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National Register of Historic Places Continuation Sheet - DRAKE PARK NEIG

DRAKE PARK NEIGHBORHOOD HISTORIC DISTRICT DESCHUTES COUNTY, OREGON

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INTRODUCTION

The Drake Park Neighborhood Historic District is one of Bend's oldest neighborhoods. It is a well-preserved single-family residential development in Bend, Oregon, that includes 83 houses and 80 accessory structures. With the exception of three houses, the homes in the district were erected between c. 1910 and 1954.

The district meets the National Register of Historic Places under Criterion A for its association with a pattern of events that have made significant contribution to the broad patterns of Bend's history. It is distinguished from other historic neighborhoods in Bend by the early residents' contribution to the expansion and growth of the lumber mill industry and historic Bend. The district was the primary home of men who were directly associated with the management of the lumber industry, which had a profound impact on the history and the economy of the city. The residents also contributed to the development of historic Bend and historic subdivisions. Residents of the district included general managers and foremen from the lumber mills, business owners, hotel operators, attorneys and newspapermen. As home to the social elite for the city, many of the residents held political offices such as mayor, city councilmen, and county commissioners.

The district is also eligible for the National Register of Historic Places under Criterion C as properties that embody the distinctive characteristics of a period. The historic district represents Bend's residential development and architecture as the city grew from a population of 536 when the neighborhood was platted in 1910 to 11, 409 people in 1950. The neighborhood was completed during the first forty years and has changed very little since then. It has a high level of historic and architectural integrity. The inclusion of houses ranging from small, simple vernacular homes to large, high-style homes also illustrates the broad spectrum of residents choosing to reside in this neighborhood, from middle income managers and business owners to professionals who could afford large homes designed by architects.

Although the district is not being nominated under Criterion B, a description of the district would be incomplete without a discussion about Alexander M. Drake, Bend's founding father.

HISTORY AND CONTEXT

ALEXANDER M. DRAKE AND THE FOUNDING OF BEND

During the pioneer period, large cattle ranchers homesteaded in Central Oregon. In 1877, Cort Allen and William Staats were the first permanent settlers in what would become Bend. By 1900, the area of Bend had 21 people. Roads were primitive and the only industry was the raising of livestock.

Upon the arrival of Alexander Drake and his wife, Florence, in 1900, the history of Bend was dramatically changed. As a Minnesota capitalist, Drake nurtured the philosophy of development. After viewing the Deschutes River, the large stands of timber, and the thousands of acres of arid land, Drake set about laying the foundation for his last ambitious enterprise. Using his connections to newspaper publishers in the Midwest and the East, he was able to promote Central Oregon's vast resources and business opportunities.

Overcome by the beauty of the area, Drake's wife, Florence, insisted on settling and building their home along the Deschutes River. They purchased the majority of the 120-acre William H. Staats' homestead, which included the future town site of Bend. The Drakes then hauled-in machinery from Minnesota to Bend to set up a profitable mill operation along the

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Deschutes River at the south end of town in 1901. He purchased large tracts of timber land to provide logs for his mill. In 1901, Drake formed the Pilot Butte Development Company to construct a canal system and plat the town of Bend.

In 1902, John Stiedl, the former mayor of Bermidji, Minnesota, set up a second sawmill along the Deschutes River at the north end of town. Water wheels provided power for the mills. Drake's and Stiedl's mills set the stage for Bend to become predominately a lumber town for the next 80 years.

On March 7, 1904 the Bend Post Office was established with Alfred H. Grant as postmaster. In May 1904, Drake and his employees, including Charles S. Benson, and civil engineer, L. D. Weist, platted downtown Bend. At Drake's urging, on December 19, 1904, 101 voters in Crook County voted to create the city of Bend. The first City Council meeting was held the next month. A. J. Goodwille, Vice President of Central Oregon Bank was elected the first mayor. By using a water wheel and wooden pipes coiled in wire, he delivered water to the new residents with Bend's water system before 1903. He was instrumental in organizing the first fire suppression system in Bend in 1905. It consisted of street hydrants, hose carts, fire hose, ladders and nozzles. At the request of Drake in 1908, John F. Stevens, Chief Engineer for railroad magnate, James Hill, revaluated plans for a railroad in Bend. They changed the preliminary rail line from a location three miles east of Bend to its current location in Bend. In 1909, Drake constructed a dam on the Deschutes River, which created Mirror Pond and the first power plant in Bend.

In May of 1910, Drake and his company platted the upscale Park Addition (proposed Drake Park Neighborhood Historic District), located southwest of the downtown plat. Local engineer, Robert B. Gould, who later became engineer for the City of Bend, laid out the subdivision with a series of curving streets, wide boulevards and spectacular views of the Deschutes River (Mirror Pond) and the mountains.

In 1911, Drake sold his controlling interest in Pilot Butte Development Company, including Park Addition, to a newly formed company, The Bend Company. Lots sold quickly in the new subdivision and by 1916, the Bend Company had sold 41 percent of Park Addition. The \$100 to \$250 lots in Park Addition sold for 1/3 down with two installments to be paid over a year.

The Bend Company was owned by Clyde McKay, D. E. Hunter, and A. O. Hunter. They were wealthy businessmen who arrived in Bend in 1910, the year the Drakes decided to sell all but one of their properties and businesses. The Hunters and McKay purchased nearly everything they could, including the Bend town site from the Drakes for \$360,000. As part of the land sale in 1911, the Drake's requested that the Bend Company preserve the land by the river and give it to the city for a public park. Eventually the Hunters and their partner Clyde McKay offered the 10.4 acres of land for Drake Park to the city in 1921 for \$21,000. The city accepted their generous offer immediately and the parties agreed to reduce the price to \$12,000. The park was named for the town's founder, A. M. Drake and his wife. Due to its proximity to Drake Park and downtown, lots in the Park Addition were highly sought after.

THE DEVELOPMENT OF BEND

The early development of Bend was closely tied to the coming of the railroad and the success of the lumber industry. Under a joint agreement by railroad magnets James J. Hill and E.H. Harriman, the Oregon Trunk Railroad arrived in Bend in 1911. The coming of the railroad opened vast resources of Central Oregon for harvest and lumber production, development, and settlement.

In 1910, the Bend Mill, owned by Clyde McKay and D.E. Hunter, began production and milled lumber for new homes and commercial buildings. Following the arrival of the railroad, two large Minnesota lumber companies, Brooks Scanlon and Shevlin-Hixon, each planned to build world class lumber mills along the Deschutes River in Bend. The

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Bend Mill was purchased by Brooks-Scanlon in 1912. J.P. Keyes was appointed as the new general manager. His primary task was to oversee and plan the construction of the new Brooks-Scanlon Mill. Unfortunately, the former Bend Mill and all the finished lumber stacked for a block around the mill burned in 1915. That same year, both Brooks-Scanlon and Shevlin-Hixon, began construction of their lumber mills on opposite banks of the Deschutes River. Prior to that, both companies had procured thousands of acres of land. The general manager of Shevlin-Hixon, Thomas McCann, reported his company had enough timber to insure the operations of their plant for at least 30 years. The timber stands at the time were reportedly the largest stands of Ponderosa pine in the world, with over 50 million board feet available. In 1916, together, the two new mills produced an astounding 750,000 board feet of lumber per day and hired a thousand employees. By 1925, the two mills combined, shipped over 13,500 carloads of lumber per year and had a total payroll of over three million dollars.

During the expansion of the lumber mills, the city began to see another building boom to accommodate the population growth. Bend's population grew 910% between 1910 and 1920. The Bend Brick Yard, located just west of town, produced hand-made bricks for the building boom. During 1913, 18 brick buildings were built in the downtown core. They included the Sather Building, the Hudson-Coe Building, the Myers and Wilkey Building, and the First National Bank. In 1914, the first modern school, the three story tuff stone Reid School was constructed and named for Bend's first school principal, Ruth Reid (Overturf). The school accommodated 214 pupils, grades 1-12.

In anticipation of the railroad and subsequent lumber mill expansion, twenty-six subdivisions were platted in Bend between 1910 and 1915. In 1910 alone, ten subdivisions were platted. Among them were Park Addition, Awbrey Heights, Kenwood, Center Addition, and Lava Road Addition. In 1912, A. M. Drake sold the last 11 wooded acres on the opposite side of the river from Park Addition to G. P. Putnam, an early resident of the district. Putnam named the subdivision after his home, Pinelyn. In 1913, the Larch Addition, south of Park Addition was developed by Clyde McKay and John P. Keyes (an early resident of the district). In 1915, William H. Staats and J. N. Hunter developed Staats Addition (a portion of the Bend Old Town Historic District).

Real estate promoters advertised the town all over the country in newspapers. Advertisements touted that nothing could prevent "Bend from becoming the second city of Oregon because she is the natural railroad center and metropolis of Eastern Oregon." Developers sold lots fast, sometimes as many as 50 in one day. There were significant housing shortages too, and those who could do so rented out bedrooms. Building could not keep up with the demand. In October of 1916, the Bulletin reported that more than \$200,000 was recently invested in the Bend business bocks for banks, hotels, meat markets, and automobile garages. Feverous building in Bend continued. The Downing Hotel and Cafe was constructed in 1920. In 1921, J. A. Estes, a resident of the district, said that more money was being loaned in Bend than in any other town in Oregon, Washington, or Idaho. He represented the Pacific Building and Loan Association. In 1923, local architects and contractors estimated the value of their work in June was \$110,000. Within the boundaries of the district, 33 homes were constructed during this period.

During the "Great Depression" in the 1930's, construction began to slow down. In 1932, the number of building permits issued in Bend hit an all time low of 23 and the boom had apparently reached a stopping point. Between 1930 and 1934, only one house was built in the district. The situation didn't last long however and building began to pick up by 1935. In 1936, building activity reached its greatest point since 1932, with \$105,847 invested. The increase resulted from Franklin D. Roosevelt's New Deal programs, which offered financial assistance in Deschutes County to construct public buildings, such as armories, hospitals, airport facilities, and government offices. However, residential construction was still slow. In 1935, within the district, three homes were built and by 1940, an additional

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eleven homes were built. In 1937, the Bend Bulletin considered the construction of Elmer Ward's home on Riverside newsworthy, complete with a photograph.

By the start of World War II, the manufacturing operations of Shevlin-Hixon and Brooks-Scanlon had a combined capacity of 700 million board feet per an eight-hour shift. Production, spurred by the war, was at an all-time high. However, residential development almost came to a halt. One of the reasons for the decline was the federal government issued a conservation plan restricting building activity. Citizens were only allowed to build or remodel a building in town if the cost was under \$500. As a result, by 1944, building activity was almost at a standstill, with only 35 permits issued in Bend for a valuation of little over \$35,000. Between 1942 and 1944, not one home was built in the district and it wasn't until 1945, that finally three homes were built. The housing shortage was ameliorated by the exodus of hundreds of Bend residents who relocated to Portland, San Francisco, and Bellingham to help in the war effort.

After WWII, the need for lumber in great quantities diminished and cut rates dropped dramatically. The demand for rough-cut lumber was low and the local mills shifted their operations by manufacturing timber to a higher degree before shipping. Timber was now cut for specific uses, such as moldings, siding, and box planking. Shevlin-Hixon converted 31% of its operation to manufacture boxes, while Brooks-Scanlon converted just 10% of their business operations to the manufacture of boxes. Despite the shift, business slowed down for both mills. Compared to the peak of 1929, the mills were only operating at 60% capacity. Directors of the mills made a mutual decision to harvest timber under one operation and after some negotiations; Brooks-Scanlon purchased the Shevlin-Hixon in 1950. On December 26, 1950, Shevlin-Hixon officially sawed its last log.

THE DEVEOPMENT OF THE DRAKE PARK NEIGHBORHOOD DISTRICT

During the early development of the district (and even to this day), it was considered highly desirable due to spacious lots, close proximity to the beautiful 11-acre Drake Park along the Deschutes River/Mirror Pond, Bend's central downtown and business core, the city library and city hall, and the local churches, the Catholic Church, the Methodist Church and the Episcopalian Church. Additionally, the district was within walking distance of the Brooks-Scanlon and Shevlin-Hixon Mills, located just five blocks south of the district. The neighborhood also offered wonderful views of Drake Park and the Cascade mountain range. Consequently, the district became the preferred neighborhood for the city's prominent businessmen and social elite, who contributed to the development of downtown Bend and the lumber industry. In addition to their business contributions, many early residents in the district contributed directly to the civic growth of Bend. The competing and adjacent neighborhoods of Deschutes, Staats, Larch, and Hastings (Bend Old Town Historic District) offered smaller lots at economy prices. Consequently, these neighborhoods were predominately populated by mill workers and the working class.

The first house constructed in the district was built for A. M. Lara and his wife, who were owners of a downtown dry goods store, which provided necessary supplies for Bend's growing population. Completed in 1910, the home set the tone for future residential development in the neighborhood. The following year, George Palmer Putnam, who owned the local newspaper, the *Bend Bulletin*, built a Craftsman home nearby with his wife and Crayola heiress, Dorothy Binney. George Putnam was heir to the Putnam Publishing Company in New York City. The Putnams left Bend in 1915, when Putnam served as private secretary to Oregon Governor Withycombe.

Many of the early residents in the district were mill managers and executives. Some of the homes were owned by the lumber companies and provided for their executives, such as the Eva and Robert Moore House. The house was owned by the Shevlin-Hixon Lumber Company and was provided to the newlyweds when Robert Moore became

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assistant general manager of their Bend mill. One of Moore's successful projects was to provide low cost housing for mill workers. Under Moore's leadership, Shevlin-Hixon covered the cost of construction for hundreds of homes, and allowed its workers to pay back for the cost of the home and land in monthly installments. Moore also contributed his time to the Bend Emblem Club (Chamber of Commerce), the school district, Lumbermen's Hospital, and was the founding member of the Bend Golf Club.

Thomas McCann, the vice president and general manager of the Shevlin-Hixon, had his rather grand home built in the district in 1915. Under his leadership at Shevlin-Hixon, McCann provided the highest safety standards, compared to the other lumber mills of his time. He also provided schools, a hospital, and housing for his employees.

J.P.Keyes, general manager of the Brooks-Scanlon Mill, also built a home in the district. This Craftsman style dwelling, built on a prominent corner lot was completed in 1913. Until his premature death in 1920, Keyes was considered one of the most prominent citizens of Bend. He served on the Bend School District Board, organized the American Red Cross chapter, served as president and director of the Commercial Club, urged the formation of the Creamery Association, and served as an officer for the Bend Water, Light, and Power Company

Among the mid level executives living in the district included Benjamin Hamilton, manufacturing superintendent of the Shevlin-Hixon Mill. The mill retained ownership of the home until 1942, when Hamilton was able to purchase the home for \$4000. His civic activities included president of the Kiwanis Club, chapter president of the Red Cross, and his greatest achievement was campaigning for a new St. Charles Hospital in Bend, where he served on the board of directors as second vice-president. Other residents who contributed to growth of the lumber industry, included: Forest Sholes, a superintendent of the Shevlin-Hixon box factory, Joshua Armstrong, a blacksmith and millwright for the Shevlin-Hixon Mill for 30 years, Samuel Ray Peoples, manager of the Shevlin-Hixon box factory and Elmer Ward, purchasing agent for the Brooks-Scanlon Mill. District resident Samuel Blakely served as Brooks-Scanlon's first logging superintendent and later gained a national reputation as a premier logging and forest preservation expert. Other district residents included Robert Linton, a woods foreman for Shevlin-Hixon Lumber Company, Gerry Horstkotte the master machinist for the Shevlin-Hixon Lumber Company and Otto Lemke, the Chief Engineer for the Shevlin-Hixon Lumber Mill.

The district was home to some of the Bend's early business owners who were associated directly to the growth of downtown Bend. Among them was James Overturf, who worked as an office manager for the Drake Company in 1904. Overturf was one of the founders of the Emblem Club, an early form of the Chamber of Commerce. Overturf Butte was named in his honor. Reid School was named in his wife's honor. District resident Frank May was the owner of the wood frame Bancroft Hotel on Bond Street. Ruby and Ernest Kessler owned and operated the Kessler's Super Cream Store and Victor Plath owned the Shell Oil Service Station, both of which were located downtown. Louis Hillis owned and operated the Oregon Equipment Company, a commercial and household refrigeration business. Richard Smith owned the R. M. Smith Clothing Store and R. M. Smith Grocery Store. District resident Fred Van Matre constructed many of the prominent downtown buildings in the 1930s & 40s, including the old Bend Library. Longtime district resident William Miller managed his family's Miller Lumber Company and the Miller Ranch. Today the Miller Lumber Company is still owned and operated by Miller's descendants. Ward Coble and his neighbor Frank H. Prince were founders of the Lumberman's Insurance Company and Dennis Carmody owned the Carmody Brothers Pool Hall and Cigar Store on Bond Street, as well as, the local movie house. District resident Hugh O'Kane built the two-story office building downtown, called the O'Kane Building, which is listed on the National Register of Historic Places. Percy Chase was vice president of Consumers Gas Corporation.

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In addition to George Putnam, other prominent newspapermen built their homes in the district. They include: Remey Cox, city editor of the *Bend Bulletin Newspaper*, Harry Fowler, assistant editor and co-owner of the *Bulletin*, and Paul Hosmer, a well-known photographer and editor of the monthly *Brooks-Scanlon Pine Echoes* magazine.

Some examples of early district residents who served in public office are: J.A. Estes, Mayor, 1916, and organizer of the Bend Fire Department; George Palmer Putnam, Mayor, 1912-1913; H. J. Overturf, City Treasurer, 1907-1909; and D. H. Peoples, City recorder, 1919-1920. The county library system was started at H.J. Overturf's suggestion and was constructed by district resident Fred Van Matre. Ross Farnham was the Bend city recorder, a municipal judge, district attorney, and served on the Bend Library Board. Percy Chase was a member of the Oregon State Game commission. Ralph S. Hamilton served as a State Representative from 1931 to 1932. In 1941, he was appointed Circuit Court Judge.

Several doctors and engineers also lived in the neighborhood. Among them was Antone Fossen, an engineer for the Oregon State highway Department and Clyde Spencer, an engineer for the U.S. Bureau of Reclamation. Dr. Frederick Lieuallen was a doctor with an office on the corner of Wall Street and Oregon Ave. Street. Dr. Harry Mackey practiced medicine in Bend and on Project Hope. Morris McKenney was an optometrist on Wall Street. Although not a physician, Hattie Mayne, an experienced nurse, opened her own maternity and surgical hospital in 1920, on the corner of State and Kansas in the district.

THE ARCHITECTURE OF THE DISTRICT

The architecture of the district reflects the transition of architectural styles and trends, including local variations, which occurred over time. The variation in size and style of houses in the district also illustrated the diversity of residents in the neighborhood. In general, houses built for middle income families were smaller and less grand than the homes of the upper classes. Merchants and professionals were more inclined and better able to afford grander houses designed by architects and constructed with the finest materials. Although the middle class built less grand homes, they chose from a variety of unique architectural styles, such as Tudor, Spanish Villa, California Ranch, and Cape Cod.

Eighty of the homes were constructed during a 44-year period, from 1910 to 1954. Only three houses were constructed after that period. The development of the neighborhood occurred during Bend's early development, which mirrored the overall growth of the city. In addition to the proximity to the downtown and mills, the neighborhood developed into a desirable, prestigious neighborhood with large homes on larger lots than anywhere else in historic Bend. The lots were platted as 50 x 140 feet to 50 x 160 feet. Irregularly shaped lots facing the river were even larger. However, most purchasers bought one and half lots and many bought two. The Thomas McCann House and yard sit on four treed lots.

The Drake Park Neighborhood Historic District represents Bend's residential development and architecture as the city grew from a population of 536 people when the neighborhood was platted in 1910, to 11,409 people in 1950. The neighborhood was completed during a forty-year time span and has changed very little since then. It has a high level of architectural integrity. Eighty-one percent of the houses are classified as historic contributing and 65% of the accessory structures are classified as historic contributing.

In 1910, A.M. Lara and his wife built a rather large and impressive Craftsman, the first home in the district. Three more rather large Craftsman homes were built from 1911 to 1915, including the Putnam, Smith, and Keyes homes. The Keyes home was designed by J.W. Dimick, who designed homes for prominent business leaders.

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With the opening of the mills in 1916, the development of the district dramatically increased. In 1916, Shevlin-Hixon built a Georgian Revival home for their general manager, Thomas McCann. It was and to this day, the grandest home in the district, with its unique architecture: Gothic style dormers, matching porticos, and Palladium windows, which light the grand staircase. The home's architect, David C. Lewis, was prominent in Portland, where he designed the European Building at the Lewis and Clark Exposition in 1905, the L. Allen Lewis residence, Trinity Episcopal Church, and the Railway Exchange Building. In 1921, the mill built an American Foursquare executed in the Colonial Revival style for their assistant general manager, Robert D. Moore

With few exceptions, most of the homes between 1910 and 1919 were built predominately in the Craftsman Bungalow style. By 1920, the Colonial style became a strong architectural influence in the neighborhood, in addition to the continued popularity of the Craftsman. By 1925, other architectural styles were introduced, including the Tudor, English Cottage, and Dutch Colonial. During the 1930's, very few homes were built and those that were built were not in the style of the Craftsman and the Colonial. Instead, the residents reflected a varied taste ranging from English Cottage to Spanish Villa.

During the 1940's, the residents favored Post WWII Modern Tract and their own personal vernacular style. The last two historic homes built in the 1950's are California Ranch and Post WWII Modern Tract. By 1954, the neighborhood was completely developed. Since then, the neighborhood has relatively remained intact and retained its architectural integrity. Three of the homes were leveled in 1993, 1994 and 2001. Two vernacular-styled homes and one Craftsman Bungalow were built on the original foundations. A few of the historic homes have non-contributing additions, while the Overturf and the Keyes have recently been restored to their former glory.

PREVIOUSLY LISTED PROPERTIES

Four of the properties in the district have been previously listed individually on the National Register of Historic Places. They are: the 1915 Thomas McCann House located at 440 NW Congress Street; the 1921 Shevlin-Hixon Executive House also known as the Robert D. Moore House located at 545 NW Congress Street; the 1923 Benjamin Hamilton House located at 552 NW State Street; and the 1911 George Palmer Putnam House located at 606 NW Congress St.

SUMMARY

The early residents of the Drake Park Neighborhood Historic District made a significant contribution to the broad patterns of Bend's history. The residents of the district were prominent men and women who contributed to the early growth and expansion of the city of Bend. They developed Bend's historic subdivisions, built historic downtown Bend, contributed to the city's civic growth, and expanded the lumber industry in Central Oregon. The residents included general managers of the lumber mills and owners of downtown businesses, hotels, utilities and other enterprises. In addition, many of the city's mayors, commissioners, recorders, attorneys, and city councilors lived in the neighborhood.

The district offers an unusually high concentration of diverse architecture and artistic value, while maintaining a high degree of historic integrity. Eighty-one percent of the homes and 65% of the accessory structures are considered contributing resources. The district has a large number of authentic Craftsman and Colonial homes, with a varied addition of architectural styles, including English Cottage, Cape Cod, Georgian Revival, Colonial Revival, Spanish

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Villa, Dutch Colonial, and Post WWII Modern Tract, which reflected the varied tastes and styles of the district's residents.