

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 07000493

Date Listed: 5/25/2007

Goodwillie-Allen House

Deschutes

OR

Property Name

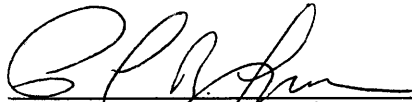
County

State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

5/25/2007

Date of Action

=====

Amended Items in Nomination:

Name of Property:

The Historic Name of the property is revised to read: *Goodwillie-Allen House*.
[This name best reflects the significant historic associations under which the property is being nominated.]

The Common Name is revised to add: *Goodwillie-Allen-Rademacher House*.

Significance:

Commerce, Social History, and Politics/Government are added as areas of significance under Criterion B.
[These themes reflects the varied contributions of the home's occupants to the development and growth of the Bend community during the early twentieth century.]

These clarifications were confirmed with the OR SHPO office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction 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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, 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 Goodwillie-Allen-Rademacher House

other names/site number H.E. Allen House; Allen-Rademacher House

2. Location

street & number 875 NW Brooks Street

not for publication

city or town Bend

vicinity

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, as amended, I hereby certify that this X 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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally.

[Signature]
Signature of certifying official/Title - Deputy SHPO

4-12-07
Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
Action

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]
Signature of the Keeper

Date of

5/25/2007

Goodwillie-Allen-Rademacher House
Name of Property

Deschutes County, Oregon
County and State

5. Classification

Ownership of Property
(check as many 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	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

RECREATION AND CULTURE:
art gallery

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS:
Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation: CONCRETE
walls: WOOD
roof: WOOD: shingle
Other: STONE: Tuff

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

See continuation sheets.

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NARRATIVE DESCRIPTION

Introduction

The Goodwillie-Allen-Rademacher House is located at 875 N.W. Brooks Street in downtown Bend, Oregon. The house is among the only examples in Deschutes County of a very early Craftsman Bungalow, built in 1904. It is associated first with Arthur L. Goodwillie (1904-1907), Bend's first mayor, a city founder and a businessman associated with platting and developing the town; secondly, with Herbert E. Allen (1908-1929), an executive at the Brooks-Scanlon Lumber Company and a civic and community leader; and, finally, with Dr. Clyde J. Rademacher, M. D. (1937 – 1983), a founder of Bend Memorial Clinic. In the early 1990s it was nearly demolished to make way for parking within a plaza development. It was rehabilitated in 1993, after being moved fifty feet south of its original location. Today, it is well-preserved and maintained, owned by the City of Bend, operated as an art gallery by the regional arts organization, and the centerpiece of that plaza.

Setting

The house sits at the edge of Drake Park on the eastern bank of Mirror Pond, which is formed by the damming of the Deschutes River near downtown Bend. Located in a spectacular setting, its view over Mirror Pond, the assemblage of foliage, the use of natural materials and the panoramic view of the Cascades leave a remarkable testimony not only to Goodwillie and Allen's individualism, but to the general optimism of Bend's early settlers. The view from the front porch is harmoniously framed by a variety of trees and vegetation. Swans, Canada geese, Mallard ducks and other waterfowl live on and visit the pond throughout the year. During a summer sunset, the sunlight simultaneously reflects off the water and filters through the foliage, while on the horizon the Cascade mountain peaks in the west push high into a sky of brilliant colors.

A diversity of natural forms and textures enhance the setting. Juniper, pine, fir and deciduous trees, and other foliage provide a visual mixture to the setting, instill a rhythm to the landscape, and exhibit motion during a breeze. The relationship between various forms, materials and open space achieve a sense of tranquility. The massive pine trees, the shrubbery accentuating the horizontal plane, the subtleties of green, the contrasting brightness and deep shadows, and the open space lawn all contribute to the serene feel of the site.

An integration of the house with its surrounding landscape through a pleasing visual transition gives the entire environment a sense of unity and reflects the Craftsman Bungalow spirit and mystic. The landscaping carries over and restates the design intentions of the house, accenting and emphasizing the architecture. The use of stone and wood show an appreciation for Central Oregon's natural resources and a concern for the setting. Together, the natural elements and the architectural elements form a unique, aesthetic feature of the environment.

A plaza and an adjacent parking facility exist on a tax lot separate from that of the house, and are not included in the nominated parcel boundary. The plaza is described here because it is located within the immediate setting of the house. The floor of the plaza is constructed of earth-tone brick pavers. Beginning at the pergola's front pillar, a vein of darker pavers runs under its outside edge, defining its boundary at ground level. Within the wall that encloses the southwestern corner of the house, the pavers extend into the area and meet the floor boards of the front porch. On the outside of this wall, a curving ADA ramp descends into the park via a pathway of pavers.

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Next to this ramp, a stone wall high at the plaza level and somewhat lower at park level defines the northern edge of the plaza. The southern edge is likewise partially defined by a similar wall. Both walls utilize stone pillars in their design and hold bench seating. A wide waterfall step between the walls flows from the plaza into the park. Both ramp and steps are highlighted by wrought iron-like railings; the steps broken by triple railings. One path at park level leads around the front of the house beneath the large pines, winding back under a wooden arbor, of like design as the pergola, to the parking area on the north side. A second pathway, emerging from the waterfall steps, leads the other way, south, upriver. Further defining the southern edge of the plaza is a complimentary pergola lending symmetry and continuity to the area; however, it is differentiated from the other. Generally lighter built than the other, it is underpinned by a short, slender rock wall, with wooden cross-members resting on three sets of widely-spaced narrow steel square posts rather than on pillars. It ends at the walkway with a small arbor-like crown that is in character with the arbor on the north side of the house. The combination of the rock wall and pergola, along with foliage, serve as visual screening of a lower elevation parking facility (south). Two sets of steps more restrained than the other and an ADA ramp descend into the parking area from the plaza's southern edge.

Brooks Street (walkway), primarily used for pedestrian traffic, connects this entire area—the house, plaza, and the north and south parking facilities. Outside the plaza area, the walkway is defined by a block wall with block pillars spaced evenly on the west and by buildings on the east. The walkway connects to storefronts, cafés and businesses along its entire length. Light poles with graceful curving necks, spaced across the entire area—plaza, walkway and parking—provide for after dark use of the area. Large earth-tone containers randomly spaced hold flowers to “soften” the area. Finally, a breezeway near the centerline of the plaza provides a passageway through to Wall Street and to greater downtown Bend.¹

General Overview

The house's rectangular, one-and-a-half-story, low horizontal massing is enhanced by a cruciform arrangement of large hipped dormers on the west (front), north and south elevations and a shed dormer on the east elevation; a full-length porch on the west; and a lengthy pergola on the south. Both the front porch and pergola are supported by prominent, eye-catching piers of lava rock; the porch's are best described as columns thick in proportion to their height, while the pergola's as substantial tapered pillars. The “rugged nature is very unique and indigenous,” to the area, according to the historic architect who oversaw the 1993 project that replaced the front porch, in kind, and reconstructed the pergola. The pergola is constructed of heavy beams and cross-members and stands parallel to the house, extending beyond the rear wall and connecting to the edge of the plaza walkway. Use of stone on the exterior also includes three chimneys, a stone wall cladding the base of the front porch, and a short length of wall from the house to the pergola structure. This wall goes south and then turns 90 degree to the west, serving as a retaining wall for the terraced plaza constructed around it in 1993.²

¹ The Brooks Street walkway is accessible by vehicles only for certain service and delivery needs, and only at certain times.

² Stevens, Don, “Telephone Interview by Michael Hall,” February 14, 2005, (Bend Planning Department, Bend, Oregon). Quote. Stevens, AIA, an award winning historic architect, volunteered his time and services to the project, documenting features, providing blueprints, oversight and consultation.

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The cruciform dormer configuration notwithstanding, the roof line is simply clean and modestly plain. There is just an almost simplistic line provided by the straightforward frieze boards around the structure that serve to further augment the horizontal earth-hugging quality. This is what one might expect from A. L. Goodwillie, a well-read, highly educated young man who had been exposed to the architecture of the East, was not interested in having a home like those of his old neighborhood, but interested in something new, unique and one-of-a-kind. Furthermore, the eave is quite narrow, especially in comparison to later bungalows described by Houser and does not exhibit a wide overhanging roof with an "A" frame knee braces, other types of brackets, purlins or soffit detailing, as others in the county's later periods did. His home had none of these features or details. It appears he kept excess ornamentation to a minimum, and adhered to the Craftsman philosophy that "beauty would arise from the natural function of simple forms inherent in the structure, from the natural appearance of the fine materials used, and from the high standards of craftsmanship uniformly applied."³

The house was architecturally fine and built well. Today, it is in excellent condition, inside and outside. The wood frame construction, masonry features, wide array of fenestrations, and landscaping combine to make it special in its place along the magnificent Deschutes River. The exterior is opened through many windows on all elevations featuring leaded glass in a diamond and obelisk arrangement on the first floor and unleaded panes on the upper floor. It has unpainted wood shingles on the exterior and composition shingles on the roof. Three stone chimneys rise above the roof; one venting a massive volcanic tuff fireplace, two others no longer in use. The low-key natural coloring of the wood shingles and stonework are adorned by moldings that are wide, matching and painted white. Interior characteristics include nine-and-a-half foot ceilings, box-beamed in the former living room area, and a volcanic tuff stone fireplace on the first floor. The half-story second floor has seven-foot vaulted ceilings. The main portion of the building is 54 feet long, with an additional twelve feet of length on the south facade, which extends not quite halfway across the width of the building. The porch on the front adds another eight feet in length. In total, on its long side (south), the house is 76 feet. The width is 28 feet, with the small space on the rear just slightly less than twelve feet wide. There is 1,762 square feet of space on the first floor and 779 square feet on the second floor, for a total of 2,451 square feet. The front porch is 266 square feet. Landscaping effectively molds the house into its environment—a dramatic setting on the edge of Mirror Pond—and magnifies the house's low horizontal, earth-hugging qualities. This is achieved by considerable planting against the foundation, the stone covered porch wall on the front facade (west), and by the extended stone wall and pergola on the south elevation into the plaza area. The house was moved fifty feet south in 1993. The move is outlined and discussed below.⁴

³ Stickley, Gustav, Ed., *Craftsman Bungalows: 59 Homes from the Craftsman*, (Dover Publications, New York, New York, 1988), vi. Quote from Alan Weissman in the Introduction; "Railroad Day Here Is Great Event: James J. Hill Drives Golen [sic] Spike and Bill Hanley Lays Cornerstone—Nearly 2000 People Here for Celebration," (*The Bend Bulletin*, October 11, 1911), 8. Garden of Eden was a term used by people of the period to refer to the area which was expected to bloom under irrigation, particularly promoters such as James J. Hill who used it in his speech as the railroad arrived in Bend.

⁴ Lancaster, Clay, *The American Bungalow*, 130. Lancaster states that, "...[C]onsiderable planting against the foundations ... was innovative to the United States, and ... [became] a bungalow trademark;" Stickley, Gustav, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement*, 196. The many windows and diamond and obelisk leaded glass seems appropriate for Goodwillie, given his background and exposure to the architecture of the East. He appears to have followed Stickley's "Craftsman Idea" which suggested "that the healthiest and happiest life is that which maintains the closest relationship with the out-of-doors ... [And, therefore, one should build]... houses with ... many windows to let in plenty of air and sunlight." Possibly he acquired the special glass on behalf of his wife, Alice, providing her a home on the frontier that was not only sturdy and protective against the elements, but also beautiful.

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West Elevation (Front Facade)

Standing on the front porch, the front facade/west elevation looks over Bend's magnificent Mirror Pond. Huge pines, a lush lawn, and a variety of shrubs and other foliage lay between the structure and the water's edge. The porch displays a strong looking, heavy wall of lava stone with three columns of the same supporting the hip roof. The porch area, which sits below a secondary roof, rather than the main volume, is divided near the southwest corner by a five-level step, with iron handrails, leading to an attractive white-painted, full-pane door of leaded glass, with wide moldings surrounding it. Adjacent to the door and centered in the façade is a three-part grouping around a large "picture" window, with the center one approximately twice the width of the two flanking it, all surrounded by wide moldings (head, sill) and separated by wide mullions, setting the fenestration apart from the wood shingled exterior. All three feature the leaded glass detailing of the diamond-obelisk design. A nearly flush eave and a frieze board separate the lower floor from the upper with its hipped dormer which sits handsomely on the hip roof. The dormer is tidy with its smaller scaled frieze board and three four-light (two-over-two) windows surrounded by wide moldings (head, sill) and separated by wide mullions. The stout volcanic tuff chimney from the massive fireplace in the former living room breaks through at the rear of the dormer near its intersection with north-south dormers.⁵

North Elevation

The first floor is characterized by similarly designed windows, all bordered with matching wide moldings, and all featuring leaded glass patterned in the diamond-obelisk design, and set in the unpainted wood shingles. Beginning on the northeast corner (left as one would view it) there is an alcove area—the narrow end of the house—which holds a wooden door with the matching wide moldings. Next, along the south is an arrangement of a quintet set of windows. First is a double set bordered by wide moldings (head, sill) and separated by wide mullions; second is a single, short eye-level single casement window; third and fourth, about a foot-and-a-half from each other and sitting directly under the dormer area of the roof, are single pane casements the same size as the ones in the first double set; and finally nearing the front corner is a three-part grouping of narrow lights. The upper moldings of all windows on this elevation are level with each other. And, the lower moldings of all windows on this elevation are level with each other, except the second, short casement. As on the front façade, a nearly flush eave and a frieze board separate the lower floor from the upper with its hipped dormer which nobly adorns the hip roof. Again, the dormer is tidy with its smaller scaled frieze board and three four-light (two-over-two) windows surrounded by wide moldings (head, sill) and separated by wide mullions. However, it is wider and squattier than that on the west.

⁵ Stickley, Gustav, Ed., *Craftsman Bungalows: 59 Homes from The Craftsman*, v. Quote in Introduction. The loggia, or porch, of a Craftsman house served as a "means of unifying life indoors and outdoors;" Dolan, Michael, *The American Porch: An Informal History of an Informal Place*, (The Lyons Press, Guilford, Connecticut, 2002), 78-79, 174-175 (quote), 196-197 (quote). Dolan attributes its increased prominence in American life to the Arts and Crafts movement of the 1890s. He suggests a "sense of identification began with the front porch," and notes that it was "the focus of bungalow household life. ... Americans longed for the charms of the country that the bungalow conveyed ... and its orientation to the outdoors, via the porch." Traditionally, he found, the loggia was a place for welcoming people, a place central to a family's life, a place to reconnect, and a reflection of the spirit of the house. Discussing the use of the porch, he says: "Working-class families ... [sought] respite from the summer heat. Middle-class suburban ladies served one another tea. Managers and businessmen unwound from the rigors of the office, *relaxing with cigars and drinks* [emphasis added];" Brooks-Scanlon Lumber Company. "News of the Office," (*Deschutes Pine Echoes*, vol. 7, no. 10, May 1926), 11. Allen was a known aficionado of cigars and pipes, kidded by his contemporaries on occasion for having a "queer smell of burnt rubber and alfalfa." Once as a prank at a Gun Club banquet, his friends placed small onions inside his vest pocket. Later that evening at his wife's bridge party, he pulled out what he thought was a cigar, but found he was about to light an onion. He may have used his porch as a place where he could smoke a cigar with his business associates, enjoy some camaraderie and reconnect to the stunningly beautiful environment he was blessed to behold from his porch.

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Today, parking is available within a few feet of the building in this north parking facility (on this elevation only). A wide banding, boarded by a row of deciduous trees, runs along the base of the house atop an approximately one foot high foundation wall as an added protection against careless drivers. A footpath of pavers from the parking area passes a garden area (described below) on the northeast corner of the house, providing access to Brooks Street (walkway) through an opening in the block wall separating the areas. Three bicycle racks and a garbage depository sit in the footpath.⁶

East Elevation (Rear Facade)

On the southern side of the rear of the building is the extended section of the house previously mentioned. It is of the wood shingle cladding with a "Mirror Pond Gallery" sign featuring a swan. A medium-sized window sits near the inside corner, with a very small square window in the center of the main volume, along with a (sealed) wooden door with a square window, all in the matching white wide molding. The other side—or recessed alcove—holds a garden area that flows northerly to the edge of the parking area and easterly to the edge of the plaza walkway. Rectangular in shape, the garden is decorated with a variety of flowers, foliage and a small tree and is fenced by slender metal poles and light metal rails. Above, the much smaller shed dormer pokes out of the center of the roof like a periscope watching over the garden. The two four-light windows are surrounded by wide moldings and separated by wide mullions, though the lights are much smaller than that on those on other elevations. Just to the southwest (rear) of the dormer is the chimney that apparently went to the upper floor.⁷

South Elevation

The beginning of the south elevation is the lava stone wall extending from the front porch and referenced above in the General Overview. Mortar-less (dry stack) construction techniques replicating the original style can be seen in the wall. Extending from the front porch, it makes a 90-degree turn to meet the pergola's first pillar. The view from this corner

⁶ Kramer, George, *Historic Context Statement for the City of Albany, Oregon: Bungalow and Craftsman Architecture 1900-1940*, (City of Albany, Albany, Oregon, August 1992), 33. Kramer observed that: "The 'ideal' Bungalow or Craftsman design was envisioned as a bastion of 'country' within the urban environment." The north elevation seems to reflect this definition. Before being moved a short distance, the house sat on an alley where automobiles were driven for decades; Winter, Robert, *The California Bungalow*, (Hennessey & Ingalls, Inc., Los Angeles, California, 1980), 7. Automobiles and bungalows grew up together as Charles Summer Greene observed in 1915: "In fact, between the automobile mania and the bungalow bias, there seems to be a psychic affinity ... They have developed side by side at the same time, and they seem to be the expression of the same need or desire, to be free from the common place of convention." (Winter quoting Greene in Charles Summer Greene, "Impressions of Some Bungalows and Gardens," *The Architect*, vol. 10, December, 1915, 252.); Carlson/Ferrin Architects and P.C.D.I. Construction Management, "Riverfront Connection Project—Phased Construction [Sketch]," (Deschutes County Planning, Bend, Oregon). The house actually sat about 50 feet away within this area now converted to parking. This parking facility, with the exception of a few feet near the house, exists on a separate tax lot than the house. See "Site Plan Sketch With Original Location."

⁷ Winter, Robert, *The California Bungalow*, 68. The garden was one of the ways the bungalow identified with the idea that human habitation should harmonize with its surroundings. Being able to step into a garden of natural beauty was one of the reasons for the popularity of the style and "is important for the understanding of the bungalow mystique. Landscape architecture, usually the province of the few, was the property of the many," wrote Winter; Lancaster, Clay, *The American Bungalow*, 241. Lancaster said, "The bungalow garden was quite different from traditional ... landscaping ... not so formalized, nearer to unprocessed nature, ... a microcosm of this planet Earth, over which the philosopher and poet ... might wonder and verify, the explorer and scientist seek...;" Landmarks Commission, "Minutes," July 22, 1993. The garden was created by the Bend Master Gardeners. Though the Goodwillie and Allen family connections to the garden are unknown, Mrs. Rademacher loved gardening, growing beautiful flowers such as climbing roses that ran naturally across the (original) pergola. According to the arts organization, the garden was reconstructed using original cuttings (historically accurate plants). This indicates cuttings from the original site, though the direct association of the cuttings with any of the families who lived there is unknown.

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point shows a variety of simple natural elements coming together to produce a complexity of lines, textures and contrasts. Considered as a whole, it is particularly striking. The use of the stone at this point, possibly more than at any other place, connects the house to its landscape, bringing it into harmony with the both the natural and man-made environments. Clearly defined horizontal structural lines are here: the roofline with dormers, the pergola beam and cross-members, the rock wall, and the plaza floor. Textures are mingled into a canvas of colors, shades and shapes; this includes the rocks, individually and collectively; the pine trees, bark, branches and needles; the shingles, both walls and roof; deciduous trees, shrubs and grasses; and other brush strokes of color, shading and form. Contrasts are also expressed here: hard and soft, light and dark, wood and stone, natural and man-made. ⁸

As with the north elevation, the south elevation is characterized by similarly designed fenestrations, all bordered with matching wide moldings, and all featuring leaded glass patterned in the diamond-obelisk design, and set in the unpainted wood shingles. Beginning near the southwestern corner (left as one would view it), there is a double casement bordered by wide moldings (head, sill) and separated by wide mullions. Following that is a wooden door that is sealed and holds no window (painted white with the moldings). Next in the wall is a large six-light bay window supported by three heavy "A" frame brackets; the middle four lights are casement, the outside two are not; in addition, the outside windows are set at an angle rather than in a rounded design. The next opening is the primary entrance for the art gallery. It is an ADA code-defined opening of single pane glass, without the leaded ornamentation, set into a wide wooden frame. The wood is painted dark blue color and is flanked on each side by a sidelight of five panes framed in compatible materials, though of lighter design and painted white. The entire doorway is topped by a short crown molding. The differentiation of this door by its color and by the omission of leaded glass in it as well as the sidelights clearly indicates that it is of new design; however, it is sympathetic to the Craftsman style and is compatible with the size, scale, material and character of the building. The remaining fenestrations east of the doorway are three single pane casements matching others in the wide molding design. The dormer above is wide and squatty like that one the south. It, too, is neat with its smaller scaled frieze board and three four-light windows surrounded by wide moldings and separated by wide mullions. A volcanic tuff chimney from the former dining room exits the roof on the northern side of the dormer ⁹

Pergola (South Elevation continued)

The pergola is the predominant architectural element on this elevation. The historic pergola, original to the house, was lost. Its character was captured in the rehabilitation project, rebuilding it from the front edge of the house and connecting it into the plaza area by extending it east toward Brooks Street (walkway). This maintained the symmetry and continuity of the area. However, it was not a true historic reconstruction. Instead of the four lava stone pillars of the original structure, there are seven. A heavy laminated beam rests on the pillars; on the outside it runs the full length of the pergola, on the inside it runs from the rear of the house to the walkway. Upon these, and arranged perpendicularly to the beams, are cross-members. Their union to the house resembles that of rafters extending under an eave and, on the outside end, resembles that of exposed attenuated and rounded rafter tails. Then, upon these are lighter, square elements, arranged

⁸ Stickley, Gustav, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement*, 102. Stickley suggested the use of stone as a link between a house and its landscape: "[Stonework] if rightly placed with regard to the structure and the surroundings... can [bring] into harmony... nearly every style of architecture that has... any semblance of ruggedness ... [Stones] used with taste and discrimination... not only give great interest ... but serve to connect the building very closely with the surrounding landscape."

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parallel to the beams. The original horizontal coarsing and uneven size of the lava stone on the pillars was maintained to the greatest extent possible. To address earthquake safety codes, they were reconstructed in the original tapered style, first by using concrete, and then stone was mortared into place. The height of the pergola relative to the house remains the same as at the original location.¹⁰

Interior – First Floor

The heavy-appearing, massive-in-feel volcanic tuff fireplace is the interior's most significant feature. The feature is the undeniable focal point of the original living room space. It remains exactly as originally built. Volcanic tuff, often referred to as rusticated tuff ashlar, is a unique indigenous building material. This is the oldest known example of the material in Deschutes County. Tonsfeldt and Keeney report that it is found essentially on the east slope of the Cascades, though in the Blue Mountains and also in Marion County west of the Cascades in Oregon. They note that use of the material "was enjoying efflorescence" in 1911 and describe its characteristics:

Tuff was formed by the consolidation of volcanic debris, especially volcanic ash. ... The material is generally described as light and soft, with a smooth texture, but with inclusions of other materials including obsidian. When tuff is removed from the quarry it is soft enough to cut with steel blades; upon exposure to air, however, it loses moisture and begins to harden. The color of tuff varies from black to pink in Deschutes County to tan or cream in [other areas of eastern Oregon.] ... [Tuff] has proved to be a sturdy and enduring building stone. ... [It] does not absorb moisture and consequently is not subject to spalling. Nor is it adversely affected by freeze-and-thaw cycles.¹¹

The fireplace is of rock-cut pink tuff (rock-faced coursed ashlar), built in an open, round key-hole design with a keystone, a high mantel and a low hearth rising just inches above the level of the floor. Protected from the elements, the color has not darkened as much as some tuff buildings in the city. Some stones have, however, changed to a grey-brown. Those surrounding the open area are much darker, with large areas of black mixed with the pink tone and seemingly used as an accent, rather than having changed from heat. The hearth and the mantel are each one piece of dark, contrastingly smooth

¹⁰ "Staff Report, File Number HS-90-116-2." The original pergola had stopped near the side bay window; Landmarks Commission, "Minutes," July 22, 1993. The original horizontal coarsing and uneven size of the stone on the pillars was deemed crucial in the design and construction by the Landmarks Commission; "Allen-Rademacher House Rock Party," (*Central Oregon Business News*, September 7, 1994), 1. Professional masons donated time and materials to rebuild masonry elements; Stevens, Don, "Telephone Interview by Michael Hall." The materials of the original structure were "two-by sawn" pieces. Glu-lam is a term referring to glued, laminated products; "How Pergolas Add to the Appreciation and Enjoyment of Outdoor Life," (*The Craftsman*, vol. 17, no. 2, November 1909), 202-207; "Pergolas as Screens for Town and City Homes," (*The Craftsman*, vol. 22, no. 1, April 1912), 34-41; Byers, Charles Alma, "The Message of the Western Pergola to American Home and Garden Makers" (*The Craftsman*, vol. 22, no. 5, August 1912), 474-483.

¹¹ Tonsfeldt, Ward and Rosalind Keeney, "Bend Railroad Depot," Draft unnumbered HABS, (Oregon Department of Transportation, Salem, Oregon, May 23, 1996), 20-21. The report states: "The use of tuff east of the Cascades dates from the mining period in the 1860s and 1870s when miners familiar with stonework entered the area and began building. The oldest documented tuff building in Oregon is the Kam Wah Chung building in John Day (c. 1856)." In Bend, a number of landmark buildings and residences of tuff survive today. The material became popular on Craftsman style residential construction in the 1920s for foundation, porch and chimney work. The survival of these buildings and elements testifies to the durability of the material; Hall, Michael, *Reid School*, (National Register of Historic Places, National Park Service, Department of the Interior, Washington D.C., July 23, 1993); Reid School was built of both pink and black material quarried just blocks away from downtown. It is likely this material source, just upstream from the house, was the same as that used for the fireplace.

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stone, several inches thick and projecting out from the main volume. The chimney just above the fireplace is of the lighter pink material and built in a pillar design.¹²

This pillar-like chimney meets and is bordered by a high ornamental boxed-beam ceiling of dark-stained, finish wood that is contrasted by light cream-colored plaster-work in between each one. These are widely spaced and are only in this spacious room which extends across the entire front portion of the building. The room is bright with the three-part grouping of narrow lights on the northern side and the double casement on the south. Facing west toward the river are the front door and the three-part grouping with the large center pane. The sealed door on the south side (referenced above) appears to have been plastered over on the interior a number of years ago and was left as found.¹³

The original floor plan was like many of the bungalows shown in later design books. The living room ran the entire length across the front. A dining room and a bedroom joined it on opposite sides, with the kitchen, bath and other spaces toward the rear. Throughout the large first story (1,792 sq. ft.), the floor is made of nicely finished narrow boards of a dark wood, presumably fir. The doors are finished with base blocks and casings, with narrow crowns topping the upper casing and all of it painted white. The windows are finished and painted similarly. A tall white rectangular profiled baseboard, finished with quarter-round, runs throughout. The walls are a light cream color, except as noted. Track lighting is used throughout to highlight paintings and other art work.

Moving from the former living room area along the south side of the house (pergola side) to the next room, one passes through a doorway that was expanded from thirty-two inches to approximately six feet. This room, formerly the dining room, features a large built-in buffet directly opposite the large six-light bay window that is used for display of pottery, ceramics and glassware. There is original panel wainscoting, capped with a plate rail, running around the entire room that is painted white, while the walls are a dark violet. The house's second fireplace is in this room; however its brick has been removed. The wood mantel meets the top of the wainscoting and its chimney is also pillar-like, though this one is of wood and plaster. Shelves have been built into the sidepieces and are used for display of smaller art pieces.¹⁴

The next space as one continues through the building is the area where the primary entrance is located. This space was originally a kitchen and has the original ceiling material of narrow bead board. Past the entrance at the corner of the area is a single pane casement. Across the space, in the northeast corner of the building, a sales counter has been built. On this

¹² Stickley, Gustav, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement*, 196. Stickley advocated for a fireplace such as the one in the subject structure: "The big hospitable fireplace is almost a necessity, for the hearthstone is always the center of a true home life, and the very spirit of home seems to be lacking when a register or radiator tries ineffectually to take the place of a glowing grate or a crackling leaping fire of logs;" Wilson, Henry L., *California Bungalows of the Twenties*, (Dover Publications, Inc., New York, New York, 1993), 102-103. Plans for the fireplaces shown were available for \$1.00. The fireplace in the house is a great resemblance to No. 82 shown in this book, though the keyhole is much more of an oval versus the flattened opening of No. 82;

¹³ Lancaster, 121. Darrach quoted. (Darrach, a New York City architect, wrote "Why Not a Bungalow?" in *Country Life in America* in 1906.) This fenestration frames one of the most beautiful scenes in the state—the Cascades, Mirror Pond and Drake Park, achieving Darrach's direction that "windows should be considered more as frames for ... attractive vistas, rather than ... as merely openings for light." It truly is a "picture" window. Yoho & Merritt, *Craftsman Bungalows: A Collection of the Latest Designs*, (Yoho & Merritt—"The Bungalow Craftsmen," Seattle, Washington), 1919.

¹⁴ Stickley, Gustav, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement*, 196. Here, too, Goodwillie seems to have followed Stickley's direction that "the general living rooms are as large as possible... It seems ... much more friendly, homelike and comfortable to have one big living room into which one steps directly from the entrance door..." Yoho & Merritt. Five-foot, six-inches is a common height for panel wainscot in this design book.

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east side are two windows and another in the (sealed) door allowing in light. In the very rear of the building (the extended portion) two public restrooms were built in a former bedroom space. These spaces and their entranceway have a dropped ceiling (8'). Along the northern side of the building is an open exhibit area benefiting from the numerous windows. Several openings exist along the inside wall. The first is a stairway to the upper half-story. The second is a doorway to a small staff area tucked underneath the stairway holding a refrigerator and storage. This very small space area also has a short doorway opening into the corner of the former dining room area that is hidden by a curtain. Along this inside wall (the structure's center-line) a support beam, which makes the open, expanded areas possible, is tucked against the wall, though it crosses the space near the sales counter.

Interior – Second Floor

The half-story second floor has seven-foot vaulted ceilings and is entered from the stairway on the north side of the first floor. The cruciform dormer arrangement provides spacious office accommodations for the gallery director, staff and volunteers (779 sq. ft.). The space consists of three separate office spaces within each hipped dormer, a restroom/storage area within the rear shed dormer, and the stairway area. The spaces under the north and south dormers are the largest. Doors separate the southern and western spaces from the rest of the floor. Throughout the floor are built-in storage areas, built-in shelves and several closets. Natural light enters from the north, south and west through the three four-light windows on each elevation and the two four-light windows on the east. Three small doors provide access to the area underneath the main roof. The third chimney apparently was used in conjunction with heating this space, but was no longer in use at the time preservation began. It is outside the east dormer and is supported within the roof structure. The removal of a shower area was the only physical change made on this level.

The Move

On August 5 and 6, 1993, in order to adapt and reuse the structure for the Mirror Pond Gallery in the Riverfront Connection Project, it was moved and rehabilitated. Spencer House Moving Inc., Bend, Oregon, used eleven pieces of steel, nine laid across two large main beams (known as cross-stitched), under which were placed dollies to support it during its slow journey most of the way by truck, then, with winches, it was moved into its final location. At that point, it was supported by blocks until concrete foundation walls were poured beneath it. After those became hardened, the building was lowered onto it. No damage was done during the move. No features or elements were lost. The move and rehabilitation project were reviewed by the Deschutes County Historical Landmarks Commission, which included two historic architects. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* were utilized in the rehabilitation and an historic architect donated services. See "Site Plan Sketch With Original Location." ¹⁵

Though the resource was moved, it still has an orientation, a setting and a general environment that are the same as those of the historic location and that are entirely compatible with the structure's significance. For that reason, the house meets

¹⁵ Bancroft Appraisal Company, *McPherson Property/H. E. Allen House*, August 1990, (Deschutes County Planning, Bend, Oregon), 19. The original foundation was of lava rock, indigenous to the area and in great abundance nearby, which was set on dirt; U.S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Form*, (U. S. Government Printing Office, Washington, D. C., 1997), 31. Guidelines for describing moved properties are listed; Deschutes County Historical Landmarks Commission, "Minutes," July 22, 1993; Lerten, Barney, "History Has Moving Experience," *The Bulletin*, August 6, 1993), 1; Spencer, Carl, "Telephone Interview by Michael Hall," February 9, 2005. (Bend Planning Department, Bend, Oregon).

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Criterion Consideration B for properties removed from their original location. The house was moved to the tax lot immediately adjacent to the one of its original location. The move placed it approximately 50 feet south (upriver) from its original site and about ten feet closer to the river. Its orientation is the same as it was at the original site, with the front of the house nesting at the edge of Drake Park on the eastern bank of Mirror Pond. The character of the magnificent setting with the majestic pines, enchanting Deschutes River and the panoramic view of the Cascades is the same at this site as at the original. As a whole, the orientation, setting and general environment have not changed over time. The resource maintains its intimate relationship to the remarkable natural setting, and is integrated with the same natural environmental forms, features and textures as at the original site. The urban component has changed over time as most do; once streets and alleys and now a walkway and plaza, the structure remains its own bastion of "country" within the urban setting.

Alterations

During the 1993-1994 rehabilitation project, the following work was done to the house:

The front porch, in extremely poor condition with a column missing, was reconstructed. The existing form was documented and materials removed. The stone was saved, stored and reused. Wooden elements were saved and stored for use as templates. The porch columns utilized three-inch round steel material in the interiors to provide strength and stability. Non-historic aluminum windows facing Mirror Pond were replaced with Craftsman-style windows as indicated in early photographs. A new front door consistent with the Craftsman style was installed. Where research indicated they were not original, window sash were replaced with compatible Craftsman-styled windows. Roof shingles were replaced following the application of plywood. Siding shingles were cleaned and repaired to the extent possible, with the majority being replaced in kind.¹⁶

A new entrance on the south elevation was required to provide access from the plaza side and also to meet ADA requirements. This opens into an area that had served as the kitchen. The existing kitchen windows, a high bank about eight feet wide, were removed. Though research indicated they were not original and had changed over time, the elements and associated materials were gently removed, avoiding any disturbance of wall fabric bordering the opening. The wall opening was cut down to the floor. Only the new entrance door and sidelights penetrate the wall. The blue color, in addition to differentiating old from new, directs visitors to the facility's public entrance.

The rebuilt pergola captures the character of the original structure and is compatible with the house, but it extends further off the eave and farther along the facade than the original did. Evidenced by photographs, the original pergola terminated at the bay window on the south facade. In addition, the beam and cross-member materials have changed.

The fireplace was completely intact following the short move. A concrete foundation was built beneath it for support. As a great focal point, the chimney is used for display by the gallery with paintings frequently placed upon the mantel. Several cabinets in the living room space and several elsewhere were removed to provide wall space for exhibition. They are original and stored on the premises.¹⁷

¹⁶ Staff Report, File Number HS-90-116-2, (Michael Hall, Deschutes County Planning, Bend, Oregon, July 22, 1993).

¹⁷ Ibid.

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The opening between the original living and dining rooms was expanded from thirty-two inches to seventy-two inches to provide for better, easier visitor flow and to assist in visual security monitoring of the premises. Similarly, on the north side of the living room, a wider opening was constructed.¹⁸

The wood floor of the bedroom space was removed and replaced with concrete and a drain for cleaning and sanitation purposes. The area around the sales counter was the back door/rear entrance. Between it and the kitchen space was a bathroom. Besides the rear entrance area, a bedroom was in the space near the living room area.

Conclusion

The relocation and rehabilitation projects were well conceived and conducted with research, detail and careful consideration. Materials, spaces and features of historic significance were treated sympathetically with forethought, prudence and discretion. The Goodwillies and the Allens would easily recognize the house as it exists today. The house is architecturally special and well built. It is in excellent condition inside and outside and the structural integrity is high. The house embodies the characteristics of an early Craftsman Bungalow. The features and the essential elements of this early explication are interpretable and its significance easily conveyed. The individuality of this resource is expressed through the low horizontal massing and earth-hugging qualities; the simple, clean roofline with dormers; the textures of the rock piers; and the beautiful leaded windows. The cruciform dormer configuration is a defining feature of the design and is its most significant exterior feature; it remains as originally built. That it is set within the short half-story while maximizing the inside space is a remarkable achievement. The narrow eave and, in particular, the nonexistence of "A" frame brackets and other design or decorative elements along the roofline set it apart from others in the area of later construction. Artistic values in materials and workmanship are demonstrated by the structure. Original materials of historic importance remain, though some have been replaced with matching and compatible materials. Local stone and lumber reveal the use of available materials as well as Goodwillie's preferences. Overall, the project was resourceful, commendable and successful, bringing together a large number of people and organizations to preserve a showpiece of the community.

Today, the Goodwillie-Allen-Rademacher House is able to clearly convey its historical associations with individuals significant in the community's past, making it eligible for listing in the National Register of Historic Places under Criterion B and Criterion Consideration B.

¹⁸ Ibid.

Goodwillie-Alen-Rademacher House
Name of Property

Deschutes County, Oregon
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).

Areas of Significance
(Enter categories from instructions)

- 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.

INDUSTRY

Period of Significance
1904-1907
1908-1929

Significant Dates
1904, 1908

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 of age or achieved significance Within the past 50 years

Significant Person
(Complete if Criterion B is marked above)
Goodwillie, Arthur L.; Allen, Herbert E.

Cultural Affiliation
N/A

Architect/Builder
Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

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

Previous documentation on file (NPS):
 preliminary determination of individual listing (36CFR67) 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
 * Letter from E. Potter, OR SHPO, 1991

Primary location of additional data:
 State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
 Name of repository: Des Chutes Historical Center; Deschutes Co. Historical Society, Bend, Oregon

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STATEMENT OF SIGNIFICANCE

Introduction

The Goodwillie-Allen-Rademacher House is eligible for listing in the National Register under Criterion B for its close association with the lives of important individuals Arthur Lawson Goodwillie and Herbert Engle Allen. In addition, it meets Criterion Consideration B for a property relocated from its original site.

Arthur L. Goodwillie, a city founder, was prominent in early Bend, Oregon, building this very early example of a Craftsman style bungalow in 1904. He served as the city's first mayor, as secretary of the Pilot Butte Development Company that filed the Plat of Bend, and as the first petitioner for its incorporation. He was also instrumental in establishing and operating the town's first bank; the first light, water and power company; and the first telephone company. He served on the school district at a time of great growth in the community and its school system. As the 20th Century dawned, Goodwillie came to Bend where vast areas of the West had opened up for settlement by federal and state legislation supporting irrigation development. These include the Carey Desert Land Act (1894), the State of Oregon's enabling legislation creating the State Land Board to administer the Act (1901), and the Reclamation Act (1902). The Areas of Significance recognized by the National Register in which he contributed include Community Planning and Development, Commerce, Communications, Education, Industry, Politics/Government, and Social History. He resided in the bungalow from its construction in 1904 to November 1907.

Herbert E. Allen also came to Bend, Oregon, because of irrigation. However, it was his association with timber that melded him to the land and the community. In a short lifetime, he contributed knowledge, wisdom and his time across a broad spectrum of public and private organizations in the early history of Bend, from his arrival in 1907 to his death in 1929. He was associated with a number of firms that made far-reaching and momentous contributions to the history of the area. These include the Deschutes Irrigation and Power Company, the Central Oregon Irrigation Company, The Bend Company and Brooks-Scanlon Lumber Company. These are among the handful of firms that spurred the area's growth and development during the early decades of the 20th century. In addition, he was a leader in civic and community affairs, filing major roles for the city government, the Bend Commercial Club and Chamber of Commerce, and the school district. The Areas of Significance recognized by the National Register in which he contributed include Commerce, Education, Industry, Politics/Government, and Social History. Allen's period in the house extends from September 1908 until October 1929.

Dr. Clyde Rademacher, M. D., was the structure's next owner. He was a founder of Bend Memorial Clinic, Bend's first multi-specialty medical clinic and, today, the largest most respected clinic of its kind east of the Cascades. He purchased the house from Mrs. Allen in 1937 and resided there until the 1980s. His contributions centered on the health of the community and region. His vision planted the seed for the healthcare of the community into the 21st century.

Historically known as the H. E. Allen House, a renewed association with Dr. Rademacher occurred during historic preservation activities in the 1990s resulting in it becoming referred to as the Allen-Rademacher House. In 2006, during the preparation of this nomination, it was discovered that it had originally been Goodwillie's home. Henceforth, it has been known as the Goodwillie-Allen-Rademacher House.

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Property History

The property on which the Goodwillie-Allen-Rademacher House was built on is in the original townsite, Plat of Bend, filed by A. M. Drake, President, and A. L. Goodwillie, Secretary, of the Pilot Butte Development Company (P.B.D. Co.). Specifically, it included two lots in Block 3: Lot 5 and a portion of Lot 6. On October 10, 1904, Goodwillie purchased Lot 5 from the P.B.D. Co. As the Secretary of the company, he most likely was building or had completed the structure at this time. The December 23, 1904, *Bend Bulletin* declared "Goodwillie Winner," as he won the race for Mayor by a large margin, 86 to 28. According to the newspaper: "After the result of the ballot had become known the Bend Cornet Band got itself together and marched to the Goodwillie bungalow and serenaded the victorious head of the ticket." Just two weeks later, *The Bend Bulletin* of January 6, 1905, in addition to proclaiming "Bend Is Now A City," following the officially declared city incorporation, boasted "More Than \$100,000: Building at Bend in Year Just Past." According to the article, forty-four business buildings, forty-nine residences and ten barns were built during 1904, for a total value of \$106,082. The A. L. Goodwillie residence was listed and shown as being constructed for \$1,800. In June 1905, the paper reported on four septic tanks that had been in operation for some time. One of those had been constructed on the Goodwillie lot to care for "sewage from Goodwillie's bungalow and the Guerin and Lawrence dwellings."¹

On August 14, 1905, Drake purchased Lots 6 and 7 from the P.B.D. Co. Just a little over a year after that, on November 21, 1906, he sold a portion of Lot 6 to Goodwillie. Then, on May 18, 1907, Goodwillie sold both Lot 5 and the portion of Lot 6 to Grace A. Jones, whom he had married several months earlier, on March 26th. She took her maiden name as her middle name, becoming Grace J. Goodwillie. At the time, one of the wedding announcements noted, "Mr. Goodwillie has one of the most attractive homes in the country..." However, the Goodwillies were making plans to leave the area. Goodwillie had sold his stock in the company to Drake in June. The couple sold the bungalow with both pieces of land to Dr. Urling Coe on October 19, 1907. Coe paid \$3,000 for Lot 5 and one dollar for the portion of Lot 6. In mid-November, Bend learned that the couple was moving to Chicago. Goodwillie tenured his resignation as Mayor, soon after that, announcing they would leave about November 1st for Chicago where they would reside indefinitely.²

Coe was working for the Central Oregon Banking and Trust Company at the time of the purchase and soon after, on November 13, 1907, had transferred the properties over to the bank. In the meantime, however, the bungalow had been

¹ "Goodwillie Winner," (The Bend Bulletin, December 23, 1904), 1. Quotation; "Drainage for Bend," (The Bend Bulletin, June 2, 1905), 1. Quotation. Drake's tank and another on the Goodwillie premises had been in operation since fall of 1904. Drainage from two houses had been satisfactorily disposed on the Goodwillie place and a third house was about to connect with it; "Bend Is Now A City," (*The Bend Bulletin*, January 6, 1905), 1; Headline quotation; "More Than \$100,000," (*The Bend Bulletin*, January 6, 1905), 1. Headline quotation; Deed, no. 37, Pilot Butte Development Company to A. L. Goodwillie, October 7, 1904, (Deschutes County Book, vol. 2, p. 115, Deschutes County Clerk's Office, Bend, Oregon); "More Than \$100,000," *The History of Central Oregon and Bend, 1924-1925*, "The Central Oregon County, No. 104," (Deschutes County Historical Society, Bend, Oregon).

² "Goodwillie-Jones Wedding," (The Bend Bulletin, April 12, 1907), 1. Quotation; "Goodwillie-Jones," (The Bend Bulletin, March 29, 1907), 1; "Local Bits," (The Bend Bulletin, June 21, 1907), 5; "Local Bits," (*The Bend Bulletin*, November 15, 1907), 5; "Election Day Soon," (The Bend Bulletin, November 22, 1907), 1; Deed, no. 2, Pilot Butte Development Company to A. M. Drake, August 14, 1905, (Deschutes County Book, vol. 2, p. 542, Deschutes County Clerk's Office, Bend, Oregon); Deed, A. M. Drake and Wife to Arthur L. Goodwillie, November 21, 1906, (Deschutes County Book, vol. 3, p. 394, Deschutes County Clerk's Office, Bend, Oregon); Deed, A. L. Goodwillie to Grace A. Jones, May 18, 1907, (Deschutes County Book, vol. 4, p. 156, Deschutes County Clerk's Office, Bend, Oregon); Deed, A. L. Goodwillie to Grace A. Jones, May 18, 1907, (Deschutes County Book, vol. 4, p. 157, Deschutes County Clerk's Office, Bend, Oregon); Deed, Grace J. Goodwillie & Husband to Urling C. Coe, October 19, 1907, (Deschutes County Book, vol. 4, p. 473, Deschutes County Clerk's Office, Bend, Oregon); Deed, Grace J. Goodwillie & Husband to Urling C. Coe, October 19, 1907, (Deschutes County Book, vol. 4, p. 474, Deschutes County Clerk's Office, Bend, Oregon); "Local Bits," (*The Bend Bulletin*, October 25, 1907), 5.

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rented to the J. B Heyburn family. The Heyburns lived in the home through the remainder of the year and into August 1908 when they had a son born. At that time, Heyburn filed on a homestead near the W. P. Vandervert ranch at the Big Meadow, twenty-one miles south of Bend. They made plans to move there in a few weeks, however, Mrs. Heyburn was in Bend when her mother visited near Christmas 1908, though it is not known if the family was still residing at the bungalow. After visiting with her daughter and her son, H. E. Allen, who had recently moved to Bend himself, their mother left on the stage for Spokane.³

A year before, on December 21, 1907, the property had been purchased by Letty Caroline Allen. The September 11, 1908 announcement of the wedding of Herbert E. Allen to Miss Alice W. Wilson in *The Bend Bulletin* indicated "Mr. Allen ha[d] furnished the pleasant Batten cottage where he and his bride [would] reside on their return to Bend [following their honeymoon]," and is the latest date he is believed to have begun residing there. Filed on July 1919 was a deed indicating Letty Caroline Allen, "a single woman, of the City of Los Angeles ...," had sold the parcel to Herbert E. Allen.⁴

The 1910 Census for Bend shows Herbert E. Allen, age twenty-three, as a renter, with wife, Alice, and son, Harlow. Prior to coming to Bend, he had left Portland for Spokane at age sixteen (circa 1902) to work for the Spokane and Eastern Trust Company. The 1900 Census for Spokane shows a Letty Allen who was 56 years old. She was the head of the household, lived alone, was single, rented a house, was educated and reported no occupation, trade or profession. It seems likely Herbert lived with Letty Allen, an aunt on his father's side of the family at that time. It appears his aunt provided the money for the property in 1907, as he was a young, soon-to-be-married man who had not accumulated enough cash to purchase a home outright. Herbert repaid her by 1919 and the deed was transferred to him, with any remaining money owed on the structure financed locally. By then Letty was 75 years old and living in Los Angeles where the winters were much milder than Spokane's. This is consistent with the 1920 Census for Bend that shows the house was owned with a mortgage. By this time, the Allens had two daughters, Jean and Margaret.⁵

Arthur Lawson (A.L.) Goodwillie

Early Life

³ Ibid.; "Local Bits," (*The Bend Bulletin*, February 28, 1908), 5. Coe invested in land and other opportunities; he bought stock in the bank and became vice-president of it board in February 1908; Deed, Urling C. Coe to Central Oregon Banking & Trust Company, November 13, 1907, (Deschutes County Book, vol. 4, p. 499, Deschutes County Clerk's Office, Bend, Oregon); Deed, Urling C. Coe to Central Oregon Banking & Trust Company, November 13, 1907, (Deschutes County Book, vol. 4, p. 500, Deschutes County Clerk's Office, Bend, Oregon); "Local Bits," (*The Bend Bulletin*, December 23, 1908), 5; "Local Bits," (*The Bend Bulletin*, August 21, 1908), 5.

⁴ Deed, Central Oregon Banking & Trust Co. to Letty Caroline Allen, December 21, 1907, (Deschutes County Book, vol. 4, 545, Deschutes County Clerk's Office, Bend, Oregon); Deed, Central Oregon Banking & Trust Co. to Letty Caroline Allen, December 21, 1907, (Deschutes County Book, vol. 4, 547, Deschutes County Clerk's Office, Bend, Oregon); The Notary Republic for the filing of the two deeds was H. E. Allen; "Allen-Wilson," (*The Bend Bulletin*, September 11, 1908), 5. Quotation; Deed, No. 7492, Letty Caroline Allen to Herbert E. Allen, July 22, 1919, (Deschutes County Book, vol. 25, 542, Deschutes County, Clerk's Office, Bend, Oregon). Quotation.

⁵ U.S. Department of Commerce and Labor—Bureau of the Census, "Thirteenth Census of the United States: 1910 Population," Bend Plat, Bend, Crook County, Sheet 2A, April 16, 1910; U.S. Department of Commerce and Labor—Bureau of the Census, "Fourteenth Census of the United States: 1920 Population," Precinct 1, Bend, Deschutes County, Sheet 7, January 19, 20, 24, 1920; U. S. Department of Commerce and Labor—Bureau of the Census. "Twelfth Census of the United States: Schedule No. 1.—Population, Blake Precinct, Spokane City (2nd Ward), Washington, June 18, 1900, Sheet 12.

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Arthur L. Goodwillie was born to affluence in Chicago, Illinois on November 15, 1878, to James Gunn and Stella Medora (Johnson) Goodwillie. His grandfather, David Goodwillie, had emigrated from Scotland and located in Chicago in 1834. The son of a Wausau, Wisconsin lumber manufacturer, he graduated from the prestigious Williams College in 1901, worked as Chicago banker, and then came west, arriving in Bend as early as spring 1904. Several years later, in Seattle, on March 26, 1907, he married a local school teacher, Grace Agnes Jones.⁶

Becoming Bend's First Mayor

Named as the chief petitioner for the incorporation of the City of Bend, he was one of forty-nine residents who signed the document presented to the county court November 26, 1904. Following three weeks of public notice, on December 19, 1904, an election was held to decide the matter of incorporation and to elect a mayor, six aldermen, a recorder, a treasurer, and a marshal. Those for incorporation overwhelmingly decided the matter, 104 to 3. Goodwillie, also, was elected mayor by a wide margin, 86 to 28. The Crook County Court, on January 4, 1905, canvassed the Bend municipal electorate and found all notices and the election legal and officially declared the result. The first meeting of the Bend Common Council was held on the evening of January 10th. "The most important ordinance was that fixing the license of retail liquor saloons at \$600 per year," according to the local newspaper. Next was the building of a jail for which a contract was let. Other immediate matters included those of public safety, legal requirements, taxes, finances, licenses, infrastructure, and providing for a cemetery. By March 3, 1905, the city projected an income of \$3,800 for the year and expenditures of \$3,309 for the same period, leaving a balance of \$491. On December 5, 1905, Goodwillie was re-elected for a two-year term.⁷

The Pilot Butte Development Company

The potential for irrigation in the Deschutes River basin near Bend was identified as early as 1890 by the Department of the Interior. Agent Newell of the Department of the Interior wrote: "[It] appears not improbable ... that a great irrigating system can be profitably constructed along this river. There seems to be no question as to ... the water supply, the fertility of the land ... and ... the climate." The Pilot Butte Development Company (P. B. D. Co.) entered into a contact with the State on May 31, 1902, for the reclamation of nearly 85,000 acres. Incorporated by A. M. Drake, a Minneapolis capitalist, on October 29, 1900, the P. B. D. Co. had made water filings on the Deschutes River under the federal and state laws.

⁶ "Local Bits," (*The Bend Bulletin*, April 26, 1907), 5; Brogan, Phil F., "The Watering of the Wilderness," (*The Bend Bulletin*, February 5, 1931), 1, 2; "A. L. Goodwillie Is Dead At 67," (*Lynchburg News*, Lynchburg, Virginia, January 15, 1946), n.p. An obituary and his actions indicate he came to Bend for the purpose of irrigation development; Gordy, Margaret, "E-Mail to Pat Kliever," October 23, 2006, (Goodwillie File, Bend Planning Department, Bend, Oregon). This e-mail from his granddaughter, however, references a letter from his daughter, Patricia, stating that he came for the purpose of lumbering. Lumbering, however, did not emerge as an industry in Bend until 1916 and he is not known to have been involved in any timber or lumber activities; Family Search, "Arthur Lawson Goodwillie," (Individual Record, Pedigree Resource File, Family Search, October 17, 2006); "First Mayor Dies in Virginia," (*The Bend Bulletin*, January 22, 1946), 1; "Local Bits," (*The Bend Bulletin*, March 8, 1907), 5; "Goodwillie-Jones," (*The Bend Bulletin*, March 29, 1907), 1.

⁷ Ibid.; "Saloon License \$600," (*The Bend Bulletin*, December 23, 1904), 1. Quotation. The first council meetings were held in the office of the P. B. D. Co., at the corner of Wall and Ohio (now Franklin) beginning on January 10, 1905; "The City of Bend," (*The Bend Bulletin*, November 4, 1904), 1; "Bend Is Now A City," (*The Bend Bulletin*, January 6, 1905), 1; "Goodwillie Winner," (*The Bend Bulletin*, December 23, 1904), 1; "Local Bits," (*The Bend Bulletin*, August 26, 1904), 3; "For A New City Jail," (*The Bend Bulletin*, January 20, 1905), 1; "Finances of Bend," (*The Bend Bulletin*, March 3, 1905), 1; "Local Bits," (*The Bend Bulletin*, November 15, 1907), 5; "Election Day Soon," (*The Bend Bulletin*, November 22, 1907), 1; "Minutes of the Common Council of the City of Bend," January 5, 1905 – December 20, 1905, (City of Bend, Bend, Oregon); Crook County, Oregon, *An Order Granting the Incorporation of a Municipal Corporation of Bend, Oregon*, (Crook County Court, Prineville, Oregon, January 11, 1905); *An Illustrated History of Central Oregon*, (Western Historical Publishing Company, Spokane, Washington, 1905), 728-729.

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Under these provisions, the State would contract with irrigation developers who would construct irrigation systems and colonize the lands. However, before any contracts had been made with settlers and before any considerable amount of construction had been performed, the company sold its contract and rights to the Deschutes Irrigation and Power Company (D. I. & P.) in February 1904 for \$70,000.⁸

Goodwillie and Drake became partners in the P. B. D. Co. sometime after this. Though Goodwillie was not an incorporator of the P. B. D. Co., it is not known when he and Drake became partners. It may have been during Drake's two month absence from Bend when he traveled as far east as Chicago, Goodwillie's hometown, "to lay plans for immigration," returning in January 1904. Moreover, the financial relationship between the two is nebulous. Whatever was the case, Goodwillie was secretary of the P. B. D. Co. when the Plat of Bend was filed June 7, 1904. At that time, streets, blocks and lots were delineated; land was cleared; lots were sold and the town was developed in various ways for several years. The company's lumber mill built to produce lumber for homes and for the many anticipated irrigation flumes, had been destroyed by fire in January, but was rebuilt by mid-May. Business associated with the townsite seemed to go well for the firm for several years. The year of 1907 was a year of many changes, however. Goodwillie sold his stock in the company to A. M. Drake in mid-June 1907. Then, on June 17, 1907, the Drakes "conveyed to the Central Oregon Development Company 'all the blocks and lots now platted and described as lots and blocks of the Town of Bend, Oregon; and also certain adjoining and surrounding acreage property to be platted' to be held for the said A. M. Drake." The buyer, one of the early developers, had operated a proto-industrial mill and offered lumber and other building materials for several years, promoting Bend as "The Spokane of Oregon." In November 1907, it purchased the John Sisemore property, known to be the best site for a large mill pond of 265 acres some day—"sufficient for five or six of the largest mills in the United States."⁹

⁸ Newell, F. H., *Report on Agriculture in the United States at the Eleventh Census: 1890*, (Department of the Interior, Census Office, Government Printing Office, Washington D. C., 1894), 207. Quotation. The Prineville Irrigation Company began taking water from the Crooked River, the Deschutes' largest tributary, in October 1890. Newell became Chief Engineer of the new U.S. Reclamation Service in 1902, and then the first Director of the Reclamation Service in 1907 when it broke away from the Survey, serving until 1914; Crook County, Oregon, *The Pilot Butte Development Company Articles of Incorporation*, (Crook County Clerk, Prineville, Oregon, October 29, 1900). Incorporators were A. M. Drake, his wife, Florence W. Drake, and Charles J. Cotter; McGuffie, J. G., "Letter to Fred Henshaw," April 23, 1921, (Deschutes County Historical Society, Bend, Oregon). The exact acreage was 84,707.74; Brogan, Phil F., "The Watering of the Wilderness," (*The Bend Bulletin*, February 4, 1931), 1. Brogan says, "At the end of 1904, twenty-three segregations had been made by the state under the Carey act, but only four [of these] had been approved ... Three of these four Oregon irrigation projects were in the Bend country; *Ibid.*, January 27, 1931), 2. The Pilot Butte Development Company's planned project was the second one approved; Russell, Israel Cook, *Preliminary Report on the Geology and Water Resources of Central Oregon*, Bulletin No. 252, (U.S. Geological Survey, Department of the Interior Government Printing Office, Washington D. C., 1905), 94. Russell reported that Drake has had "detailed surveys" made to take water from the Deschutes River at Benham Falls and to conduct it to the "rich lands lying west of Culver... [as] ... a part of an extensive and apparently well-matured plan for the irrigation of a vast extent of now unproductive land in the west-central part of Crook County..." The area, however, about fifty miles from Bend, did not receive water until 1946-48; Forbes-Lindsey, C. H., "The Upbuilding of a Commonwealth On What Was Once Arid Desert: Result of the Governmental Irrigation Project," (*The Craftsman*, vol. 13., no. 6., March 1908), 644-652. In the discussion of the project in Nevada in 1905, this and other articles by Forbes-Lindsey provided in the bibliography are representative of the national reclamation rhetoric of the period, enunciated by popular writers, reclamation advocates and government officials, that was suggestive of the possibilities of homes, farms and industrial development that irrigation developers counted on for success.

⁹ Brogan, (February 4, 1931), 1. Drake's trip, quotation; *A History of Deschutes County in Oregon*, (Deschutes County Historical Society, Bend, Oregon, 1986), 19. Quotation; "Enormous Mill Pond," (*The Bend Bulletin*, November 8, 1907), 1. Quotation; "Townsite Is Sold," (*The Bend Bulletin*, June 21, 1907), 1. The newspaper stated, "[T]he Bend townsite company, together with all other holdings in this section of Mr. and Mrs. A. M. Drake and the Pilot Butte Development Company, [was] sold to a syndicate composed of Frederick S. Stanley, Edward A. Baldwin, Jesse I. Stearns of the D. I. P. company, and John Steidl and J. Edwin Sawhill;" "Local Notes," (*The Deschutes Echo*, Bend, Oregon., May 6, 1904), 3. A brief mention in this local newspaper of Goodwillie and Mrs. Drake being in Prineville is the earliest reference of him found to date; "Local Notes," (*The Deschutes Echo*, Bend, Oregon., May 6, 1904), 3. The following week, the newspaper noted he and Mrs. Drake had returned and that W. E. Guerin, Jr. and G. C. Steinmann had also returned from Prineville where they were making preparations for a land agency, a law business and a bank; "Local Bits," (*The Bend Bulletin*, June 21, 1907), 5; "Local Bits," (*The Bend Bulletin*, September, 1907), 3.

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Drake left Bend in mid-October 1907 undecided on his future plans, except to travel. However, the re-conveyance of the townsite to the P. B. D. Co. by the Central Oregon Development Company brought him back in November and December of 1908. The Panic of 1907 had affected financial events even on the frontier, and was blamed for the problems that prevented the successful completion of the purchase. An infusion of capital into the local bank satisfied him and he left again, but not before restating his plan first announced in 1905 to build a power plant at the edge of town and assuring the town that the railroad was "coming straight to Bend."¹⁰

Commerce and Industry

Goodwillie founded and was invested in several other firms in or about the same time frame as his interest with the P. B. D. Co. He was vice-president and one of three incorporators of the Central Oregon Banking & Trust Company, incorporated July 8, 1904, with W.E. (Eugene) Guerin, Jr., President, and J. M. Lawrence, Secretary. The authorized capital was \$25,000 and its office in Bend. In addition, along with W.E. Guerin, Jr., and George C. Steinemann, he filed for the incorporation of the Bend Light, Water and Power Company on November 11, 1904. The company purchased the rights of the P. B. D. Co. to construct and maintain electric lines, gas, water and other pipes and any other public utilities on, under or over the streets of the city. Work began in April 1905 laying water mains; by July the water system was in operation. Furthermore, he was vice-president, secretary and treasurer of Deschutes Telephone Company, the city's first telephone company that began by running a line to Prineville. Incorporating with him on July 18, 1904, were P. L. Tomkins and George C. Steinemann. W. E. Guerin, Jr. was president and Gerald Grosbeck was manager. By early February 1905, two franchise ordinances were passed by the city council: one for the water, light and power company and a second for the telephone company, both giving perpetual, but not exclusive rights in the streets. On August 17, 1904, the first voice communication was carried from just outside of Prineville to Bend over the thirty-mile long line that was also used for telegraph messages. In May 1907, the telephone company merged with the State Central Telephone Company at Prineville to become The Pioneer Telegraph and Telephone Company.¹¹

School Board

Goodwillie was one of three school district board of directors when Miss Ruth Reid was selected in August 1904 to teach at the Bend school. Other directors were L. D. Wiest and J. M. Lawrence. There were forty-seven students at the

¹⁰ "A. M. Drake Visits Bend," (*The Bend Bulletin*, November 13, 1908), 5. Quote; "Townsite Reverts to A. M. Drake," (*The Bend Bulletin*, December 2, 1908), 1. Though not stated, it seems likely Drake was the one who infused capital into the bank. Goodwillie is another likely source. The nation-wide run on banks during the period was stopped by J. P. Morgan's importation of \$100 million in gold from Europe; "Local Bits," (*The Bend Bulletin*, October 2, 1908), 5. Dr. Urling Coe, M.D. bought stock at this time, becoming not only a board member, but the vice-president. Coe is the author of *Frontier Doctor*, written sometime after he left Bend. In his book he discusses his work with the bank and investments in property; "Power Plant for Bend," (*The Bend Bulletin*, January 6, 1909), 1.

¹¹ City of Bend, "Minutes of the Common Council of the City of Bend," January 24, 1905. Guerin and Steineman were attorneys. They provided legal services for the incorporation of Bend; (Advertisement), *The Bend Bulletin*, November 4, 1904, 2; "New Bank for Bend," (*The Bend Bulletin*, July 8, 1904), 1; "Water, Light and Power Company," (*The Bend Bulletin*, November 11, 1904), 4; "Franchise Ordinances Pass," (*The Bend Bulletin*, February 3, 1905), 1; "O'Kane Now Alderman," *The Bend Bulletin*, January 27, 1905, 1; "Water Franchise," (*The Bend Bulletin*, February 10, 1905), 1; "Hello, Prineville," (*The Bend Bulletin*, August 19, 1904), 1; "Companies Merged," (*The Bend Bulletin*, May 10, 1907), 1; *The History of Central Oregon and Bend, 1924-1925*, "The Central Oregon County, No. 101," (Deschutes County Historical Society, Bend, Oregon); Crook County, Oregon, *Articles of Incorporation of The Bend Water Light and Power Company*, (Crook County Clerk, Prineville, Oregon, November 11, 1904); Crook County, Oregon, *Articles of Incorporation of the Central Oregon Banking & Trust Company*, (Crook County Clerk, Prineville, Oregon, July 8, 1904); Crook County, Oregon, *Articles of Incorporation of the Deschutes Telephone Company*, (Crook County Clerk, Prineville, Oregon, July 18, 1904).

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beginning of the 1904-05 school year; in 1905 there were 102. Reid was the district's first principal and taught the first high school courses that led to Bend's first high school graduating class of four students in 1909. Goodwillie provided twenty books to the school library just before the start of the 1904-05 school the year. His future wife, Miss Grace A. Jones, was one of three teachers then, along with Misses Reid and Marion Wiest at that time. A bond measure of \$6,500 to build a new school was passed in 1905 with just two opposing votes. By November 1908, there were over two hundred students.¹²

Government and Politics

As the City of Bend moved through its incipient stage, Mayor Goodwillie and the Bend Common Council dealt with broader-ranging issues and laid plans for its future. In June 1905, Goodwillie appointed a committee of Aldermen and citizens to receive a party of railroad officials soon to visit Bend. Near the end of 1906, with a population increase of over 600 percent during the three preceding years, the Common Council, by resolution, lobbied its state congressional representatives to petition postal authorities for direct mail service from Shaniko, citing the inconvenience and serious loss to business caused by its present service that passed through Prineville. A direct stage line from Shaniko to Bend had been operating since July 1904. The Council's first step in 1907 was to adopt a resolution petitioning the Legislative Assembly of the State of Oregon to enact into law a bill providing for the creation of Deschutes County. Then, in the fall of that year, the municipality petitioned the Crook County Court for fifty percent of the road taxes collected within the Bend Road District during 1904, 1905 and 1906, demanding that funds be delivered to the city for improvement of its streets. One issue, however, stands out as one that would have had significant—and potentially irreversible—economic, social and environmental consequences for the City of Bend if Mayor Goodwillie had not taken firm and immediate action.¹³

A heated controversy evolved in December 1905 as D. I. & P. changed its plans, deciding to divert more water from the Deschutes above Bend, rather than below as its contract permitted. In addition, Drake had just filed for water rights for power purposes just below the city, potentially providing the energy for industrial development. Mayor Goodwillie acted strongly in the interest of Bend citizens, summarizing the circumstances leading up to Bend's first water fight in the local newspaper, and punctuating his remarks, stating: "This would leave the river dry at Bend—a condition that is not to be tolerated." Adopting a resolution to the State Land Board, the city protested strongly, charging that D. I. & P.'s plan would leave the river dry and adversely impact the proposed power project. In January 1906 the city won the dispute. The land board held D. I. & P. to its original contract and it built a diversion dam below Bend. Drake later provided power.¹⁴

¹² Herford, Perry, "Reid School, Hallmark to Central Oregon," (*Deschutes County Historical Society News*, vol. 5, no. 3., June 1979), 1-3. Reid School, built in 1914, was named after Ruth Reid and now provides space for the Deschutes County Historical Society. It is listed in the National Register; "Ready for School," (*The Bend Bulletin*, August 26, 1904), 1; "New Books for School Library," (*The Bend Bulletin*, October 7, 1904), 4; "Local Bits," (*The Bend Bulletin*, December 30, 1908), 5; Hall, Michael, *Reid School*, (National Register of Historic Places, National Park Service, Department of the Interior, Washington D.C., July 23, 1993).

¹³ City of Bend, "Minutes of the Common Council of the City of Bend," June 20, 1905; *Ibid.*, December 4, 1906; *Ibid.*, January 24, 1907; "Demand for Money," (*The Bend Bulletin*, September 20, 1907), 1; "Direct Stageline," (*The Bend Bulletin*, July 8, 1904), 1.

¹⁴ Brogan, Phil F., "The Watering of the Wilderness," (*The Bend Bulletin*, February 2, 1931), 1. Quote.

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Life After Bend

As late as March 1907 Goodwillie held the distinction of being the state's youngest mayor. Serving for nearly two years, he tendered his resignation November 12, 1907, prior to his moving back to Chicago. In 1910, he was thirty-one years old and worked successfully as bond dealer in Chicago. He and his wife had a son and daughter. His work, later in life, in urban renewal and conservation, laid a foundation for the federal government's housing policies, encouraging conservation and rehabilitation of housing resources. A January 1946 obituary reported:

[He was] one of the country's foremost authorities on the rehabilitation of urban slum areas. In the early part of the century he founded Bend, Ore. ... He was attracted to the West ... by the possibilities of a huge irrigation plan. With a friend, he purchased large tracts of land in the area. When only 23 he was named mayor of the town he founded, and received nation-wide recognition as the youngest 'town father' in the country. ... Disposing of his holdings in Bend on a rising market, he returned to Chicago, where he helped to establish the investment banking firm of C. F. Childs & Co., which became the largest purchasers of Government bonds in the country. Later, he set up Goodwillie & Co. ... In 1934, he became intensely interested in the \$17,000,000 reconditioning program of the Home Owners Loan Corporation, and [became] the supervisor of the program for the Midwest.¹⁵

Goodwillie's Contemporaries (1904-1907)

Under Criterion B, the National Register requires that the contributions of the significant person be compared to others who were active, successful, prosperous or influential in the same field. Goodwillie's accomplishments put him in a class by himself, standing out in number and in combination relative to the activities and accomplishments of others to meet the standard for significance. This section presents an overview of the handful of individuals in the community during its formative years (1904-1907) that may be considered his contemporaries. They are A. M. Drake, W. E. Guerin, and J. M. Lawrence. They, along with Goodwillie, all had residences in the city's most prestigious location between the riverfront and Wall Street.

A. M. (Alexander McClurg) Drake is considered the founder of Bend by most historians. He was unsuccessful, however, in constructing an irrigation system "to make the ... desert blossom as the rose;" seemingly a capitalist short on capital

¹⁵ "A. L. Goodwillie Is Dead At 67;" Goodwillie, Arthur, *Waverly: A Study In Neighborhood Conservation*, (Federal Home Loan Bank Board, Washington, D.C., 1940). Though not listed as the author of this federal publication, he is widely recognized as the person responsible for conducting the project and preparing the report, a case study in urban renewal and conservation of Waverly, a Baltimore, Maryland, neighborhood that was in decline and decay; Ascher, Charles Stern, *Urban Redevelopment: Problems and Practices*, (University of Chicago Press, Chicago, Illinois, 1953), 371. According to Ascher, "Most of the study was done or directed by Arthur Goodwillie under the general supervision of Donald H. McNeal, Deputy Manager of the Home Owners Loan Corporation.;" *Collier's Encyclopedia 1967 Year Book Covering the Year 1967*, (Collier Books, New York, New York, 1967), 688. Collier states: "The urban-renewal program, as it was written into the Housing Act of 1954, was foreshadowed by such studies as those by Arthur Goodwillie for the Home Loan Bank Board..." The 1954 Act amended the 1949 Act to provide funding not only for demolition and new construction but for the rehabilitation and conservation of deteriorating areas, representing a substantive change in the evaluation of housing problems by the federal government, shifting gradually from new construction to conservation; United States, Congress, Senate, Committee on Education and Labor, "Defense Housing and Community Facilities for the District of Columbia, Hearings before the Committee on Education and Labor, United States Senate ..." (U. S. Government Printing Office, 1942), 79. In his testimony before a Senate committee, Goodwillie stated he was Director of Conservation Service, Home Owners Loan Corporation; "Local Bits," (*The Bend Bulletin*, May 1, 1908), 5. Goodwillie left town with a pregnant wife who delivered them a daughter in May 1908; Gillette, Howard, *Between Justice and Beauty: Race, Planning, and the Failure of Urban Policy in Washington D. C.*, (University of Pennsylvania Press, Philadelphia, Pennsylvania, 2006), 144-145; Goodwillie, John Ross, *The Goodwillies 1590-1986 Four Hundred Years of Family History*, (Self-published, Ontario, Canada, 1988); "Goodwillie-Jones;" City of Bend, "Minutes of the Common Council of the City of Bend," November 12, 1907.

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forced to sell out before realizing an ample profit. Drake, along with his wife, Florence, and Charles Cottor, arrived in the area near what became Bend, in June of 1900. That year, W. H. Staats sold the site of Bend to Drake for \$4,000, and in the fall of that year, construction of the couple's rustic log home, built and decorated in the style of a mountain hunting lodge, was started on the east bank of the Deschutes, just steps away from the subject house. The P. B. D. Co. had, as earlier stated, entered into a contact with the State in 1902 for the reclamation of almost 85,000 acres; but, before any contracts had been made with settlers and before much work had been done, the contracts and rights were sold to the D. I. & P. His company did not deliver water to any land, leaving many with more than simply bad feelings. According to the *Deschutes Echo*, the venture was "regarded ... as a scheme to work the government and ... [Drake's] enemies [did] much to keep the company from making a profitable deal at public expense." He had "won the enmity of every person worth considering in the Deschutes country. ... To say that he is the best hated man in Crook county is putting the matter in the mildest form." The townsite had been platted by Drake in 1901, 1902 and 1903, but the plat was not filed until June 7, 1904, at which time Goodwillie was secretary of the P. B. D. Co. During the period between his initial surveying and the legal platting, Drake performed some clearing, though the extent of that is not known; however clearing of pine trees four feet in diameter out of Minnesota and Bond streets was reported in November 1904, just a week after the petition for incorporation was signed. He obviously needed the money when he sold out; following that transaction, the townsite—the gem in his plan—was at the mercy of other larger interests. He had diminished credibility and power as the town was incorporated. He needed Goodwillie's leadership and his organizational and public relations skills, as well as the infusion of his capital. Fortunately for firm, the D. I. & P. got to work immediately getting water to the land in June of 1904, so that by December, as the town incorporated, real estate prices were increasing. Later, in 1907, as stated above, the Drakes sold large property holdings to the Central Oregon Development Company. Subsequently, in 1909, Drake joined with John Steidl and other partners to build a dam and power plant just north of the townsite, bringing electricity to the village on November 1, 1910. Furthermore, as summarized below, another large portfolio was sold to The Bend Company in 1911. Drake held no elected offices for the City of Bend or Crook County at any time. The couple retired to Pasadena, California, in 1911. Drake Park, on the eastern edge of Mirror Pond, began as a 3.5-acre lawn on the homesite and was named in honor of A. M. Drake in 1927. The log home served as the headquarters of several organizations, including the Emblem Club and the Masons, before its demolition in 1956.¹⁶

W.E. (Eugene) Guerin, Jr. graduated from Cornell University and was admitted to the Ohio bar, commencing his law practice in December 1893. There he was elected to the legislature, serving as a member of the Seventy-fifth Assembly. He came to Bend from Sundusky, Ohio, April 1, 1904. He was Goodwillie's partner in the Central Oregon Banking & Trust Company; the Bend Light, Water and Power Company; and the Deschutes Telephone Company. He was bank president; a director of the light, water and power company; and president of the telephone company. In addition, he was manager of the Deschutes Irrigation and Power Company. Central Oregon Transportation, a D. I. & P. subsidiary, was also formed by Guerin to provide for transportation of passengers and express between Bend and Shaniko. As an

¹⁶ "Deschutes Irrigation: Deschutes Irrigation & Power Co. Organized, P. B. D. Co. Sells Out," (*The Deschutes Echo*, February 20, 1904), 1. Quotations; *A History of Deschutes Country in Oregon*, 212-213. Drake was born in Xenia, Ohio, on January 11, 1859. The family moved to St. Paul, Minnesota, following the close of the Civil War. He died October 10, 1934 following his wife's death on May 15, 1933. The company also built a water system for the city and provided services for it; Brogan, Phil F., *East of the Cascades*, (Binford and Mort, Portland, Oregon, 1964), 181-185. Cottor served as the couple's guide, cook and general handy man; "Local Events," (*The Bend Bulletin*, June 5, 1903), 3. Another business, the Bend Mercantile Company, was incorporated by Drake, Alexander Thomson, A. H. Grant, and T. M. Baldwin, in 1903; "Lumber to Build: Pilot Butte Sawmill Is Now in Full Operation," (*The Bend Bulletin*, May 13, 1904), 1; As discussed earlier, the P. B. D. Co. built and operated a mill during this early period; "Progress of Improvements," (*The Bend Bulletin*, April 15, 1904), 1; "Local Bits," (*The Bend Bulletin*, November 11, 1904), 5; "First Water On Soil," (*The Bend Bulletin*, June 3, 1904), 1; "Real Estate Is Up," (*The Bend Bulletin*, December 9, 1904) 1; "Power Plant for Bend," (*The Bend Bulletin*, January 6, 1909), 1.

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attorney, he and George C. Steinemann provided legal services for the incorporation of these companies as well as for the incorporation of the City of Bend. Guerin and the irrigation company owned several lots along the riverfront near the Goodwillie and Drake homes. A clubhouse for the firm was erected on one lot with four bedrooms and a social hall, with a kitchen and dining room in another structure in the back. Guerin's house, described as a "Greek House," was built on the riverfront between the clubhouse and the Goodwillie bungalow. Completed by October 1904, it had a full frame ... and a design "of a city house in ancient Athens." It was constructed around a court, fifty-eight feet wide by sixty-eight feet deep, with twelve rooms, a porch extended across the front, and a covered walk around the rim of the court. Guerin left Bend in October 1907, returning to Sandusky, Ohio, to resume his law practice there.¹⁷

James M. Lawrence was born in Flintville, Wisconsin, January 31, 1864, and moved west in 1886, working for several newspapers. He and his wife, Grace, moved from Roseburg, Oregon, where he had been in the U. S. Land Office, to Bend, arriving April 21, 1903. He became the U. S. Land Commissioner and Oregon's first Notary Republic in Bend as the area's timber became commercially desirable under the Timber and Stone Act of 1862. A land rush had broken out in 1902 and "entrymen" paid by timber interests appeared from around the country interested in filing on and selling land rather than settling and improving it. The first full page of timber claims appeared in *The Bend Bulletin* on May 15, 1903. On July 31, 1903, President Roosevelt withdrew timberlands in the Deschutes area from entry under the Act; in 1905, federal forests were placed under the jurisdiction of the Department of Agriculture; and, in 1906, the region's first national forests were created. Lawrence's duties as Land Commissioner included overseeing federal lands and their acquisition, including timber lands, homestead claims, and the forest reserves, for the upper Deschutes River expanse. In the summer of 1904, he became very involved in the community that was forming: He was elected Justice of the Peace; he, Goodwillie and Guerin incorporated the Central Oregon Banking & Trust Company, with him as secretary; and he also served on the school board. The election in December selected him as the city's first recorder. In addition, he held stock in the Central Oregon Banking and Trust Company with Drake, Goodwillie and others before selling out in 1907, and served as its secretary for a period. Still interested in newspapers, he became associated with Max Lueddemann in the publishing of *The Bend Bulletin*, eventually becoming sole owner. He later sold a half interest to George Palmer Putnam of the New York publishing family. Subsequently, the government transferred him back to the Roseburg Land Office where he stayed for about four years, returning to Bend and selling his remaining interest in the newspaper to Putnam in 1911. *The Bend Bulletin* was published in the J. M. Lawrence Building, which also housed the Deschutes National Forest headquarters, the Bend Abstract Company and The Bend Company. The germination of the Deschutes County Library occurred in his office in 1904 as a subscription for funds was taken, magazines were subscribed to and the space was used as an informal headquarters and reading room. Later, a formal organization, the Bend Magazine Club, was formed

¹⁷ *An Illustrated History of Central Oregon*, 804. Guerin was born in Fort Scott, Kansas, November 24, 1871. On March 7, 1895, he married Alice T. Greenleaf; "Clubhouse Started: Greek House for Mr. Guerin," (*The Bend Bulletin*, May 20, 1904), 1. Quotations; "Local Bits," (*The Bend Bulletin*, September 30, 1904), 3. House completed; "Change In D. I. & P. Co.," (*The Bend Bulletin*, March 15, 1907), 1. A change in ownership of the firm, from Ohio capitalists that included Johnston, Turney and others to Portland interests that included Baldwin, Stanley, Stearns and others, was probably the reason for Guerin leaving the firm and Bend; "J. O. Johnston Dead," (*The Bend Bulletin*, April 26, 1907), 1. Johnston died the following month; "More Than \$100,000," (*The Bend Bulletin*, January 6, 1905), 1. The article lists the D. I. & P. clubhouse building costs at \$1,700 and Guerin's house at \$3,500, almost twice the cost of Goodwillie's house (\$1,800; see Section 7); *A History of Deschutes Country in Oregon*, 52. The Society indicates the house was purchased by Drs. Coe and Ferrell, circa 1919, and used it as a hospital, that later it was used by the lumber mills as a hospital, and that it was the hospital that the Sisters of St. Joseph took over in 1918; "Sanborn Map, Bend, 1917," indicates it is Bend Hospital; "Sanborn Map, Bend, 1920," calls it St. Charles Hospital; "Sanborn Map, Bend, 1928," shows a U-shaped building, thus corresponding with the description of a court-like design; *The History of Central Oregon and Bend, 1924-1925*, "The Central Oregon County, No. 100," (Deschutes County Historical Society, Bend, Oregon). This source also indicates it became a hospital and, circa 1925, it was the residence of Dr. John Beeson. The structure is not extant; "Local Bits," *The Bend Bulletin*, October 11, 1907), 5; "Drainage for Bend," (*The Bend Bulletin*, June 2, 1905), 1. Article discusses the residences along the riverfront utilizing septic tanks for waste. See also previously cited sources for Goodwillie regarding businesses established and operated by him and Guerin.

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serving needs until 1908 when the Ladies Literary Club was organized. In 1919, the books of the club were turned over to the new public library, with Mrs. J. M. (Grace) Lawrence as the president of the first county library board. In 1911, J. M. Lawrence was one of three incorporators of The Bend Company and a stockholder and board member of both companies when The Bend Company purchased the A. M. Drake-Bend Townsite Company holdings (discussed below). His home sat on Wall Street. He died in Bend on November 19, 1936.¹⁸

Arthur Lawson Goodwillie is considered significant for his major individual impact and influence on the life of the community. He distinguished himself in a very short period of time, defined himself as a leader among his fellow citizens, and laid a foundation in the community that lasts today.

National Register Bulletin 32, Guideline Number 3, under Criterion B, provides that a significant achievement in the community in comparison with the activities and accomplishments of others may be defined by their number or the combination thereof. It is the veritable number and combination of activities and accomplishments in Areas of Significance recognized by the National Register, including Community Planning and Development, Commerce, Communications, Education, Industry, Politics/Government, and Social History, in comparison with the activities and accomplishments of others discussed above that make Arthur Lawson Goodwillie Significant under Criterion B.¹⁹

At about the same time as Arthur L. Goodwillie was leaving Bend, another pioneer was arriving. Herbert E. Allen would stay longer than Goodwillie; he would remain a lifetime in Bend and would leave a legacy in its history, too.

Herbert Engle Allen

Early Life

Herbert Engle Allen was born in Portland, Oregon, October 1, 1885 to Hiram E. and Minnie H. Allen. He began his business career at the age of sixteen, obtaining a position in Spokane, Washington as a junior clerk with the Spokane and Eastern Trust Company, working through various branches of accounting and the firm's domestic and foreign exchange department for three years. He next entered a real estate and insurance office in Spokane briefly, returning to Portland shortly thereafter. There, for three years, he worked himself through the departments of the Merchants National Bank, leaving the firm to come to Bend in the fall of 1907. In September 1908 he married Alice W. Wilson. Directly following

¹⁸ "Republicans Ahead," (*The Bend Bulletin*, June 10, 1904), 1. He won the election for Justice of the Peace, fifty-five votes to one vote for Goodwillie. Goodwillie registered as one of his sureties; *A History of Deschutes Country in Oregon*, 32, 320. The J. M. Lawrence Building, a two-story wood-frame building on the west side of Wall Street at Ohio (later Franklin), was razed in 1932 to provide a site for a post office. He married Grace Williams on August 31, 1893; "Capital Stock Paid Up," (*The Bend Bulletin*, November 13, 1908), 1. Bank ownership; Lawrence, J. M. "Letter to the Editor," n.d., Library File, Deschutes County Historical Society, Bend, Oregon). Lawrence recalled, "It was sort of a spontaneous response to the call of the time and condition. ... Everybody was proud of it. It was a very significant thing in a budding civilization. The memory ought to be cherished; and so ought the institution;" "Drainage for Bend," 1. Little is known about his home other than its location near the others and that it shared a septic tank with the Goodwillie and Guerin residences; "Local Events," (*The Bend Bulletin*, April 24, 1903), 3; Hall, Michael, *Deschutes County Library*, (National Register of Historic Places, National Park Service, Department of the Interior, Washington D.C., July 23, 1993), sec. 8, 1-2; See, also, previously cited sources regarding the city's first election, the bank and the school district.

¹⁹ U. S. Department of the Interior. National Park Service, National Register, History and Education. "Guidelines for Properties Associated with Significant Persons, Discussion and Examples, Significance Guidelines." August 15, 2006. Guideline Number 3: "Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field."

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their honeymoon, they moved into the "pleasant Batten cottage," according to the local newspaper. Later, their family would include a son, Harlow, and two daughters, Margaret and Jean. Harlow would later describe the home as "a lovely bungalow on the Deschutes River."²⁰

First Endeavors

When Allen first arrived in Bend it was a new settlement bustling with optimism, people living in tents, saloons, and an absence of modern conveniences. He briefly worked with the Central Oregon Development Company. In October 1908, he left to become cashier with the Central Oregon Banking and Trust company, using his accounting and financial skills gained in Spokane and Portland. The bank had been sold by a group consisting of Drake, Goodwillie, Lawrence and others to John Steidl and J. E. Sawhill in May of 1907. The financial Panic of 1907 was a factor in this transaction, too. In August 1908, the bank dissolved and after reorganization became First National Bank. By November 13, 1908, even with financial matters in a flurry, Allen held stock in the bank and was elected to the board and as its secretary. He continued work as its cashier; however, and, within a short period of time, turned his energies to the Deschutes Irrigation and Power Company (D. I. & P.). The firm had purchased the P. B. D. Co. irrigation contract and rights early in 1904, the seminal year for irrigation development in the Deschutes River basin, with construction proceeding on a large scale by July. The firm was capitalized at \$2,500,000, with backing from stockholders with additional financial resources and connections. By April 1907, D. I. & P. had 214, 912 acres (about 336 square miles) segregated for reclamation under the Carey Act. Allen's position was as the cashier. He continued with the firm until a foreclosure and reorganization culminating on October 25, 1910 resulted in a transfer of all rights to the Central Oregon Irrigation Company (COI), where his role was twofold. He continued as cashier, which was the bookkeeping position, and as assistant to the manager of the project, a role that would benefit him and the community in the years that followed.²¹

²⁰ *Who's Who In Oregon*, vol. 1, 1929-1930, (Oregon City Enterprise, Oregon City, Oregon, 1929), 23. Biography provided; Deschutes County Historical Society, *A History of Deschutes County in Oregon*, 110. Quote: "Allen Pioneer Bend Resident," (*The Bend Bulletin*, August 28, 1923, Brooks-Scanlon Special), sec. 3, 3; "Allen School Is Name Given By Directors," (*The Bend Bulletin*, April 22, 1931), 1; "Allen-Wilson," (*The Bend Bulletin*, September 11, 1908), 5; "Local Bits," (*The Bend Bulletin*, October 2, 1908), 5.

²¹ "Allen Pioneer Bend Resident;" "Allen School is Name Given By Directors." These articles identify him with the Central Oregon Development Company; Deschutes County Historical Society, *A History of Deschutes County in Oregon*, (Deschutes County Historical Society, Bend, Oregon, 1986), 19. The Central Oregon Development Company received from A.M. Drake on June 17, 1907 "all the blocks and lots not platted and described as lots and blocks of the Town of Bend, Oregon; and also certain adjoining and surrounding acreage property to be platted" to be held and managed for Drake; Hall, Michael, *Irrigation Development in Oregon's Upper Deschutes River Basin 1871-1957: A Historic Context Statement*, (Deschutes County Community Development Department, Bend, Oregon, August 31, 1994), 19-30. This document describes the history of the Central Oregon Irrigation Company, from Drake's P. B. D. Co. to D. I. & P. to COI. In general terms, under the Carey Act, the State would contract with irrigation developers to build irrigation systems. The companies would receive a lien, or first mortgage, on the land as security for their investment. They would colonize the lands, selling water rights for lands disposed of by the State, to recover their costs and a profit. When the settler had paid the sum to the firm, the lien would be relinquished and the land title would pass to them. The company also received the right to charge a water user fee in perpetuity; Teele, Ray Palmer, M. A., *Irrigation in the United States: A Discussion of Its Legal, Economic and Financial Aspects*, (D. Appleton and Company, New York and London, 1915). Teele, with sixteen years as a government official studying irrigation, provides the best explanation for the layman of the Carey and other irrigation acts, in theory and in reality; Office of State Engineer, "Lands Segregated for Reclamation by the State Under the Provisions of the Carey Act, Crook County," (State of Oregon, Salem, Oregon), April 1907. Acreage segregated is from engineer's map; Sawyer, Robert W., ed., "Watering of the Wilderness: A History of Central Oregon Irrigation Company and Pioneering Days in the Bend Country," (*The Bend Bulletin*, February 3, 1931), 3. Allen may have had a job waiting for him in Bend, as J. Frank Watson, president of the Merchants Bank in Portland, was one of the owners of D. I. & P.; Brooks-Scanlon Lumber Company, "Herbert E. Allen Memorial Edition," (*Deschutes Pine Echoes*, November 1929, Deschutes County Historical Society, Bend, Oregon.), 2-3. Clyde McKay describes his meeting of Allen and the subject's various jobs with D. I. & P., The Bend Company and Brooks-Scanlon; "Local Notes," (*The Deschutes Echo*, Bend, Oregon, February 27, 1904), 3. The board of directors of D. I. & P. are listed; McGuffie, J. G., "Letter to Fred Henshaw," April 23, 1921; "Townsite Is Sold," (*The Bend Bulletin*, June 21, 1907), 1; "Capital Stock Paid Up," (*The Bend Bulletin*, November 13, 1908), 1; "Local Bits," (*The Bend Bulletin*, October 16, 1908), 5.

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The Bend Company (1911-1915)

Shortly thereafter, on March 22, 1911, The Bend Company was formed. Those with controlling interests were Clyde M. McKay, J. M. Lawrence, A.O. and D. E. Hunter, H.E. Gibson and D. F. Brooks. At that time, H. E. Allen, just twenty-five years old, was hired as the firm's office manager. The Bend Company purchased the holdings of the Bend Townsite Company, owned primarily by A. M. Drake and his wife. The transfer included:

3,000 acres of timber lands, 2,000 acres of agricultural land, 1,400 acres adjacent to town, 1,300 platted lots, the Pilot Butte Development Company Sawmill, the power and lighting plants, city water system and various water power and irrigation rights.²²

The Bend Company's operations were in logging and lumber, and real estate development and promotion. The first trainload of lumber shipped out of Bend to Hastings, Nebraska in November 1912 was cut by the firm as a test of the possibilities of the yellow pine of Central Oregon. The test was successful, establishing Bend as a milltown. According to Clyde McKay, "[On January 3, 1912], Herb [Allen] ... made out the first bill of lading of the first carload of lumber ever shipped out of this city." The firm was extremely successful in real estate, selling 46 percent of the Bend plat lots, 41 percent of Park Addition, 31 percent of North Addition, and 73 percent of Center Addition by March 31, 1916. It also controlled all of the actual business lots and nearly all of the intermediate lots that could be developed into business lots. The Bend Company was very benevolent, providing as gifts tracts of land for community facilities and public use, including those for schools, churches and parks.²³

Allen remained with The Bend Company until 1915, when the Brooks-Scanlon Lumber Company began construction of the first unit of its lumber mill about four years after the railroad reached the pioneer town.²⁴

The Railroad Arrives (1911)

Irrigation developers, lumbermen, realtors, businessmen, settlers and seemingly everyone else were waiting for the railroad to come to town. While large parts of the nation and the Pacific Northwest had become accustomed to rail service, Central Oregon was among the nation's largest areas without rail transportation. This was an area of almost

²² "New Company Formed," (*The Bend Bulletin*, March 29, 1911), 1. Quotation. Incorporators were J. M. Lawrence, Franklin T. Griffeth and Clyde M. McKay.

²³ Hall, Michael, *Historic Development of The Bend Company in Bend, Oregon*, (National Register of Historic Places, Multiple Property Nomination Form, National Park Service, U.S. Department of the Interior, 1992), sec. E, 11-13. The correct name for the company is "The Bend Company." The Hunters were brothers. Gibson and Brooks were associated with Brooks-Scanlon Lumber Company. Built on lots associated with The Bend Company that were given to various public and community entities are Trinity Episcopal Church, Reid School (Des Chutes Historical Center), Bend Amateur Athletic Club (Boys and Girls Club), Bend High School (School District Administrative Offices), and Deschutes County Library (Library Administrative Offices), all listed in the National Register. In addition, the company donated property for the First Presbyterian Church, Pioneer Park, Drake Park and Shevlin Park, all in or near Bend; Brooks Scanlon Lumber Company, ("Herbert E. Allen Memorial Edition," *Deschutes Pine Echoes*), 3. McKay quote; Price, Waterhouse & Co., "The Bend Company, March 31, 1916." (Deschutes County Historical Society, Bend, Oregon).

²⁴ The Bend Company, "The Bend Company Records: April 7, 1911 – June 3, 1931," (Deschutes County Historical Society, Bend, Oregon). As a Brooks-Scanlon executive in 1929, he served on The Bend Company board of directors and as the company's treasurer, according to the Records of 1929. This was the only year he served on the board or as an officer. As the firm became a casualty of the Great Depression, it may have relied on Allen's financial expertise and experience to guide it through tough times.

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36,000 square miles—as large as the state of Ohio—encompassing what are now Deschutes, Jefferson, Klamath, Lake, Harney, Grant, Wheeler and Crook counties. The railroad would provide the avenue for lumber, irrigated crops and other products to travel to market, and for colonists and resources for economic and societal development to arrive. For more than a decade, promoters had promised it was coming soon. “Railroad Day,” the arrival of the railroad in Bend, was celebrated on October 5, 1911 as James J. Hill, the “Empire Builder,” swept into Bend and drove the golden spike at the newly built Bend depot, culminating a legendary race against the Union Pacific Railroad up the Deschutes River canyon.²⁵

Brooks-Scanlon Lumber Company (1915-1929)

The railroad was the key to opening national and international markets for commodities and products of the region. Ponderosa pine that could be milled into a variety of products offered the greatest potential for wealth for those who owned, processed and sold it. The wood was considered one of the most versatile woods in America, particularly for manufacturing into millwork, furniture and finished lumber. The establishment of two large sawmills, the Brooks-Scanlon Lumber Company and The Shevlin-Hixon Company, on the banks of the Deschutes River in 1915-1916 was a significant economic force in Bend’s growth. The two facilities, among the largest pine mills in the nation at the time, faced each other across a common millpond, created by a dam in the river. Along with the railroad, the mills marked a new era of economic growth and vitality for the region. Cogswell described the interrelationship between the two events, stating that “...[If] the coming of the railroad made Bend’s transformation into a thriving city possible, it was the arrival of Shevlin-Hixon and Brooks-Scanlon that actually caused the transformation to take place.”²⁶

Allen became cashier and office manager of the Brooks-Scanlon operation in 1915, before the first board was cut. Mill operations began April 22, 1916. In 1921, he was promoted to the position of assistant general manager following the death of J. P. Keyes, in 1920, who had served as general manager. Harry K. Brooks (H. K.), at that time, became general manager of Brooks-Scanlon Lumber Company in Bend and was Vice-President of the organization. H. K. Brooks spoke of Allen’s role in the company following his untimely death in 1929:

When Brooks-Scanlon Lumber Company decided to move westward with the timber and build a big mill in Bend, Herb Allen was chosen as one of its executives. He has figured prominently in every large timber deal the company has made during and since that time and his steady hand, even temper, and keen mind can be traced throughout the succeeding years to the present immense lumbering enterprise of which he was Assistant General

²⁵ “Railroad Day Here Is Great Event: James J. Hill Drives Golen [sic] Spike and Bill Hanley Lays Cornerstone—Nearly 2000 People Here for Celebration,” (*The Bend Bulletin*, October 11, 1911), 8. According to *The Bend Bulletin*: “Immediately after the cornerstone laying, James J. Hill left the platform to drive the golden spike in a tie just in front of the depot. The crowd surged around him so that it was some minutes before he had room enough for wielding the hammer. The golden spike was placed in a hole made by the pulling out of an iron spike and Mr. Hill struck it two blows. It was pulled out immediately and will be kept as a souvenir by the Commercial Club;” Hall, Michael, Maupin Section Foreman’s House, (National Register of Historic Places, National Park Service, U. S. Department of the Interior, Washington D. C., November 29, 2006). See Hall for more background and a comprehensive overview of the construction of the railroad to Bend; “Harriman Will Build into Central Oregon; Hill to Tap This Section,” (*The Bend Bulletin*, August 28, 1908), 1.

²⁶ Vaughan, Thomas, ed., “Deschutes Country Pine Logging,” Phillip Cogswell, Jr., *High & Mighty: Select Sketches About the Deschutes Country*, (Oregon Historical Press, Portland, Oregon, 1981), 245-247. Brooks-Scanlon began operations April 22, 1916. Shevlin-Hixon began operations March 3, 1916. Quote. Cogswell provides an excellent history of not only Brooks-Scanlon and Shevlin-Hixon, but other lumber firms in Central Oregon, from early beginnings to the cessation of operations in the 1950s.

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Manager. The men at the head of the company in Minneapolis, far removed from the actual scene, came to look on him as a never-failing source of valuable information and advice whenever it was necessary to make an important decision involving the investment of millions of dollars, and it is a high tribute to his ability as an executive to say that his counsel and advice was never ignored [emphasis added].

His keen brain was continually looking ahead into the future, planning, devising and arranging ways and means by which the company could continue and lengthen its great Oregon operations, maintaining a steady and careful balance as to the welfare of the company and the country itself. He fought gamely and valiantly against any move which might affect the fair living conditions of the men under him and had the welfare of every employee at heart.

While it is commonly said that no man is indispensable, there are some men so valuable to a business, an industry or a community as to be very hard to replace, and Brooks-Scanlon will feel the loss of Herb Allen greatly. In his capacity as a high executive of this company he left nothing to be desired and it is hard to understand why he should have been taken from us in his prime just as he was about to branch out into broader things. This is a thing of course, which we will never understand here on earth, but I offer this tribute to Herb Allen, the man who was so instrumental in making our big Oregon operation what it is today.²⁷

The Brooks-Scanlon interests were national and international in scope. By the time building of the mill in Bend began, the firm "had already built a large mill in Cloquet, Minnesota, and was planning what would be one of the world's largest paper mills [at Powell River,] British Columbia," according to Cogswell. Other interests included ventures in Eureka, Montana; Kentwood, Louisiana; Eastport and Foley, Florida; and a substantial interest in the Cuban Bahamas Company (Cuba and Bahamas). The corporate offices continued to be in Minnesota. The officials in Minneapolis were D. F. Brooks, President; M. J. Scanlon, Vice-President; P. A. Brooks, Secretary; and A. S. Brooks, Treasurer. H. K. Brooks was the only company founder living in Bend.²⁸

The firm had begun planning for the Bend operation years earlier. Dr. Dwight F. Brooks had purchased thousands of acres as early as 1896. M. J. "Joe" Scanlon came to the Bend area in 1898 and began obtaining timber holdings, accumulating 32,000 acres by the turn of the century. Others, too, had purchased thousands of acres of timber in the

²⁷ *Who's Who In Oregon*, vol. 1, 1929-1930, 23. Listed as assistant manager of Brooks Scanlon Lumber Co.; Brooks Scanlon Lumber Company, ("Herbert E. Allen Memorial Edition," Deschutes Pine Echoes), 1-2. Quote.

²⁸ National Park Service, *Steamtown: Special History Study, American Steam Locomotives*, "Brooks-Scanlon Corporation No. 1," (September 21, 2005, National Park Service, Department of the Interior). According to the National Park Service, "In 1896 the Brooks and Scanlon families of Minnesota, consisting of Dwight F. Brooks, M.D., Lester R. Brooks, Anson S. Brooks, and M.J. Scanlon, went into business together in Minneapolis, operating sawmills first at Nickerson, then at Cass Lake, Minnesota, and incorporating the Brooks-Scanlon Lumber Company in 1901 to operate a large plant the firm erected in Scanlon, Minnesota, served by the subsidiary Minnesota and North Wisconsin Railroad. In 1905, the founders of the firm scouted timber in the Pacific Northwest, purchasing two large blocks of Ponderosa pine timberlands in Deschutes County, Oregon. In 1910 the plant at Scanlon, Minnesota, ran out of timber to mill, so the company moved to Oregon, with the headquarters remaining in Minneapolis;" Brooks-Scanlon Lumber Company, "A Brief Sketch of the Operations of One of America's Greatest Lumber Manufacturing Institutions," (*Deschutes Pine Echoes*, vol. 3, no. 10, January 1922), 1-2. This article from the company gives a good overview of the operations; Vaughan, Thomas, ed., "Deschutes Country Pine Logging," Phillip Cogswell, Jr. Cogswell quote; Holst, Jack M, "Brooks-Scanlon, Inc.," (*Pacific News*, No. 100, February 1970, Deschutes County Historical Society, Bend, Oregon), 5-6. In Louisiana, the company owned their own railroad. In Florida, it obtained a major interest in the Burton-Swartz Cypress Company, once the world's largest cypress mill operation and a subsidiary of the company until 1935. In Oregon, the operations began under the name Brooks-Scanlon Lumber Company and continued under that name until September 11, 1946, when the Oregon operations merged with the Foley operations under the new corporate title of Brooks-Scanlon, Inc.; "Doctor First, Now Executive: D. F. Brooks Minnesota Resident in Territorial Days," (*The Bend Bulletin*, August 28, 1923, Brooks-Scanlon Special), sec. 1, p. 2; "H. K. Brooks Chief In Bend," (*The Bend Bulletin*, August 28, 1923, Brooks-Scanlon Special), sec. 1, p. 5.

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region. The country in its expansion westward had expended the pine forests of the Great Lakes region and the harvesting of timber in the southern states was approaching its peak. New stands of timber would come from the West and Central Oregon was high on the list for those seeking to exploit the opportunities timber offered. "The timber on the eastern slopes of the Cascades is the best in the state," said one trade journal. Another account stated: "The finest bodies of timber standing in the world today are in Oregon." The company's timber holdings in the Bend country consisting entirely of Western White Pine would become known as "DESCHUTES WHITE PINE."²⁹

Allen's ascension to assistant general manager was vital to the organization's continued success following the death of J. P. Keyes. He was second in authority after General Manager H. K. Brooks. However, his responsibilities were appreciably higher than his title implied due to Brooks' ongoing role in the firm's larger corporate interests. Allen grew over the decade to embody and symbolize the spirit and essence of the Bend undertaking, which was enormous even by modern standards. His responsibilities were great with countless details, including not only the management of the firm's vast timberland holdings, including new purchases and a mill plant with one of the largest outputs in Oregon, but a growing and moving railroad logging operation with camps that moved, too. His input and advice came to be sought even in other ventures, as it was in November 1922 when he accompanied Mr. Scanlon to inspect the new mill which Scanlon had recently purchased at Massack, California. In November 1923, the company announced the purchase of approximately 25,000 acres of timber west of the Tumalo reservoir from the Alworth-Washburn company at a cost of about \$1 million. According to Allen, likely one of several local officials who examined and partly cruised the timber involved, "[T]he new addition to the concern's timber holdings, together with the possible purchase of forest reserve timber immediately adjacent to the new buy, will extend the life of the local plant about three years."³⁰

H. K. Brooks was, indeed, involved with the operations, and Dr. Brooks and the "cabinet" in the home office in Minnesota were following the progress of the Bend plant closely. H. K. made his home in Bend and made many hard decisions. It was his guidance that kept the firm on track and it was he, too, that provided assurance as he did just before Christmas in 1920 as inventories piled up in the yard. He carefully outlined the situation to the employees and community:

For the first time in the history of our operations in Bend, we have found it necessary to curtail production. We have been running full steam, but now have reached the point where we must not manufacture lumber any faster than we can sell and ship it. ... The country is passing through a period of readjustment of general conditions. Wartime activity in business, wartime prices... wartime extravagance... have been abnormal... We are doing the

²⁹ *Railway Age Gazette*, "Competitive Railroad Building in the Des Chutes River Canyon," (vol. 48, no. 12, March 18, 1910), 767-771. Quote: "Money In Trees," (*Pacific Monthly*, vol. 11, no. 1, January 1904), 19. Quote. This according to Henry Garnett, Chief Geographer of the U. S. Geological Survey and the government forest experts who have examined the timber; Vaughan, Thomas, ed., "Deschutes Country Pine Logging," Phillip Cogswell, Jr., 236-238. Cogswell discusses the efforts of major investors in timberlands and the various state and federal acts and actions related to timber; Robbins, William G., *Landscapes of Promise: The Oregon Story 1800-1940*, (University of Washington Press, Seattle, Washington, 1997), 221-234. Robbins' work puts the events at Bend in the greater economic, social and environmental context of the Northwest and the nation. See bibliography for other Robbins sources; Cox, Thomas R., "Closing the Lumberman's Frontier: The Far Western Pine Country," (*Journal of the West*, vol. 33, no. 3, July 1994), 59-66; Cox, Thomas R., *Mills and Markets: A History of the Pacific Coast Lumber Industry to 1900*, (University of Washington Press, Seattle, Washington, 1974).

³⁰ Brooks-Scanlon Lumber Company, "Big Timber Purchase Made By Brooks-Scanlon," (*Deschutes Pine Echoes*, vol. 4, no. 10, January 1923), 1. Allen quote; Brooks-Scanlon Lumber Company, "H. K. Brooks Appointed General Manager," (*Deschutes Pine Echoes*, vol. 2, no. 8, November 1920), 2; Brooks-Scanlon Lumber Company, "News of the Office," (*Deschutes Pine Echoes*, vol. 4, no. 8, November 1922), 7.

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utmost to dispose of our product at fair market prices, and our employees can rest assured that the minute an improvement in demand enables us to reduce our stock of lumber we shall proceed to operate the mill and camps to full capacity. In the meantime ...it is our intention to continue running the sawmill one shift ... The planing mill will be kept in operation and the box factory will run to the extent that orders will permit.³¹

H. K. was also the one to bring the good news to the employees and community as he did in August 1922 when he announced the firm's decision to construct a new saw mill that would double the plant's output; the first one becoming known as Mill "A" and the new one as Mill "B." The announcement noted the new construction would "be under the direct supervision of General Manager H. K. Brooks and Superintendent George P. Gove, with Mr. Huffman [of Huffman & Weidlich, who built Mill 'A'], acting in an advisory capacity." Production records began being shattered by both companies in early 1922, even before Mill "B" was operating. The first log from the new mill was sawed August 17, 1923.³²

By 1925, the company owned 150,000 acres of timberland in Central Oregon, employed 800 in the mill plant and 400 in its logging camps, and met an annual payroll of \$1.8 million. The mill operated two shifts twelve months of the year. Annual production was reported at 175 million feet of lumber, plus twenty-five million pickets and lathe. Shipped that year were 6,500 railroad cars of products. The area of the mill plant was 227 acres, with fifteen acres under a permanent roof and another twenty-five acres under temporary roofing. In addition to a large sawmill, there was a planing mill, dry kilns, a box factory and shipping facilities. For many years, newly-milled and sorted lumber was moved to the drying yard and later in the drying kilns and the massive Crane Shed, with 500 horse-drawn carts—Clydesdales and Percherons. So much power was generated by the mill's boilers that excess electricity was frequently sold to the town of Bend. In the early 1920s, "Brooks-Scanlon's output was second only to Clark and Wilson in the state of Oregon, quite a feat considering ... Clark and Wilson [were logging] huge Douglas Fir," according to Holst.³³

The railroad locomotives transported logs on long strings of flatcars daily into the mill at Bend where they would be deposited into the millpond to be brought into the facility. For the loggers, the railroad was the link to the rest of the world, bringing supplies, mail, newspapers, and mail order goods. The firm's railroad logging operation in 1923 included

³¹ "Mill Operation Will Continue to Extent That Market Demand Permits, Declares H. K. Brooks," (*The Bend Bulletin*, December 10, 1920), 1; "Letter of July 11, 1923 to Harry K. Brooks from Dr. Dwight F. Brooks" in Morissette, Martin Gabrio, "Brooks-Scanlon Lumber Company," *Green Gold*, (Maverick Publications, Bend, Oregon. 2005), p. 111. In the letter Dr. Brooks reminds Harry that he has "an efficient 'cabinet' consisting of five persons..."

³² "Shevlin-Hixon Cut In March Is New Record, 18,907,314 Feet Is Output of Two Companies, Greatest In History," (*The Bend Bulletin*, April 4, 1922), 1; "Record Broken In Lumber Car Daily Average," (*The Bend Bulletin*, July 6, 1922), 1; "New Brooks-Scanlon Mill Announced: Company Officials in Conference, Reach Decision to Double Output of Lumber Now Possible At Plant," (*The Bend Bulletin*, August 26, 1922), 1, 4; "Work On Mill Goes Forward; Site Prepared," (*The Bend Bulletin*, October 10, 1922), 1; Brooks-Scanlon Lumber Company, "Opening of Mill B," (*Deschutes Pine Echoes*, vol. 5, no. 4, August 1923), 2.

³³ "Brooks-Scanlon Mills," (*Central Oregon Press: Industrial Edition*, January 1925), 18. Acreage, employment and payroll figures given; "Magnitude of Operations Seen, Output of Sawmills Here Large, 1,000 Employed by Company," (*The Bend Bulletin*, August 28, 1923), 1. Mill facts, production figures and railroad facts provided; Holst, Jack M, "Brooks-Scanlon, Inc.," (*Pacific News*, No. 100, February 1970), 6-7. Holst quote. Holst (pp. 5-15) provides a concise history of the company's railroad logging operations including its locomotives, from 1916 to 1956; Brooks-Scanlon Lumber Company, "Average Age of Employees," (*Deschutes Pine Echoes*, vol. 8, no. 7, November 1926), 2. By 1926, 1,032 men worked in the plant; in the camps, 342 men worked in the camps; average age of all employees was 36.1 years; Brooks-Scanlon Lumber Company, "Bend Is Prospering," (*Deschutes Pine Echoes*, vol. 4, no. 10, January 1923), 10. The article states that 1922 was the first year that the plant ran steady throughout the year on three shifts; Brooks-Scanlon Lumber Company, "Some Interesting Comparisons on Brooks-Scanlon's Bend Operations," (*Deschutes Pine Echoes*, vol. 6, no. 9, January 1925), 1.

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five locomotives; 135 logging flatcars; steam loaders, skidders and a crane; a steam track laying machine; and approximately forty miles of railroad in use. According to Hansen:

Railroads into the forests were built since trucks large enough to carry the old-growth timber had not yet been developed. ...During its years of operation the Brooks railroad extended from as far south as the forests of China Hat and as far north as the forest around Black Butte. ...[The] two companies [Brooks-Scanlon and Shevlin-Hixon] had one of the largest privately owned railroad networks in the United States. ... [They] built over 3,200 miles of railroad track over the years.³⁴

Brogan explains, "Brooks-Scanlon steel skirted the northern foothills of Newberry Crater and extended into the Fort Rock area, a distance of some eighty miles." Besides the oversight of this massive network of spurs and branches running from the mainline and continually being built and then torn up only to be rebuilt again, the firm had to strategically plan substantially ahead of the timber harvest. In spring 1922, Allen succeeded in buying 800 acres, a small piece of timberland relative to the overall holdings; it consisted of odd tracts that gave the company right-of-way for the mainline through the Swamp Wells and Ices Caves areas, pushing forward to new, untapped timber. At about this time, Allen announced the ordering of a fifty-ton "Mikado," built by the Baldwin locomotive company, for "greater distance of haul on the main logging road." The distance had become so great, the locomotive being used was simply too slow to keep up with operations on such a long haul.³⁵

The logging camps were "the last word in sanitation, comfort and convenience," according to the company magazine, *Deschutes Pine Echoes*. They featured cooking and eating quarters, bunk houses for single men, and separate houses for married men and their families. They offered electricity, lights, hot and cold running water, religious services, a schoolhouse, a library, a "moving picture house," a dance hall, and a company store. In 1924 four camps operated ten to fifteen miles from Bend. When the timber was gone and the camps moved to another cutting area, the houses and other buildings were loaded on railroad flatcars and taken to the new site. The "camps moved every two years or so," according to the magazine.³⁶

In addition, there was a hospital and a wide-range of other employee benefits and programs for management to oversee. Lumberman's Hospital, jointly managed by both mills, started operating in 1916. The hospital with a doctor, nurse and cook was available to employees for one dollar (\$1.00) per month. The premium covered treatment for both accidents and

³⁴ Hansen, Martin E, "The Logging Railroads of The Shevlin-Hixon Company & Brooks-Scanlon Lumber Company," (Lumber Mills File, Deschutes County Historical Society, Bend, Oregon), 1-2. Quote. Hansen is widely regarded as one of the most knowledgeable local historians regarding the Bend-based railroad logging operations.

³⁵ Brogan, Phil F., *East of the Cascades*, 255. Quote; Brooks-Scanlon Lumber Company, "Brooks-Scanlon Buys Small Tract," (*Deschutes Pine Echoes*, vol. 4, no. 2, May 1922), 2; "Locomotive Is Ordered Here," (*The Bend Bulletin*, April 4, 1922), 1; "New Logging Engine Here," (*The Bend Bulletin*, July 2, 1922), 1.

³⁶ Brooks-Scanlon Lumber Company, "A Brief Sketch of the Operations of One of America's Greatest Lumber Manufacturing Institutions," 6. Quote; "Brooks-Scanlon Mills," (*Central Oregon Press*), 18. The number of camps and distances are given; Hatton, Raymond R., *High Country of Central Oregon*, (Binford and Mort, Portland, Oregon, 1980) 155-161. Hatton gives an insightful description of living in a logging camp; Gregory, Ron. *Shevlin-Hixon Oral History Project: Life in Railroad Logging Camps of Central Oregon, 1916-1950*. (Corvallis, Oregon, Published by the author, 1996). Gregory provides what is possibly the region's best documentation of the railroad logging camps, a separate and unique culture, different from any other community; Brooks-Scanlon Lumber Company, Untitled Photo, (*Deschutes Pine Echoes*, vol. 9, no. 4, September 1927), 14. Quotation on camp movement.

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illnesses and provided benefits for temporary or permanent disability. As both an executive and a member of the Hospital Board, Allen was responsible for oversight of expenditures and other matters. In addition, each man employed for at least sixty days had a life insurance policy at no cost to him. The company provided \$1,000 to \$2,000 of coverage, depending on the length of one's employment. Another benefit offered was the "Own Your Own Home" program, in which the company provided the financial resources to build homes for employees, and then was paid back under very reasonable terms and rates of interest for the employees. In the five months after Mill "A" began cutting, more than 100 homes, all of wood, had been built near the mill. In 1920, more than 200 mill employees owned their own homes.³⁷

Moreover, Allen was the person on whom many other extra duties were placed. He was the one who met with the Governor and State Highway Commission on behalf of the company to preserve and protect timber along the highway between Bend and Klamath Falls. He was responsible for overseeing fire fighting on company land, evaluating the damage and estimating costs incurred; he then made plans for harvesting any timber left in the burned areas. He was able to save ninety percent of thirty million board feet of lumber ravaged by a conflagration in July 1924. To help educate employees regarding the effects and economic impacts of fire on the company and the community, he wrote an article for *Pine Echoes* in August 1926. Furthermore, he was the company's liaison and representative to the industry. He served as a board member in 1925 of the Loyal Legion of Loggers and Lumbermen. Known as the 4 L's, the organization supported industry labor, working to improve wages and working conditions. In 1925 and 1926, he was elected as a director of the Western Pine Association, a large organization representing owners and management that included eighty percent of the companies in the pine industry. At this time, according to *Pine Echoes*, the company produced some of the highest quality lumber in the entire industry: "Out of forty mills in the Western Pine Association ... Brooks-Scanlon ranked fourth on grades during 1926."³⁸

Allen was important to the company, carrying great responsibility and making huge decisions. Paul Hosmer, Editor of Brooks-Scanlon's *Pine Echoes* and namesake of Hosmer Lake in the Oregon Cascades, wrote of Allen:

Herb Allen was an important man in the business world. He carried a load of responsibilities on his young shoulders; he was constantly immersed in the thousands of details that go with the successful handling of a large

³⁷ Brooks-Scanlon Lumber Company, "A Brief Sketch of the Operations of One of America's Greatest Lumber Manufacturing Institutions," 15-16. A brief discussion of employee programs and benefits is given; Brooks-Scanlon Lumber Company, "The Lumbermen's Hospital," (*Deschutes Pine Echoes*, vol. 8, no. 12, May 1927), 2. Allen elected; Brooks-Scanlon Lumber Company, "Say Fellows, Who's Your Landlord?," (*Deschutes Pine Echoes*, vol. 2, no. 4, January 1920), 1.

³⁸ Brooks-Scanlon Lumber Company, "Our Forest Fire," (By H.E. Allen, *Deschutes Pine Echoes*, vol. 8, no. 4, August 1926), 9-10. Over 6,000 acres owned by Brooks-Scanlon burned. Allen organized and supervised 400 firefighters; Brooks-Scanlon Lumber Company, "Minutes of Four L Convention District 12," (*Deschutes Pine Echoes*, vol. 4, no. 5, September 1922), 1-2. The annual convention was held at Bend's nationally-renown Pilot Butte Inn; Brooks-Scanlon Lumber Company, Untitled, (*Deschutes Pine Echoes*, vol. 8, no. 9, January 1927), 2. Quotation; Tobie, Harvey Elmer, "Oregon Labor Disputes, 1919-23: III; Local Controversies," (*Oregon Historical Quarterly*, vol. 48, no. 2, June 1947), 316-317. A brief controversy over cost of living raises arose in 1919 (before Allen is known to be on the board). Wages were raised to five dollars per day in February 1920 at the request of the local 4L's. The upshot was a bonus from the company to employees in August 1920 accompanied by letters expressing "appreciation of your faithful and efficient service," "fine feeling," and "spirit of good will and cooperation," and asking employees for "further suggestions to make our relations more cordial."

Brooks-Scanlon Lumber Company, "Four L District Meeting Held In Bend," (*Deschutes Pine Echoes*, vol. 7, no. 7, November 1925), 3; Brooks-Scanlon Lumber Company, "Allen Director of Western Pine Association," (*Deschutes Pine Echoes*, vol. 7, no. 11, March 1926), 10; "1465 Men Affected By Mill Wage Boost; Adds \$9156.25 to Amount Circulated Here," (*The Bend Bulletin*, June 12, 1922), 1; Brooks-Scanlon Lumber Company, "Western Pine Elects Brooks-Scanlon Men," (*Deschutes Pine Echoes*, vol. 7, no. 10, February 1925), 15; Brooks-Scanlon Lumber Company, "News From the Camps," (*Deschutes Pine Echoes*, vol. 3, no. 6, September 1921), 13.

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business. He was always busy; he helped steer the company through good years and bad; he made important decisions and met problems without flinching.³⁹

In the years between the startup of the Brooks-Scanlon mill and Allen's death, the mills ran almost night and day. The mills' growth was Bend's growth. "It was as if an electric spirit of manifest destiny connected the two great sawmill operations and the townspeople," wrote Alexander. Though few realized it at the time, Bend, as a "Mill Town," was headed for a change in the period following Allen's contributions. The economic engine that powered Bend was coming to a grinding halt. In 1937 the U.S. Forest Service forecasted that the Bend area had about twenty years of timber left. The two companies had cut about ten billion board feet of lumber up until that time. The National Forest set the allowable cut at 138 million board feet per year, significantly below the estimated 500 million board feet per year they were cutting in the late 1920s. In 1938, Mill "A" was permanently closed down, stripped out and scrapped. In 1950, Brooks-Scanlon purchased the plant and holdings of Shevlin-Hixon, with the latter cutting its last log December 23, 1950 and Brooks-Scanlon shutting down for good in 1994. Today (2007), all of the mill structures of Shevlin-Hixon and most of the structures of Brooks-Scanlon have been demolished. The primary exceptions are the rehabilitated Mill "A" and the old brick powerhouse buildings and their three towering smokestacks still standing on the site, "silently testifying to its colorful past." The Crane Shed (1937) was demolished in 2004. The site has been redeveloped as the Old Mill District, attracting national and regional retailers and a variety of other businesses.⁴⁰

Civic and Community Service

Herbert E. Allen, in addition to his business activities, contributed countless hours of civic and community service to Bend and the region. Ham A. Miller, Bend Mayor in 1914 and founder of the Miller Lumber Company, observed that: "[Allen had] the confidence of the community and ... a natural aptitude and willingness for public and civic work ... and was often being called to act as an advisory member of the county, city and school budget boards." History suggests Allen pursued an almost constant life of public service, most notably with the city government, civic organizations and the school system.⁴¹

³⁹ Brooks-Scanlon Lumber Company, ("Herbert E. Allen Memorial Edition," *Deschutes Pine Echoes*, November 1929), 3; Hosmer, Paul, *Now We're Loggin'*, (Metropolitan Press, Portland, Oregon, 1930). Hosmer was the Editor of the company's *Deschutes Pine Echoes*, later the *Brooks-Scanlon Pine Echoes*. His book presents a humorous, but realistic, look at the logging and lumber industry during the 1915-1930 period.

⁴⁰ "Bend Lumber Output Larger During 1929," (*The Bend Bulletin*, January 1, 1930), 1. This headline is deceiving as the national lumber market in 1929 was considered the worst since the two mills began operations. A total of 326 million board feet was milled between the two firms. Shevlin-Hixon's production was the same as 1928 (145 million b.f.), while Brooks-Scanlon's was 181 million b.f., 16 million b.f. more than the previous year; Alexander, Eric, *Brooks-Scanlon Sawmill "A" and Crane Shed*, (National Register of Historic Places, Heritage Conservation and Recreation Service, Department of the Interior, Washington D.C., August 25, 1982, Deschutes County Planning, Bend, Oregon), sec. 8, 5. Quote. In a nomination that never reached the Keeper of the Register because of owner objection, Alexander provides an excellent discussion of the construction of the mill, architectural and industrial aspects, and operational information, statistics and insight; Old Mill District, "Our History," (September 26, 2005). Quote; Hall, 1992., sec. E, 13. D. F. Brooks and M. J. Scanlon died in January and October 1930, respectively; *Shevlin-Hixon Mill Buildings*, National Register of Historic Places, National Park Service, Department of the Interior, Washington, D. C., November 16, 1978). The Shevlin-Hixon Mill site was removed from the National Register in 1987 following its demolition; "Bend's Last Sawmill Fades Into Central Oregon History," (*The Bulletin*, January 11, 1994), 1; Brogan, Phil F., *East of the Cascades*, 255-256; "Owners Fined \$100,000 for Demolition of Oregon Crane Shed," *Preservation Online*, National Trust for Historic Preservation, October 25, 2005; "Shevlin-Hixon Sells to Brooks-Scanlon: All Properties in Deschutes County in Deal," (*The Bend Bulletin*, November 21, 1950), 1, 5; "Shevlin-Hixon Sells," (*The Bend Bulletin*, November 22, 1950), 4; "The Shevlin-Hixon Company Plant on the Deschutes at Bend," (*The Bend Bulletin*, March 19, 1923), 1-8; "The Bend Bulletin Shevlin-Hixon Special," (*The Bend Bulletin*, March 19, 1923), 1-8.

⁴¹ Deschutes County Historical Society, *Yesteryear*, (Deschutes County Historical Society, Bend, Oregon, Number 11, Spring 1991), 329-330. Quote.

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Bend City Council (1911-1915, 1921-22)

Allen served as a member of the Bend City Council from January 1911 through 1915—the time between the arrival of the railroad and the coming of the mills. In 1912, he served as the council's chairman, also referred to as its president. He had just left Central Oregon Irrigation (COI) and had been hired by The Bend Company, for whom he worked over this entire period. It was a period of tumultuous growth fueled by promotion and speculation. During this important phase for the City of Bend, the area was consumed by irrigation activities. Irrigation development in the upper Deschutes River basin had begun in 1871. As early as 1902, irrigation prospects in the basin were reported to be the "best advertised" in the nation. As Edward H. Harriman and James J. Hill, the era's two giants of American railroading, formalized plans to enter the area, land was being promoted by irrigation entrepreneurs and real estate developers from Seattle to the East Coast. The injection of large amounts of capital into irrigation development and promotion stimulated immigration, driving growth and raising hope for prosperity. A 1913 *Bend Bulletin* reported that the Deschutes River was classed as the "Best river for irrigation in the world" by the United States Irrigation Commission. Facilitated by the railroad, the colonization of irrigable lands by eager homesteaders changed the face of Oregon's high desert as they built homes, cultivated land and created new lives. During his period on the Council, the number of acres being farmed using COI water increased 61 percent to a total of 18,619 acres. By 1914 the area's largest irrigation firm had almost seventy-five miles of main canal and over 360 miles of laterals.⁴²

Bend became a center of industry and commerce during the period; a different place than when Allen arrived in 1907. Connected to the rest of the nation by rail, it was a flourishing, respectable community with a town band, a school, churches, automobiles, graded streets and sidewalks, health ordinances, licensed saloons, and codes to regulate town building by 1911. Along with water, sewer, electrical and telephone services, there was a fire department, newspapers, banks, a library, theatre, subdivisions, and other desires of civilization and progress. The city emerged from a pioneer "tent and shanty village to a more sophisticated town," wrote Hatton. "The old frontier went with the golden spike," said Dr. Urling Coe, the area's first licensed physician and, later, Bend's mayor. From about 200 villagers at the time of incorporation in 1905 to roughly 1,000 residents in 1911, it became a thriving municipality of 3,205 by April 1916 as the two mills began operations. It was a time of growth and change throughout the region, politically as well as economically. Deschutes County was divided from Crook County in the 1916 fall election and Bend was designated as

⁴² "Brief Illness Halts Career of H. E. Allen," (*The Bend Bulletin*, October 30, 1929), 8. City Council service reported; *Who's Who In Oregon*, vol. 1, 1929-1930, 23. City Council service is shown as 1910-1915. Elections took place in the late fall and terms began early the next year. He was first elected in the December 6, 1910 election. At least six sources, including this *Who's Who*, indicate Allen was Bend Mayor; however, this is not a fact. This may be due to the fact that he lived in the Mayor Goodwillie's bungalow, though there are several other reasons this myth has persisted. Stories in other sources, including *The Bend Bulletin*, seem to stem from Brooks-Scanlon misunderstanding (or lore) and/or the fact he was chairperson of the city council in 1912, though not the mayor. The title of chairperson appears to be what the historical society is referring to when it states he was president; Deschutes County Historical Society, *A History of Deschutes County In Oregon*, 110-111. The Society indicates he was member and president of the Bend Common Council for four years. This is apparently a reference to the term "common council," a form of government representation, under which the City Council governed; Gribskov, Joyce, *Pioneer Spirits of Bend*, (Maverick Publications, Bend, Oregon, 1980), 188-196. Gribskov covers city government history, noting that "Bend retained its common council form of government until 1930 when a commissioner-manager system was adopted;" "Deschutes Irrigation Project Is Described In Detail" (*The Bend Bulletin*, July 30, 1914), sec. 4, 1. Irrigation Commission quote; Federal Power Commission, *Report to the Federal Power Commission on Uses of Deschutes River Oregon*, (Government Printing Office, Washington D. C., 1922), 72, Table No. 4. COI figures; Clark, Keith, *Watering the Land*, (History of Central Oregon II, Lecture Notes, Redmond, Oregon. n.d.).

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the county seat on December 13th. At the end of the decade, in November 1920, Allen was again elected to the City Council on the business men's ticket (1921-1922).⁴³

The Bend Bulletin 1923 article "Allen Pioneer Bend Resident" stated:

Since his arrival here in the fall of 1907, he has been connected actively with the city's growth and general progress. ... He has served on the city council several terms and many of Bend most useful and progressive ordinances are the result of his tireless and unselfish efforts.⁴⁴

The City honored his service with an official resolution declaring that:

[Allen] was a self-sacrificing and devoted servant of the public, as represented by the municipality of Bend ... [W]ith unswerving fidelity to the high ideals which at all times controlled and governed his daily life, he sat upon various budget boards, both as a member and in an advisory capacity ... giving to the community immeasurable service ... [He was] a valued adviser [who gave] wise counsels [to] ... city officials.⁴⁵

George P. Gove, Bend Mayor in 1930, called Allen:

[One of Bend's] ... most valued and valuable citizens. [He] gave without stint of his service, his strength, and his ability in the civic and industrial development of Bend. His policies, carefully thought out, were definitely and directly put into action.⁴⁶

Bend Chamber of Commerce and Predecessor Organizations (1908-1929)

H. E. Allen promoted Bend and the region before a local chamber of commerce existed. He was a charter member of the first civic club in Bend, the Bend Emblem Club, a predecessor to the Chamber of Commerce. Founded in 1913, promotion of the area was important to the club, though many of the activities were social in nature. The organization

⁴³ Hatton, Raymond R., *Bend In Central Oregon*, (Binford and Mort, Portland, Oregon, First Edition, 1978), 49, 58. Quotation. Bend population. "City Formed 35 Years Ago," (*The Bend Bulletin*, August 17, 1940), 2. In this article looking back at the incorporation of Bend, the newspaper observed that "there were few here who did not have great faith in the town's future. ... that village of approximately 200 people in the late fall of 1904 has grown to a city ...," Coe, Urling C., M.D. *Frontier Doctor: Observations on Central Oregon and the Changing West*, (Oregon State University Press, Corvallis, Oregon, 1996), 264. Quote; *Polk's Deschutes, Crook & Jefferson County Directory, 1921*, (R. L. Polk & Co., Chicago, Illinois, 1921), 23. Allen is listed as a Councilman; "Allen Quits, Resignation Not Desired," (*The Bend Bulletin*, February 5, 1921), 1, 4. Shortly after being elected to the council again in 1920, Allen discovered councilmen were meeting in the mayor's office prior to official meetings and submitted a letter of resignation. The matter was apparently resolved to his satisfaction and he remained on the council; "Council Again Defers Action On Girls' Work," (*The Bend Bulletin*, January 22, 1921), 1, 6; "Gilson Names Gove to Take Allen's Post," (*The Bend Bulletin*, February 7, 1921), 1; "George P. Gove Denies Report of Acceptance," (*The Bend Bulletin*, February 11, 1921), 1; "New Council Is Surprise of Election," (*The Bend Bulletin*, November 4, 1920), 1, 8; "Two Councils Agreed Upon Bend Budget," (*The Bend Bulletin*, November 18, 1920), 1, 8; "City Changes Old Council for New One," (*The Bend Bulletin*, January 5, 1921), 1.

⁴⁴ "Allen Pioneer Bend Resident," (*The Bend Bulletin*, August 28, 1923, Brooks-Scanlon Special), sec. 3, 3.

⁴⁵ "Brief Illness Halts Career of H. E. Allen," 8; "Officials of City Feel Allen's Loss Keenly," (*The Bend Bulletin*, October 31, 1929), 1, 3. Quotation. Resolution passed by city commission October 30, 1929. The family was furnished with an engrossed copy.

⁴⁶ "Many Tributes Are Paid Allen," 1, 5. Gove was the Superintendent of the Brooks-Scanlon mill.

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disbanded sometime after May 1924. Allen was a member of the club's board of directors at that time. The Deschutes County Historical Society notes that as busy as he was, he managed to find time to "sell" Bend and Central Oregon, and that after one of his trips with other civic minded citizens to address a contingent in Portland, the *Oregonian* wrote that "[If] the people of Bend could suck as hard as they could blow, Bend would be the largest salt water port in the country."⁴⁷

He also held a leadership role in another civic organization, the Commercial Club. The club was a "clearing house for community activity and [was] operated with the single ideal of promoting the general welfare of the community and of making Bend a better place in which to live," according to the local newspaper. Formed as early as April 1906, Allen became a member in September 1910. The organization had grown to over 200 active members, mostly local businessmen, when he was re-elected president in November 1924. At this time, the club was "striving especially hard in the interest of land settlement by ... [farmers]," according to the *Central Oregon Press*. The land was acreage in the Tumalo irrigation project that the club, the Land Settlement Department, the Portland Chamber of Commerce, and the Tumalo Irrigation District were aggressively promoting. The goal of getting 15,389 acres under irrigation, assessed and under lien did not succeed, however, for a number of reasons. Several years earlier, with Allen on the board in 1920, the club had provided assistance in resolving issues between settlers and his former employer Central Oregon Irrigation. And, in 1921, the club had supported federal legislation in connection with a proposal to build a reservoir near Benham Falls. Though he was employed in the timber industry, Allen knew the area could prosper with sufficient reclamation, thus he remained active in its promotion after leaving the irrigation firm for which he worked. Even as early as 1907, as Clyde M. McKay of The Bend Company recalled:

[T]he development of the irrigation projects was the outstanding industry and the industrial development of the timber resources was barely visioned. ... At that time [Allen] believed that irrigation was the salvation of this section of this state and ... worked indefatigably toward that end.⁴⁸

Allen, in addition to being the president of the Commercial Club, was also elected president of the Bend Chamber of Commerce in 1924—and again in 1925—initially becoming a director on the board in 1921 and, only a few days before

⁴⁷ "Brief Illness Halts Career of H. E. Allen," 8; Deschutes County Historical Society, *A History of Deschutes County in Oregon*, 110-111. Society quote, *Oregonian* quote. Information provided by Harlow Allen; "The Emblem Club," (*The Bend Bulletin*, May 23, 1924), 4. Allen listed as charter member of Emblem Club; "Pioneer Club Will Disband Members Vote," (*The Bend Bulletin*, May 13, 1924), 1. This article reported the club planned to disband "in the immediate future..." and that Allen had been elected to the board of directors. The Emblem Club owned and met in the "Drake Lodge," the house built by A. M. Drake on the east bank of the Deschutes River. Plans in 1924 called for selling the property which was "next door" to the Allen home.

⁴⁸ "Has Good Start," (*The Bend Bulletin*, September 21, 1910), 1. He is listed as a new member; *Who's Who In Oregon*, vol. 1, 1929-1930, 23. Indicates chamber of commerce president 1924, 1925, board director 1921; "Commercial Club Now Planning Big Drive for Settlement of Fifteen Hundred Acres Fertile Land in the Tumalo District," (*Central Oregon Press: Industrial Edition*, January 1925), 52. Quotations; Hall, 1994, 16-18. The Carey Act lands which became known as the 'Tumalo Project' hold the distinction in history as the most seriously vexed Carey Act project in Oregon, and possibly the Nation, suffering nearly simultaneous engineering, managerial and financial disasters. It eventually came under control of the state; "Herbert E. Allen Memorial Edition," 2. McKay quotation; "Plan for Institute: Commercial Club Meets," (*The Bend Bulletin*, April 13, 1906), 1. A. L. Goodwillie was at this early meeting and "named to co-operate with the Deschutes Settler's Association to arrange for a farmer's institute ...; Club Policies On Water Use Are Explained," (*The Bend Bulletin*, January 20, 1921), 1; "Settlers Ask Help of Club in Irrigation," (*The Bend Bulletin*, December 2, 1920), 1; "Directors for Club Selected," (*The Bend Bulletin*, November 25, 1920), 3; "Bend Policies On Irrigation Will Prevail," (*The Bend Bulletin*, February 16, 1921), 1; "Club Policy is Outlined," (*The Bend Bulletin*, February 12, 1921), 1; Varied Club Activity Planned, Explains Year's Work Program, (*The Bend Bulletin*, January 13, 1926), 1; "For Bend's Growth," (*The Bend Bulletin*, August 2, 1907), 1; "Boosters' New Home," (*The Bend Bulletin*, November 1, 1907), 1; "Organize Commercial Club," (*The Bend Bulletin*, December 20, 1907), 1; "Commercial Club Meets," (*The Bend Bulletin*, December 10, 1908), 5.

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his death in 1929, was again elected for a two-year term on the board. The Bend Chamber became one of the most compelling voices in the nation for irrigation development during the late-1920s and early-1930s. Through Allen's experience he understood irrigation and its potential for the area as well as the consequences to farms without it. The irrigation situation became serious during the 1929 and 1930 seasons, reaching a crises stage, and getting worse as a general decline in precipitation placed three parched years on an increasingly exhausted natural flow of the Deschutes River. In *The Irrigation Situation in Central Oregon*, the organization collected, analyzed and presented an immense amount of historical and current data and statistics on water, climate, irrigation, agriculture, shipping and other factors concerning the issue, bringing tremendous pressure on the federal government to supplement the natural flow of the river during irrigation season with a reservoir storage system, demanding that it "Give these [irrigation] districts an adequate supply of water and farmers will be as prosperous as in any section in the United States." In the fall of 1937, the Roosevelt Administration authorized the construction of Wickiup Dam and Reservoir, thereby providing a means for water storage and thus a supplemental supply for the area's agriculture.⁴⁹

In addition to having strong, inherent beliefs about irrigation and its potential, Allen seems to have never refrained from promoting Bend. His experience at this for nearly two decades and his leadership as the chamber president in 1924 and 1925 propelled tourism to a new level through a thoughtful marketing campaign. Among the chamber's accomplishments realized by or during 1927 was the successful advertising of the area's scenic beauty through the publication and distribution of 10,000 brochures showing and describing natural attractions near Bend and in Central Oregon. In addition, a concurrent program of 5,000 booklets titled "A Farm and a Home for You" promoted land settlement and agricultural development. Another component of the program from 1925 to 1927 had resulted in nine scenic pictures provided by the chamber being published in the *Saturday Evening Post*, one of the largest national publications of its kind at the time. A 60 percent increase in tourist travel in 1928 on The Dalles-California Highway (now U.S. Highway 97), which passes through Bend, was another measure of success. So successful was the campaign that by 1928 the Portland Chamber of Commerce agreed to cooperatively finance a similar booklet to be published in spring 1929, something it had never done with another chamber.⁵⁰

⁴⁹ Cramb, L. K., *The Irrigation Situation In Central Oregon: A Proposal that the Federal Government Provide Storage*, (Bend Chamber of Commerce, Bend, Oregon, October 15, 1931), 1-20. Quote page 18. Cramb was the Chamber Secretary, an elected position, and preparer of the report. The Chamber reported the Central Oregon Irrigation District (the largest district) as having 34,000 acres in cultivation and as encompassing 48,284 acres. Unfortunately, Allen was not there to witness the fruits of the Chamber's successful campaign in 1937; Quivick, Frederick L. and Jeffery A. Hess, *Determinations of Eligibility for Seven Bureau of Reclamation Dams in the Pacific Northwest Region*, (Pacific Northwest Region, Bureau of Reclamation, U.S. Department of the Interior, Boise, Idaho, September, 1989), 60-87. The Bureau of Reclamation decided to first rebuild Crane Prairie Dam before beginning Wickiup; "Chamber of Commerce Reviews 1931 Activity," (*The Bend Bulletin*, January 14, 1932), 1. Quoting the 1931 chamber report, the newspaper states, "Much of the work done in 1931, such as the efforts to secure federal aid to provide storage for irrigation, was continuous in nature, extending over a period of several years;" Hall, 1994, 31-36. While most of the nation's farm population was leaving farms preceding the Great Depression, the population of Deschutes County, excluding Bend and Redmond, increased 35.4 percent from 1920 to 1930; this increase occurred on irrigated farms while the population on dry land farms actually decreased. From 1925 to 1930, the number of irrigated farms in Deschutes County increased 23 percent and the value of farm lands and buildings on irrigated farms increased 18.5 percent, both figures exceeded in only three counties in the state; *Bend Chamber of Commerce, Annual Report: Bend Chamber of Commerce, November 1, 1929 to December 31, 1930*, (Chamber of Commerce File, Deschutes County Historical Society, Bend, Oregon).

⁵⁰ "Bend Chamber of Commerce Annual Report Lists Many Accomplishments During 1927," (*The Bend Bulletin*, November 14, 1927), 1, 8. Other media using chamber photographs and materials included the *Great Northern Semaphore* and the *Mason Analyst*; "Bend Business Bureau Elects 1927 Officers," (*The Bend Bulletin*, May 12, 1927), 1. Allen is not listed as an officer of the club in this article, though he presumably would have remained a director on the board; "Bend Chamber of Commerce Takes Stock of City's Future," (*The Bend Bulletin*, November 15, 1928), 1, 3. The Dalles-California Highway had been completed November 1, 1926; Brief Illness Halts Career of H. E. Allen, 8.

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This was at a time when the marketing of a geographical area for tourism dollars was, essentially, a new idea. Southern California had developed the "model" just years before that Oregon chambers were learning of and seeking to emulate. The Bend Chamber excelled with the concept. The gains continued in 1929, setting all-time high marks. The number of tourists visiting Central Oregon increased 50 percent and the number of out-of-state cars on Central Oregon highways increased 15 percent over 1928 records. Furthermore, in 1930, just following the 1929 stock market crash, the momentum was sustained when other parts of the state were experiencing notable decreases in travel. The number of out-of-state automobiles going through Bend during the peak summer months increased 12 percent over the same period of 1929, and the number of Oregon automobiles traveling through the city increased seven percent. By December 1930, it was conservatively estimated that tourism was worth in excess of \$1 million to the local economy, or six times its value in 1925.⁵¹

Though the chamber's tourism focus in the latter 1920s was on summer recreation—camping, fishing, sightseeing and other activities, it learned of the potential for winter recreation and tourism in May of 1927. Nels J. Wulfsberg, a Norwegian Brooks-Scanlon lumberman, is credited as the initial driving force for the formation of winter sports in Central Oregon. His presentation at the group's luncheon at the Pilot Butte Inn outlined a program for the development of winter sports and outdoor recreation in Bend. He spoke enthusiastically of the winter sports in his homeland Norway, calling the Bend area a "skiers paradise," suggesting it could become the Norway and Switzerland of the west:

If Bend becomes a center of winter sports, with annual ski carnivals, with contests attracting attention all over Oregon and neighboring states, with resorts in the area, it will mean that the name of Bend will be brought before large crowds ... and before tourists throughout the winter. ... There is no doubt in my mind that this will come someday... Why not give them the opportunity and cash the profit ... Put the town on the map as the gateway to the great outdoors.⁵²

His proposal was adopted and sponsored by the chamber that day. On December 8, 1927, thirty-four individuals met and formed the Bend Skyliners. A site for a ski slope and other activities was found eight miles west of Sisters on the McKenzie Highway. The group worked hard preparing the area in late 1928, believing it was U. S. Forest Service land. It was shocked to discover that the property was owned by Louis W. Hill, Chairman of the Board of the Great Northern Railroad. The "morale of the club sank to a low level until H. E. Allen wrote" a letter to ask if Hill would grant permission to use the land for winter activities. Whether Allen did this in his capacity as a Brooks-Scanlon executive or in his role as a chamber leader, Hill quickly wired back his approval of the project and offered the group "a free lease on

⁵¹ Bend Chamber of Commerce, *Annual Report: Bend Chamber of Commerce, 1931*, (Chamber of Commerce File, Deschutes County Historical Society, Bend, Oregon). By the end of 1931, the chamber had distributed 100,000 copies of *The Oregon Cascades* per year over the previous four years, along with thousands of maps promoting the area and thousands of other follow-up and secondary promotional materials. By this time, other chambers in the area were partnering with Bend's chamber, but the Bend chamber maintained complete control over editing and distribution. Peak months were June, July and August; "Brief Illness Halts Career of H. E. Allen," 8. Allen was re-elected to the board and died essentially as the numbers for 1929 were being tabulated; "Club Endorses Separation of Railroad Lines," (*The Bend Bulletin*, January 20, 1921), 4. The Commercial Club had heard of California's success with advertising as early as January 1921. The club also made plans to promote Century Drive, a scenic route of about 100 miles beginning and ending in Bend, in August 1921, at about the same time Allen first became a chamber board director; "Tourist Business for Midstate Shows Gain: Totals for 1929 Set High Mark for All Times," (*The Bend Bulletin*, January 1, 1930), 1; Bend Chamber of Commerce, *Annual Report: Bend Chamber of Commerce, November 1, 1929 to December 31, 1930*.

⁵² "Norway Visitor Predicted Bend Could Be Tourist Town," (Reprint of *The Bend Bulletin* article, *The Bulletin*, May 11, 2002, Skyliner File, Deschutes County Historical Society, Bend, Oregon). Quote. So impressed was the chamber that he was made an honorary member; "The Wulfsberg Story," (*The Central Oregon Vacationer*, vol. 2, no. 1, Junior Nationals Special Edition, Bend, Oregon, March 1965, Skyliner File, Deschutes County Historical Society, Bend, Oregon), 3,7,11.

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the property with the right to improve it in any way they saw fit for the purposes of encouraging winter sports in Central Oregon."⁵³

By Christmas 1928 there were over three hundred Skyliners. The site's opening with two ski slides, a toboggan slide and a cabin was celebrated December 30, 1928. The club grew in number and stature over the years, holding ski races and other events and attracting ski enthusiasts from around the Northwest. Other nearby sites were later developed for winter activities, including Tumalo Creek and Bachelor Butte. In 1957, Bill Healy, a WWII veteran of the Army's 10th Mountain Division, an elite force of ski-troopers, moved to Bend and became active in the Skyliners. He and others successfully developed the Bachelor Butte site in the 1960s and 1970s. It was renamed Mt. Bachelor in the 1980s. The Skyliners thrived, too, with several local skiers bringing national and international attention to the ski area, and an awareness of Central Oregon as a recreational destination and as a place to live and work. The upshot was new residents and businesses coming to Deschutes County, making it one of the fastest-growing counties in the West by the end of the century. Though Wulfsberg, Healy and others played notable parts in the growth, Allen played a pivotal role at a key moment. His intrinsic desire to serve and promote the community helped lay an important cornerstone for future growth and economic success.⁵⁴

School District (latter 1920s)

He was a director of the school district from June 1924 to June 1927 and its chairman at the time of his death in 1929. It appears that he was in the midst of another three-year term at his passing away. He had also served on the budget boards of the school district and high school district. The districts recalled that, "Allen had an unusually keen grasp of school and district problems, and the ability and willingness to give of that ability for the public benefit." A number of milestones in the school system had taken place during these challenging years as the city's growth had initiated a plea from the community for a new high school. One of the first steps in this direction was the creation of a union high school district. A consolidation of Bend District No. 1 and the Brooks-Scanlon District No. 37 to form a union high school district was approved by voters January 4, 1924, formally becoming Union School District No. 2 of Deschutes County January 9, 1924. A \$209,000 bond issue for the purchase of grounds and construction of a high school was approved February 9, 1924. Construction began in fall 1924 and school opened September 7, 1925. By September 1930—just less than a year after Allen's death—the Bend school system was recognized as the city's second largest industry, behind lumber and wood products, with seventy-eight teachers and principals receiving \$112,668.75 in wages and salaries.⁵⁵

⁵³ Brooks-Scanlon Lumber Company, "Louis W. Hill Donates Winter Playground to Skyliners," (*Deschutes Pine Echoes*, vol. 10, no. 6, December 1928), 2. Quotations; Brooks-Scanlon Lumber Company, "Skyliners' Playground In Full Swing," (*Deschutes Pine Echoes*, vol. 10, no. 7, January 1929), 1; Brooks-Scanlon Lumber Company. "Untitled Skyliners Photographs," (*Deschutes Pine Echoes*, vol. 10, no. 9, March 1929), pp. 1-3; Deschutes County Historical Society, *A History of Deschutes County In Oregon*, 70-72; "Central Oregon in World Sportlight as the 1965 Junior National Ski Championships Are Held Here," (*The Central Oregon Vacationer*, vol. 2, no. 1, Junior Nationals Special Edition, Bend, Oregon, March 1965, Skyliner File, Deschutes County Historical Society, Bend, Oregon), 1, 16; *Bend Skyliner Lodge*, National Register of Historic Places, United States Department of the Interior, National Park Service, Washington D. C., [Unsigned.], August 24, 1977.

⁵⁴ Oregon Historical Society, *The Oregon History Project*, "Post-Industrial Years: 1970-Present: Winter Sports," Tonsfeldt and Claeysens; Brooks-Scanlon Lumber Company, "Skyliners Getting Ready for Winter," (*Deschutes Pine Echoes*, vol. 11, no. 3, October 1929), 1; Lucas, Peggy Chesman, Mt. Bachelor: Bill Healy's Dream, (Maverick Publications, Bend, Oregon, 1970); "Outing Club Formed Here; Many Attend," (*The Bend Bulletin*, December 9, 1927), 1, 3.

⁵⁵ *Polk's Deschutes County Directory, 1924-1925*, (R. L. Polk & Co., Chicago, Illinois, 1925), 49. Listed on Board of Education; "Two Directors Will Be Named," (*The Bend Bulletin*, May 17, 1927), 1. His three-year term ended June 20, 1927. It is possible that he had been elected again in 1927, and was serving a term when he died that had begun at that time; however, a newspaper review did not clarify this. Identifying years of service on school district and/or budget boards was not made

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So much was thought of Allen's contribution to the school system that a newly built school was posthumously named in his honor April 21, 1931. The building largely constructed of Ponderosa pine, with decorative stone work of native lava was fitting Allen's position in the pine industry and his involvement with the school system. A one story, frame structure, 330 feet long by 152 feet wide, it consisted of fourteen classrooms, auditorium, gymnasium, library, teachers' and nurses' rooms and a principal's office. Built at a cost of \$73,358, it fronted Third Street between Franklin and Greenwood. On December 17, 1963, just before Christmas vacation, an early morning fire destroyed the school where 449 students attended classes in grades one through six.⁵⁶

Death

Herbert E. Allen died at St. Charles Hospital in Bend, Oregon October 30, 1929 at age forty-four. A diagnosis of bulber poliomyelitis, an infection of the medulla, was given by a local physician and confirmed by a Portland specialist flown in to assist in his treatment. An earlier unnamed illness was believed to have been the forerunner of the condition that had kept him home for several days. Eight days before he had complained of numbness in his limbs, but had played a few holes of golf just four days before his death. He was not in pain and conscious until the end.⁵⁷

Final Tribute

The final tribute paid to Allen by his community may speak more of the significance of his contributions than all the facts and figures from his life. *The Bend Bulletin* on the day of his funeral wrote:

other than as stated as known records were lost in a fire; "Fire Destroys County Records," (*The Bend Bulletin*, February 10, 1937), 1. A fire in 1937 burned many records when the schools were using space at the county courthouse (in the old Central school) for administrative purposes. According to the newspaper, "Records lost in the school superintendent's office include the service records of all teachers who have taught in Deschutes County since its organization. [Also, records] of all pupils completing the eighth grade in Deschutes County, school census records and records of school tax distribution in the county were among those lost;" "Many Tributes Are Paid Allen," (*The Bend Bulletin*, October 30, 1929), 1, 5. Quote; "Allen School Is Name Given By Directors," 1. The union high school district was separate from the school district at the time; Associated Students of Bend High School, *The Pilot*, (Associated Students of Bend High School, Bend, Oregon, 1929), 11. School Board list includes Herbert E. Allen; Hall, Michael, *Bend High School*, (National Register of Historic Places, National Park Service, Department of the Interior, Washington D.C., July 23, 1993), sec. 8, 1-5; "City's Growth Noted in Pleas for New High School," (*The Bend Bulletin*, December 16, 1920), 1; "Definite Steps Taken Toward B.H.S. Building," (*The Bend Bulletin*, October 18, 1923), 1; "Union District Is Created By Voters' Action," (*The Bend Bulletin*, January 5, 1924), 1; "Union High School District Created," (*The Bend Bulletin*, January 10, 1924), 1; "Union District Bonds Carried By 16 Majority," (*The Bend Bulletin*, February 11, 1924), 1; "Schools Rate Next to Top," (*The Bend Bulletin*, September 5, 1930), 1.

⁵⁶ West Coast Lumberman's Association, *Modern Schools of Wood*, (Allen School File, Deschutes County Historical Society, Bend, Oregon, n.d.), 20. Costs and rooms. Architect, Hollis Johnston of Johnson, Wallwork and Johnston, Portland, Oregon; Burgderfer, Don, "Allen School: Bend's Own Holocaust," (*Cascades East*, Winter 1988-89), 28-31. According to Burgderfer, the cost was \$90,000 and used 400,000 board feet of Ponderosa pine, including for key structural members. The difference in cost figures may be an inclusion of property and/or equipment and fixtures. He quotes an unnamed fire official who believed the use of ponderosa over fir "led ... to its rapid combustion." The source of the fire was found to be "a partition [that] had been placed with insufficient clearance near the furnace flue," he adds. Johnson, Walwork & Johnson was the architectural firm who also designed Bend's Pilot Butte Inn; "Brief Illness Halts Career of H. E. Allen," 8; Deschutes County Historical Society, *Yesteryear*, 331; Brooks-Scanlon Lumber Company, "The New Idea In Schools," (*Deschutes Pine Echoes*, vol. 13, no. 12, August 1931), 8-10; "School Totals Slightly Over the Estimate," *The Bend Bulletin*, July 23, 1931), 1, 5.

⁵⁷ "Brief Illness Halts Career of H. E. Allen," 1. Respiratory paralysis was the immediate cause of death; Brooks-Scanlon Lumber Company, "The Bend Golf Club," (*Deschutes Pine Echoes*, vol. 10, no. 2, August 1928), 3. The property and first nine holes of the Bend Golf Club were donated by Brooks-Scanlon several years before Allen's death. His death was the day after the Black Tuesday stock market crash on the New York Stock Exchange.

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Business was suspended in Bend this afternoon while the city paid a last tribute to the memory of H. E. Allen ... Stores and city offices were closed, high school classes were dismissed, the mills and logging camps of the Brooks-Scanlon Lumber Company ... were down ... Flowers were massed in profusion about the altar and along the walls in Trinity church ... Floral offerings included beautiful pieces from every department of the local Brooks-Scanlon operations, from The Shevlin-Hixon Company and its officials, from the Four L's, from the Masonic and Elks Lodges, from local labor unions, and from virtually every business in the city. ...offerings ... of Bend residents and of many others from points outside of Bend brought the number to an impressive total. ... While the church itself was crowded, many more waited outside the door to join in the long cortege which formed to proceed to Pilot Butte Cemetery. ... Members of the Elks ... and of the Masonic lodge had marched from their respective lodge homes to be present at the funeral. ... State officers ... [and] ... local police ... [handled] the heavy concentration of traffic. An entire block of Wall Street ... was closed, and cars parked solidly within this space, and the same street for two blocks north had no available parking ... other streets in the vicinity were congested to an unusual degree.⁵⁸

An Editorial by Henry N. Fowler published in *The Bend Bulletin*, October 30, 1929, declared:

[It] is seldom that death so suddenly and completely affects an entire community as it has in the passing of Herbert E. Allen. ... In the business world he was admired and respected. ... In the community ... he was looked up to for his executive talent and for the unstinting manner in which he devoted that talent to the advancement of the common good. He was of the class of whom it is said that, no matter how many duties may be heaped upon them, somehow, somehow, time and strength is found to perform more.⁵⁹

Robert W. Sawyer, president of the Bend Chamber in 1929 and publisher of *The Bend Bulletin*, spoke highly of his service, wisdom and energy:

[In] addition to his business activities, he found time for public duties ... as a member of the city council, of the school board and as an officer of the chamber of commerce. In every one of these activities his judgment was sound and his interest for the advancement of Bend intense. It will be impossible for any one man to do the work that Herb Allen [did].⁶⁰

In honor of Allen, Brooks-Scanlon's *Pine Echoes* produced a "Herbert E. Allen Memorial Edition" in November 1929, from which some of the information in this document was obtained. In addition, an edition of Deschutes County Historical Society's *Deschutes Country Yesteryear* honored his memory.

⁵⁸ "Final Tribute of Honor Paid to H. E. Allen," (*The Bend Bulletin*, October 31, 1929), 1. Quote; "Many Organizations Are Strong in Bend," ,3. Allen listed as the Bend Lodge of Masons' treasurer. He was also a member of the Elks Lodge.

⁵⁹ Brooks-Scanlon Lumber Company, ("Herbert E. Allen Memorial Edition," *Deschutes Pine Echoes*, November 1929), 7.

⁶⁰ "Many Tributes Are Paid Allen," 1, 5; Deschutes County Historical Society, *A History of Deschutes Country in Oregon*, 422. Sawyer became editor of *The Bend Bulletin* in 1915 and subsequently publisher until he sold it to Robert Chandler in 1953. In addition, Sawyer served as Deschutes County judge from 1920 -1927, was a member of the Oregon Highway Commission from 1917-1930, was president of the Oregon Reclamation Congress from 1930 - 1937, and an active member of many other organizations and recipient of numerous awards.

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Allen's Contemporaries in the Timber and Lumber Industry

Under Criterion B, the National Register requires that the contributions of the significant person be compared to others who were active, successful, prosperous or influential in the same field. Herbert E. Allen's accomplishments stand out in number and in combination, presenting a totality of achievement in the community relative to the activities and accomplishments of others to meet the standard for significance. This section presents an overview of the business and community activities of the top management of The Shevlin-Hixon Company and Brooks-Scanlon Lumber Company who lived and worked in Bend.

The Shevlin-Hixon Company.

Thomas McCann, a 1907 graduate of Georgetown University and son of Mary Shevlin McCann, had already spent a number of years in the family lumber business when he assumed the position of vice-president and general manager at the Bend operations in 1916. His professional activities were similar in nature to those of Brooks-Scanlon's general manager and Allen's work as assistant general manager. His business abilities, however, took him away from Bend in 1921 when was elected vice-president of the parent company in St. Paul, Minnesota. Whether it was his short time in Bend or his keen focus on needs of the company while with the Bend operation, there is not an obvious record of his community endeavors. Nevertheless, it is clear that through company generosity, sparked by its first general manager, that there came to the community such gifts as Shevlin Park; a forty-piece band that provided free concerts, marched in parades, and played for dances; annual picnics of 2,000 people or more; baseball and bowling teams, and other contributions that brought the employees together and pride to the community, all under his umbrella. His home in Bend, the Thomas McCann House, designed by renowned Portland architect, David C. Lewis, is listed in the National Register of Historic Places. ⁶¹

James P. Hennessy succeeded McCann as general manager in 1921. He had come to Bend at about the same time as McCann in the position of sales manager and assistant general manager. As the general manager, he received high praise for his business sense and integrity. Under Hennessey, the plant reportedly turned out 100 million feet of lumber annually and the box factory produced one hundred railroad cars of box shooks monthly. Sashes, doors, and other smaller pieces were also manufactured. The average number of employees was 950 and, of these, 150 owned their own homes. Fifty families resided in the camps. The annual payroll was over \$1.5 million. Care and consideration was given to all employees including education at the Shevlin-Hixon school. A company newspaper called the *Shevlin Equalizer* was published and the band and public events and activities begun under McCann continued. He was affiliated with the Knights of Columbus and was an active member of the Concatenated Order of Hoo Hoo, an exclusive lumber organization. Hennessy oversaw the period of great growth when production records were set and then broken; the firm sawed nearly 11 million feet of lumber in March 1922—"Greatest In History," according to the front page headlines. In

⁶¹ McCann (Thomas) House, National Register of Historic Places, (National Park Service, United States Department of the Interior, Washington, D. C., January 1980), sec 8, p. 1. All four of these General Managers and their families lived in the house. Lewis designed the European Building at the Lewis and Clark Exposition in 1905, Trinity Episcopal Church, the Railway Exchange Building, and a number of other prominent buildings and residences in Portland.

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the 1930s, he went to Minneapolis to take over management of the Shevlin properties following McCann's death. He died in Shasta, CA. in 1952.⁶²

C. L. Isted (Charles Leroy) was born in Hornell, New York on September 24, 1878. He followed McCann, coming to Bend from Bimidji, Minnesota where he was employed as general manager of the Crookston Lumber Company, a Shevlin-Hixon holding. Isted was instrumental in helping many needy families during the depression years. During parts of 1932 and 1933, the mill ran one day one week and two days the next week. Wages went as low as \$2.40 a day during the depression. County statistics, however, indicate that only 2.56 percent of Deschutes County was on relief in the period between November 1933 and April 1934. He also was successful at one critical time in averting a strike and keeping the mill operating. On June 25, 1927, Lumberman's National Bank with Isted as its president opened its doors, just shortly after Bend's First National was placed into receivership. Shevlin-Hixon subscribed to 51 percent of the bank's \$100,000 capital stock, and a number of company officials also subscribed individually. He was a director of the Western Pine Association while he was in Bend and a member of the Bend Hoo Hoo. Outside the industry he served as second vice-president of the Bend Chamber of Commerce in 1927, and is listed as a member in *Who's Who In Oregon* (1929-30). It is possible that due to his work during such a difficult period for the lumber industry that he was not able to play a large role in civic organizations and activities. He retired in 1944 having been in failing health when he died May 20, 1948, in Portland, OR.⁶³

Hardy Meyers was the last general manager of the Bend mill. Previously, he had been the general manager of the Shevlin mill in Mississippi. He was active in many civic organizations and was a prominent member of the Board of Directors of St. Charles Hospital. He also served as a director of a local savings and loan company.⁶⁴

Brooks-Scanlon Lumber Company.

J. P. Keyes (John Pease) oversaw the construction of the mill and was the first general manager when the firm began operations in Bend in 1916. His sister was married to Dr. D. F. Brooks, one of the mill's founders, so Keyes, therefore, was uncle to H. K. Brooks. He had come to Bend in 1912, managing The Bend Company Lumber Mill and representing the Brooks-Scanlon interest in The Bend Company prior to his role at the Brooks-Scanlon mill. One of the programs

⁶² Carey, Charles Henry, *History of Oregon, Volume III*, (The Pioneer Historic Publishing Company, Chicago—Portland, 1922), 731-732. This volume provides a short history of Hennessey and a brief mention of McCann within that history; *Encyclopedia of Arkansas History, The*, "Concatenated Order of Hoo-Hoo." August 28, 2006. The order was established on January 21, 1892, when six men saw a need for an organization to promote unity and fellowship among lumbermen and to combat a possible split brought on by the lumbermen's broad range of pursuits. Members, called Hoo-Hoos, included two U.S. presidents, Theodore Roosevelt and Warren G. Harding. A monument in Gurdon, AR., commemorating the organization was placed in the National Register of Historic Places on September 2, 1999; Brooks-Scanlon Lumber Company, "Hoo Hoo Holds Big Concat," (*Deschutes Pine Echoes*, vol. 6, no. 5, September 1924), 2. Hennessey was elected president of the local club in September 1924 as Allen was stepping down from his vice-presidential position of the previous year; *McCann (Thomas) House*, National Register of Historic Places; "James Hennessey Dies On Friday," (*The Bend Bulletin*, July 5, 1952), 5; "Shevlin-Hixon Cut In March Is New Record, 18,907,314 Feet Is Output of Two Companies, Greatest In History."

⁶³ "Former Bend Lumberman Dies," (*The Bend Bulletin*, May 21, 1948), 1.; McCann (Thomas) House. National Register of Historic Places., sec. 8, p. 1; *Shevlin-Hixon Mill Buildings*. National Register of Historic Places; Brooks-Scanlon Lumber Company, "Bend Hoo Hoo Again Active," (*Deschutes Pine Echoes*, vol. 9, no. 4, October 1927), 1; "New Bank to Be Organized," (*The Bend Bulletin*, May 12, 1927), 1; "Lumberman's National Bank to Open Its Doors Monday; Directorate Is Announced," (*The Bend Bulletin*, June 25, 1927), 1; "Bend Visitors Are Impressed With Scenery," (*The Bend Bulletin*, June 1, 1927), 1; *Who's Who In Oregon*, vol. 1, 1929-1930, 119.

⁶⁴ McCann (Thomas) House, National Register of Historic Places., sec. 8, p. 1

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conceived by Keyes—but implemented by H. E. Allen—was the turning of logged-off lands into farm acreage, initially for employees, and then later to others, with water from the Arnold irrigation canal and financing from Brooks-Scanlon. Keyes' death, from heart trouble, on October 8, 1920, at age 52, shocked the city nearly a decade before H. E. Allen's death, and the loss felt throughout the community was similar in nature, though the scale of reaction appears to not be equivalent to that following Allen's. The newspaper reported: "Hundreds of residents ... who ... attended the funeral, gave by their presence a sincere testimonial of the esteem in which [he] was held by the community." The floral offerings filled an auto truck and a touring car. Among those honoring him with floral pieces were the school board, the Bend teachers, the Boy Scouts, the Red Cross and the Elk's lodge. He was known as a man of integrity and character, prominent in the commercial, civic and public life. Both the Bend City Council and the Bend Commercial Club honored him with proclamations. Keyes served as president of the Bend Commercial Club and was a director at the time of his death. He was in his second three-year term as a director on the Bend school board; was chairman of the Bend chapter of the American Red Cross—and instrumental in organizing it, serving as its first president; was a member of the board of directors of the State Chamber of Commerce; served as an officer of the Bend, Water and Power Company; and had encouraged the formation of the Creamery Association with dairy interests. To honor his memory, school was dismissed, banks were closed, and mill employees suspended work. The company's *Pine Echoes* did a one-page memoriam; this in contrast to an entire Memorial Edition to Allen. The appointment of H. K. Brooks to the position was made quickly and announced in the following month's *Pine Echoes*. The John Pease and Jennie Dudgeon Keyes House in Bend is a Contributing Property in the Drake Park Neighborhood National Historic District and was designed by Bend architect J. W. Dimick.⁶⁵

H. K. Brooks (Harry Keyes) who was born in Minneiska, Minnesota on September 4, 1878, was appointed general manager on October 26, 1920 shortly after the death of J. P. Keyes. Prior to that, he had been resident director in charge of sales (sales manager). He was considered a capable executive that did not let his position separate him from his employees or others in the community. As stated previously, construction of Mill "B" was under his direct supervision. Though it is unknown from published reports how much he contributed to the St. Charles Hospital fund, it was thought to be a substantial amount. Both he and his father, Dr. Dwight F. Brooks, a mid-western physician before the formation of the lumber company, were generous participants of the hospital campaign to bring better medical care to the people of Bend and Central Oregon. His influence and legacy was in the overall management of the firm in its transformation of resources into prosperity for Bend. Brooks served on an advisory council on trade for the National Lumber Association. He is listed as a member of the chamber of commerce in *Who's Who In Oregon* (1929-30). He died at age 74 of a heart attack while in Sacramento, CA. on April 5, 1950.⁶⁶

⁶⁵ *Drake Park Neighborhood Historic District*, National Register of Historic Places, (National Park Service, United States Department of the Interior, Washington, D. C., June 3, 2005, State Historic Preservation Office, Salem, Oregon.), Sec. 7, pp. 6, 41-42; Hall, Michael, *City of Bend Historic Sites: A Research and Analysis Project for the Bend City Commission*, (Deschutes County Community Development Department, Bend, Oregon, October 1992), Keyes House, 1-2; "Honor Is Paid to Memory of Bend Mill Man," (*The Bend Bulletin*, October 8, 1920), 1, 4; Deschutes County Historical Society, *A History of Deschutes Country In Oregon*, 306-307; "Logged Areas Changed Into Farm Acreage," (*The Bend Bulletin*, December 10, 1920), 1; Brooks-Scanlon Lumber Company, "J. P. Keyes," (*Deschutes Pine Echoes*, vol. 2, no. 7, October 1920), 2.

⁶⁶ "H. K. Brooks Chief In Bend; "H. K. Brooks Is New Manager," (*The Bend Bulletin*, October 28, 1923), 1; "Harry K. Brooks," (*The Bend Bulletin*, April 8, 1950), 4; "Harry K. Brooks, 74, Bend Lumberman, Dies Suddenly While on Way from South," (*The Bend Bulletin*, April 6, 1950), 1, 5; "Brief Illness Proves Fatal to Dr. Brooks," (*The Bend Bulletin*, January 23, 1930), 1, 2; "Doctor First, Now Executive: D. F. Brooks Minnesota Resident in Territorial Days. Dr. Brooks, President of Brooks-Scanlon, died at age 81 in January 1930, in Palm Springs, CA. from complications of a stroke suffered two weeks previously; "Lumberman Appointed to Advisory Council," (*The Bend Bulletin*, June 20, 1927), 1; *Who's Who In Oregon*, vol. 1, 1929-1930, 44; *Capitol's Who's Who for Oregon 1948-1949*, 8.

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George A. Keyes assumed the duties of Herbert E. Allen in late January 1930. He was the brother of J. P. Keyes and had thirty years of lumber experience before coming to Bend. Just eighteen months later he died in Bend in July 1931 of heart failure.⁶⁷

A. J. Glassow (Al) joined the company in the summer of 1934 as assistant general manager. More than two decades later he asked to be relieved of his duties as vice-president and general manager in May 1955 to serve as director and senior consultant of Brooks-Scanlon, Inc. He was the company official in charge as the Great Depression slowed operations, and the first required to manage under the Forest Service's sustained-yield program. Glassow had been a director or officer in various state, regional and national forest products industry associations for more than twenty years. From 1947 through 1949 he served as president of the National Lumber Manufacturers Association, previously being a director and vice-president of the organization. He also had served as officer and director of the Bend Chamber of Commerce, the Bend Kiwanis club, Keep Oregon Green, Associated Forest Industries of Oregon, and the Western Pine Association. Glassow's position as vice-president and general manager was filled by the appointment of Freeman Schultz, who had been serving as assistant general manager.⁶⁸

Herbert Engle Allen can be considered truly significant for his major individual impact and influence on the life of the community. He distinguished himself in a short period of time, defined himself as a leader among his fellow citizens, and devoted himself to his community. His contributions throughout a lifetime of service to the timber and irrigation industries, city government, civic organizations, and the school system, all in a period of tremendous growth and enormous change, place him in a class by himself.

National Register Bulletin 32, Guideline Number 3, under Criterion B, provides that a significant achievement in the community in comparison with the activities and accomplishments of others may be defined by their number or the combination thereof. It is the sheer aggregate number and combination of activities and accomplishments in Areas of Significance recognized by the National Register, including Commerce, Education, Industry, Politics/Government, and Social History, in comparison with the activities and accomplishments of others discussed above, that make Herbert Engle Allen Significant under Criterion B.⁶⁹

⁶⁷ "George A. Keyes Comes to Bend," (*The Bend Bulletin*, January 30, 1930), 5; "George A. Keyes Dies Following Brief Illness," (*The Bend Bulletin*, July 2, 1931), 3.

⁶⁸ "Management Change in Mill Here Reported," (*The Bend Bulletin*, May 3, 1955), 1; "Passing of an Era," (*The Bend Bulletin*, May 6, 1955), 4; Cox, Thomas R., "Closing the Lumberman's Frontier: The Far Western Pine Country," 62. Glassow claimed the sustained-yield program was "forced" upon the firm.

⁶⁹ U. S. Department of the Interior. National Park Service, National Register, History and Education. "Guidelines for Properties Associated with Significant Persons, Discussion and Examples, Significance Guidelines." August 15, 2006. Guideline Number 3: "Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field."

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Dr. Clyde J. Rademacher, M.D.

Dr. Clyde J. Rademacher, M.D., was born in Austin, Minnesota on March 18, 1905. In 1927, he received a B. S. from the University of Minnesota, following that with an M. D. from the University of California in 1930. He then began his practice in Hoven, South Dakota until 1933.⁷⁰

In 1933, he came to Bend with his wife, Marjorie (Cheney), purchasing the house on November 22, 1937. The two had married July 28, 1930 and later had two children, Joan and Robert. Rademacher joined with Dr. Wayne Emerson to form a medical practice in Bend. The business, however, was interrupted by World War II. In 1941, he joined the Army, serving with the famous *Company I Rainbow Division* until January 1946. Leaving the country on Christmas Eve 1942, he fulfilled his duties as a surgeon in Africa, Italy, France, Belgium and England, and earned the rank of Major. He was presented with the Bronze Star and Cluster in September 1945 in connection with his service in North Africa where he was a medical officer for the 889th tank destroyer battalion. It was shortly after this that he was released and returned to Bend.⁷¹

Known as "Rad" by friends and associates, he and his wife often hosted weekly clinic meetings in their home or on the front porch overlooking beautiful Mirror Pond. Marjorie frequently accompanied Rademacher on house calls as his anesthetist. He was a highly skilled General Practitioner capable of delivering babies and setting bones. "[He] just looked like a doctor," said his friend and associate Dr. Richard Robinson in his memoirs.⁷²

While serving in the military, Rademacher conceived the idea of a multi-specialty clinic. He contacted Dr. Max Hemingway, a board-certified Internist, who had also left Bend for the war. When they returned to Bend, a practice was established. The Hemingway Memorial Clinic, named for Dr. Hemingway's late brother, was opened at 1036 Wall Street by the two physicians in 1946. They were soon joined by Dr. Richard Robinson, General Practitioner; Dr. Lorraine Evers, an Eye, Ear, Nose and Throat specialist; and Dr. Bradford Pease, a General Surgeon. The small town received a level of care previously found only west of the Cascades. It was considered very progressive for its time. Soon, the clinic outgrew its location and in 1953 moved to 409 N.E. Greenwood Avenue where the name was changed to Bend Memorial Clinic. It again moved in 1976 to a location on the eastern side of Bend. Today, with thirty service specialties and eighty physicians, it is considered the largest and most respected medical clinic east of the Cascades.⁷³

⁷⁰ *Capitol's Who's Who for Oregon Combined With Who's Who for the Western States*, (Capitol Publishing Co., Portland, Oregon, 1953), 525. Biography provided. He interned at Miller Hospital in St. Paul, Minnesota, and did postgraduate work at Cook County Hospital in Chicago, Illinois. Information indicates he attained rank of Lieutenant Colonel (a rank higher than Major); this possibly when he served in the Medical Reserves; *Capitol's Who's Who for Oregon 1948-1949*, (Capitol Publishing Co., Portland, Oregon, 1948), 457-458. Biography provided.

⁷¹ "Clyde J. Rademacher," (*The Bend Bulletin*, September 23, 1983), C-10; "Maj. Rademacher Gets Bronze Star," (*The Bend Bulletin*, September 17, 1945), 1.

⁷² Bend Memorial Clinic, *Fifty Years of Caring*, (Bend Memorial Clinic, September 20, 1996), 2. The quote taken from article is from Dr. Robinson's memoirs. Rainbow Division Veterans Memorial Foundation, "Rainbow Division WWII," (Rainbow Division Veterans Memorial Foundation, November 1, 2005).

⁷³ *Ibid.*, 1. According to Bend Memorial Clinic, "...[T]he Clinic was first named in memory of Dr. Hemingway's brother, Robert, a highly regarded General Practitioner in Bend from 1926 to his death in 1943." Initially the partnership was the Robert Hemingway Memorial Clinic; *Bend Memorial Clinic*, "Your Health. Our Passion," (Bend Memorial Clinic, October 4, 2006). With a second clinic on the west side of town, and clinics also in Redmond and Sisters, the organization functions as a comprehensive referral center for physicians and communities throughout the state. In October 2006, the clinic boasted the world's fastest and most advanced computed tomography (CT Scanner) technology, the Oregon Thoracic Society's "Clinician of the Year," a new Pediatric department, and other achievements. During the year, it sponsored numerous community events, including the Cascade Cycling Classic and the Cascade Children's Festival.

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Rademacher, along with a handful of others, saw Bend's future as a center for medical and health services. To this end, he was active in a number of other medical endeavors, including the Central Oregon Medical Society. In addition, he was on staff at St. Charles Hospital in the late 1950s, served as one of the Bend and Tri-County Health Officers (Deschutes, Jefferson, Crook) in the 1960s, and, for two years in the mid-1970s, was the Deschutes County Medical Examiner. Though publications and dates are unknown, he was an occasional contributor to medical journals. Dr. Rademacher retired in 1980 and died in 1983.

Mrs. Rademacher, known as "Marj," volunteered and operated the American Red Cross out of their home for many years. This, along with its use for meetings in the early years of the clinic, further cements the home to the community's medical history. In addition, she was also active with the Bend Community Concert Series, often letting visiting performers use her piano in the house prior to their performance at the Tower Theatre, the city's center stage, just a few doors away. Her love for gardening was reflected in beautiful flowers and in climbing roses that ran naturally across the pergola. Mrs. Rademacher died in 1988.⁷⁴

Characteristics of the Craftsman Bungalow

The house represents a period, pre-1910, and style of architecture, a Craftsman Bungalow. An unusual example, it was built in 1904 and is the best and only example of this early period of the style in Deschutes County, Oregon. The date of 1904 is important in assessing its value and meaning as an artifact of the style and period. Proponents of the style were in the midst of forming their ideas at the time the house was built. Gustav Stickley, a furniture maker, architect, and editor of *The Craftsman*, was a respected voice of the Arts and Crafts movement, one of the fields from which the style emerged and grew. The magazine, which began in 1901, advocated fine craftsmanship, structural honesty and the use of natural materials, carrying articles and plans that helped followers of the movement develop an ideal of the "Craftsman House." Charles and Henry Greene, a team of brothers considered to have been on the forefront of the style, are credited with their first bungalow design in 1903, though it was not of a Craftsman style. *The Craftsman Book of Bungalows* was published in Portland, Oregon in 1908.⁷⁵

James S. Heuer, a Portland preservationist and bungalow historian, states that the earliest documented Craftsman Bungalow in Portland was built in 1903. According to Heuer:

⁷⁴ Mirror Pond Gallery, Allen-Rademacher File, Mirror Pond Gallery, Bend, Oregon.

⁷⁵ Stickley, Gustav, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement*, (Dover Publications, New York, New York, 1979), 194. Inherent in Stickley's philosophy was the idea that it was imperative for one to create a home environment that resulted in wholesome living; that the life and character of a person is shaped mainly by that home and its surroundings; and that those who place an emphasis on the home environment—living simple natural lives, close to the soil, with kinship to nature, and self-reliance and initiative—are those who make the greatest contributions to society; Lancaster, Clay, *The American Bungalow*, (Abbeville Press, New York, New York, First Edition, 1985), 126. According to Lancaster, "The apex of Green and Green's architectural achievements was attained ... during 1907 through 1909." They are often credited with designing "the first bungalow," the Arturo Bandini House, in 1903; David, Arthur C., "An Architect of Bungalows In California," (*The Architectural Record*, October 1906), 306-315. This article critiques the work of Messrs. Greene & Greene, in particular their interpretation of the American bungalow in California, crediting them "with a happy and unusual gift for architectural design," and calling their work "genuinely original."

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The [earliest] one anywhere in Portland we have been able to [document] is ... in Willamette Heights. [It] dates to 1903 and may have been designed by Emil Schacht ... [who] provided at least 14 different Craftsman Style house plans between 1902 and 1906 [for the developers]. ... Schacht designed several bungalows in 1905, including [one] ... dating to August 1905. ... [Alfred] Faber built what was probably the first bungalow on the east side of Portland in 1904 when he constructed his own house [in the Waverleigh Addition]. ... Architect designed bungalows began to be built from 1905 onward. By 1907, Faber was [commissioned] to design 40 bungalows for the Waverleigh Heights district. ... At this time there were some architects migrating to Oregon from California who specialized in bungalows and added to the mix. ... The Schacht designs in Willamette Heights [roughly 30 houses, most of which are Craftsman styles, were] important not only for Portland but also for Oregon and the Northwest in terms of the exposure they provided to the Craftsman Style. The Lewis and Clark Exposition of 1905 was directly below the Craftsman Style "show houses" on Thurman Street. Trolley car tours ran ... from the ... fairgrounds up along Thurman Street to see the 'modern Portland houses.' Thus, thousands of [people were able to see the new homes].⁷⁶

According to Keeney in *Architecture: Oregon Style*, "In Oregon, most Bungalow or Craftsman style residences date from 1905; the majority were constructed after 1910." In her text, she lists characteristic elements of the Bungalow and Craftsman Styles:

- Low-pitched gable or hipped roof with wide overhanging eaves and exposed rafters ... exposed purlins, and decorative brackets.
- Exterior chimneys often of cobblestone or rough brick.
- Rectangular composition with horizontal earth-hugging quality.
- Double-hung windows with small panes in the upper sash, large windows often flanked by two smaller windows on front façade, and dormer windows with gable, hipped or shed roofs.
- Wood-frame or brick construction with rustic surface material (shingles, rock, rough brick).
- Porches, verandas ... often supported by tapered porch posts ...⁷⁷

In *Space, Style and Structure: Building in Northwest America*, Dole describes the characteristics associated with the style in the Northwest:

The bungalow placed a new emphasis on the large simple roof, usually carried over a one-and-a-half-story building of large rectangular shape with a porch across the front. Porch and house all under one roof emphasized broad, low characteristics of the building ... The exterior opened up visually, through strong shadows at the eaves and a new proportion between wall and opening, softened perhaps by attached trellis and vine; and it opened up in fact through projecting windows, large areas of glass, window seats and French doors. The interior opened up, too. Rooms, often fairly high, were proportioned to their size; ornamental beamed ceilings [and other elements] created a sense of wide horizontal dimensions ...

⁷⁶ Heuer, James S., "E-Mail to Michael Hall," March 22, 2006, (In possession of Michael Hall, Madras, Oregon).

⁷⁷ Keeney, Rosalind Clark, *Architecture: Oregon Style*, (Professional Book Center, Portland, Oregon, First Edition, 1983), 147, 145 Quotations.

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The Bungalow Style also introduced the notion of sturdy, basic structural elements used ...for their visual, ornamental potential. This led to the use of shingled surfaces ... It lead to the use of plain brackets and outriggers and, especially on porches, to a use of large timbering ... , such as trestles and other utilitarian forms found in a heavily timbered region.⁷⁸

Houser's *Craftsman Bungalows In Deschutes County*, a Multiple Property Documentation (i.e. historic context) for the architectural style, defines physical characteristics of the Craftsman Bungalow as found in Deschutes County:

Craftsman...Bungalows are defined as buildings one to one-and-a-half stories with hipped or gabled roofs and emphasis on horizontal planes; exterior walls clad with horizontal clapboard, stone, brick, shingle or stucco; an honest use of natural, local materials for chimneys, foundations, and porch piers; and a clear interpretation of inner and outer spaces. Shed, gable and hipped roof dormers...[elaborate] the style. ...

Among the most distinctive features of the style are junctions where the roof joins the wall. This eave area always has exposed rafter tails...[that] may be cut in many different shapes and patterns. The roof typically has wide overhanging eaves ... on all sides of the house which are supported in-turn by large triangular knee braces, also known as "A" frame eave brackets...[or] decorative purlins. ...Most...have large...bargeboards which highlight the end of the roof plane. ...

Porches are an integral part of the transition from exterior to interior space and are essential on Craftsman ... Bungalows by definition. ...Columns are usually square and can be full in height. ... A typical design was to have full tapered columns in which the neck was smaller than the base ... The desired effect was to have a porch column that appeared to be able to hold the weight of the house and, in many cases, often even looked largely over-scaled for these modest sized homes. Open trelliswork, or Pergolas, are often found as an addition or extension of a porch. ...

Most doors and windows are simple in design. They are always surrounded by large ... molding which sets them apart from the plane of the wall. Locations of doors and windows [are] usually asymmetrical. Doors ... are typically punctuated with a glass opening ... [usually] rectilinear or square in shape. ... Windows are usually double-hung with various patterns of glazing. ... Some homes do boast leaded glass, but it is typically found in small proportions. Windows are often grouped in pairs of two or three.

Perhaps the most distinctive feature ... is the use of natural materials that are native to the region where the building was constructed. ...[In] Central Oregon, you ... find exterior cladding of brick, stucco, clapboard, shingle, lava rock and any combination thereof. Chimneys, porch posts and foundations are usually left exposed to show the natural material. Basalt, brick and tuff stone are common materials for chimneys and foundations ... Roofing material was commonly wood shingles, although ... asphalt ... and tile shingles [were used].

⁷⁸ Vaughan, Thomas, ed., *Space, Style and Structure: Building in Northwest America, Volume Two*, (Oregon Historical Press, Portland, Oregon, 1974), 239-240. Dole quote.

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The interiors ... are characterized by open floor plans with a minimum number of doors. The result is that spaces feel much larger than they actually are. Many ... have an open living/dining room arrangement ... Large fireplaces of stone and brick ... More elaborate ... homes have boxed beam ceilings, wood paneled walls ... hardwood floors and built-in sideboards and cabinets. Door and window moldings are often large in size ... Baseboards are ... high. ... [Trim] is simple in design ...⁷⁹

The Goodwillie-Allen-Rademacher House

The Goodwillie-Allen-Rademacher House exhibits many of the characteristics described by these references, though it is unique in its own way and it is exceptional by what it does not exhibit.

Design Origin, Materials and Construction. The local newspaper found Goodwillie making several improvements around his place in spring 1907:

One of them is the building of three stone pillars a few feet from the south wall of his house. The pillars are built of native stone in the rough and with green vines growing over them—as is the intention—will give them a very pretty effect.⁸⁰

It appears he was personally involved in at least some of the construction himself. The pillars he was building at the time would have been three of the four built to support the pergola. This implies some sort of personal knowledge of the Craftsman concepts. Goodwillie certainly may have brought knowledge of bungalows and craftsman architecture and ideas from the east; however, the earliest known construction of bungalows in his home city of Chicago was 1910. In Roslyn Place, his Chicago neighborhood, now an historic district known as Arlington and Roslyn Place District, are structures constructed between 1894 and 1910. “[The buildings] feature examples of various architectural styles from the period, including the Gothic Revival, Queen Anne, and Richardsonian Romanesque,” according to CityofChicago.org. This exposure to a spectrum of architectural styles would have built a foundation and reference point for him to explore new ideas in architecture should he want to do so and could have eventually influenced his decision on the type of home to build.⁸¹

In addition, his education at the prestigious Williams College in Massachusetts where he graduated in 1901 seems to be a likely site and source of inspiration, though his records do not indicate that he took architecture or any related courses. Williams believed that a businessman could profit from a liberal education. It developed into a prototype of the small

⁷⁹ Houser, Michael, *Craftsman Bungalows in Deschutes County*, National Register Multiple Property Documentation, (Deschutes County Community Development Department, Bend, Oregon, March 15, 2000), sec. E, 15-17; “Fine New Homes for Our Town: Building of Five Modern Houses Will Soon Be Under Way, Two Handsome Bungalows,” (*The Bend Bulletin*, December 30, 1908), 1. Houser’s study was of homes of a later period. Besides the Goodwillie bungalow, this 1908 article is the earliest known reference to bungalow homes in Bend, though there may be others.

⁸⁰ “Local Bits,” (*The Bend Bulletin*, March 15, 1907), 3. Quotation.

⁸¹ CityofChicago.org, “Arlington and Roslyn Place District,” CityofChicago.org, October 21, 2006). Quotation; Williams, “History of the College,” (Williams College, Williamstown, Massachusetts, October 12, 2006); *The Historic Chicago Bungalow Initiative*, “Historic Districts,” (The Historic Chicago Bungalow Initiative October 21, 2006).

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New England liberal arts college. There, he excelled in literary work and was editor-in-chief of both *The Williams Literary Monthly* and the *Gulielmsian*. In addition, he was class poet and was elected prophet. These endeavors and achievements suggest that he read a wide variety of literature that could have introduced him to the Craftsman philosophy, its designs and other new ideas of the time. If so, he would have been ahead of nearly everyone else in the country. Stickley, as stated, was just launching *The Craftsman* in 1901. By 1904, Goodwillie could have been a well-read follower of the magazine and have been well immersed in the philosophy Stickley suggested—with or without a Williams connection.⁸²

Another intriguing possibility is that A. M. Drake may have been in some way responsible for the bungalow's design coming to Bend. Beginning about the time that Drake came to Bend, in 1900, he and his wife, Florence, had a winter home in Pasadena, California, the home of celebrated architects Charles and Henry Greene. As discussed above, the brothers' firm was an early leader in the Craftsman movement and in bungalow design. In 1910, when the couple moved south to Pasadena for retirement, the Greenes were hired to design a home for them. Though it was not of a Craftsman bungalow design and though they eventually chose another architect, the possibility exists that through Greene & Greene or from another architect in Southern California pursuing the concept, the design may have come north to Bend with Drake.⁸³

If not Williams College or A. M. Drake, then how would he have put the ideas, the plans and the materials together? It is interesting to note that the Craftsman style "show houses" near the Lewis and Clark Exposition of 1905, described by Heuer, were most likely being built at just the same time as Goodwillie's bungalow, or even just somewhat later. He may have known of those architects and purchased spec plans or paid for custom plans early in 1904. In addition, he traveled back and forth from Bend to Portland regularly for business. It would not have been out of the question for him to bring an architect to the site. Certainly, he would not have purchased the home as a kit. The Craftsman style would not have been available; Sears, for example, did not begin shipping kits until 1908. He could have brought the plans with him from the East, purchased a set from an architect in Portland, Seattle, or Spokane or even from a California designer. If he would have had the plans, he could have bought the lumber. It seems highly unlikely he would have had lumber shipped in for its construction. The route from Bend to Shaniko, which was the nearest railroad connection, was 100 miles away; however the windows and possibly other elements almost certainly came this way from Portland. Several lumber mills were operating at the time near the settlement that became Bend. Deschutes Lumbering Co. of Lytle was beginning to produce lumber in May of 1903. Reed & Steidl's sawmill was also operating at this time, upgrading their machinery in April that year. And, Drakes Pilot Butte Development Company mill was operating, as were mills in other areas, including near Squaw Creek (Sisters) and around Prineville.⁸⁴

⁸² Williams College. "Arthur L. Goodwillie Scholastic Records," (Williams College, Williamstown, Massachusetts, In possession of Michael Hall, Madras, Oregon). His records indicate training for the following: Accountant, Administrative, Automobile Driver, and Statistician. He was also vice-president of the Press Club. *The Williams Literary Monthly* (1885-1921) was primarily a literary paper, although it contained some alumni notes. The *Gulielmsian* was an annual yearbook providing information on the graduating class, events of the year, etc.

⁸³ *Greene & Greene: Virtual Archives*, "Mr. A. M. Drake House," November 21, 2006. This website, linked to the University of California Berkley, holds the design drawings of the Drake House designed by the Greenes; *Charles Sumner Greene and Henry Mather Greene: Architects*, "Existing Southern California Structures," November 21, 2006. The home the Drakes did build is extant and on the historic inventory in Pasadena today (2006); *A History of Deschutes Country in Oregon*, "A. M. and Florence W. Drake," (Deschutes County Historical Society, Bend, Oregon, 1986), 212-213. To answer the question fully as to whether Drake had a role in bringing the design to Bend, broader, in-depth research would have to be conducted.

⁸⁴ *Drake Park Neighborhood Historic District*, National Register of Historic Places, (National Park Service, U. S. Department of the Interior, Washington, D. C. Prepared by Horton, Jo; et. al., June 3, 2005), sec. 7, 6. This 2005 study found that: "To date...only one home in all of Deschutes County has been identified as a kit

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Other Properties Associated With H. E. Allen

Though the house is associated with three individuals, it has for nearly 100 years been associated most closely with H. E. Allen. It is the surviving structure most importantly associated with Allen's productive life. Moreover, it is the only residence associated with him. It served as his home from at least as early as September 1908 to his death in October 1929. Most of the structures of the Brooks-Scanlon firm have been demolished. The primary exceptions are the rehabilitated Mill "A" and the brick powerhouse buildings and their three towering smokestacks still standing on the site now known as the Old Mill District, a commercial and business development. The "fuel building" that held scrap wood before it was transported to the Powerhouse was renovated into a jewelry store in 2006. Though visually attractive, a number of exterior additions and alterations were introduced, including the creation of numerous openings into the structural walls, which had no windows and doors except a large rollup and two smaller doors; these changes and others, thereby, compromised its integrity. A nomination for Brooks-Scanlon Sawmill "A" and Crane Shed was prepared in 1982, though the property was never listed. Since then, Mill "A" has undergone alterations and the Crane Shed was demolished in 2004. Overall, the integrity of the property with respect to setting, feeling and association has been seriously compromised due to development. No other properties are known to have an association with Allen.⁸⁵

Chronology of Historic Status and Averted Threat

Historically known as the H. E. Allen House, it was first placed on the State of Oregon Inventory of Historic Places in 1984. In the summer of 1990, it was a part of a survey and inventory project conducted by the Deschutes County Historical Landmarks Commission. The survey brought it before the Landmarks Commission for evaluation under the local ordinance to determine if it met criteria for placement on the local inventory of historic properties. During this process the Landmarks Commission held a series of public hearings to consider the house for designation and to receive public testimony. At that time, the property owner objected to its designation. Staff was directed to conduct further research and prepare an in-depth report detailing its historical and architectural significance relative to the ordinance's criteria. In September, after careful consideration of all information and issues, the Landmarks Commission determined it met criteria for designation and subsequently forwarded a recommendation for such action to the Bend City Commission. At the time, the City, operating as the Bend Development Board—an urban renewal district, had in process plans for the Riverfront Connection Project, a redevelopment of the area in which the house was sited, and planned to demolish it to make room for parking space. An October letter from the Landmarks Commission to the Board suggested exploring

house; "Local Events," (*The Bend Bulletin*, April 24, 1903), 3; "Local Events," (*The Bend Bulletin*, April 17, 1903), 3; "Local Events," (*The Bend Bulletin*, May 8, 1903), 3; "Lumber to Build: Pilot Butte Sawmill Is Now in Full Operation," (*The Bend Bulletin*, May 13, 1904), 1; "Direct Stageline," (*The Bend Bulletin*, July 8, 1904), 1.

⁸⁵ U. S. Department of the Interior, National Park Service, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation*, (U. S. Government Printing Office, Washington, D. C., 1997), 14-16, 29-31. According to the bulletin, "A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly association with a historic person or event." [Under Criterion B, it] "must be demonstrated to be the surviving property most associated with ... an important aspect of a historic person's life;" Alexander, Eric, *Brooks-Scanlon Sawmill "A" and Crane Shed*, (National Register of Historic Places, Heritage Conservation and Recreation Service, Department of the Interior, Washington D.C., August 25, 1982, Deschutes County Planning, Bend, Oregon), sec. 7. The owner decided not to list the property; "Bend's Last Sawmill Fades Into Central Oregon History," (*The Bulletin*, January 11, 1994), 1; "Owners Fined \$100,000 for Demolition of Oregon Crane Shed," (*Preservation Online*, National Trust for Historic Preservation, October 25, 2005). The Crane Shed, built in 1937 almost a decade after Allen's death, was demolished in 2005; Hamilton, Tom, "Realtors Honor Top Central Oregon Projects in 2006: Saxon's Fine Jewelers of Bend," (*Cascade Business News*, December 20, 2006), 12-13.

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preservation options. From that time until summer of 1991 the Landmarks Commission explored preservation options with the City/Board and various public and private entities. In June 1991, the SHPO was provided the report and was asked to provide an opinion on National Register eligibility. The SHPO responded that "... we believe unequivocally the property meets criteria of the National Register of Historic Places." That letter and the report were provided to a number of officials, media and citizens. The City designated it in April 1991 placing it on the Comprehensive Plan under a "3B" classification defined by the statewide planning Goal 5 rule which would "fully allow any conflicting use," including demolition. Ownership changed three times by the time the City purchased it in February 1992. City plans went forward with the Board directing staff on July 1, 1992 to demolish the house. On July 15th a group of concerned citizens stepped forward and requested that the house not be demolished but made a part of the redevelopment. The group was given a month to present a proposal to save the structure. A solution was not reached quickly and the final outcome was not arrived at for several more years.⁸⁶

Current Use and Ownership

Today the Goodwillie-Allen-Rademacher House is the Mirror Pond Gallery operated by Arts Central, the regional arts council. Officially opened as a gallery in September 1994, it is owned by the City of Bend and leased to Arts Central. Its story over a dozen years is one that united a community around the arts and preservation.

In 1992, the Central Oregon Arts Society partnered with the group of concerned citizens that had formed to save the structure from demolition. The group decided that both names associated with the house should be honored in its preservation. Therefore, the name Allen-Rademacher or Allen/Rademacher was used and remains in use today. The "Save the Allen/Rademacher House" Committee had been successful in convincing the City of Bend/Bend Development Board to give it time to raise funds and in-kind services and to develop a plan to incorporate the house into the Riverfront Connection Project. The City's project consisted of a number of elements, including a plaza, a walkway, a parking facility and other physical and design aspects. The bungalow, nearing its 85th birthday, sat at the edge of the \$2 million project. At this time, the Arts Society stepped forward with a proposal to use the house as an art gallery under a lease agreement with the City. One of the stated goals at that time was to place the house on the National Register of Historic Places.

During the preservation process, the Society reorganized and changed its name to the Central Oregon Arts Association (COAA). Over the next two years COAA focused entirely on the project. Approximately \$350,000 worth of volunteer hours, donated labor, material and funds went into the rehabilitation. This included more than 420 individuals and businesses who contributed time and materials. Numerous foundations made grants. The City of Bend contributed \$30,000 to the project, agreed to retain ownership of the building and to lease the house to COAA for use as an arts center for 20 years. On September 30, 1994 the Mirror Pond Gallery was born. Its primary use has been as a gallery, though it

⁸⁶ State Historic Preservation Office, State of Oregon, *State of Oregon Inventory of Historic Properties*, (State Historic Preservation Office, Salem, Oregon, 1984); State Historic Preservation Office, State of Oregon, *Oregon Inventory of Historic Properties, Historic Resource Survey Form: Deschutes County*, (State Historic Preservation Office, Salem, Oregon 1990). The H. E. Allen House received SHPO Inventory No. 126; Deschutes County, "Deschutes County Landmarks Commission Rating Sheet: H. E. Allen House," (Deschutes County Planning, Bend, Oregon, November 15, 1990); Freeman, Mike, "City of Bend Buys Mirror Pond Property," (*The Bulletin*, February 19, 1992), 1; Bend Development Board, "Minutes," February 15, 1991 - August 19, 1992, (Deschutes County Planning, Bend, Oregon); Potter, Elisabeth Walton, "Letter to Michael Hall," June 21, 1991, (Deschutes County Planning, Bend, Oregon); Hopkins, Mary, "Memorandum to Michael Hall," April 23, 1992; Hopkins, Mary, "Memorandum to Michael Hall," July 16, 1992, (Deschutes County Planning); Deschutes County Historical Landmarks Commission, "Minutes," July 22, 1993, (Deschutes County Planning, Bend, Oregon).

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has been used for receptions and other public events. In 1997 COAA became the regional arts council for Central Oregon. In 2001 the association's name was changed to Arts Central. It operates with a professional paid staff, with the Mirror Pond Gallery functioning under its "umbrella."⁸⁷

Conclusion

The Goodwillie-Allen-Rademacher House is significant under Criterion B for its close association with the life of Arthur Lawson Goodwillie, a founder of Bend, Oregon, and its first mayor during its emergence on Oregon's high desert. The Areas of Significance recognized by the National Register in which he contributed include Community Planning and Development, Commerce, Communications, Education, Industry, Politics/Government, and Social History. He stood at the forefront of the vast wilderness and took action for platting, incorporating and operating the tiny city. He established corporations to connect Bend to the outside world, by telephone and through a financial institution whereby industry and commerce could flow. His educated forward-looking mind came to the school board at an important juncture in its history. His leadership; his organizational, administrative and financial skills; and his knowledge and wisdom provided the vision, direction and guidance that were crucial to the fledgling city on one of the West's last frontiers at the turn of the twentieth century.

The house is also significant under Criterion B for its close association with the life of Herbert Engle Allen, an individual central to the early history of Bend and the region beyond. The Areas of Significance recognized by the National Register in which he contributed include Commerce, Education, Industry, Politics/Government, and Social History. He played a distinctively major role relative to others in his field through a life committed to excellence, affecting positively the timber and lumber industry, irrigation development, city government, the school system, civic organizations, and the community. Playing major roles in business and in the community, he helped place Bend into the greater economic, social and environmental context of the Northwest and the Nation. Though A. L. Goodwillie founded Bend, H. E. Allen adopted Bend—and Bend adopted H. E. Allen.

The house is also associated with Dr. Clyde Rademacher, a founder of Bend Memorial Clinic. Dr. Rademacher's vision and work resulted in the creation of Bend's first multi-specialty clinic and built a foundation for one of the region's premier medical facilities, today the largest and most respected firm of its kind in the region. That vision and toil by him and his fellow physicians planted the seed for the emergence of Bend as the largest center for medical and health services east of the Cascades.

In addition, the Goodwillie-Allen-Rademacher House meets Criterion Consideration B as a property removed from its original location because it is the surviving property most importantly associated with the significant individuals discussed above.

⁸⁷ Arts Central, "About Arts Central," (Arts Central, April 28, 2005). Arts Central began modestly in 1975 as a group of Central Oregonians united to form the Central Oregon Arts Society, a non-profit organization that supported the arts, served as a liaison to Oregon Arts Commission for the community, published a newsletter and arts directory, and founded two large annual celebrations of the arts in downtown Bend. Over the last decade, the Gallery has provided an opportunity for hundreds of emerging artists to show and sell their work. Numerous workshops, literary events, lectures, demonstrations, and public receptions have been held in the facility. The organization has been successful in receiving grant funding, publishing brochures, establishing partnerships, developing art programming for schools, and in saving another of Bend's landmarks, the Oregon Trunk Railroad Passenger Station (Depot), which now serves as the "Art Station," an art educational resource.

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“Lumberman Appointed to Advisory Council.” June 20, 1927. p. 1.

“Lumberman’s National Bank to Open Its Doors Monday; Directorate Is Announced.” June 25, 1927. p. 1.

“Lumber to Build: Pilot Butte Sawmill Is Now in Full Operation.” May 13, 1904. p. 1.

“Magnitude of Operations Seen, Output of Sawmills Here Large, 1,000 Employed by Company.” August 28, 1923. p. 1.

“Maj. Rademacher Gets Bronze Star.” September 17, 1945. p. 1.

“Management Change in Mill Here Reported.” May 3, 1955. p. 1

“Many Organizations Are Strong in Bend.” July 2, 1912. p. 3.

“Many Tributes Are Paid Allen.” October 30, 1929. p. 1, 5.

“Mill Company Buys Timber.” May 6, 1926. p. 1.

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“Mill Operation Will Continue to Extent That Market Demand Permits, Declares H. K. Brooks.” December 10, 1920. p. 1.

“Mill Tests Wood Waste By-Product.” January 9, 1922. p. 1, 4.

“Mills Tender Large Bonus to Employees.” August 26, 1920. p. 1

“Mill to Use Three Shift System Soon.” March 25, 1920. p. 1.

“More Than \$100,000.” January 6, 1905. p. 1.

“New Bank for Bend.” July 8, 1904. p. 1.

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“New Books for School Library.” October 7, 1904. p. 4.

“New Brooks-Scanlon Mill Announced: Company Officials in Conference, Reach Decision to Double Output of Lumber Now Possible At Plant.” August 26, 1922. pp. 1, 4.

“New City Hall to Open Monday.” April 28, 1939. p. 1.

“New Company Formed.” March 29, 1911. p. 1.

“New Council Is Surprise of Election.” November 4, 1920. pp. 1, 8.

“New Logging Engine Here.” July 2, 1922. p. 1.

“Officials of City Feel Allen’s Loss Keenly.” October 31, 1929. p. 1, 3.

“1465 Men Affected By Mill Wage Boost; Adds \$9156.25 to Amount Circulated Here.” June 12, 1922. p. 1.

“Organize Commercial Club.” December 20, 1907. p. 1.

“O’Kane Now Alderman.” January 27, 1905. p. 1.

“Our Own Election.” December 1904. p. 1.

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“Pioneer Club Will Disband Members Vote.” May 13, 1924. p. 1.

“Plan for Institute: Commercial Club Meets.” April 13, 1906. p. 1.

“Power Plant for Bend.” January 6, 1909. p. 1.

“Progress of Improvements.” April 15, 1904. p. 1.

“Pushing the Work.” September 23, 1904. p. 1.

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“Real Estate Is Up.” December 9, 1904. p. 1.

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“Republicans Ahead.” June 10, 1904. p. 1.

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“Schools Rate Next to Top.” September 5, 1930. p. 1.

“Settlers Ask Help of Club in Irrigation.” December 2, 1920. p. 1.

“Shevlin-Hixon Cut In March Is New Record.” April 4, 1922. p. 1.

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- "Shevlin-Hixon President Dies: Frank P Hixon Victim of Heart Attack." October 26, 1931. p. 1, 6.
- "Shevlin-Hixon Sells." November 22, 1950. p. 4.
- "Shevlin-Hixon Sells to Brooks-Scanlon: All Properties in Deschutes County in Deal." November 21, 1950. p. 1, 5.
- "State Board's Visit." June 3, 1904. p. 1.
- "The Bend Bulletin Shevlin-Hixon Special." March 19, 1923. pp. 1-8.
- "The City of Bend." November 4, 1904. p. 1.
- "The Emblem Club." May 23, 1924. p. 4.
- "The Shevlin-Hixon Company Plant on the Deschutes at Bend." March 19, 1923. pp. 1-8.
- "Timber Is Held Along Highway." August 26, 1920. p. 1
- "Tourist Business for Midstate Shows Gain: Totals for 1929 Set High Mark for All Times." January 1, 1930. p. 1
- "Townsite Deal Goes Through." March 3, 1911. p. 1
- "Townsite Is Sold." June 21, 1907. p. 1.
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- "Two Councils Agreed Upon Bend Budget." November 18, 1920. pp. 1, 8.
- "Two Directors Will Be Named." May 17, 1927. p. 1.
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- "Union District Bonds Carried By 16 Majority." February 11, 1924. p. 1.
- "Union District Is Created By Voters' Action." January 5, 1924. p. 1.
- "Varied Club Activity Planned, Explains Year's Work Program." January 13, 1926. p. 1.
- "Very Quiet Election." December 6, 1907. p. 1.
- "Vital Statistics In Lumber Prove of Value to Producers." January 23, 1922. p. 4.

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- "Water, Light and Power Company." November 11, 1904. p. 4
- "Water On Desert." May 13, 1904. p. 1.
- "Who Shall Be Taxed." February 24, 1905. p. 1.
- "Will Issue Patents." December 13, 1907. p. 1.
- "Will Sell Its Plant." July 19, 1907. p. 1.
- "Work On Mill Goes Forward; Site Prepared." October 10, 1922. p. 1.

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- . "Downtown Plaza Park Plan Ruffling Merchants' Feathers." n.d. *The Bend View*. Mirror Pond Gallery File. Bend, Oregon.
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Goodwillie-Allen-Rademacher House
Name of Property

Deschutes County, Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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Goodwillie-Allen-Rademacher House
Name of Property

Deschutes County, Oregon
County and State

10. Geographical Data

Acreeage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 635066 4879678
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____

4 _____

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Michael Hall, consultant

organization _____ date February 2006; revised March 2007

street & number 134 S.W. H Street telephone 541-475-6020

city or town Madras state Oregon zip code 97741-1131

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

name City of Bend

street & number 710 N.W. Wall Street telephone 541-388-5505

city or town Bend state OR zip code 97701-2713

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

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

Goodwillie-Allen-Rademacher House
Name of Property

Deschutes County, Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

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Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

The property is located in Township 17S, Range 12E, SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 32; part of lot 6 in Block 3 and part of lot 1 in Block 4, Plat of Bend as platted in 1904; and in Deschutes County Tax Assessor Map 171232 BD 05000.

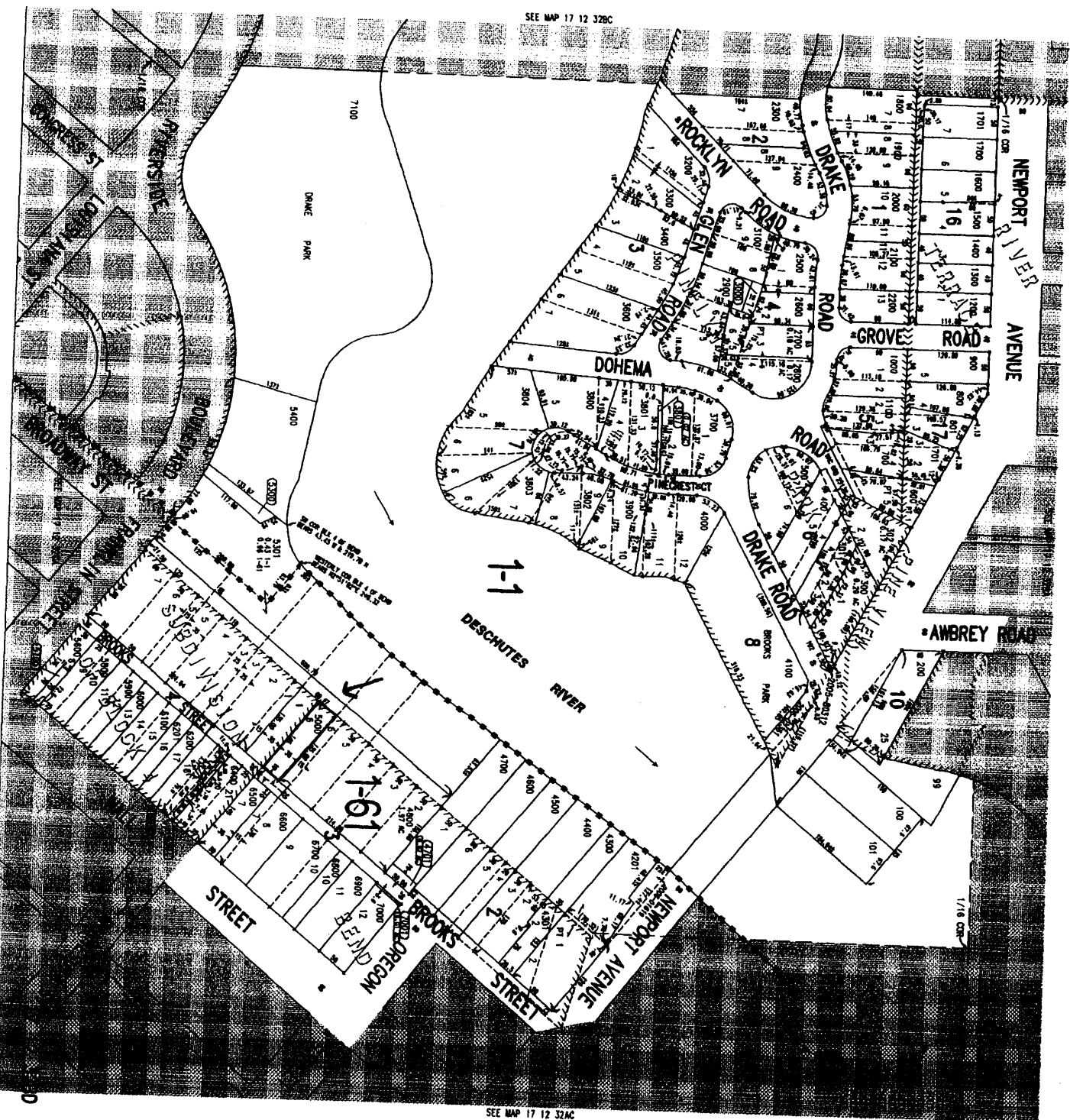
BOUNDARY JUSTIFICATION

The boundary encompasses but does not exceed the full extent of the resource. The nominated property is that site that has been occupied by the Goodwillie-Allen-Rademacher House since being moved 50 feet from the adjacent tax lot (4900) in August 1993.

Allen-Rademacher House
Bend, Deschutes County, Oregon

Tax Assessor's Map

171232 BD 05000



SE1/4 NW1/4 SEC. 32 T. 17S. R. 12E. W.M.
DESCHUTES COUNTY

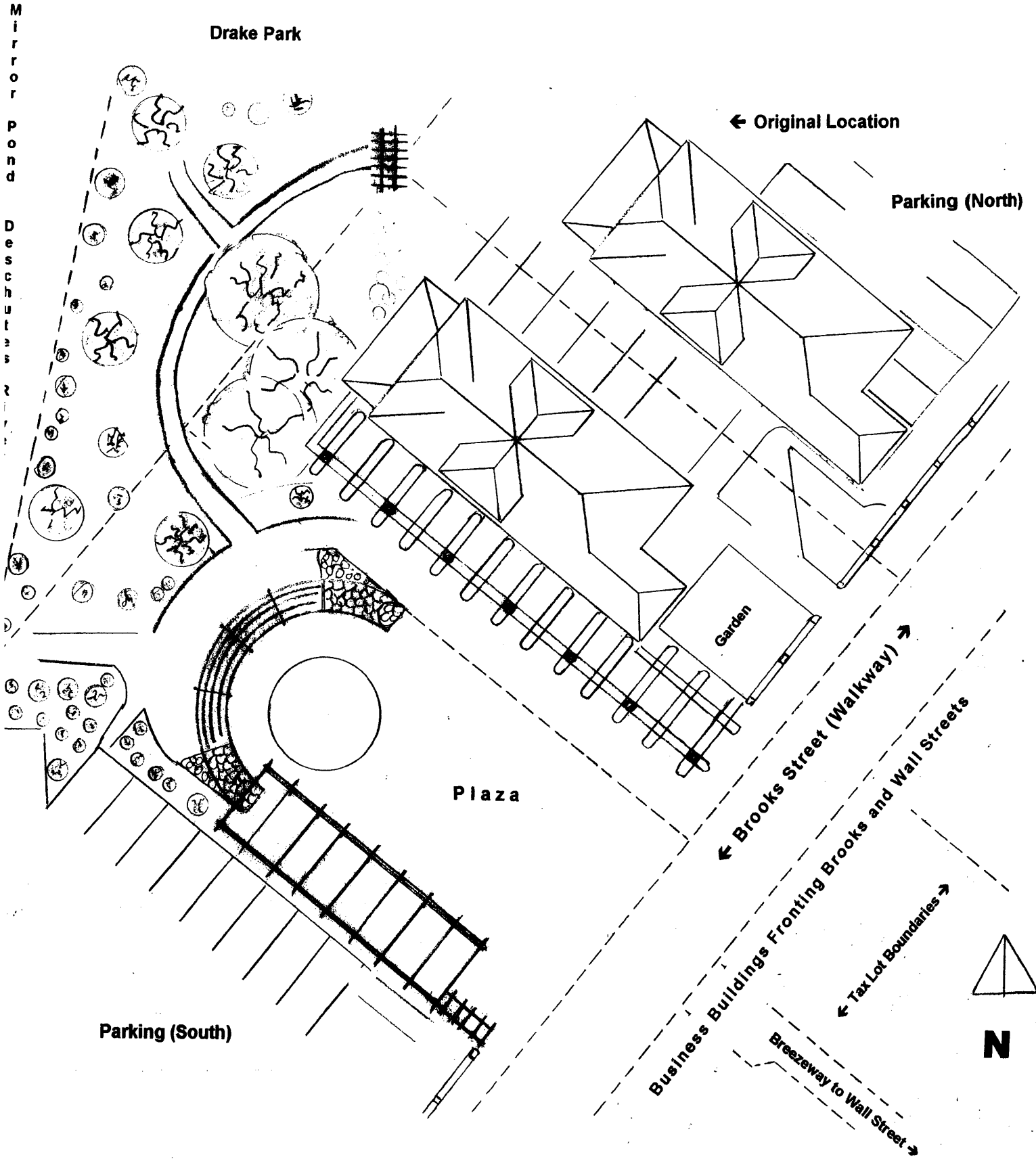
1" = 100'

17 12 32BD

and Nos.

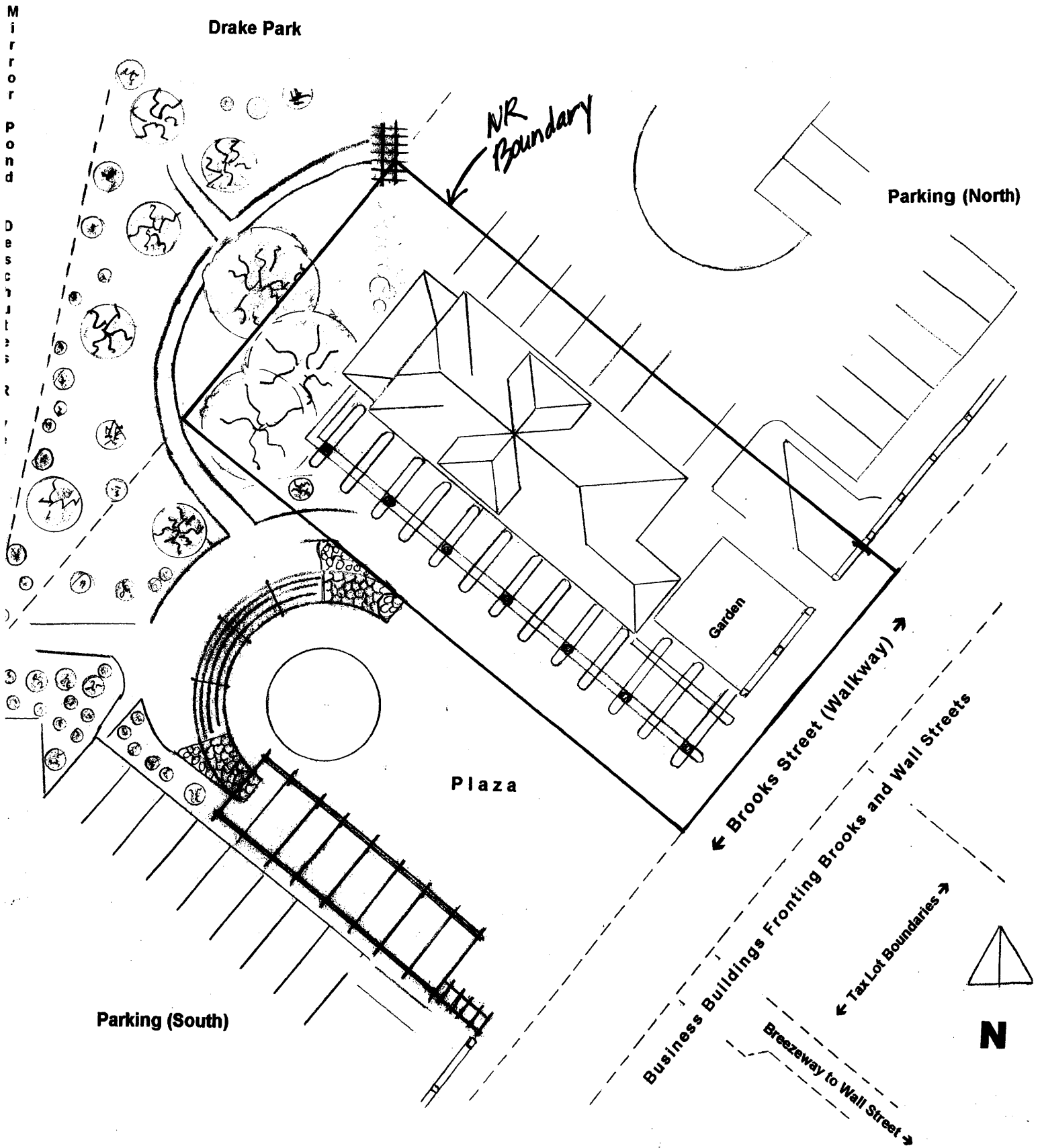
**Allen-Rademacher House
Bend, Deschutes County, Oregon**

Site Plan Sketch — With Original Location

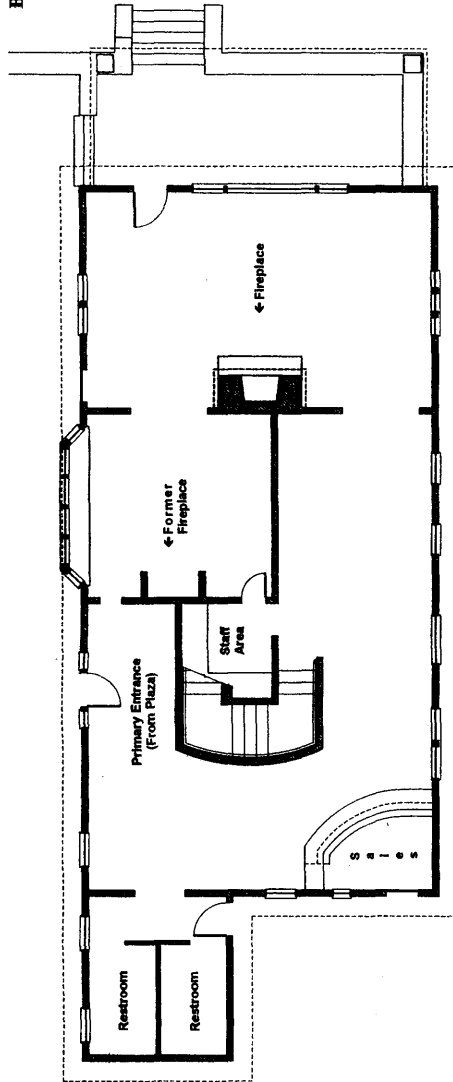


**Allen-Rademacher House
Bend, Deschutes County, Oregon**

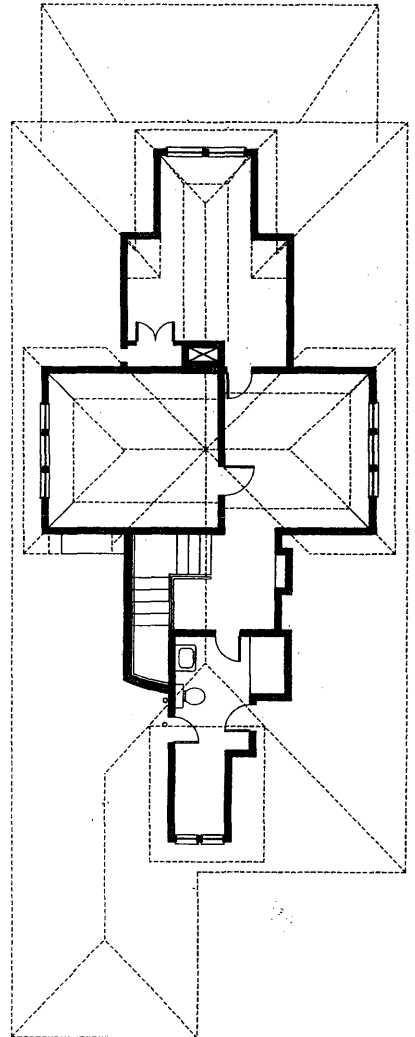
Site Plan Sketch with Boundary



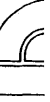
Allen-Rademacher House
Bend, Deschutes County, Oregon
Floor Plan Sketch



FIRST FLOOR PLAN
Gallery / Exhibit Space (Except as Noted)

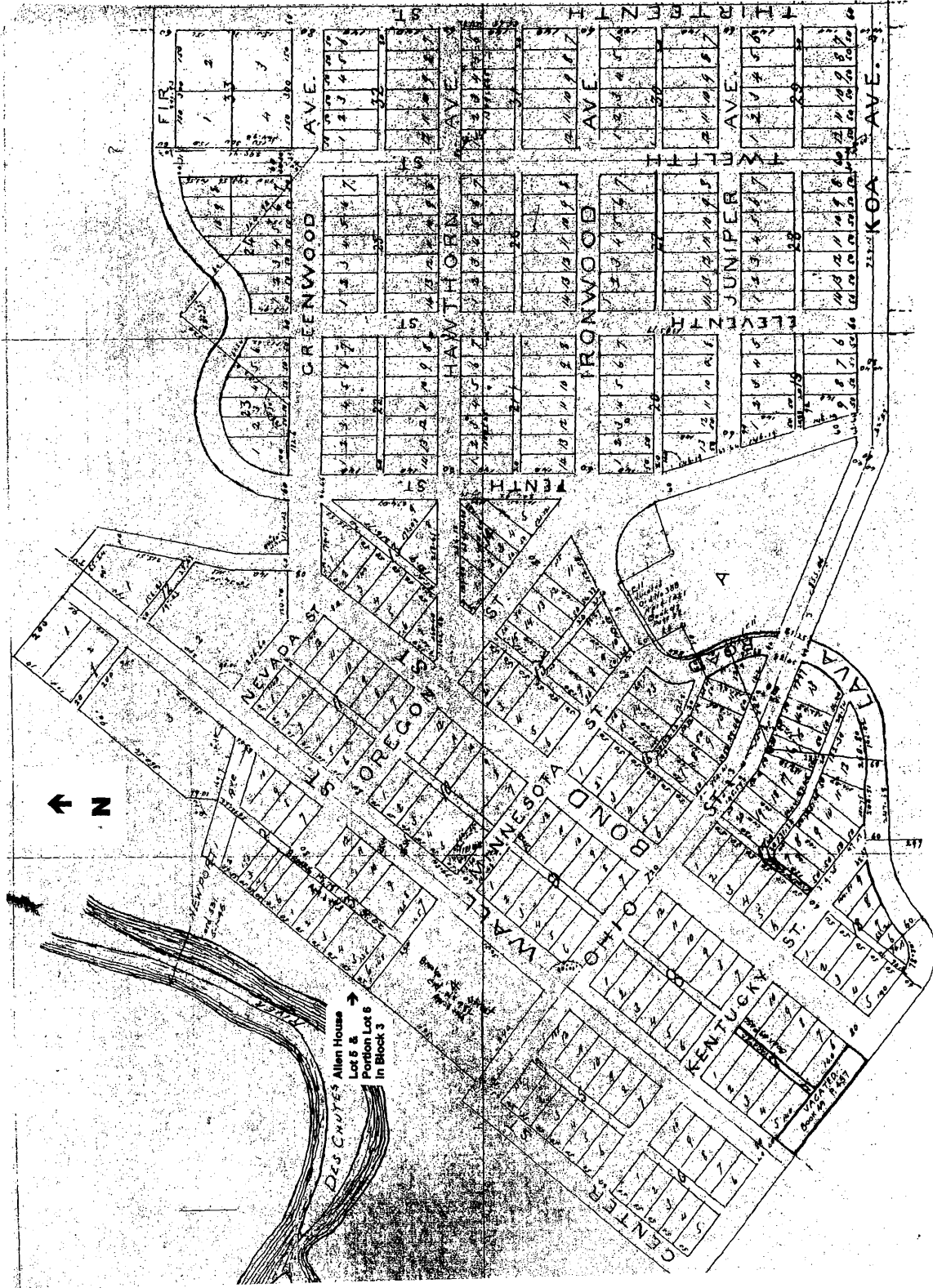


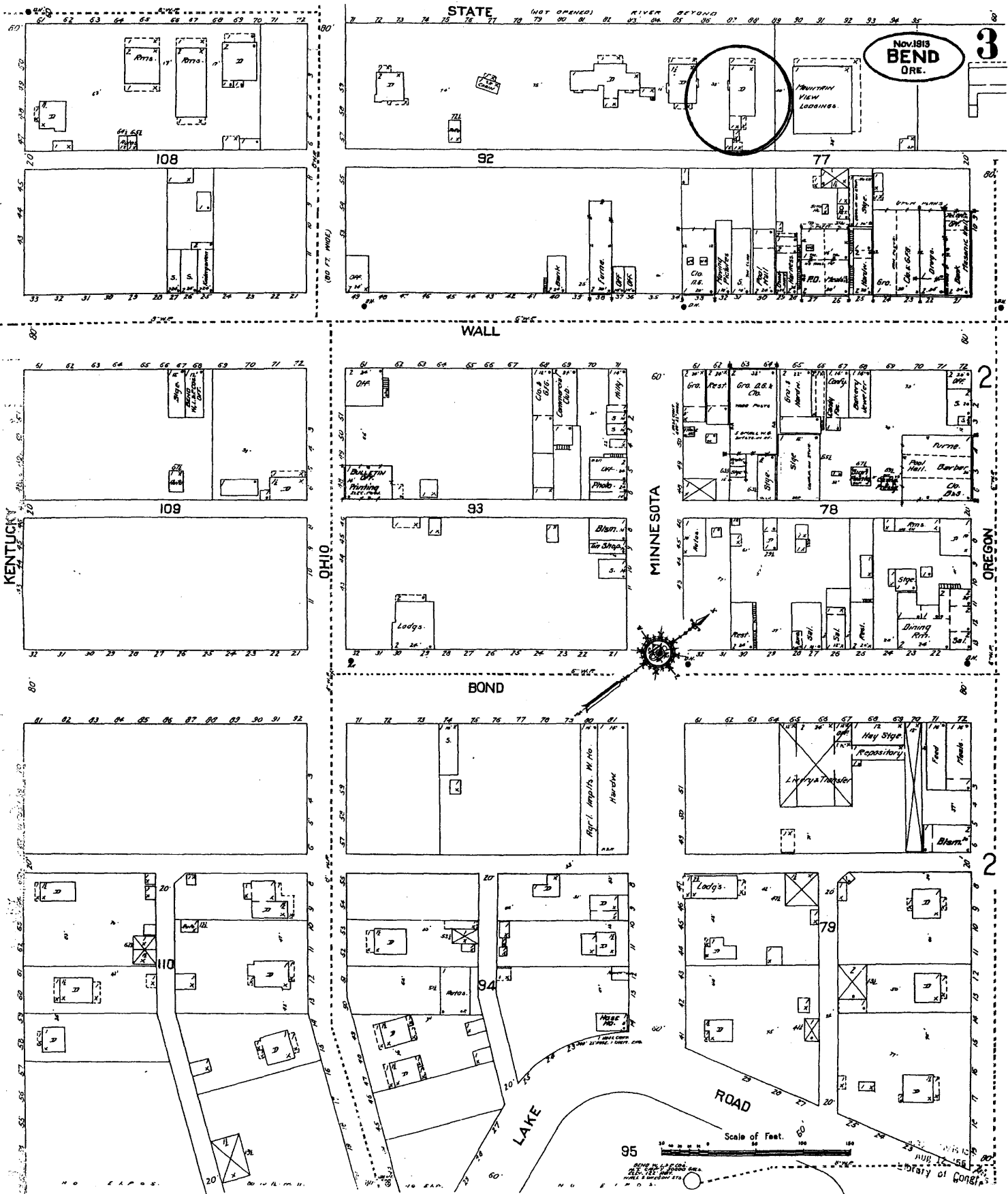
SECOND FLOOR PLAN
Office Space and Restroom



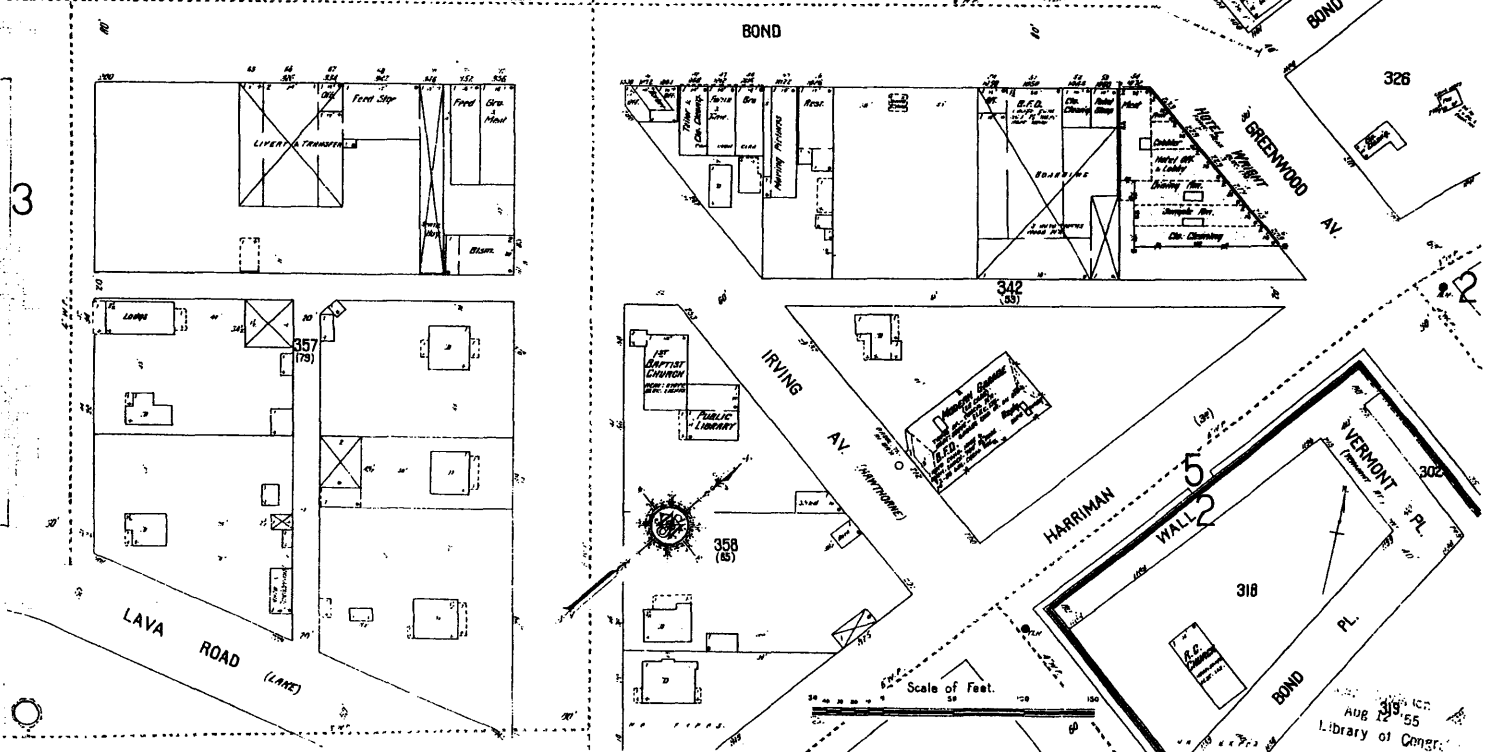
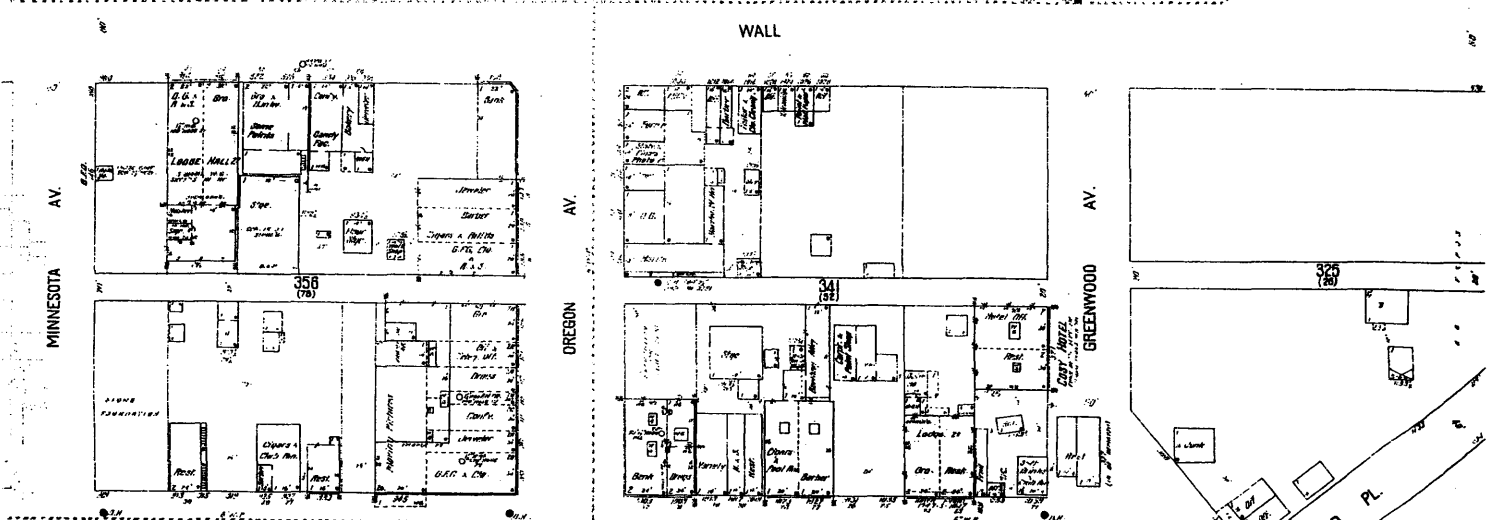
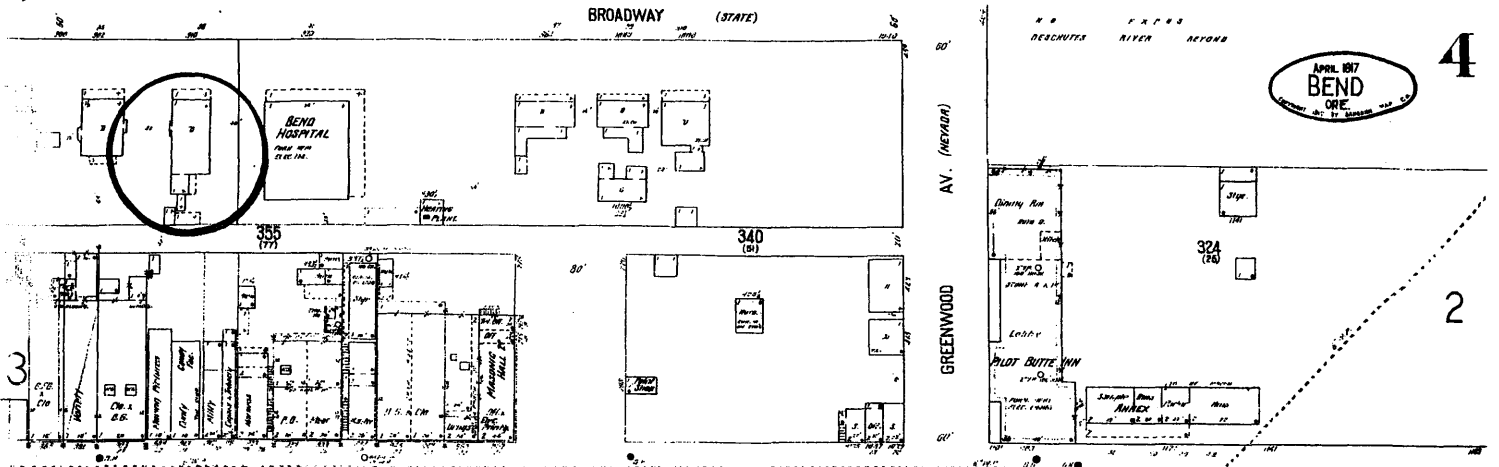
**Allen-Rademacher House
Bend, Deschutes County, Oregon**

**The Townsite of Bend
(Plat of Bend)
May 31, 1904
A. M. Drake, President
Pilot Butte Development Company**

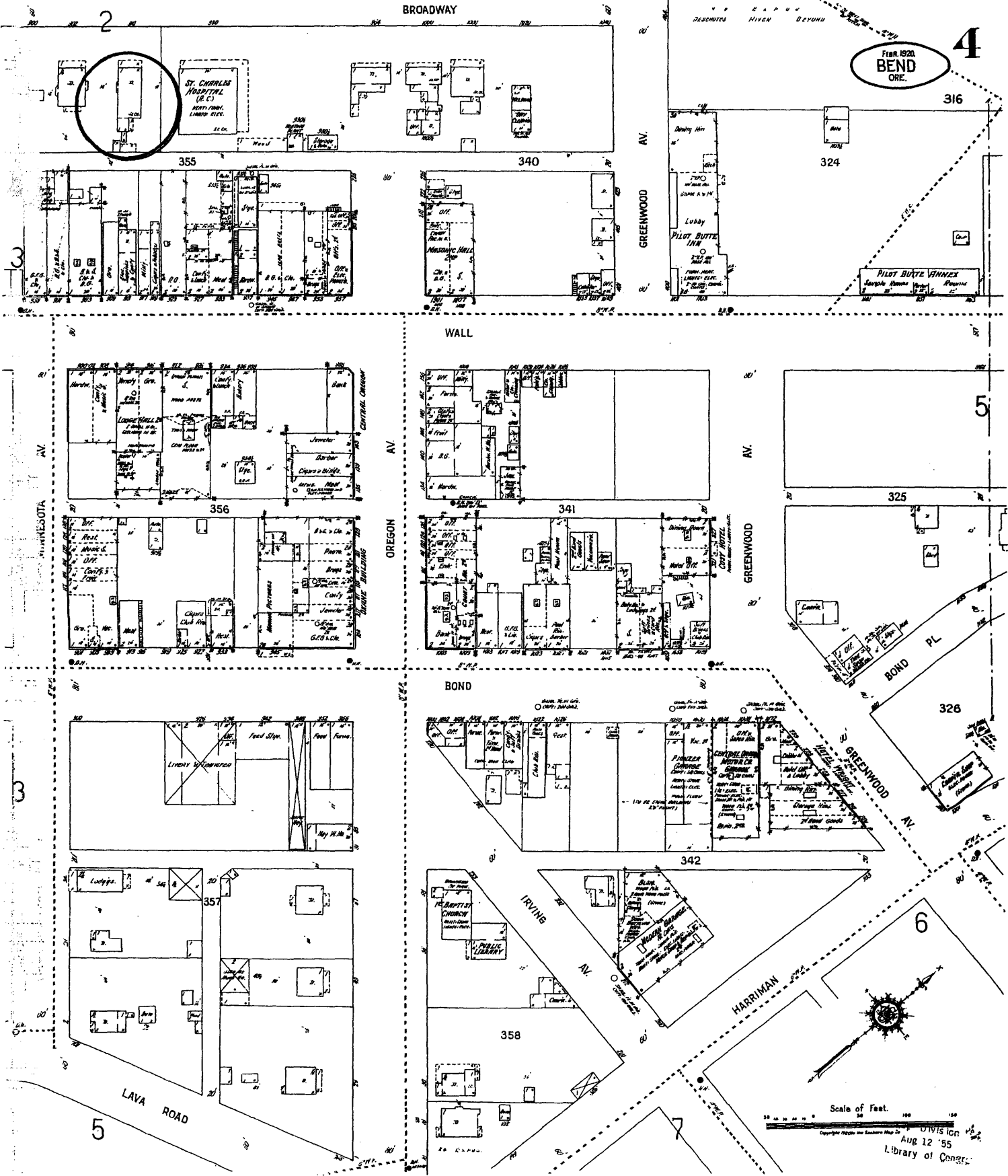




Sanborn 1913



Sanborn 1917



FEB. 1920
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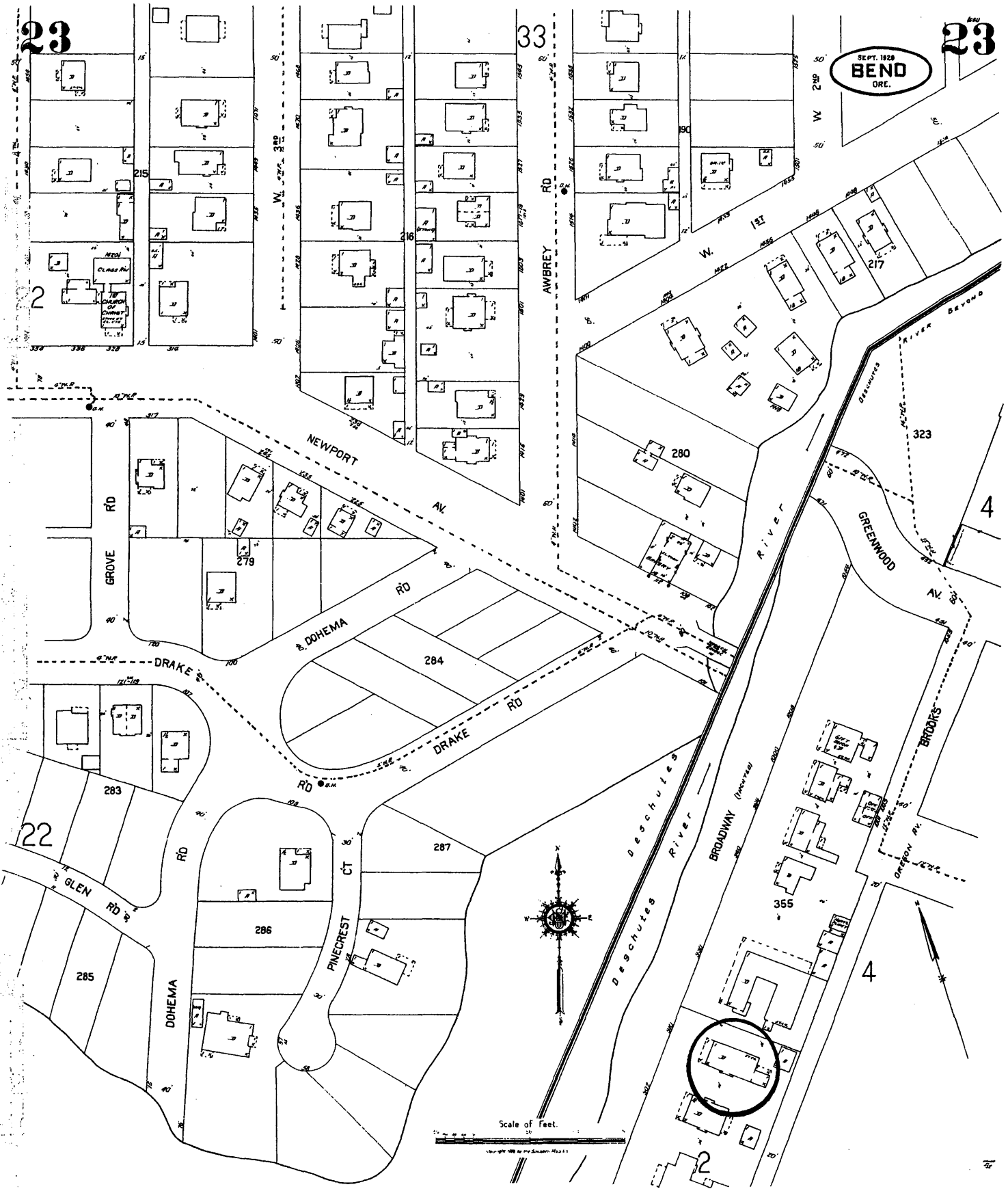
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Scale of Feet.
0 50 100 150

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Herbert Engle Allen

Who's Who In Oregon, 1929-1930 *Biographical Dictionary of Men and Women Who Are Building a State*

WHO'S WHO IN OREGON

23

ALLEN

- yrs., Ia., Ill., Ida., supt.-dean, Epworth League Inst.; organizer-pres., Meth. Camp Ground Assn., E. Ore.; Mason; Lions; Grange; comml. Club. Address: Bend, Ore.
- ALEXANDER, Charles, writer; b. South Dakota, Oct. 27, 1897; to Ore. 1901; m. Margaret Elizabeth Anne Smith, Jan. 12, 1917; children—Larry, Chloris, Ardys. Author: "The Fang in the Forest," "The Splendid Summits," "Bobbie, a Great Collie," 50 magazine stories, O. Henry Memorial Award, prize short story, 1922. Elks. Address: Ringneck Ranch, Albany, Ore.
- ALEXANDER, George Forrest, lawyer; b. Gallatin, Mo., Apr. 20, 1882; to Ore. Apr., 1912; U. of Mo., 1905; m. Lola Mae Surface, Apr. 27, 1907; children—Joshua W., Lillian Frances Julia Jane, George Forrest; U. S. marshal for Ore., 1917-21; city atty., Gallatin, Mo.; Ore. Bar Assn.; Mult. Co. Bar Assn.; Shriner, B. P. O. E.; W. O. W.; Artisans. Demo. Christian ch. Address: 102 Laurelhurst Ave., Portland, Ore.
- ALEXANDER, Lewis H., banker; b. Mona, Ia., Sept. 8, 1884; m. Alice L. Hume, June 20, 1910; children—Grant H.; pres. bk. of Sellwood, sec.-treas. Ore. Worsted Co.; A. F. & A. M.; I. O. O. F. Repub. Meth. Address: 1635 E. 13th St.; home: 520 Flavel Ave., Portland, Ore.
- ALLEN, Alice Benson; b. Deer Island, Ore.; m. James George Beach, 1909; m. Pat Herbert Allen, 1920; children: Esther Beach Allen, Benson Beach Allen. U. of Berlin; Stanford U. Pres. Natl. League for Woman's Service, Great War; Pres. Ore. Woman's Golf Assn., 1926-28; Portland and Waverley Golf Clubs. Epis. Address: 290 Vista Ave., Portland, Ore.
- ALLEN, Albert Cooper, author, horticulturist; b. Nashville, Tenn., June 18, 1875; to Ore., Feb., 1904; U. of Utah; m. Bessie McCann, 1927; children—Mary Allen, Albert C.; commr. Ore. St. Bd. of Hort.; Spanish Am. War Vet.; Repub. Prot. Address, Medford, Ore.
- ALLEN, Alton Corell, atty.; b. Beaverton, Ore., Oct. 21, 1883; L. L. B., U. of Wash. 1910; B. P. O. E.; Mason; Royal Arcanum. Repub. Prot. Address: 712 Swetland Bldg., Portland, Ore.
- Assn.; economist, author, administrator; U. S. Forest Service, 1899-1909; dist. forester, Ore., Wash., Alaska. Repub. Address: 511 Spalding Bldg., Portland, Ore.
- ALLEN, Eric W., prof. journalism; b. Appleton, Wis., 1879; to Ore. 1912; A. B., U. of Wis., 1901; m. Sally Elliott, 1907; children—John Elliott, Robert Kimball, Elizabeth, Eric W., Jr.; dean Sch. of Jour., U. of O. Past natl. hon. pres. Sigma Delta Chi.; Delta Ipsilon; Repub. Unitarian. Address: 2239 Birch Lane, Eugene, Ore.
- ALLEN, Eleanor Waggoner, writer; b. Corvallis, Ore., Nov. 17, 1896; O. S. C.; Am. Lit. Assn.; Beaux Arts Soc.; published 200 verses; in leading anthologies; number verses set to music. Repub. Presbyn. Address, 319 Platt Bldg.; home: 215 N. 20th St., Portland, Ore.
- ALLEN, Floyd Wesley, consulting engr.; b. Mattoon, Ill., Apr. 1, 1887; to Ore. May 1, 1919; Park Inst., Pa.; U. of Wash.; m. Elsa L. Thedurga, 1912; children—Arthur, Louise, Elizabeth, Robert. Chief dep. engr. King co., Wash.; N. W. Soc. Highway Engrs.; Ore. chapter Am. Assn. of Engrs.; W. O. W. Address: Railway Exchange Bldg.; home: 596 E. 28th St. N., Portland, Ore.
- ALLEN, Herbert Engle, lumberman; b. Portland, Ore., Oct. 1, 1885; m. Alice Wilson, Sept. 10, 1908; children—Harlow Engle, Jean, Margaret. Asst. mgr. Brooks-Scanlon Lumber Co.; Bend city council, 1910-15; 1 yr. mayor Bend; C. of C. pres., 1924-25; bd. dir., 1921. Mason; B. P. O. E. Repub. Epis. Address: 910 Broadway, Bend, Ore.
- ALLEN, John Earl; b. Detroit, Mich., July 25, 1895; to Ore., 1912; m. Eva M. Paisley, July 5, 1916; children—Violet. Sales mgr.; A. F. & A. M.; B. P. O. E.; Am. Legion; C. A. C.; World war. Repub. Prot. Address: 210 Oregon Bldg., Portland, Ore.
- ALLEN, John Frederick, pharmacist; b. Corvallis, Ore., Apr. 27, 1875; O. S. C., 1895; m. Mary Ellen Frances, Dec. 26, 1927; children—Arthur, Francis John Frederick. Mason; K. T.; Shrine; Clubs: C. of C., Rotary. Repub. Epis. Address: Corvallis, Ore.

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National Park Service

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PHOTOGRAPHS

Photographer: Michael Hall, consultant

Date of Photographs: November 2005

Location of negatives: 134 SW H Street, Madras, OR 97741

1. Front facade/west elevation. View of front facade, looking east from Drake Park near Mirror Pond. Note low massing and landscaping in front of front porch.
2. Front facade/west elevation. View of front facade, looking east from Drake Park near Mirror. View from southwest, looking northeast. Excellent view of low massing and overall connection to landscaping and plaza, with pergola in background. Also note landscaping around house and pines in park in front of structure.
3. Similar to number 2. Slightly different perspective.
4. Front facade/west elevation. Close up of front porch, column, front door and window and dormer. Note roof line and dormer's clean line.
5. Southwest corner, looking northeast. On left view of front porch. Center and on right pergola. Note columns and extension of wall that connects house to park, pergola and plaza.
6. Southeast corner on right, showing terrace wall that "holds" plaza walkway on southwest corner of structure.
7. South elevation, showing pergola, masonry, plaza area which includes steps into Drake Park. In addition, note dormer and three chimneys. Fourth chimney on far right is another building in the background on Wall Street. Bay window is peaking out just under dormer and behind column.
8. View of south elevation, looking north. Parking in foreground is some distance away, is sited lower in elevation than the house and is sheltered by the stone wall and a second matching pergola that is sited across from the other on the south edge of the plaza area. This is the section of the parking area closest to the business buildings and the plaza walkway. This provides a nearly full view of the second matching pergola.
9. A second view of south elevation, looking north. Same parking facility, but this is the section closest to the park. Note rock wall and landscaping providing shelter, along with huge pine trees.
10. Large plaza area on south/southeast of building, looking west/northwest. View shows pergola and columns, seating benches—one which includes masonry used to shelter and enhance horizontal massing of structure, a bike parking element, the pavers design in the plaza area, and the huge pines in background standing between house and Deschutes River / Mirror Pond.

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11. A view of the connected and adjoining pergola constructed of heavy members and sitting parallel to the house which creates a porte-cochere. This view is from the eastern end looking west toward the park. As can be seen on the right, it is extended beyond the rear wall of the house and is connected to the edge of the plaza walkway. The walkway's boundary is defined by the brick column in the bottom right-hand corner. To the left is an open plaza area.
12. Same as number eleven (11), but slightly higher, giving somewhat greater perspective of towering pine along west elevation (front facade). In both number 10 and 11 one may see the difference in pavers, one style defining the area under the pergola, another defining the plaza area. Both photographs also provide detail of tapered columns.
13. South elevation looking westward. View includes pergola and a column, bay window with a bracket support, new door with five-light side lights, and the straightforward and clean hip dormer on this elevation, with the volcanic tuff chimney to the large fireplace. A sign is mounted on the beam and a banner "Arts Central" hangs from the member.
14. Rear facade/east elevation on *left*, with north elevation on right. This view is from plaza walkway from just beyond the northeast corner of the house looking southwest. Note extension of building with alcove area in which there is a garden. The rear shed dormer, along with the hip dormer on the north elevation, are seen. Also, note the brick wall of the walkway with columns. In background, again, are the large pine trees.
15. A view of the fenced garden from the northern elevation. Above is the pergola with a gallery sign. The house is just out of the picture to the right. On the left and beyond the pergola are business buildings on the east side of the walkway.
16. North elevation. This, the most "urban" facade, shows the clean, unadulterated roof and dormer lines, fenestration arrangement, and automobile proximity. Similar to number 17, though front porch roof may be seen better in this photograph.
17. Same as number 16, though the east end is better shown.
18. From interior. Front facade looking out window to west toward Drake Park and Mirror Pond (Deschutes River). Adjacent to the front door and centered in the facade is a three-part grouping around a large "picture" window, with the center one approximately twice the width of the two flanking it, highlighted by leaded glass in a diamond and obelisk arrangement all surrounded by wide moldings and separated by a wide mullion. Note back of front porch's rock wall and columns.
19. New entrance on south elevation, featuring glass door and five-light sidelights (left).
20. Massive volcanic tuff fireplace in former front/living room (used as art display area).
21. This view shows beamed ceiling in former front/living room area.
22. Window treatment and ceiling beams in former front/living room area with art displayed. Looking south, with fireplace just to left out of picture, front door just to right out of picture.

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23. Photograph shows widening of doorway to facilitate better traffic flow and to assist in visual security monitoring of premises. View from front/living looking toward rear of house and directly into the former dining room. In background is a secondary fireplace opening no longer operable, but shelving has been installed for display purposes. Note high wainscoting paneling in room.
24. View looks from sales counter in northeast corner to front of house, again showing widened doorways and art.
25. View from front/living room looking toward rear of house with sales counter in background. Fireplace is just to the right of where picture was taken from. Note hardwood floors, lighting and display items.
26. View looking east directly at center of plaza from Drake Park . House is on left (pergola). On right is the second pergola. In the background are the business buildings fronting the area. The breezeway is centered in the background past the FedEx truck. Not symmetry of plaza, including rock wall, pergolas, lights, steps elements, etc.
27. View from same angle as number 26, though taken from a deeper point in Drake Park that provides a wider perspective.
28. View of front of house with pathway leading around from plaza area on the right to arbor and north parking area on the left.
29. Similar view as number 28, though a slightly more direct view of house.
30. Photographs 30-34 are view of the southwest region of the house, in particular the rock wall coming off the front porch and connecting to the first pillar of the pergola. This first picture is an angled look from a southwest point looking northeast. The mortar-less construction techniques replicating the original style can be seen in the wall. Coming out from the front porch, it makes a 90-degree turn to meet the first pergola pillar.
31. This taken just to the right from site of number 30. This picture shows a variety of simple natural elements coming together to produce a complexity of textures, lights and shadows, interest and insight.
32. This taken just to the right from site of number 31 and up the ADA ramp (note railing). Looking out beyond the southern wall in the foreground, the connection to the first (corner) pillar of the pergola is seen; still farther is the front porch roof and support; above is the large timbering beam supporting the pergola; on the far left below the tree is Mirror Pond created by the damming of the Deschutes River.
33. This photograph looks east toward Mirror Pond on the south elevation. The rock wall is the front of the front porch. Pavers run to the deck of the front porch.
34. This picture is taken of the same corner as that in number 33, though from the deck of the front porch. Note deck boards, then pavers. Steps on right descend into Drake Park from front porch. Note column supporting the secondary hip roof over the front porch.

Goodwillie-Allen-Rademacher House
Name of Property

Deschutes County, Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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National Park Service

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35. This view taken from the front porch near the steps into Drake Park, shows a pergola beam, columns, plaza, ADA ramp and steps to park.



Goodwillie -

Allen Rademaker House - Deschutes County, OR

11/1



Goodwill -

Allen - Rademacher House Deschutes County, OR # 2



Goodwillie-

Allen-Rindeman, House Deschutes County, OR #3



Goodwillie -

Allen Baden made house Deschutes
County, OR = 4/1



Goodwillie-

Allen-Rademacher House Deschutes County, OR

#5



Goodwillie-

Allen-Rademacher House Deschutes County, OR #16



MIRROR POND GALLERY

ARTS CENTRAL

Goodwillie-

Allen-Rademacher House Dr. Schuette's County, OR # 7



Goodwillie-

Allen-Rademacher House

Dorchester County, OR

#1 E



Goodwillie-

Allen-Rademacher House

Deschutes County, OR

#19



Goodwillie-

Allen-Rademacher House Deschutes County, OR #10



Goodwillia

Allen-Rademacher House.

Deschutes County, OR

#11



Goodwillie-
Allen-Redemacher House. Deschutes County, OR

#12



MIRROR POND GALLERY

ARTS CENTRAL

MIRROR POND GALLERY

Goodwillie -
Allen-Rademacher House. Deschutes County, OR #13



Grudwillie-

Allen-Rademacher House. Deschutes County, OR #14

MIRROR POND GALLERY



Goodwillie-
Allen-Rademacher House. Deschutes County, OR. # 15



Goodwillie -
Allen-Rademacher House, Deschutes County, OR #16



Goodwillie -
Allen-Rademacher House. Deschutes County, OR #17



Goodwillie—

Allen Ratenmacher House, Deschutes County OR #18

Exit



Goodwillie-

Allen-Rademacher House, Deschutes County, OR

19



Goodwillie -
Allen - Radenacher House. Deschutes County, OR #20



Goodwillie -

Allen - Rademacher House. Deschutes County, OR

#21



Goodwillie
Allen-Rademacher House. Deschutes County, OR #22



Goodwillie -

Allen-Rademacher House. Deschutes County, OR

#23



Goodwillie -

Allen-Rademacher House - Deschutes County, OR

#24



Goodwillie -

Allen - Rademacher House. Deschutes County, OR #25



Goodwillie -

Allen - Rademacher House

Deschutes County, OR

#26



Goodwillie -

Allen Radmacher House.

Deschutes County, OR

#27



goodwillie -

Allen-Radomarin House.

Deschutes County, OR

#128



Goodwillie -

Allen - Rademaker House. Pasquotank County, CP

4/29



Goodwillie -

Allen-Rademacher House.

Doschute County, OR

#130



Goodwillie -

Allen - Rademaker House. Dechutes County, OR

#131



Goodwillie -
Allen-Rademacher House. Deschutes County, OR #32



gradwillie -

Allen-Rademacher House. Deschutes County, OR

33



Goodwillie -
Allen-Rademacher House, Deschutes County, OR #34



Goodwillie -
Allen-Rademacher House, Deschutes County, OR. # 39

**Allen-Rademacher House
Bend, Deschutes County, Oregon**

Members of the Bend Emblem Club waiting for a staged train holdup in 1913. Participants left to right are: George Jones, George Palmer Putnam, Harper Skuse, *Herbert E. Allen*, John Steidl, Ward Coble, Vernon Forbes, J.P. Keyes, Clyde McKay and Tom Foley. —DCHS # 27345



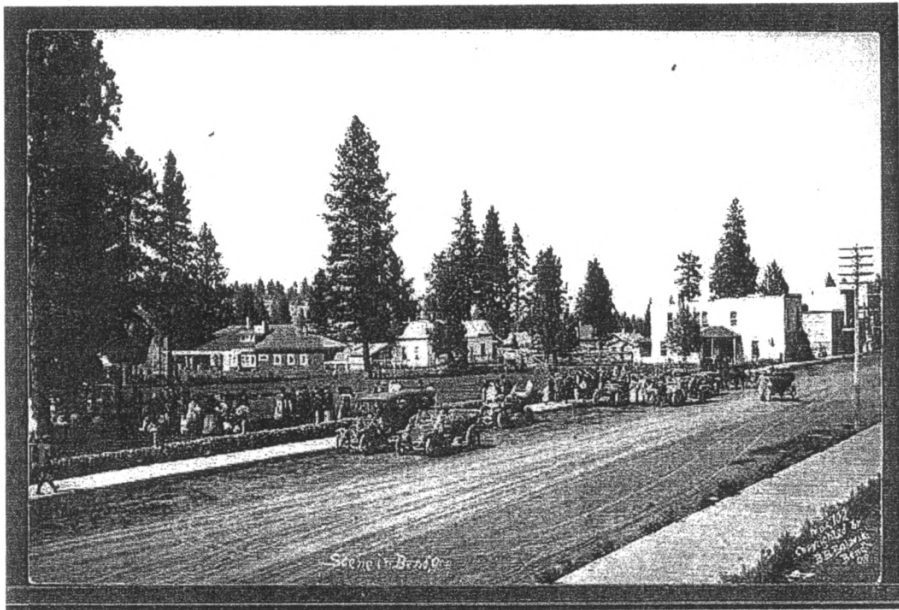
**Allen-Rademacher House
Bend, Deschutes County, Oregon**

1923 Party at Otis Lamers. Herbert E. Allen on top row, far right, white cap.
—Jim Lamars Collection



**Allen-Rademacher House
Bend, Deschutes County, Oregon**

Early photo of Wall Street. Allen House can be seen in background.



Number 11

Spring 1991

DESCHUTES COUNTY



Founded 1975

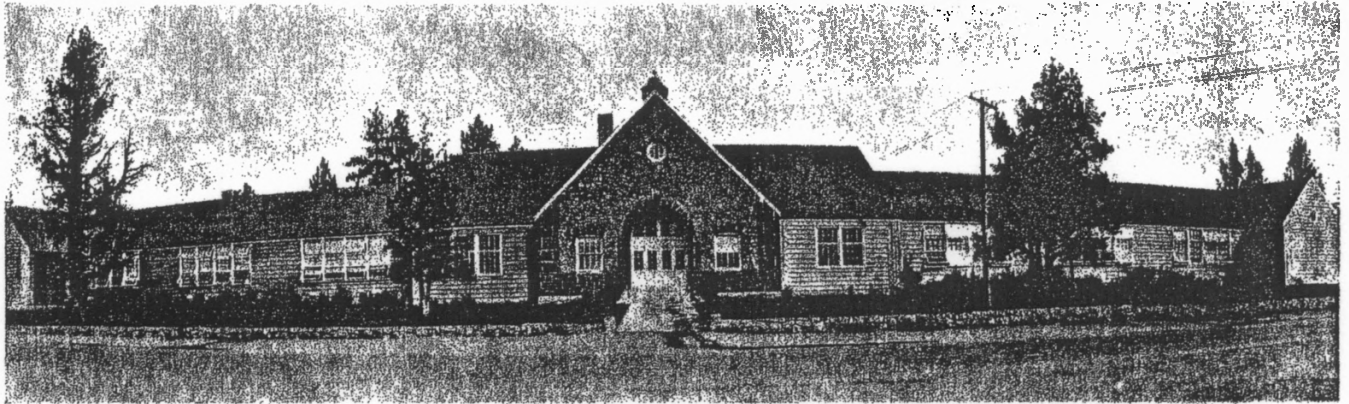
DESCHUTES COUNTRY



HERBERT E. ALLEN

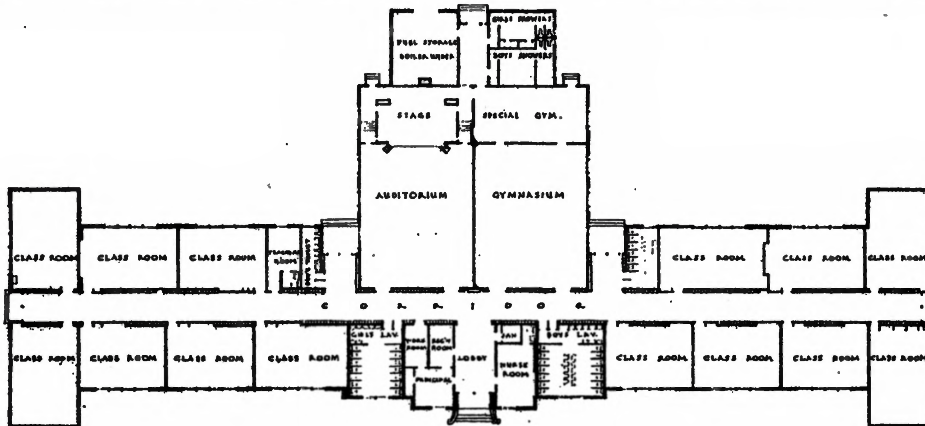
**Allen-Rademacher House
Bend, Deschutes County, Oregon**

Allen School



EAST SIDE GRADE SCHOOL, BEND, OREGON.

Architect, HOLLIS JOHNSTON of JOHNSON, WALLWORK AND JOHNSTON, Portland



*14 Classrooms; Auditorium; Gymnasium; Teachers' and Nurses' Rooms; Principal's Office.
Built 1931. Cost \$73,358
Cost per sq. ft. \$2.65
Eliminating auditorium and gymnasium
cost per room estimated to be \$3,500 to \$4,000*

**Allen-Rademacher House
Bend, Deschutes County, Oregon**

—DCHS # 3076



The Allen Bungalow Bend Ore