

Swanson, Norman and Frances, House
Name of Property

Deschutes County, OR
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		site
		structure
		object
2	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN PERIOD: Contemporary

Materials

(Enter categories from instructions.)

foundation: CONCRETE: slab

walls: WOOD: vertical board

roof: OTHER: concrete shingle

other:

Swanson, Norman and Frances, House
Name of Property

Deschutes County, OR
County and State

Narrative Description

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

Summary

The Swanson House is located at 327 NW Canyon Drive in Redmond (2020 est. pop. 32,684), Deschutes County, Oregon. Commissioned in 1965 and completed in 1966, the Contemporary-style residence was designed by Eugene-based architect Richard R. Rhodes of the firm Balzhiser, Seder and Rhodes.¹ The modest 1,314 sq. ft. residence is situated on a concrete foundation and occupies a landscaped 0.28-acre parcel that also includes a free-standing garage built in the 1940s. The garage is a contributing resource. The property is an example of the *single-family residence and associated outbuilding* property type (Contemporary-style subtype) as defined in the Multiple Property Document (MPD) "Historic Residential Resources of Redmond, Oregon." Its character-defining features include a structure built of local, natural materials; designed outdoor spaces including a side patio and rear deck overlooking Dry Canyon; a low-pitched gable roof with wide overhangs; broad expanses of uninterrupted wall surface on the front façade; and large expanses of glass oriented toward the rear viewshed. The residence is in excellent condition, has had no major alterations, and retains a good degree of integrity of setting, location, design, materials, workmanship, feeling, and association. Through its character-defining features, the property conveys its original function, period of construction, and historic associations.

Narrative Description

Setting and Landscape

The Swanson House is located in a mid- and late-20th century residential neighborhood about a half-mile west of downtown Redmond (figures 1 and 2). This and neighboring properties along the west side of NW Canyon Drive occupy irregular lots, ranging in size from 0.22 to 1.29 acres, with west property lines that conform to the contours of the adjacent Dry Canyon (figures 3 and 4). Approximately 3.6 miles in length, Dry Canyon has an average width of 633 feet from rim to rim, with rocky walls as high as 70 feet in some places. Today, the canyon serves as a recreational hub, with walking trails and park and athletic facilities. Residential properties along the east side of NW Canyon Drive occupy more traditional rectangular lots separated by alleyways, with the 1947 John Tuck Elementary School just beyond at 209 NW 10th Street.

In situating the Swanson House on the irregular lot, architect Richard R. Rhodes thoughtfully worked around existing features and constraints while maximizing the impressive view west. An existing garage, located close to the street, allowed Rhodes to place the residence farther back on the lot closer to the canyon and mountain views. He also worked around an existing juniper tree, even incorporating it into the design of the roofline on the building's primary elevation (figure 5).

The two-car, side-gable garage and broad driveway with a paver-stone surface occupy the east one-third of the property closest to the public street (photo 9). The garage faces south, and a single multi-panel wood door mounted on an overhead track provides access to the vehicle bay. Adjacent to the vehicle bay is a workshop area accessed by a solid, single-leaf, hinged door. The garage exterior matches that of the residence, with its vertical shiplap wood siding and concrete-shingle roof, suggesting it was

¹ Richard Rhodes, Balzhiser, Seder & Rhodes Architects, House Plans for 327 NW Canyon Drive, June 28, 1965. Destin Adams private collection. Deschutes County Public Records Center, Deschutes County Property Information for 327 NW Canyon Drive. Accessed January and February 2021: <http://dial.deschutes.org/>.

Swanson, Norman and Frances, House

Name of Property

Deschutes Co., OR

County and State

renovated when the house was constructed. A sidewalk made of concrete and river rock connects the garage with the residence.

Exterior

The Swanson House is a one-story, 1,314 sq. ft., wood-frame building with a rectangular massing. It faces southeast and rests on a concrete slab foundation at grade. The house is clad in painted, vertical shiplap, wood siding with mitered corners, thus requiring no corner boards. There are few interruptions in the wall planes, especially on the primary elevation, yielding an appearance with clean, simple lines typical of Contemporary-style houses (photos 1 through 7). Insulated-glass windows are set within wood frames with simple painted trim, and all but two windows are fixed. The original insulated clear glass in the home's windows was replaced in-kind in 1996-97 as they had failed and fogged (see, for example, photo 7). Two windows, one on each side elevation, are replacement vinyl sashes.

The side-gable roof, with its elongated ridgeline, wide overhanging eaves, and 16" exposed roof beams, is a defining architectural feature of the residence. The roof has a 4/12 pitch and is clad in concrete shingles, installed in 1997 to replace failing wood shingles. A broad (7'11 by 2'), rectangular stone chimney pierces the center of the roof along the ridgeline. The square gutters rest in the notched roof beams that extend just beyond the eaves along the southeast (primary) and northwest (rear) sides (photo 6). The elongated ridgeline at the northeast and southwest ends creates an angled eave known as a prow or winged gable, a feature most commonly found in Ranch and Contemporary-style houses of the mid-20th century.

The **primary elevation** faces southeast overlooking a small landscaped yard and the driveway (photos 1, 2, and 4). There are no windows on the front, resulting in broad, uninterrupted wall planes on either side of the center entrance. The roof eave adjacent to the entrance is truncated to accommodate the old two-trunk juniper tree that pre-dated the construction of the house. The entrance is downplayed and deeply recessed. It features a single-leaf, solid-core wood door set within a wood frame with floor-to-ceiling sidelights and a fixed transom window. The floor-to-ceiling windows, combined with the stone entry walkway that extends into the house, create a smooth transition from the outside to the interior (photo 10).

The northeast-facing **side elevation** overlooks a secluded side-yard patio with an aggregate surface (photo 2). Paths connect the patio with the front and rear sides of the residence. This elevation includes two full-height vertical openings that extend from grade to eave – a non-original, 1-over-1 vinyl window with a fixed vertical transom light at left and at right a single-leaf, solid-core wood side door with a vertical transom light. The entry is just off-center and is protected by the elongated eave.

The southwest-facing **side elevation** overlooks a small, landscaped side-yard and a nearby property-line fence (photos 4 and 5). A raised garden with a wood-frame base is located next to this side of the house. An air-conditioning unit sits just above grade on a metal frame near the south corner near where its lines connect to the house. This elevation includes one full-height vertical opening that extends from grade to eave – a non-original, 1-over-1 vinyl window with a fixed vertical transom light. It is located just right of center and is protected by the elongated eave.

The **rear elevation** faces northwest toward Dry Canyon and the Cascade Mountains in the far distance (photos 6, 7, and 8). The house sits only a few feet from the edge of the canyon, with only a narrow, irregular-curved patio made of concrete and river rock between them. The curve of the patio base is accentuated by a modest, unobtrusive wrought-iron railing. The center section of the rear wall,

Swanson, Norman and Frances, House

Name of Property

Deschutes Co., OR

County and State

measuring approximately 24'9" wide, projects nearly three feet onto the rear patio and has full-height windows on all three sides. A sliding glass door occupies the center bay.

Interior

The Swanson House features eight rooms on one level arranged around the central stone fireplace. The floor-to-ceiling windows at the entry and in the central living and dining room, the vaulted wood-deck ceiling, and the open plan make the small house seem quite spacious. (See figures 5, 6, and 7 for the architect's plans.)

The primary entrance, accessed on the southeast side, opens into an 8'-wide **entryway** (photo 10). The side walls are finished in painted gypsum board and each side features a closet with a pair of bi-fold, slatted, wood doors. Opposite the front door is the stone fireplace, which separates the entry from the living and dining room. It also helps form the perpendicular walkway that leads to the bedrooms either end of the house.

The combined **living and dining room** is the largest and most impressive space in the house (photos 11 and 12). Opposite the fireplace is the northwest wall featuring floor-to-ceiling windows set within wood frames and a sliding-glass door overlooking the patio and Dry Canyon beyond. The painted wood-deck ceiling and structural beams carry through to the exterior eaves, creating a seamless transition between the interior and outdoors. The southwest side wall is finished in painted wood panel with wood baseboards. The lower portion of the northeast side wall consists of built-in storage that includes shelves and drawers. The upper portion of the wall was removed in 1996-97 to better connect the kitchen and dining areas (figure 9 and photo 12). The floor was originally carpeted but now features soapstone tile installed in 1996-97.

The **kitchen** occupies the north corner of the house (photo 12). It maintains its original U-shaped configuration and original wood cabinets, although the countertops have been replaced and are now made of soapstone. The home's vaulted ceiling carries through to the kitchen, allowing for cabinetry to extend high on the southeast and northeast walls. The walls are finished in painted gypsum board. The northeast wall includes the home's side entry with a window extending to the angled ceiling. Above the sink, on the northwest wall, is a large picture window that looks over the rear patio and canyon. The floor was originally green marmoleum but now features soapstone tile.

The **master bedroom**, as it was called on the architect's drawings, occupies the west corner of the house. It is accessed from the open walkway at the center of the house and is only a few steps from the fireplace. The solid-core bedroom door features a window above with a clear, ribbed-glass panel extending to the angled ceiling (photo 14). Opposite the bedroom door is a floor-to-ceiling window on the southwest wall. There is a large picture window on the northwest wall that looks over the rear patio and canyon. The bedroom walls are finished in painted gypsum board. The bedroom floor was originally carpeted and is now wood.

An opening on the bedroom's southeast wall leads to the **master bathroom**, which occupies the south corner of the house and measures approximately 10-1/2' by 11'. It maintains its original configuration, with a pair of closets with bi-fold slatted doors along the southwest wall and a shower, vanity with the original illuminated mirror above, and partially enclosed toilet along the northeast wall. The wall around the vanity is finished in newer tile and the countertops are soapstone. The bathroom floor was originally carpeted and is now soapstone tile. This space has a painted gypsum board ceiling.

Swanson, Norman and Frances, House

Name of Property

Deschutes Co., OR

County and State

The **guest bedroom** is located at the east corner of the house and is accessed from the open walkway at the center of the house. The solid-core bedroom door is exactly opposite the master bedroom door, and features the same type of window above, with a clear, ribbed-glass panel extending to the angled ceiling (photo 15). Opposite the doorway is a floor-to-ceiling built-in with cabinetry and open shelving. A closet with a pair of bi-fold slatted doors occupies the northwest wall. Like that of the master bedroom, there is a floor-to-ceiling window on the northeast wall. Although not noted on the architect's drawings, a floor-to-ceiling built-in with cabinetry and shelving spans much of the southwest wall (photo 17). Next to this is a door leading to the guest bathroom, which is also accessed from the hallway (photo 16). The bedroom walls are finished in painted gypsum board. The floor was originally carpeted and is now wood.

The **guest bathroom** maintains its original configuration and includes a vanity and partially enclosed bathtub area along the southwest wall and a toilet opposite the bathtub. The bathroom floor was originally carpeted and tiled and is now all newer tile. This space has a painted gypsum board ceiling.

The **laundry and mechanical room** is situated between the entryway and the master bathroom and is accessed from the open walkway at the center of the house. The laundry and mechanical units are situated on the two side walls. A closet with bi-fold slatted closet doors once occupied the space next to the entry, but it was removed and this space now functions as a small office nook. The floor was originally green marmoleum and now features soapstone tile.

Change Over Time & Integrity

Since the residence was completed in 1966, the property has had just a few owners. The property has been maintained and thoughtfully updated in order to retain its integrity. The following is a brief list of known changes, according to the current owner who purchased the property in 1996:

- The original insulated clear glass in the home's fixed windows had failed and fogged by the time the current owner purchased the property in 1996. The glass was replaced with like double-paned glazing. These alterations result in no visible change from the original and minimally impact the integrity of materials. The original yellow-tinted bottle-glass window panels on either side of the front door and above the two bedroom doors had become brittle and were failing (see figure 8). These panels were replaced with clear, ribbed-glass panels. The narrow, fixed window in each bedroom was replaced with a double-hung vinyl unit set within the original wood frames. These alterations result in slight visible change from the original appearance and minimally impact the integrity of materials and design.
- In 1996, the upper portion of the wall between the kitchen and dining room was removed (see figure 9). The lower built-in cabinet and a header remain as evidence where this wall once was. The alteration results in a slight change to a primary interior space and minimally impacts integrity of design. Another small wall was removed between the laundry room and a closet. This alteration is minimal, within a secondary space, and very minimally impacts integrity of design.
- As described in the narrative above, the original flooring materials (carpeting and marmoleum) have been replaced with soapstone tile and wood flooring. These alterations result in minimal change to the original and slightly impact the integrity of materials and design.
- The side wood deck was removed in 2017, and beneath it was an irregular-curved, sunken concrete pad. It is now covered with pavers eliminating the step down, the paver patio follows the same shape of the original concrete patio. These alterations are minimal and only slightly impact the integrity of materials and design.

Swanson, Norman and Frances, House

Name of Property

Deschutes Co., OR

County and State

- The failed wood-shingle roof was replaced with a concrete-shingle roof system in 1997. During this re-roof project, the owner reinsulated the attic space with spray foam. This alteration does not negatively impact the home's integrity.

The aforementioned alterations are modest, largely involving changes in materials, and are in keeping with the Secretary of the Interior's *Standards for Rehabilitation*. Thus, the residence retains a good degree of overall integrity.

Summary

The Swanson House, located at 327 NW Canyon Drive in Redmond, Deschutes County, Oregon, is an excellent example of the *single-family residence and associated outbuilding* property type (Contemporary-style subtype) as defined in the MPD "Historic Residential Resources of Redmond, Oregon." It meets integrity requirements for both the single-family residence property type and the Contemporary-style subtype. The residence and its associated garage remain in their original locations on a 0.28-acre landscaped parcel in the Cascade View Allotment, thus the property's integrity of location is strong. The property and the neighboring parcels retain their large, irregular-shaped lots with mid-century single-family residences, resulting in strong integrity of setting and association.

The property still clearly exhibits the characteristics of a modest, architect-designed Contemporary-style residence. Its character-defining features include a structure built of local, natural materials; designed outdoor spaces; a low-pitched gable roof with wide overhangs; broad expanses of uninterrupted wall surface on the front façade; and large expanses of glass oriented toward the rear viewshed. The residence retains its historic massing, scale, key design features, and most materials, including the exterior cladding and finishes, fenestration, interior spatial arrangement and circulation patterns, and many interior finishes. Even with the modest alterations, the residence retains good integrity of materials, workmanship, and feeling. Lastly, the property clearly conveys its original function, period of construction, and historic associations.

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning & Development

Period of Significance

1966

Significant Dates

1966 – House Completed

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Richard R. Rhodes (Balzhiser, Seder & Rhodes),
architect

Period of Significance (justification)

The Swanson House was completed in 1966. The period of significance is 1966, the year the house was finished and placed into service as a single-family residence. The garage (built ca. 1940) existed before the period of significance. Since the architect took the garage into consideration as he designed the larger property, it is considered a contributing resource.

Criteria Considerations (explanation, if necessary)

N/A

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

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

Norman and Frances Swanson commissioned the design and construction of the residence at 327 NW Canyon Drive in Redmond, Deschutes County, Oregon. Designed by Richard R. Rhodes of the Eugene-based architectural firm Balzhiser, Seder and Rhodes, the modest Contemporary-style residence was built in 1966 on land platted in 1940. It is eligible for listing in the National Register of Historic Places under Criterion A in the area of *Community Planning & Development* and Criterion C in the area of *Architecture*, as described in the Multiple Property Document (MPD) "Historic Residential Resources of Redmond, Oregon." The property has direct associations with the two historic contexts presented in the MPD and is locally significant for its reflections of development patterns adjacent to Dry Canyon and its modern-era architecture.

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

Application of the *Historic Residential Resources of Redmond, Oregon* MPD

The Swanson House meets all of the General Registration Requirements provided in the Multiple Property Document:

1. The nominated property retains its significant association with Redmond's residential history and demonstrates significance through Criterion A, under the *Community Planning & Development* Area of Significance, through Context I: Settlement and Development of Redmond, 1900 to 1970; and Context II: Residential Development in Redmond, 1900 to 1970. Further, it demonstrates significance through Criterion C, under the *Architecture* Area of Significance, through Context II: Residential Development in Redmond, 1900 to 1970.
2. The nominated property retains sufficient integrity of location, setting, feeling, and association, and it retains sufficient integrity of materials, design, and workmanship with regard to its minimal alterations, all of which demonstrate that the nominated property retains the required aspects of integrity for properties nominated under Criteria A and C through this MPD. Additionally, the property retains key character-defining features, as described in Section 7 of this document.
3. The nominated property fits within the MPD's period of significance of 1900 to 1970, particularly as it relates to the post-war and modern eras (1945-1970).
4. The nominated property is significant at the local level, as will the majority of resources to be nominated under this MPD.
5. The nominated property falls under the *Single-family Residence and Associated Outbuilding* property type and meets the property-specific registration requirements for the Contemporary residence subtype.

The Swanson House also meets all of the property specific registration requirements for the Single-family Residence and Associated Outbuilding property type and Contemporary residence subtype.

1. The nominated property was constructed and designed to function as a single-family residence with an outbuilding, and it reflects the mid-century Contemporary style as described in the MPD.
2. The nominated property draws its significance from the contexts Settlement and Development of Redmond, 1900 to 1970 and Residential Development in Redmond, 1900 to 1970.
3. The nominated property retains the required property-type-specific aspects of integrity for Criterion A (association, location, feeling, and design) and Criterion C (design, materials, workmanship).

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

Redmond²

Redmond was a small agricultural community of a few thousand residents when Norman and Frances Swanson commissioned their residence on the west edge of town in 1966. A half-century of development had expanded the town west to the edge of Dry Canyon where their property boasted scenic views westward. 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 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. 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.

Redmond remained decidedly rural well into the 20th century. An influx of people to a nearby Civilian Conservation Corps (CCC) camp in the 1930s and to Redmond's airfield during World War II brought the local population to nearly 2,000. Located at the junction of two highways, the crossroads community was described at the time 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."³ In addition, local industries of the time included a lumber mills and plants and a Diatomite mine and refinery.⁴

Following the war, Redmond expanded its municipal boundaries and property owners filed more than 15 plats in around Redmond. Wartime reallocation and rationing of building materials pushed demand into the mid- and late-1940s. 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."⁵

It was during this post-war period of growth that Norman and Frances Swanson moved their young family to Redmond.

Dry Canyon

The origins of the Swanson House are rooted in Redmond's mid-century westward expansion toward Dry Canyon. When Mary V. Jackson filed her 11.42-acre plat of the Cascade View Allotment in 1940 (see figure 4), the adjacent Dry Canyon was largely undeveloped and unused due to its steep walls and limited vehicular access.⁶ It would remain outside the city limits until 1978, with a hodgepodge of parcels that were owned by various private and public entities. Some used it for small agricultural purposes, while others used it to dump old cars.⁷ By the mid-20th century, though, residential development reached the eastern canyon rim and increasing pressure was mounting on what to do with the canyon.

Between 1960 and 1965, the rural areas of Deschutes County developed more quickly than the incorporated areas. Concerned about the unincorporated areas, 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,

² This section is adapted from the MPD "Historic Residential Resources of Redmond, Oregon," which includes two comprehensive historic contexts on the settlement and development of Redmond, from 1900 to 1970.

³ Work Projects Administration, Writers' Program, *Oregon: End of the Trail* (Portland: Metropolitan Press, 1940), 392 and 453.

⁴ City of Bend and Deschutes County Polk Directory, 1938, Ancestry.com.

⁵ "Definite Rise Seen in City Construction," *The Redmond Spokesman*, January 8, 1959, 1.

⁶ Mary Jackson, widow of Frank Jackson, was a mail carrier for many years. 1940 U.S. Census and City of Bend Polk Directories, 1936-1948, Ancestry.com.

⁷ 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

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

the consultant presented its comprehensive plan which included a recommendation that Dry Canyon be purchased for recreational use.⁸

The canyon 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.⁹

Plat and Property History

Jackson's Cascade View Allotment plat was arranged around a roughly-three-block stretch of Thirteenth Street (today's NW Canyon Drive). The east portion included two blocks, each with ten equal-size lots that conformed to the existing traditional street grid. The west portion included five large, irregularly shaped lots whose western boundary conforms to the zig-zag of the adjacent Dry Canyon. At the time, the canyon defined the west edge of town.

Among the first parcels Jackson sold were Lots A and B, purchased by Jack and Florence Elliott in October 1940. Elliott was the manager of Ponderosa Mouldings in Redmond from late 1930s through the 1940s. He was elected mayor in 1946. His house at 303 NW Canyon Drive, built in 1940-41, was reportedly a showcase of the company's offerings.¹⁰ The Elliotts sold their property in 1952 to Walter Lantz. It was Lantz who partitioned the north end of the property and sold Lot A and part of Lot B to Norman and Frances Swanson in 1958.¹¹ The Swansons also owned approximately five acres in the canyon below where a small shed housed a horse. They used the property's existing garage, believed to have been built in the 1940s, to store hay for the horse.

Norman I. Swanson (1918-2001) was a native of Woodburn, Oregon, born to Swedish and Norwegian immigrant parents in 1918. His family lived in Portland during part of his childhood. He married Frances Shafer (1918-1979) in 1937 and they had two daughters. He remarried to Maxine McKenzie (1922-2015) in 1978. Norman Swanson served in the U.S. Navy during World War II before moving his family to Redmond, where he worked as an insurance agent for his brother-in-law Darrell Smith. Swanson was active in community and civic circles, with leadership roles in the Deschutes County Fair Association and the local Kiwanis Club and Chamber of Commerce.¹² Less information is available about his wife Frances and any community or civic associations she may have had.

In 1965, around the time their youngest daughter was leaving for college, the Swansons commissioned the architectural firm Balzhiser, Seder and Rhodes of Eugene to design a small house for them. The builder is not known. Prior to this they lived at 779 N. 9th St. and 838 G St.¹³ They moved into their new house in 1966, and Norman and his second wife Maxine lived there until the early 1990s.

The property transitioned to the current owner, Destin Adams, in 1996. The house appealed to Adams for its simplicity of design, small size, and location.

⁸ Peter Morgan, "Planning firm submits comprehensive Deschutes Co. development guideline," *The Bend Bulletin*, February 6, 1970, 3. Deschutes County Extension Advisory Council, *Report of Deschutes County Long-Range Planning Conference for 1968*, 2.

⁹ Hidle.

¹⁰ City of Redmond Landmarks Commission, Redmond Historic Landmark Designation Report for 303 NW Canyon Drive, 2016.

¹¹ Cascade View Allotment, Subdivision Grantor/Grantee Indexes Prior to 1960, Deschutes County Public Records Center.

Accessed online January 2021: <https://weblink.deschutes.org/public/Browse.aspx?dbid=db&startid=1150&cr=1>

¹² Swanson's service to the Deschutes County Fair is captured in a 1959 photograph published in Leslie Pugmire Hole and Trish Pinkerton's *Images of America Redmond*, (San Francisco: Arcadia Publishing, 2009), 79. "Redmond Plans Kid's Day Events," *The Bend Bulletin*, November 15, 1949, 4. "Redmond C. of C. Committees Set," *The Bend Bulletin*, February 9, 1950, 3. "Repeal Planned on Jaywalking," *The Bend Bulletin*, March 6, 1963, 6.

¹³ City of Bend Polk Directories, 1950-1960, Ancestry.com.

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

The Contemporary Style & Northwest Regionalism

The Contemporary design of the Swanson House puts it squarely within the modern movement in American architecture, a period from about 1930 to 1975. The modern movement includes a range of architectural design approaches resulting in various styles, including International, Miesian, Wrightian, Minimal Traditional, Contemporary, Ranch, Split-Level, and others.¹⁴ The movement was a reaction to the Eclectic movement and a rejection of historical forms and styles, instead favoring simplicity, functionality, flexibility in plan, regularity and structural order, and avoidance of applied ornamentation.¹⁵

Following World War II, single-family housing dominated the work of architects, designers, and builders as they addressed a nationwide shortage of residences. Early leaders of the modern movement in Oregon, in the 1940s and 1950s, included architects Pietro Belluschi, John Yeon, Saul Zaik, Walter Gordon, John Storrs, and others. They explored modernism in a regional context, to take residential design beyond the more common Minimal Traditional and Ranch styles. What emerged was a Northwest Regional style of modernism, influenced by Scandinavian and Japanese architecture, with an expressive post-and-beam structure that is integrated with the landscape and built of local, natural materials.

The Contemporary style was a favorite of architects in the Pacific Northwest. 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. Unlike Eclectic movement styles of the late 19th and early 20th centuries, the Contemporary style was focused on the interior and how each space relates to the outdoors. Common elements of the design include a post-and-beam structure built of local, natural materials, a low-pitched or flat roof with wide overhangs, broad expanses of uninterrupted wall surfaces typically on the front facade, an understated and recessed primary entry, and 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.¹⁶ In the Pacific Northwest, these houses are often built on sloping hillsides with a terraced landscape and oriented toward views of a lakes and mountains. The design included low-pitched roofs with wide overhangs and large expanses of glass to draw in light.

The Swanson House exhibits many of these characteristics, including a low-pitched gable roof with broad eaves and exposed roof beams, uninterrupted wall surfaces, a recessed entrance, and large windows oriented to an impressive view of the canyon and distant mountain range. It also includes an outdoor patio oriented to the living room, and an open and flowing interior room arrangement.

Architect: Balzhiser, Seder & Rhodes

The Swansons hired the architectural firm Balzhiser, Seder and Rhodes to design their residence, with Richard Rhodes serving as the lead architect. It is not clear why the Swansons chose the firm. No personal connections between the Swansons and Rhodes or his colleagues have been uncovered, and no other examples of the firm's work have been identified in Redmond to suggest possible connections.

Led by partners **Thomas A. Balzhiser** (1920-1995), **Alan Grantham (Grant) Seder** (1925-), and **Richard R. Rhodes** (1918-1971), the firm was active in Oregon from the late-1950s through the early 1970s. Their wide-ranging portfolio included designs of hospitals and clinics, civic and commercial buildings, schools, and park and campus landscapes. The firm began as Balzhiser and Seder in 1950, with Rhodes joining in 1957. The

¹⁴ Some of these styles are highlighted in the MPD "Historic Residential Resources of Redmond, Oregon," E17-22.

¹⁵ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2017), 548-549.

¹⁶ McAlester, 628-630.

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

firm became Balzhiser, Rhodes, Smith and Morgan in 1968 following Seder's departure and the addition of new partners Darrell L. Smith and Christopher C. Morgan.¹⁷ It eventually included offices in Portland, Seattle, and Juneau, Alaska. Their major commissions were in the Pacific Northwest, although they are credited with at least one international design – the Escola Americana, Rio de Janeiro, Brazil, 1969. Commissioned designs of individual single-family residences like the Swanson House do not appear to have been a major focus of the firm's or Rhodes' work. As a result, the Swanson House in Redmond is of particular note within the context of the firm's portfolio. The property's good integrity adds further weight to its importance as it reflects the breadth of the firm's commissions and skill of its partner architects.

Balzhiser, a native of Drummond, Montana, earned a degree in architecture at Montana State College in 1942. Following his service in the U.S. Navy during World War II, he earned his master's degree in architecture from the University of Oregon in 1949. He worked independently and then partnered with Grant Seder in 1950. Balzhiser served as a consulting architect to the Ford Foundation in the late 1960s. His major commissions were in the Pacific Northwest, particularly the buildings at the University of Oregon and for various hospitals. Of note is an early residential design of his, the National Register-listed Don E. Olsson House and Garage, 503 4th Ave SW, Ronan, Lake County, Montana, commissioned by his brother-in-law and sister Mildred Olsson. The modest mid-century house "displays many characteristics of mid-century architecture of the Pacific Northwest in its wide cedar siding and gabled roof, and use of large expanses of glass," with a view of the Mission Mountains.¹⁸

Seder earned his architecture degree from the University of Illinois in 1949, following his service in the U.S. Army during World War II. He worked briefly for Wilmsen and Endicott architects of Eugene before partnering with Balzhiser. His major commissions with the firm were in the Pacific Northwest and included health clinics, schools, and civic and commercial buildings. Of note is his design of the National Register-listed Lew Williams Chevrolet Dealership, 2020 Franklin Blvd. in Eugene. This "icon of modern design" in Eugene embodies a futuristic design that is distinctive for its oval shape and its ultramodern roofline.¹⁹ Following his association with Balzhiser and Rhodes, Seder partnered with DeNorval Unthank, Jr. and Otto Poticha. He worked for the U.S. State Department overseas in the late 1980s.

Rhodes had an interesting career that was cut short by his death in 1971 at age 52.²⁰ A native of Pennsylvania, he earned his architecture degree from Penn State University in 1941. He worked as a civilian engineer at the Panama Canal during and after World War II, then returning to work as a draftsman for a New York firm. Wilmsen and Endicott architects of Eugene hired Rhodes in 1952 until he joined Balzhiser and Seder in 1957. He was licensed to work in Oregon, Montana, and Washington, and this is where his major commissions are concentrated. Somewhat in contrast to his partners, his projects more often involved greater site and landscape planning, such as his site plan work for the Holly Hills Residential Park in Portland and the Lane Community College in Eugene.

Principle Works²¹

Grants Pass Clinic, Grants Pass, 1956 (GS)
Medical Specialties Building, 1957 (TB & GS)
Ida Patterson Elementary School, Eugene, 1957/58 (TB & GS)

¹⁷ *The AIA Historical Directory of American Architects*, "Thomas Albert Balzhiser," (1002000), "Richard Ritenour Rhodes," (ahd1037163), "Alan Grantham Seder," (ahd1040208). <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/overview> (accessed January 26, 2021). There appears to be no relation to Darrell L. Smith the architect and the Redmond insurance agent Darrell Smith.

¹⁸ Rodd L. Wheaton, National Register of Historic Places Registration Form "[Don E. Olsson House and Garage](#)," Montana State Historic Preservation Office, 2008, Section 8, pages 3-4.

¹⁹ Adrienne Donovan-Body and Andrew Fisher, National Register of Historic Places Registration Form "Lew Williams Chevrolet Dealership," Oregon State Historic Preservation Office, 2011, 3, 8.

²⁰ "Rites for Rhodes," *Statesman Journal* (Salem, OR), June 15, 1971, 16.

²¹ *Ibid.* These are the principle works that each architect listed in his biography that was published in the 1962 and 1970 editions of the AIA's American architects directories.

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

Master Plan, State Fair Grounds, Salem, 1958 (RR)
4H, FFA Dorm & Exhibit Buildings, State Fair Grounds, Salem, 1958 (RR)
Jefferson Elementary School, Coquille, 1958 (TB)
Lane County Juvenile Center, Eugene, 1958 (TB &GS)
Site Plan, Holly Hills Res. Park, Portland, 1959 (RR)²²
West Side Fire Station & Training Center, Eugene, 1959 (RR)
Dental Arts Clinic, Eugene, 1959 (RR)
Lew Williams Auto Agency, Eugene, 1960 (TB &GS)
Emerald Peak Rec. Building, Eugene, 1961 (GS)
Elks Club, Eugene, 1961 (TB &RR)
University of Oregon Student Health Center, Eugene, 1966 (TB & RR)
Fox Hollow School, Eugene, 1966 (RR)
Pacific 1st Federal Savings & Loan, Eugene, 1967 (TB & RR)
Lane Community College, Eugene, 1969 (TB & RR)
Escola Americana, Rio de Janeiro, Brazil, 1969 (TB)
University of Oregon Clinic Service building, 1969 (TB &RR)

Architectural Comparative Analysis

Comparative analysis of Contemporary-style residences in Redmond and Deschutes County is challenged by the relatively small sample of residences that have been documented to date. Contemporary-style residences have not been widely studied or surveyed because of their relatively recent integration into survey terminology and methodology. Past surveys have blurred the classification of mid-century residences, often using the Contemporary-style nomenclature to refer to those reflecting the Minimal Traditional or International styles. For example, the Oregon Historic Sites Database includes 31 properties in Deschutes County that are classified as Contemporary style, although several are likely misclassified given their estimated construction dates. The Deschutes County sample includes 13 residential properties with approximate construction dates ranging from 1940 and 1970, three of which are in Redmond. Two of the Redmond properties – 1443-1451 SW 11th St. and 324 SW 11th St. – would be more accurately classified as International style.

Recent windshield surveys have identified three Contemporary-style residences in Redmond, as well as additional mid-century dwellings reflecting related modern-era styles. In addition to the Swanson House at 327 NW Canyon Drive, there are the single-family dwellings at 732 NW 9th St. and 545 NW 10th St. This small sample illustrates the breadth of design within this style classification. Although the residences at 732 NW 9th St. and 545 NW 10th St. have not been closely studied, a basic comparative analysis of each with the Swanson House is informative and further demonstrates the significance of the Swanson House.

The residence at **732 NW 9th St.**, built ca. 1955 according to the Deschutes County Assessor, is located a half-mile northeast of the Swanson House and occupies a large, 0.25-acre lot in the Roberts Addition, which was platted in 1950 (figure 11). The Roberts Addition has seven blocks, most arranged on a gridded street pattern. The one-story, Contemporary-style residence is situated mid-block on a large rectangular lot and faces west. It features a very low-pitched, front-facing gable roof with wide-overhanging eaves and exposed roof beams, brick veneer exterior cladding, and a large interior chimney—all hallmarks of the Contemporary style. It has an integrated single-car garage and an attached single-car garage that appears to have been added later. A wing projecting from the primary elevation may also be an addition. It is not known if the house is architect-designed. This residence reflects a distinctly different Contemporary design than the Swanson House, reflected most obviously in its roof form, integrated garage, and exterior cladding materials. With the exception of the additions, it appears to have good exterior integrity (materials, workmanship, feeling). Importantly, it differs from the Swanson house in its siting and setting; it is located on a large lot within a more

²² See also: "Architects Retained," *The Eugene Register-Guard*, May 14, 1959, 5D.

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

traditional rectangular block that conforms to the surrounding street grid. Unlike the Swanson house, it is not oriented toward a vista or situated to take advantage of natural views or features.

Built ca. 1957 according to the Deschutes County Assessor, the residence at **545 NW 10th St.** is located one-third of a mile northeast of the Swanson House in the Rim Rock Acres addition, which was platted in 1950 (figure 12). It faces east and is situated on a 0.33-acre rectangular corner lot at the southwest corner of 10th St. and NW Fir Ave. The one-story, Contemporary-style residence features a very low-pitched, side-facing gable roof with wide-overhanging eaves and exposed roof beams, brick veneer and vertical T1-11 exterior cladding, and a large interior chimney—all hallmarks of the Contemporary style. It has an integrated, basement-level garage that is accessed from NW Fir St. There appears to be no additions or major changes to the rectangular plan. The roof material appears to be the most obvious exterior alteration, which is now a standing-seam metal roof. It is not known if the house is architect-designed. This residence reflects a distinctly different Contemporary design than both aforementioned examples, reflected most obviously in its integrated basement-level garage and exterior cladding materials. With the exception of the change in roof materials, it appears to have good exterior integrity (materials, workmanship, feeling). It, too, differs from the Swanson house in its siting and setting; it is located on a sprawling corner lot within a more traditional rectangular block that conforms to the surrounding street grid. Unlike the Swanson house, it is not oriented toward a vista or situated to take advantage of natural views or features.

All three examples are built on a moderately sized lot and features the classic low-pitched gable roof with wide-overhanging eaves and exposed roof beams. They each include a broad, centrally located stone chimney. While they all have a garage integrated into the design of the property, the garage at 327 NW Canyon Drive is detached, while the other examples have attached garages but placed either next to or at the basement level. The residences at 732 NW 9th St. and 545 NW 10th St. clearly contribute to Redmond's modern-era landscape, but in comparison the Swanson House is the only one that is intentionally oriented toward the dramatic views overlooking the canyon..

Summary

The Swanson House meets the registration requirements for nomination to the National Register of Historic Places as part of the "Historic Residential Resources of Redmond, Oregon," multiple property nomination. It is an excellent example of the *single-family residence and associated outbuilding* property type and the *Contemporary-style subtype*, and it meets the applicable registration requirements outlined in the MPD.

Built in 1965-66, the property is locally significant under **Criterion A** in the area of *Community Planning and Development*. It reflects Redmond's mid-century development trends as the city began to embrace Dry Canyon for its vistas and recreation potential. It also illustrates how the Cascade View Allotment, platted in 1940, developed over time. The Swanson House also is significant under **Criterion C** in the area of *Architecture* as an excellent local example of a modern-era residence reflective of the Contemporary style. The modest house features a thoughtful design by architect Richard Rhodes, who incorporated existing features and the impressive viewshed overlooking the canyon toward the distant mountains into his plan. The property remains retains a good degree of integrity and continues to accurately convey its original design.

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

9. Major Bibliographical References

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

The AIA Historical Directory of American Architects. "Thomas Albert Balzhiser," (1002000), "Richard Ritenour Rhodes," (ahd1037163), "Alan Grantham Seder," (ahd1040208). Accessed online January 26, 2021:
<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/overview>.

Ancestry.com

1940 United States Federal Census. Redmond, Deschutes County, Oregon.
City of Bend and Deschutes County Polk Directories, 1936-1948 and 1950-1960

Bend Bulletin, The / The Bulletin

"Redmond Plans Kid's Day Events," November 15, 1949, 4. [Norman Swanson]
"Redmond C. of C. Committees Set," February 9, 1950, 3. [Norman Swanson]
"Repeal Planned on Jaywalking," March 6, 1963, 6. [Norman Swanson]
"Planning firm submits comprehensive Deschutes Co. development guideline," February 6, 1970, 3.
"Dry Canyon Finds an Identity," October 22, 2011.

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

Deschutes County Public Records Center.

Deschutes County Property Information. Accessed January and February 2021: <http://dial.deschutes.org/>
Subdivision Grantor/Grantee Indexes Prior to 1960. Accessed online January 2021:
<https://weblink.deschutes.org/public/Browse.aspx?dbid=db&startid=1150&cr=1>
Subdivision Plat Maps Prior to 1960. Accessed online January 2021:
<https://weblink.deschutes.org/Public/Browse.aspx?startid=1152&dbid=0>

Donovan-Body, Adrienne, and Andrew Fisher. National Register of Historic Places Registration Form "Lew Williams Chevrolet Dealership," Oregon State Historic Preservation Office, 2011.

Eugene Register, The / The Eugene Register-Guard

"Eugene Architects Win Capitol Plum," January 6, 1957, 1.
"Architects Retained," May 14, 1959, 5D.

Hole, Leslie Pugmire, and Trish Pinkerton. *Images of America Redmond*. San Francisco: Arcadia Publishing, 2009.

Martin, Sarah J., and Kerry L. Davis, National Register of Historic Places Multiple Property Documentation Form, "Historic Residential Resources of Redmond, Oregon," Oregon State Historic Preservation Office, 2021.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2017.

Redmond, City of, Landmarks Commission. Redmond Historic Landmark Designation Report for 303 NW Canyon Drive. 2016.

Redmond Spokesman, The

"Definite Rise Seen in City Construction," January 8, 1959, 1.

Rhodes, Richard, of Balzhiser, Seder & Rhodes Architects. House Plans for 327 NW Canyon Drive, June 28, 1965. Destin Adams private collection.

Swanson, Norman and Frances, House

Name of Property

Deschutes Co., OR

County and State

Statesman Journal (Salem, OR)

"Rites for Rhodes," June 15, 1971, 16. [Death of Richard Rhodes]

Wheaton, Rodd L. National Register of Historic Places Registration Form, "Don E. Olsson House and Garage," Montana State Historic Preservation Office, 2008. Accessed online January 18, 2021: https://npgallery.nps.gov/NRHP/GetAsset/NRHP/08001325_text

Work Projects Administration, Writers' Program. *Oregon End of the Trail*. Portland, Oregon: Metropolitan Press, 1940.

Previous documentation on file (NPS):

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

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

10. Geographical Data

Acreage of Property Less than one

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

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1	<u>44.278867°</u> Latitude	<u>-121.182418°</u> Longitude	3	<u></u> Latitude	<u></u> Longitude
2	<u></u> Latitude	<u></u> Longitude	4	<u></u> Latitude	<u></u> Longitude

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

The Swanson House is located in Section 09, T15S, R13E in Deschutes County, Oregon. The parcel/tax lot number is 151309-CD-01701. The property description is as follows, according to the Deschutes County Assessor: Cascade View Allotment 0 Pt. B in the City of Redmond.

Boundary Justification (Explain why the boundaries were selected.)

The above-noted property – Cascade View Allotment 0 Pt. B in the City of Redmond – reflects both the historic and present-day property boundary and includes the Swanson House.

11. Form Prepared By

name/title	<u>Sarah J. Martin, architectural historian</u>	date	<u>March 2021</u>
organization	<u>SJM Cultural Resource Services</u>	telephone	<u></u>
street & number	<u>3901 2nd Ave NE #202</u>	email	<u>sarahmartincrs@gmail.com</u>
city or town	<u>Seattle</u>	state	<u>WA</u> zip code <u>98105</u>

Additional Documentation

Submit the following items with the completed form:

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

Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

Photographs:

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

Photo Log

Name of Property:	<u>Swanson House</u>		
City or Vicinity:	<u>Redmond</u>		
County:	<u>Deschutes</u>	State:	<u>Oregon</u>
Photographer:	<u>Sarah Martin</u>		
Date Photographed:	<u>August 27, 2020</u>		

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

- Photo 1 of 17:** (OR_Deschutes_Redmond_SwansonHouse_001)
Primary, southeast-facing elevation, looking west from driveway (Martin 2020)
- Photo 2 of 17:** (OR_Deschutes_Redmond_SwansonHouse_002)
Primary and side (northeast-facing) elevations, looking W from side yard (Martin 2020)
- Photo 3 of 17:** (OR_Deschutes_Redmond_SwansonHouse_003)
Side, northeast-facing elevation, and patio, looking southwest from side yard (Martin 2020)
- Photo 4 of 17:** (OR_Deschutes_Redmond_SwansonHouse_004)
Primary and side (southwest-facing) elevations, looking north from front yard (Martin 2020)
- Photo 5 of 17:** (OR_Deschutes_Redmond_SwansonHouse_005)
Side, southwest-facing elevation, looking northeast from south fence line (Martin 2020)
- Photo 6 of 17:** (OR_Deschutes_Redmond_SwansonHouse_006)
Rear, northwest-facing elevation, and rear patio, looking northeast from south fence line (Martin 2020)
- Photo 7 of 17:** (OR_Deschutes_Redmond_SwansonHouse_007)
Rear, northwest-facing elevation, showing windows along northwest wall of living room, looking northeast from rear patio (Martin 2020)
- Photo 8 of 17:** (OR_Deschutes_Redmond_SwansonHouse_008)
View of Dry Canyon from rear patio, looking northwest (Martin 2020)
- Photo 9 of 17:** (OR_Deschutes_Redmond_SwansonHouse_009)
View of property from the public street, showing the garage and residence, looking northwest (Martin 2020)

Swanson, Norman and Frances, House

Name of Property

Deschutes Co., OR

County and State

- Photo 10 of 17:** (OR_Deschutes_Redmond_SwansonHouse_010)
View of the main entry to the residence on the primary, southeast-facing elevation, looking north (Martin 2020)
- Photo 11 of 17:** (OR_Deschutes_Redmond_SwansonHouse_011)
View of the central fireplace and living room, looking south (Martin 2020)
- Photo 12 of 17:** (OR_Deschutes_Redmond_SwansonHouse_012)
View of the living and dining areas, with the kitchen at the far end, looking northeast (Martin 2020)
- Photo 13 of 17:** (OR_Deschutes_Redmond_SwansonHouse_013)
View of center corridor with the chimney at right, main entry at left, and the master bedroom window at the far end, looking southwest (Martin 2020)
- Photo 14 of 17:** (OR_Deschutes_Redmond_SwansonHouse_014)
View of the master bedroom doorway, looking northeast from inside the bedroom (Martin 2020)
- Photo 15 of 17:** (OR_Deschutes_Redmond_SwansonHouse_015)
View of the guest bedroom doorway (left) and guest bathroom doorway (right), looking east (Martin 2020)
- Photo 16 of 17:** (OR_Deschutes_Redmond_SwansonHouse_016)
View of guest bedroom showing the angled-beam ceiling and the second door to the guest bathroom, looking south (Martin 2020)
- Photo 17 of 17:** (OR_Deschutes_Redmond_SwansonHouse_017)
View of guest bedroom built-in bookcases, looking south (Martin 2020)

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

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

Swanson, Norman and Frances, House

Name of Property

Deschutes Co., OR

County and State

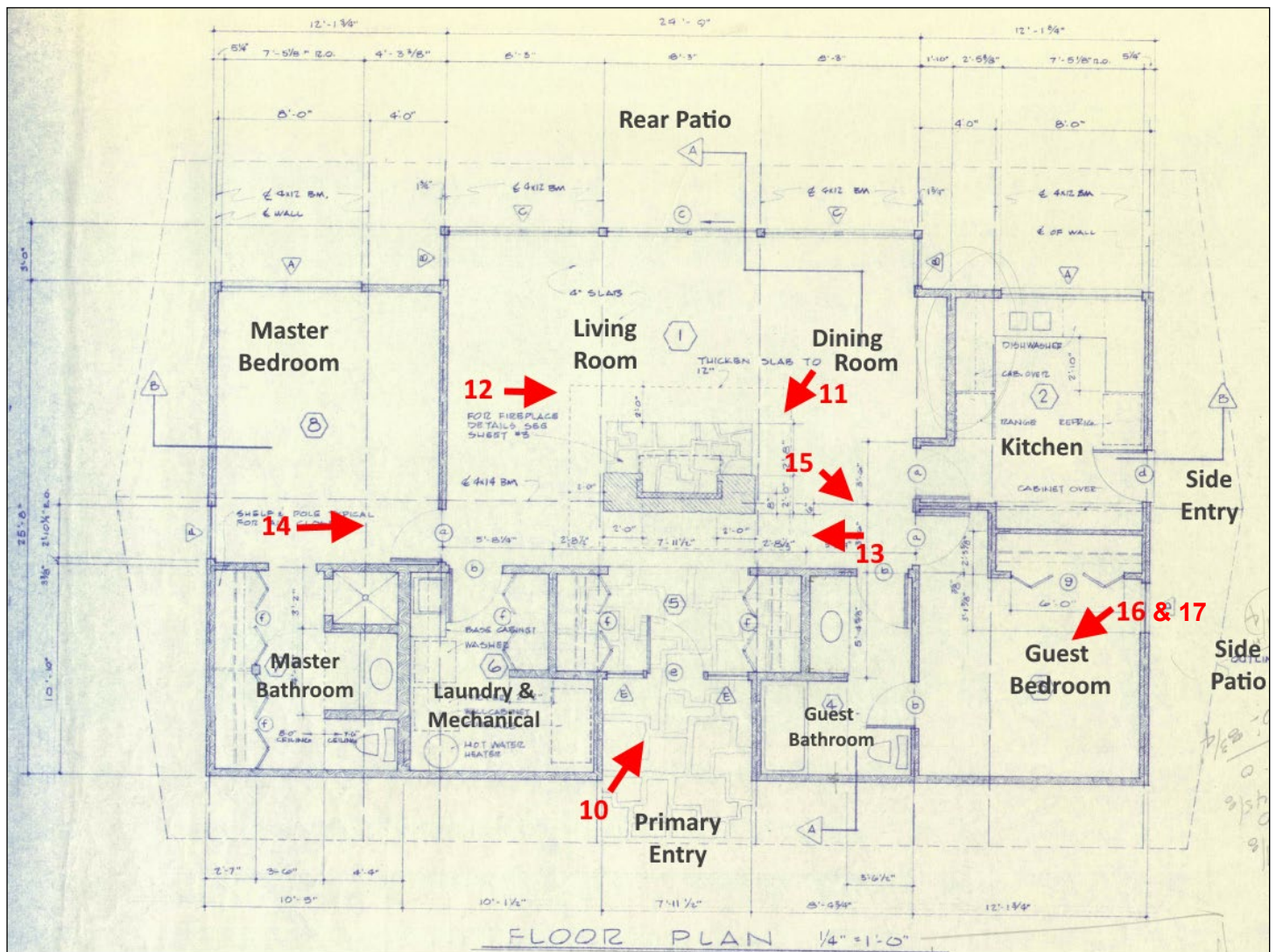
PHOTO LOCATION MAP: Exterior Images



Swanson, Norman and Frances, House
Name of Property

Deschutes Co., OR
County and State

PHOTO LOCATION MAP: Interior Images



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 23

Swanson, Norman & Frances, House

Name of Property

Deschutes County, Oregon

County and State

Historic Residential Resources of

Redmond, OR

Name of multiple listing (if applicable)

List of Figures

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

- Figure 1:** Regional Location Map
- Figure 2:** Local Location Map
- Figure 3:** Deschutes County Assessor's Map, Shown Tax Lot 1701 (0.28 acres)
- Figure 4:** Cascade View Allotment Plat Map, 1940
- Figure 5:** Swanson House Site Plan, 1965 (Richard R. Rhodes)
- Figure 6:** Swanson House Elevations & Floor Plan, 1965 (Richard R. Rhodes)
- Figure 7:** Swanson House Details, 1965 (Richard R. Rhodes)
- Figure 8:** Swanson House entryway, 1996
- Figure 9:** Swanson House living and dining room, 1996
- Figure 10:** Swanson House living room, 1996
- Figure 11:** Comparative property, 732 NW 9th Street, Redmond, OR
- Figure 12:** Comparative property, 545 NW 10th St. Redmond, OR

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 24

Swanson, Norman & Frances, House

Name of Property

Deschutes County, Oregon

County and State

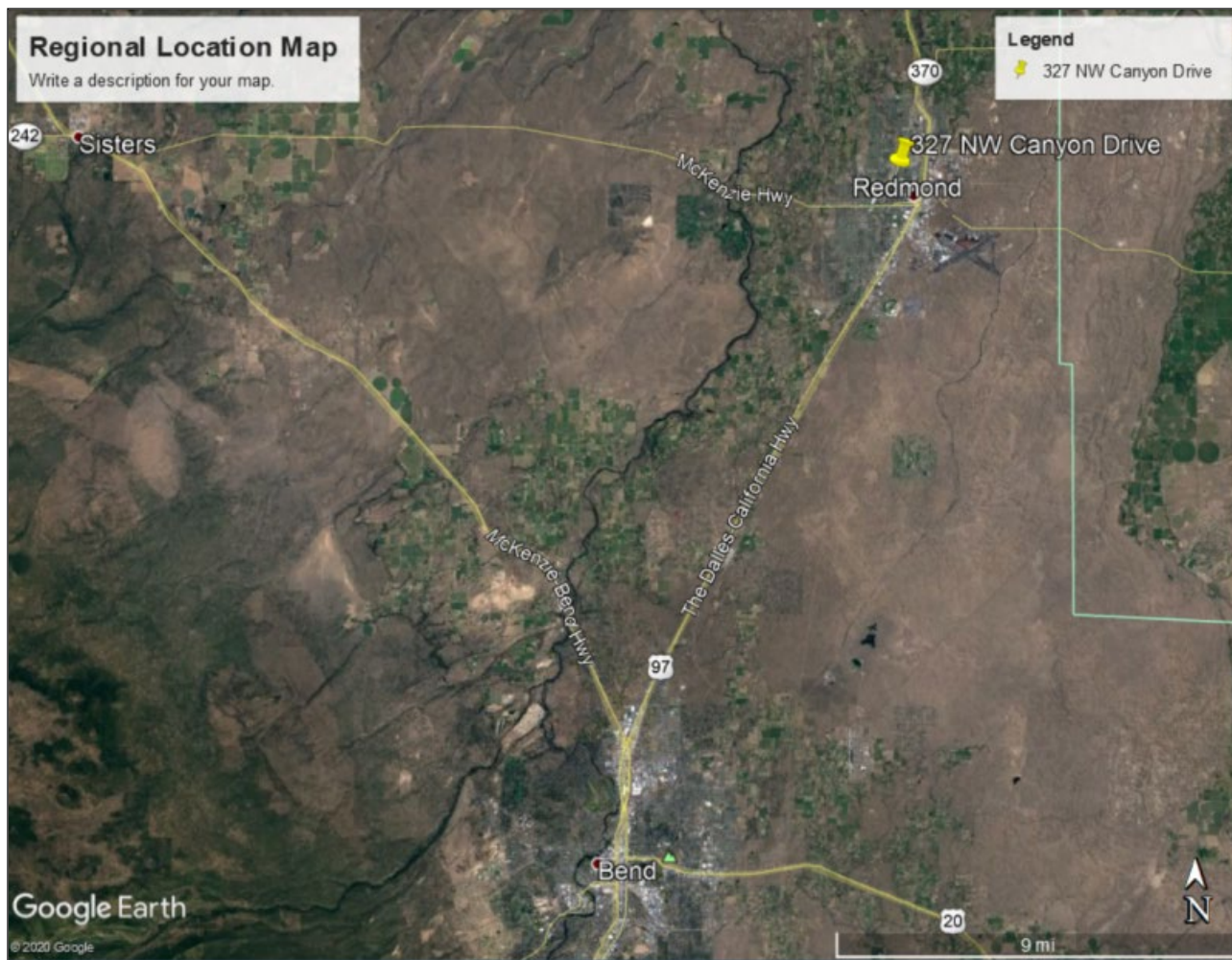
Historic Residential Resources of

Redmond, OR

Name of multiple listing (if applicable)

Figure 1: Regional Location Map, Google Earth

327 NW Canyon Drive, 44.278867° / -121.182418°



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 25

Swanson, Norman & Frances, House

Name of Property

Deschutes County, Oregon

County and State

Historic Residential Resources of

Redmond, OR

Name of multiple listing (if applicable)

Figure 2: Local Location Map, Google Earth,
327 NW Canyon Drive, 44.278867° / -121.182418°



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 26

Swanson, Norman & Frances, House
Name of Property
Deschutes County, Oregon
County and State
Historic Residential Resources of
Redmond, OR
Name of multiple listing (if applicable)

Figure 3: Deschutes County Assessor's tax lot map, north is at the top
327 NW Canyon Drive, Tax Lot 1701 (0.28 acres), outlined in red



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional DocumentationPage 27

Swanson, Norman & Frances, House

Name of Property

Deschutes County, Oregon

County and State

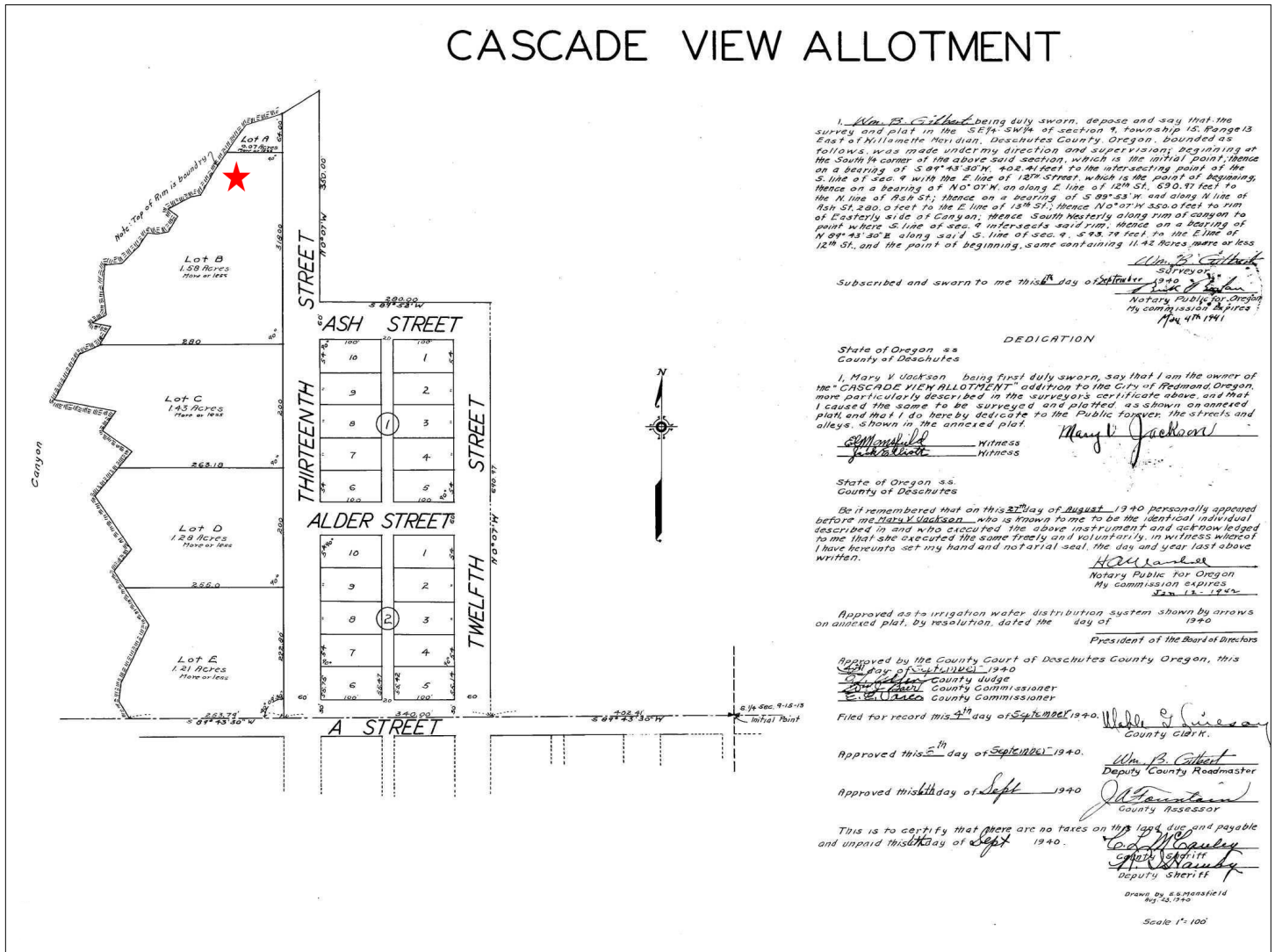
Historic Residential Resources of

Redmond, OR

Name of multiple listing (if applicable)

Figure 4: Cascade View Allotment plat map, 1940

The red star notes the approximate location of today's Swanson House, 327 NW Canyon Drive.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 28

Swanson, Norman & Frances, House

Name of Property

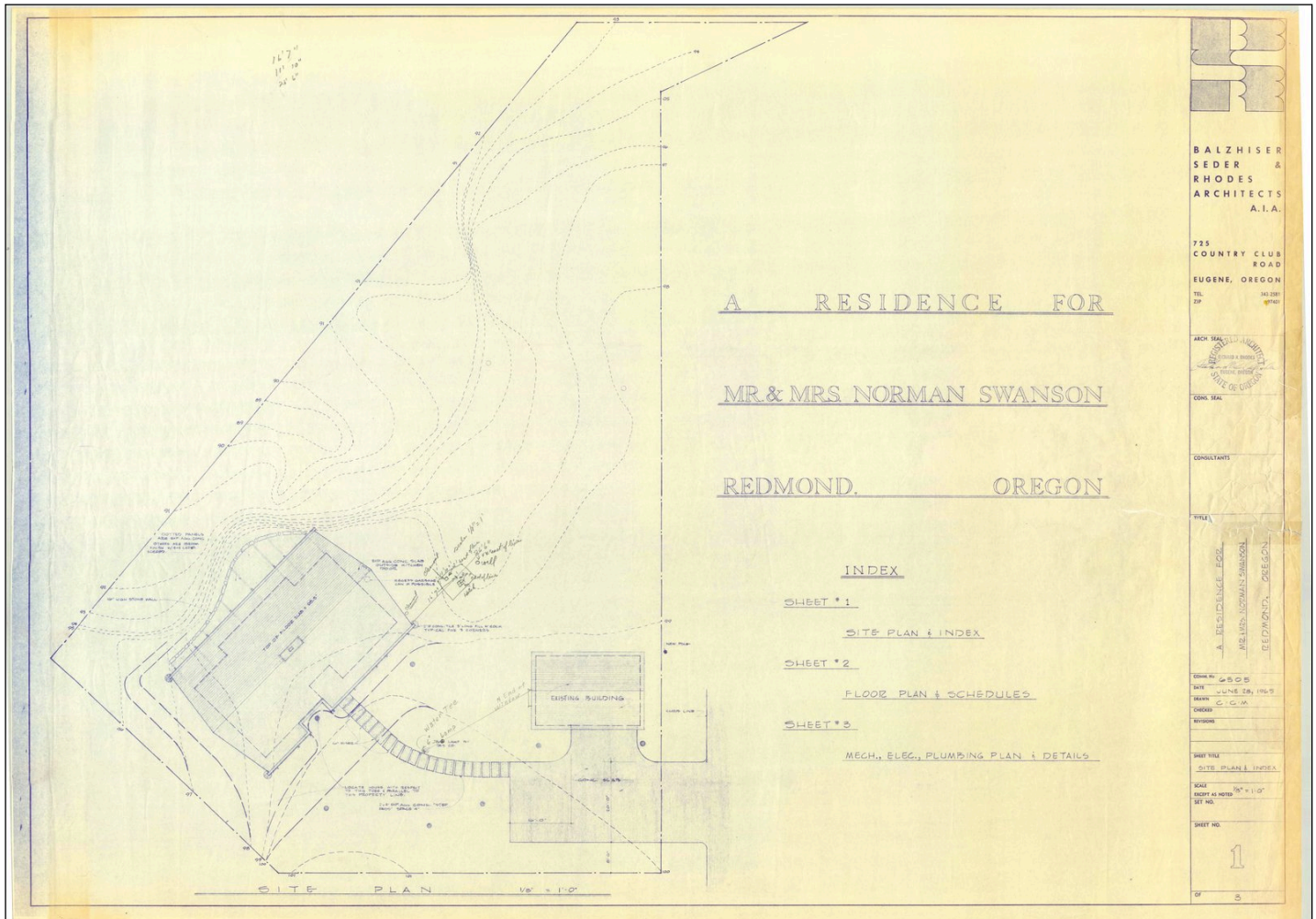
Deschutes County, Oregon

County and State

Historic Residential Resources of
Redmond, OR

Name of multiple listing (if applicable)

Figure 5: Swanson House Site Plan, 1965 (Richard R. Rhodes)
327 NW Canyon Drive



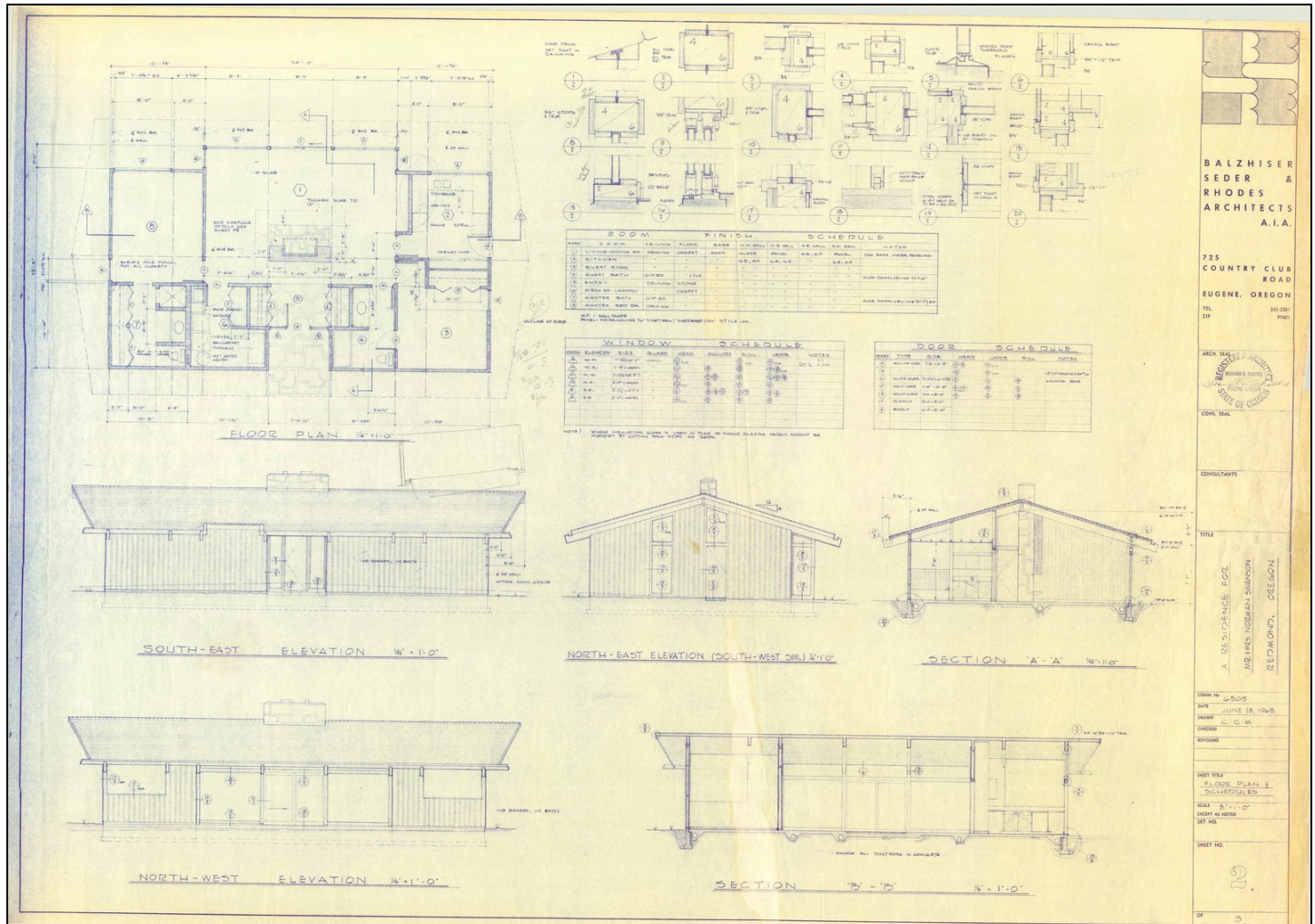
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional DocumentationPage 29

Swanson, Norman & Frances, House
Name of Property
Deschutes County, Oregon
County and State
Historic Residential Resources of
Redmond, OR
Name of multiple listing (if applicable)

Figure 6: Swanson House Elevations & Floor Plan, 1965 (Richard R. Rhodes)
327 NW Canyon Drive



Name of multiple listing (if applicable)

Page 30



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 31

Swanson, Norman & Frances, House

Name of Property

Deschutes County, Oregon

County and State

Historic Residential Resources of

Redmond, OR

Name of multiple listing (if applicable)

Figure 8 (left): Primary entry, showing original yellow-tinted bottle-glass window panels, 1996

Figure 9 (top right): Living and dining room, showing wall that was partially removed in 1996-97, leaving the bottom cabinetry in place

Figure 10 (bottom right): Living room, with view of original yellow-tinted bottle-glass window panel above entry to master bedroom, 1996



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 32

Swanson, Norman & Frances, House

Name of Property

Deschutes County, Oregon

County and State

Historic Residential Resources of

Redmond, OR

Name of multiple listing (if applicable)

Figure 11. Comparative property, 732 NW 9th Street, Redmond, OR (K. Davis, 2018)



Figure 12. Comparative property, 545 NW 10th St. Redmond, OR (K. Davis, 2018)



Norman & Frances Swanson House
Deschutes County, OR



Photo 1. Norman & Frances Swanson House. Primary, southeast-facing elevation, looking west from driveway.



Photo 2. Norman & Frances Swanson House. Primary and side (northeast-facing) elevations, looking W from side yard.

Norman & Frances Swanson House
Deschutes County, OR



Photo 3. Norman & Frances Swanson House. Side, northeast-facing elevation, and patio, looking southwest from side yard.



Photo 4. Norman & Frances Swanson House. Primary and side (southwest-facing) elevations, looking north from front yard.

Norman & Frances Swanson House
Deschutes County, OR



Photo 5. Norman & Frances Swanson House. Side, southwest-facing elevation, looking northeast from south fence line.



Photo 6. Norman & Frances Swanson House. Rear, northwest-facing elevation, and rear patio, looking northeast from south fence line.

Norman & Frances Swanson House
Deschutes County, OR



Photo 7. Norman & Frances Swanson House. Rear, northwest -facing elevation, showing windows along northwest wall of living room, looking northeast from rear patio.



Photo 8. Norman & Frances Swanson House. View of Dry Canyon from rear patio, looking northwest.

Norman & Frances Swanson House
Deschutes County, OR



Photo 9. Norman & Frances Swanson House. View of property from the public street, showing the garage and residence, looking northwest.



Photo 10. Norman & Frances Swanson House. View of the main entry to the residence on the primary, southeast-facing elevation, looking north.

Norman & Frances Swanson House
Deschutes County, OR



Photo 11. Norman & Frances Swanson House. View of the central fireplace and living room, looking south.



Photo 12. Norman & Frances Swanson House. View of the living and dining areas, with the kitchen at the far end, looking northeast.

Norman & Frances Swanson House
Deschutes County, OR

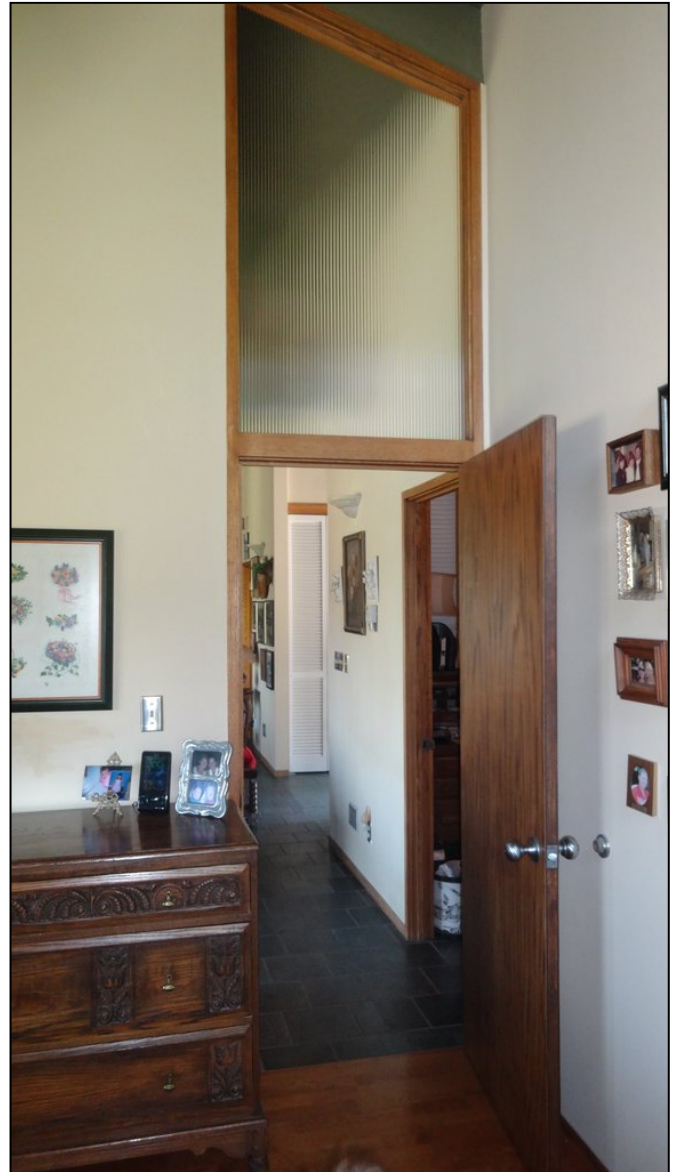


Photo 13 (left). Norman & Frances Swanson House. View of center corridor with the chimney at right, main entry at left, and the master bedroom window at the far end, looking southwest.

Photo 14 (right). Norman & Frances Swanson House. View of the master bedroom doorway, looking northeast from inside the bedroom.

Norman & Frances Swanson House
Deschutes County, OR



Photo 15 (left). Norman & Frances Swanson House. View of the guest bedroom doorway (left) and guest bathroom doorway (right), looking east.



Photo 16 (right). Norman & Frances Swanson House. View of guest bedroom showing the angled-beam ceiling and the second door to the guest bathroom, looking south.

Norman & Frances Swanson House
Deschutes County, OR



Photo 17. Norman & Frances Swanson House. View of guest bedroom built-in bookcases, looking south.