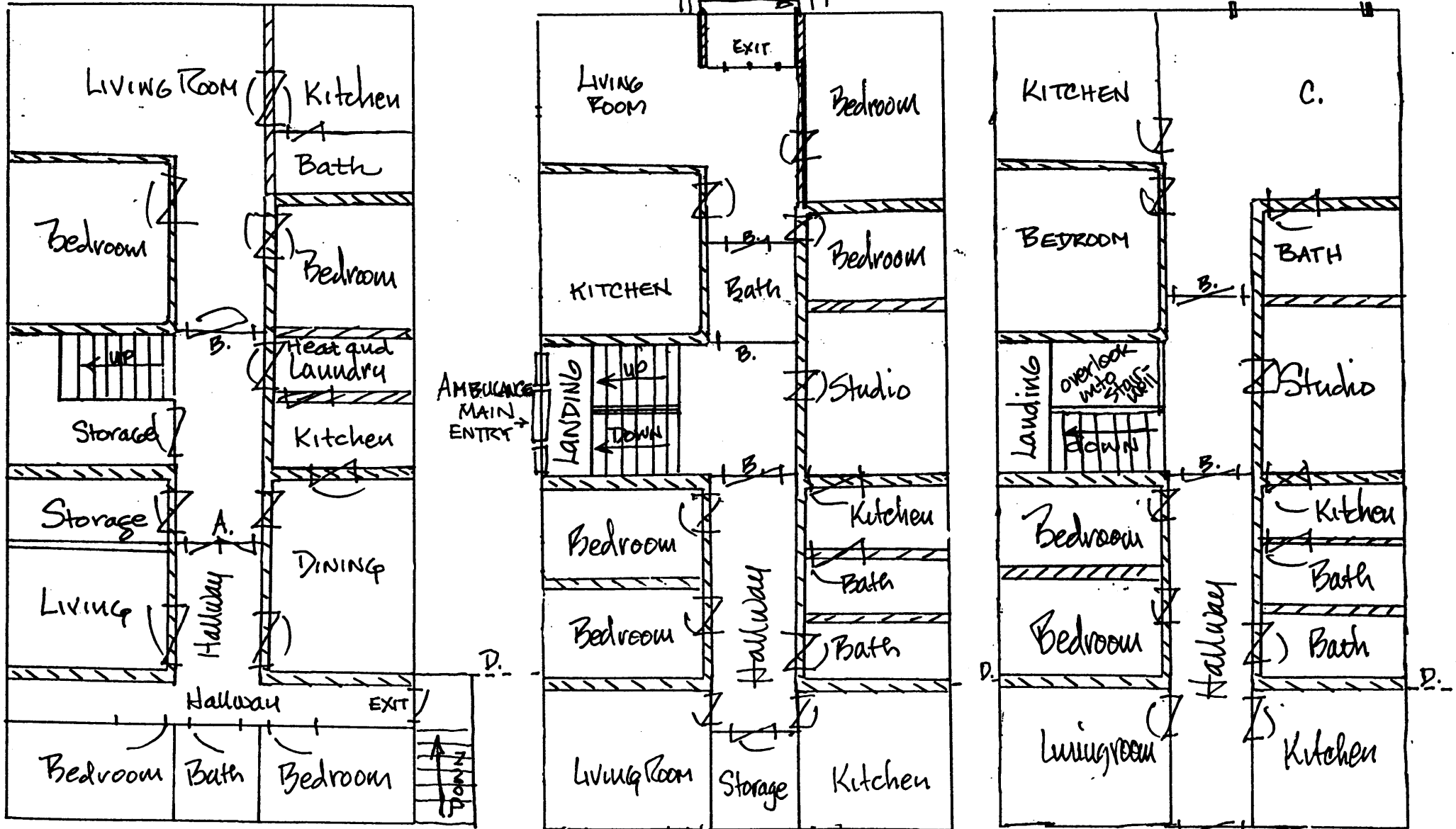


Basement

First Floor

ORIGINAL
RAIN ENTRY

SECOND FLOOR



A. Double Doors closed off that led to original morgue - doors in place.

B. Partitions - most are plywood and composition marble (fake wood)

C. ORIGINAL OPERATING FACING NE - OVERSIZED WINDOW INTACT

D. --- CONNOTES 1918 addition

▨ CONNOTES 1/2 - 2' thick ORIGINAL WALLS

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: Blackburn Sanitarium DATE OF CONSTRUCTION: 1912
COMMON NAME: Klamath General Hospital ORIGINAL USE: hospital
ADDRESS: 1842 Esplanade
OWNER: M.J. Hohman PRESENT USE: apartments
P.O. Box 1514, Klamath Falls 97601 ARCH./BLDR.:
T/R/S: T38sR9e S28 STYLE: Period Georgian
MAP NO.: 38 09 28AC TAX LOT: 5300 (BLDG.) STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: Hot Springs THEME: medicine
BLOCK: 25 LOT: 1 QUAD: Klamath Falls

PLAN TYPE/SHAPE: rectangle NO. OF STORIES: 2
FOUNDATION MATERIAL: concrete BASEMENT (Y/N):
ROOF FORM & MATERIALS: hip, wood shingle
WALL CONSTRUCTION: brick STRUCTURAL FRAME: concrete, brick
PRIMARY WINDOW TYPE: 6-over-6 double hung, multilight
EXTERIOR SURFACING MATERIALS: brick
DECORATIVE FEATURES: concrete sills, dark red brick trim
OTHER: circular head doors, concrete surrounds, inset entry, portico with balcony
CONDITION: EXCELLENT GOOD X FAIR DETERIORATED MOVED _____ (DATE)

EXTERIOR ALTERATIONS/ADDITIONS (DATED): -0-

NOTEWORTHY LANDSCAPE FEATURES: -0-

ASSOCIATED STRUCTURES: -0-

KNOWN ARCHEOLOGICAL FEATURES: -0-

SETTING: residential

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts). USE ADDITIONAL SHEETS IF NECESSARY:

In 1911 Alex J. Lyle, a Minnesotan, opened the "Samaritan Hospital" in a former residence on High Street. Meanwhile he supervised the construction of a modern facility at Esplanade and Eldorado Streets. The new structure was completed in August, 1912, and an open house was held for the public. Shortly after World War I, the name was changed to Klamath General Hospital. Early in 1928 Mr. Lyle bought two rear lots to add rooms to the hospital and create a 110-bed capacity. Mr. Lyle died later in the year and the building was sold in October, 1928. The business was consolidated with the Klamath Valley Hospital in 1929. Apartments were created in the former hospital and have been in use since that time. Blackburn Hospital is significant as the oldest standing structure planned for hospital purposes in Klamath Falls.

SOURCES: A History of the Klamath Country (Klamath Falls: Klamath County Historical Society, 1984), p. 43

Klamath Falls Evening Herald, August 19, 1912; May 26, 1928

NEGATIVE NO: V23
SLIDE NO.: _____

RECORDED BY: Kay Atwood
DATE: April 6, 1986

SHPO INVENTORY NO.: 83

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

NAME: Klamath General Hospital
ADDRESS 1842 Esplanade

T/R/S: T38sR9e S28

MAP NO.: 2842

TAX LOT: -5300

QUADRANGLE: Klamath Falls

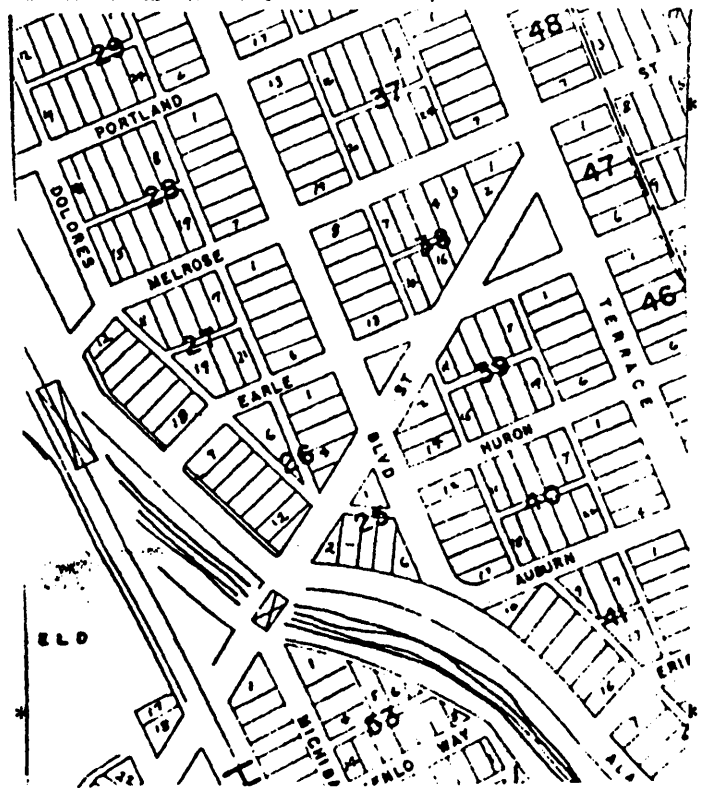


NEGATIVE NO.: V23

PLEASE PLACE HERE:

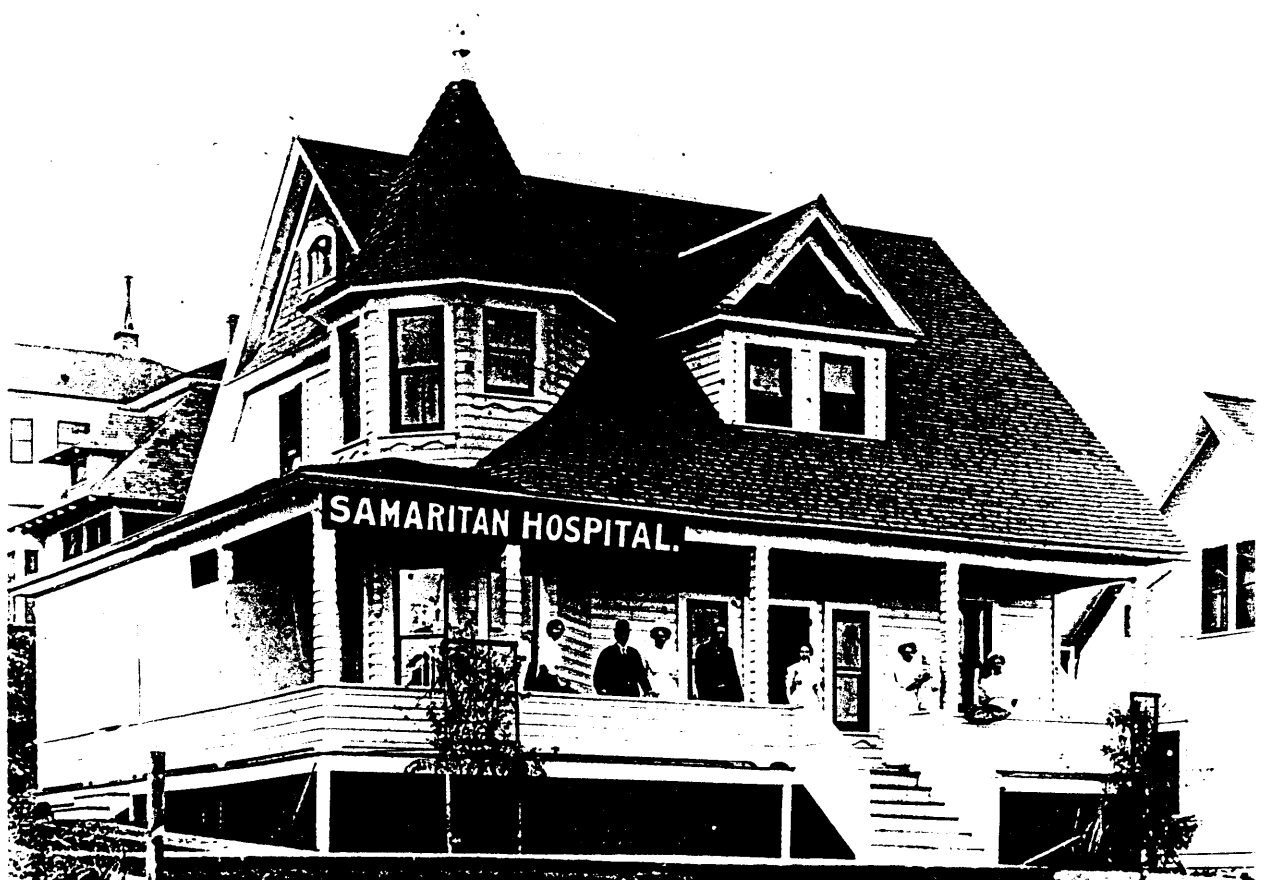
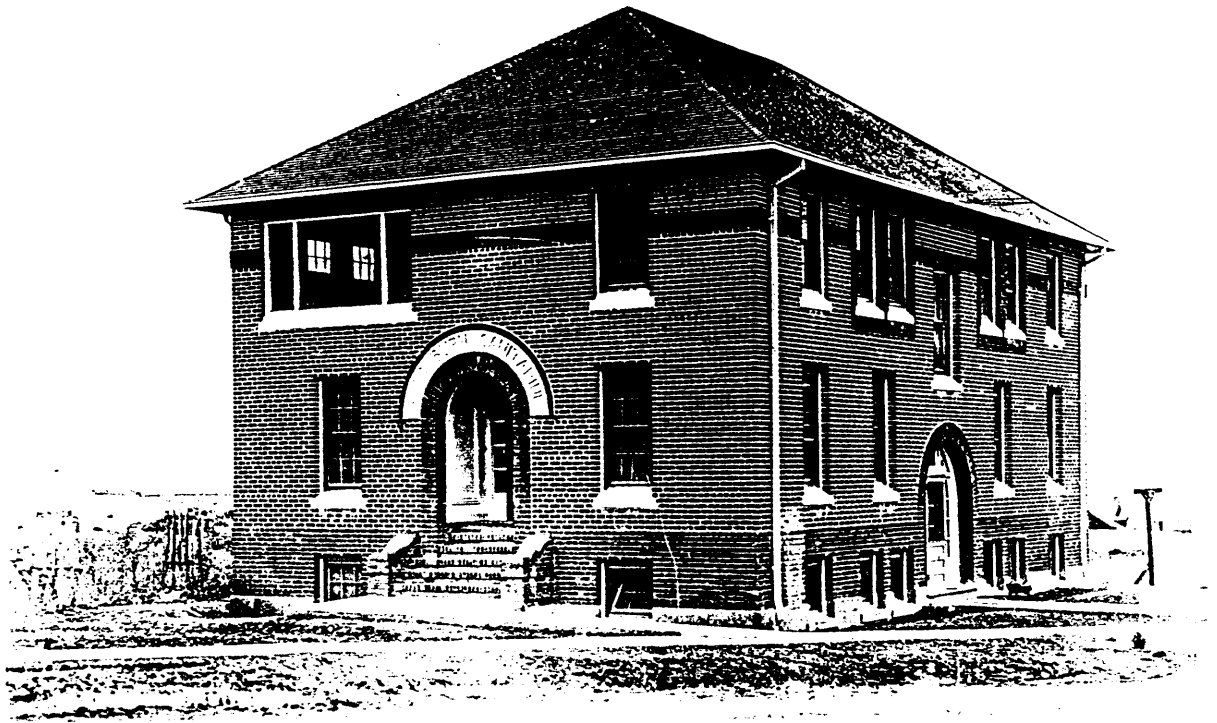
SITE MAP SCHEMATIC DRAWING
SHOWING INVENTORIED BUILDING(S)
AND INCLUDING OUTBUILDINGS,
STRUCTURES, ROADS, AND HISTORIC
LANDSCAPING, IF APPROPRIATE.

INDICATE NORTH BY AN ARROW

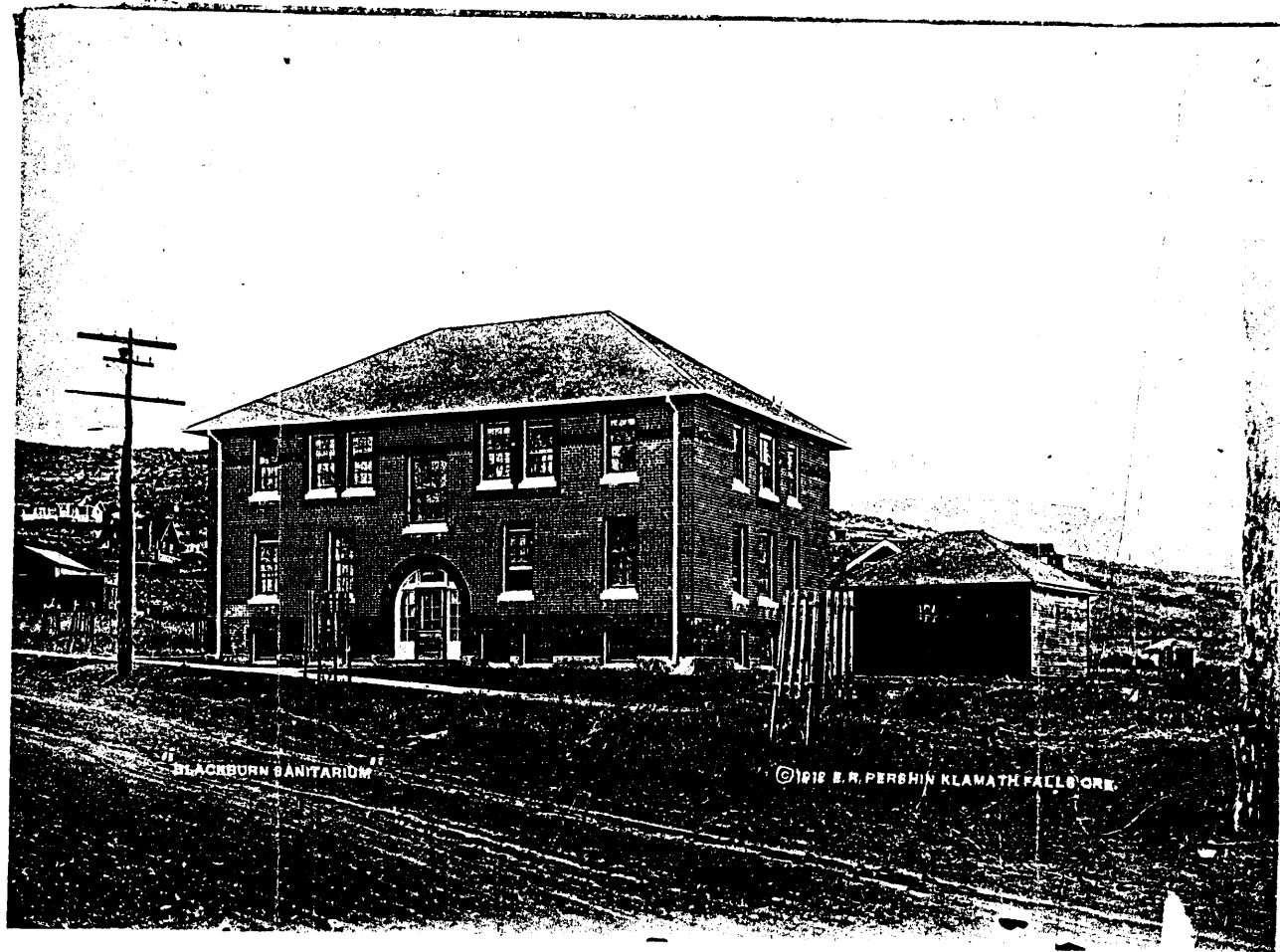


GRAPHIC & PHOTO SOURCES:

SHPO INVENTORY NO.: 130



KLAMATH COUNTY MUSEUM



Mike:

You have probably seen this picture before. I ran across it in the archives at the Klamath County Museum. My bedroom and living room windows appear in the picture but my living room and kitchen must have been added after 1912 when picture was taken. When was the building constructed? I would guess 1910-11. That was a period when K.F. was being promoted as a health spa because of the hot springs.

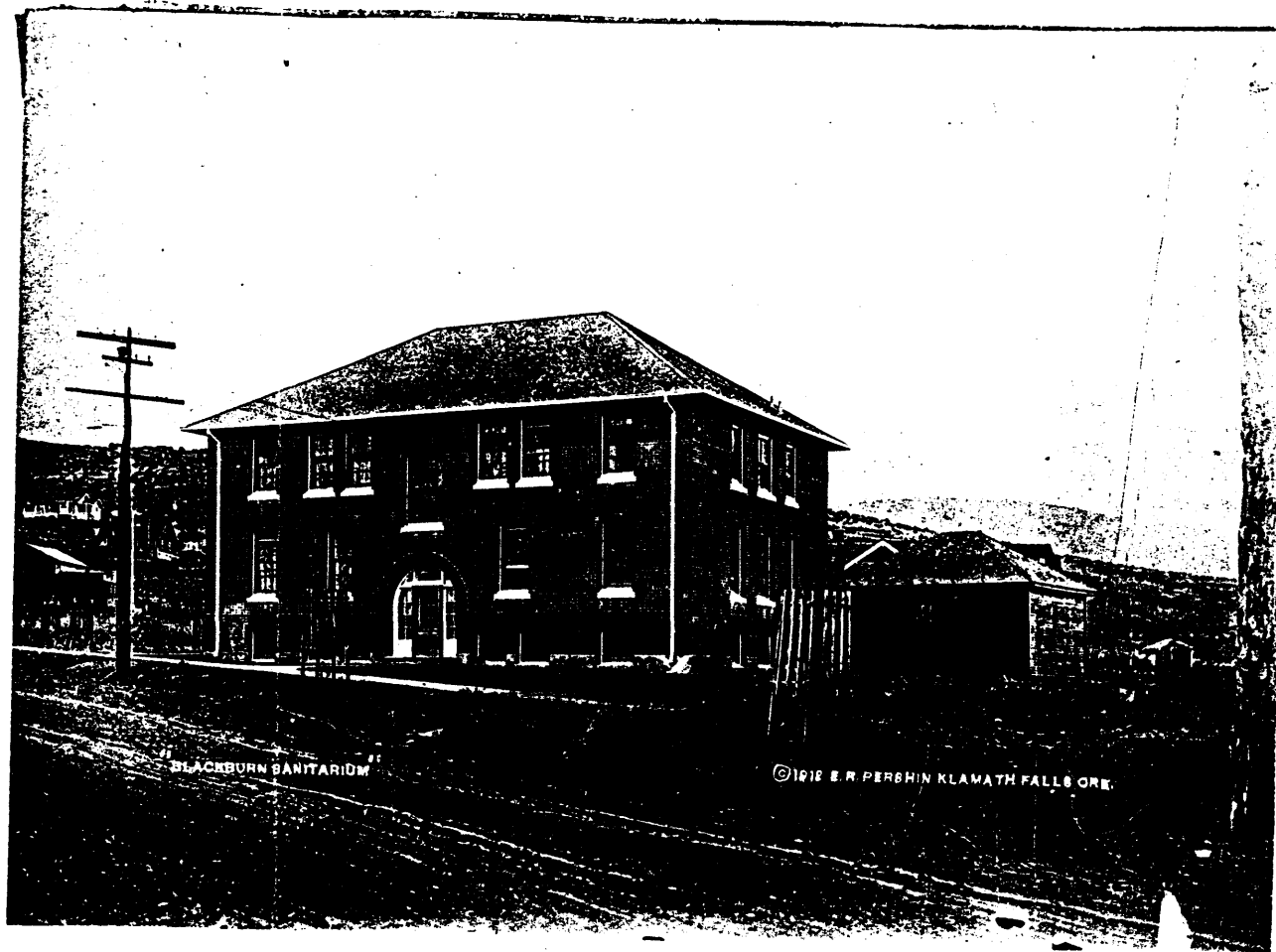
Your elephant is quite at home with my herd. I thank you for the addition to my collection.

Cheque for May rent enclosed.

Orton



KLAMATH COUNTY MUSEUM



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You have probably seen this picture before. I ran across it in the archives at the Klamath County Museum., My bedroom and ining room windows appear in the picture but my living room and kitchen must have been added after 1912 when picture was taken. When was the building constructed? I would guess 1910-11. That was a period when K.F. was being promoted as a health spa because of the hot springs.

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS Page 1

Blackburn Sanitarium Historical Nomination Photograph Detail

Klamath Falls, Klamath County, Oregon

Photographer: Lloyd Patrick Baker

Date: 02/29/96

Holder of Negatives: W. LouEllyn Kelly, 612 Conger Ave., Klamath Falls, OR 97601

Photo #	Photo of and descriptor
1 of 9	Exterior North Face of Building and East face (back)
2 of 9	Exterior West Entrance
3 of 9	Interior West Entrance
4 of 9	Interior Basement Level - Morgue Doors
5 of 9	Interior Hallway of Apartment #1 - Typical of Entire Interior
6 of 9	Interior Bedroom of Apartment #1 - Former Hospital Room - Typical of Entire Interior
7 of 9	Interior Living Room of Apartment #1 - Located in 1918 Addition - Formerly a Ward
8 of 9	Interior Second Landing Seen From First Floor - Door to Porte Cochere, West Face of Building
9 of 9	Exterior West (primary) and South end elevations