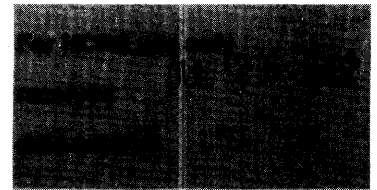


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Boyd, Charles, Ranch House, Bunk House and Ice House

and/or common Boyd, Charles, Homestead Group

2. Location

street & number 20410 Rivermall Avenue N/A not for publication

city, town Bend N/A vicinity of Second congressional district

state Oregon code 41 county Deschutes code 017

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Historical Exhibit

4. Owner of Property

name Charles William Boyd and Bonnie Boyd

street & number 20160 Tuma1o Road

city, town Bend N/A vicinity of Oregon state 97701

5. Location of Legal Description

courthouse, registry of deeds, etc. Deschutes County Courthouse

street & number

city, town Bend Oregon state 97701

6. Representation in Existing Surveys

Statewide Inventory of title Historic Properties has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records State Historic Preservation Office

city, town Salem Oregon state 97310

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date 1979
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The three buildings of the Charles Boyd Homestead Group are permanently resited on a quarter-acre lot one quarter mile north of their original setting, on land which was historically part of the Boyd ranch. The current site falls within the urban growth boundary of Bend, metropolis of the upper Deschutes River Basin in central Oregon, but it is just outside of the northern city limits. The Deschutes River flows in a northerly direction about a quarter mile to the west. Triangular in shape, the parcel is bounded by Rivermall Avenue on the south and by Swalley Canal on the east. While the Bend Rivermall Shopping Center lies to the south, the setting of the ensemble is made somewhat discrete by the pine trees which dot the site. The juxtaposition of the ensemble with Swalley Canal is apt, for Charles Boyd's claim was watered by this feature of the system developed by the Deschutes Reclamation and Irrigation Company between 1901 and 1913. Boyd became a shareholder in the company, in fact, and served on its board of directors. To the west and north of the parcel lies undeveloped land zoned for commercial use. On the east, however, is an 11-acre tract which the owners, the heirs of Charles Boyd, hope to perpetuate in its undeveloped state as a supportive environment.

The juxtaposition of the ranch house, bunk house and ice house is historically appropriate, although the buildings are, necessarily, in closer proximity to one another than they were originally. Improvements to the land claimed by Charles Boyd in 1904 were undertaken over a period of years. The nucleus of the ranch consisted of the ranch house, built on high ground east of the river in 1905, the bunk house, and the ice house of 1909. There were also a barn and hay shed, and, on lower ground to the west, near the river, were corrals, feedlots, a slaughter house, and power house. None of these accessory buildings was standing in 1979 when the relocation of the Boyd Homestead Group was precipitated by shopping center development. The slaughter house, which did remain standing to recent years, was no longer in family ownership in 1979. It had been sold, moved from its original site, and was eventually torn down in the course of construction of the Riverhouse Motor Inn.

The bunk house, built for ranch hands at a comparatively early date, was originally located about half way between the ranch house and the river. Later, it was moved near the house and used for storage. The ice house, in which blocks of ice cut from Swalley Pond were packed in sawdust and stored, was converted to a garage in the 1940s and was used as such in close relationship to the house until 1978.

The focal point of the relocated ensemble is the ranch house at the center of the site. The original two-story volume of 1905 is rectangular in plan, measuring 16 x 26 feet, with its long axis oriented south to north. It is of wood frame construction, with a shingled gable roof, brick stove chimney, and exterior siding of shingles added over original board and batten siding in 1914. The post and sill foundation was replaced in the resiting by a concrete slab, now well masked by back-fill and foundation shrubbery. The interior is divided into two principal rooms on the ground story: a living room and a bed chamber containing an enclosed stairway to two sleeping rooms upstairs. Interior board walls are covered with painted paper, and window and door trim is plain--without architrave moldings. Upstairs rooms have fir flooring, which is typical, tongue and groove wall cover, and flush board ceilings. In 1914, a single-story bathroom and kitchen with side porch were added to what is now the east elevation of the main block, thus extending the depth of the house by 16 feet. In the 1930s, a

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7-foot porch was added to the front entrance in the kitchen wing. ** The final alterations were made in the 1950s, when the kitchen was modestly upgraded and a plate glass picture window was added in the end wall of the living room. The original cookstove, piano, and other Boyd family furnishings are on the premises. The ranch house is furnished to its historic period and is presently serving as an antique shop to defray the cost of maintaining the ensemble as an historical exhibit-in-place.

The single-story, gable-roofed bunk house, also on concrete foundation, is located off the southwest corner of the house. It is rectangular in plan, measuring 14 x 18 feet, with its long axis oriented east to west. Of frame construction, it is simply finished with shingle roof cover, shiplap exterior siding, rough pine interior wall cover, and plain frames for door and window openings. Windows, one each in the south side and rear end elevations, are fitted with double-hung sash with one over one lights. The doorway is centered in the east end.

The gable-roofed, windowless ice house, equal to two stories in height, is located east of the kitchen wing of the ranch house and its south wall is aligned with the south wall of the house. It, too, rests on a concrete foundation. Rectangular in plan, it measures 16 x 24 feet, with its long axis oriented south to north. Of frame construction, it is finished with shingle roof cover, shiplap exterior siding, and rough board interior walls with sawdust insulation. Two sets of double-leaf wood doors were installed in what is now the south end when the ice house was converted to a garage in the 1940s.

**The original front door opening, in the west elevation, was filled in at the time the kitchen wing was added in 1914. Thereafter, the kitchen door was the front entrance, and the west wall of the house had no openings.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1905–1909 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Charles Boyd Homestead Group, situated on a quarter-acre lot on Rivermall Avenue just north of the city limits of Bend, consists of a ranch house of 1905, a bunk house of roughly comparable date, and an ice house dating from 1909. The ensemble was originally located approximately a quarter of a mile south on the six-acre tract claimed by Charles Boyd upon his arrival in Bend in 1904. Relocation of the three buildings was carried out by the homestead founder's son, Charles Boyd, and grandson, Charles William Boyd, in 1979 as a preservation measure when the family holdings were subdivided for commercial development. The ensemble is the only intact group of ranch buildings dating from the years of the town's founding under impetus of the Carey Desert Land Act still standing in the vicinity of Bend. The buildings are straightforward, gable-roofed wood frame structures. The ranch house, enlarged in 1914, is sided with shingles. The bunk house and ice house have ship lap siding. Originally, each had post and sill foundations. They are now resting on low, well-masked concrete foundations. In the 1940s, two sets of double-leaf doors were added to the front end of the ice house. In the 1930s, a porch was added to the ranch house, and in the 1950s the living room window was enlarged as a plate glass picture window. No other appreciable alterations took place before the relocation of 1979. The Boyd cattle ranch eventually encompassed 600 acres and included corrals, feedlots and slaughterhouse. The spread supplied its own retail butcher shop in downtown Bend, various construction crews and the outlying logging camps of the Brooks-Scanlon Lumber Company. The family business flourished until the mills were shut down during the Great Depression. The elder Charles Boyd died in 1933. On its present, pine-shaded site bordered by an irrigation canal and located but one quarter mile north of the historic nucleus of the homestead, the Charles Boyd Homestead Group possesses integrity of design, workmanship and materials, and sufficient integrity of location, setting and feeling to meet the criteria of the National Register. The three buildings are the best preserved ranch buildings dating from the earliest period of settlement on the upper Deschutes River. They are significant, further, because they are the only buildings directly associated with pioneer cattleman Charles Boyd, whose contract and retail meat-supply business extended over a period of 25 years (1905-1930) and was the largest operation of its kind in the region.

Bend, the metropolis of the upper Deschutes River Basin in central Oregon, was platted by the Pilot Butte Development Company, and its plat was filed for record in 1904. It was founded at the site of a former pioneer crossing on the Deschutes known as Farewell Bend, a site not settled by Euro-Americans until 1901. The surrounding area was characterized by great stands of pine in the forests of the Cascade Range to the west, and, elsewhere, the semi-arid plateau which held promise for raising wheat and livestock following establishment of government-sponsored irrigation districts. By 1911, the Oregon Trunk Railway, a subsidiary of the Great Northern, and the Deschutes Railroad, a subsidiary of the Union Pacific, had built lines into the region from the Columbia River, following routes south up the Deschutes canyon. Thereafter, growth of the lumber industry in Bend was dramatic. When Deschutes County was formed in 1916, the strapping town was named county seat. Charles Boyd's homestead on the north outskirts of Bend was

9. Major Bibliographical References

Boyd, Carol, "Boyd Acres Development Brings Boyd Family Memories," Deschutes Pioneers' Gazette Vol. 1, No. 36 (January 1979), 2, 6. The author is Charles Boyd's daughter.
 Clark, Keith and Donna, "Pioneers of Deschutes County," High and Mighty: Select Sketches about the Deschutes Country (Portland: Oregon Historical Society, 1981), section on irrigation, 44-54.

10. Geographical Data

Acreege of nominated property less than one (0.223 acres)

Quadrangle name Bend, Oregon

Quadrangle scale 1:24000

UMT References

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 Zone Easting Northing

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Verbal boundary description and justification

The Charles Boyd Homestead Group occupies a parcel of land located in the Southwest $\frac{1}{4}$ of Section 21, T. 17 S., R. 12 E., W. M., Deschutes County, Oregon and described as follows:

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Charles William Boyd

organization N/A

date October 3, 1981

street & number 20160 Tumalo Road

telephone (503) 389-2587

city or town Bend

state Oregon 97701

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer

date June 28, 1982

For HCRS use only

I hereby certify that this property is included in the National Register



date 8-31-82

Keeper of the National Register

Attest: 

date 8-27-82

Chief of Registration

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settled, developed and prospered in direct relationship to these events.

The homestead claims of Charles Boyd and others in the Deschutes country were made possible by the Carey Desert Land Act of 1894 which provided for the relinquishment of arid lands to states if the states, in turn, would arrange for irrigation. Under enabling legislation of 1901, the State of Oregon was empowered to enter into contract with persons or companies wishing to reclaim desert lands. Accordingly, the State Land Board made large acreage segregations for this purpose. Among the earliest irrigation projects on the Deschutes was that of the Deschutes Reclamation and Irrigation Company formed by Jim Benham and George W. Swalley and incorporated in 1898. Of seven projects on the Deschutes approved under provisions of federal and state law between 1901 and 1906, the one started by Benham and Swalley was the only one to reach completion. Completed in 1913, it covered 1,280 acres of segregated land and included Swalley Canal, north of Bend, which watered the spread claimed by cattleman Charles Boyd. The significance of these early irrigation systems as an impetus to settlement is suggested in the following passage by Keith and Donna Clark in their essay on pioneer life in High and Mighty: Select Sketches About the Deschutes Country, brought out by the Oregon Historical Society in 1981.

Slowly the network spread, slowly the water reached sandy acres newly cleared. In time, two thirds or more of the Deschutes near Bend was detoured into irrigation ditches. Wooden flumes were built across difficult stretches of terrain, necessitating the establishment of early sawmills in the Bend area. These mills also sawed boards for new construction, including homes. By 1904 a small acreage near Bend was being watered, and about 500 people lived in the town.

Under the state enabling legislation, title to the land in an irrigation district passed to the settler who purchased it, but title to the irrigation works remained with the reclamation company. Charles Boyd owned shares in the Deschutes Reclamation and Irrigation Company, was a member of its board of directors, and also at one time served as chairman.

Charles Boyd (1863-1933), a native of Ontario, Canada, immigrated to Michigan in the 1870s and in 1883 moved on to Montana, where he eventually settled in Philipsburg and entered into the cattle and meat business with an older brother, William. He married Anna Wyman in 1893, and four of the couple's five children were born in western Montana. Boyd took an active part in community life and served two terms as Mayor of Philipsburg before heading farther west in search of better prospects. In 1904 Boyd arrived in the upper Deschutes country of central Oregon and purchased a six-acre tract on the east side of the river, below Bend. Swalley Canal bordered the south line of his claim. Boyd's wife and children came to join him the following year, traveling by train as far as Shaniko, the terminus of the Columbia Southern Railroad, and completing the final leg of the trip to Bend by horse-drawn stage.

In Oregon, Boyd built a substantial cattle and meat operation. He had selected a site near rapids on the Deschutes for water power generating potential. A partial

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received
date received

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dam and powerhouse were among the first improvements to the claim. Also on lower ground near the river, Boyd's corrals, feedlots and slaughterhouse were arrayed. While a refrigeration plant to produce ice for the meat market was planned, the purpose was adequately served for many years by ice formed on Swalley Pond or in nearby ice caves. The ice was cut into blocks, packed in sawdust, and stored in the ice house. A barn and hay shed, and--on higher ground--the bunk house and ranch house completed the ensemble.

Boyd added to his holdings until he owned 600 acres, which included pasture land and hay fields for cattle feed. Among his purchases of livestock was a small herd of Texas Longhorns which was the last to be "trailed" into Oregon from Texas.

Boyd's operation was unique in scope in the Bend area. His beef was grown for local consumption. It was marketed at his own butcher shop, maintained at various locations in downtown Bend over the years, and it supplied railroad and irrigation system construction crews as well as outlying logging camps of the Brooks-Scanlon Lumber Mill, one of the two lumber mills of immense importance to Bend economy after 1911. The beef was hauled by horse and wagon to camps and construction sites at night, when necessary, in order to keep the temperature of the cargo as low as possible. It was Boyd's ability to secure such meat-supply contracts that assured his success.

By the time of the Great Depression, major construction projects were at an end, and when the lumber market failed, Boyd's meat supply business dried up. Following Boyd's death in 1933, the homestead was occupied by one family member or another more or less continuously until 1958. In 1978, the historic nucleus of the spread was sold under pressure of the city's commercial expansion northward, and in 1979 the remaining buildings of the homestead were relocated to their present site on former Boyd ranch land. There they are bordered by Swalley Canal and an undeveloped tract of eleven acres which the heirs of Charles Boyd hope to perpetuate in its undeveloped state.

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Corning, Howard McKinley, ed., Dictionary of Oregon History (Portland: Binfords and Mort, 1956), 26.

McArthur, Lewis A., Oregon Geographic Names (Portland: Binfords and Mort for the Oregon Historical Society, 1965), 46. Third Edition.

Progressive Men of Montana, n.d. /1900-1904/, page 1499. Biog. note on Charles Boyd.

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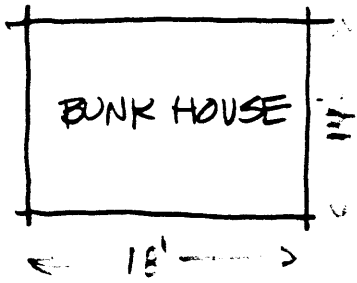
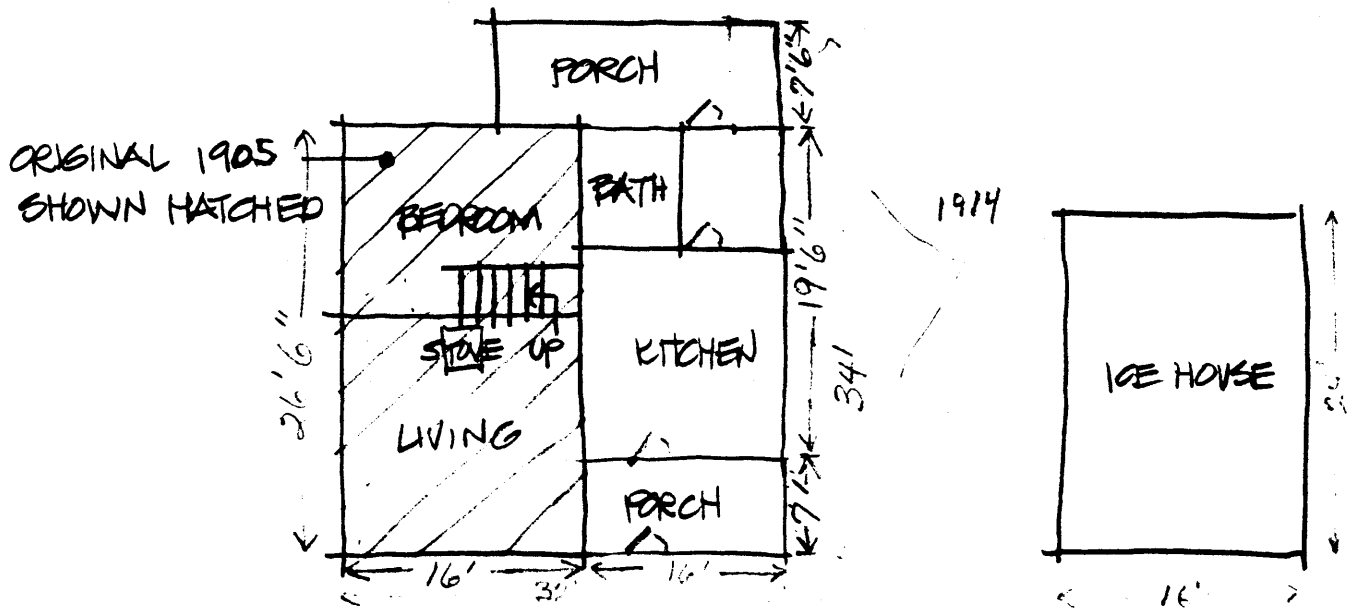
Page 1

Beginning at the Southwest corner of said Section 21; thence N 00° 20' 25" E 1322.38 feet; thence S 89° 52' 03" E 93.46 feet to the top of the Westerly berm of the original Swalley Canal and the True Point of Beginning; thence along the top of said berm the following courses and distances to the Westerly bank of the Swalley Canal as relocated:

N 36° 22' 33" E	89.76 feet
N 52° 34' 47" E	40.84 feet
N 49° 41' 34" E	34.04 feet

thence along the Westerly bank of the relocated Swalley Canal S 22° 02' 23" E 29.35 feet; thence continuing along said Westerly bank S 13° 51' 13" E 95.00 feet; thence N 89° 52' 03" W 145.39 feet to the True Point of Beginning.

Containing .223 acres more or less.



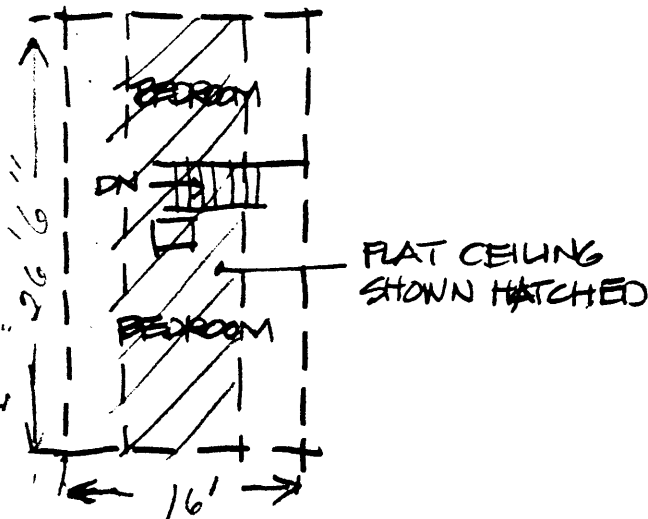
LOWER FLOOR SITE PLAN

Walls

All buildings wood frame construction.

House

Exterior = 3/4" board covered with shingles
 Interior = wood paneling covered with wall paper



UPPER FLOOR

Bunkhouse

Exterior = Shiplap
 Interior = Rough pine

Icehouse

Exterior = Shiplap
 Interior = Wood siding (Sawdust insulation)