

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____ HAMILTON, BENJAMIN HOUSE _____
other names/site number _____ N/A _____

2. Location

street & number _____ 552 NW STATE STREET _____ not for publication N/A
city or town _____ BEND _____ vicinity N/A
state _____ OREGON _____ code OR county DESCHUTES code 017
zip code 97701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this _____ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _____ meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide _____ locally. (_____ See continuation sheet for additional comments.)

Signature of certifying official

Date

OREGON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

_____ entered in the National Register
_____ See continuation sheet.

_____ determined eligible for the
National Register

_____ See continuation sheet.

_____ determined not eligible for the
National Register

_____ removed from the National Register

_____ other (explain): _____

Signature of Keeper: _____

Date of Action: _____

BENJAMIN HAMILTON HOUSE

DESCHUTES COUNTY, OR

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

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

Contributing	Noncontributing
<u> 2 </u>	buildings
_____	sites
_____	structures
_____	objects
<u> 2 </u>	Total

Name of related multiple property listing(Enter "N/A" if property is not part of a multiple property listing.) _ CRAFTSMAN BUNGALOWS IN
DESCHUTES COUNTY, OREGON**Number of contributing resources previously listed in the National Register** N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: DOMESTIC
Sub: SINGLE DWELLING

Current Functions

(Enter categories from instructions)

Cat: DOMESTIC
Sub: SINGLE DWELLING

7. Description

Architectural Classification (Enter categories from instructions)

 LATE 19TH AND EARLY 20TH CENTURY
 AMERICAN MOVEMENT
 BUNGALOW /CRAFTSMAN

Materials (Enter categories from instructions)

foundation BASALT
roof ASPHALT COMPOSITION
walls CLAPBOARD

other

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

See Continuation Sheet

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.)

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheet

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1923

Significant Dates

1923 – 1946

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

BENJAMIN HAMILTON HOUSE

DESCHUTES COUNTY, OR

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository:
 Deschutes County Historical Society _____

10. Geographical Data

Acreeage of Property Less than One Acre _____

UTM References

(Place additional UTM references on a continuation sheet)

1 _____
Zone Easting Northing
2 _____
Zone Easting Northing

3 _____
Zone Easting Northing
4 _____
Zone Easting Northing

_____ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

11. Form Prepared By

name/title _____ MICHAEL HOUSER: Associate Planner, Historic and Cultural Resources _____

organization _____ Deschutes County Community Development Department date _____ July 18, 1999 _____

street & number _____ 117 NW Lafayette Ave. _____ telephone _____ (541) 388-7927 _____

city or town _____ Bend _____ state _____ OR _____ zip code _____ 97701 _____

BENJAMIN HAMILTON HOUSE

DESCHUTES COUNTY, OR

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____ ERNEST MAZOROL & SHELLEY JOHNSON _____

street & number _____ 552 NW STATE STREET _____ telephone __ (541) 388-2963 _____

city or town _____ BEND _____ state _OR_ zip code __97701_____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7

Page 1

**BENJAMIN HAMILTON HOUSE
DESCHUTES COUNTY, OREGON**

Narrative Description:

SETTING

Located on the east side of State Street in Park Addition, the Benjamin Hamilton House faces due northwest on the corner of State Street and Kansas Avenue in Bend, Oregon. Small-to mid-size single-family residences occupy the neighborhood. When Park Addition was platted in 1905, it was billed as Bend's upscale residential neighborhood. Close to the downtown core and two lumber mills, the neighborhood quickly became home to store owners, mill managers (such as Benjamin Hamilton), bankers and engineers.

Within the 50' x 120' lot, the house sits directly in the center of the property facing State Street. The site of the Hamilton House is perfectly flat (see attached site plan) and the garage, located adjacent to the alleyway, is accessed from Kansas Avenue. Landscaping on the site consists of flowerbeds around the perimeter of the home, thirteen medium size crabapple trees in the landscape strip, a small grove of aspen trees in the side yard and a large cherry tree and medium size crabapple tree in the back yard.

EXTERIOR

The Benjamin Hamilton House is a one story, single-family residence built in the Craftsman style. Referred to as a double-front facing bungalow sub-type, the home retains its original character and charm. Built in 1923 for Benjamin Hamilton and his family, the Hamilton House is rectangular in plan. The 26'6" x 47'6" footprint is broken by the attachment of a small, 5' wide rectangular bay window on the north façade, and a large porch on the northwest corner. The Craftsman style of the home is further emphasized by the use of a variety of natural, local materials such as wood, brick and basalt stone. The exterior of the House is clad with wood clapboards with a 4 ½" reveal. A large 12" water table band anchors the home to the ground and its basalt stone foundation. This hard rock foundation, laid as uncoursed rubble, establishes a firm foundation for the house. Here, standard cement and lime mortar joints were used.

The Hamilton House is capped with a double-front-facing gable roof covered with composition asphalt shingles. Typical of the Craftsman style, the eaves are left open to expose the tails of the rafters. The raking trim, or bargeboard, is cut straight as it comes to the eave line. Simple "A-frame" style eave brackets support large, two-foot roof overhangs at the gable ends. Piercing the roof is a simple brick chimney on the exterior of the north facade. The chimney, which steps inward as it rises to the eave line, was most likely constructed using brick from the local Bend Brick Yard just west of town.

A 7' deep x 16' long entrance porch is located at the northwest corner of the home. The porch, which is formed by an extension of the main gable roof of the home, gives the house its "double-front gable" look. The large porch is supported by three columns, which are divided by a solid railing wall. Each column is made up of a tapered wooden post, or shaft, which rests on battered pier base of basalt stone. The gable roof of the porch boasts clapboard shingles to match the cladding of the main house and the underside is boxed in with 2" tongue-and-groove beaded boards painted to match the rest of the trim on the house. Original 1" x 4" porch decking greets the visitor as he/she approaches the main entrance door.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 2

BENJAMIN HAMILTON HOUSE
DESCHUTES COUNTY, OREGON

Narrative Description: Cont'd

Contrary to the common belief that most Craftsman bungalows have dark interior spaces, the Hamilton House sports a variety of windows which create a light and bright interior space. Two large sets of windows which, consist of a 12-over-1 double-hung window flanked on either side by a single 6-over-1 double-hung window, allow a large amount to light into the Master Bedroom (Bedroom 1) and into the living room space. Several 9-over-1 double-hung windows are found individually and grouped in pairs around the sides and rear of the house to allow further light into the home. Typical of the Craftsman style, the Hamilton House boasts small six-pane fixed windows flanking each side of the chimney just above interior bookcases. Several 8-pane awning style windows are found on the north and south facades to provide lighting above a dining room sideboard and a bathroom tub. All windows and doors on the Hamilton House are surrounded by simple milled boards mounted flush with the clapboard siding. Following a program that allowed large amounts of light into the home, towards the apex of the main gable roof of the home, a small fixed 1-over-1 window originally allowed additional light into the attic space. Today, the window has been replaced with a rectangular vent on the front and rear facades.

Believed to be original, the front door is a full-light design with 15 individual panes of glass, allowing yet more light into the living room space. The side (rear) door into the breakfast nook is a half-light design with four panes of glass in the upper portion of the door.

INTERIOR

Most of the interior walls of the Hamilton House are clad with lath and plaster. A few places have been patched with sheetrock. Large 8" high baseboard moldings anchor the walls which are capped with a small cornice mold at the wall/ceiling juncture. Dividing the dining and living spaces is a 3' high wood paneled wall which raises from the floor. The south wood paneled wall was removed by previous owners. A partial wall which drops from the ceiling, further defines the dining room space.

The centerpiece of the Hamilton House is the fireplace in the living room. Referred to by many historians as the symbol of the hearth and home, the Hamilton House fireplace and surround lives up to its stature covering one entire wall in the living room. The fireplace surround, constructed of blond brick (now painted white), is of an ornate design using a combination of rock and smooth face brick to create a rectangular center panel just above the fireplace opening. The inner and outer hearths of poured concrete are laid flush with the floor. Flanking each side of the fireplace surround are built in bookcases, a typical feature of the Craftsman style. The four-shelf bookcases boast leaded glass doors designed in a geometric triangular pattern.

Matching the living room bookcases, a 4'6" long sideboard has been incorporated into the north wall of the dining room. Here four drawers and two leaded glass cabinet doors hold the family china, linens and keepsakes. The sideboard is mounted flush with the interior walls, and was created by using a small rectangular bay window which protrudes out from the north facade.

Floors throughout the house are 3" tongue-and-groove fir decking. All interior woodwork is simple in design with a rectangular profile of 5" on door and window surrounds. All interior woodwork, including the single panel doors, have been painted white. Interior hardware is of a simple rectangular design finished in brass, which

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7, 8

Page 3

BENJAMIN HAMILTON HOUSE
DESCHUTES COUNTY, OREGON

Narrative Description: Cont'd

highlights cut-glass door knobs. No original light fixtures remain in the house.

The 23'6" x 26'6" basement has recently been finished. Here, a fourth bedroom, a full bath, and a family room provide additional living space for the current owners.

OUTBUILDINGS

A single garage is located on the site. The 12'0" x 18'0" structure is located at the rear of the lot parallel with the alley. The walls are balloon-frame construction clad with 6 1/2" tongue & groove horizontal clapboards. The gable roof, covered with cedar shingles, boast exposed rafter tails and simple bargeboards at the gable ends. Two carriage doors, with original strap-hinge hardware, swing outward to allow access to the space. A single six-over-one double hung window on the south façade, and a matching window on the west facade allow light into the garage. Entrance to the garage is via the alleyway behind the property, which is accessed off of Kansas Avenue.

ALTERATIONS AND REHABILITATION PLANS

Alterations to the Hamilton House are minimal. On the exterior they include the replacement of all of the siding with straight grain fir matching the historical exposure of 4 1/2 inches (1990). In 1992 the homeowners upgraded the kitchen space which included the enclosure and extension of a rear porch 3' to serve as a breakfast nook and the replacement of windows in the porch and kitchen. On the interior, the only apparent changes are a reworking of the kitchen in 1992, a remodel of the basement into living space also in 1992 and the installation of new fir floors in the living and dinning room in 1990.

Narrative Statement of Significance:

The Benjamin Hamilton House is historically significant for its high artistic value as classified under criterion "C". Built in 1923, at the height of the Craftsman style, the Benjamin Hamilton House boasts numerous intact features typical of the Craftsman Bungalow style including: A-frame eave brackets, native natural materials, a front porch, and exposed rafter tails. Additionally the Hamilton House is one of the best examples of a *double-front-gable* Craftsman Bungalow subtype as evaluated using the multiple property nomination Craftsman Bungalows in Deschutes County. In 1923 when the Hamilton House was built, the Craftsman style was at its height in Deschutes County.

The property also has an associative significance as the primary residence of Benjamin Hamilton and his family from 1923 to 1946. As Manufacturing Superintendent for Shevlin-Hixon Lumber Company, Benjamin Hamilton was directly associated to the expansion and growth of the Shevlin-Hixon Mill in Bend during the 1920s and 1930s. Hamilton remained at his post until the mill closed down in 1950.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8

Page 4

BENJAMIN HAMILTON HOUSE
DESCHUTES COUNTY, OREGON

Narrative Statement of Significance: Cont'd

BENJAMIN HAMILTON

Born in 1877 in Lebanon, Indiana, Benjamin Hamilton came to Bend, Oregon at the age of 46 in 1923. He had previously been working in Coeur d'Alene, Idaho for the Western Pine Association (Ben Hamilton Dies...). Upon his arrival, Hamilton took a position as lumber inspector for Shevlin-Hixon Lumber Company. His talents were soon realized and he was promoted to Manufacturing Superintendent for the company. He held this position until he suffered a stroke in 1950.

Before moving to Bend, Hamilton had meet his wife Elsa M. Acton in Coeur d'Alene, Idaho. Elsa, eight years his younger, was born was born April 26, 1885 (Elsa Hamilton Dies...). Together they raised two children, Wayne B. (1914-1983) and Evelyn (1919-?) in the home. In later years the Hamilton's son Wayne became Bend's first director of the Parks & Recreation Department, and is noted as the founder of Little League Baseball in the State of Oregon (Wayne Benjamin...). His mother Elsa died at age 71 on April 27, 1956 and is buried beside her husband in the Pilot Butte Cemetery in Bend.

Benjamin Hamilton (his friends called him "Ben") was active in many civic affairs. An editorial in the Bend Bulletin a week after his death noted that, "when any program for community improvement was underway you could always expect Ben Hamilton to be in the thick of it." They reported that Hamilton was a kind man, full of energy, and was deservedly popular by all who knew him (Ben Hamilton). Some of his activities included being president of the Kiwanis Club and chapter president of the Bend Red Cross. His work with the Red Cross lead him to be accorded a lifetime membership by the local chapter. Hamilton and his family were active members of the First Christian Church, and Benjamin was one of the early members of the Bend Golf Club. Hamilton's greatest civic achievement however was being one of the key members who helped campaign for a new St. Charles Hospital in Bend. He served on the board of directors as second Vice-President (Hamilton Rites...). After Hamilton's retirement he became interested in the theater and participated in the Community Players program. One of his roles had Hamilton playing a Catholic priest in "The Valiant" which was staged at the Thompson School auditorium.

At the age of 73, Benjamin Hamilton suffered a stroke in June of 1950 and entered the hospital. He passed away on December 27, 1952 (Ben Hamilton Dies...).

RESIDENTIAL HISTORY

Benjamin Hamilton (1877-1952) and his wife Elsa M. (1885-1956) owned the house for twenty-three years. In 1946 they sold the house and property to Alfred and Elma Swanes. The sale of the home in 1946 began 40+ years of rapidly changing ownership until the current owners purchased the home in 1986. The Swanes owned the home for just two short years selling to William and Lorna Cook. William was a ticket agent for Pacific Trailways Bus Company. The Cooks' sold the home in 1950 to Fred Rush, a salesman. Rush, lived there with his wife Anna for three years, and sold the home to William Dunn. Dunn was a night watchman for Brooks-Scanlon Lumber Mills.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8, 9

Page 5

BENJAMIN HAMILTON HOUSE
DESCHUTES COUNTY, OREGON

RESIDENTIAL HISTORY Cont'd

In 1960 William sold the house to Raymond A. and Thelma Deetz. For the next twelve years the Deetz's raised their four children (Ray, Corrine, Carolyn and John) in the home. Raymond was an office manager for Murray & Holtz Motors in Bend. In 1972 they sold the home, beginning another phase of a variety of owners. The Deetz's sold the house to Earle A. Patterson who immediately turned around and sold the home to William & Jane Farrens. William, who was president of Northwood Corporation, and his wife lived in the house for just two short years selling out to Reid and Linda Biggs in 1975. The Biggs owned the home for three years selling the property to Will Davis Swearingen in 1978. Swearingen retained ownership of the property until 1986, although he never resided at this address. Instead Swearingen rented the house out to a least three different persons within a ten-year period. Then 1986, Swearingin sold the home to its current owners Ernest Mazorol and Shelley Johnson. Ernest works for the 11th judicial district as their first court administrator. Shelley is the Volunteer Program Manager for the state court system.

Bibliography:

"Elsa Hamilton Dies at Age 71." The Bend Bulletin 27 April 1956: 1.

"Ben Hamilton Dies Following Long Illness." The Bend Bulletin 27 December 1952: 1.

"Ben Hamilton." The Bend Bulletin 30 December 1952: 2

"Hamilton Rites Held on Tuesday." The Bend Bulletin December 1952: 1

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf: 1992.

Polk Directories, Deschutes County : 1924, 1938, 1940, 1942, 1946-47, 1948, 1950, 1952, 1954, 1955, 1959, 1962, 1975, 1976, 1977, 1980, 1983, 1988.

Sanborn Fire Insurance Maps. Sanborn, IA: 1928.

Schweitzer, Robert and Michael W.R. Davis. America's Favorite Homes. Detroit: Wayne State University Press: 1990.

"The Deetz Family from 1960 to 1972." Unpublished history.

"We owed him our thanks." The Bend Bulletin 1983: 1.

"Wayne Benjamin Hamilton." Obituary: The Bend Bulletin 1983.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10

Page 6

BENJAMIN HAMILTON HOUSE
DESCHUTES COUNTY, OREGON

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Township 17S, Range 12E, Section 32, Park Addition, Lot 1 of Block 8

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

The nominated property includes the entire parcel historically associated with the Benjamin Hamilton House.