

United States Department of the Interior
National Park Service

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**National Register of Historic Places
Multiple Property Documentation Form**

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

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Historic Development of The Bend Company in Bend, Oregon

B. Associated Historic Contexts

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

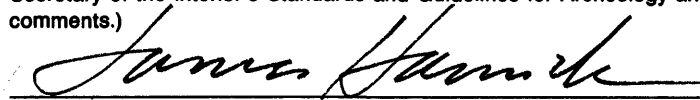
Buildings in the Park Addition of Bend, Oregon significant in the context of community planning and development as educational, civic and social institutions assisted by The Bend Company between 1911 and 1939.

C. Form Prepared by

name/title Michael Hall, Associate Planner, Historic and Cultural Resources
organization Deschutes County Community Development Department date August 1, 1992
street & number 1130 NW Harriman Street telephone 503/385-1704
city or town Bend state Oregon zip code 97701

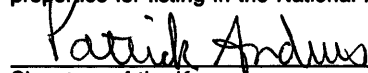
D. Certification

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


Signature and title of certifying official Deputy SHPO
Oregon State Historic Preservation Office
State or Federal agency and bureau

July 20, 1993
Date

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


Signature of the Keeper

9/23/93
Date of Action

for

Table of Contents for Written Narrative

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

	Page Numbers
E. Statement of Historic Contexts (If more than one historic context is documented, present them in sequential order.)	1-19
F. Associated Property Types (Provide description, significance, and registration requirements.)	1-4
G. Geographical Data	1
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)	1-2
I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	1-4

Primary location of additional data:

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

Name of repository:Deschutes Historical Center

129 NW Idaho Avenue

Bend OR 97701

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Historic Development of The Bend Company

SECTION E.

SHPO INTRODUCTORY STATEMENT

This multiple property submission is aimed at documenting buildings which form a historic enclave for educational, civic and social functions in the Park Addition near the southerly end of Wall Street in the central business district of Bend, Oregon. The cluster of five buildings was erected between 1914 and 1939 under the benevolent sponsorship, direct or indirect, of The Bend Company. The Bend Company was important to the orderly growth of the Deschutes County seat as the promoter of infrastructure and industrial and real property development in the new townsite. The company was headed by Clyde M. McKay and D. E. and A. O. Hunter, who acquired land and made lots available for the buildings. Organized in 1911, the company bought out the interests of The Bend Townsite Company founded by A. M. Drake in 1910.

Individual components of this multiple property submission include Reid School (1914) and the Bend Amateur Athletic Club (1918), both previously listed in the National Register of Historic Places. Three new nominations are represented by Bend High School (1925), Trinity Episcopal Church (1929), and the Deschutes County Library (1939).

Another property associated with The Bend Company stands within the Park Addition, but it is separate from the civic enclave on Wall Street. The old First Presbyterian Church (1912), located some five blocks northeasterly of the enclave, at 123 NW Franklin Avenue, has been owned in recent years by the non-denominational Cascade Christian Fellowship. The former Presbyterian church was damaged by fire in 1982 and later repaired. Because there is potential for evaluating and nominating Park Addition development antedating 1914 under this MPS, the historic period of significance has been drawn from the year of the company's incorporation, 1911, to 1939, by which time the last development arising from company initiatives was complete and the mounting force of economic depression had long since brought the enterprise to an end.

Most of the component properties of the multiple submission are significant to Bend under Criterion C as good, clear-cut, well-preserved examples of an architectural type and style. All of the properties are significant under Criterion A as manifestations of the public spirit of The Bend Company and as buildings which housed institutions considered vital to well-rounded community life.

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SECTION E. STATEMENT OF HISTORICAL CONTEXT

INTRODUCTION

An historic context statement is a body of information organized by theme, geographic area and chronological period. Park Addition in Bend, Oregon is the geographic area. The subdivision was platted May 5, 1910. The chronological period is 1911 to 1939. The period saw the transition from the "Progressive Era" to the "Motor Age". The built environment's response to the call for facilities to provide for educational, religious, and recreational needs is the theme. A benevolent business organization's role, and its leaders' role, in providing for these needs is the crux of the historic context.

This statement will include sections on prehistory, early (1800-1900) history, growth and development (1910 - 1940) community activities, The Bend Company, Clyde M. McKay and D.E. Hunter, and historic properties.

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PREHISTORY

Three Native American groups are thought to have inhabited mid-Central Oregon: The Tenino, who may have resided in the lower Deschutes River drainage; the "Snakes" (also known as Shoshone and Northern Paiute), who occupied the middle Deschutes and Crooked River drainages; and the Molalla, who held the upper Deschutes River country. The Native Americans who inhabited the area around Bend were the Northern Paiute. They had a very low population density, lived in small camps and moved from place to place by foot or horse, shifting their location with the availability of food sources. They called the Deschutes River the Towornehiooks and seasonally camped along its banks. The place where Bend now stands was known to them as Widgi Creek.

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EARLY HISTORY (1800-1900)

The first whites to come into Central Oregon were probably Americans of the Pacific Fur Company, the Astor Expedition, in 1813. Peter Skene Ogden and his group of Hudson Bay Company trappers came through Central Oregon in 1825 and again in 1826, but were never in the area of Bend. Nathaniel Wyeth and his party were southwest of Bend near Pringle Falls in December 1834 and January 1835. In 1843, John C. Fremont and his exploring party camped west of Bend on Tumalo Creek. In 1845, Stephen Meek led a wagon train from Vale to the Willamette Valley through the Bend area. In 1853 another wagon train led by Elijah Elliott came by way of Bend. In 1855, Lieutenants Williamson, Abbot, Crook and Sheridan, and Doctors Newberry and Sterling led an expedition through the area seeking a route for a railroad from the Willamette Valley to Sacramento. By 1866, the Willamette Valley and Cascade Mountain Road provided a means to travel from Linn County to the Deschutes River.

The first land claim was filed in 1874 by a man known only as "homesteader No. 2896". In 1877, Cort Allen and Stephen Staats filed on adjoining claims. In 1877, John Y. Todd came to the area and established a successful cattle ranch calling it Farewell Bend. A school was established there in 1881. That year, Todd sold his ranch to John Siesemore who applied for a post office in 1886. Postal authorities thought Farewell Bend was too long and shortened it to Bend. The area developed into a small trading center because it was one of the few places along the Deschutes River Canyon, where a wagon could get down to the water's edge.

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OVERVIEW: GROWTH AND DEVELOPMENT (1900-1940)

Bend's growth and development did not get underway until after 1900. Since that time, growth and development have been "the story" of Bend. As the town developed, as transportation systems transformed the area's economy, and as resources were exploited, the population grew and, subsequently, demand for educational, religious, and recreational facilities increased.

In 1900, Alexander M. Drake and his wife came to the Bend area from Michigan as developers enticed by the 1894 federal Carey Desert Act. This act encouraged private enterprise to reclaim and develop desert land by building irrigation systems in otherwise dry and desolated areas, and then selling the improved land for a profit. The act had been created in an attempt to populate and settle uninhabited parts of the country, and had proved successful in other areas. Drake purchased land around the bend of the Deschutes River, surveyed and platted it for a town site, and started the Pilot Butte Development Company. By 1905, the town was incorporated and Drake had completed the initial portion of the Pilot Butte Canal with the intention of reclaiming 85,000 acres and attracting hundreds of new settlers. By 1904, only 40 acres had been irrigated, but the future potential was evident and the process of development begun.

The next phase in the growth of Bend involved one of the most spectacular and expensive railroad wars in Oregon history. In 1909, a race between two powerful railroad magnates, James J. Hill (Great Northern Railroad) and Edward H. Harriman (Union Pacific Railroad), was begun to build a railway up the deep, narrow, and rocky gorge from the Columbia River to the Deschutes Plateau and ultimately Bend. The Hill line was the Oregon Trunk Railroad and the Harriman Line was called the DesChutes Railroad. The prize for the winner of this contest was the hoped for extension of their rail control to California (for Hill) and the east (for Harriman). In addition, profits would result from the harvest and transportation of billions of board feet of lumber from the vast Ponderosa pine forests in the area.

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The race ended in October 1911 and resulted in tracks being built on both sides of the river; Hill's on the west and Harriman's on the east, to the town of Metolius where the two railroads compromised and agreed to use the same tracks from there to Bend, the temporary end of the line. "Railroad Day" was celebrated in Bend on October 5, 1911, with a crowd of 1,500 to 2,000 people and distinguished dignitaries from all over the state plus the railroad's top management. Hill drove a golden spike at the Bend depot site and was applauded for completing this great step in the development and future of the area.

The most significant economic force in Bend's growth was the establishment of two large sawmills on the banks of the Deschutes River in 1915-1916. In 1906, Thomas H. Shevlin, from Minnesota, spent some time in Central Oregon and seeing its great potential decided to build a mill in Bend. Although he died in 1915, the mill was completed in 1916 by E.D. Shevlin, Franklin P. Hixon and others. The Shevlin-Hixon Company mill was one of America's finest yellow pine mills. The Brooks-Scanlon Lumber Company, also founded on money and experience gained in Minnesota, started its operation in Bend across the Deschutes River in 1916. These companies manufactured billions of board feet of lumber and provided jobs for residents of the rapidly growing mill town.

In 1916, the population was 5,193. Bend was described by the Bend Bulletin as a "budding city" with 19 buildings under construction worth \$208,000. At the fall election in 1916 Deschutes County was divided from Crook County and Bend was designated as the County seat, December 13. A building to house County officials was constructed. Over \$100,000 worth of buildings were under construction in 1917, due primarily to expectations stimulated by lumber operations. Other industrial developments at the time included a brick manufacturing facility, an iron foundry and a flour mill. The City had enjoyed electricity since the building of the Bend Water, Light and Power Company Powerhouse and Dam in 1910. Agricultural developments and irrigation projects were underway. The area surrounding Bend was home of one of the largest irrigation projects in the United States. Aggregate acreage in the reclamation project adjacent to the City was approximately 200,000 acres.

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Eastern industrial and commercial interests and northwest entrepreneurs and speculators provided a significant impetus for growth and development. The Bend Bulletin newspaper was owned by G.P. Putnam's Sons, Publishers, New York City; the Pilot Butte Inn was owned by a Vancouver, British Columbia firm; the Bend Water, Light and Power Company was a Chicago corporation; the mills were owned by organizations in Minneapolis and St. Paul; the Central Oregon Bank was controlled by the Swift packing interests of Chicago and the Union Meat Company of Portland; Lang & Company, wholesale grocers purchased a site for their operations; and the largest owners of real estate in the City were a Seattle corporation, a Dayton, Ohio syndicate, and a corporation composed of lumbermen and bankers in St. Paul, Minneapolis and Davenport, Iowa. The distinction and importance of the Bend Company was that it was a local development company that promoted the public good as well as growth.

The 1920 Census showed the City with a population of 5,415, an increase of 910 percent from 1910. Polk's 1921 directory estimated the total was closer to 6,650. The two large lumber mills employed over 1,500 men and had a combined annual payroll of over \$2.5 million. Buying power supporting the City in 1923 was conservatively estimated at \$6.7 million. In 1922, 211 buildings were started in Bend, 400 in 1924, and 462 in 1925. The population was 7,759 in 1924 and reached 8,821 by 1930, when Bend was widely recognized as a "lumber town".

During the 1930s, Bend became the wholesale trade center for Central Oregon, serving approximately 25,000 people with wholesale hardware, auto parts, groceries and produce. By 1938, paper manufacturers, packing houses, fishing tackle manufacturers, and other small operations were common. The City boasted five parks, 1,412 telephones, 14 churches, 14 manufacturing establishments, two newspapers, six hotels, three railroads, one airport, an auditorium seating 1,000, two movie theatres, one golf course, one swimming pool, two hospitals, five schools, and one library. Growth toward the end of the decade, when lumber production decreased as the mills approached sustained yield operations, was attributed to the development of Bend as a wholesale distribution center. The Bend Chamber of Commerce had 274 members in 1940.

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COMMUNITY ACTIVITIES

The need for commercial bodies, churches, clubs and societies, hospitals, public agencies, trade and labor organizations, schools, bands and orchestras, theatres, and parks was recognized early. The Bend Commercial Club, formed in 1908, advanced the slogan "A clearing house for community activity with the single idea of promoting the general welfare of the community and making Bend a better place in which to live". The organization promoted the area, and grew to 200 members by 1924. The Emblem Club was a real estate promotional organization. Both groups were forerunners of the Bend Chamber of Commerce.

Prior to the establishment of formal organizations, saloons provided the atmosphere for social activities. In 1912, there were 12 saloons for about 1,200 people. The 1917 Woodbeck's Directory lists the University Club, three labor organizations, seven churches, the Bend Public Library and Ladies Library Club, and 15 secret and benevolent societies. By 1921, eight clubs and miscellaneous organizations had formed, including the American Red Cross, Bend Amateur Athletic Club, Moose Club and YMCA. The Bend Grange had organized along with a merchants' association and six agricultural associations. The number of labor organizations had increased to 15. The City also enjoyed three hospitals, bands and orchestras, and five schools. By 1924, the Masons, Fraternal Brotherhood, Odd Fellows, Royal Neighbors, Modern Woodmen, and Knights of Pythias were strong in Bend. Organizations for children, including the Boy Scouts and Camp Fire Girls, were also underway by 1925. The community was linked not only economically, but socially as well.

Numerous accounts of social events during the 1900-1940 period provide insight into the community's activities. The A.M. Drake log cabin was the site of dances, large dinners and meetings. At Christmas in 1901, W.H. Staats and L.D. Weist organized a yuletide party, inviting everyone, all seven households. The party was held in the Pilot Butte Inn (original) dining room. A tree from Tumalo Creek was trimmed and gifts exchanged. During the summers of 1915 and 1916, Bend had a week of Chautauqua. A large tent was set up on the corner of Wall and Franklin Streets. Children

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presented songs and a play the last afternoon. The Shevlin-Hixon annual picnic was one of the highlights for the Bend community. It was held in a park. A company train would pick up all those in the lumber camps who wished to attend. The company's 40-piece band provided entertainment. The Bend Water Pageant, organized in 1933, was the largest celebration of the year, held on the Fourth of July. The event included a rodeo, a pet parade, street races, band music, patriotic orations, dances, boxing, fireworks and other forms of entertainment. Floats, built by civic organizations and businesses, were guided down Mirror Pond in downtown Bend.

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THE BEND COMPANY

A. M. Drake is recognized as the founder of Bend. However, others played equally significant roles in establishing the city and in its development. Most prominent were Clyde M. McKay and D.E. Hunter. These individuals were executives of The Bend Company. The Bend Company purchased the holdings of the Bend Townsite Company, including property, the power company dam and facilities, timber, and sawmill, from Drake and other investors. The Bend Company subsequently promoted the area and played a leadership role in Bend. The transaction with The Bend Townsite Company and the community-mindedness of McKay and Hunter resulted in properties for community buildings. This is the crux of the historic context.

On April 11, 1910, The Bend Townsite Company was incorporated with \$250,000 of capital stock. The firm's primary purposes were related to real estate development; provision of infrastructure, including dams, water supplies, communication and electrical facilities and roads; and construction of mills and factories. A.M. Drake and his wife, Florence, held all but two shares upon incorporation. Directors were A. M. Drake, Frank Robertson and M.E. Reed. Robertson and Reed each held one share. On October 6 1910, Reed resigned and was replaced by J.M. Lawrence. Two more directors, F.F. Smith and Franklin T. Griffith were elected March 3, 1911.

One day earlier, March 2, 1911, J.M. Lawrence had entered into an agreement with Drake that conveyed 125 shares of The Bend Water Power and Light Company and 2,000 shares of the Bend Townsite Company and other real and personal property to Lawrence. The price was \$300,000. That same day, A.O. Hunter entered into an agreement with Frank Robertson for 500 shares of the Bend Townsite Company and 125 shares of The Bend Water Light and Power Company and other property for \$57,174.33. Hunter and his brother, D.E. Hunter, had obtained an option to purchase Drake's holding in the late fall of 1910.

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A. O. Hunter discussed potential business opportunities related to the holdings with Clyde M. McKay, who had come to Bend with his father, Duncan L. McKay, in 1900. D.L. McKay was seeking timber for the Mueller Lumber Company of Davenport, Iowa. Clyde McKay, suggested getting the Mueller firm and other midwest timber companies to come to Oregon. Hunter and McKay soon met with D.E. Hunter in Portland and began formulating a plan to purchase The Bend Townsite Company.

McKay went to Iowa and Minnesota and was successful in interesting the Mueller firm and the Scanlon-Gibson representatives. The Brooks organization soon followed. Interest in the area's timber resources had begun before the turn of the century. The U.S. Timber and Stone Act of 1902 had stimulated a rush to claim land that continued until July of 1903 when all unclaimed lands were withdrawn and placed in the national reserves, later named the National Forest.

On March 22, 1911, The Bend Company was incorporated. Those controlling the largest number of shares by ownership or proxy were McKay, J.M. Lawrence, the Hunters, H.E. Gipson, and D.F. Brooks. McKay, Gipson and Brooks represented timber interests. The chain of events following the incorporation of The Bend Company was described by McKay's son, Gordon, in a 1988 interview:

[It] was kind of like a movie scenario; they would meet for maybe a couple of hours and then they would adjourn. The lawyers would get together and draw up the legal papers, and they'd all meet again another hour or two and they'd change some things and the lawyers would work on it again and so forth. They spent about three or four days in Portland meeting all these times and finally got it organized, and The Bend Company bought out the interest of the Drakes. At the meeting, Drake resigned from his board, and they appointed two members of The Bend Company to the board to replace Drake. My Dad and A.O. Hunter were then elected to the board for Drake and then elected my Dad as president of that board.

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...The way things went then was that The Drake company under Dad presented this to The Bend Company with all the legal descriptions and the mill and everything else. He accepted it as vice-president of The Bend Company. So he both sold it through and received it from Drake, which made quite an unusual transaction...

The Bend Bulletin, March 29, 1911, summarized the transaction as including:

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.

The Bend Company records of April 13, 1911, indicate the agreements entered into March 2, 1911 between Lawrence and Drake and between Hunter and Robertson were on behalf of The Bend Company, not yet incorporated. Total cost of the transaction between The Bend Company and The Bend Townsite Company was \$357,174.33. Drake received \$300,000 -- \$72,500 in cash and \$225,000 in notes. Lawrence had previously paid him \$2,500. Robertson received \$57,174.33 -- \$17,174.33 in cash and \$40,000 in notes. The Bend Company signed an Indenture on April 7, 1911 for \$265,000 of notes. They then owned the Bend Townsite Company and The Bend Water Light and Power Company.

On April 7, 1911, The Bend Company board resolved to transfer all property of The Bend Townsite Company to The Bend Company and to dissolve The Bend Townsite Company "as expeditiously as possible." D. F. Brooks, H. E. Gipson, Clyde McKay, J.M. Lawrence and A. O. Hunter were issued one share each of stock in The Bend Townsite Company and one share of stock in The Bend Water Light and Power Company with the expressed purpose to substitute The Bend Company directors into the boards of those firms. On April 10, 1911, at The Bend Company executive committee meeting, McKay was elected president, replacing Brooks who was out of state; A. O. Hunter was elected vice-president, replacing McKay and J. M. Lawrence was

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elected to replace Ross Averil, also out of state, as Secretary. Shares were issued in The Bend Townsite Company: Bend Company 2,495; McKay one; Hunter, one; Lawrence, one; Griffith, one; and Leiter, one. Griffith and Leiter were the attorneys handling the transaction.

At the April 10, 1911 Bend Townsite Company directors' meeting, A. M. Drake and F. F. Smith were no longer stockholders and their offices declared vacant. McKay and Hunter were elected to replace them. Hunter was elected vice-president to replace Drake. Upon Robertson's resignation, McKay was elected president. Subsequently, Leiter was elected to the board to fill the vacancy created by Lawrence. At the stockholders' meeting that day, the Bend Townsite Company was dissolved.

When formed, The Bend Company's operations were in the areas of logging and lumber, and real estate development and promotion. The Bend Water Light and Power Company and some outlying property were sold to Central Oregon Power Company in November 1912. Earlier that year, the first trainload of lumber was cut by The Bend Company and shipped on January 3 to Hastings, Nebraska where it was made into sashes and doors as a test of possibilities for the yellow pine of Central Oregon. The test was successful, thereby establishing Bend as a milltown. On August 25, 1915, a fire destroyed the Company's mill and stored lumber. The remaining assets were sold to Brooks-Scanlon for \$13,029.26. Following the fire, almost all assets were real estate. The firm had enjoyed success in real estate since its beginning, platting a number of new subdivisions and enticing newcomers to the area. An advertisement in The Bend Bulletin, July 30, 1913, stated:

The conditions in Bend could not be more favorable for making investments in business property than they are today.

Within a year there will be developments of a permanent nature which will not only cause a big increase in value of all inside business property, but the demand will be such that an immediate profit can be realized.

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There is not a town in the State of Oregon, nor is there one in the entire West, where the resources and conditions are such as to make certain a city of the size that Bend is sure to be, in which one can purchase real estate at so low a price and on such favorable terms as that which our company is offering.

This applies to INSIDE BUSINESS PROPERTY, RESIDENCE LOTS, CLOSE-IN ACREAGE. If you will look at the property, get the prices, investigate conditions and study the future you will realize that NOW IS THE TIME TO BUY BEND REAL ESTATE for profit and quick returns.

We solicit your fullest investigation.

The Bend Company

By March 31, 1916, the firm had sold 46 percent of the Bend plat lots; 41 percent of Park Addition; 31 percent of North Addition; and 73 percent of Center Addition. The firm controlled all of the actual business lots and nearly all of the intermediate lots that could be developed into business lots. Another firm, The Bend Park Company, with which they conducted joint promotions, owned residential property outside the core area.

At the directors' meeting June 13, 1921, McKay was directed to reduce capital stock by three-fourths. That day, McKay and Mueller purchased D.E. Hunter's entire interest in the company. Lumber company holdings in the firm declined through the 1920s. In 1928 the firm failed to show a profit for the first time and experienced difficulty in paying property taxes. By 1929, many of the stockholders were getting out. No profit was realized again in 1929 and in 1930 a directors' meeting or stockholders' meeting was not even held.

In 1931, the estates of D.F. Brooks and M.J. Scanlon were settled and shares in the Company were distributed. J.P. Keyes, another Brooks-Scanlon executive, had died in 1920. At the 1931 company meeting, the firm again reported that no profit had been earned during the year. The Company began reorganization plans, a casualty of the Great Depression.

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McKAY & HUNTER

During the course of The Bend Company's history, D.F. Brooks, President of Brooks-Scanlon Lumber Company, served as President. He was joined on the board, from year-to-year, by other lumber company executives including J.P. Keyes, E.C. Mueller, H.E. Gipson, M.J. Scanlon, and H.E. Allen, and by several individuals associated with non-timber interests. However, Clyde McKay and D.E. Hunter were The Bend Company's stalwarts. They were the leaders and made the day-to-day decisions.

Although McKay was not a large stockholder until the latter days, he controlled large blocks of stock for the Muellers and others. He was a member of the Board of Directors for 20 years, serving primarily as vice-president and secretary during that time. He was also general manager and a member of the executive committee, responsible for the firm's operations, over the period.

Clyde M. McKay was born on January 16, 1877 in Chippewa Falls, Wisconsin. He graduated from the University of Wisconsin in 1900 as a mechanical engineer. While his primary interests centered in Central Oregon, he was also concerned with development throughout Oregon. He was active in the "Railroad Days" celebration as James Hill's project reached Bend in October 1911 and served as the parade's Grand Marshall. He was appointed state and federal fire warden in 1912 and organized the first private timber fire protection association in the area. As a game warden, beginning in 1913, he was instrumental in establishing the area's first fish hatchery and is credited with planting fish in many lakes and streams and with bringing pheasants to Central Oregon. His recommendation for building a road to the high lakes resulted in the Cascade Lakes Highway. Civic duties included a leadership role in establishing Deschutes County in 1917, serving as the County's first treasurer, serving as a city councilman and mayor (1918), and as a member and chairman of the local school board. He founded the Central Oregon Abstract Company, the first land title insurance business in Bend, and owned a daily newspaper. McKay was a key member of the Emblem and Commercial Clubs, forerunners of the Chamber of Commerce. For some 20 years, he was Director of the Oregon State Motor Association. In addition, he headed Oregon's Masonic Lodge and helped organize the local Elks and Kiwanis. His Kiwanis project brought the first swans to Drake Park's Mirror Pond. McKay died June 15, 1954.

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D.E. Hunter was also a company director and an official serving in various capacities until 1922. From 1912 to 1920 he served on the executive committee. From 1912 to 1915, he was company treasurer because of his financial skills. He was also president of the Central Oregon Bank for a number of years. After The Bend Company Mill and assets were destroyed by fire in 1916, he was elected vice-president reflecting a renewed focus on real estate development. He enjoyed a contract with the firm to handle all real estate transactions through the D.E. Hunter Realty Company. His firm essentially acted as The Bend Company's real estate department for ten years. He served as vice-president until 1921. Hunter consistently controlled the largest number of shares through ownership, proxy and as a trustee.

Dr. D. E. Hunter was a Fargo, North Dakota dentist, until he came west with his brother A. O. Hunter in 1910. He died December 5, 1952. A. O. Hunter died in 1916, a victim of pneumonia.

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BENEVOLENCE OF THE BEND COMPANY

The Bend Company, under the leadership of McKay and Hunter, was responsible for providing tracts of land for community facilities and for public use. The area of focus is the northeastern edge of Park Addition, platted May 5, 1910, and described as Blocks 20, 22, 23, and 24. Built on lots associated with The Bend Company are Trinity Episcopal Church, Reid School, Bend Amateur Athletic Club, Bend High School, and Deschutes County Library.

On March 6, 1911, four days after Lawrence and Drake and Hunter and Robertson entered into agreements which resulted in the purchase of the Bend Townsite Company holdings, the Bend Townsite Company conveyed lot number 9 of Block 20 to Robert Paddock, Bishop of the Episcopal Church's Diocese of Eastern Oregon. Church history and local accounts indicate the property was held out of the transaction with The Bend Company and donated to the church by Mrs. Drake. Florence Drake was interested in seeing an Episcopal Church built at the foot of Wall Street, as in New York.

According to The Bend Bulletin, February 15, 1911:

Bishop Paddock spoke of the gift of the lot on the south end of Wall Street, dwelling on the commanding position of the proposed building and the fact that its erection, in credible style, would be a great asset to the town and a decided addition to its appearance.

The Church was completed in 1929.

Lots 2 to 8 of Block 24, present site of Reid School, were initially offered to the school district for a high school in April 1913. The offer was made by The Bend Company through the D. E. Hunter Realty Company. Another site in Wiestoria was favored, however. In August 1913, a school bond issue passed providing \$20,000 for construction of a grade school building and \$3,000 for purchase of lots 2 to 8 of Block 24 of Park Addition. On November 25, 1913, the property was conveyed from The Bend Company to School District No. 12. The deed indicates the conveyance was "in consideration of one dollar and other valuable considerations."

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True value of the consideration was not required to be stated on the deed in that day. The Bend Bulletin, November 12, 1913, indicates a price of \$3,000 was paid. McKay and Hunter were vice-president and treasurer, respectively, at the time. On September 14, 1914, several days after the opening of Reid School, the district purchased lot number one, located at the corner of Wall and Idaho Streets, from the Shireman family, completing the school property. The Shiremans had acquired the property from the Bend Townsite Company, February 10, 1911, approximately a month before the Bend Townsite Company - The Bend Company events began to transpire.

The property for The Bend Amateur Athletic Club, facing the westerly corner of Block 23, was donated by The Bend Company to The Bend Holding Corporation, May 11, 1917. D.E. Hunter, who served as The Bend Company's vice-president at the time, was a director of the holding company. The Corporation, formed April 19, 1917, was the financial instrument of The Bend Amateur Athletic Club created to take responsibility for the Club's debt. Although most of the \$50,000 required for construction was raised through subscription, a \$15,000 loan was arranged in September 1917. D. E. Hunter presented the Deed to Carl Johnson, president of the Club and vice-president of the holding company, on May 17, 1917. The club-holding company agreed to place a memorial plate bearing the name of A. O. Hunter, Bend Company director who had died in May of 1917, in one of the main rooms of the building as a condition of the transaction. May 30, 1919, the building was formally opened to the community. The property was subsequently conveyed to School District No. 1 in November 1924 to be used as a gymnasium for the proposed high school to be built on the remaining portion of Block 23.

On March 18, 1924, the remaining portion of Block 23 was conveyed to the Union High School District No. 2, by The Bend Company in consideration of ten dollars, according to the Deed. After a 1924 \$209,000 school bond issue for construction of a new union high school and purchase of grounds passed, officials determined total cost would be \$275,000. Joyce Gribskov in Pioneer Spirits of Bend, states that the building "was built at a cost of \$200,000." She explains:

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The five members of the school board contributed not only their time, but also their money and expertise in helping with this community project. Hugh Thompson, son of the school board chairman, was the architect: Clyde McKay, manager [and vice-president] of The Bend Company and board member, donated the land; Ham Miller, board member, contributed building materials; Jack Hayburn, hardware store owner and board member, obtained the furniture. No one was castigated for conflict of interest.

Construction began in the fall of 1924. School opened September 7, 1925.

The Bend Company approved the donation of lots six and seven of Block 22 to the Deschutes County Library Board in February 1924 (The Bend Bulletin, September 22, 1938). Tentative plans for the library building had been drawn in 1923. However, funding difficulties prevented beginning construction. In 1929, funding appeared likely and the company donated the property on October 10, 1929. An adjoining lot, number eight, was purchased from the firm with funds provided by the Ladies Library Club and the Bend Civic League. In 1938, a PWA grant of \$13,500 was accepted and construction of the \$30,000 building began.

McKay was a supporter of library and literary endeavors. Despite his many activities he found time to read. Among his favorites were historical novels and mystery adventures which were well represented in his vast home library. He was vice-president of The Bend Company during the 1924-29 period.

The Bend Company also donated property for community facilities and for public use outside of the Park Addition enclave. Included were tracts for the First Presbyterian Church,* Pioneer Park, Drake Park, and Shevlin Park.

Clyde McKay was a leader in the First Presbyterian Church in Bend. The Bend Company donated the land and furnished the rock which was used in the building from the firm's quarry on the west side of the Deschutes River. They also gave the large window on the north side of the Church. Located at the corner of Franklin and Harriman Streets, the cornerstone was laid in September 1912. The building is located on the most easterly portion of Park Addition, on lots one and two of Block 29.

*The First Presbyterian Church lies outside of the enclave on Wall Street, but not outside of the Park Addition.

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Pioneer Park was also donated by The Bend Company. Raymond Hatton, in Bend In Central Oregon, reported:

By the spring of 1919, the City of Bend provided camping for tourists on land adjacent to the Deschutes River, donated by The Bend Company. ...Families brought tents, camp supplies and food, and set up housekeeping on the spot where Pioneer Park is now located.

The Bend Company was responsible, too, for donating the property for Drake Park. Hatton states:

While most of the land along the east bank of the Deschutes River in Bend was platted -- and later used for a lumber mill, residences, and businesses -- the Drake Park area was held by The Bend Company in reserve... Early in 1921, The Bend Company offered to sell 10.4 acres of riverside land to the City of Bend, and the City accepted the offer on March 1, 1921.

Alan Licklider, in "A Tradition of Spirit" : The History of Bend's Parks and Recreation, indicates The Bend Company deeded the Drake Park land to the City of Bend for one dollar.

Hatton provides additional information illustrating the benevolent nature of The Bend Company:

In November, 1919, the Shevlin-Hixon Company of Bend donated and dedicated, as a memorial to the late Thomas L. Shevlin, first president of the company, many acres of forested canyon along Tumalo Creek... The following month, The Bend Company, which had title to 150 acres along the canyon floor and along the bench above the canyon, donated its land to complete the park.

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SECTION F. ASSOCIATED PROPERTY TYPES

EDUCATIONAL BUILDINGS

Description:

Two subtypes of educational buildings exist within Park Addition: "library" and "school". The Deschutes County Library Building is the only building in Bend used exclusively for library purposes throughout its history. It is sited in the Park Addition enclave on the south-end of Wall Street. It is Bend's only example of National Park or Oregon Rustic Style architecture. It has not previously been listed in any known historic resources inventory.

Three public school buildings exist within the Park Addition enclave. Two (Old) Bend High School and Reid School would fit within the historic context. Thompson School would not. Built in 1948, it has not been associated with The Bend Company and is not listed in any known historic inventories. The Bend High School Building is a restrained example of the American Renaissance style of architecture, influenced by the English Renaissance. It is constructed primarily of brick contrasted with limestone elements. Reid School, perhaps best described as "Progressive American Architecture", is architecturally unique in its use of volcanic tuff, a native building material. Reid School is listed in the City of Bend's Historic Resources Inventory, and, individually, has been placed in the National Register (1979).

Significance:

The buildings are potentially significant under National Register Criterion "A" for their association with the broad patterns of educational, religious and recreational development in Bend which was brought about by The Bend Company, directly or indirectly, from 1910 to 1940. They may

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also be significant under Criterion "B" by their association with the life of a person(s) significant to the history of Bend. A property may be significant by its association with A.M. and Florence Drake, Clyde M. McKay, D.E. Hunter, or others. They may also qualify for significance under Criterion "C" for their embodiment of an architectural style, their method of construction, or as a representative work of a master.

Registration Requirements:

To meet registration requirements, buildings of this property type should be good, clear-cut and well-preserved examples of a particular architectural type or style, and their construction related to events associated with The Bend Company between 1911 and 1939.

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SECTION F. ASSOCIATED PROPERTY TYPES

CHURCHES

Description:

The City of Bend's Historic Resources Inventory identifies three churches within Park Addition: Trinity Episcopal Church, First Presbyterian Church, and Saint Francis of Assisi Catholic Church. Both Trinity and First Presbyterian would fit within the historic context. Trinity is a Gothic style, wood frame, wood finished building located within the south-end Wall Street enclave. First Presbyterian is within Park Addition, but lies outside the enclave. It is built primarily of volcanic tuff material. Saint Francis has not been associated with The Bend Company.

Significance:

The buildings are potentially significant under National Register Criterion "A" for their association with the broad patterns of educational, religious and recreational development in Bend which was brought about by The Bend Company, directly or indirectly, from 1910 to 1940. They may also be significant under Criterion "B" by their association with the life of a person(s) significant to the history of Bend. A property may be significant by its association with A.M. and Florence Drake, Clyde M. McKay, D.E. Hunter, or others. They may also qualify for significance under Criterion "C" for their embodiment of an architectural style, their method of construction, or as a representative work of a master.

Registration Requirements:

To meet registration requirements, buildings of this property type should be good, clear-cut and well-preserved examples of a particular architectural type or style, and their construction related to events associated with The Bend Company between 1911 and 1939.

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SECTION F. ASSOCIATED PROPERTY TYPES

RECREATIONAL BUILDINGS

Description:

The City of Bend's Historic Resources Inventory lists only one recreational building, the Bend Amateur Athletic Club. The building befits the historic context. It is of brick construction. The architecture exhibits elements of neo-classicism, but the building is severely simple; although the front entrance displays classical details, the form is western, typical of small towns of the 1920s. It is sited in the Park Addition enclave. The building was individually placed in the National Register in 1983.

Significance:

The buildings are potentially significant under National Register Criterion "A" for their association with the broad patterns of educational, religious and recreational development in Bend which was brought about by The Bend Company, directly or indirectly, from 1910 to 1940. They may also be significant under Criterion "B" by their association with the life of a person(s) significant to the history of Bend. A property may be significant by its association with A.M. and Florence Drake, Clyde M. McKay, D.E. Hunter, or others. They may also qualify for significance under Criterion "C" for their embodiment of an architectural style, their method of construction, or as a representative work of a master.

Registration Requirements:

To meet registration requirements, buildings of this property type should be good, clear-cut and well-preserved examples of a particular architectural type or style, and their construction related to events associated with The Bend Company between 1911 and 1939.

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SECTION G. GEOGRAPHICAL DATA

The plat of Park Addition, Bend Oregon comprises that part of Sec. 32, T 17 S, R 12 E.W.M., described as follows: Beginning at the S.E. corner of the N.E. 1/4 of the S.W. 1/4 of said Sec. 32, which point is the initial point of said Addition, and which is 1322.47 feet N. 0 degrees 01' 06" E. of the south 1/4 corner of said Sec. 32. Thence S. 89 degrees 46' 44" W. 1313.99 feet, to the 1/16 sec. corner, thence S. 0 degrees 08' 39" W. 992.98 feet along the 1/16 sec. line, thence S. 89 degrees 43' 21" W. 862.07 feet, thence N. 19 degrees 35' 39" W. 396.57 feet, thence on a curve to the right with a radius of 530 feet for 93.23 feet, thence on a curve to the left with a radius of 400 feet for 227.38 feet, thence on a curve to the right with a radius of 125.72 feet for 50.65 feet, thence on a curve to the right with a radius of 1480 feet for 1487 feet, thence N. 38 degrees 34' E. 210 feet, thence on a curve to the right with a radius of 640 feet for 983.78 feet, thence on a curve to the left with a radius of 100 feet for 128.45 feet, thence on a curve to the right with a radius of 380 feet for 500.88 feet, thence S. 38 degrees 34' W. 750 feet thence S. 51 degrees 26' E. 1245.35 feet, thence N. 59 degrees 11' 36" E. 599.12 feet, thence S. 67 degrees 11' E. 244.91 feet thence N. 22 degrees 49' E. 195 feet, thence S. 67 degrees 11' E. 334.68 feet, thence E. 767.20 feet, thence south 283.83 feet to a point on the south line of N.E. 1/4 of the S.E. 1/4 of said Sec. 32, thence N. 89 degrees 58' 17" W. 465.80 feet to the 1/16 Sec. corner, thence 5 degrees 12' 17" E. 220 feet, thence N. 89 degrees 58' 17" W. 160.90 feet, thence on a curve to the right with a radius of 160 feet for 131.25 feet, thence on a curve to the left with a radius of 686.78 feet for 930.52 feet, thence S. 59 degrees 23' 50" W. 97.23 feet, thence on a curve to the right with a radius of 200 feet for 106.82 feet, thence N. 0 degrees 01' 06" E. 124 feet along the west line of the S.W. 1/4 of the S.E. 1/4 of said Sec. 32 to the point of beginning. All in the County of Deschutes, State of Oregon.

A map of Park Addition is included in the accompanying documentation.

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SECTION G. GEOGRAPHICAL DATA

The nominated area is not as encompassing as the Park Addition to Bend. In the initial submission, it is composed of five individual sites within the Park Addition representing six and a half acres in aggregate. Because two of the sites already have been entered into the National Register, this phase of the multiple property submission will result in a net increase of 3.92 acres and a net increase of three contributing features.

U. S. G. S. Topographic maps are provided herewith for the three properties not already documented in National Register files with UTM references.

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SECTION H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

This multiple property submission was directed by the Deschutes County, a Certified Local Government, through its Historical Landmarks Commission. The project was funded under the National Historic Preservation Act of 1966 by the United States Department of the Interior, National Park Service, through the Oregon State Historic Preservation Office. The project was conducted by Michael Hall, Historic Resources (Associate) Planner for Deschutes County/City of Bend and Staff to the Landmarks Commission.

As the group responsible for protecting historic and cultural resources within Deschutes County, the Landmarks Commission became increasingly concerned with rapid growth and development in 1990. Deschutes County is widely recognized as the fastest growing county in Oregon. Of particular interest was a five-building ensemble located at the south-end of Wall Street in downtown Bend.

An effort was made to identify all civic developments supported by activity of The Bend Company. The five-building ensemble in the Park Addition represents a historic nucleus of architectural development associated with the local development company. However, there is potential for further addition to the multiple property submission under the registration requirements set forth for churches. The old First Presbyterian Church of 1912 stands apart from the enclave on Wall Street.

Two of the buildings, Reid School and Bend Amateur Athletic Club, were placed on the National Register in 1979 and 1983, respectively. The school and club, along with Trinity Episcopal Church, are listed in the City of Bend's Historic Resources Inventory. The remaining two, Deschutes County Library Building and (Old) Bend High School, have been recommended for inclusion on the local inventory.

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Staff began by researching the library and high school, two properties with the least amounts of documentation. Initial research found that both properties were associated with The Bend Company, a firm whose role in establishing the City of Bend and in its development became apparent upon further investigation. Subsequent review of The Bend Company documents, Bend Townsite Company documents, local history accounts, newspaper articles, property deeds, oral history monographs, city directories, maps and other resources uncovered a history rich, but forgotten. The link between the five properties and The Bend Company became the foundation for the historic context.

The context statement addresses structures located in Park Addition whose presence is associated with broad patterns of development brought about by The Bend Company, or its representatives in the 1911-1939 period. The statement addresses growth and development in Bend during the period, The Bend Company's role, and the significant historic properties. Discussions between Staff and Commissioners determined criteria for buildings submitted under this context statement are that they should be good, clear-cut and well-preserved examples of a particular architectural type or style, and that their construction should be related to events associated with The Bend Company between 1911 and 1939.

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