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United States Department of the Interior
National Park Service

OCT 12 2005

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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional 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 Blau, Nicholas S. and Gertrude E., House
other names/site number Vallandingham House, BE-881

2. Location

street & number 15 Alta Vista Avenue n/a not for publication
city or town Walton n/a vicinity
state Kentucky code KY county Boone 015 zip code 41094

3. State/Federal Agency Certification

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

David L. Morgan 10-6-05
Signature of certifying official **David L. Morgan, SHPO** Date

Kentucky Heritage Council/State Historic Preservation Office

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Edson H. Beall 11-25-05
Signature of Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	1	structures
0	0	objects
1	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)
Historic and Architectural Resources of the County of Boone,
Kentucky, 1789-1950.

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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

domestic: single dwelling

Current Functions

(Enter categories from instructions)

domestic: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century American Movements:
Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation	concrete
roof	asphalt
walls	brick
other	brick, wood, concrete

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 a 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. 1931

Significant Dates

c. 1931

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Nicholson, George (builder)

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

- x State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
Kentucky Heritage Council

10. Geographical Data

Acreage of Property .6959 acre

UTM References

(Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	
1	16	707 054	4304	420		
2			4	3		Walton Quad

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 Margaret Warminski, Historic Preservation Consultant

organization Boone County Historic Preservation Review Board Date June 5, 2005

street & number 340 East Second Street telephone 859-581-2883

city or town Newport state KY zip code 41071-1702

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 the SHPO or FPO.)

name Timothy W. Butler

street & number 15 Alta Vista Drive telephone 859-801-9021

city or town Walton state KY zip code 41094

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 the 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 Project (1024-0018), Washington, DC 20503.

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CONTINUATION SHEET

Section 7 Page 1

Blau, Nicholas S. and Gertrude E., House
Walton, Boone County, Kentucky

7. Statement of Description

Summary. The Nicholas S. and Gertrude E. Blau House (BE-881) is a brick bungalow built c. 1931. It is a one-and-a-half-story dwelling with concrete foundation, brick-veneered walls, and a low, pyramidal roof covered in asphalt shingles. The façade, which faces south, is covered by a brick porch with flattened arches and gabled roof. A short, one-story gabled wing extends outward from the east elevation. The house features double-hung sash windows with vertical muntins, and arched doorways. The house is located on the north side of Alta Vista Avenue, a low-density residential street developed after World War II. The Blau House lot includes a noncontributing frame shed that appears to date from the mid-20th century. The house is virtually unaltered since its construction and includes many original features. It is in good condition.

Setting. The Blau House is located at 15 Alta Vista Drive in Walton, one block west of the town's Main Street business district. Alta Vista is a quiet residential boulevard lined with modest ranch, Cape Cod and minimal traditional residences built from the late 1940s through the 1960s. It features a double row of mature hardwoods, apparently planted when the street was platted in the 1920s, and a grassy median with young trees recently planted to replace the originals.

The Blau House occupies the south end of a parallelogram-shaped parcel extending north from Alta Vista Drive. Foundation plantings include yews and a magnolia tree. A short concrete driveway extends along the east side of the lot. Behind the house stands a small, gabled frame shed of utilitarian design, apparently built in the mid-20th century. The ground falls away sharply at the rear of the lot.

Exterior. Low and rambling in plan, the Blau House is three bays wide and three bays deep. The exterior walls are veneered in yellow brick of variegated hues, laid in running bond. Soldier courses serve as window heads and water table. The brickwork is relieved by cut stone sills.

Gracing the façade is a broad, gabled porch that features a flattened arch and arched entry portal. The front and side entrances feature fully arched batten doors of varnished pine, pierced by small square glazed panels. Arched wooden screen doors, with original clear finish, remain in place. Craftsman-inspired, double-hung sash windows, placed in groups, are in use throughout the house. They feature 4/1 sash with vertical muntins and are

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Blau, Nicholas S. and Gertrude E., House
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protected by wooden storm sash. The kitchen, located at the rear of the first floor, utilize six-pane wooden casement windows. The basement level exhibits utilitarian multi-pane steel casements.

The east elevation of the house features a tapered brick chimney flanked by small square windows. Adjoining the east elevation is a one-story gabled solarium featuring grouped sash windows. The south wall of the solarium, facing the street, contains a secondary entrance with arched canopy. A garage is housed in the lower level of the house, with access from the rear of the lot.

Interior. The interior of the Blau House has changed little since its construction. It retains its original textured-plaster walls and ceilings and narrow strip oak floors, covered in some rooms by wall-to-wall carpet. It features simple, mitered-corner gum woodwork, most of which retains its original dark varnish. The interior doors, some of which retain pressed-glass knobs, exhibit rectangular panels. Art Deco cast-metal pendant fixtures and wall sconces, some of which still have frosted-glass "slipper" shades, are in use throughout the house.

The first floor of the house contains five primary rooms: a living room, dining room, kitchen, solarium, and two bedrooms. Focal point of the living room is a fireplace with Tudor-arched firebox and wooden mantel shelf. It is covered with mottled-finish Arts and Crafts tiles of terra-cotta hues. Accent tiles depict knights on horseback. The living room walls are finished with plaster crown moldings. The north wall, which separates the living and dining rooms, features a Moorish arch, flanked by narrow, rounded arches. The kitchen was remodeled in the 1960s with wood-veneer cabinets and plastic-laminate counters. Some of the original wood cupboards were relocated to the adjacent pantry, which originally featured floor-to-ceiling shelves. The solarium houses a breakfast room. At the west end of the first floor are two bedrooms. Between them is a bathroom with original fuschia ceramic tile and replacement 1960s fixtures.

A semi-enclosed staircase, featuring a Mission-style balustrade with dark-stained finish, leads to the finished attic. An open space with no partitions, it is used for storage. A broad stairway leads to the finished basement: an open, high-ceilinged space used as a workshop and storage area.

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Blau, Nicholas S. and Gertrude E., House
Walton, Boone County, Kentucky

8. Statement of Significance

Summary. The Nicholas S. and Gertrude E. Blau House (BE-881) meets Criterion C and is significant in the Area of Architecture. It meets the registration requirements for Property Type I N, "Bungalow" as outlined in the National Register Multiple Properties Documentation Form, "Historic and Architectural Resources of the County of Boone, Kentucky, 1789-1950" (NR, 2000). Recommended for National Register listing by a 1993-1996 countywide comprehensive survey, the house has been evaluated in the context of "Bungalows in Boone County, c. 1915-1940." It is a distinctive example of the bungalow, the county's most popular house type of the early 20th century, which is notable for its low profile, pyramidal roof and arcaded porch. The house was built by George Nicholson, Boone County's master builder of the early-to-mid-20th century, who constructed many residential, commercial and institutional buildings in Boone and Kenton counties during the 1920s through 1950s. Virtually unaltered on the exterior, the house retains all of its original windows, doors and masonry treatments as well as numerous interior features. In addition to the house, the nominated area includes a noncontributing frame shed. The house's period of significance is c. 1931, its estimated date of construction.

Bungalows in Boone County, c. 1915-1940

From c. 1915 to 1940, hundreds of bungalows were built across Boone County. In "cornfield" developments on the edges of towns, on progressive farms, on vacant lots in river towns, and on the five-acre "farmettes" of rural commuters, Boone County builders constructed these sturdy dwellings to meet the demand for up-to-date, comfortable, efficient new homes.

The vast majority of the bungalows built in the county were simple, boxlike dwellings, one- or one-and-a-half stories in height, with gently pitched, front- or side-gabled or hipped roofs. The most common manifestation is a side-gabled dwelling, one-and-a-half stories high, with dominant roof dormer and engaged, assertive porch. This familiar bungalow type is sometimes called the "dormer front bungalow." While they shared a basic form, Boone County bungalows of this type were individualized by dormer type (gabled, shed or hip; single or paired), porch type and placement (full- or half-width, engaged or attached, open or enclosed), and materials (frame, brick, stucco or concrete block, alone or in combination).

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Blau, Nicholas S. and Gertrude E., House
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Walton, which was the largest town in Boone County during the early 20th century, is a showplace for house styles of the 1900s to 1930s. On South Main Street are three typical examples of the dormer-front bungalows built in Boone County during the 1910s, 1920s and 1930s. The houses at 106 (BE-930), 108 (BE-931) and 116 South Main (BE-944) are frame dwellings with broad front porches and dominant gabled dormers. They have undergone cosmetic alterations such as residing or window replacement but retain their overall integrity of form. All are contributing elements of the South Main Street Historic District, which was listed in the National Register in 2005.

Two well-preserved houses located side by side on Walton's North Main Street, both listed in the National Register, exemplify the dormer-front bungalow type with a higher level of detail. The C. Scott Chambers House and Funeral Parlor (BE-861; National Register, 2000) is a stucco-clad residence whose roof sweeps forward and overhangs a recessed front porch, supported by four brick pillars. The roof surface is punctuated by a gabled dormer with triple window. The John Clifton Mayhugh House (BE-369; National Register, 1989) is a stucco-clad dwelling of similar design featuring exposed rafter tails and knee braces.

A few more adventurous bungalows of the 1920s and 1930s, such as the Blau House, "broke the box" with more imaginative plans and roof forms. Unlike the standard bungalow designs common in the county, with simple front- or side-gabled roofs, this small group of houses features more complex roofs of hipped or pyramidal form, with lower gabled wings. These select bungalows are also more irregular in plan than the simple, boxlike bungalows commonly seen in the county.

The John Clifton and Ann Catherine Mayhugh House (BE-855; 1929) on North Main Street was built in 1929 by George Nicholson, the builder of the Blau House. Similar in design to the Blau House, albeit larger in scale, the Mayhugh House exhibits a low, rambling plan, projecting side wing, and well-executed brick porch. Its sophisticated roofline forms a visually interesting series of intersecting planes. The Mayhugh House is also being nominated to the National Register under Criterion C as a significant example of the bungalow in Boone County.

Three additional bungalows, smaller in scale and simpler in expression than the Blau and Mayhugh residences, were surveyed in Walton and Florence. All feature low-pitched, hipped roofs with no dormers. The Charles Carlisle House (BE-941) in Walton is a

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Blau, Nicholas S. and Gertrude E., House
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compact brick bungalow with a spreading roof that extends over the half-width, entry porch. It was built by George Nicholson in the late 1920s or early 1930s. The Carlisle House, which retains its overall integrity, is a contributing element of the South Main Street Historic District. On Shelby Street in Florence are modest near-twin dwellings (BE-976 and -978) of compact plan with broad-arched attached porches. They were built around the same time as the Carlisle House by an unknown builder. Surveyed in 1994, the Shelby Street houses were judged to lack sufficient distinction for individual National Register listing.

Many Boone County bungalows include elements of the Craftsman style in the form of exposed rafter tails, vertical window muntins, and battered porch posts. The Craftsman influence is best illustrated by two properties listed in the National Register in 1989. The Chandler House (BE-371) in Walton is noteworthy for its unusual asymmetrical composition. The façade pairs a trabeated main entrance with a large, four-part window, and a projecting, gabled porch with a dominant roof dormer. The Clinton Blankenbeker House (BE-368) in Florence features a gabled, projecting wing with screened porch and open brick terrace. A gently pitched, side-gabled roof of Mission tile covers the structure. The brick garage matches the house in materials and was built at the same time.

Historical Development. The Blau House was the first house built in the Alta Vista Subdivision, which was platted in May 1929 by John L. and Edna M. Vest and Helen D. Tomlin (Plat Book 1 page 69). The plat included three streets, Alta Vista Drive, Park Avenue and Roe Street, lined with 136 narrow lots of approximately equal size. A lake was located on a five-acre parcel on the south side of Alta Vista, west of Park. (See copy of plat.) Due to the disruptions of the Great Depression and World War II, no additional houses were built on the street until c. 1946.

According to deed records, the Blau House has had only three owners. It was built c. 1931 for plumber Nicholas S. Blau and his wife, Gertrude E. Blau. In 1931 the Blaus purchased Lots 18, 19, 20 and 21 of the Alta Vista Subdivision from George Nicholson, ostensibly for \$1.00. The couple continued to own the house until 1944, when they sold it to C.S. and Kleo Vallandingham. The deed carried the restriction that no house could be built on the property valued at less than \$4,000. C.S. Vallandingham owned an automobile dealership in Walton where Chrysler, Plymouth, Dodge and De Soto automobiles were sold. He was also a real estate developer active in buying and selling property in the Alta Vista and High School Court subdivisions during the 1910s and

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Blau, Nicholas S. and Gertrude E., House
Walton, Boone County, Kentucky

1920s. Following her husband's death, Kleo Vallandingham asked for, and was granted, the right to take over the business, becoming the first woman in the county to run an automobile dealership (Timothy W. Butler, personal communication). The house remained in the Vallandingham family until 2001, when it was purchased by the present owner.

The Blau House was built by "house carpenter" and contractor George Nicholson (1869-?), one of Boone County's master builders of the early 20th century. To date, dozens of buildings built by Nicholson have been identified in Boone and Kenton counties, including commercial buildings, schools and churches. He also built many American Foursquares and bungalows during the 1910s, 1920s and 1930s.

While research into Nicholson's work is still ongoing, he appears to have been a skilled adapter of popular suburban residential styles of the early 20th century. Many of the houses he built are of brick construction, with sturdy brick and concrete porches. Some, like the Blau and Mayhugh residences, feature complex hipped or pyramidal roofs, as well as arcaded porches, arched entry portals, and interior Tudor or elliptical archways.

Integrity considerations. The Blau House has been very well preserved, retaining character-defining features as well as a wealth of decorative detailing. The house is virtually unaltered on the exterior. Its front and side porches, double-hung wood windows and arched doors remain intact. The interior of the house retains numerous original features varnished millwork, Art Deco light fixtures, an Arts and Crafts tile mantelpiece, rough plaster and tongue-and-groove oak flooring. The house is in good condition.

The house's lot retains its original dimensions and provides a suitable setting for the residence. It includes a small outbuilding that must be considered noncontributing because it was built after the construction of the residence, but is visually compatible with the house and does not constitute an intrusive element. Therefore the property retains a high degree of integrity under all its aspects.

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Blau, Nicholas S. and Gertrude E., House
Walton, Boone County, Kentucky

9. Major Bibliographic References

Boone County deed and plat books. Boone County Clerk's Office, Burlington.

Boone County Historic Preservation Review Board. *Historic Structures of Boone County, Kentucky*. Burlington, Kentucky: Boone County Fiscal Court, 2002.

Kentucky Historic Resources Inventory Forms for Boone County. Kentucky Heritage Council, Frankfort.

Butler, Timothy, owner. Personal communication to Margo Warminski, April 2005.

Taylor, David. "Historic and Architectural Resources of the County of Boone, Kentucky, 1789-1950." National Register multiple properties nomination, 1999. Kentucky Heritage Council, Frankfort.

Sanborn Map Company. "Walton, Kentucky," fire insurance map. New York: Sanborn Map Company, 1921, 1927.

United States Federal population census for Boone County, 1920, 1930. Microfilm, Kenton County Public Library, Covington.

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Section 10 Page 1

Blau, Nicholas S. and Gertrude E., House
Walton, Boone County, Kentucky

10. Geographic Data

Boundary description. The Nicholas S. and Gertrude E. Blau House is located within the corporate limits of Walton, Kentucky. It comprises Lot 20 and parts of Lots 18, 19, 21 and 22 of the Alta Vista Subdivision. It includes .6959 acres on the north side of Alta Vista Avenue. The property proposed for listing is designated 078.05-12-007.00 by the Boone County Property Valuation Assessor. Please refer to map with boundary line drawn.

Boundary justification. This boundary includes all the land presently associated with the Blau House. It includes sufficient land to provide a proper setting for the house while excluding surrounding property now under different ownership or not historically associated with the house.

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Blau, Nicholas S. and Gertrude E., House
Walton, Boone County, Kentucky

12. Additional Documentation

Photograph Key

Name of property: Nicholas S. and Gertrude E. Blau House (same for all photographs)

Location: 15 Alta Vista Drive, Walton, Kentucky (same for all photographs)

Photographer: Margaret Warminski (same for all photographs)

Date taken: April 2005 (same for all photographs)

Location of negatives: Boone County Planning Commission, Burlington, Kentucky
(same for all photographs)

View: Streetscape view of Alta Vista Avenue; Blau House on right. Looking northwest.

Photo 1

View: Façade view of Blau House. Looking north.

Photo: 2

View: Façade and east elevation of house. Looking northwest.

Photo: 3

View: East and rear (north elevation) of house. Looking southwest.

Photo: 4

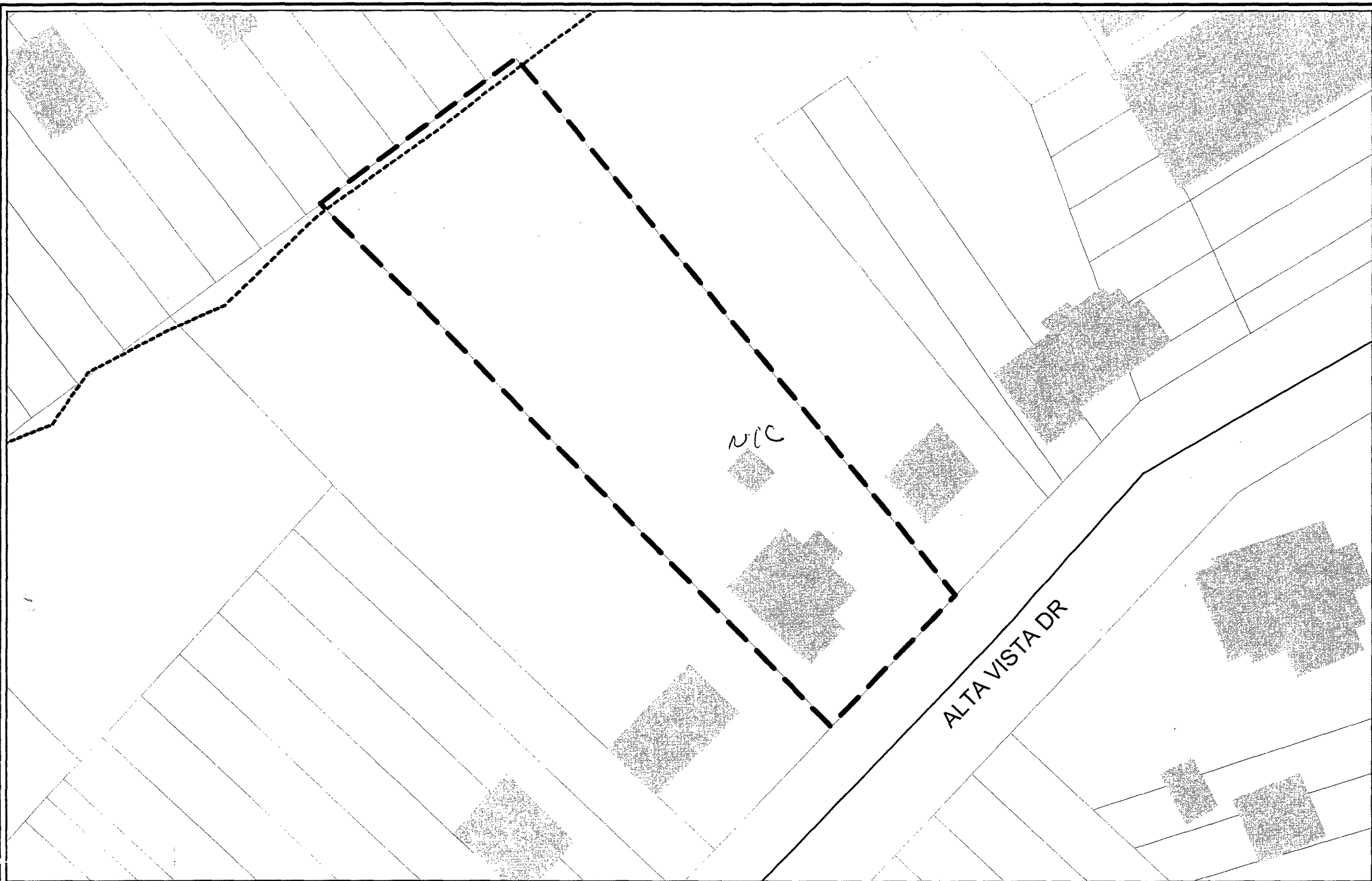
View: West elevation and façade of house. Looking northeast.

Photo: 5

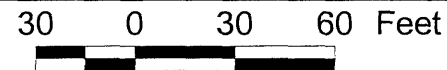
View: View of living room, with art tile mantelpiece and Gothic and Roman arches.

Looking northeast.

Photo: 6



Nicholas S. and Gertrude E. Blau House (Be-881)
15 Alta Vista Dr., Walton, Boone County, KY
Parcel 078.05-12.007.00



Produced by the
Boone County Planning Commission
March 2, 2005

