

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

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items

New Submission Amended Submission

A. Name of Multiple Property Listing

Historic Residential Resources of Redmond, Oregon

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Settlement and Development of Redmond, 1900 to 1970

Residential Development in Redmond, 1900 to 1970

C. Form Prepared by

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (_____) See continuation sheet for additional comments.)

Signature and title of certifying official: Deputy State Historic Preservation Officer

Date

Oregon State Historic Preservation Office

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Fill in page numbers for each section in the space below.

	Page Numbers
E. Statement of Historic Contexts	
(if more than one historic context is documented, present them in sequential order.)	
Settlement and Development of Redmond, 1900 to 1970	E-4
Residential Development in Redmond, 1900 to 1970	E-14
F. Associated Property Types	F-28
(Provide description, significance, and registration requirements.)	
Single-Family Residences and Associated Outbuildings	F-34
Multi-Family Residences and Associated Outbuildings	F-46
Residential Historic Districts	F-48
G. Geographical Data	G-49
H. Summary of Identification and Evaluation Methods	H-50
(Discuss the methods used in developing the multiple property listing.)	
I. Major Bibliographical References	I-51
(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	
Additional Documentation (Maps)	55
(Figures, Maps, Appendices, and other materials. Please include a list of all included additional materials)	

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

E. Statement of Historic Contexts

(if more than one historic context is documented, present them in sequential order.)

INTRODUCTION

The purpose a Multiple Property Documentation Form (MPDF) is to evaluate and nominate to the National Register groups of related significant properties. It is used to present themes, trends, and patterns of history shared by the properties that are organized into a Statement of Historic Contexts (Section E). The types of properties represented in the historic contexts are defined, described, and assigned registration requirements (Section F). The MPDF may be used to nominate and register thematically related properties simultaneously or to establish the registration requirements for properties that may be nominated in the future. This form serves as a cover document, and the nomination of properties within the thematic grouping is to be made on individual National Register registration forms.

This Statement of Historic Contexts (Section E) provides an overview of historic residential development in the city of Redmond, Oregon, from its early 20th century beginnings through 1970. It identifies the forces behind the establishment and development of the community, highlights key events and activities that shaped the city's physical development, and demonstrates how those factors influenced their city's residential development. The contexts are intended to provide a framework for understanding and evaluating the physical resources that were constructed for housing and associated domestic functions during this period.

GEOGRAPHICAL SETTING AND HISTORICAL BACKDROP

The Central Oregon community of Redmond (2020 est. pop. 32,684) is located in the state's High Desert region just east of the Cascade Mountain Range. Redmond is built on a plateau where the forested mountains transition to an arid landscape dotted with junipers and sagebrush. The area lies within the Upper Deschutes River Basin where much of the terrain consists of volcanic rock, mostly basalt. A major tributary of the Columbia River, the Deschutes River flows north through the rugged and arid Central Oregon landscape, providing much of the drainage for the eastern side of the Cascade Range.

Historically, the Deschutes River served as an important transportation route and source of water for Native people and non-Native traders and settlers. Archaeological studies have documented human activity in the Deschutes River Basin and surrounding High Desert region as far back as 11-14,000 years ago. Non-Native travelers through this area during the early- and mid-19th century noted encounters with Northern Paiute people, a tribe that has traditionally lived throughout the Great Basin region in parts of what is today Oregon, Idaho, Nevada, and California. These occasional encounters gave way to increasing violence as discoveries of gold brought non-Natives and the U.S. Army to forcibly remove the Northern Paiutes from their lands while pushing them to reservations such as Warm Springs in today's north-central Oregon. By the early 1870s, the first cattle ranches appeared in the High Desert, but it would be another thirty years before Redmond was platted.¹

The U.S. government first surveyed the area east of the Cascades in Central Oregon around present-day Redmond in 1872, some thirteen years after Oregon became the 33rd state to join the Union. The subdivision map produced by surveyor John Meldrum records an uninhabited area and notes only one feature, the Huntington Wagon Road. J. W. Perit Huntington established this north-south road in 1867, following the path of the ancient Klamath Trail, and it became an important route linking the Columbia River to the north with Fort Klamath to the south. The road followed the Deschutes River and was the

¹ Jeff LaLande, "High Desert," *The Oregon Encyclopedia*, Oregon Historical Society, January 2, 2020. Accessed online June 19, 2020, https://oregonencyclopedia.org/articles/high_desert. Thomas R. Cox, *The Other Oregon: People, Environment, and History East of the Cascades*, (Corvallis, OR: Oregon State University Press, 2019), 11-16.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

forerunner to Highway 97. In his notes, Meldrum described the township in which Redmond would later develop as “too dry for agricultural purposes but produces good bunch grass and is good for grazing.”² Indeed, the lack of water would delay settlement in this part of Central Oregon until irrigation canals made farming and industry viable.

The availability of water influenced where newcomers and entrepreneurs settled. Redmond, for example, developed later than its neighbors Prineville, to the east along the Crooked River, and Bend, to the south along the Deschutes River. These settlements emerged in the 1870s and 1880s following the government survey along the key waterways essential to their early survival. Only after the turn of the 20th century and the introduction of irrigation did people begin settling in the more arid parts of Central Oregon like the area around present-day Redmond.

SETTLEMENT AND DEVELOPMENT OF REDMOND, ca. 1900 TO 1970

Irrigation Leads to Town Formation (ca. 1900-1909)

Jumpstarting the canal development and subsequent settlement was the passage of the Carey Act in 1894 and the Newlands Reclamation Act of 1902, which allowed the federal government to dispose of public desert and semi-arid lands to the states on the condition that reclamation, irrigation, and/or disposal to settlers occur.³ These programs spurred extensive irrigation projects in Central Oregon as the State contracted with irrigation and development companies to construct canals and/or disburse land to prospective settlers. One such company was the Pilot Butte Development Company, which later merged with Oregon Irrigation Company to become the Deschutes Irrigation and Power Company. These companies would shape the development history of the Upper Deschutes River basin in the early 20th century.⁴ Construction began on the 22-mile-long Pilot Butte Canal in 1903, which diverts water from the Deschutes River at Bend and flows north through Redmond to the Crooked River in northern Deschutes County.⁵ By 1907, six Carey Act projects spanned the Upper Deschutes region with the potential to irrigate more than 254,000 acres.

With the pending arrival of water and new settlers, irrigation investors formed real estate groups to promote the agricultural potential of the newly irrigated lands. The Deschutes Valley Land and Investment Company published and widely distributed promotional brochures touting the healthful climate, soil fertility, and abundance of water. Among those enticed by the promotions were North Dakotans Frank and Josephine Redmond, who pitched a homesteader tent on land suggested by the irrigation company in 1905, next to the canal right-of-way and near the projected railroad line, and for whom the town of Redmond was named.⁶

Almost immediately struggles arose between irrigation companies that controlled the flow of water and owned large swaths of land suddenly ripe for development and settlers who saw land values increase

² Original Township Plat, T15S, R13E (1872). General Land Office Records. Bureau of Land Management, US Department of the Interior. Accessed June 23, 2020, <https://glorerecords.blm.gov/search>. Ward Tonsfeldt and Paul G. Claeysens, “Central Oregon: Adaptation and Compromise in an Arid Landscape – Euro-Americans,” Oregon Historical Society, The Oregon History Project, 2004 (updated and revised by OHP staff, 2014). Accessed June 23, 2020, <https://oregonhistoryproject.org/narratives/central-oregon-adaptation-and-compromise-in-an-arid-landscape/finding-central-oregon-euro-american-immigrants/#.XvJ-WOd7n4E>.

³ For additional information, see Christopher Hetzel, “Carey and Reclamation Acts Irrigation Projects in Oregon, 1901-1978,” National Register of Historic Places Multiple Property Document, NRIS No. 100001302 (Oregon State Historic Preservation Office, 2017).

⁴ Christopher Hetzel, “Pilot Butte Canal: Downtown Redmond Segment Historic District” National Register of Historic Places Registration Form, NRIS No. 100001303, (Oregon State Historic Preservation Office, 2017), 12-13.

⁵ A 6,780-foot-long segment of the Pilot Butte Canal in Redmond was listed in the National Register of Historic Places in 2017.

⁶ It should be noted that though the Redmonds ‘homesteaded’ they did not receive their land via a homestead patent and there is no homestead patent on file in the Bureau of Land Management’s Government Land Office (GLO) archives. It is likely that the Redmonds contracted/purchased the land directly from the land development company.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

while receiving less than the promised supply of water. An important voice in this debate was that of a young newspaper editor, George Palmer Putnam, from the New York publishing family G.P. Putnam & Sons, who came to Bend “pioneering for the fun of it” in 1909.⁷ He sided with the settlers, arguing for safeguards to reign in canal investors who weren’t delivering what they promised. As an aide to Governor James Withycomb, “Putnam helped ensure that eventually much of Central Oregon would be home to a prosperous irrigated, agrarian economy.”⁸

In concurrence with the completion of the canal, the Redmond Townsite Company, headed by Portland-based irrigation and real estate investor Frederick S. Stanley, filed the Plat of the Townsite of Redmond in 1905. B.S. Cook & Co., an engineering and real estate firm also based in Portland, oversaw the town platting and initial sales of land. The plat laid out a grid of 80 blocks and included a railroad right-of-way and the Pilot Butte Canal along the same diagonal alignment across the southeast quadrant of the plat. Surrounding the 12 central blocks reserved for downtown commercial development were over 600 lots set aside for residential construction.⁹

The first residents, a large majority being European Americans from the Midwest, were ranchers, farm families, small-scale entrepreneurs, and canal workers, living in canvas tents as the first wood-framed buildings went up.¹⁰ Water finally came in 1905 and the full system of canals was complete in 1907, with 27,000 acres under contract to new landowners. As with many towns across the arid West, Redmond experienced an immediate spurt of growth with the arrival of water and pending arrival of the railroad. Western false-front business houses went up along present-day SW 6th Street and wood-framed dwellings began replacing homesteaders’ tents.

Redmond wasn’t the only community in Central Oregon following this pattern of development in the first decade of the 20th century. The 1910 federal census, the first in which Redmond is documented, tallied Crook County residents in thirty-one census precincts with a total of 9,315 inhabitants countywide. By comparison, only two of those precincts had existed ten years earlier in 1900 – the Warm Springs Indian Reservation and Prineville precincts – reflecting the combined impact of irrigation and railroad development in this remote, arid region.

	Population of Oregon ¹¹	Population of Crook/Deschutes Counties ¹²	Population of Redmond ¹³
1900	413,536	3,964 (Crook)	--
1910	672,765	9,315 (Crook)	216
1920	783,389	9,622 (Deschutes)	585
1930	953,786	14,749 (Deschutes)	994

⁷ Cox, *The Other Oregon*, 121.

⁸ Cox, *The Other Oregon*, 121-123.

⁹ Joseph Gaston, *Portland, Oregon – Its History and Builders*, vol. 2 (Chicago: The S. J. Clarke Publishing Co, 1911), 58-59; Deschutes County Public Records Center. Plat of the Townsite of Redmond. Filed August 1, 1905; “Townsite of Redmond,” *The Bend Bulletin*, May 5, 1905, 1.

¹⁰ For additional context on the area’s early 20th century settlement patterns see Jeff LaLande, “High Desert,” *The Oregon Encyclopedia*, Oregon Historical Society, January 2, 2020. Accessed online June 19, 2020, https://oregonencyclopedia.org/articles/high_desert.

¹¹ Richard L. Forstall, compiler and editor, *Population of States and Counties of the United States: 1790 to 1990*, (U.S. Department of Commerce, Bureau of the Census, Population Division: Washington DC, 1996), 134. Accessed July 14, 2020, <https://www.census.gov/population/www/censusdata/PopulationofStatesandCountiesoftheUnitedStates1790-1990.pdf>.

¹² Deschutes County was formed from Crook County in 1916.

¹³ Redmond was platted in 1905, incorporated in 1910, and is first recorded in the 1910 federal census.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

Incorporation and Expansion as a Transportation Network Develops (1910-1930)

The Redmond Spokesman, one of Redmond's two newspapers at the time, called the town's growth in 1910 "remarkable" and poised for "great gain" in 1911.¹⁴ The 1910 federal census – the first to include Redmond – recorded 216 people living in the town, with an additional 512 living in the greater Redmond precinct. The overwhelming majority of residents were white Americans who had come largely from the Midwest but also from all over the United States. Only a few immigrants were tallied among the residents, including two Chinese men employed as cooks for a local hotel and a handful of immigrants from Canada and Europe.¹⁵

In May 1910, the Redmond Townsite Co. filed plats for the first and second additions, extending the young town west and south, respectively, and adding more than 100 blocks for development. Ellinger's Addition also was filed in May and grew the town north from the original townsite. The town incorporated and formed a city council in July, which was soon followed by the platting of Mountain View and Oregon Trunk additions. With numerous plats filed and divided into parcels, Redmond was ready for expansion in all directions. By the close of 1910, Redmond had its first brick two-part commercial block in the downtown, a new water works system to supply new homes, an electric light system was almost ready for operation, the main streets had been graded, and a fire department had been organized.

The long-anticipated arrival of the Oregon Trunk Railroad was celebrated with a day of festivities on Saturday, September 30, 1911. Its arrival likely played a factor in the continued platting, with four more plats filed in 1911 and 1912. The completion of the bridge over the Crooked River in 1911 finally linked Redmond via the railroad with the Columbia River region to the north, Bend to the south, and distant markets beyond. Prior to this, Redmond's nearest railroad connection was Shaniko, about seventy-five miles to the northeast, which had limited economic potential due in part to a limited access to supplies. Central Oregon lumber companies, whose investors were eager to ship products to markets near and far, drove competition between railroad lines – the Great Northern and Southern Pacific railways, in particular – to develop through the Deschutes River valley. The established canal system, developing transportation network, and additional well-timed federal programs, including the Enlarged Homestead Act (1909) and the Stock Raising Homestead Act (1916), further contributed to the influx of merchants, farmers and ranchers, and home seekers into Central Oregon. What had been a waterless sagebrush flat was now an irrigated railroad town poised for growth.

Access to water through the canals facilitated growth in the ranching and agriculture sectors. Of growing importance in the local economy was livestock, grazing, and the production of potatoes. In fact, the Deschutes Netted Gem, known nationally as the Russell Burbank variety, was a prize-winning local potato during this period. In 1910, Redmond hosted its first Potato Show, the precursor to the county fair, to advertise its agricultural products and livestock.¹⁶ Redmond's role as a shipping point for area farms, dairies, and ranches, as well as for timber coming from Sisters, was critical for the nascent community. Crop and livestock prices rose with the outbreak of war in Europe in 1914, and American farming communities, including those in Central Oregon, prospered.

¹⁴ "1910 Progress in the Hub City," *The Redmond Spokesman*, December 29, 1910, 1.

¹⁵ Ancestry.com. *1910 United States Federal Census*. Redmond, Crook County, Oregon. Enumeration district 0057. For context on Chinese immigrants living in Oregon during this time, see Douglas Lee, "Chinese Americans in Oregon," *The Oregon Encyclopedia*, Oregon Historical Society, January 26, 2021. Accessed online February 26, 2021, https://www.oregonencyclopedia.org/articles/chinese_americans_in_oregon.

¹⁶ Leslie Pugmire Hole and Trish Pinkerton's *Images of America Redmond*, (San Francisco: Arcadia Publishing, 2009), 117. A. E. Lovett, County Agriculturalist, "Growing Potatoes for Market," *The Bend Bulletin* (Bend, OR), May 17, 1916.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

In 1913, the Sanborn Map Company produced its first fire insurance map of Redmond, as it did for towns and cities across the country. It shows the town with about 100 buildings, and among them are thirty-one dwellings adjacent to what is a near-solid two-block stretch of downtown buildings. Within the blocks between 5th and 8th streets depicted on the map, there are noted a few free-standing dwellings on most blocks surrounding the commercial core on 6th Street. Most of these free-standing dwellings are small, located on larger lots, and set back from the street, suggesting the beginnings of what later developed into continuous residential streetscapes. Some residences include a free-standing outbuilding, usually behind the dwelling located at or near the alleyway. There is no suggestion of planned or methodical residential development, such as outward from the commercial core or inward from the street corners.¹⁷

Redmond's flurry of plat filings from 1910 to 1912 echoed a broader trend, as more than 20 subdivisions were platted countywide by 1915. Another thirty-two were platted by 1924, including tracts in Bend and Sisters.¹⁸ Sufficient settlement had occurred in the region to spur the Oregon Legislature to create Deschutes County out of Crook County in 1916. The bigger Bend, which by 1920 had a population of more than 5,000, became the county seat. At the time, Redmond boasted three churches, a grade school, high school, a hospital, and a commercial club, as well as a "full line of well stocked stores...two hotels, garages, and the usual line of business houses found in the up-to-date towns of this section."¹⁹ Development could not keep up with population growth, and during this period both Bend and Redmond experienced housing shortages as a result of the influx of new residents. In 1922, Redmond citizens organized a "Build a House" campaign with the mission of connecting individuals interested and able to build homes for rent to incoming families.²⁰ This boom period resulted in hundreds of Craftsman-style bungalows going up across Deschutes County.

The motorized transportation network in Central Oregon was developing concurrently with the rail system and with the young town of Redmond. In 1913 the state legislature created the Oregon State Highway Commission, thus spurring local and regional road development.²¹ The following year the commission approved the first state highway plan, which included the Dalles-California Highway that passed through downtown Redmond. Now U.S. 97, this north-south road developed along the path of the ancient Klamath Trail and Huntington's Wagon road of the 1860s and 1870s. Like its predecessor routes, the highway was the primary road on the east side of the Cascades. By 1919, the highway also was known as the California-Banff "B" Line that connected Redmond with Los Angeles and Cranbrook, British Columbia, but it wasn't until 1926 when the bridge over Crooked River Canyon, nine miles north of Redmond, finally opened.²² Later known as State Highway 4, this was not the only route through Redmond. The town enjoyed the economic benefits of being at the crossroads of this route and the east-west road U.S. 97 between Prineville and Eugene, today's Oregon Route 126. In 1917, the state highway commission designated the portion of the road leading east out of Redmond as the Ochoco Highway and the portion to the west as the McKenzie Highway.²³

By 1920, Redmond benefitted from both the railroad line and the increasing automobile traffic. The town's population had more than doubled in 10 years to 585 residents, and there were more than two

¹⁷ Sanborn Map Co., Fire Insurance Map of Redmond, Oregon, 1913, sheet 1.

¹⁸ Deschutes County Public Records Center, Subdivision Plat Maps Prior to 1960. Accessed online June 26, 2020: <https://weblink.deschutes.org/Public/Browse.aspx?startid=1152&dbid=0>; Michael Houser, *Craftsman Bungalows in Deschutes County*, National Register of Historic Places, Multiple Property Documentation Form, E-9.

¹⁹ *Directory of Crook, Deschutes and Jefferson Counties* (W.W. Woodbeck, 1917).

²⁰ Houser, E-9.

²¹ The state legislature redesigned the commission in 1917. ODOT History Committee, *Oregon on the Move: A History of Oregon's Transportation Systems*, (Salem: Oregon Department of Transportation, ca. 2010), 12-18.

²² "Western Scenic Highway," *American Motorist*, December 1919, 44. *Oregon on the Move*, 21 and 25. It is alternatively known as the Crooked River Gorge.

²³ *Oregon on the Move*, 16-17

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

dozen buildings under construction across town, including about 15 new dwellings. Most residents recorded in the 1920 federal census were white Americans who had moved to Redmond from all over the United States, as well as immigrants from Canada and Europe, who were largely in search of economic opportunity.²⁴ Although there were no new plats filed between 1912 and 1939, Redmond was a maturing community in the 1920s, as evidenced by the construction of an impressive new high school building in 1922 and an airfield south of town in 1928. Its first-generation buildings – tents, shacks, and false-front buildings – were being replaced by more substantial and permanent structures. A fire in the downtown in 1927 destroyed the wood-framed Redmond hotel and four other adjacent buildings. In their place was built the Colonial Revival-style New Redmond Hotel that remains one of the largest and best-known buildings in the community.²⁵

As Redmond entered a new decade, its leaders and residents recognized the influence of the automobile on the local economy and to the built environment:

The influence of automobile traffic on Redmond has been marked in the past year by the construction of new garages and the improvement of camp grounds. The heavy traffic pouring through the main street of the town not so long ago led to a move to have that street widened. Although Redmond is one of Oregon's newest towns, its planners did not foresee [sic] the need of additional space to accommodate automobile traffic.²⁶

Traffic to and through Redmond would remain an important part of Redmond's story going forward.

The New Deal Era and Wartime (1930-1945)

Redmond had grown to nearly 1,000 residents at the dawn of the 1930s. The community boasted a diverse economy rooted in agriculture, dairy farming, ranching, and timber, but the local economy of the 1930s and 1940s would further broaden to include recreation, tourism, and government sectors. As the following narrative demonstrates, Redmond's diverse economy and its participation in key state and federal programs cushioned the community from the worst blows of the Great Depression seen elsewhere in the United States. Additionally, Redmond benefited from its rural, central Oregon location and its transportation network, which allowed it to host large camps of workers for New Deal projects that bolstered the local economy.

The 1929 American stock market crash forced nearly half of the nation's banks to insolvency, including Redmond's First National Bank. By 1933, the value of stock on the New York Stock Exchange was less than a fifth of its peak in 1929, and approximately one in four Americans were unemployed. Businesses shut down, factories closed, and farm income dropped by half. Across the country, little private commercial development occurred during the Great Depression and the only significant construction nationwide took place through public building projects. In particular, the programs of the Works Progress Administration (WPA; renamed Work Projects Administration in 1939), the Public Works Administration (PWA), and the Civilian Conservation Corps (CCC) significantly impacted not only the state's economic conditions, but also the Oregon landscape. Iconic projects in Oregon included the WPA's construction of the Timberline Lodge at Mount Hood, the PWA's partial financing of the construction of the Oregon State Capitol in Salem, and the CCC's many guard and ranger stations in Oregon's national forests and parks. Additionally, one can hardly think of Oregon during this period without recalling the PWA-funded Bonneville Dam project along the Columbia River and the subsequent Woodie Guthrie songs promoting it.

²⁴ Ancestry.com. *1920 United States Federal Census*. Redmond, Deschutes County, Oregon. Enumeration district 39.

²⁵ The New Redmond Hotel at 521 SW 6th Street was listed in the National Register of Historic Places in 1980.

²⁶ "City Located on Two Roads," *The Bend Bulletin*, September 24, 1930, 7.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

During the late 1930s, those working for the WPA Writers' Program came across Oregon documenting auto tours. Redmond was at a division point between two main tours identified by the authors. The crossroads community was described as being "the hub of the central Oregon recreational area, and the center of an intensely cultivated district devoted to potato culture, dairying and turkey raising," and as "the trade center of an irrigated area of diversified farms and a wide range of cattle country." The irrigation infrastructure, alfalfa fields, and the various products of the native juniper trees – pencils, candlesticks, bowls, nutcrackers, small chests – were mentioned.²⁷ In addition, local industries of the mid- and late-1930s included a large box and lumber plant and a Diatomite mine and refinery.²⁸

A CCC camp was located just outside Redmond in the late 1930s from which approximately 600 men worked on National Forest and Bureau of Reclamation projects in the vicinity. A camp newspaper described it as follows:

Built on the outskirts of the busy little city of Redmond, in the heart of Central Oregon plateau, and nestled among the junipers of that region, is the Redmond camp. It is not merely a camp, but rather a CCC city. Its population consists of 600 enrollees, members of Companies 569, 596 and 3530. There are three complete sets of barracks, three mess halls, and three offices. All things not present in sets of three run in size approximately three times as large as the ordinary camp set-up...However, not only in size is the camp noteworthy; activities and plans are in keeping with the size. Recreation offers little in the way of a problem. All of the facilities of Redmond are available, as well as those of the camp. Bend is only 16 miles distant, greatly increasing the range of recreational activities.²⁹

Although Camp Redmond was temporary, the four-year population boom contributed to Redmond's continued development at a time that many communities were stagnating or even losing population as their economies faltered. The camp newspaper called the camp a "large addition to a town the size of Redmond," suggesting that "\$2,500 is a very conservative estimate of the amount of new money each company brings into the community each month."³⁰ The community reciprocated through partnerships, such as the local public schools offering of night classes for camp enrollees, since only nine percent of them had finished high school.³¹ After working in the camp, some CCC workers found subsequent work at area mills and plants, including the Dant and Russell, Tite Knot Pine Mill, and Ponderosa Mouldings. Author Keith Clark called these mills "a godsend to Redmond in the thirties," as they bolstered the local economy through the Depression years.³²

The local economy also benefited from the consolidation of state and federal agencies that opened offices in Redmond during the late 1930s. The City issued 42 building permits in 1937 and another 47 in 1938.³³ Additionally, four new plats were filed in 1939 and 1940. The new Franks Building at 502 SW Evergreen Avenue, completed in 1939, became the headquarters for "the largest group of agencies serving agriculture housed under one roof in the Northwest" by the end of 1941. Tenants included the Central Oregon Production Credit Association, the National Farm Loan Association, the Agricultural Adjustment Administration, the county agricultural agent, the Farm Security Administration, the shipping

²⁷ Work Projects Administration, Writers' Program, *Oregon: End of the Trail* (Portland, OR: Metropolitan Press, 1940), 392 and 453.

²⁸ *Polk's Bend City and Deschutes and Crook Counties (Oregon) Directory*. Portland, OR: R. L. Polk & Co., 1938.

²⁹ Douglas Roberts, "Public Review of CCC City to Be Festive Occasion," *The Redmond-Wikiup Star*, October 21, 1938, 1. This and other Star articles accessed July 14, 2020. <https://dds.crl.edu/crldelivery/21005>.

³⁰ Cecil Harmon, "Community Takes Part in Rotation of CCC Camp Funds," *The Redmond-Wikiup Star*, October 21, 1938, 8.

³¹ "Courses Offered By Redmond High," *The Redmond-Wikiup Star*, October 21, 1938, 3; "Statistics," *Knot Hole News*, June 1939, n.p. This and other News articles accessed July 14, 2020. <https://dds.crl.edu/crldelivery/21006>.

³² Keith Clark, *Redmond: Where the Desert Blooms*, (Portland, OR: Oregon Historical Society Press, 1985), 106.

³³ "Quarter of Million Beat In Building," *The Redmond Spokesman*, January 2, 1947, 1.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

point inspector, the district representative of the State Department of Agriculture, and the district office of the U.S. Bureau of Fisheries and Wildlife.³⁴

Like Oregon communities statewide, Redmond experienced job scarcity and financial strain during the Great Depression. However, while private commercial and residential activities slowed considerably or stopped altogether in other cities, Redmond's transportation connections, box factory, lumber mill, hatchery, and potato industries were vital to the hobbled economy. Downtown streets were finally paved during this period, and there were an uncommonly high number of privately-funded construction projects took place downtown.³⁵

Across the country, the general disruption of private construction resulting from the Great Depression continued after the United States entered World War II, as the nation refitted for wartime production and public works efforts also ceased. Redmond, however, experienced continued evolution as the U.S. Army Air Force chose the Redmond airfield for development as an aircraft training base. It served as a sub-field to the Portland Army Airfield during the war. The local population swelled as over 75,000 troops came to the area for training.

Post-War and Modern Eras (1945-1970)

Redmond rode the wave of war-time momentum into the post-war era. In 1946, the municipal boundaries grew by 40 acres when voters approved the annexation of the Fair Acres Addition (platted in 1912) at the north edge of Redmond.³⁶ Building activity increased substantially, too. The wartime reallocation and rationing of building materials not only pushed demand into the mid- and late-1940s it forced property owners to adapt their existing buildings. In November 1946, for example, Redmond property owners were reportedly "stretching" their homes to make room for extra dwelling space. *The Redmond Spokesman* reported, "If we can't build, we'll stretch," is the attitude reflected now by struggling Redmond residents in the city's files of building permits...The 'garage-dwelling' department of the permit files continues to flourish, with several of such buildings under construction or with older garages being converted into apartments or constructed with houses as extra rooms."³⁷ In all, the City issued a record 65 permits in 1946. Those for new homes made up the largest share at 46, while nine were issued for "garage-dwellings," alterations, and additions, and another ten for private garages.³⁸

The housing crunch was perhaps most evident in the charged discussions of possible rent control restrictions in both Bend and Redmond: "All of us are acquainted personally with a lot of people in our county that are being sand-bagged by their landlords, are being charged outlandish rents for terrible little shacks." *The Redmond Spokesman* editorial opined, "Have we in our home county done everything that we could have and should have to make it unnecessary for the government to move in and force us to behave?"³⁹ Despite the talk, no restrictions were ever put in place in Redmond.

³⁴ "Franks Building to Be Quarters for Nine Offices," *The Redmond Spokesman*, December 4, 1941; "Farm Office Headquarters," *The Redmond Spokesman*, no date (ca. 1940), City of Redmond scanned building files. See also: Oregon Historic Site Form for Franks Building, March 8, 2015.

³⁵ Kerry Davis and Sarah Martin, "Redmond Downtown Historic District," National Register of Historic Places Registration Form (Redmond, OR: Deschutes County, 2017), 13-14.

³⁶ "Election Expands Town by 40 Acres," *The Redmond Spokesman*, October 3, 1946, 1.

³⁷ "Stretching Houses Now In Vogue," *The Redmond Spokesman*, November 14, 1946, 1.

³⁸ "Quarter of Million Beat In Building," *The Redmond Spokesman*, January 2, 1947, 1.

³⁹ "Maybe We Asked For It," *The Redmond Spokesman*, November 21, 1946, 4.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

	Population of Oregon ⁴⁰	Population of Deschutes County	Population of Redmond
1940	1,089,684	18,631	1,876
1950	1,521,341	21,812	2,956
1960	1,768,385	23,100	3,340
1970	2,091,385	30,442	3,721

An influx of people to the area during the Depression and pent-up demand during the war years led in part to more than 15 plats being filed in and around Redmond in the decade following World War II. Taylor's Addition is one example of a plat filed during this period. Located south of H Street (today's Highland Avenue) between 11th and 15th streets, it was filed by Harold Taylor and others in 1948 and subdivided into undeveloped parcels. This plat generally maintained the street-grid pattern of the existing plat to the north (Mountain View Addition). The Deschutes Realty Co. advertised the parcels for sale – at rather affordable prices ranging from \$350 to \$1,000 – as small-acreage lots available for home building.⁴¹ The plat outlined 12 lots per block, but some buyers bought two and three lots on which to develop.⁴² As a result, the landscape of today's Taylor Addition includes a mix of density from block to block, the result of development guided by individual property owners over time. Immediately south of Taylor's Addition is Harold's Addition, from Lava Avenue south to Obsidian, which also was filed by Harold Taylor and his wife Donna. Although this plat extended the street grid, it did not subdivide the blocks into parcels, a sign they were interested in promoting development other than residential. Talk of public-school development began within a few years of the platting, and this is where today's Obsidian Middle School now stands.⁴³

Property owners in the outlying areas around Redmond also filed plats during this period. A cluster of plats, for example were filed southwest of town in the late 1940s that included Metts Acres, Redmond Heights, Hill Crest, Juniper Vista, and Dana Butler Addition. These differed from those like Bartel's Addition, Rim Rock Acres, and Taylor's Addition, all of which expanded outward from existing Redmond town plats, in that they were minimally subdivided tracts with large-acre parcels. Some areas in these large-acre tracts were not developed right away, presumably a factor influenced by demand and sale prices.

Home construction in Redmond hit a peak in 1949 and 1950, "with 130 new homes being constructed during the two-year period. Thirty-one were built in 1951; 22 in 1952; 15 in 1953 and 18 in 1954."⁴⁴ The pace of development during this period pushed Redmond's civic leaders toward growth controls like zoning, following a model advocated by the League of Oregon Cities. The League had formed in 1925 during a similarly intense period of post-war growth to assist municipalities with legal matters, policy, and model ordinances. Municipalities adopted another wave of growth control measures following World War II, including Redmond. League consultant Robert Pierson advocated establishing a planning commission and developing a city-wide master plan to guide future development.⁴⁵ By 1951, the local government had adopted a zoning ordinance to control retail business expansion, well before the State of Oregon required all counties and cities to adopt land-use plans and zoning ordinances in 1969.⁴⁶

⁴⁰ Forstall, 134.

⁴¹ "For Sale – Real Estate," *The Bend Bulletin*, April 23, 1948, 6.

⁴² Plat of Taylor's Addition. Filed 1948.

⁴³ Plat of Harold's Addition. Filed 1949.

⁴⁴ "Definite Rise Seen in City Construction," *The Redmond Spokesman*, January 8, 1959, 1.

⁴⁵ "Master Plan for City Explained as Necessary for Program of Zoning," *The Redmond Spokesman*, September 12, 1946, 1.

⁴⁶ Sy Adler, "Senate Bill 10," Oregon Historical Society, *The Oregon Encyclopedia*, undated. Accessed online November 20, 2020: https://oregonencyclopedia.org/articles/senate_bill_10/#.WLNj43_3jg5

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

The flurry of plat filings and housing development in and around Redmond also led to the renaming of the city's streets to reflect a more "logical and orderly" street plan. On September 23, 1952, the city council adopted an ordinance changing many street names. Lettered streets, beginning with A, became: Antler, Birch, Cedar, Dogwood, Elm, Fir, Greenwood, Hemlock, Ivy, and Jack Pine. South of Antler the streets became Black Butte, Cascade, Deschutes, Evergreen, Forest, Glacier, Highland, Indian and Juniper. Buena Vista, from 15th Street to Cascade, and 13th Street north to Elm, became Canyon Drive. The street adjacent to and following the railroad, from Antler to Evergreen, became Railroad Boulevard. Finally, the street running parallel to the west side of the irrigation canal from Highland to the north city limits became Canal Boulevard. The ordinance also stipulated that the dividing line for east-west designation of named avenues was First Street and the north-south designation of numbered streets (and Canyon Drive and Canal Boulevard) was Antler.⁴⁷

After the war, the federal government transitioned control of the airbase at Roberts Field to the City of Redmond. Within a few years, private aviation flourished and included daily air service, establishing its role as a regional passenger airport going forward. In 1950, a new airport administration building was completed as part of a cooperative agreement between the Civil Aeronautics Administration (CAA) and the City of Redmond. It originally housed space for United Airlines on the first floor and CAA offices and a weather station on the second floor. It was used as the main terminal until 1981 when a new terminal was built.⁴⁸ Other important projects during this period included the construction of a new high school gymnasium and the new Edwin Brown Elementary School (850 W Antler Ave.), as well as completion of the Central Oregon District Hospital in 1952, a new post office in 1956, and several buildings on the periphery of the downtown core. By the mid- and late-1950s, building permit requests for new residences had declined from the boom period of the late 1940s and early 1950s. Of the 60 permits issued in 1956, just nine were for new homes. Only three permits for new homes were issued in 1958.⁴⁹

The diversity of the local economy allowed the community to weather downturns in certain sectors, such as the closure of one of the county's largest and oldest lumber mills, Shevlin-Hixon, in 1950. Promotional materials published in city directories of the 1950s and 1960s reveal agriculture and livestock production and processing continued as important segments of the local economy. In fact, Redmond was headquarters for ten Central Oregon agencies – local, state, and federal – and all but one provided agricultural services.⁵⁰ The private economy included the old mainstays of the mills, like the Tite Knot Pine Mill that had been in business in Redmond since 1938. It employed 110 people in 1959. The shipping and aviation sectors remained important to the local economy. In 1965, the town was served by the Union Pacific and Oregon Trunk railroads, the Pacific Trailways bus service, Eugene-McKenzie Freight Lines, Bend-Portland Truck Service, and West Coast Aviation at Roberts Field, which boasted two 7,000-foot paved runways.⁵¹ More broadly, the city and county directories of the 1950s and 1960s illustrated a growing emphasis on recreational infrastructure and tourism in the greater Central Oregon area. Following the war and into the 1960s, several ski areas and mountain resorts developed, including Hoodoo Ski Area forty miles west of Redmond, Bachelor Butte Ski Area, 20 miles west of Bend, and Sunriver Resort 20 miles south of Bend at the former Camp Abbot. The 1969-70 *Oregon Blue Book* listed Deschutes County's principal industries as lumber, agriculture, livestock raising, and recreation.

In the mid-1960s, the Deschutes County population had reached 27,600. About two-thirds of residents lived in the three incorporated towns (Bend, Redmond, and Sisters), 10 percent lived on farms, and 24

⁴⁷ "Signs Installed At Redmond; Names Changed," *The Bend Bulletin*, January 16, 1953, 3.

⁴⁸ Michael Houser, "History of the Moderne Movement in Redmond." Slide show presentation, HLA-007 public hearing, December 14, 2000.

⁴⁹ "Definite Rise Seen in City Construction," *The Redmond Spokesman*, January 8, 1959, 1.

⁵⁰ Virginia Lee Hallock, "Ten Agencies with Offices in Redmond Aid Farmers of Central Oregon Region," *The Bend Bulletin* [Fair Edition, Redmond Section], August 22, 1951, 1.

⁵¹ *Polk's Bend (Deschutes County, Ore.) City Directory*, (Los Angeles: R.L. Polk & Co., Publishers, 1965), xii-xiii.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

percent in rural residences.⁵² At this time, Redmond functioned under a mayor-council form of government, with full-time superintendents of public works and public safety, and a planning commission to guide development. Between 1960 and 1965, the rural areas developed more quickly than the incorporated areas. Newcomers primarily came from the Willamette Valley of Oregon or from California, many for their retirement years, attracted by the “dry, clear climate and the scenic and recreational advantages.”⁵³ One reflection of these population changes was the increasing need to address overcrowding at Redmond’s one high school. By 1968, the school district was renting additional classroom space while making plans for a new and bigger building.⁵⁴ A new building opened in 1970 at 675 SW Rimrock Drive, about a mile west of the 1922 Union High School, in an area where neighborhoods filled in around it over the next several years.

Concerned about the developing unincorporated areas, the Deschutes County Extension Advisory Council sought to study these issues and develop guidelines for long-term land-use planning. Ultimately, they sought to preserve and manage the environment while maintaining and developing industry and infrastructure. Recreational infrastructure was an important part of the conversation and was said to be the least developed but which promised to be the greatest improvement to the local economy.⁵⁵ With the recommendations of the advisory council, Deschutes County hired California-based planning firm Grunwald-Crawford and Associates to produce a “blueprint for ordinances shaping growth in the county for the next 20 years.” A 50-member citizens advisory committee worked with the firm.

In 1970, Grunwald-Crawford and Associates presented its comprehensive plan to Deschutes County. It offered policy guidance “in matters of land use, location of highways, and other transportation facilities; development of urban, rural and recreation areas and routine decisions of county commissioners.”⁵⁶ It foresaw the eventual realignment of Highway 97 around the Redmond business district and proposed that Dry Canyon be purchased for recreational use. It foresaw Roberts Field as the major transportation facility in the county and recommended that federal funds be used to improve it rather than build others. Land to the north, south, and west of the airport, they recommended, should be reserved for airport-related industrial and public use.⁵⁷

Their recommendation that Dry Canyon be used for recreational purposes is particularly evident today. Approximately 3.6 miles in length, with an average width of 633 feet from rim to rim, the canyon had long been a barrier to development. By mid-century, houses had developed along the east rim of the canyon, like those in Mary Jackson’s 1940 plat of the Cascade View Allotment.⁵⁸ While the canyon itself remained outside the city limits at this time, the recommendations of the 1970 comprehensive plan would bring it into local discussion. It was brought into the city limits in 1978 and later that year the community voted in favor of an “Open Space, Park Reserve land use designation” for the area. This allowed the City of Redmond to begin acquiring canyon land for public recreational use. Subsequent efforts culminated in the 1984 Redmond Canyon Plan, which was adopted by the Redmond City Council (Ordinance 596) and would shape development in and around Dry Canyon for the next 30 years.⁵⁹

⁵² Deschutes County Extension Advisory Council, *Report of Deschutes County Long-Range Planning Conference for 1968*, 2.

⁵³ *Ibid.*

⁵⁴ Hole and Pinkerton, 76.

⁵⁵ *Ibid.*, 24.

⁵⁶ Peter Morgan, “Planning firm submits comprehensive Deschutes Co. development guideline,” *The Bend Bulletin*, February 6, 1970, 3.

⁵⁷ *Ibid.*

⁵⁸ The Cascade View Allotment is located along today’s NW Canyon Drive just north of W Antler Avenue and west of the John Tuck Elementary School.

⁵⁹ Erik Hidle, “Dry Canyon Finds an Identity,” *The Bulletin*, October 22, 2011.

https://www.bendbulletin.com/localstate/dry-canyon-finds-an-identity/article_68e7c541-36ed-578b-937d-e3568c12ac72.html

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

RESIDENTIAL DEVELOPMENT & ARCHITECTURAL TRENDS IN REDMOND, 1900 TO 1970

General Patterns and Platting

European-American-led development in Redmond began with the construction of the Pilot Butte Irrigation Canal and the formation of the Redmond Townsite Company in 1905. Among the earliest settlers were Frank and Josephine Redmond from North Dakota, who erected a tent house next to the canal right-of-way and near the projected railroad line and for whom the community was named. Their home and the homes of most other early newcomers, including as Z.T. and Mary McClay and Frank and Minnie McCaffrey, were located in the Plat of the Townsite of Redmond. Filed in 1905, the plat laid out a grid of 80 blocks along the irrigation canal that included more than 600 lots set aside for residential construction that surrounded a commercial core.

The original town plat established a street grid system that surrounded a twelve-block commercial core. Streets were 60' wide and residential blocks included twelve lots per block, most 50' by 100'. Although the original town plat was far from developed, additional plats filed in the early 1910s extended the town grid first to the west and south and then northward. These plats included hundreds of residential lots that were of similar size to those in the original plat. Early photographs and Sanborn Company maps show that when platted blocks often had only one or two residences with associated outbuildings. Wood-frame residences replaced the temporary tent houses beginning in the early 1910s, particularly after the railroad arrived in Redmond in 1911 bringing building supplies. A variety of outbuildings accompanied Redmond residences, ranging from small barns or stables, to storage sheds, well-houses and outhouses. Over time, residential construction filled the undeveloped lots as the population grew and housing needs evolved. The result reflected on today's landscape of these early-day plats is a patchwork of house forms and styles that developed over time and in a less uniform or organized manner than some later planned subdivisions.

Early Plats Filed In & Around Redmond		
Year Platted	Plat Name	Filed By
1910	First Addition	Redmond Townsite Co.
1910	Second Addition	Redmond Townsite Co.
1910	Ellinger's Addition	James Ellinger; Carl N. & Jennie Ehret
1910	Ehret's First Addition	Carl N. & Jennie Ehret
1910	Mountain View	Redmond Realty & Investment Co.
1910	Oregon Trunk Addition	Inland Empire Co., of Portland; Josephine & Frank Redmond
1911	Collins Addition	Samuel Collins
1911	Dobson Slocum Acres	Guy & Marcia Dobson; Guernsey & Lulu Slocum
1912	Redmond Acres	NW Townsite Company of Philadelphia
1912	Fair Acres Addition	W.S. and Grace Rodman

Source: Deschutes County Public Records Center

There are key manmade and natural landscape features that influenced development patterns in and around Redmond. The paths of the irrigation canal and subsequent railroad, both of which initially drew people to Redmond, influenced early platting. Most residential development, particularly during the first half of the 20th century, occurred west of the canal and railroad paths. The steep canyon walls of Dry Canyon, located about a half-mile west of the canal as it passes near downtown, served as a barrier to development westward for many years. As a result of these east and west bookends, residential development in Redmond generally spread north and south.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

Transportation corridors, first in the form of early-day wagon roads and later as state highways, also influenced development patterns. The Dalles-California Highway, today's U.S. 97, developed along the path of the ancient Klamath Trail and the mid-19th century Huntington's Wagon Road, and has long served as the primary north-south highway east of the Cascades. The path of the highway through Redmond generally followed that of the irrigation canal and railroad, reinforcing the town's eastern boundary. The east-west McKenzie Highway, today's Oregon Route 126, passed through Redmond making the town a crossroads or Hub City as it was called. Commerce and industry dependent on automobile and truck transportation grew up along these thoroughfares and influenced the in-fill development of adjacent neighborhoods.

Until about the 1940s, most Redmond residences had been built in the original town plat or one of the early surrounding additions that had been platted with parcels by a single landowner. Most houses were built by individuals for their families, usually with the aid of builders and the occasional designer or architect. Local lumber companies had house-plans for purchase and builders could order supplies according to the plans. As automobile ownership spread, garages were built alongside and behind residences and many earlier generation outbuildings were eliminated. This residential development pattern continued into the mid-century. However, an influx of people during the New Deal and wartime eras led to a wave of new plat filings beginning in 1939 and continuing through the 1940s, and this signaled a transition in residential development in and around Redmond.

Four new Redmond-area plats were filed in 1939 and 1940, and more than fifteen were filed in the decade following World War II. Some of the same development trends continued, such as individual owners purchasing a parcel and hiring a builder to construct a house to their liking. Speculative house building on the part of builders does not appear to have been a widespread trend, although there may have been small-scale instances of this. Although not a spec house, there is one residence worth noting that was built by Jack Elliott, the manager of Ponderosa Mouldings in Redmond, from late 1930s through the 1940s. His house at 303 NW Canyon Drive, built in 1940-41, was reportedly a showcase of the company's offerings.⁶⁰ New trends that emerged included wider and sometimes curvilinear roadways, larger and unconventional lots sizes, and often less of a discernable pattern in building orientation and setbacks. The architecture of single-family residences transitioned to reflect a wider, sprawling form often with a one- or two-car garage attached to one end.

<i>Plats Filed in and Around Redmond</i>		
Year Filed	Plat Name	Filed By
1939	Sothman Addition	George & Mary Sothman
1939	Planerville	B. L & Mabel Rennolds; Roy & Ethel Newell; L. J. Audrain
1939	South Moreland Acres	Olaf E. Anderson
1940	Cascade View Allotment	Mary V. Jackson
1949	Harold's Addition	Harold & Donna Taylor
1949	Hill Crest	LeRoy & Alice Garad; Rupert & Marjorie Park
1949	Rennolds Acres Subdivision	Mabel C. Rennolds
1949	View Acres	Frank & Minnie McCaffrey; John E. & Edna E. Jacobson
1950	Berni's Subdivision	Gayle & Berenice Bartel; Joe & Corinne Sage

⁶⁰ Redmond Historic Landmark Application, 2016.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

1950	Dana Butler Addition	M. D. & Irene Butler
1950	Juniper Vista	Hugh & Connie Amsberry
1950	Rim Rock Acres	C. A. & Georgina Pestka
1950	Roberts Addition	M. W. & Elinore Van Matre; H. E. & Anne Roberts
1951	Sunnyside Addition	Alex & Mabel Lilja; E. G. & Constance Mansfield; Floyd & Marjorie Parker.
1954	Canyon View	Frank & Minnie McCaffrey; Claire Anderson; Wayne & Pearl Ackley; Walter & Lula Hapgood; Jess & Edith Lynam
1968	Banta Acres	Dale & Edna Banta
1968	Sisters' View Estates	James & Hazel Kasserman; D. E. Erwin, Inc.

Source: Deschutes County Public Records Center

Early on, multi-family residences as an identifiable property type were not common in Redmond and only appear in the historic record beginning in the late 1920s. The earliest-identified multi-family residence was a three-unit rowhouse at the southeast corner of 4th and E streets (now Evergreen), but it is no longer extant. It was located across the street from both the Tum-A-Lum and Atkinson lumber yards.⁶¹ An influx of people to the Redmond area in the 1930s and 1940s jumpstarted construction of multi-family housing that resulted in double-unit houses, apartment blocks, court apartments, and complexes of multi-family units. Garages often were built to accompany multi-family residences, such as a detached one-car garage on either side of a double-unit house or a free-standing building with a row of several single-car garage bays, like the building behind the Frederick Apartments at 707 SW Black Butte Blvd.

Farming and ranching were mainstays of the local economy throughout the 20th century. As a result, Redmond served a sizeable rural population that stretched beyond the city limits, and a robust commercial center and transportation network were important to both rural and town residents. Redmond's considerable growth in the late 20th and early 21st centuries has resulted in some early-day, close-in rural properties now being situated well within the city limits. The Tudor Revival-style residence at 1539 W Antler Avenue is an example of this trend.

Trends in Redmond's Residential Architecture⁶²

The chronological organization of American domestic architecture involves two key components: one is the changing architectural styles, trends, and fashions, and the second is building form or shape. Both components are important in understanding the evolution of domestic architecture, particularly since not all residences outwardly exhibit a particular style. Indeed, most residences on the American landscape are not styled and are what architectural historians have referred to as common, popular, vernacular, folk, average, etc.⁶³ The fact that a house is common or utilitarian is not to be viewed as unimportant or insignificant. Most common houses were ultimately influenced by local builders responding to local needs and preferences and often reflect increments of change in domestic life.⁶⁴

⁶¹ Sanborn Map Co., Fire Insurance Map of Redmond, Oregon, 1928, sheet 5.

⁶² The following discussion refers to architectural styles noted in *National Register Bulletin 16A: How to Complete the National Register Registration Form*. This bulletin references these popular residential style guides: *A Field Guide to American Houses* by Virginia Savage McAlester and *American Architecture Since 1780: A Guide to Architectural Styles* by Marcus Whiffen.

⁶³ Thomas C. Hubka, *Houses Without Names: Architectural Nomenclature and the Classification of America's Common Houses* (Knoxville: University of Tennessee Press, 2013), preface. See also: McAlester, *A Field Guide to American Houses*; Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960*, (New York: W. W. Norton & Co., 2009); and Christine Hunter, *Ranches, Rowhouses, and Railroad Flats* (New York: W.W. Norton & Company, 1999).

⁶⁴ Hubka, 40, 91-92.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

For this discussion, residential buildings generally fall into two basic categories: form-based vernacular houses and styled houses. Form-based vernacular houses lack a concerted effort to carefully imitate current architectural fashions and are foremost functional and intended to provide basic shelter.⁶⁵ Others suggest vernacular houses of the late 19th and early 20th centuries emphasize the interior arrangement of space, arguing these houses were planned from the inside out.⁶⁶ vernacular houses, in this context, are thus defined by their form, massing, and plan. Conversely, styled houses are those “built with at least some attempt at being fashionable,” and “show the influence of shapes, materials, detailing or other features that make up an architectural style that was currently in vogue.”⁶⁷ American stylistic trends have long been influenced by Old World traditions as ideas spread with the movement of people around the world. The further spread of styles and fashions was made possible through advances in technology and building materials, while popular catalogs and trade journals influenced the use of stylistic treatments and building forms.

Within these broader trends in folk and styled residential architecture are distinct regional and local patterns. First, there are relatively few examples of high-style architecture in Redmond, which can be attributed at least in part to the community’s comparatively late development and a greater demand for modest and functional residences for those working in the extractive and farm-based sectors that dominated the local economy. Most extant residences built prior to 1970 tend to reflect subtle features of historic styles or no style, instead aligning more closely with folk traditions in both form and plan. The most common residential styles found in Redmond are Craftsman, Tudor Revival, Minimal Traditional, and Ranch designs. Second, unlike many American towns and cities, Redmond continued to develop and thrive in the 1930s and 1940s due to New Deal and wartime demands placed on the town, meaning there are more examples of housing from this period than other communities of a similar size. Thus, housing construction continued that resulted in both single- and multi-family residences, some of which included Modern styles, such as Streamlined Moderne and the International style. And, third, Redmond builders used a local volcanic stone as both a primary and accent building material in houses all over Redmond. The most common use of the volcanic stone is found in the chimneys of houses from the 1920s to the 1950s.

Today, Redmond exhibits a mixture of single- and multi-family houses, from small, modest, minimally styled dwellings to large residences executed in popular architectural styles of their period. The former is much more typical than the latter. Indeed, most of Redmond’s single-family dwellings have been modest residences reflecting vernacular forms and plans or modest adaptations of popular high-style architectural idioms.

Residential Building Forms and Architectural Styles

Free standing, single-family houses were the dominant residential building that developed in Redmond throughout the 20th century. The earliest house forms were tent houses built by European-American settlers.⁶⁸ These dwellings were intended to be temporary housing until more permanent homes could be constructed, and they could be found in the new community through at least the early 1910s. They were located in various parts of the small settlement: near the schoolhouse, close to the railroad, and in newly purchased residential lots where permanent houses would soon be built. Accounts published in *The Redmond Spokesman* suggest that nearly 100 tent houses had been put up by newcomers to the town. The newspaper, which carried advertisements for tent sales from Redmond’s Jackson Lumber Co. and Kendall and Chapman Hardware, described these tent houses as:

⁶⁵ McAlester, 5.

⁶⁶ Gottfried and Jennings, 2.

⁶⁷ McAlester, 5.

⁶⁸ An excellent image of a Redmond tent house can be found on page 17 of Leslie Pugmire Hole and Trish Pinkerton’s *Images of America Redmond*, (San Francisco: Arcadia Publishing, 2009).

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

...ranging all the way from 10 x 12 to 20 x 32 feet. These houses are boarded up three to four feet from the ground, have board floors and double flies on top of the tent, which keeps the inside of the tent cool. A tent house of this kind makes a cool summer residence, and as most of them are located near a juniper tree there is plenty of shade during the hot days.⁶⁹

Within months or a few years of construction, these temporary tent houses were replaced by more substantial wood-frame residences.⁷⁰ Lumber and building materials remained scarce until the railroad developed through Redmond in 1911.

Vernacular House Forms

Vernacular houses, identified by their distinctive form and roof shape, developed across the country from the mid-19th century until the 1930s. They appeared in Redmond as the town took shape in the early 1900s and were built into the mid-20th century. They are a product of the railroad-era during which mass-produced building materials became more widely available, especially to communities without a navigable waterway like Redmond, and are a continuation of pre-railroad building traditions. Examples found in Redmond include the pyramidal, gable-front, and gable-front-and-wing forms.

Few examples of the **pyramidal** folk house form remain in Redmond.⁷¹ Sometimes called a "Workingman's Foursquare," this house form echoes the shape and plan of the popular two-story American Foursquare typically found in cities and typically exhibiting references to Colonial Revival, Neoclassical, Prairie, and Craftsman styles. While side-gabled roofs normally cover massed-plan folk houses of rectangular shape, those with more nearly square plans commonly have pyramidal roofs. Though it features a more complex roof framing system the equilateral hipped roof of the pyramidal folk house requires fewer long-spanning rafters and is therefore less expensive to build. This house form often appeared in small towns concurrent with the arrival of the railroad and became a favored replacement for the smaller hall-and-parlor dwelling during the early 20th century. The small houses at 315 NW Elm Avenue and 839 SW Forest Avenue are examples of this house form. The two-story example at 655 SW 7th is one of Redmond's oldest surviving dwellings.

The **gable-front** folk house has its origins in the Greek Revival stylistic movement that dominated American houses from 1830 to 1850, which referenced the triangular pediment on the façade of a Greek temple.⁷² Originating in the Northeast, where simple gable-front folk houses became popular in the pre-railroad era, the design persisted with the expansion of the eastern railroad network in the mid-19th century, becoming a dominant form until well into the 20th century. In particular, the adaptability of the form to narrow urban lots assured their popular use, and they are common in many late-19th and early-20th century neighborhoods. Examples of the gable-front folk house include the one-story house at 238 SW 10th Street, the one-and-a-half-story house at 635 SW 10th Street, and the two-story house at 421 SW 11th Street. These are early- to mid-20th century, wood-frame residences that are typical of the National Folk house type and feature little architectural ornamentation. The 11th Street house has been modified with replacement windows and non-original siding that perhaps falsely exhibits fish-scale shingles in the front gable.

The **gable-front-and-wing** house form evolved from the popularity of gable-front, hall-and-parlor, and I-houses. As the use of those house forms spread and as homeowners' housing needs changed,

⁶⁹ "Building Activity," *The Redmond Spokesman*, July 14, 1910, 1.

⁷⁰ The temporary nature of tent houses coupled with the subsequent development of the lots on which they sat makes it unlikely for there to be any surviving historic archaeological sites.

⁷¹ An early example that is no longer extant includes the Z.T. and Mary McClay house on Eighth Street. Hole and Pinkerton's *Images of America Redmond*, 13.

⁷² McAlester, 136.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

builders added a side-gabled wing when building new or adapting existing structures. The result was a gable-front-and-wing residence with an L-shaped plan. A hipped- or shed-roofed porch often occupied the space within the L made by the two wings. These houses were built large and small and examples may be one, one-and-a-half, or two stories in height. An example of the gable-front-and-wing house is the one-story residence at 1218 SW Black Butte Boulevard. Additional survey could yield more examples.

Styled Houses

Distinct architectural styles emerged in Redmond with the arrival of the railroad, the growth and proliferation of lumber mills and sash and door factories, and the availability of catalogs. Styles found in Redmond are largely influenced by the ups-and-downs of the economy and trends in what was popular at the time of construction, both locally and nationally. **Craftsman** bungalows were the earliest and most prolific styled residences built in Redmond, and they housed area farmers, merchants, and railroad workers. Craftsman-style houses enjoyed popularity nationwide from about 1905 through 1930, inspired by designers such as Gustav Stickley and Charles Sumner Greene and Henry Mather Greene. Greene and Greene practiced architecture in California from 1893 to 1914 and designed both elaborate and simple bungalow houses that incorporated elements from the English Arts and Crafts movement and Central Asian architecture. Architectural magazines and builders' pattern books, sold by local lumber yards, popularized the style throughout the U.S., and the one-story Craftsman house became extensively popular as the most fashionable smaller house in the country.

Local adaptations of Craftsman-style residences dominated the first few decades of the 20th century, both nationally and in Redmond. The style is commonly executed on the bungalow house form, a one- or one-and-a-half story house featuring a low-pitched roof with wide overhanging eaves, wide bargeboards, and often with exposed roof rafter ends. The wide front porch, a distinctive feature of the ideal bungalow, provided a transition between interior and outdoor spaces. Limited stylistic references usually occurred in the front porch columns and railing and included Arts and Crafts elements such as knee brackets and exposed rafter tails. The interiors typically featured an open floor plan at the front of the house and private bedrooms along the side, at the back, or upstairs.⁷³ Craftsman architecture and the proliferation of the style in Deschutes County are covered more extensively in the National Register Multiple Property Document entitled "Craftsman Bungalows in Deschutes County, Oregon."⁷⁴ There are many Craftsman dwellings in Redmond including 215 SW 7th Street, 111 NW 8th Street, 353 SW 9th Street, 137 SW 10th Street, 1329 SW Evergreen Avenue, and 1408 SW Evergreen Avenue.

By the 1920s, several period revival styles based on earlier designs were popular. These included revivals of Colonial, Mediterranean, Mission, Italian Renaissance, and Tudor styles. Only a few of these revival styles are reflected in Redmond's residential architecture – namely Colonial and Tudor. Those few revival styles that are found in Redmond are among the most popular nationwide. **Colonial Revival-style** dwellings reflect a rebirth of interest in the early English and Dutch houses on America's Atlantic seaboard. The eighteenth-century Georgian and Adams styles (often combined) form the backbone of this revival style, though elements of Dutch Colonial and Postmedieval English traditions are also common. Examples from the late 19th century were often loose interpretations of colonial precedents, while those constructed between about 1915 to 1930 typically more closely resemble the original Colonial examples. One subtype was the **Dutch Colonial Revival**, characterized by its gambrel roof. Those with a front-facing gambrel are typically narrower than other subtypes and often feature wood clapboard cladding and wood shingle siding. It allowed for versatile house plan that could be adapted to different size lots. Survey has revealed only one Dutch Colonial Revival house, at 122 SW

⁷³ McAlester, 567-78.

⁷⁴ Michael Houser, "Craftsman Bungalows in Deschutes County, Oregon," National Register MPDF, 2002.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

10th Street. The Colonial Revival style became distinctly more simplified with the onset of the Depression and with the continued use of the style into the mid-20th century. Later examples from the 1940s and 1950s are most often side-gabled cottages, called the **Cape Cod cottage**, with a simple stylized door surround, cornice, or other modest stylistic references.⁷⁵ Colonial Revival influences can be found in other Redmond houses that reflect the more modest Minimal Traditional style of the later Modern era, such as the houses at 147 NW 12th Street and 343 NW 9th Street. Additional survey could yield more examples.

Although Colonial Revival was a more popular residential style nationwide than **Tudor Revival**, Redmond boasts many more examples of the latter. The Tudor Revival style became increasingly popular after World War I when innovations in building technology enhanced the affordability of the application of stone and brick veneer over frame construction. Stylebooks of the era influenced the spread of the style in homes throughout the country, and area builders and lumber companies promoted these stylebooks. There was great variety in the overall shape, roof forms, and materials of houses built in this style, which is why it appealed to designers and builders. They often incorporated local materials in their construction. The style occurs on both large, architect-designed examples and small working- and middle-class cottages. Character-defining features of the style include steep, front-facing gables, a prominent chimney, arched doorways and/or window openings, gabled entrance projections, and grouped windows. Redmond examples of Tudor Revival are generally modest dwellings and include single-family dwellings 1332 and 1345 SW Evergreen Avenue, 553 SW 15th Street, 1447 SW Forest Avenue, and the multi-family Frederick Apartments at 707 Black Butte Boulevard. Additional survey could yield more examples.

As the sobering realities of the Great Depression set in, the austerity of Modernistic styles gained favor. Modernistic designs – namely Art Deco and **Streamlined Moderne** – received their first major boost in 1922 with the rise of architect Eliel Saarinen, who won a much-publicized design competition for Chicago's *Tribune* building. The Paris Exhibition of 1925 further spread the designs among architects, and they remained popular through the early 1940s. Modernistic designs were a stark departure from the earlier revival and Craftsman styles, primarily in their building forms and use of materials. Streamlined Moderne and its earlier counterpart Art Deco were most often executed on commercial buildings nationwide, but Redmond includes a few excellent residential examples for a community of its size. Character-defining features of the style include a flat roof, smooth, asymmetrical wall surfaces that are usually made of stucco, curved walls, scored or grooved horizontal lines in the walls, decorative elements that emphasize horizontality, and glass-block or metal windows. Examples of Streamlined Moderne houses in Redmond include 623 SW 12th Street and 1104 NW 7th Street.

The **International Style** derived its name from an exhibition of modern architecture that took place at the Museum of Modern Art in New York in 1932. It was primarily a design employed by architects, and International Style houses are not common in American neighborhoods. In its most broad usage, it describes buildings that character-defining features such as smooth wall surfaces, expansive windows, an absence of ornament, cantilevered extensions (such as entryways, balconies, or even vertical projections), and always a flat roof with no decorative detailing at the roofline or around windows. Other key features include an overall sense of horizontality that is enunciated by strips of windows and solid planes. Metal- frame windows often wrap around building corners. Redmond's best example is the multi-family Chadwick Building at 354 SW 7th Street.

The **Minimal Traditional** house developed during the Great Depression and were promoted by the Federal Housing Administration (FHA) as a low-cost alternative to the popular revival style houses. These dwellings reflect a transition from the Tudor Revival cottage to the post-war sprawling Ranch

⁷⁵ McAlester, 412-14, and 432.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

house. Urgent housing needs in American communities, including Redmond, during and following World War II fueled construction of these simple, affordable houses. Sometimes called Ranchettes, these houses usually are small in scale and reflect functionality, something banks and the FHA and related government agencies favored. The FHA's 1940 booklet *Principles of Planning Small Houses* offered this central principle that captures a Minimal Traditional house: "Here a maximum amount of usable space, with as much comfort, convenience, and privacy as possible, must be obtained for a minimum amount of money." It went on to suggest that well-designed small houses were based on principles of planning that address "livability and privacy, exterior and interior appearance, and construction cost."⁷⁶ These homes were part of the federal government's solution to solving post-war problems of housing availability and rising costs in materials and labor. These small, one-story houses often have a front-facing gable or two that is reminiscent of the Tudor Revival style, but distinguished by the noticeably shallower pitch and tight eaves. These have minimal ornamentation, with any hint of embellishment typically found only in the addition of a small front porch or stoop, a modest bay window, or sometimes a second type of cladding. A small one-car garage often sits next to or behind the residence. Redmond has many Minimal Traditional houses, including at 522 NW 8th Street, 523 NW 8th Street, 535 NW 8th Street, 506 SW 11th Street, 315 NW Cedar Avenue, 312 SW Canyon Drive, and 320 SW Canyon Drive.

Emerging from California during the mid-1930s, the **Ranch Style** became popular in the 1940s and dominated residential architecture for the following three decades. The Ranch house reflected a modern lifestyle that was attractive to the wave of new and first-time homebuyers following World War II. The Ranch house form and plan was yet another drastic departure from the once-popular Craftsman and revival styles, which typically sat perpendicular to the street on a narrower lot. The Ranch house was typically a sprawling structure that was situated parallel to the street and are characterized by a low-pitched roof with a side gable or hipped form and wide overhanging eaves. Whereas the bungalow had emphasized the front porch, the Ranch house shifted the emphasis on outdoor living space to the more private back patio.⁷⁷ This house design often included an attached one- or two-car garage at one end. Because of their sprawling nature, they are typically found in parts of Redmond that were platted or that developed after 1940. They are often found in clusters within neighborhoods that also feature other styled residences. One exception is the small Sisters View Estates Subdivision that was platted and developed in the late 1960s more or less as a cohesive Ranch house neighborhood. Redmond has many Ranch houses including 137 NW Canyon Drive, 930 NW Canyon Drive, 733 NW 9th Street, 798 NW 9th Street, 1435 NW 9th Street, 1524 NW 9th Street, 1547 NW 9th Street, 1554 NW 9th Street, and 650 SW 14th Street.

The **Contemporary**-style house is also sometimes described using the terms Mid-century Modern and Post-and-Beam. It is related to Minimal Traditional and Ranch houses, but while those styles were common among builders, the Contemporary style was a favorite of American architects, particularly on the West Coast during the 1950s and 1960s. Regionally, particularly around Portland and Seattle, this style is known as Northwest Contemporary. The style was influenced by Frank Lloyd Wright's Usonian houses – stylish, moderately priced small houses designed for the American middle class – and their emphasis on the design of interior spaces with respect to the outdoors. Designed from the inside out, Contemporary houses incorporated outdoor living spaces, gardens, and viewsheds into the open and flowing arrangement of interior rooms. In the Northwest, these houses are often built on sloping hillsides with a terraced landscape and oriented toward picturesque views of mountains and lakes. Character-defining elements of the design include a post-and-beam structure built of local, natural

⁷⁶ United States, Federal Housing Administration, *Principles of Planning Small Houses* (rev), (Washington, DC: Federal Housing Administration, 1940), 3.

⁷⁷ For an in-depth discussion on the evolution of the Minimal Traditional and Ranch styles, see Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960*, (New York: W. W. Norton & Co., 2009), 207-20.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

materials, a low-pitched or flat roof with wide overhangs, broad expanses of uninterrupted wall surfaces typically on the front facade, large expanses of glass oriented toward outdoor views and decks or patios. The flowing and open interior room arrangement focuses on efficient spatial organization, functionality, and connection with the outdoors. Redmond includes examples of these contemporary Ranch houses at 327 NW Canyon Drive, 732 NW 9th Street, and 545 NW 10th Street.

Architects, Builders, and Craftsmen

The majority of Redmond residences built between 1900 and 1970 were built by contractors, carpenters, and masons using common utilitarian house plans. Only a few examples of residential architecture appear to be the work of architects, a trend throughout much of Deschutes County. Few architects are to be found in the Redmond city directories, and those who worked in Redmond are hired from Bend, Eugene, and elsewhere. For major building projects involving governmental buildings, schools, and commercial buildings, architects were often hired from Bend, or more likely Portland or Eugene. The following list includes individuals and firms known to have contributed to the residential development of Redmond. A second list follows with the names of lesser-documented individuals and firms connected to the general development of Redmond who may be worthy of future research, especially as they relate to residential construction.⁷⁸

Ben Gotter

Ben Gotter (1882-1967) was a building contractor in Redmond in the 1910s and twenties. A native of Iowa and son of a German immigrant, he went west as a young man. Prior to 1905, he worked as a carpenter in Roseburg, Oregon, where he had proved up a timber claim in Coos County. After hearing of cheap irrigated land on the west side of the Deschutes River, he left for Redmond in 1905. Upon his arrival in Redmond, he recalled seeing no completed buildings; the Ehret brothers had only just started their first wood-framed store building. Upon his arrival in Redmond, he worked on a variety of early buildings and also bought Jackson's lumber business while working as a contractor. He erected "an attractive bungalow cottage" along North 6th Street for a Mrs. Louderbeck in 1910.⁷⁹ He reportedly built his own residence, "a small house near the homes of Carl Ehret and Wilcox." Sources suggest he was involved in the organization of the first Chamber of Commerce, the First Methodist Church, and was on the school board. The 1910 census shows Gotter as a building contractor living in the Town of Redmond and rooming with Carl Ehret. Gotter married his wife, Grace, in 1911. That same year, he appears listed as a member of the Central Oregon Irrigation Co. Water Users' Association. At the same time the Ehret brothers left Redmond, so did Gotter, at which time he sold his lumber business to the Tum-a-Lum Lumber Company. By the mid-1920s he was living in San Fernando, California, working as a carpenter. He remained in Southern California, working as a contractor or carpenter, for the rest of his life. Spurred by the possibility of attending Redmond's 50th anniversary, Gotter authored an article in *The Redmond Spokesman* in 1955 wherein he stated he was "one of the very early settlers and founders of the town of Redmond." The Multiple Property Documentation Form "Craftsman Bungalows in Deschutes County" by Michael Houser mentions Ben Gotter as among the contractors and builders who had advertised plan services in Bend during the early 20th century; however, no specific building was identified as associated directly with him.

O. C. Hart – Hart Building Company

Otho Clement "Bud" Hart (1895-1955) was one of the most active general contractors in Redmond in the late 1930s and early 1940s. A native of Lebanon, Oregon, Hart was the son of immigrants from the

⁷⁸ This information comes from a variety of sources including newspaper accounts, city directories, Deschutes County's list of *Significant Designers, Contractors & Trades People*, National Register nominations, Redmond's *Heritage Walk* brochure (2016), and Richard Ritz' *Architects of Oregon*.

⁷⁹ "Building Activity," *The Redmond Spokesman*, July 14, 1910, 1.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

Midwest (Indiana and Iowa). At the age of 22, he was an industrial arts teacher in Salem, Oregon. Previously living in Portland, Hart came to Redmond in 1937. He stayed in Central Oregon until about 1945, after which he moved to Eugene where he died. While in Redmond, he partnered with Lew and Walter Franks and other developers to erect many commercial buildings including the Meda- Butler Building, the Redmond Safeway Store, the Redmond Funeral Home, the Walter Franks Building. He was active in Bend as well. He is known to have built residences in Redmond, although this part of his portfolio is much less well documented. He built a "bungalow court" at 12th and C streets in 1939, comprising of seven apartments, but it no longer stands.⁸⁰

Jack Haughton

John R. (Jack) Haughton (1883-1959), a native of North Dakota, arrived in Redmond in 1932. He was a contractor who was active in Redmond in the 1930s and 1940s. He built the house at 1332 SW Evergreen Avenue for his brother-in-law and sister Fred and Florence Landaker. He did the plasterwork and worked alongside carpenter Joe Swindig and stone mason Harrison Gray to complete the F. R. Sankey Home (1940) on Buena Vista Boulevard (Canon Drive).⁸¹

Roy R. Holmes

Roy Holmes was a building contractor in Redmond from the 1930s and 1950s. He was particularly active in building and renovation projects with the local school district. His former residence is at 349 SW 12th Street, but it is not known if he built it.

Chad H. Irvin

Chadwick H. Irvin (1874-1948), a native of Ohio and graduate of Ohio State University, came to Redmond between 1900 and 1910. In 1910, the census documented him living with his mother on the Redmond-Bend Stage Road and making a living as a farmer. By the end of the following year, Irvin had married Nellie Johnson and also purchased the J.W. Woodruff furniture business on N 6th Street in downtown Redmond. In the late 1930s, Irvin expanded his Redmond endeavor with the construction of the three-story Chadwick Building at 354 SW 7th Street, which served as his Irvin Chapel Mortuary and apartments. Though local sources suggest Irvin was a builder, no primary resources list him as occupied in the building trades and the historic record suggests he was more of a small developer. Irvin had been the mortician (self-referred to as the "Frontier Undertaker") in Redmond since 1911. Irvin remained in Redmond throughout the 1920s and 1930s, during which time he and his wife owned a house on 7th street and then rented a house on 6th street. The family moved again and by 1942 Irvin and his wife were living at 10th and D streets. The historic record suggests Irvin remained in Redmond until his death in 1948.

Fred (Fritz) W. Landaker

A native of Iowa, Fred Landaker (1894-1954), came to Redmond in 1931 by way of North Dakota (where he worked as a cigar maker for time), Spokane, Washington (where he made a living as a hotel keeper), and Yakima, Washington (where he worked as a commercial salesman for the aluminum industry). Upon arriving in Redmond, he bought the building at 457 SW 6th Street and shortly thereafter added the two uppermost stories, wherein he made his residence with his wife Florence. Though local sources indicate he was a prominent Redmond-based builder, no primary resources list him as occupied in the building trades and the historic record suggests Landaker was more of a small developer than a contractor. City directories, draft registration cards, and census records from the 1930s and 1940s list him in Redmond as making a living operating a restaurant, as a car salesman, and as a city councilman. He hired his brother-in-law Jack Haughton to construct his residence at 1332 SW Evergreen Avenue, which still stands. Landaker remained in Redmond until at least 1948, after

⁸⁰ "Build Bungalow Court," *The Bend Bulletin*, September 19, 1939, 3.

⁸¹ "Redmond," *The Bend Bulletin*, March 5, 1940, 3.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

which he and his wife moved to Phoenix, Arizona, where he died in 1954, at which time he was listed as a real estate salesman.

Vern Lantz

Vern W. Lantz (1892-?) was a building contractor in Redmond in the 1930s. He served as “boss carpenter” in the construction of the Frederick Apartments (707 Black Butte Boulevard, 1940).⁸²

Olson & Erickson Contractors

Redmond builder **Ole K. Olson** (1868-1938) and **Swan Elmer Erickson** (1876-1934) worked together and individually as contractors from the 1910s to the 1930s. They constructed building buildings throughout Central Oregon. Together, their Redmond buildings include the New Redmond Hotel (521 SW 6th Street), the Central Oregon Co-Operative Creamery (640 SW Evergreen Avenue), the Beckwith-Atkinson Building (526 SW 6th Street), and the Davidson Meat Market (412 SW 6th Street). Olson, a native of Iowa, is credited with building the National Register-listed Milton Odem House (623 SW 12th Street), the C. H. Sawyer House (unknown location), the Lew Smith House (1329 SW Evergreen Avenue), Redmond Union High School (437 SW 9th Street, changed to 411 SW 9th Street in 2017), and the First National Bank (404 SW 6th Street). Erickson was a native of Minnesota who served in the Minnesota Volunteer Infantry during the Spanish-American War and settled in Redmond in the 1910s. His individual projects are less-well documented, but one particularly interesting project of his involved installing ninety grilles on the windows at Maryhill Castle, a stately mansion-turned-art-museum overlooking the Columbia River in south-central Washington. *The Redmond Spokesman* recalled Erickson and others visiting the dedication of the museum in 1926, a celebration that included Queen Marie of Romania.⁸³

Richard R. Rhodes – Balzhiser, Seder, and Rhodes

Richard R. Rhodes (1918-1971) is an architect and partner in the Eugene firm Balzhiser, Seder, and Rhodes, who designed at least one Redmond residence – the Swanson House (1966) at 327 NW Canyon Drive. Rhodes earned his architecture degree from Pennsylvania State University in 1941. His interesting career included working as an engineer in the Panama Canal Zone (1943-1947), then working in New York (1947-1948) for Alfred Hopkins and Assoc. before moving to Eugene (1958). He was in partnership with Tom Balzhiser and Grant Seder until 1967. Rhodes was known for his work in Eugene. He died at age 52 in 1971.⁸⁴

Orr Royal

Orr Royal (1876-?) was a building contractor in Redmond from the 1920s through the 1940s. He built his own residence in 1929, which was “two blocks north of town on Sixth street.”⁸⁵ He also is credited with building the Fred Hodecker House (1447 SW Forest, 1939).

Guernsey M. Slocum

Guernsey M. Slocum (1870-?), a native of Iowa, was an early settler in Redmond. Although there are no sources identifying him as a builder, he reportedly built the locally-landmarked B. H. McMickle House (614 NW Cedar, ca. 1909). The 1910 census lists his occupation as a bank cashier, and boarding in his residence was a young Guy Dobson the bank’s president. The two partnered to file the Dobson-Slocum Acres plat in 1911.

⁸² “New Apartments Near Completion,” *The Redmond Spokesman*, July 4, 1940, 1.

⁸³ “Redmond People to Maryhill to See Queen Marie,” *The Redmond Spokesman*, November 11, 1926, 1. Maryhill Castle was designed by Washington, D.C.-based architectural firm Hornblower and Marshall.

⁸⁴ “Rites for Rhodes,” *Statesman Journal* (Salem, OR), June 15, 1971, 16.

⁸⁵ “Blaze Damages Three Buildings at Redmond,” *The Bend Bulletin*, July 3, 1929, 8.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

Fred N. Van Matre

Fred Van Matre (1886-1952), a native of Nebraska, settled outside Redmond sometime before 1910. He began his career as a brick maker with his own brick yard and later became a general contractor, active throughout Central Oregon. In April 1939, *The Redmond Spokesman* reported that Fred Van Matre, Central Oregon contractor, "had a part in the construction of most buildings put up in Redmond during the last 20 years." Van Matre moved to Bend by 1920 and worked in his own contracting business into at least the 1940s, during which time his eldest daughter, Mabel, worked as the bookkeeper for the construction company. He is known to have completed the construction on the Spokesman Building (321 SW 6th St., 1939) and the expansion of the Lynch & Roberts Store (403 SW 6th St., 1930.) It is not clear if he built any residences in Redmond.

Ernest Wilson

Ernest Wilson built the Craftsman-style residence at 215 SW 7th Street in 1918 for his daughter and son-in-law Orphia and Max Cunning. It is not known if Wilson built any other houses in Redmond.

The following list includes names of lesser-documented individuals and firms who appear in the historic record as having connections to the development of Redmond and who may be worthy of future research.⁸⁶

Name	Descriptor
Clarence A. Adams	a house carpenter, according to the 1910 census.
Theron Beougher	a building contractor and stone mason, according to the 1940 census.
J. M. Bevard	an architect and contractor in Redmond in the early 1910s.
Horace J. Bonham	a house carpenter and contractor, according to the 1920 and 1930 census.
Bogan & Jossy	Bend architectural firm that designed the Redmond Airport Administration Building.
Fred Campbell	stone mason in the 1940s in Redmond.
Guy Chamness	painter and decorator in the 1940s in Redmond.
George K. Chitwood	a house carpenter, according to 1930 census.
Francis Clarno	plaster contractor in Redmond in the 1940s.
Norman Cork	excavating contractor in Redmond in the 1940s.
J. Arthur Cottengim	electrical contractor in the 1930s in Redmond.
James W. Critcher	painter and decorator in the 1930s in Redmond.
Walter B. Curtiss	a house carpenter, according to the 1920 census
Melvin Cyrus	a general contractor in the 1940s in Redmond, who built the Redmond Clinic, the Deschutes Valley Potato Co. Warehouse, and Mae's Tavern.
L. Daily	a plaster contractor in Redmond in the early teens.
W. J. Davis	a house painter and decorator in the 1920s and 1920s in Redmond.
Charles F. Dayton	a house carpenter, according to the 1910 census.
Martin Eby	a house carpenter, according to the 1910 census.
Jack Elliott	manager of Ponderosa Mouldings in Redmond, from late 1930s through the 1940s. His house at 303 NW Canyon Drive in Redmond, built in 1940-41, was reportedly a showcase of the company's offerings.
Charles J. Enwright	an early house carpenter, according to the 1910 census. He was partnered with Emery J. Taylor.

⁸⁶ This information comes from a variety of sources including newspaper accounts, city directories, Deschutes County's list of *Significant Designers, Contractors & Trades People*, National Register nominations, and Redmond's *Heritage Walk* brochure (2016).

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

Eldridge Gaston	a house carpenter, according to 1940 census.
Harrison Gray	a building contractor in the 1930s in Redmond.
H & H Enterprises	a building contractor in the 1960s in Redmond.
John N. Hammond	an early house carpenter, according to 1910 census.
William Hance	a house carpenter, according to the 1930 census
Harvey Heckel	a house carpenter, according to the 1940 census
Judd J. Holmes	a house carpenter, according to the 1910 census
R. C. Immele	owner of lumber yard in Redmond in the 1910s.
John S. Ireland	a house carpenter, according to the 1930
Joseph H. Jackson	an owner of hardware store in Redmond in the early 1910s.
Henry J. Jensen	a house carpenter, according to the 1910 census.
Jones & Marsh	Portland architecture firm that designed the John Tuck Elementary School & the Walter Lantz Building in Redmond.
William J. Kane	a house carpenter, according to the 1910 census.
B. A. Kendal	an owner of hardware store in Redmond in the 1910s.
George Kohl	a painter in the 1910s in Redmond.
Delmer F. Ladd	a plaster contractor in Redmond in the 1920s.
Walter Lantz	the owner of Redmond Electric. Installed electrical system in the Redmond Safeway Store.
Francis M. Lewis	a house carpenter, according to the 1910 and 1920 censuses, who was partnered with Clay W. Kemper
Chester Lundley	a house carpenter, according to the 1940 census.
Mann Construction Co.	a building contractor in the 1960s in Redmond.
Harrison May	a building contractor and stone mason, according to the 1940 census.
E. F. McCoy	a finish contractor in Redmond in the 1940s, who completed the interior work on Mae's Tavern.
Charles A. McDowell	a house carpenter, according to the 1910 census.
Modern Materials Co.	a builder supply in Redmond in the 1950s.
E. A. Moore	a building contractor in the 1960s in Redmond.
William Moore	a house carpenter, according to the 1940 census.
Adoniram J. Morse	a house carpenter, according to the 1910 census.
Alfred Munz	the owner of Munz Hardware in Redmond.
I. L. Osborne	a building contractor in the 1910s in Redmond.
Cyrus P. Patterson	a house carpenter, according to the 1940 census.
A. E. Phillips	an early-day Redmond-area contractor and builder who is known to have constructed the so-called Hanks House north of the city.
J. H. Rederer	a finish carpenter in Redmond in the early 1910s.
Fred L. Ricker	a house carpenter, according to the 1910 census
Evart A. Sage	a general contractor in the 1940s in Redmond.
Albert J Sanford	a house carpenter, according to the 1920 census.
Clarence L. Scott	a general contractor from the 1920s to the 1940s in Redmond.
William M. Scott	a carpenter contractor, according to the 1930 census.
Carl Shuholm	the owner of Advanced Construction Company in Redmond. In 1910, the Advance Construction Company owned a local brick yard, and had the masonry contract for the construction of Redmond's first brick building—the Ehret building at 251 SW 6th Street. It operated for only a short time, the historic record indicates they were insolvent by 1916.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

William J. Simmons	a house carpenter, according to the 1910 census.
Hugh M. Smith	a house carpenter, according to the 1910 census.
Lew Smith	the manager of Tum-A-Lum Lumber Co. in Redmond.
L. L. Stephens	a stone who was known to have completed landscape elements at the Carl Galloway House (553 SW 15th, 1928) in Redmond, in 1937.
William H. Strong	a house carpenter, according to the 1910 census.
Hugh M. Thompson	a Bend architect in the 1910s who designed Redmond buildings including the New Redmond Hotel and Redmond Union High School.
Florin Weston	a house carpenter, according to the 1920 census
W. J. Wheeler	the owner of plumbing and tinning store in Redmond in the 1910s.
Ike C. Whitely	a building contractor in the 1960s in Redmond.
Bill Williams	a building contractor in the 1960s in Redmond.
Riley Woods	a house carpenter, according to the 1910 census.
Robert M. Wright	a house carpenter, according to the 1910 census.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

F. Associated Property Types

(Provide description, significance, and registration requirements.)

Introduction⁸⁷

This Multiple Property Documentation Form covers residential architecture in Redmond from the city's original platting in 1905 to 1970. The associated property types, or groupings of individual properties characterized by common physical and/or associative attributes, include **single-family residences and their associated outbuildings, multi-family residences and their associated outbuildings, and residential historic districts**. These property types are based on information derived from a variety of sources including existing historic resource survey data, recent observational fieldwork, and through research of primary and secondary sources that is presented in the previous historic contexts. Future residential survey work and research could further inform these property types, requiring modifications and updates to this section.

To date, 378 residential resources in Redmond have been surveyed and entered into the Oregon Historic Sites Database, representing 73 percent of the total number of resources surveyed in the community. All 378 residential resources were constructed before 1970 as follows: four were constructed during the era of irrigation development and town formation (1900-1909); 160 were constructed during the era of incorporation and expansion as a transportation network develops (1910-1929); 189 were constructed during the New Deal and wartime eras (1930-1945); and 26 were constructed during the post-war and modern eras (1946-1970).⁸⁸ It is important to note that not all of Redmond's residential resources have been surveyed and that this distribution by time period does not necessarily reflect residential construction trends proportionately.

Redmond's residential resources share common characteristics that are informed by historical and architectural trends. Physical attributes such as building form, massing, materials, and stylistic references are the result of common building trends and the availability of certain building materials during a particular period. In addition, these properties share commonalities in their significance and registration requirements, which are discussed below, followed by information specific to each property type.

Significance in General

A residence must meet at least one of the four National Register criteria (A through D) that are discussed below.

Criterion A: Resources associated with events that have made a significant contribution to the broad patterns of our history – This criterion recognizes properties associated with single events or with a pattern of events, repeated activities, or historic trends. Section E of this document should be used to guide the identification of significant events or trends from which a resource in Redmond can draw significance through association.

Many eligible residential resources associated with this Multiple Property Listing will be locally significant under Criterion A for their association with the broad patterns of American residential building history and the development of the City of Redmond. The primary applicable National Register area of significance is **Community Planning & Development**. Residences always have been an

⁸⁷ This section is completed in accordance to guidance in National Register Bulletins *How to Apply the National Register Criteria for Evaluation*; *How to Complete the National Register Registration Form*; and *How to Complete the National Register Multiple Property Documentation Form*. It is also informed by the NPS-approved Multiple Property Documentation Forms "Residential Architecture in Eugene, Oregon, 1850 to 1950," and "Historic Architecture in Silverton, Oregon, and Its Environs."

⁸⁸ Most residential construction dates have been collected during reconnaissance-level survey efforts and should be considered approximate unless otherwise noted.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

essential part of Redmond's built environment and reflect the town's growth and development over time. The patterns of residential development that are described in Section E include early settlement at the turn of the 20th century, the subsequent platting of neighborhoods and subdivisions, and the infilling of parcels as lots sold. Another possible area of significance is ***Exploration/Settlement***, particularly for the earliest extant properties from the early 20th century.

Properties that can be directly associated with significant trends or events in Redmond history may include those associated with the following periods (as outlined in Section E):

Irrigation Leads to Town Formation (ca. 1900-1909)

- Early settlement: residences that illustrate the initial platting and development of neighborhoods in Redmond
- Development of the irrigation canals, railroad, and roads: residences that developed either organically or strategically along or in association with the irrigation canal, railroad, or key roadways and that illustrate patterns of development

Incorporation and Expansion as a Transportation Network Develops (1910-1930)

- Arrival of the railroad and emergence of agricultural industry: residences erected in association with a broadening local economy that was dependent on the railroad and agriculture
- Expansion and enthusiasm: residences built in newly platted additions that illustrate the optimism of the early era when optimism was high
- Introduction of the automobile: residences that include accommodations for automobiles, such as garages, porte cocheres, or other similar accommodations

The New Deal Era and Wartime (1930-1945)

- Government programs and wartime efforts: residences built new or adapted in order to accommodate the activity and influx of people associated with the nearby CCC camps and airfield
- Emerging and growing timber and lumber sectors: residences associated with the area's new and growing mills and plants, including the Dant and Russell, Tite Knot Pine Mill, and Ponderosa Mouldings; this could include residences built in association with the growth of these firms or those built as spec or custom homes to showcase products

Post-War and Modern Eras (1945-1970)

- Post-war demand and change: residences that illustrate the flurry of post-war plat filings and neighborhood development in Redmond
- Maturing of a diverse local economy: residences built in association with the key local economic sectors, such as the mills, agriculture, and shipping, as well as the emerging tourism and recreation sectors

Key Aspects of Integrity Related to Criterion A

Ideally, residences nominated under Criterion A would retain a high level of all seven aspects of integrity, which are discussed in greater detail below. However, the eligibility of a residence under Criterion A goes beyond a property's physical attributes, and therefore less emphasis should be placed on setting, materials, and workmanship. The aspects of location, design, feeling, and association are more important when assessing the eligibility of a resource under Criterion A.

Criterion B: Resources associated with the lives of persons significant in our past – Residential resources associated with this Multiple Property Listing may be eligible under this criterion for their direct association with the life and career of a person who made important contributions to the locality or region. Locally significant people might include an early settler or a later influential local leader who

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

took an especially active role in the residential development of Redmond. The primary applicable National Register area of significance is **Community Planning & Development** at the local level of significance. This criterion is generally restricted to those properties that illustrate, rather than commemorate, a person's important achievements.

For a resource to be eligible, it must be associated with the person's productive life, reflecting the time period when he or she achieved significance. In other words, a residence associated with a significant person must have integrity from the period of that significant association. It must be demonstrated that the person gained importance within his or her profession or group. Additionally, the resource must represent the most important property associated with the person or be the last remaining property associated with that person. If the person is an architect, engineer, builder, or artist, the property would only meet Criterion B if it is their home office, studio, or workshop that is associated with their profession.

Key Aspects of Integrity Related to Criterion B

The residence must be readily identifiable as the dwelling associated with the significant person. Ideally, residences nominated under Criterion B would retain a high level of all seven aspects of integrity, which are discussed below. However, the eligibility of a residence under Criterion B goes beyond a property's physical attributes, so the importance of the seven aspects varies. Most important are location, materials, feeling, setting, and association. A lesser degree of integrity of design, and workmanship is acceptable so long as the residence sufficiently reflects the period in which it was associated with the significant person. Additional guidance on integrity is noted below in *General Registration Requirements* and in the individual property types.

Criterion C: Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction – Residences that clearly reflect the attributes of various architectural forms and styles may be eligible under this criterion. The primary applicable National Register area of significance is **Architecture**. The various architectural forms and styles are described in the associated historic context "Residential Development in Redmond, 1900 to 1970." Further, as per National Register guidelines, if a residential resource represents the work of a master or has high artistic values, it also may be eligible under Criterion C. Most, if not all, residential resources that are eligible under Criterion C will possess a local level of significance, unless it represents the only known example in the state of a particular type.

A residence eligible under Criterion C may reflect unusual or individualized high-style architecture, or they may reflect common characteristics that are reflective of a period, style or building method. The latter will be much more common in Redmond, which is why comparative analysis of similar resources should be done to determine the relative degree to which the residence reflects a particular style or trend.

Key Aspects of Integrity Related to Criterion C

A residence derives its significance under Criterion C primarily through its physical characteristics, and because of this a greater emphasis must be placed on the aspects of materials, design, feeling, and workmanship when evaluating integrity. The aspects of setting, association, and location are given less weight, though significant loss of integrity in these aspects can result in ineligibility. Additional guidance on integrity is noted below in *General Registration Requirements* and in the individual property types.

Criterion D: Resources that have yielded, or may be likely to yield, information important in prehistory or history – The eligibility of residences under Criterion D is extremely rare and is more commonly associated with archaeological sites. A residence only should be evaluated for significance

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

under this criterion if the building itself is the primary source of important information, such as one that reflects a particularly rare, unusual, or under-documented building technique or method of construction. The area and level of significance will be determined by the documented significance of the information yielded by the resource.

Criteria Considerations

National Register Bulletin 15A: *How to Apply the National Register Criteria for Evaluation* outlines certain kinds of properties that require added consideration in determining eligibility for listing in the National Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past 50 years. These types of properties can be eligible for listing if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements (that is, being eligible under one or more of the four Criteria and possessing integrity).

Within the context of this MPD, there are two types of residential resources that could be required to meet Criteria Considerations: moved properties and religious properties.

- **Criteria Consideration A – Religious Properties:** this consideration applies to a residence that was constructed by a religious institution; was owned by a religious institution or used for religious purposes during its period of significance; or is currently owned or used by a religious institution. An example could be a parsonage that was or is associated with a church. A religious property requires justification on architectural, artistic, or historical grounds. Further, to be eligible under this MPD, the religious property must meet the significance requirements associated with Redmond's residential development, as outlined above. Therefore, significance under Criterion A in the areas of Community Planning & Development and Exploration/Settlement and/or Criterion C in the area of Architecture are the most likely justifications for the eligibility of a religious property.
- **Criteria Consideration B – Moved Properties:** this consideration applies to a residence that has been moved from its original location. Moving a resource destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A moved resource can create a false sense of historic development, and therefore requires additional justification to be eligible. The significance of a moved resource is most likely justified under Criterion C in the area of Architecture if it retains enough historic features to convey its architectural character. Significance under Criteria A and B could be evaluated if the resource was moved prior to its associations with historic events, trends, or important individuals.

General Registration Requirements

The following are registration requirements that apply to all property types and sub-types that are included in this Multiple Property Listing (additional requirements specific to each subtype are outlined farther below):

- A resource must be located within the current (2021) city limits of Redmond, Oregon, that is reflected in the 2019 in Figure 6. (See Section G Geographical Data.)
- A resource must have functioned as a residence to be considered under this Multiple Property Listing. This includes single-family dwellings and their associated outbuildings, multi-family dwellings and their associated outbuildings, and residential historic districts. A resource does not need to currently function as a residence to be eligible, and its current use is not what is important.
- Construction of the resource must have been completed by the end of 1970. For residential historic districts, contributing resources must have been completed by the end of 1970.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

- **Common resources:** Common residential resources that were built in great numbers throughout a neighborhood and/or city and of which many intact examples are extant should first be evaluated for eligibility as contributing elements in the larger context of a potential historic district. A single resource of which there are many intact examples found in both its neighborhood environs and throughout the city should only be considered individually eligible if it represents a significant style or construction method, is the work of a master, or has associative significance.
- **Residential Complexes:** Resources built as part of a complex, such as a detached multi-family dwelling that includes multiple freestanding buildings, should be evaluated in terms of the broader property and its context. For example, if a building was constructed as part of a complex, it may not be considered eligible unless a sufficient number of components of the original complex survive. An exception may include a building that is the only surviving component of a complex. It may be eligible if it represents a significant example of style or construction method, is the work of a master, or has associative significance with an important person.
- **Boundaries:** For individually nominated resources, boundaries should encompass the entire resource, including both historic and modern additions. Surrounding land that is associated with the resource and contributes to the property's significance should be included. Most often, the resource's parcel or lot lines will serve to define boundaries.⁸⁹
- **Additions & Alterations:** Additions and alterations made to properties during the period of significance must be evaluated with reference to the period in which the alterations were made. Altered buildings can be eligible under this Multiple Property Listing if they retain integrity from the period of the major alterations. Moreover, additions and alterations made during the period of significance should be carefully considered with respect to overall building trends that are outlined in Section E. For example, historical research presented in Section E revealed that "garage dwellings," alterations, and additions were especially common when resources were scarce and demand was high during and immediately following World War II. Although survey has not identified specific examples of this trend, it is worthy of consideration when assessing changes to residences.
- **Solar Panels:** An increasingly common alteration noted during recent observational fieldwork is the installation of solar panels to residential rooftops. This alteration is one that is typically reversible and should be thoughtfully evaluated when assessing integrity and significance. Generally, the addition of solar panels is acceptable if they do not protrude above the roofline. Ideally panels should be located on a non-primary-facing roof slope. However, those on a primary-facing roof slope must maintain a low profile that adheres to the roof pitch and not protrude above the roofline.
- **Integrity:** Integrity is the ability of a property to convey its significance. The evaluation of integrity is a subjective judgment, but it is based on an understanding of a property's physical features and how they relate to its significance. Generally, a residential resource will possess several of the following seven aspects of integrity (additional guidance on integrity is provided for each property type below):
 - **Location:** Location is the place where a resource was constructed or the place where the historic event or association occurred. The relationship between the property and its location

⁸⁹ For additional guidance on boundaries, see *National Register Bulletin: Defining Boundaries for National Register Properties*.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

is often important to understanding why the resource was created or why something happened. Moving a resource usually destroys the relationship between the resource and its historic associations, which is why a resource should remain in its original location. Generally, a resource should remain in the location in which it was originally built. Moved resources must meet Criteria Consideration B for moved properties as outlined in National Register Bulletin 15A: *How to Apply the National Register Criteria for Evaluation*.

- **Design:** Design is the combination of elements that create the form, plan, structure, and style of a resource. It results from conscious decisions made during planning and construction. A property's design reflects historic functions as well as aesthetics and includes such considerations as massing, spatial arrangement, technology, fenestration (the arrangement of window and door openings on a building), materials, and ornamentation. In general, a resource should retain its overall original form and massing. **Additions** may be acceptable if they do not overwhelm or obstruct the original resource, are not on the primary elevation, and are of a compatible scale and materials. **Window replacement** may be acceptable, particularly on secondary elevations, if fenestration patterns are maintained. Changes in fenestration, such as the enlargement, downsizing, or infilling of openings, could render a resource ineligible if there are many changes and/or the changes are on the primary elevation. A resource's original **organization of space** should be evident. The type and style of **materials and ornamentation** must reflect the resource as it historically appeared. Design elements related to specific property types are noted in the descriptions below.
- **Setting:** A resource's physical environment should reflect the basic conditions under which it was built and the functions it served. These environmental features include topography, vegetation, simple built features (fences and walkways), setbacks, and the relationships between buildings and other features or open spaces. The setting is particularly important when assessing residential complexes and historic districts.
- **Materials:** Materials are the physical elements that make up a building. A resource should retain the key exterior materials with which it was constructed and from the period of significance. If the property has been rehabilitated, a sufficient amount of historic materials and significant features should have been retained to retain its historic appearance. In-kind replacement of original materials does not necessarily affect the integrity but should be evaluated closely. Siding replacement, for example, may be acceptable if the new siding closely and sufficiently resembles the original material, retaining the historic appearance of the resource. A resource with many reconstructed features is usually not eligible unless it meets Criteria Consideration E for reconstructed properties as outlined in National Register Bulletin 15A: *How to Apply the National Register Criteria for Evaluation*.
- **Workmanship:** Workmanship is the physical evidence of artisans' labor and skill in constructing or altering a resource. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. Examples of workmanship in buildings include evidence of the builder, laborer or artisan, such as tooling, carving, graining, turning, and joinery. Resources should reflect the physical evidence workmanship, which reveals local and regional practices and aesthetic principles.
- **Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the resource's historic character. In other words, a building should be recognizable as belonging to a particular historic period. The evaluation of integrity of feeling is a subjective

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

judgment based on individual perceptions and should always be weighed in concert with other aspects of integrity.

- *Association*: Association is the direct link between an important historic event or person and the resource. A resource retains integrity of association if it is the place where the event or activity occurred and it retains characteristics and features that were present at the time the association was made. Like feeling, the evaluation of integrity of association depends on individual perceptions and should always be weighed in concert with other aspects of integrity.

Property Type: Single-Family Residences and Associated Outbuildings

This property type includes buildings designed and constructed specifically to function as single-family dwellings and their associated outbuildings. Single-family residences are the most numerous historic residential property type found in Redmond. They also represent the vast majority – 97 percent – of surveyed residential properties in the city. It is important to note that single-family residences that have not yet been surveyed are not necessarily excluded from consideration for listing in the National Register. Conversely, those that have been surveyed should not be considered automatically eligible for listing in the National Register. Each single-family residence must meet the criteria and registration requirements (or those for contributing resources in a historic district) to be considered eligible as part of this Multiple Property Listing.

Examples of single-family residences from each of the following time periods that are discussed in Section E have been identified: (1) the era of irrigation development and town formation (1900-1909); (2) the era of incorporation and expansion as a transportation network develops (1910-1929); (3) the New Deal and wartime eras (1930-1945); and (4) post-war and modern eras (1946-1970). Although surveys of single-family residences built between 1955 and 1970 have been limited to date, this was also a period of sustained growth in Redmond and a number of residences from this period are likely to be identified through future fieldwork.

Single-family residences are stand-alone, detached buildings and are one- to two-and-a-half- stories in height. The majority of single-family residences are constructed of wood, although there are examples of stone, brick, and stucco residences. A local volcanic basalt rock commonly appears as a secondary or accent material at foundations, windowsills, and chimneys. Many single-family residences represent at least some elements of popular 20th-century architectural styles, while others are more reflective of local adaptations of National Folk house building forms. Only a few examples of this property type are known to be the work of architects; the majority are popular functional and utilitarian plans erected by contractors, master carpenters, and brick masons. Those built prior to World War II generally are located on rectangular lots platted on a grid system, while later examples may be found in outlying areas or in unconventional-sized lots.

In addition, there are often historic domestic ancillary buildings found behind or beside the dwellings. These include garages, small sheds, storage buildings, and workshops. These buildings are free-standing or minimally connected to a residence by a breezeway. Ancillary buildings may be constructed of wood, brick, stone, or other common material, and most reflect a utilitarian and functional appearance. Some outbuildings that were built in conjunction with the associated residence will reflect similar materials, ornamentation, or stylistic references. A garage that is attached to a residence is considered part of the dwelling and is not a separate outbuilding.

Although secondary to the associated residence, an outbuilding must retain integrity sufficient to reflect its historic function and association with the residence to be considered contributing. This primarily includes such considerations as massing and fenestration. Additions that overwhelm the outbuilding or changes that significantly alter the door and window openings negatively impact the integrity of

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

outbuildings. The replacement of original materials, however, does not necessarily affect the integrity of an outbuilding since it is secondary to the residence. Generally, the presence of an historic outbuilding will enhance the integrity and significance of the single-family residence. Conversely, the loss of an historic outbuilding will not generally negatively impact the overall integrity of the property.

Building Forms & Architectural Styles

Whereas all buildings have a form or shape, not all buildings reflect a particular style. Indeed, most residences on the American landscape are not styled and are what architectural historians have referred to as common, popular, vernacular, folk, average, etc.⁹⁰ In the following discussion, *form* refers to a building's massing, plan, and overall general shape. The term *style* refers to the decorative elements that are applied to reflect a particular architectural fashion or genre. More broadly, style is informed by the sum of a building's massing, materials, and decorative elements as they relate to popular artistic and design movements. Form can be independent of style, especially among those styles most known for their applied ornamentation. In many instances, certain styles are associated with certain forms, such as the bungalow form and Craftsman style. Both elements of form and style inform how buildings are classified, and this is important in understanding the evolution of American domestic architecture, particularly in a place like Redmond since not all residences outwardly exhibit a particular style.

Sub-type: Vernacular⁹¹

Vernacular residences are found among Redmond's oldest dwellings. These houses, characterized by their form, massing, and plan rather than by style, appeared in Redmond as the town took shape in the early 1900s and were built into the mid-20th century. Redmond's vernacular houses are a product of the railroad-era during which mass-produced building materials became widely available and are a continuation of pre-railroad building traditions. While they may exhibit modest references to architectural styles, vernacular houses are identified by their distinctive shapes, described in more detail below. Although not outwardly exceptional for their architectural significance in the formal sense of style and design, vernacular houses should be evaluated for their ability to reflect distinctive physical characteristics that are reflective of their period (Criterion C) as well as for their associations with Redmond's residential development (Criterion A).

Given that most examples of vernacular houses are older and built in first three decades of Redmond's history, these properties have experienced alterations as the needs of occupants changed or as owners updated them to reflect evolving styles and trends. The nature and timing of alterations should be closely considered when evaluating a vernacular residence, as it may have been altered during the historic period and these are less likely to adversely impact eligibility.

Forms

The **pyramidal** house form (pictured below) can be found on only a few residences in Redmond.⁹² While side-gabled roofs normally cover massed-plan houses of rectangular shape, those with more nearly square plans commonly have pyramidal roofs. In addition to the pyramidal roof shape and nearly square plan, **character-defining features** typically include:

⁹⁰ Thomas C. Hubka, *Houses Without Names: Architectural Nomenclature and the Classification of America's Common Houses* (Knoxville: University of Tennessee Press, 2013), preface. See also: McAlester, *A Field Guide to American Houses*; Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960*, (New York: W. W. Norton & Co., 2009); and Christine Hunter, *Ranches, Rowhouses, and Railroad Flats* (New York: W.W. Norton & Company, 1999).

⁹¹ Because National Register Bulletin 16A provides no classification for un-styled or minimally styled buildings from the late 19th and early 20th centuries, this nomenclature based on house form has been adapted from Virginia Savage McAlester's *A Field Guide to American Houses*.

⁹² An early example that is no longer extant includes the Z.T. and Mary McClay house on Eighth Street. Hole and Pinkerton's *Images of America Redmond*, 13.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State



- a lack of applied ornamentation;
- a one-story porch that is either full or partial width;
- wood cladding;
- dormers, allowing for additional functionality of second-floor spaces;
- single or paired windows with simple double-hung sashes; and
- a height ranging from one to two stories.

Porch alterations and small additions either to the rear or side are common. Examples of the pyramidal house in Redmond are limited, due in part to their age. The small houses at 839 SW Forest Avenue and 315 NW Elm Avenue are examples of this house form. The Forest Avenue house appears to be highly intact, while the Elm Avenue house has been modified with changes to the siding and windows. A larger two-story example is at 655 SW 7th and is one of Redmond's oldest surviving homes. Like most vernacular house forms, the roof pitch and the size and location of the porches vary.

The simple **gable-front** house form (pictured at right) became popular in the pre-railroad era, and the design persisted, becoming a dominant form until well into the 20th century. In addition to the gable-front roof form, **character-defining features** typically include:

- a lack of applied ornamentation;
- a one-story porch or covered stoop supported by square wood columns;
- wood cladding;
- simple double-hung-sash windows; and
- a height ranging from one to two stories.



Porch alterations and small additions either to the rear or side are common. Examples of the gable-front house are not plentiful in Redmond, due in part to their age. Examples include 238 SW 10th Street, 635 SW 10th Street, and 421 SW 11th Street. These are early- to mid-20th century, wood-frame residences that are typical of the vernacular house type and feature little architectural ornamentation. The 11th Street house has been modified with replacement windows and non-original siding that perhaps falsely exhibits fish-scale shingles in the front gable.

The **gable-front-and-wing** house form (pictured at below), also known as a gable-and-ell or an upright-and-wing, typically features an L- or T-shaped plan. In addition to the distinct gabled roof form, **character-defining features** typically include:

- a lack of applied ornamentation;
- a primary entry at the corner formed by the ell;
- a one-story hipped- or shed-roofed porch often occupying the space within the ell;
- wood cladding;
- simple double-hung-sash windows that may be arranged singly or paired; and

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

- a height ranging from one to two stories.

Porch alterations and small additions either to the rear or side are common. Examples of the pyramidal house in Redmond are limited, due in part to their age. An example of the gable-front-and-wing house is the one-story residence at 1218 SW Black Butte Boulevard. Additional survey could yield more examples.

Registration Requirements

In addition to the *General Registration Requirements* noted above, the following requirements must be met for a vernacular residence to qualify for nomination under this Multiple Property Listing:

Vernacular residences may have significant associative qualities that reflect historical trends or patterns identified in the Section E historic contexts that are worth evaluating under Criterion A. The primary applicable National Register areas of significance are *Community Planning & Development* and *Exploration/ Settlement*. The earliest periods identified in the context will be most applicable to these resources and include "Irrigation Leads to Town Formation (ca. 1900-1909)" and "Incorporation and Expansion as a Transportation Network Develops (1910-1930) as well as "General Patterns and Platting." Resources from these periods are likely to reflect initial settlement that influenced future development and also the emergence of a local economy influenced by rail- and auto-based transportation networks.

Vernacular residences may have significant physical qualities, as noted above, that reflect historical building and architectural patterns identified in the Section E historic context *Residential Development in Redmond, 1900 to 1970* that are worth evaluating under Criterion C. The primary applicable National Register area of significance is *Architecture*. The information in the section "Trends in Redmond's Residential Architecture," will be most applicable. "

To qualify for registration under Criteria A and C, vernacular residences must retain sufficient integrity to evoke the character of their original type and period, regardless of current use. Vernacular residences should retain their overall original form and massing, which are important elements in identifying their property type. They must be free from significant alterations that obscure the original massing, substantially alter its design, or that extensively replace original materials. Since vernacular residences were built without significant stylistic ornamentation, they must remain free of heavy ornamentation. If a vernacular house was substantially renovated during the period of significance and now reflects an overall design change, it likely should be evaluated with respect to the newer style it now exhibits.

Sub-type: Craftsman⁹³

Local adaptations of Craftsman-style residences dominated the first few decades of the 20th century, both nationally and in Redmond, particularly in the form of the bungalow. Character-defining features of the typical bungalow include:

- a height of one- to one-and-a-half stories;
- a low-pitched roof with wide overhanging eaves,



1218 SW Black Butte Boulevard



1329 SW Evergreen Ave

⁹³ Craftsman-style residences also should be evaluated for eligibility under "Craftsman Bungalows in Deschutes County, Oregon," National Register MPD. However, the "Craftsman Bungalows in Deschutes County, Oregon" MPD does not include the history of residential development in Redmond which is why evaluation under both MPDs is warranted.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

wide bargeboards, and often with exposed roof rafter ends;

- typically, a front-, side-, or cross-gable roof, perhaps with shed or gabled dormers;
- an exterior chimney, either brick or stone;
- a wide front porch, which usually exhibits the Craftsman features in its materials, bulky or battered porch columns, and roof with wide eaves, bargeboards, knee brackets, and exposed rafter ends;
- natural cladding materials that include wood, stone, and brick; and
- often, a garage that is situated behind or adjacent to the residence; if it was built in association with the residence it likely reflects similar building materials and perhaps some modest stylistic references.

Redmond boasts many Craftsman residences. Extant examples include 215 SW 7th Street, 111 NW 8th Street, 353 SW 9th Street, 137 SW 10th Street, 1329 SW Evergreen Avenue, and 1408 SW Evergreen Avenue.

Registration Requirements

In addition to the *General Registration Requirements* noted above, the following requirements must be met for a Craftsman residence to qualify for nomination under this Multiple Property Listing:

Modest Craftsman residences are more plentiful in Redmond than most other types of older dwellings. Therefore, it is important to evaluate a Craftsman residence within the context of others, when assessing both integrity and significance. To qualify for registration under Criterion C, Craftsman residences must retain sufficient integrity to evoke the character of their original type and period, regardless of current use. They must be free from significant alterations that enclose the front porch, which is a character-defining feature of this style. The house form, be it front-gable, side-gable, or cross-gable, should be intact. Additions should be small in scale, not rise above the original building, and on the rear or least publicly visible elevation. Siding replacement is generally not acceptable unless it is replaced in-kind or very closely replicates the original. The fenestration on the primary elevation must be intact. Window replacement may be acceptable if they reflect the original light and sash arrangement, occupy the original openings, and the trim is maintained. Craftsman residences may have associative qualities worth evaluating under Criterion A, and perhaps B, and for this the *General Registration Requirements* should be applied.

Sub-type: Colonial Revival

The Colonial Revival style enjoyed widespread popularity over several decades, resulting in an assortment of variations ranging from the highly stylized to the common. Often, a car garage is situated behind or adjacent to the residence. If it was built in association with the residence it likely reflects similar building materials and perhaps some modest stylistic references.

One common iteration is the *Dutch Colonial Revival* house (pictured at right). This sub-style has character-defining features that include:

- a gambrel roof, which has two pitches on each side, that can be either front-facing or side-facing;
- a height ranging from one to two stories, most with one story and steeply pitched gambrels that contain almost a full second story;
- individual dormers or a wide, continuous shed dormer;



122 SW 10th Street

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

- wood cladding, either clapboards or shingles; and
- double-hung-sash windows, that may be arranged singly or paired.

Those with a front-facing gambrel are typically narrower than those with side or cross gambrels and often include shingle siding. Despite the high degree of popularity and the long span of time within which the Colonial Revival style occurred throughout the U.S., survey has revealed only one high-style example in Redmond, a Dutch Colonial Revival house at 122 SW 10th Street.

Colonial Revival influences also can be found in modest Redmond houses into the mid-century (pictured at right). These smaller versions, called the *Cape Cod cottage*, have character-defining features that include:

- a symmetrical front elevation;
- a height of one or one-and-a-half stories;
- cladding materials that include wood, stone, and/or brick;
- a moderate-to-steeply pitched side-gable roof, often with gabled dormers; and
- a small entry porch that may be modestly accented by pilasters, a pedimented entry, or a gabled stoop.



147 NW 12th Street

The house at 147 NW 12th Street is an example of this type, and additional survey could yield more examples. It should be noted that these later Colonial Revival cottages and their contemporary Tudor Revival cottages influenced the closely-related and even more simplified Minimal Traditional dwellings of the same period (described below).

Registration Requirements

In addition to the *General Registration Requirements* noted above, the following requirements must be met for a Colonial Revival-style residence to qualify for nomination under this Multiple Property Listing:

Redmond residences exhibiting the Colonial Revival style are somewhat unusual especially when it comes to early 20th century, high-style examples, and this is an important factor when evaluating the integrity and significance of this style of residence. To qualify for registration under Criterion C, Colonial Revival residences must retain sufficient integrity to evoke the character of their original type and period, regardless of current use. They must be free from significant alterations that affect the roofline and general form, be it the easily distinguished gambrel or the side-gable with dormers. The removal of any key stylistic features, such as embellishments around the primary entry, or alterations that significantly impact the symmetry, are not acceptable. Siding replacement is generally not acceptable unless it is replaced in-kind or very closely replicates the original. Replacement windows on highly visible elevations may be acceptable if they reflect the original light and sash arrangement, occupy the original openings, and the trim is maintained. Colonial Revival residences may have associative qualities worth evaluating under Criterion A, and perhaps B, and for this the *General Registration Requirements* should be applied.

Sub-type: Tudor Revival

Redmond boasts a number of examples of the Tudor Revival style (pictured below). While the style may occur on both large architect-designed examples and small working- and middle-class cottages, it is the latter this is found most commonly in Redmond. Tudor Revival cottages have character-defining features that include:

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

- a height of one or one-and-a-half stories;
- one or more steep, front-facing and/or side-facing gables;
- prominent masonry chimney(s);
- arched doorways and/or window openings;
- gabled entrance projections;
- cladding materials that include wood, stone, and/or brick;
- grouped windows, usually with multi-pane glazing; and
- often, a garage that is situated behind or adjacent to the residence; if it was built in association with the residence it likely reflects similar building materials and perhaps some modest stylistic references.

Decorative half-timbering in the gables is sometimes a feature, but not among those houses surveyed in Redmond. Redmond examples are generally modest dwellings of the late 1920s through the early 1940s.

Examples include single-family dwellings 1332 and 1345 SW Evergreen Avenue, 553 SW 15th Street, 1447 SW Forest Avenue, and the multi-family Frederick Apartments at 707 Black Butte Boulevard. Additional survey could yield more examples.



553 SW 15th Street



1345 SW Evergreen Avenue

Registration Requirements

In addition to the *General Registration Requirements* noted above, the following requirements must be met for a Tudor Revival-style residence to qualify for nomination under this Multiple Property Listing:

Although not as plentiful as Craftsman houses, several Tudor Revival residences have been identified through survey. To qualify for registration under Criterion C, Tudor Revival residences must retain sufficient integrity to evoke the character of their original type and period, regardless of current use. They must be free from significant alterations that affect the roofline and general form, which are particularly important character-defining elements of this subtype. The steep roof is a primary feature and the addition of dormers on primary or highly visible elevations where none previously existed are not acceptable. The removal of any key stylistic features, such as the chimney or round-arch entry, is not acceptable. Siding replacement is generally not acceptable unless it is replaced in-kind or very closely replicates the original. Replacement windows on highly visible elevations may be acceptable if they reflect the original arrangement, occupy the original openings, and the trim is maintained. Grouped windows, for example, shall be maintained. As with other residential styles, additions to Tudor Revival residences shall be minimal and concentrated to rear and/or secondary elevations. Tudor Revival houses may have associative qualities worth evaluating under Criterion A, and perhaps B, and for this the *General Registration Requirements* should be applied.

Sub-type: Moderne/Streamlined Moderne

Modernistic designs were a stark departure from the earlier revival and Craftsman styles, primarily in their building forms and use of materials. Modernism focused on “machine age” buildings, emphasizing

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

functionality and sleek modern materials over ornamentation, resulting in Art Deco and Streamlined Moderne styles, among others. Nationwide, these styles were most often executed on commercial buildings, and Redmond has several excellent examples that are identified in the Redmond Downtown Historic District. Examples of Streamlined Moderne residences are much less common nationwide, but the building activity in Redmond during the 1930s resulted in a few excellent examples, which was notable for a community of its size (pictured at right). **Character-defining features** typically include:

- a height of one to two stories;
- a flat roof, smooth, asymmetrical wall surfaces that are usually made of stucco;
- curved walls, often with scored or grooved horizontal lines in the walls;
- decorative elements that emphasize horizontality;
- glass-block or metal windows; and
- typically, a garage is situated behind or adjacent to the residence. If it was built in association with the residence it likely reflects similar building materials and perhaps some modest stylistic references.

Examples of Streamlined Moderne houses in Redmond include 623 SW 12th Street and 1104 NW 7th Street.

Registration Requirements

In addition to the *General Registration Requirements* noted above, the following requirements must be met for a Streamlined Moderne residence to qualify for nomination under this Multiple Property Listing:

It is typical of most communities to have a few examples of Streamlined Moderne or Art Deco residences. Redmond's lack of high-style residences in general makes those few extant Streamlined Moderne houses all the more significant, and this should be taken into account when evaluating the integrity and significance of this style of residence. To qualify for registration under Criterion C, Streamlined Moderne residences must retain sufficient integrity to evoke the character of their original type and period, regardless of current use. They must maintain their flat roof and smooth wall surfaces and must be free from significant alterations that affect these important attributes. The significant alteration or removal of any key stylistic features, such as curved or scored walls, is not acceptable. Exterior cladding replacement is generally acceptable if it is replaced in-kind or very closely replicates the original. Replacement windows on highly visible elevations may be acceptable if they reflect the original type, light and sash arrangement, and occupy the original openings. Additions to Streamlined Moderne residences shall be minimal so as not to overwhelm the original massing and should be differentiated from but in keeping with the flat-roof and modern materials of the original building. Streamlined Moderne houses may have associative qualities worth evaluating under Criterion A, and perhaps B, and for this the *General Registration Requirements* should be applied.



623 SW 12th Street



1104 NW 7th Street

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

Sub-type: International Style

The International Style, common in the U.S. between 1925 and 1960, is another modernistic design that departed significantly from the Craftsman and revival styles. It was much more popular in Europe, particularly as it related to residences. In its most broad definition, it describes buildings with character-defining features that include:

- a stark, austere form that feature smooth wall surfaces;
- metal-frame windows, often wrapping around building corners or arranged as a strip or ribbon of windows;
- an asymmetrical, boxy form that is largely void of ornamentation or embellishment;
- cantilevered extensions (such as entryways, balconies, or even vertical projections);
- a height of one to several stories; and
- always a flat roof with no decorative detailing at the roofline or around windows;



354 SW 7th Street

International Style houses are not common in American neighborhoods. Redmond's best example is the multi-family Chadwick Building at 354 SW 7th Street (pictured at right). Additional survey may yield other examples.

Registration Requirements

In addition to the *General Registration Requirements* noted above, the following requirements must be met for an International Style residence to qualify for nomination under this Multiple Property Listing:

This subtype should be treated much like the above Streamlined Moderne subtype. Redmond's lack of high-style residences in general makes the few known International Style houses all the more significant. This should be factored into evaluations of the integrity and significance of this style of residence. To qualify for registration under Criterion C, International Style residences must retain sufficient integrity to evoke the character of their original type and period, regardless of current use. They must maintain their flat roof and smooth wall surfaces and must be free from significant alterations that affect these important attributes. An International Style residence is void of applied architectural embellishments, so any added features that alter its original austerity is not acceptable. Exterior cladding replacement is generally acceptable if it is replaced in-kind or very closely replicates the original. Replacement windows on highly visible elevations may be acceptable if they reflect the original type, light and sash arrangement, and occupy the original openings. Additions to International Style residences shall be minimal so as not to overwhelm the original massing and should be differentiated from but in keeping with the flat-roof and modern materials of the original building. These residences may have associative qualities worth evaluating under Criterion A, and perhaps B, and for this the *General Registration Requirements* should be applied.

Sub-type: Minimal Traditional

Minimal Traditional homes often were built in large numbers on the edges of towns and as part of new subdivisions. In Redmond, they were built throughout the community, including within long-empty lots in the older platted areas. It does not appear that merchant builders constructed entire blocks of these in Redmond as in other larger communities. Rather, they were typically constructed by individual builders who were perhaps working directly with property owners. These dwellings have character-defining features that typically include:

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

- a height of one or one-and-a-half stories;
- a small footprint rarely exceeding 1,000 square feet;
- a low- or intermediate-pitched roof, usually gabled, with minimal or no eaves;
- multiple front-facing gables reminiscent of the Tudor Revival style, but distinguished by the noticeably shallower pitch and tight eaves;
- cladding materials that include wood or stone or brick veneer;
- a lack applied ornamentation, with any hint of embellishment is typically found only in the addition of a small front porch or stoop, a modest bay window, or sometimes a second type of cladding;
- an exterior chimney – either on the front or side – made of local volcanic rock, a common feature among Redmond’s Minimal Traditional houses; and
- typically, a garage is situated behind or adjacent to the residence; if it was built in association with the residence it likely reflects similar building materials and perhaps some modest stylistic references.



523 NW 8th Street

Redmond has many Minimal Traditional houses, including at 522 NW 8th Street, 523 NW 8th Street, 535 NW 8th Street, 506 SW 11th Street, 315 NW Cedar Avenue, 312 SW Canyon Drive, and 320 SW Canyon Drive.

Registration Requirements

In addition to the *General Registration Requirements* noted above, the following requirements must be met for a Minimal Traditional residence to qualify for nomination under this Multiple Property Listing:

Minimal Traditional residences are perhaps as plentiful in Redmond as earlier Craftsman dwellings. Therefore, it is important to evaluate Minimal Traditional residences within the context of others when assessing both integrity and significance. Given their large numbers and relatively recent age, only the most intact examples should be evaluated for individual nomination, particularly to qualify under Criterion C. A Minimal Traditional house must retain a high degree of integrity to evoke the character of their original type and period, regardless of current use. They must be free from alterations that significantly impact the house form or enlarge the footprint, thereby eliminating their small-house character. Architectural embellishment where it did not exist historically is not acceptable. Siding replacement is generally not acceptable unless it is replaced in-kind or very closely replicates the original. The fenestration must be intact. Window replacement may be acceptable if they reflect the original light and sash arrangement, occupy the original openings, and the trim is maintained. Additions should be small in scale, not rise above the original building, and on the rear or least publicly visible elevation. Additionally, their associative qualities (Criterion A) should not be overlooked for possible association with the FHA guidelines and post-war housing programs, in particular, and for these the *General Registration Requirements* should be applied.

Sub-type: Ranch

Emerging from California during the mid-1930s, the Ranch house became popular in the 1940s and dominated residential architecture for the following three decades. Sometimes referred to as a Rambler, the sprawling Ranch house reflected a modern lifestyle that was attractive to the wave of new and first-time homebuyers following World War II. The house form and plan are markedly different from houses of the early 20th century. The low-flung structure with its strong horizontal emphasis is typically

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

situated with the long elevation parallel to the street. Additionally, the Ranch house shifted the emphasis on outdoor living space from what had been the prominent front porch of earlier house styles to the more private back patio. **Character-defining features** include:

- a broad, low-flung, one-story structure with strong horizontal lines;
- a low-pitched roof with a side gable or hipped form and wide overhanging eaves;
- a primary entry that is often recessed and de-emphasized;
- a variety of claddings may be found on a single residence;
- cladding materials include horizontal weatherboard with a wide reveal, vertical board-and-batten, and veneers of brick or stone;
- embellishments can include “storybook” details like window boxes, scalloped eaves and window trim, or even garage doors or entries with geometric patterns;
- prominent stone or brick chimneys are often present, either on the primary or side elevation;
- asymmetrical fenestration;
- windows of a variety of types including casements, double-hung, awning, and fixed, with wood and metal frames;
- windows with horizontal muntins are common;
- a large picture window often dominates the primary façade
- a one- or two-car garage that is usually attached at one end and is fully integrated into the façade.



1435 NW 9th Street



137 NW Canyon Drive

Redmond has many Ranch houses including 137 NW Canyon Drive, 930 NW Canyon Drive, 733 NW 9th Street, 798 NW 9th Street, 1435 NW 9th Street, 1524 NW 9th Street, 1547 NW 9th Street, 1554 NW 9th Street, and 650 SW 14th Street.

Registration Requirements

In addition to the *General Registration Requirements* noted above, the following requirements must be met for a Ranch house to qualify for nomination under this Multiple Property Listing:

Ranch houses are plentiful in Redmond, making it important to evaluate them within the context of others when assessing both integrity and significance. Given their large numbers and relatively recent age, only the most intact examples should be evaluated for individual nomination, particularly to qualify under Criterion C. Those most qualified under Criterion C will be the styled Ranch houses that exhibit embellishments like window boxes, scalloped eaves and window trim, or even garage doors or entries with geometric patterns. A Ranch house must retain a high degree of integrity to evoke the character of their original type and period, regardless of current use. They must be free from alterations that significantly impact the horizontality of the house, such as a second-story addition or a bump-out addition on the primary elevation. Siding replacement is generally not acceptable unless it is replaced

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

in-kind or very closely replicates the original. The fenestration must be intact. Window replacement may be acceptable if they reflect the original arrangement, occupy the original openings, and the trim is maintained. Ranch houses with infilled garage bays have been significantly altered and are not eligible. Additionally, their associative qualities (Criterion A) should not be overlooked for possible association with neighborhood development and post-war-era housing programs, and for these the *General Registration Requirements* should be applied.

Sub-type: Contemporary

These mid-century houses were designed from the inside out, and they incorporated outdoor living spaces, gardens, and viewsheds into the open and flowing arrangement of interior rooms. When designing these houses, architects took care to consider the entire parcel, its views, and its quirks. They are often built on sloping hillsides with a terraced landscape and oriented toward picturesque views of mountains and lakes. Character-defining features of Contemporary houses typically include:

- a broad, low-flung, one-story structure with strong horizontal lines;
- a post-and-beam structure built of local, natural materials;
- cladding materials made of wood, stone, and/or brick;
- a low-pitched or flat roof with wide overhangs;
- broad expanses of uninterrupted wall surface typically on the front facade;
- large expanses of glass oriented toward outdoor views and decks or patios;
- a flowing and open interior room arrangement focuses on efficient spatial organization, functionality, and connection with the outdoors;
- the use of new building materials, such as Formica and sheet panel products, or the use of materials like concrete block or glass block in new ways; and
- a one- or two-car garage can be either free-standing or integrated into the dwelling.



327 NW Canyon Drive

Redmond examples of the Contemporary style include 327 NW Canyon Drive, 732 NW 9th Street, and 545 NW 10th Street.

Registration Requirements

In addition to the *General Registration Requirements* noted above, the following requirements must be met for a Contemporary-style house to qualify for nomination under this Multiple Property Listing:

Survey has uncovered only a handful of Contemporary-style houses in Redmond, but additional survey may reveal more. Nevertheless, it is typical of most communities to have fewer examples of Contemporary-style residences than Minimal Traditional and Ranch houses. Redmond's lack of architect-designed and high-style residences in general makes these worth evaluating closely for their potential architectural significance. To qualify for registration under Criterion C, Contemporary residences must retain a high degree of integrity to evoke the character of their original type and period, regardless of current use. They must maintain their overall massing and low-pitched roof, their natural materials. Alterations should not break up the broad expanses of uninterrupted wall surfaces typically found on the primary elevation. The relationship between the interior and the outdoors through large window and door openings must be maintained. Exterior cladding replacement is generally acceptable if it is replaced in-kind or very closely replicates the original. Window replacement may be acceptable if

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

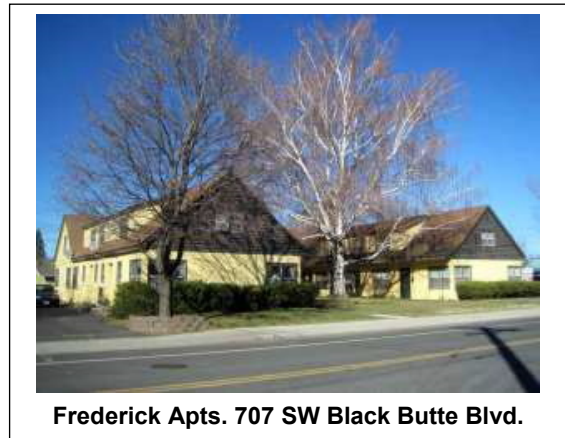
Oregon

State

they reflect the original arrangement, occupy the original openings, and the trim is maintained. Contemporary houses typically feature a garage or carport, which may be attached or detached. Those with infilled garage bays have been significantly altered and are not eligible. These residences may have associative qualities worth evaluating under Criterion A, and perhaps B, and for this the *General Registration Requirements* should be applied.

Property Type: Multi-Family Residences and Associated Outbuildings

This property type includes buildings designed and constructed specifically to function as multi-family dwellings and, like single-family residences, reflect a variety of building trends and architectural styles. These dwellings were intended to be permanent residences capable of accommodating numerous family units. Extant types of multi-family housing include double-unit houses, court apartments, apartment blocks, and complexes of multi-family units, but they appear in too few numbers to warrant sub-property types. Free-standing garages often accompany multi-family residences and are generally found adjacent to or behind the residence.



Frederick Apts. 707 SW Black Butte Blvd.

Multiple entrances within a symmetrical façade can characterize a multi-family residential building; however, some feature a single, primary entrance and an interior double-loaded corridor accessing each unit. Depending on the period of construction, contemporary stylistic norms, and the number of units, the size, scale, and massing is *highly variable* among extant examples. For example, some resemble contemporary single-family residential styles popular at the time of construction, like the Frederick Apartments at 707 SW Black Butte Boulevard, a court apartment building (with an associated eight-car garage located behind) that exhibits Tudor Revival-style elements. In contrast, the Chadwick Building, 354 SW 7th Street is a multi-unit apartment building and commercial space with boxy massing and multiple wall and roof planes exhibiting the austere International Style. A later example, The Pines at 613 SW 9th Street, is decidedly contemporary and exhibits elements of the Ranch style.



306 SW 11th Street



354 SW 7th Street

Multi-family residences are much less common in Redmond than single-family dwellings. Although fewer than ten have been surveyed and entered into the Oregon Historic Sites Database, recent windshield surveys have identified others. Additional survey would yield a clearer picture of this type of housing in Redmond. It is important to note that multi-family residences that have not yet been surveyed are not necessarily excluded from consideration for listing in the National Register. Conversely, those that have been surveyed should not be considered automatically eligible for listing in the National Register. Each multi-family residence must meet the criteria and registration requirements (or those for contributing resources in a historic district) to be considered eligible as part

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

of this Multiple Property Listing. Single-family residences that have been converted into multi-unit dwellings may be evaluated as multi-family houses if the alterations were completed before 1970. The conversion of single-family dwellings to multi-family dwellings may reflect significant local development patterns and the lack of housing at periods in Redmond's history, as outlined in the Section E contexts. Additionally, this property type does not include boarding/rooming houses because no extant examples have been identified through survey.

Examples of multi-family residences have been identified from the two later time periods that are discussed in Section E: (1) the New Deal and wartime eras (1930-1945); and (2) post-war and modern eras (1946-1970). Although surveys have not identified extant examples from the earlier periods that pre-date 1930, they are known to have existed. The earliest-known multi-family residence is noted on the Sanborn Company's fire insurance maps of Redmond was a three-unit rowhouse at the southeast corner of 4th and E streets (now Evergreen) in 1928, but it is no longer extant. Multi-family houses, including double-unit dwellings and larger complexes, were built in greater numbers in the 1930s and 1940s when New-Deal era work programs and the U.S. Army's use of the Redmond airfield brought thousands of workers and trainees to the area.



The Pines
613 SW 9th Street

Registration Requirements

Multi-family residences may reflect the various architectural styles outlined in Section E, and they should be evaluated under the appropriate stylistic category, such as Tudor Revival or International Style. In addition to meeting the *General Registration Requirements*, a multi-family residence must retain the qualities and characteristics reflective of its historic function and sufficient integrity to illustrate the property's contribution to the historic contexts in Section E. Importantly, this requires that the residence retain its integrity of design, which requires that the building maintain its architectural composition, materials, and ornamentation on the primary elevation(s). Regardless of its current function, it must still be readily identifiable from the public street as a multi-family residence and reflective of the period in which it was constructed.

Common exterior alterations include the loss of ornamentation and the replacement of doors and window sashes, which does not necessarily diminish the building's ability to convey its historic function but should be carefully evaluated. For example, the loss of exterior door and/or window openings could diminish a building's ability to convey its historic function as a multi-family residence. A multi-family residence that has been further sub-divided or converted to a single-family dwelling should retain sufficient integrity to still be recognizable as multi-family house from the period in which it was built. The loss or considerable alteration of an associated outbuilding will not necessarily render the property ineligible, but it should be weighed collectively as part of a property's other alterations.

Multi-family residences illustrate a continuation of broad patterns of development in the community, and those that were constructed during the historic period are locally significant under Criterion A in the area of *Community Planning & Development*. The periods identified in the Section E context that will be most applicable to these resources are "Incorporation and Expansion as a Transportation Network Develops (1910-1930); the New Deal Era and Wartime (1930-1945); and Post-War and Modern Eras (1945-1970). Multi-family resources from these periods reflect times of greater housing demand that were influenced by national events and the local economy. Further, multi-family houses may have architectural qualities worth evaluating under Criterion C in the area of *Architecture* and perhaps additional associative qualities worth evaluating under Criterion B.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

Property Type: Residential Historic Districts

Historic districts encompass a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united historically or aesthetically by plan or physical development. Currently, Redmond has one National Register-listed historic district – the Redmond Downtown Historic District. It is largely commercial in nature and encompasses the historic downtown core and its immediate periphery. It was nominated in 2017 for its local significance in the areas of Commerce and Architecture. Targeted surveys may identify other possible historic districts in Redmond, including residential historic districts. These areas would include residences – perhaps both single- and multi-family dwellings – from the historic period that retain sufficient integrity to convey a sense of the historic time and place.

Registration Requirements

Historic districts relating to this Multiple Property Listing must represent a contiguous collection of buildings built in or before 1970. Discontiguous districts are not eligible as part of this MPD given the emphasis on visual continuity and physical proximity in the significance and integrity requirements noted below. Districts must be largely residential in nature, although they may include resources of differing uses that were part of the historic fabric of the district or non-historic features that were constructed after the period of significance. Residential resources include both single- and multi-family residences and their associated outbuildings. Districts can include both resources that lack individual distinction and individually distinct resources that serve as visual landmarks. Non-residential resources shall be few in number, and non-historic resources must remain a minority percentage of all the district properties. Districts will include resources reflecting the building trends and architectural styles discussed in Section E and listed in the previous property types.

While Redmond does not have defined neighborhoods like those found in bigger towns and cities, the platting of additions could inform potential district boundaries. Looking for physical features on the landscape, such as walls, embankments, fence lines, major roads, and lot sizes, can also inform a potential boundary. Both single- and multi-family residences built prior to World War II generally are located on rectangular lots platted on a grid system, while later residences may be found in outlying areas or in unconventional-sized lots.

Historic districts are commonly evaluated for significance in association with historical trends in community development (Criterion A) or as collections of resources associated with one another physically and/or architecturally (Criterion C). An example of the former might include an area in the original town plat or other early plat that is in close proximity to the historic downtown core and that is a cohesive group of buildings that developed over time. An example of the latter might include an area such as the Sisters View Estates Subdivision that was platted and developed in the late 1960s more or less as a cohesive Ranch house neighborhood. Even if composed of a variety of resources developed over a period of time, historic districts can be unified by associative qualities (Criterion A or B) or by physical characteristics (Criterion C). The unifying element(s) of the district will inform the level of integrity that is required. For example, districts unified by associative qualities may require less stringent integrity thresholds than those significant for their physical characteristics. To be eligible under Criterion C, the majority of buildings must retain integrity of design, workmanship, materials, feeling, and association. Window replacement and minimal porch enclosures is not a major consideration in determining what properties contribute to the district's significance. Similarly, replaced siding will not automatically disqualify a building if the siding mimics the original and other important architectural elements are present. The interiors of buildings are not factored into the evaluation of historic districts.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

G. Geographical Data

This Multiple Property Documentation Form addresses residential resources that are located within the current (2021) Redmond City Limits in areas that were platted in 1970 or earlier.

Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

H. Summary of Identification and Evaluation Methods

(Discuss the methods used in developing the multiple property listing.)

This Multiple Property Documentation Form (MPDF) was completed in accordance with the guidelines outlined in National Register bulletins ‘How to Apply the National Register Criteria for Evaluation,’ ‘How to Complete the National Register of Historic Places Registration Form,’ and ‘How to Complete the National Register Multiple Property Documentation Form.’ Section F also is informed by the NPS-approved Multiple Property Documentation Forms ‘Residential Architecture in Eugene, Oregon, 1850 to 1950,’ and ‘Historic Architecture in Silverton, Oregon, and Its Environs.’

This document, addressing residential resources in Redmond, Oregon, is the beginning of a phased approach initiated by the City of Redmond to assist the City, property owners, and the public in assessing and nominating residential properties to the National Register of Historic Places.

The historic contexts are derived from research of primary and secondary sources, including books, maps, newspapers, photographs, county tax assessor data, as well as data collected during previous National Register nomination and historic resource survey projects. To date, 378 residential properties in Redmond have been surveyed and entered into the Oregon Historic Sites Database, representing 73 percent of the total number of properties surveyed in the community (figures 7a & 7b). Previous survey projects include (1) a citywide survey of Redmond and other Deschutes County communities in 1997-98 that resulted in the *Craftsman Bungalows in Deschutes County* Multiple Property Document; (2) a 2015 survey of 91 resources in and around Redmond’s historic downtown core that resulted in the inclusion of the Redmond Downtown Historic District in the National Register of Historic Places; and (3) a 2017 survey of 89 dwellings concentrated in Redmond’s ‘close-in’ residential areas.

The registration requirements are derived from data collected during these surveys and recent observational fieldwork to verify information and assess integrity of resources. Properties covered within this Multiple Property Document represent residential development in Redmond from ca. 1900 to 1970. Construction dates referenced in the document have been gathered during reconnaissance-level survey efforts and should be considered approximate unless otherwise noted.

Historic Residential Resources of Redmond, Oregon

Name of Multiple Property Listing

Oregon

State

I. Major Bibliographical References

(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

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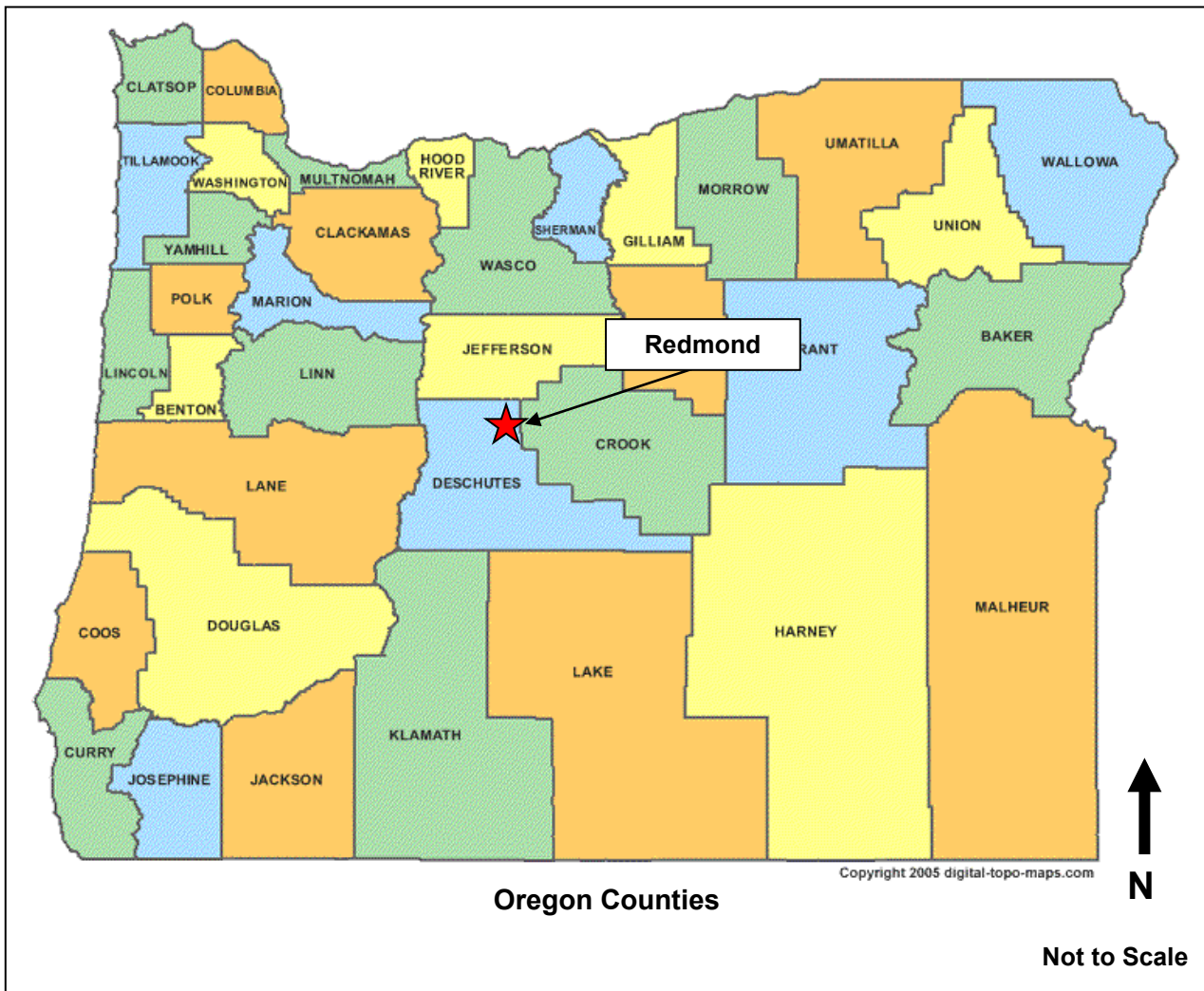
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Additional Documentation

(Figures, Maps, Appendices, and other materials. Please include a list of all included additional materials)

Figure 1: General Location Map



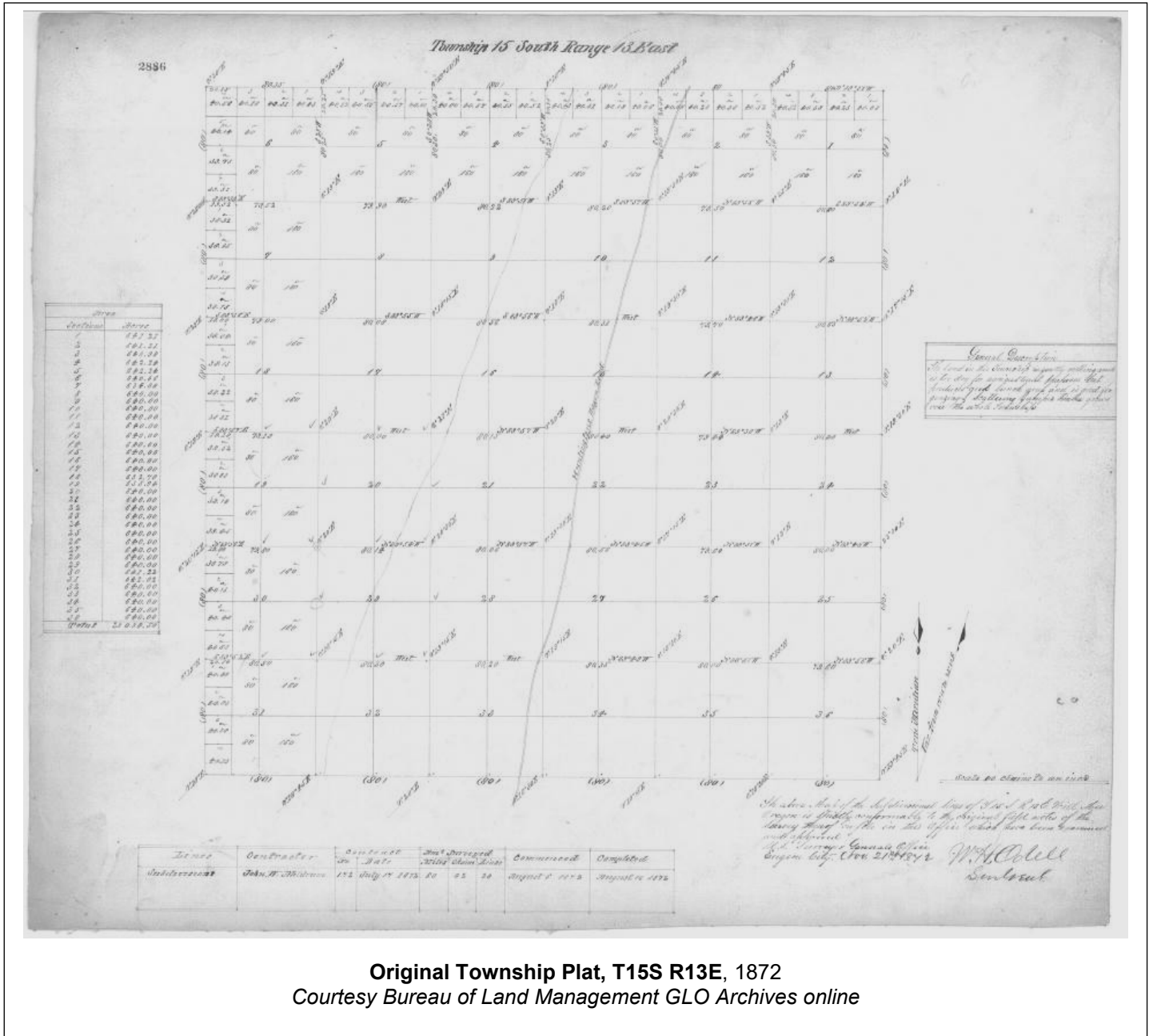
Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

Figure 2: Original Township Survey Plat, 1872



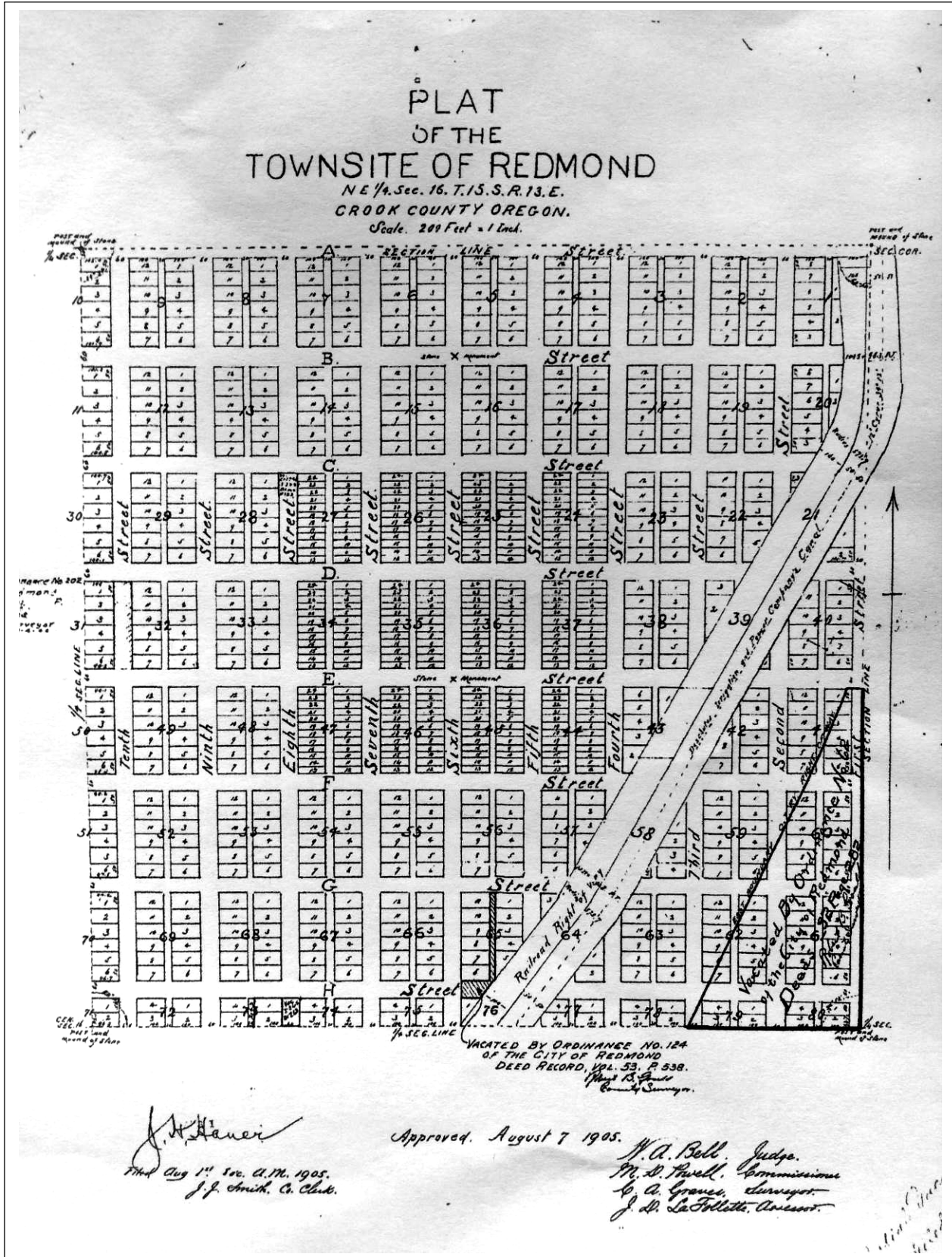
Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

Figure 3: Original Plat of the Townsite of Redmond, 1905



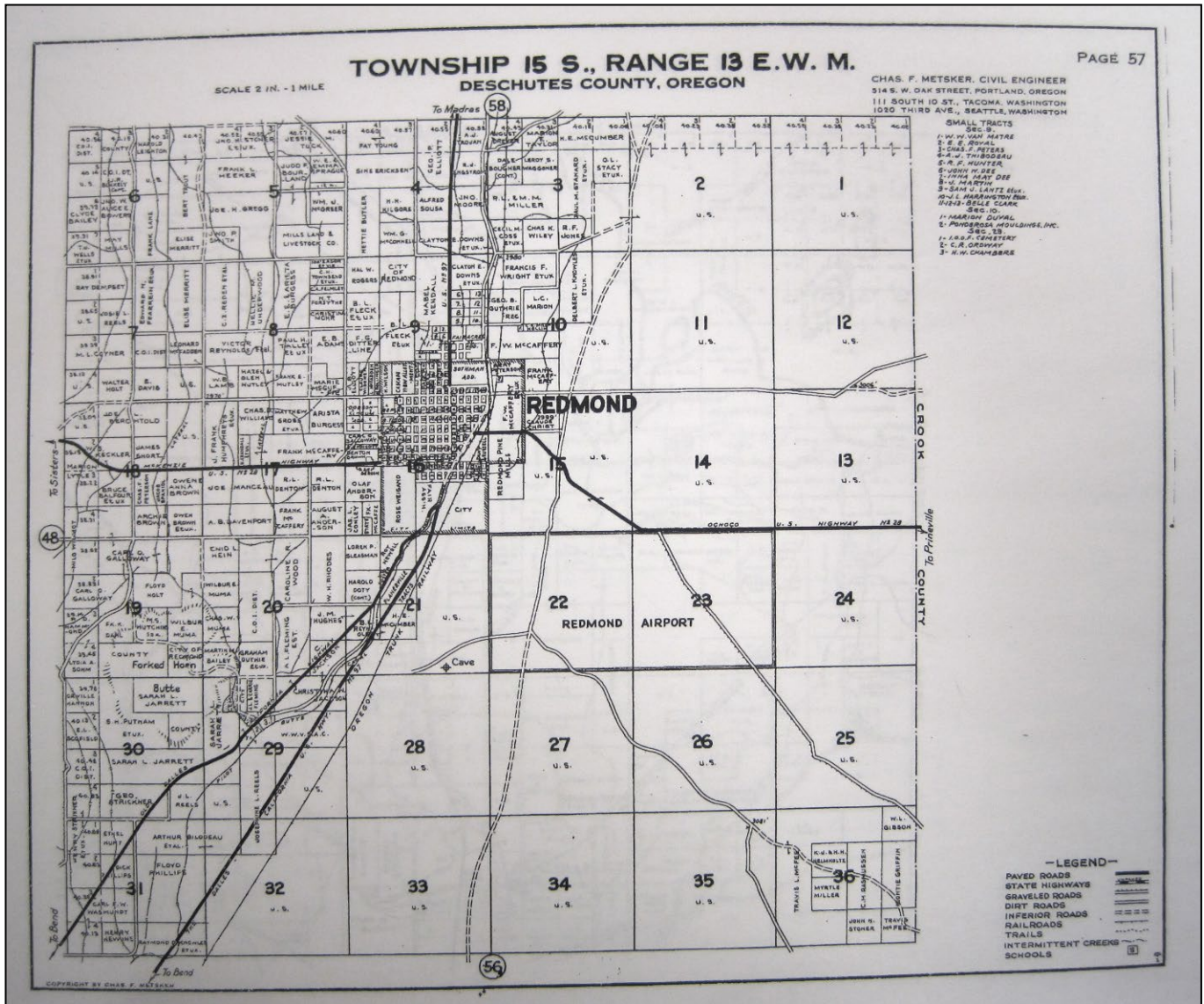
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Oregon

Name of Multiple Property Listing

State

Figure 4: Township Map (Metsker), 1944



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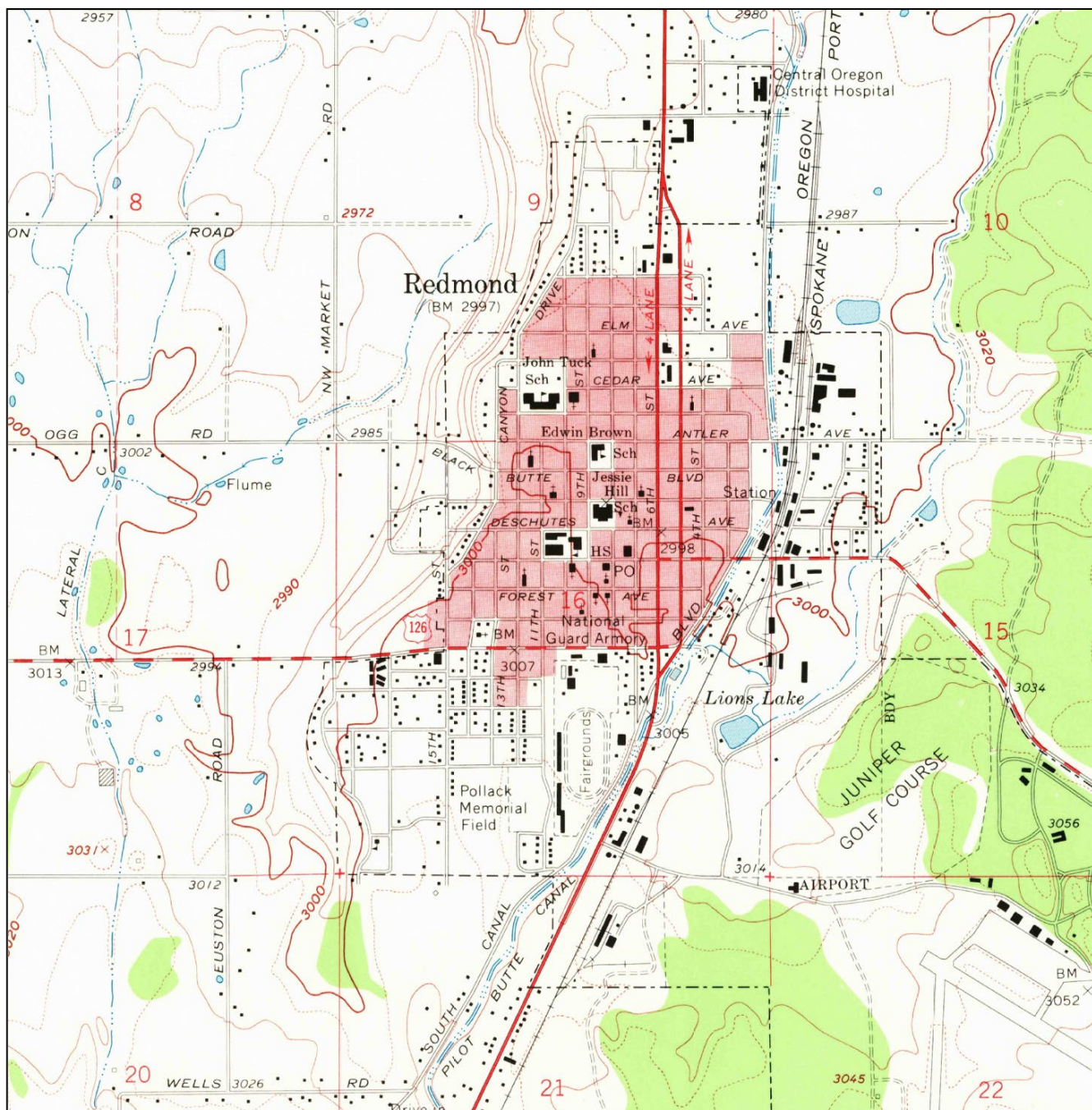
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Name of Multiple Property Listing

State

Figure 5: USGS Map (partial), 1962

Redmond Quadrangle, 7.5' Series
T15S, R13E, Section 16 – Deschutes County
Scale: 1" = ~1,920'



Historic Residential Resources of Redmond, Oregon

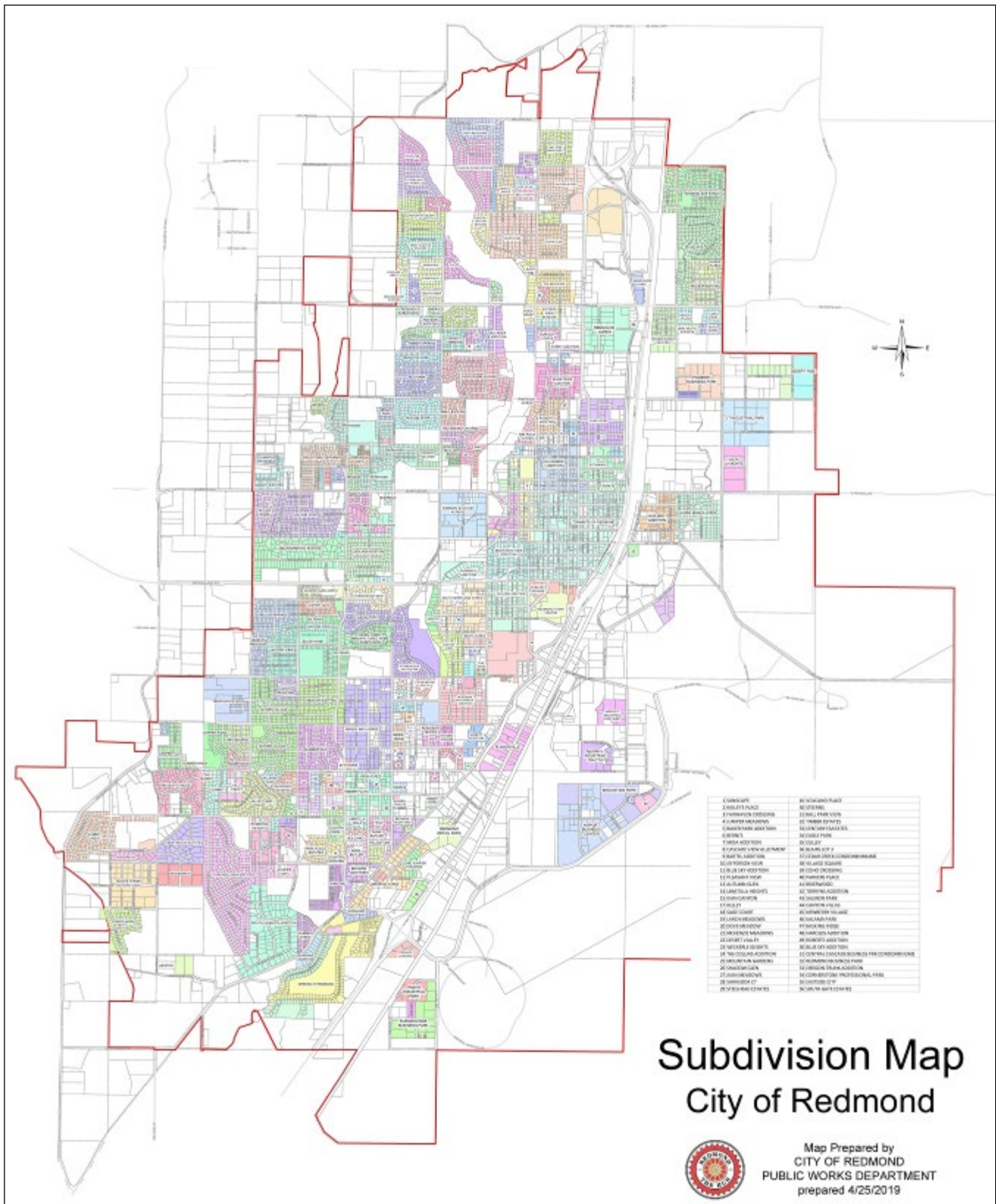
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Name of Multiple Property Listing

State

Figure 6: Subdivision Map, City of Redmond, 2019

Online at https://www.rediinfo.com/sites/default/files/Subdivision%20Map%20City%20of%20Redmond_0.pdf



Historic Residential Resources of Redmond, Oregon

Oregon

Name of Multiple Property Listing

State

Figures 7a and 7b: Maps of Redmond showing all surveyed properties, as of 2021, of which 73 percent are residences. Source: Oregon Historic Sites Database.

