

PENDLETON HISTORIC RESOURCES INVENTORY

BACKGROUND

INTRODUCTION

The Pendleton Historic Resources Inventory project was initiated by the City of Pendleton in compliance with LCDC Goal 5 which states, "Programs shall be provided that will...protect scenic and historic areas...for future generations...The location, quality and quantity of (historic areas, sites, structures and objects) shall be inventoried". The current Pendleton Comprehensive Plan initially identified 36 historically significant structures, sites and landmarks to be protected and preserved. This list was compiled primarily from structures already listed on either the State Inventory of Historic Resources or the National Register of Historic Places. Recognizing the abundance of additional historic resources, the City has undertaken to survey, and inventory the most significant remaining sites and structures within Pendleton's Urban Growth Boundary. Due to limited funding the scope of the Inventory does not include research or identification of new archaeological sites.

The City's ultimate goal is to include the newly inventoried resources in the Pendleton Comprehensive Plan Inventory of Historic Sites, Structures and Districts. The Comprehensive Plan encourages the preservation, rehabilitation and adaptive re-use of these historic resources in ways that reinforce public awareness of Pendleton's history and architectural and cultural heritage by providing a process for the review of developments proposed for historic resources. A permit is required for any exterior alterations, excluding normal maintenance and repair, to a property listed on Pendleton's Inventory. It is the responsibility of the Pendleton Development Commission to hold public hearings, review permit applications and render written decisions on all applications made to the city. The proposed alterations are evaluated for their consistency with the Comprehensive Plan and the Secretary of the Interior's "Standards for Historic Preservation with Guidelines for Applying the Standards".

HISTORICAL CONTEXT

In 1851 Dr. Wm. C. McKay, the first settler in the Pendleton area, staked a 320 acre Donation Land Claim two miles west of Pendleton's present city center. The Oregon Trail passed through the north end of McKay's claim, crossing the Umatilla River there also. A bridge was constructed at the crossing and the site supported a succession of roadhouses to refresh the weary travelers. McKay sold the entire claim to Welcome Mitchell in 1861 and a portion of the north end was subsequently platted as the town of Middleton. The land on which the town was platted changed hands several times but is most commonly known

as Swift and Martin's Station after Jonathan Swift and John L. Martin who owned it jointly with Judge Joel C. Johnson in 1865 and 1866. From 1867 to 1873 most of the land was owned by Jonathan and Ida Swift. In 1862 Umatilla County was formed out of Wasco County, and the County Seat was located at Middleton. The development of Middleton into a viable town was squelched by the removal of the County Seat to Umatilla Landing in 1865. In fact, an 1864 survey indicates that there were only three structures in Middleton.

In 1868 the County Seat moved again to what is now Pendleton and was located on 2 1/2 acres of land donated to Umatilla County by Moses and Aura Goodwin out of their 160 acre land claim centered south of the Umatilla River. Goodwin had operated a roadhouse at the site for several years in competition with Swift and Martin's Station two miles downstream. Also in 1868 the town of Pendleton was platted by county surveyor E.A. Wilson. The town grew rapidly, boasting 730 occupants by 1880 and also incorporating in that year. The next 20 years, until 1900, can only be described as boom years. The population increased to 4400 and the dusty frontier town blossomed into a small city of brick commercial buildings and fashionable homes. Pendleton became a regional center for wheat, cattle and wool production. The boom years supported the construction of a large number of similar commercial buildings within a short period of time. The similar styles lend a special cohesiveness to the downtown area which is still evident today, particularly in the South Main Street Commercial Historic District. Periodic redevelopment along Court Street and the north end of South Main Street has left only isolated examples of the historic character of Pendleton's oldest downtown area.

The earliest commercial buildings inventoried date from about 1880, when brick was first available for construction from the brickworks in nearby Weston. The earlier wood frame commercial buildings were almost entirely replaced by about 1905, during Pendleton's greatest period of prosperity. The earliest homes inventoried also date from about 1880. These wood frame buildings have survived mainly because there has been little financial incentive to tear them down and rebuild in the older neighborhoods.

ARCHITECTURAL STYLES REPRESENTED

Of the 146 resources inventoried, 137 are buildings, 3 are bridges and 6 are sites or landmarks. 103 of the buildings are residential, including multi-family, single-family and out-buildings. 34 of the buildings are non-residential, including commercial, industrial, institutional, religious and public buildings. The architectural styles represented in the Inventory are listed below along with the number of examples of each and the period of occurrence.

QTY. OF RESOURCES	ARCHITECTURAL STYLE	PERIOD OF OCCURANCE	
		PENDLETON	NATIONALLY
27	Italianate		1840-1855
	6 Residential	1879-1905	
	21 Commercial	1880-1927	
22	Victorian		
	1 Second Empire	1893	1855-1885
	1 Stick	1890	1860-1890
	20 Queen Anne	1887-1905	1880-1910
7	Folk Victorian	1885-1905	1870-1910
14	Shingle	1886-1908	1880-1900
19	Colonial Revival	1901-1935	1880-1955
4	Neoclassical	1903-1920	1895-1950
8	Tudor / Arts & Crafts	1916-1930	1890-1940
14	Craftsman (Bungalow)	1905-1922	1905-1930
2	Prairie	1905-1912	1900-1920
2	Italian Renaissance	1909-1923	1890-1915
1	Chicago School	1920	1890-1915
1	Spanish Eclectic	1922-1926	1915-1940
1	French Eclectic	1928	1915-1945
1	Art Deco	1937	1920-1940
14	Miscellaneous *		
137	TOTAL	1879-1937	

* The miscellaneous category includes residential, commercial and industrial buildings of indistinguishable or mixed styles, inventoried for their historical importance.

RESOURCE ANALYSIS

The occurrence of architectural styles in Pendleton generally corresponds to their popularity nationwide. Often the styles were a few years late getting started in Eastern Oregon but their decline usually followed national trends, with a few exceptions. The Italianate style, for example, was popular nationally between 1840 and 1885, but was a dominant influence for commercial building in Pendleton well into the 1920's with residential examples found as late as 1905. The Victorian Second Empire style is another example which dominated residential construction nationally from about 1860 to 1873, with a few examples built in the early 1880's. Pendleton's only existing example of the Second Empire style, the Brownfield house, was built in 1893, 20 years after the style's National decline. In contrast, the Craftsman Bungalow style caught on very quickly in Pendleton. The earliest examples date from about 1905, just two years after the style first appeared in California in 1903.

The various architectural styles distributed throughout the city are often grouped together within historic neighborhoods. Several of these historic neighborhoods can be identified on the reference maps in Section IV by the increased concentration of resources. The predominant styles found in the neighborhoods correspond to the dates each was developed. For instance, Pendleton's South Hill neighborhood, centered on South Main Street, is the oldest remaining residential area. Several of the earliest Italianate homes, the only Stick example inventoried, many Queen Anne homes and the oldest Shingle style homes are found in this area. Another neighborhood, the South Main Street Commercial Historic District contains a large number of early Italianate commercial buildings as well as several later Italianate buildings. The Byers Avenue neighborhood has an abundance of Queen Anne and Colonial Revival homes dating from about 1900 as well as a few older homes. However, many of the older homes in this area were not inventoried due to remodeling which has substantially altered their historic character. Pendleton's North Hill was one of the cities earliest residential neighborhoods but the older homes have been replaced over the years. The North Hill is now a showplace for the later Colonial Revival, Craftsman and Tudor styles as well as several examples of the Queen Anne and Shingle styles.

SUMMARY

From the progression of architectural styles found in this Inventory we catch a glimpse into Pendleton's past. As the public becomes aware of the unique and special qualities of our historic resources they are more likely to be preserved and rehabilitated with sensitivity to their historic character. Old buildings are compatible with modern uses and can, in fact, enhance them with the charm and nostalgia of fine craftsmanship that is almost impossible to attain in new construction today.

PENDLETON HISTORIC RESOURCE INVENTORY

METHODOLOGY

INTRODUCTION

The Pendleton Historic Resource Inventory is the product of a survey of historic structures, sites and landmarks within Pendleton's 1985 Urban Growth Boundary. It includes a representative selection of resources from a broad range of residential, commercial, industrial and historic uses.

Research for this inventory was heavily dependent on volunteer efforts. Interested volunteers were solicited through personal contacts and media releases on the inventory work. The volunteers were trained and given specific tasks in the early weeks of the research efforts. They were also provided with forms for recording data on each resource as it was uncovered.

SURVEY AND RESEARCH PROCEDURES

The Inventory work began with a 'windshield survey' of the entire City of Pendleton. All of the potential resources were plotted on County assessor's maps and their addresses were recorded. A preliminary assessment was also made of the potential significance of each resource into one of three categories; 1) definite significance, 2) possible significance, and 3) questionable significance. A second survey included photographing each of the resources and documenting their significant features. At this time resources were added and deleted, based on the number of similar resources and their relative integrity. In particular, those of 'questionable' and 'possible' significance were re-evaluated. The photographs were then sorted by style for further comparison. Following this second survey, a list of approximately 250 potential resources was compiled for research into past owners, prior uses and dates of construction.

Research was conducted in three specific phases by separate groups of volunteers. In the first phase, research into county deed and tax records was conducted entirely by trained volunteers. The research sought to identify a probable date of construction through the recorded changes in ownership and value of each particular property. Though tedious, this procedure uncovered some of our most valuable and reliable information. Tax valuation records dating from 1911 were also used when possible, but were not helpful for the older structures. In the second phase of research, also conducted by volunteers, information on prominent Pendleton families and general Pendleton History was gathered. Sources included personal interviews, City directories as early as 1890, historical literature written on Pendleton and early editions of the East Oregonian newspaper published in Pendleton.

In the third phase, early maps were studied by volunteers and the staff of James Lynch and Associates. Color microfilm of Sanborn Fire Insurance Maps dating from 1884 through 1922 was particularly helpful for identifying building construction dates and documenting the city's growth. However, the earliest Sanborn maps were very limited in area and many historic structures now located within the city were not covered. These very accurate maps also helped in the approximate dating of building additions. Early survey maps, obtained from the Umatilla County surveyor's office, showing roads, land holdings and the "Old Emigrant Road" (Oregon Trail) were studied to locate possible sites of historic significance. Upon inspection of these sites however, no original road segments or farmstead remains were identified.

RESOURCE EVALUATION

Very few resources were identified for which sufficient data was available to base the significance of the resource on historical events or persons. Where important names occur in the deed records these have been included in the significance statements, however, in most cases architectural significance was the main factor determining the inclusion of a resource in the Inventory. Because of the large quantity of historic resources in Pendleton, resources of similar styles were reviewed as a group and a representative sample of each style was selected for inclusion.

Resource evaluation criteria include age, integrity of location, integrity of historic character, purity of style, physical condition, uniqueness and documentability. Each architectural style and major sub-type identified within the city is represented by at least one resource. Where very few examples of a particular style exist the criteria for inclusion were somewhat relaxed. Conversely, when a large number of examples exist the criteria for evaluation were more strictly applied.

The resulting Inventory includes a representative sampling of resources but is by no means a comprehensive inventory of all the historic properties in Pendleton. Additional work will be required to complete a comprehensive listing of Pendleton's historic resources. Preliminary survey work for this inventory identified over 100 additional potential resources but many more could be included in a comprehensive inventory. There are also a number of "future" potential resources, not yet old enough to qualify, and possibly some archeological sites.

Due to limitations of time and finances, none of the resources have been exhaustively researched. Alterations have been identified where they are obvious or verifiable, but seldom were precise dates available. Since the names of architects and builders were also seldom available, the names of original owners have been included whenever possible to aid current and future property owners wishing to do more thorough research on individual properties.

RESOURCES PREVIOUSLY LISTED ON THE PENDLETON COMPREHENSIVE PLAN INVENTORY OF HISTORIC STRUCTURES, SITES AND DISTRICTS

The current Comprehensive Plan Inventory includes all resources which have been independently placed on the State Inventory or the National Register as well as a few structures not listed at either the State or National levels. We originally hoped to re-inventory all of the resources previously placed on the State Inventory to include additional information and to standardize the inventory format. Due to limitations of time and finances, this was not possible. These resources, as well as those on the National Register, are listed in Section III and are also identified on the Reference Maps included in Section IV. For reference, copies of the original State Inventory Forms have also been included in Section III. Comprehensive Plan resources not previously listed at either the State or National levels are included in this Inventory.

PRIMARY AND SECONDARY PERIODS OF SIGNIFICANCE

For purposes of analysis, primary and secondary periods of significance have been established which generally correspond to those established for the recently completed National Register Nomination of the South Main Street Commercial Historic District. The primary period includes construction through the year 1904 and landmarks commemorating events which occurred through 1904. 1904 has been established as the cutoff between the two periods because it is about the end of Pendleton's tremendous initial growth period. By this time, the downtown blocks were essentially filled with commercial buildings and the wood-frame frontier buildings along Main Street had all been replaced by substantial brick structures. Also, about this time, the architecture of the commercial buildings changed from the elaborate high style trend to a more modest approach. In residential construction a distinct style change occurred between the two periods. Before 1905 the Italianate and Victorian styles dominated residential construction. After 1905 the Colonial Revival and Craftsman styles were dominant. In fact, only the Shingle style spans the two periods, forming a transitional link between the Queen Anne and Craftsman styles

The secondary period of significance includes buildings, sites and bridges constructed between 1905 and 1941. Though buildings constructed between 1935 and 1941 are not yet 50 years old, three of particular importance have been included in the inventory based on their upcoming historic status. First, the Temple Hotel is a rare Eastern Oregon example of the Art Deco style and will undoubtedly qualify for listing on the State Inventory in the future. It was remodeled to its present height and style in 1937 but still uses the structure of the original two story Hotel St. George constructed in 1898. Second, the Pendleton Municipal Airport was first located at its present site in 1934. In 1941 it was improved and served as the training base for "Doolittle's Raiders" who led a strategic attack on Tokyo in April of 1942. Thus, the airport site will have future National significance. Third, the Pendleton Round-Up Grounds have been the site of the Round-Up since

1911. The current stadium dates from 1940, however, replacing the original wooden structure which was destroyed by fire in that same year.

RESOURCE STATISTICS

	Previously Inventoried*	Current Inventory**	Combined Inventory
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Residential			
Primary	1	57	58
Secondary	1	46	47
Non-residential			
Primary	8	20	28
Secondary	12	18	30
Landmarks			
Primary	1	2	3
Bridges			
Secondary	0	3	3
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TOTAL	23	146	169

* State Inventory	15
National Register	4
Both State & National	4
<u>Total</u>	<u>23</u>

** Resources on the Pendleton Comprehensive Plan not previously listed on the State Inventory or the National Register are included in this Inventory.

SUMMARY

This completed Inventory, together with the resources previously listed on the State Inventory and the National Register, represents Pendleton's best preserved and most important historic resources. Through the identification of these resources we hope to spark a spirit of pride in Pendleton's past and an interest in preserving what is left for the future.