

United States Department of the Interior
National Park Service

National Register of Historic Places
Date Listed 05/29/2008
NRIS No. 08000472
Oregon SHPO

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Wienecke, Emil and Otilie, House

Other names/site number _____

2. Location

street & number 1325 NW Federal Street

not for publication

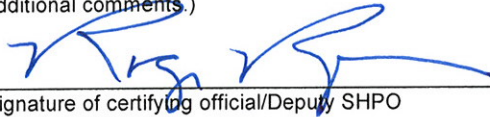
city of town Bend

vicinity

State Oregon code OR county Deschutes code 017 zip code 97701

3. State/Federal Agency Certification

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


Signature of certifying official/Deputy SHPO

4-8-08
Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper

Date of Action

___ entered in the National Register
___ See continuation sheet

___ determined eligible for the National Register
___ See continuation sheet

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Non-Contributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY

REVIVALS

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS

Materials
(Enter categories from instructions)

foundation: BRICK; CONCRETE

walls: BRICK; STUCCO; WOOD

roof: ASPHALT

other: STUCCO

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1924

Significant Dates

1924

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

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

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Wienecke, Emil

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Deschutes County Historical Society

10. Geographical Data

Acreeage of Property approx. 0.11 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>10</u>	<u>634238</u>	<u>4879858</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Elizabeth E. Budy, Ph.D. (with Kay Atwood)

organization EB Consulting date Nov. 2008; rev. March 2008

street & number 1893 Del Moro telephone (541) 885-8412

city or town Klamath Falls state OR zip code 97601

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

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

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

Property Owner

name Stephen D. Gomez

street & number 625 NW 11th Avenue telephone (503) 819-8268

city or town Portland state OR zip code 97209

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

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

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DESCRIPTION

SUMMARY

The Emil and Otilie Wienecke House located at 1325 NW Federal Street in Bend, Oregon is an eclectic one-and-one-half story residence that displays characteristics of various styles. It was designed and built in 1923-1924 by German immigrant and master mason, Emil Wienecke. Distinctive in its melding of late nineteenth century and early twentieth century architectural styles and materials, it is located in the downtown residential neighborhood of primarily small wood-frame bungalows. Constructed during Bend's period of intense urban development in the post-World War I decade, the Wienecke House is a unique example of a highly skilled immigrant craftsman applying careful building techniques and blending styles current at the turn of the century into a finely made residence that stands out for its workmanship, use of high quality materials, and artistic design. The dwelling retains integrity of location, design, setting, materials, workmanship and feeling, and accurately conveys the historic associations for which it is significant.

SETTING

The Wienecke House is located on the northwest side of Federal Street in the Boulevard Addition. In 1923, the boom in the lumber industry created a severe housing shortage, and the Bend Company offered lots for sale to mill workers to purchase property in the NW Boulevard Addition. Lot 11 in Block 14 was purchased at this time. The nominated property is officially designated as Tax Lot R-001 171231 AD 01000 on the Deschutes County Assessor's Plat. Situated in a residential neighborhood of older dwellings, the house joins other intact historic buildings along Federal Street.

The house and garage occupy a narrow, flat lot, 50 feet wide by 100 feet long, with the house approximately centered in the lot and the garage tucked in the north corner. The house fronts Federal Street, and sits about 40 feet from the southeast property line and street, which does not include sidewalks. A single-car-width concrete apron at the street continues as two concrete parking strips on the northeast side of the house. It provides access to the two-car garage that also faces Federal Street. Most other garages on Federal Street are accessed off the alley and are single-car buildings. On the southeast, a 36-inch wide concrete path extends from the front porch to the street. A stone block wall fence encloses the rear of property on the northwest and southwest.

The front landscaping is simple, with lawn between the street and the house and newly planted columnar juniper shrubs at the corners of the house and along the northeast property line edging the driveway. The backyard is open and simply planted with lawn between the house, garage, and enclosing stonewall. A large pine and two deciduous trees reflect original plantings along the southwest side.

EXTERIOR DESCRIPTION

The Wienecke House is a one-and-one-half-story, stucco, single-family residence. The first story is built of brick covered with rough stucco and the second is constructed of stucco-covered standard wood framing. Designed in an eclectic style, the dwelling retains its original character and charm, and the historic fabric of the

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house is largely intact. The building is rectangular in plan, 28-feet wide by 36-feet long. The house footprint is extended by a front porch that is 10-feet wide by 7-feet deep, and a back porch 9-feet wide by 7-feet deep. Roof framing features a single longitudinal gable with large gable dormers set flush to each side elevation. The eave treatment features fully enclosed eaves with 6-inch wide tongue-and-groove beaded board painted white and distinctive cornice returns. Front and rear porches are framed with hipped roofs. The house sits on a concrete foundation, and a brick chimney tops the building.

A partial basement (approximately 315 square feet) underlies the rear third of the house. The walls are framed in red brick and finished with a concrete coating. The floor is poured-in-place concrete. Entrance to the basement is provided both through exterior concrete steps and an interior wooden staircase from the kitchen.

On the southeast elevation, which is the front facade, six-over-one, double-hung windows flank the centrally positioned porch and entry door on the ground story. On the upper story, two four-over-one, double-hung windows are centered over the porch apex, which are flanked by smaller three-over-one, double-hung windows. These windows and others emphasize the facade's symmetrical design.

The main entrance to the house is highlighted by a centrally positioned, hip-roofed porch supported by two stucco columns resting on a concrete foundation. Each column measures 18 ½-inches wide by 9 ½-inches deep, with the dimensions reflecting the underlying masonry courses. Each hosts a distinctive, recessed decorative motif of the builder's own design. The porch is enclosed with a stucco parapet that extends out to enclose the concrete entry stairs, and ends in curvilinear planters on each side of the entry. The porch roof is sheathed with composition shingles and the underside is boxed in with 4-inch tongue-and-groove beaded board. The entrance to the house is a two-paneled wooden door with three narrow vertical lights across the top portion. The doorway is framed with decorative stucco, replicating the decorative elements in the window surrounds.

On the northwest (rear) elevation, the hip-roofed porch is similarly constructed with beaded ceiling and eave overhangs, but has simpler decorative elements. The porch is supported by 6-inch square wood posts that rest directly on the parapet, but the parapet does not enclose the concrete steps. A paneled wooden door with a single light provides entrance from the rear facade to the kitchen. Concrete steps on the west side of the porch also provide access to the basement, and a single four-over-one, double-hung window is positioned over the basement stairs on the ground story. On the upper story, a single four-over-one, double-hung window is centered over the porch roof and is flanked by two smaller three-over-one windows.

All windows in the house are six-over-one, four-over-one, or three-over-one, double-hung and are outlined in the same distinctive, curvilinear stucco surrounds. The surrounds are reminiscent of baroque tabernacle design in the Spanish Colonial Revival style, but reflect the eclectic design of the builder. Careful attention was paid to establishing balance in the arrangement of the windows, which are grouped as pairs or alone.

On the northeast side of the house, two pairs of four-over-one windows that match the second floor windows are in the living room and dining room with a smaller pair of three-over-one windows in the kitchen wall. This side elevation overlooks the driveway and is open to view from Federal Street.

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On the southwest of the house, situated close to the adjacent neighbor's house, a four-over-one and smaller three-over-one window occupy the upper story under the dormer apex. On the ground story, a small four-over-one window is centrally positioned and is flanked by paired three-over-one windows at the kitchen and downstairs bedroom. All windows have wide sills and decorative aprons and cornices.

Ornamental detailing in the stucco surface that clad each facade includes curvilinear window surrounds and ornamental insets in the square porch columns. Other ornamental details in the stucco include simulated quoins at the building's corners, horizontal bands at the first floor joist level, and vertical quoining bands at the corners of the dormers. This combination of banding evokes a simulated half-timbered quality to the facade and other elevations. At the apex of each gable and dormer is an ornamental stucco crest. All exterior materials are stucco except for beaded wood eave soffits.

INTERIOR DESCRIPTION

The interior of the Wienecke House retains its original floor plans for both ground and upper stories. The first floor has 1,008 square feet and contains a kitchen, formal living and dining rooms, a bedroom, a full bath, and a half bath. The second floor has 510 square feet. It has a large open family room at the top of the wooden rear staircase, a master bedroom suite, and another bath and bedroom off the family room.

Throughout the house, the design of interior decorative details echoes the appearance of exterior details. Door and windows on the interior emphasize simple vertical and horizontal trim, with a sill at the base of the window and architrave molding at the top. Except for one exposed brick wall in the kitchen, walls throughout the house are plaster-clad with wood baseboards. Picture molding is located 1 foot and 10 inches below the ceilings. This pattern is repeated throughout the house except in the dining room where wood-paneled wainscoting covers the lower three-quarters of the plastered walls. Floors throughout the Wienecke House are 3-inch wide, tongue-and-groove clear fir. Baseboard moldings extend throughout all rooms and anchor the walls to the floor. Original brass/bronze heating registers remain throughout the dwelling.

The living room includes a small stucco-clad brick fireplace that extends about four inches from the wall and is capped by a wooden architrave and cornice that forms the mantel.

Owners paid special attention to keeping the original layout, hardware and cabinets in the kitchen. The southwest interior wall of the kitchen is exposed brick, while the other three walls are plastered. The kitchen floor plan retains its original configuration with windows, doors, and most of its cabinets. Kitchen cabinets have two double-leaf doors with two-over-two lights, reflecting the outer window style, and retain original hardware. Closed cabinets have paneled doors, similar to the paneling of the dining room wainscoting. Decorative brackets below the cabinets flank the walls.

The three and one-half bathrooms retain essential floor plans and original plastered walls, flooring, and molding similar to the rest of the house. Bathroom cabinets have simple trim and a cornice. The upper floor master bath features the original cast-iron claw-foot bathtub.

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The second floor is reached by an enclosed stair with fir steps edged by distinctive detailing where steps meet the wall. The upstairs bedroom closet has double-leaf, four-paneled wood doors with an architrave cornice at the top.

GARAGE

The original 20 by 20-foot, hipped roof, stucco clad, two-car garage was remodeled in 1997 to accommodate an efficiency apartment. In 2006-2007, clapboard siding was removed and stucco exterior and wood trim were added to match the design of the house. Due to extensive replacement of materials and floor plan changes, the structure is considered non-contributing.

INTEGRITY AND ALTERATIONS

The Emil and Otilie Wienecke House has a high level of integrity of design and materials. It retains its essential design and historic fabric. Stucco-covered brick and wood framing, windows, and floor plan are intact as are decorative stucco detailing surrounding windows, doors, and horizontal and vertical trim. Minor alterations to the exterior are limited to the addition of non-original tiles to the front steps, the replacement of two wood window sashes on the second floor on the northeast facade with in-kind wooden sashes, and the addition of medallions to the crests at gable and dormer apexes. The stone fence enclosing the northwest and southwest sides of the property was added in 2007.

With only minor modifications, the interior retains original floor plan, floors, window and door trim, as well as molding throughout. An upstairs bedroom closet now accommodates a bathroom shower stall. The original flooring is retained through the house except for a damaged section in one upstairs bedroom that was replaced with in-kind materials. Original fir floors throughout the house were refinished in 2007. In the kitchen, replacement cabinets were matched to the original and wherever possible, the original cabinetry was restored and retained. The original dining room wainscoting was removed about fifty years ago. During the rehabilitation project, wallpaper was carefully removed to reveal the detailed outline of the historic wainscoting underneath. New wood wainscoting was installed to match the architectural evidence uncovered. Wall scones and light fixtures were removed decades ago, and the recent rehabilitation project included replacing incompatible fixtures with period appropriate fixtures. New tiles were also added along the top of the fireplace opening and on the hearth. In the basement, an old three-section concrete washtub on the southwest wall was removed in 2007. Overall, the Wienecke House retains substantial integrity of site, setting, workmanship and appearance. The high level of craftsmanship evident on the interior reflects the fine eye and skills of the dwelling's builder.

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STATEMENT OF SIGNIFICANCE

SUMMARY

Distinguished for its unique eclectic design and careful craftsmanship as the work of skilled carpenter-builder and artisan mason Emil Wienecke, the Emil and Otilie Wienecke House is eligible for listing in the National Register of Historic Places under Criterion C for architecture. The Wienecke House, built between 1923 and 1924, stands out among other homes built in Bend, Oregon, during the early era of Bend's development as a lumbering mill center between 1915 and 1930. His finely built one-and-one-half-story stucco house is unique in a neighborhood dominated by single-story, wood-frame Craftsman Bungalow homes. Although he borrowed some ideas from the popular Craftsman style, which dominated houses built in Bend between 1900 and 1930, the detailing and construction techniques are unique among houses in Deschutes County. Wienecke blended a variety of Classical "revival" styles, from Colonial Revival to Spanish Colonial Revival, into a classic representative of the "eclectic era" at the turn of the century.¹ His craftsmanship is exceptional, while his distinctive stucco detailing has no counterpart in residential buildings in Deschutes County. The curvilinear stucco window surrounds are similar to those in the 1917 Liberty Theater, a Spanish Colonial Revival built by architect Edward H. Keene, but are found on no other residential buildings in the county. The use of stucco for simulated quoins and horizontal bands provide a half-timbered effect, which is quite unusual, and may reflect Classical traditions current in his German homeland rather than any specific revival style. Although typical of Colonial Revival styles, Wienecke's use of boxed-in eaves and elaborate cornice returns is rare in Bend houses built during this time.

The eclectic blend of styles, combined with a very high degree of craftsmanship, sets the Wienecke House apart as an exceptional example of an immigrant builder in Bend during its early development as a lumbering center. The Wienecke House is especially well designed, carefully built of high quality materials, and very well preserved. As such, it reflects the careful workmanship, skill, and creativity of an immigrant master builder and uniquely contributes to our understanding of the built environment in Bend.

BRIEF HISTORY OF BEND AND ITS RESIDENTIAL NEIGHBORHOODS

Situated in the Boulevard Addition to the city of Bend, the Wienecke House was built between 1923 and 1924 during a period of intense real estate development resulting from an expansion of Bend's booming lumber mills. Bend's expansion in industry and urban growth during the 1920s, however, had its roots formed a decade earlier with the development of the lumber industry. The coming of the Oregon Trunk Railroad to central Oregon in 1911 opened the area to the exploitation of its vast pines forests, and two companies arrived in Bend to take advantage of this opportunity: Shevlin-Hixon and Brooks-Scanlon. In 1915, both companies began construction of sizable mills in Bend. The larger of the two lumber mills was owned by the Shevlin-Hixon Company, a group of partners based in Minneapolis and active in the lumber business throughout the United States and Canada.²

¹ McAlester and McAlester, 1984, p. 12.

² Tonsfeldt and Claeysens, 2004; Houser 2001.

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In 1915 and subsequently, a flood of workers to the mills stimulated both an acute housing shortage and a building boom in Bend. Construction was underway everywhere in Bend, both in its commercial center as well as in providing residences for its workers. Between 1916 and 1924, thirty-two subdivisions were platted in Deschutes County. Notable among developers was The Bend Company, which was formed in 1911 after buying out a controlling interest in the original Pilot Butte Development Company. The first residential neighborhoods to be developed were located around the town's downtown commercial center east of the Deschutes River. As the demand for houses to accommodate its expanding population of mill workers increased in the early 1920s, however, new housing was constructed north and west of the river, including the Boulevard Addition.³ Although platted by the Bend Company on July 3, 1912, house construction in the Boulevard Addition developed primarily after 1920. It was during this era that Emil Wienecke bought his lot and constructed his remarkable residence.

EMIL WIENECKE: IMMIGRANT CRAFTSMAN AND BUILDER

Emil Wienecke, his wife Otilie, two sons, Erwin and Fred, and daughter, Helen, were German immigrants who came to the United States in 1914 just before the outbreak of World War I. Before leaving Germany, Wienecke worked as a skilled mason in a town outside Berlin. Like many other immigrants, he was initially drawn to the Bend area by the prospect of free land under the enlarged Homestead Act of 1909 and 1911. There were many German families in and around the community of Redmond, near Bend, and he settled on a homestead in the nearby town of Brothers. Like many other homesteaders, however, he could not make a living on the marginal land, or "feed a family on just cornmeal mush and jackrabbit, and was starved out."⁴ Fortunately, Bend offered an attractive alternative with the coming of the lumber mills in 1915.

In 1915, Emil Wienecke abandoned his unproductive homestead and moved his family to Bend where he joined hundreds of others looking for work in the one of the new lumber mills under construction. Wienecke found work at the Shevlin-Hixon Lumber Mill, where city directories listed him merely as "employee" or "laborer;" however, his skills as a master mason and skilled artisan would have been highly valued, both in the mill construction as well as for business and residential buildings in town. Initially, Wienecke may have been employed in the construction of the Shevlin-Hixon mill, as skilled masons were needed to build the twenty kilns, the boiler room vaults, as well as to maintain the brick locomotive fireboxes. Certainly, skilled tradesmen were needed and a skilled mason would have been well compensated.⁵ According to family history, his masonry and carpentry skills also were employed in the construction of many buildings in Bend. Unfortunately, records of builders do not exist for most historic buildings in Bend and only indirect evidence is available.⁶

In 1922-1924, Bend experienced a huge, second building boom as the lumber mills expanded, businesses and schools were constructed, and mill workers' and managers' homes were built. As a result, there was a severe

³ Hall, 1992; Bend Bulletin, January 1, 1923, p.1.

⁴ Fred and Jane Wienecke, personal communications, February 15, March 25, and May 17, 2007.

⁵ Tonsfeldt and Claeysens, 2004; Houser, 2001.

⁶ Houser (2001, Section 7, p. 6) notes, that in the Old Town District, "To date none of the residential properties have been attributed to an architect. However, most of the homes do convey the hand of an architect or master builder at some level." Building records for the early years in Bend were moved from the County Clerk's Office to an unknown location.; Fred and Jane Wienecke, personal communications, February 15, March 25, and May 17, 2007.

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shortage of housing as well as artisans to build them. According to the *Bend Bulletin*, 211 building permits were issued with a value of \$243,030 in 1922.⁷ 470 permits for a total value of \$425,570 were issued in 1923.⁸ In 1923, the downtown business section saw remarkable growth, and the *Bend Bulletin* noted "formerly vacant stretches were filled with buildings;" and "artisans were in demand ... because carpenters, bricklayers and other artisans were in all busy on construction already underway at the Brooks-Scanlon mill."⁹ In the spring of 1924, 60 buildings were under construction in Bend. Nearly all "dwellings," most were in neighborhoods west and north of the Deschutes River, and several, including Wienecke's "attractive stucco residence," were constructed in the Boulevard Addition.¹⁰

Emil Wienecke purchased his lot at 1324 NW Federal Street from the Bend Company on October 13, 1923, and by April 4, 1924, the *Bend Bulletin* noted that "Emil Wienecke's attractive stucco residence... is nearly complete."¹¹ The house is also shown on a 1924 Waterworks Map.¹² When Emil joined thousand of others in Bend in 1915 and found employment at the Shevlin-Hixon Mill, not only were his skills as a mason and carpenter much in demand, he was able to purchase property and build his remarkable house on Federal Street.¹³

To finance new home construction, mortgages were offered to mill workers, and Wienecke took advantage of several in the course of his work for Shevlin-Hixon between 1919 and 1930 and later as an independent builder and mason between 1930 and 1936. With the stock market crash in 1929 and the subsequent Depression years, Wienecke apparently suffered the fate of many other lumber mill workers and tradesmen in Bend. The Depression brought extreme hardship to many mill workers, and although the mills attempted to keep their laborers employed at least part-time, many were laid off and other work was hard to find. Emil Wienecke lost his job at the Shevlin-Hixon in 1930, but his skilled masonry and bricklaying skills were recognized and kept him employed on small projects throughout Bend. His wife, Otilie, passed away on May 4, 1933, and by 1936 Emil was forced to sell his Federal Street home when he could not meet the monthly installments on a loan with the Home Owner's Loan Corporation.¹⁴ The Wienecke House was sold to the M.P. Cashman family on November 10, 1936, a family importantly associated with the development of the retail trade in Bend.¹⁵ After selling his home, Emil continued to ply his masonry skills as an independent contractor in

⁷ *Bend Bulletin*, January 1, 1923, p. 1.

⁸ *Bend Bulletin*, January 4, 1924, p. 1.

⁹ *Bend Bulletin*, January 4, 1924, p. 2.

¹⁰ *Bend Bulletin*, April 4, 1924, p. 2.

¹¹ Deeds, The Bend Company to Emil Wienecke, filed October 13, 1923, Volume 36, p. 367; *Bend Bulletin*, April 4, 1924, p. 2.

¹² 1924 Waterworks Map, Boulevard Addition.

¹³ Fred and Jane Wienecke, personal communications, February 15, March 25, and May 17, 2007.; Polk's 1917 City Directory, p. 97; 1920 U.S. Census, Series T625, Roll 1493, p. 189; Emil Wienecke, Naturalization Record, November 4, 1921; Polk's 1921 County Directory, p. 134.

¹⁴ Record of Funeral, May 4, 1933.

¹⁵ Index to Direct Mortgages to 1928; Deeds, Book D, Volume 55, p.113.;¹⁵ In 1939, the James B. Brown family purchased the house from the Cashmans under Contract of Sale and lived there until 1942 while Mr. Brown worked as a watchmaker in a jewelry store. In 1942 or 1943, the Browns entered into an informal Contract of Sale with the Frank and Mary Rogers family, and Mary Rogers initially rented the house to officers from Camp Abbot between 1943-1944. In 1945, the property transfers were formally recorded, and the Rogers lived in the Wienecke house for more than 60 years (1945-2006). In 2006, Josie Zarzuela et al of Pacific Unlimited purchased the house and specialist builders from Historic Restoration carefully restored it. The present owner, Stephen D. Gomez, is from Portland, Oregon, and purchased the house on April 18, 2007.

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Bend until 1942 when he moved to Talent, Oregon, to help his son Fred (also called Fritz) build a home. Emil died on February 18, 1944, at his son's home in Talent and is buried in the Stearns Cemetery.¹⁶

THE EMIL AND OTTILIE WIENECKE HOUSE

The Wienecke House is a one-and-one-half-story, stucco, single-family residence. The first story is built of brick covered with rough stucco, while the second is constructed of stucco-covered standard wood framing. This combination framing technique is unusual in residences constructed between 1908 and 1930 in Bend and reflects a high degree of craftsmanship.¹⁷ The dark red brick, available locally from the Bend Brick Yard, was common in construction of Bend's early commercial buildings and in more expensive homes built in the upscale Drake Park neighborhood, but was rare in neighborhoods occupied by mill workers and laborers.¹⁸ An informal survey of the Boulevard Addition located only one other brick house: a single-story Craftsman Bungalow.¹⁹

As an immigrant mason and master builder, Emil Wienecke brought familiar building traditions and methods with him from Europe and applied them to his home. His craftsmanship and workmanship is apparent in his high level of skill as a master mason. The walls of the Wienecke House are 12-inches thick, indicating three courses of brick laid in the foundation walls. The lack of any cracks in the exterior stucco or interior plaster surfaces further highlights the sound construction methods, and suggests the use of brick crossties.²⁰ According to his grandson, Fred Wienecke, Emil was very critical of masonry work on other buildings in Bend that did not reinforce brick foundation walls with double-layer crossties.²¹ The original stucco exterior also is well-preserved and lacks evidence of damage or deterioration.

Comparable structures in Bend are difficult to identify, but the Delaware Market, a corner grocery store built in 1923, has a similar cladding of stucco over a combination wood balloon framing in the front and brick in the rear. Located in the Old Town Historic District, and a contributing National Register property, the building's construction indicates it may have been built by Wienecke.²² Unfortunately, the builder is unknown.

The Wienecke House's rectangular plan appears to be based initially on a Craftsman Bungalow simple-front-gable style. Popularized by trade magazines, pattern books were widely available and plans could be ordered for as little as \$1.00.²³ The simple-front-gable Bungalow was designed to fit narrow city lots, such as the 50-by-100-foot lots platted in the Boulevard Addition. This was a very popular Bungalow sub-style in Bend for houses built between 1908 and 1930; however, most were single-story, wood-frame construction, with a low pitched roof, wide overhanging eaves, and exposed rafters.²⁴ In the Bend Old Town Historic District, a typical working

¹⁶ *Ashland Daily Tidings*, February 19, 1944.

¹⁷ Cf., Houser 1999, 2001.

¹⁸ Horton et al. 2004, Section 8, pp. 3-4.

¹⁹ The brick house is located at 1030 Federal Street, in Block 6 of the Boulevard Addition, and according to Tax Assessment Records, was built in 1919; the builder is unknown.

²⁰ Paul Buscovick, Historic Restoration specialist for the Wienecke house, October 25, 2007.

²¹ Fred Wienecke, personal communication, February 15, March 25, 2007.

²² Houser, 2001, Section 7, p. 39.

²³ Clark 1983, p. 145.

²⁴ Houser 1999, Section F, pp. 18-20.

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class neighborhood, most homes probably were built from free plans and specifications that several local lumber companies offered in the early 1920s. Michael Houser notes that "in April of 1922, Miller Lumber Company announced the creation of a new service department whose sole purpose was to 'furnish advice to prospective home builders'. Their competitor, Tum-A-Lum Lumber Company, also offered free plans with over 100 models to choose from."²⁵

The Wienecke House, however, goes well beyond any readily available pattern book. In fact, it is a fine example of the eclecticism prevalent at the end of the nineteenth and beginning of the twentieth centuries. This was a transitional time when architectural fashions were changing, and it was common for architects and builders to mix architectural styles. The combination of styles also increased after the introduction of readily available pattern books:

During the early years of the eclectic era, experimental combinations of styles were common. From about 1890 to 1915, styles as different as Colonial Revival, Neoclassical, Prairie, Tudor, Mission, and Craftsman were being built simultaneously. Many architects and builders experimented with fanciful combinations of these styles, sometimes adding a touch of Victorian detailing as well.²⁶

Although the original footprint may have been based on a Craftsman pattern, the Wienecke House differs significantly from the standard Bungalow styles. The roof framing, a single longitudinal gable with large gable dormers set flush to each side elevation, includes fully enclosed eaves and distinctive cornice returns typical of Colonial Revival or Classical Revival styles.²⁷ The building trim, simulated quoins, and decorated porch columns, also reflect a tradition based on a late nineteenth century interpretation of classical architecture. The formal facade organization, with careful symmetrical arrangement of windows and central entrance porch, is characteristic of Colonial Revival styles common in Oregon between 1890 and 1915, and that persisted in Bend into the 1930s.²⁸

In the Wienecke House, the rectangular form, formal facade organization, prominent central entrance, and bilateral symmetry broadly reflects the Colonial Revival style.²⁹ The Wienecke House, however, is not fully representative of any one revival style. In fact, the term, "Colonial Revival style" . . . reflects a rebirth of interest in the early English and Dutch houses . . . and Georgian and Adam styles form the backbone of the Revival . . . Details from two or more of these precedents are freely combined in many examples so that pure copies of Colonial houses are far less common than are eclectic mixtures.³⁰ Emil Wienecke also may have borrowed some elements from an earlier Classical Revival style, or from ideas brought with him from Germany. Between 1910 and 1930, Classical Revival styles and a variety of other "revival" styles took their cues from many lands and times. Richard Engeman explains, "Oregonians built residences in the Spanish Colonial and

²⁵ Houser, 2001, Section 7, p. 6.

²⁶ McAlester and McAlester, 1984, pp. 12-14

²⁷ Engeman, 2005, "Immigrant Skills," n.p.

²⁸ Clark, 1983, p. 114; Horton et al., 2004; Houser, 2001.

²⁹ Clark, 1983, pp. 35, 114; McAlester and McAlester 1984, pp. 321-324.

³⁰ McAlester and McAlester, 1984, p. 324.

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Mediterranean mode, apartment buildings garbed in Mission and Pueblo fashion, and fraternal lodges and churches flaunting Italian Renaissance and Colonial facades. Eclecticism was the esthetic order.³¹

Wienecke's use of stucco decorative elements is highly distinctive and carefully crafted. Simulated stucco quoins, decorative sculptural reliefs, and circular, baroque style window surrounds are similar to stucco treatments on the Liberty Theater façade, which is also located in Bend. The Liberty was designed by architect Edward H. Keene in the Spanish Colonial Revival style, using white stucco over brick. A raised stucco trim outlines the exterior of the building and a heavy Baroque tabernacle stucco frame surrounds the windows. The trim was originally painted red in contrast to the white stucco facade cladding. The original decoration on the facade also included two sculptural reliefs and round vents.³² Although few builders and no contributing craftsman are recorded for many of Bend's historic buildings, Wienecke may have contributed his mason's skills in the construction of the Liberty.³³ In any case, it would have been a highly distinctive building in downtown Bend, and similar elements in the Wienecke House suggest it influenced his unique design.

Emil Wienecke's stylistic eclecticism, use of stucco-over-brick construction, and unique decorative elements also suggest he was influenced by building traditions that he brought with him from central Europe. The emphasis on the use of stucco over brick in a town characterized by wood-frame residences and dependent upon a lumber industry is unusual in Bend, but reflected his ethnic German heritage. From the old center of Heidelberg to the restored Nikolai District of Berlin, and throughout Germany, eighteenth and nineteenth century town architecture is dominated by the use of stucco-over-brick.³⁴ Brick, considered more substantial and durable than wood, was also the preferred construction material of German immigrants in many parts of the United States, as in German Village, an immigrant community in Columbus, Ohio, and a National Register District. Eclecticism also characterized the vernacular architecture the later nineteenth and early twentieth century in German Village, as houses' blend styles from story-and-a-half brick cottages to Italianate vernacular and high style Queen Anne.³⁵ Wienecke's use of decorative stucco in the baroque window and door surrounds, stimulated quoins, horizontal bands, and ornamental stucco crest reflect the emphasis on the picturesque in German vernacular architecture. This emphasis on decorative stucco is especially evident in the Bavarian region of Germany as well as throughout the Bavarian Alps that include portions of Switzerland, Austria, and the Czech Republic.³⁶ It is likely that these building traditions influenced Wienecke's unique house design.

³¹ Engeman, 2005, "Revival Styles," n.p.

³² Houser, 1997, Section 7, p. 1.

³³ Houser, 2001, Section 7, p. 6.

³⁴ Kiedrowski and Viedebant, 1991.

³⁵ German Village Society, 2006, "Village Architecture," n.p.

³⁶ Galicka and Michalska, 2004.

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COMPARATIVE ANALYSIS

The Emil and Otilie Wienecke House is truly unique and significant, as no other residences in Deschutes County reflect a similar eclectic mix of styles. Below are a few properties in Bend's Old Town District that demonstrate some comparable features.³⁷

Louis and Aurora Allen House (1925):

The Allen House, located at 545 NW Delaware Avenue, is an example of a one-and-a-half story Craftsman Bungalow with medium pitched, front-facing gable roof and gable dormers on side elevations. As such, it reflects a base plan similar to the Wienecke House. Louis Allen was a sawyer for the Brooks-Scanlon Lumber Company; the builder is unknown.

Unlike the Allen house, which is clad with clapboard siding, the Wienecke House is constructed of brick and stucco. Similarly, the roof treatment of the Allen House uses typical Craftsman features with exposed eaves and decorative cut rafter tails. Wienecke's house, on the other hand, has enclosed eaves, distinctive cornice returns on both gable ends and dormers, and includes elaborate stucco decorative elements not found in the Allen House.

Herman and Rosa Byers House (1925):

Located at 627 NW Georgia Avenue, the Byers House is a single story, front-gabled Craftsman Bungalow. It is a rare example of a house using brick construction and only one of two in Deschutes County using Flemish Bond in the brick detailing. The use of brick construction, although common in commercial structures, was rarely used for residences during the 1915-1925 building boom era in Bend. Although distinct in its emphasis on Craftsman details, with its open eaves and exposed rafter tails, the Byers house is similar to the Wienecke House in the high degree of craftsmanship evident in its masonry. Other broadly similar details include the emphasis on a centrally positioned front porch flanked by paired windows, use of four-over-one double-hung wood windows on side elevations, and stucco detailing on porch and gable ends. Like Wienecke, Byers was a mill worker at the Brooks-Scanlon Lumber Company, but the builder of his house is unknown.

Although the one-and-a-half story Wienecke House appears to be based on a Craftsman plan, Wienecke employed stucco-over-brick for the ground story and stucco-over-wood framing for the upper story. The construction of the Wienecke House is also much more elaborate and uses tongue-and-groove enclosed eaves with distinctive cornice returns and gable dormers that are not characteristic of Craftsman houses. Furthermore, the use of stucco detailing in elaborate window surrounds, quoining, and horizontal bands is unlike the simpler use of stucco in the gable ends and in the porch, which fully extends across the front facade of the Byers House.

³⁷ Houses were selected for comparison based on an extensive survey of historic homes in Bend and Redmond; basic house descriptions are taken from Houser's 2001 inventory of Bend's Old Town District.

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Charles Monahan House (1925):

Located at 131 NW Florida Avenue, the Charles Monahan House is an excellent example of a one-and-a-half story Colonial Revival style home. It has a side-facing gable roof with boxed-in eaves and deep cornice returns. The home has a centered, gabled entry porch, paired six-over-one, double-hung wood windows, and horizontal lap siding. Charles Monahan was a clerk for the Shevlin-Hixon Company. The builder is unknown.

Although distinct in its side-facing gable, the Monahan House provides a good comparative example to the Wienecke House in its roof treatment. Most houses built in Deschutes County during its early boom development era, especially in mill worker neighborhoods, employed typical Craftsman roof design with exposed rafters. The Monahan House has boxed-in eaves with deep cornice returns, both on its centrally positioned porch entry as well as on its side-facing gables. Other Colonial Revival style features include attention to symmetry in the placement of windows on the gable sides as well as paired double-hung windows framing the centrally positioned entry porch.

Because the Wienecke House is front-gabled and has gable dormers set flush to the sides, however, the roof treatment is much more elaborate than on the Monahan House. On both front and rear facades, cornice returns wrap around to the side elevations and are mimicked by elevated returns on the side dormers. Under each gable, the stucco-outlined windows are centrally balanced between the cornice returns. These features are quite unique and highly distinctive features of the Wienecke House.

Alfred Burkland House (1925):

The Burkland House, located at 237 NW Georgia Avenue, is a great example of a Spanish Colonial style dwelling in Deschutes County. The one-story house has a stucco exterior, a cross-gable roof with red tiles, one-over-one, double-hung wood windows, and a small shed-covered entry porch with solid railings that sweep to the ground. Windows are simply outlined with 4-inch plain wood. The builder is unknown.

The simple, Spanish Colonial style home is similar to the Wienecke House only in the use of stucco on its exterior and the sweeping design of its front porch railing. The solid stucco porch railings, although much smaller and less elaborate, are suggestive of the Wienecke's House larger and more complex parapets that end in curvilinear planters. The Wienecke House's blending of Spanish Colonial elements, especially in the decorative stucco window surrounds, is also very unique. No other residence in Deschutes County has truly comparable features.

CONCLUSION

Among immigrant builders enticed to Bend at the beginning of its development as a lumber mill center, the eclectic design and formidable construction techniques of the Emil and Otilie Wienecke House stand out as exceptional. The Wienecke House is truly unique among those built in Bend, Redmond, or elsewhere in Deschutes County between 1915 and 1930, and exceptional example of an immigrant builder in Bend during

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its early development as a lumbering center.³⁸ The Wienecke House exhibits a high level of craftsmanship and use of quality materials, both inside and out, and is distinguishable for its significant eclectic architectural style. On the exterior, this is evident in the sound brick foundation, the well-preserved stucco cladding, in the beaded boards enclosing eaves and porch ceilings, the carefully constructed cornice returns, and the balanced multi-pane, double-hung windows. In the interior, quality materials and construction are evident in the wood-paneled wainscoting in the dining room, wood baseboards and repeated pattern of picture molding throughout the house, tongue-and-groove clear fir flooring, stucco clad fireplace with mantel, paned and paneled kitchen cabinets, detailing along interior stairs, and paneled interior doors. Exterior stucco decorative elements are also distinctive, including curvilinear window surrounds, simulated quoins and horizontal bands, crests under each dormer and gable apex, recessed decoration in front porch columns, and parapet with curvilinear planters.

The Emil and Otilie Wienecke House is especially well-designed, carefully built of high quality materials, and very well preserved. As such, it reflects the careful workmanship, skill, and creativity of an immigrant master builder and uniquely contributes to our understanding of the built environment in Bend. The dwelling retains integrity of location, design, setting, materials, workmanship and feeling, and accurately conveys the historic associations for which it is significant.

³⁸ Using existing surveys of historic districts in Deschutes County (Houser 1999, 2001; Horton et al 2004), an extensive windshield survey was conducted by Elizabeth Budy in 2007 to locate similar properties in Bend and Redmond. The survey examined all buildings in the recorded National Register districts as well as early neighborhoods where homes were constructed between 1910 and mid-1930. Very few properties used stucco over brick, and none were located that used his distinctive blend of styles.

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Rosemary Davis (Bend, OR). Telephone Interview, March 25, 2007. Rosemary Davis is a granddaughter of M.P. and Marie Cashman.

Fred and Jane Wienecke (Medford, OR). Telephone Interviews, February 15, March 25, May 17, and June 19, 2007. Fred Wienecke is the son of Fred [Fritz] Wienecke, Sr. and the grandson of Emil and Otilie Wienecke.

Wienecke, Emil and Otilie, House
Name of Property

Deschutes Co., OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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Donna Robertson (Bend, OR). Interviews on July 16, July 20, 2007. Donna Robertson is a cousin by the marriage of Erwin and Kathleen Wienecke and family genealogist.

John Rogers (Bend, OR). Telephone Interview, March 23, 2007. John Rogers is the son of Frank and Mary Rogers.

Molly Wonser (Bend, OR). Telephone Interview, March 25, 2007. Molly Wonser is the daughter of Maurine Cashman, granddaughter of M.P. and Marie Cashman.

Paul Buscovick (Bend, OR). Builder from Historic Restoration Company; Worked on Emil Wienecke house restoration in 2006-2007. Interview at 1325 Federal Street property on October 26, 2007.

Wienecke, Emil and Otilie, House
Name of Property

Deschutes Co., OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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VERBAL BOUNDARY DESCRIPTION

The Emil and Otilie Wienecke House occupies a 100 foot by 50 foot lot on the northwest side of Federal Street, located in Township 17 South, Range 12 East, northeast ¼, southeast ¼, northeast ¼, Section 31, and is designated as Lot 11 of Block 14 in the Boulevard Addition in Bend, Oregon. The property's tax account is 171231 AD 0-1000.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the Emil and Otilie Wienecke House.

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PHOTOGRAPHS

Address: Emil and Otilie Wienecke House
1325 NW Federal Street
Bend, Deschutes County, OR

Photographer: Indicated on specific photograph information below
Date: Indicated on specific photograph information below
Ink and Paper: B/W film photo processing (Note: incorrect camera-set date are on some photos)
Location of Negatives: Film, negatives are on file at the Deschutes County Historical Society, 129 NW Idaho Street, Bend, OR 97701

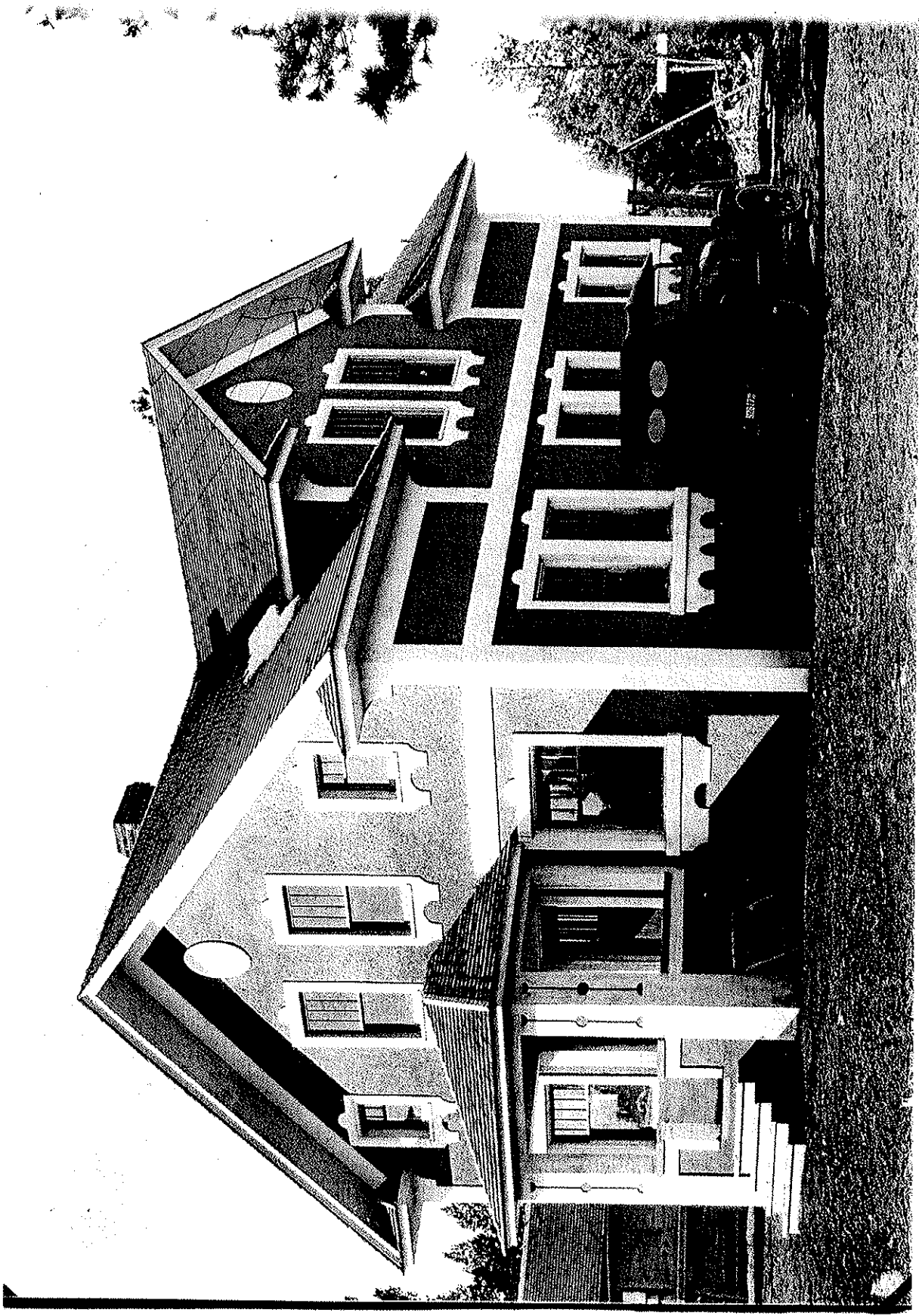
- 1 of 25: Exterior View: Overview of front (southeast) facade and northeast facade, facing west; garage in rear corner. Photographed by Ward Tonsfeldt, May 4, 2007.
- 2 of 25: Exterior View: Overview of the front (southeast) facade, facing northwest. Photographed by Ward Tonsfeldt, May 4, 2007.
- 3 of 25: Exterior View: Overview of the front (southeast) facade from the street, facing north. Photographed by Pat Kliewer, July 9, 2007.
- 4 of 25: Exterior View: View of front porch, windows, and stucco detailing on southeast facade, facing northwest. Photographed by Pat Kliewer, July 9, 2007.
- 5 of 25: Exterior View: View of the dormer, windows, and stucco quoining and bands on the northeast facade, facing west. Photographed by Ward Tonsfeldt, May 4, 2007.
- 6 of 25: Exterior View: Detail of paired windows on upper-story of the northeast facade, facing southwest. Photographed by Pat Kliewer, July 9, 2007.
- 7 of 25: Exterior View: Overview of the rear (northwest) and southwest facades, facing east. Photographed by Ward Tonsfeldt, May 4, 2007.
- 8 of 25: Exterior View: View of back porch and windows on rear (northwest) facade, facing southeast. Photographed by Pat Kliewer, July 9, 2007.
- 9 of 25: Exterior View: Oblique view of the southwest facade from rear of house, facing southeast. Photographed by Elizabeth Budy, October 19, 2007.
- 10 of 25: Exterior View: View of dormer, windows, and stucco quoining and bands on southwest facade, facing southeast. Photographed by Ward Tonsfeldt, May 4, 2007.

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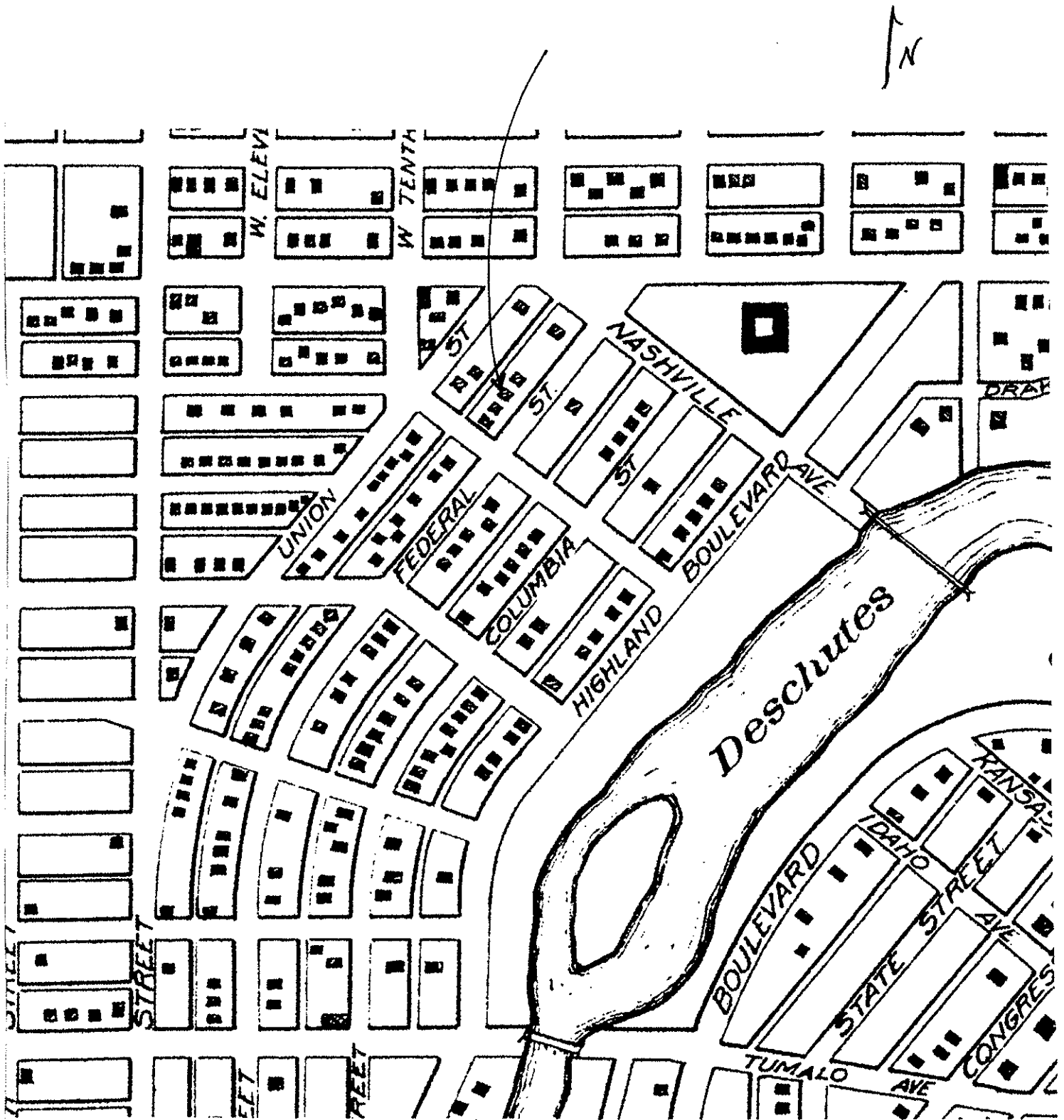
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- 11 of 25: Interior View: Basement, facing east. Photographed by Ward Tonsfeldt, May 4, 2007.
- 12 of 25: Exterior View: Exterior stairs to basement entrance at rear (northwest facade), facing southeast. Photographed by Pat Kliewer, July 9, 2007.
- 13 of 25: Interior View: View of kitchen, facing northeast. Photographed by Pat Kliewer, July 9, 2007.
- 14 of 25: Interior View: View of exposed brick wall in kitchen, facing southwest. Photographed by Ward Tonsfeldt, May 4, 2007.
- 15 of 25: Interior View: View of dining room to kitchen, facing northwest. Photographed by Pat Kliewer, July 9, 2007.
- 16 of 25: Interior View: View from living room through dining room to kitchen, facing northwest. Photographed by Pat Kliewer, July 9, 2007.
- 17 of 25: Interior View: View of living room fireplace, facing southwest. Photographed by Pat Kliewer, July 9, 2007.
- 18 of 25: Interior View: View from living room to downstairs bedroom, facing southwest. Photographed by Pat Kliewer, July 9, 2007.
- 19 of 25: Interior View: View of front entrance door and bedroom opening from living room, facing south. Photographed by Pat Kliewer, July 9, 2007.
- 20 of 25: Interior View: View of living room light fixture, molding, and vertical lights in front entrance door, facing south. Photographed by Pat Kliewer, July 9, 2007.
- 21 of 25: Interior View: View from second-story down the stairs, facing southwest. Photographed by Pat Kliewer, July 9, 2007.
- 22 of 25: Interior View: View of upstairs den/family room towards stairway, facing northwest. Photographed by Pat Kliewer, July 9, 2007.
- 23 of 25: Interior View: View of upstairs master bath, double sinks and shower, towards one of two sinks and shower, facing northwest. Photographed by Pat Kliewer, July 9, 2007.
- 24 of 25: Interior View: View of claw-foot tub in upstairs master bath, facing southwest. Photographed by Pat Kliewer, July 9, 2007.
- 25 of 25: Interior View: View of upstairs bedroom facing southwest. Photographed by Pat Kliewer, July 9, 2007.



Emil Wienecke House
Circa 1923

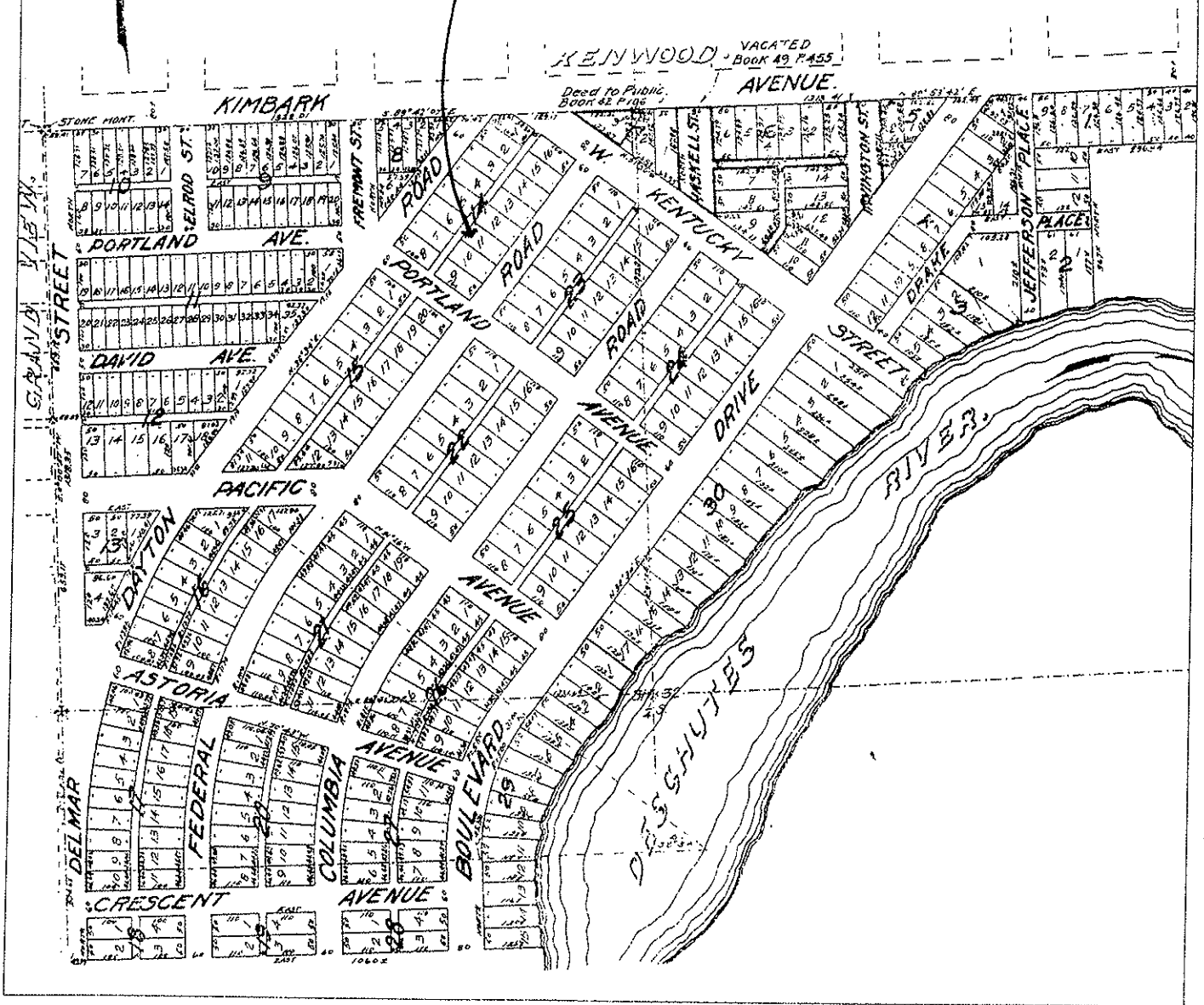


Waterworks Map: Bend 1924: Section of Boulevard Addition showing Lot 11, Block 14 (1325 NW Federal Street) with Emil Wienecke House; on file Deschutes County Historical Society, Bend, Oregon; courtesy of John Frye.

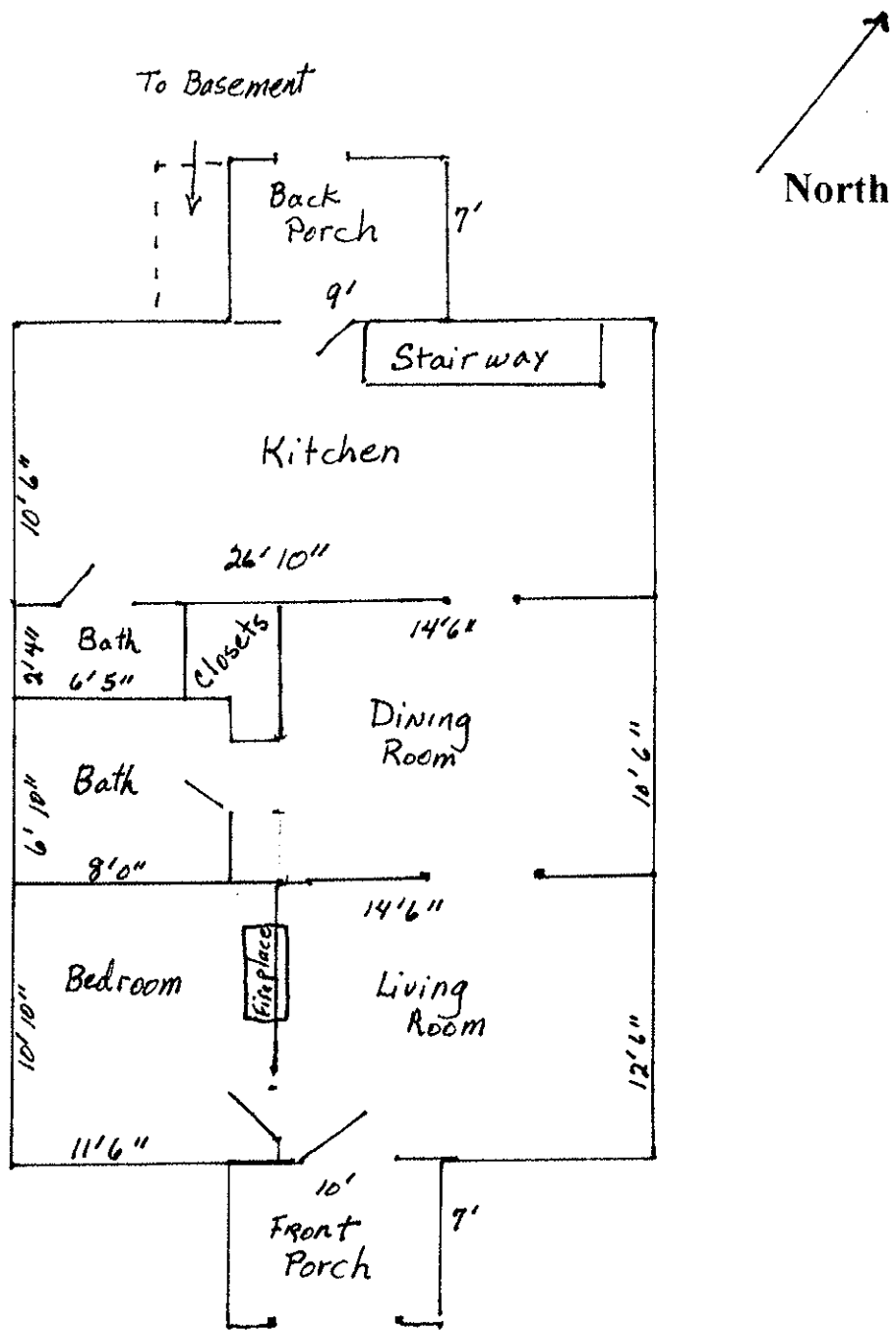
PLAT OF BOULEVARD ADDITION TO BEND OREGON

ROBERT B. GOULD
CIVIL ENGINEER.

1912.



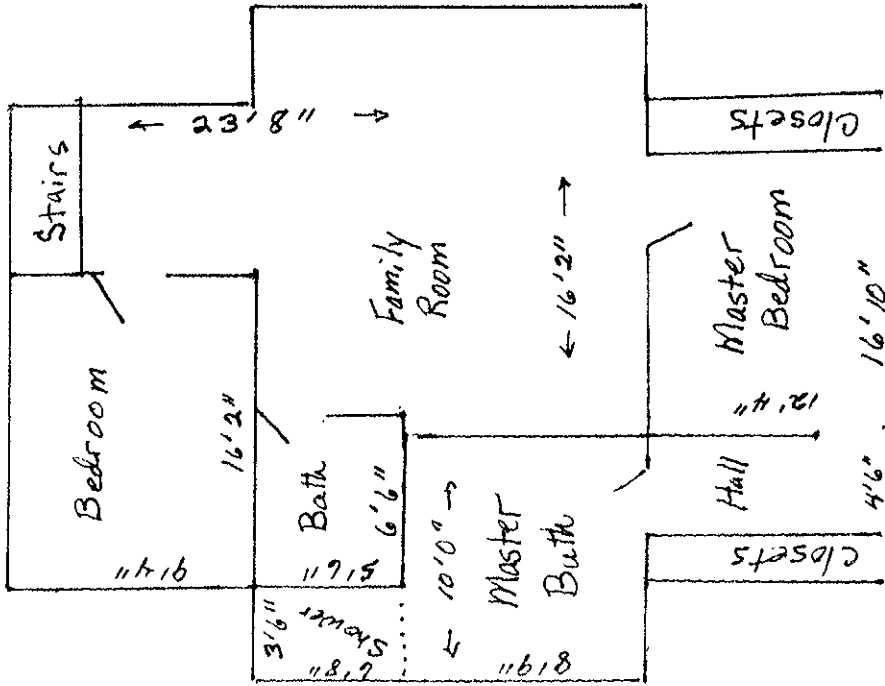
1912 Plat of Boulevard Addition showing Lot 11, Block 14; purchased by Emil Wienecke in 1923; Deschutes County, Bend, Oregon.



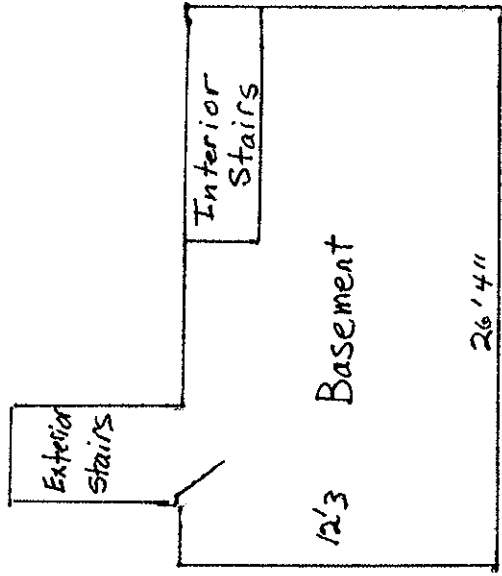
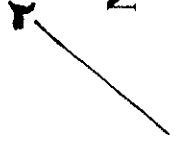
**Floor Plan
Ground Story**

**Emil Wienecke House
Deschutes County
1325 NW Federal Street
Bend, OR 97701
Not to Scale**

**Floor Plan
Upper Story**



North



**Floor Plan
Basement**

Emil Wienecke House
Deschutes County
1325 NW Federal Street
Bend, OR 97701

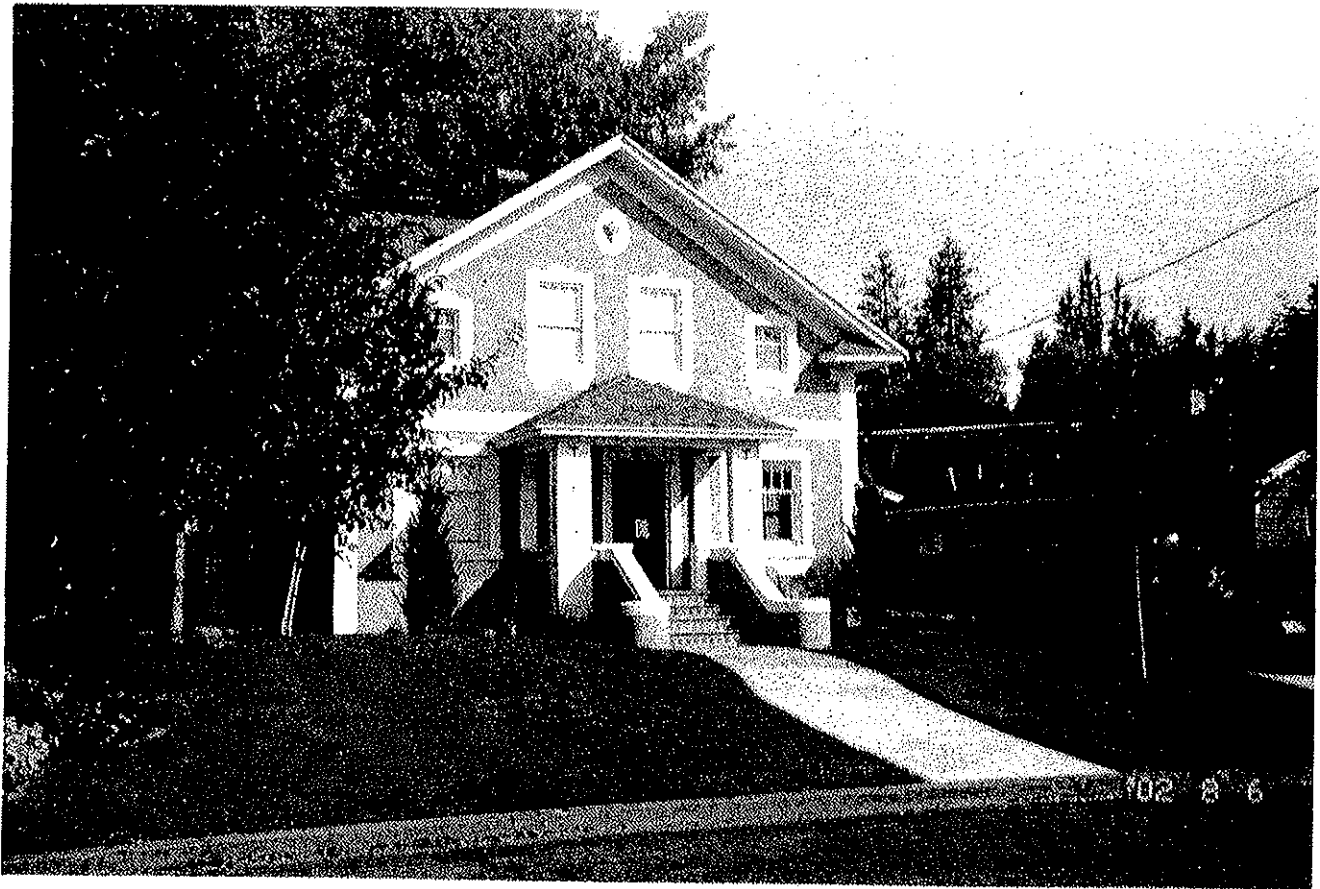
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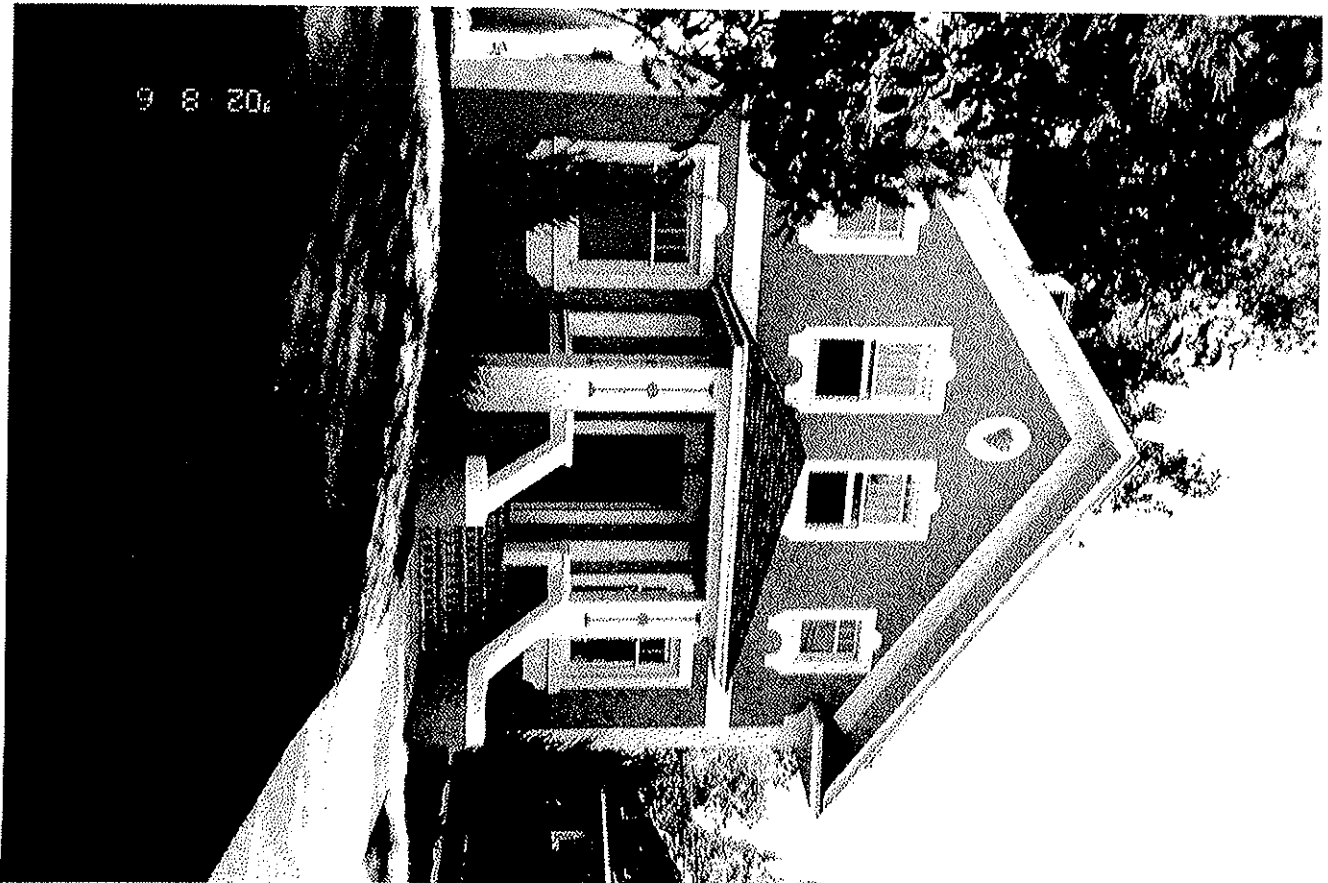
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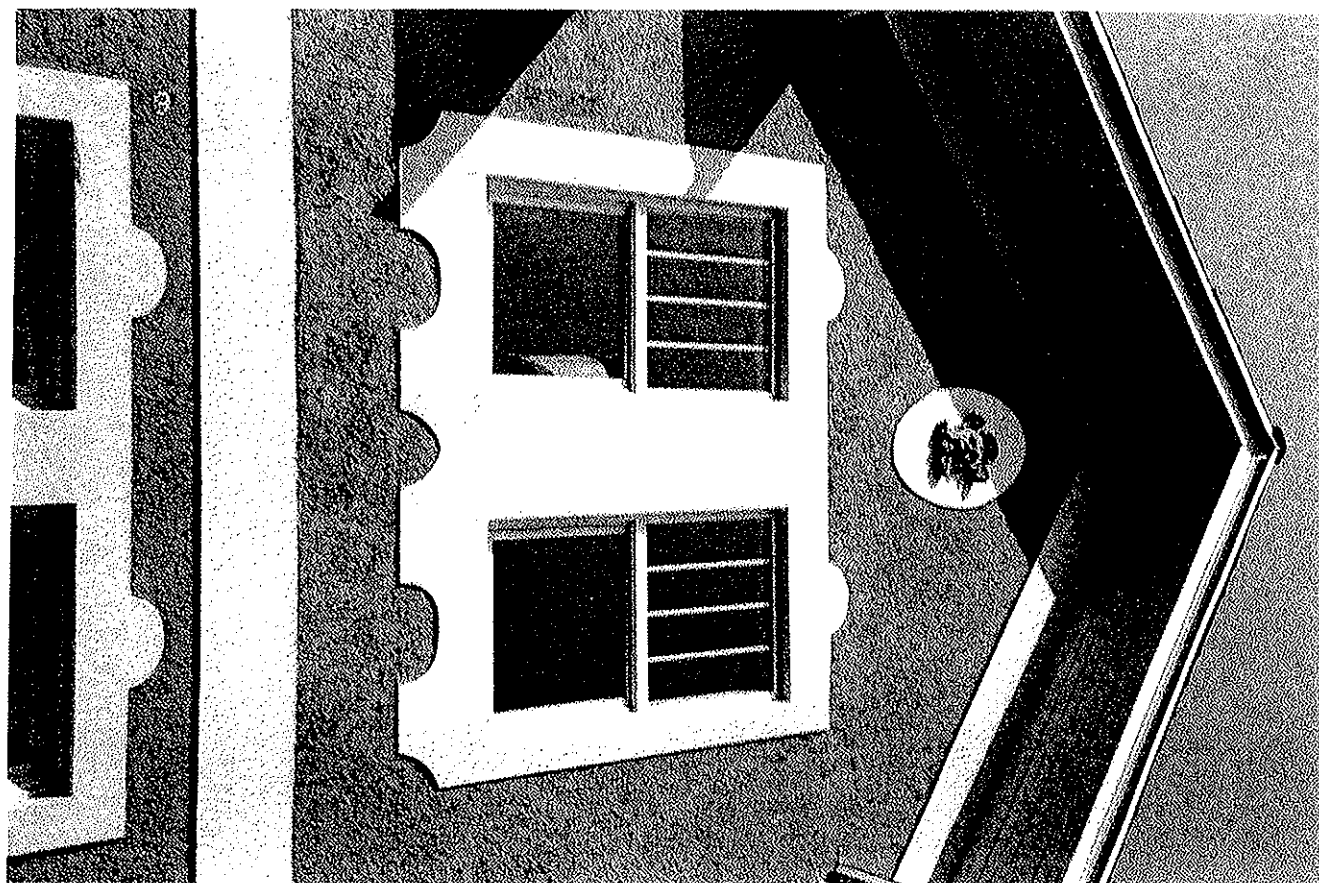
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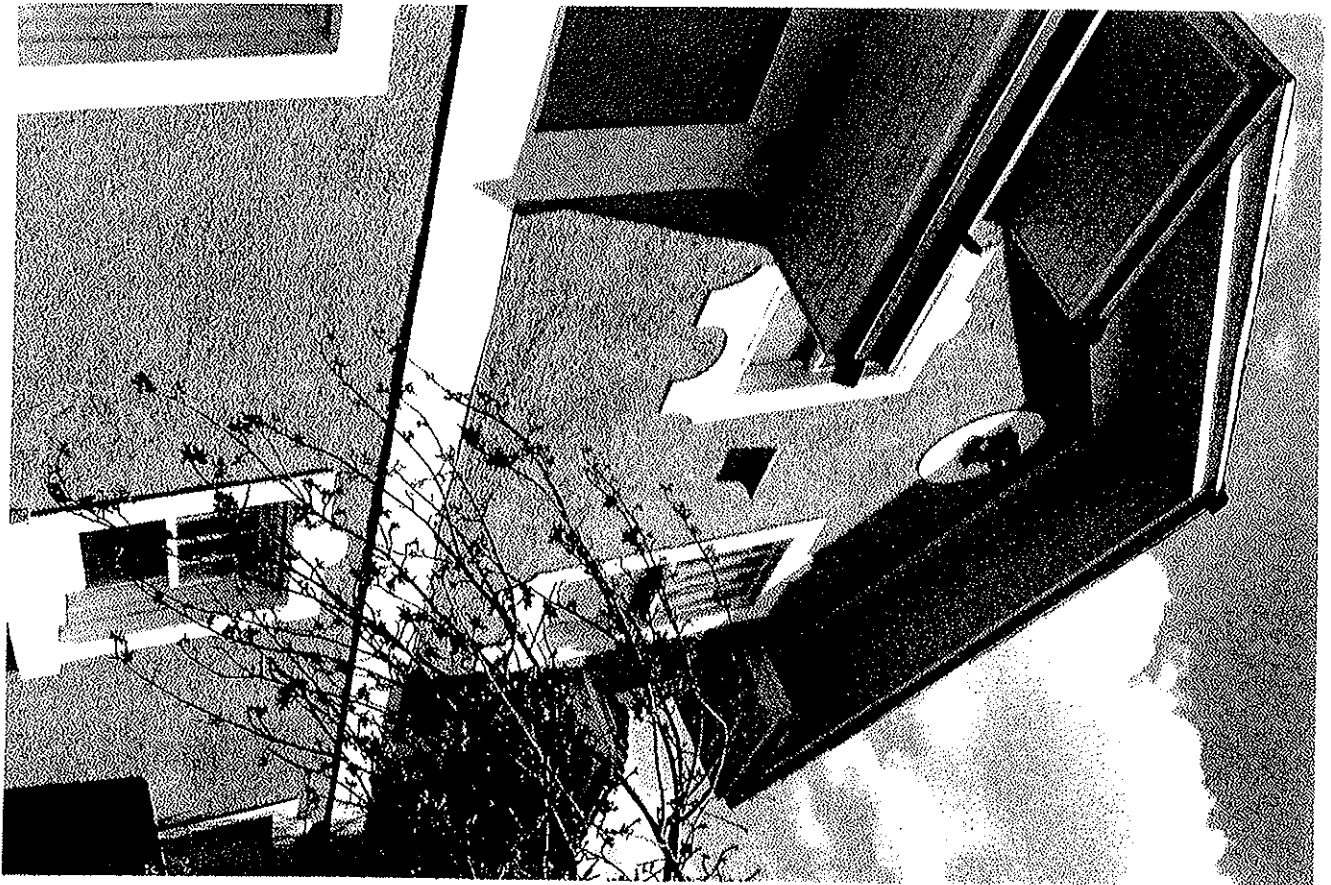
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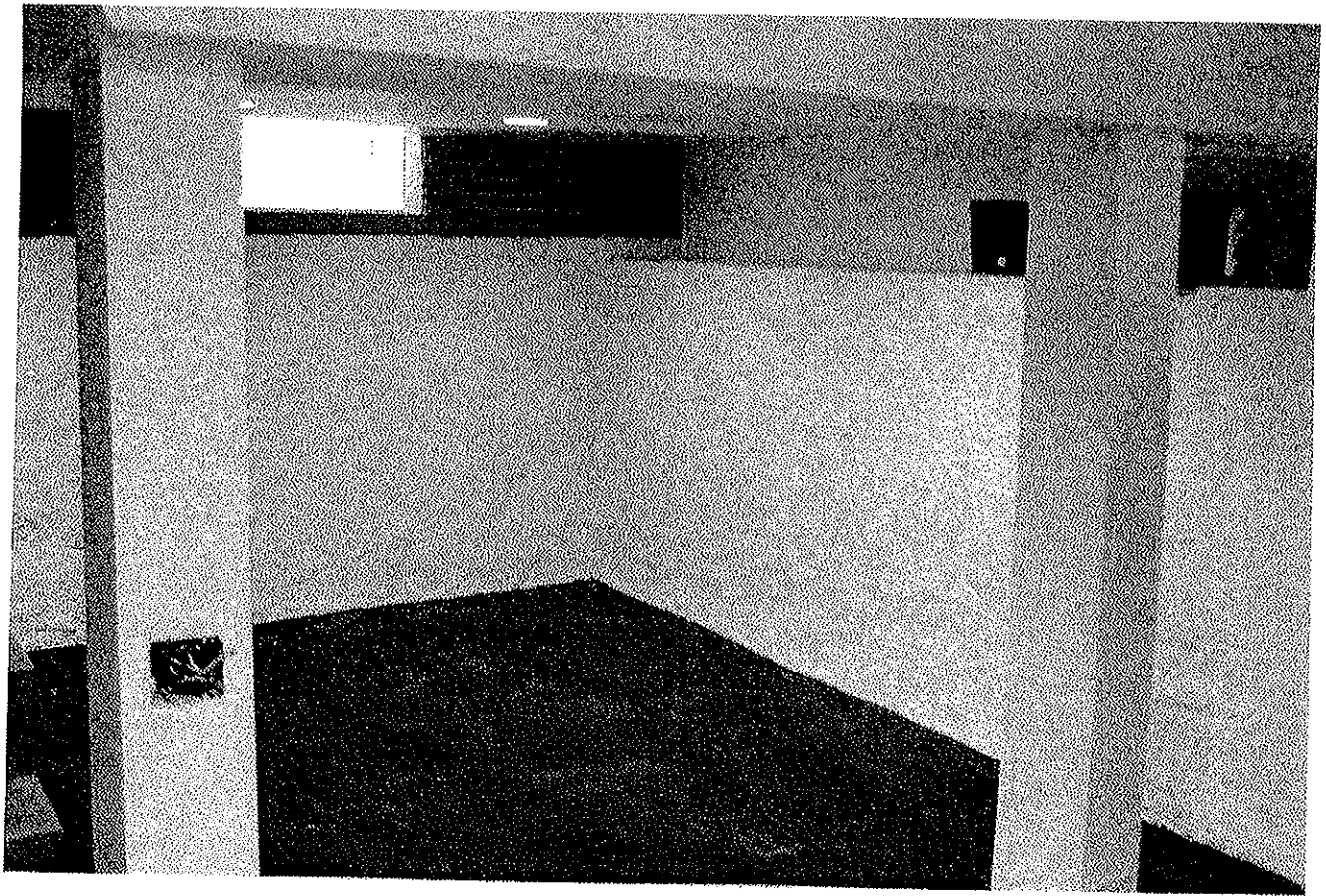
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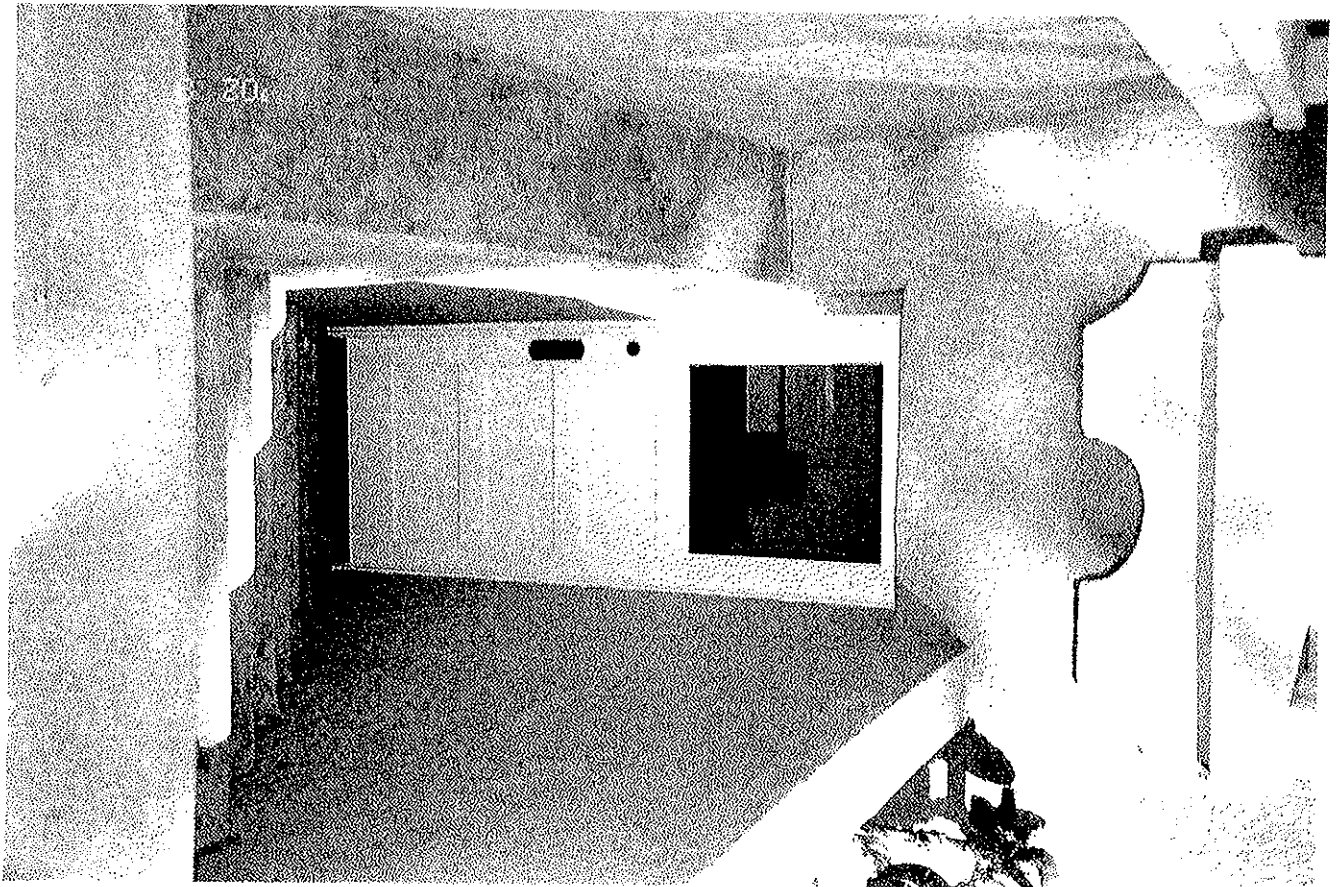
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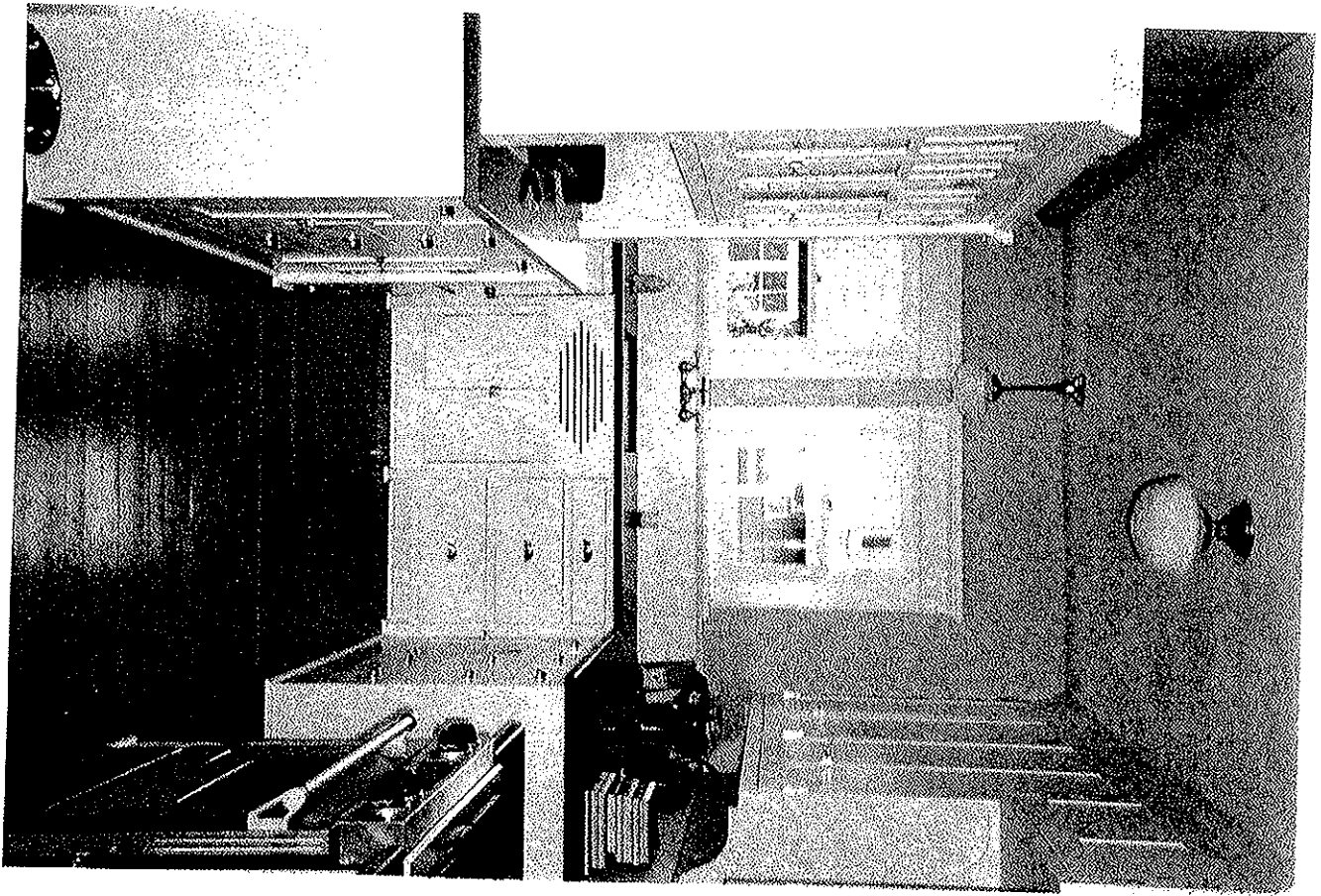
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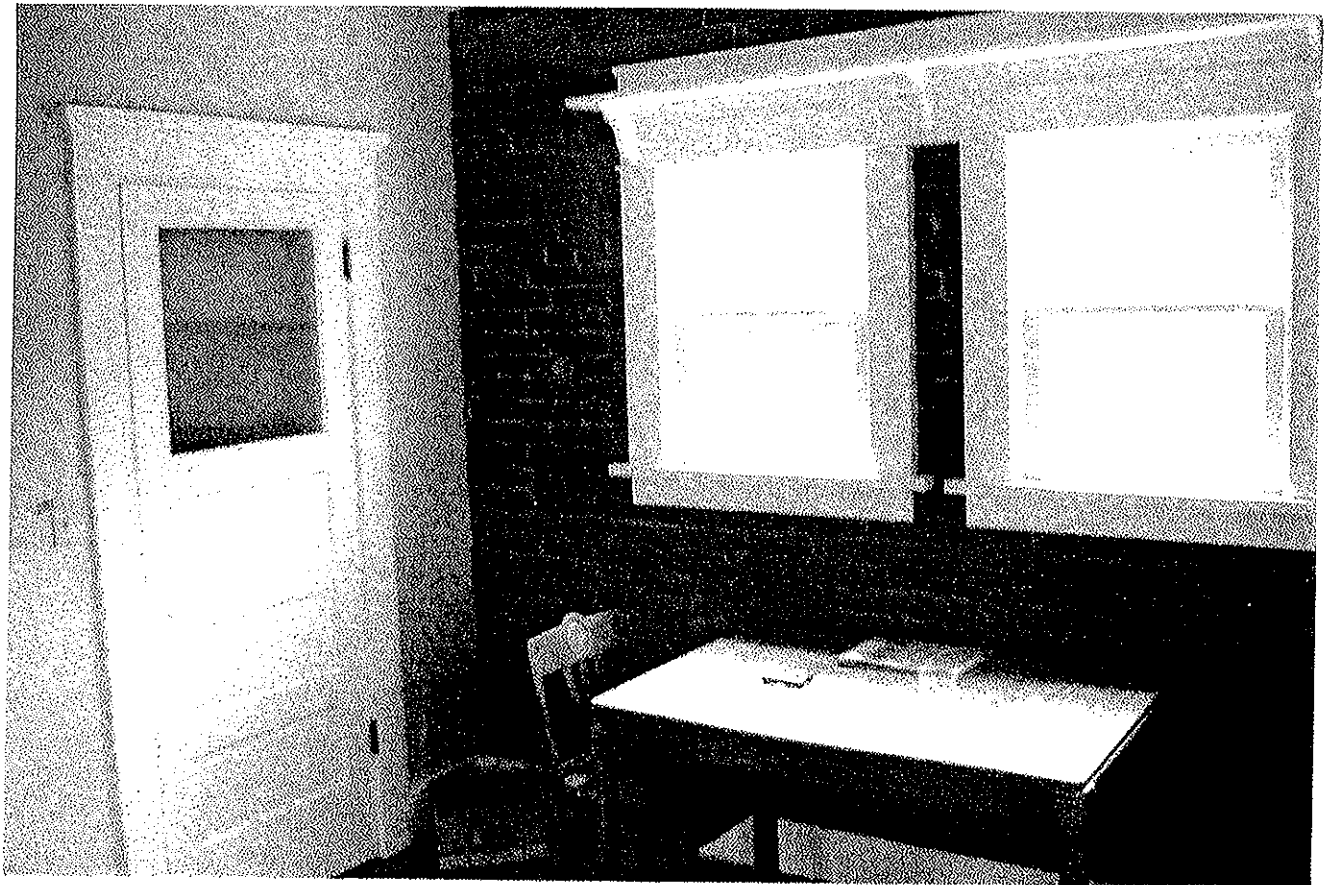
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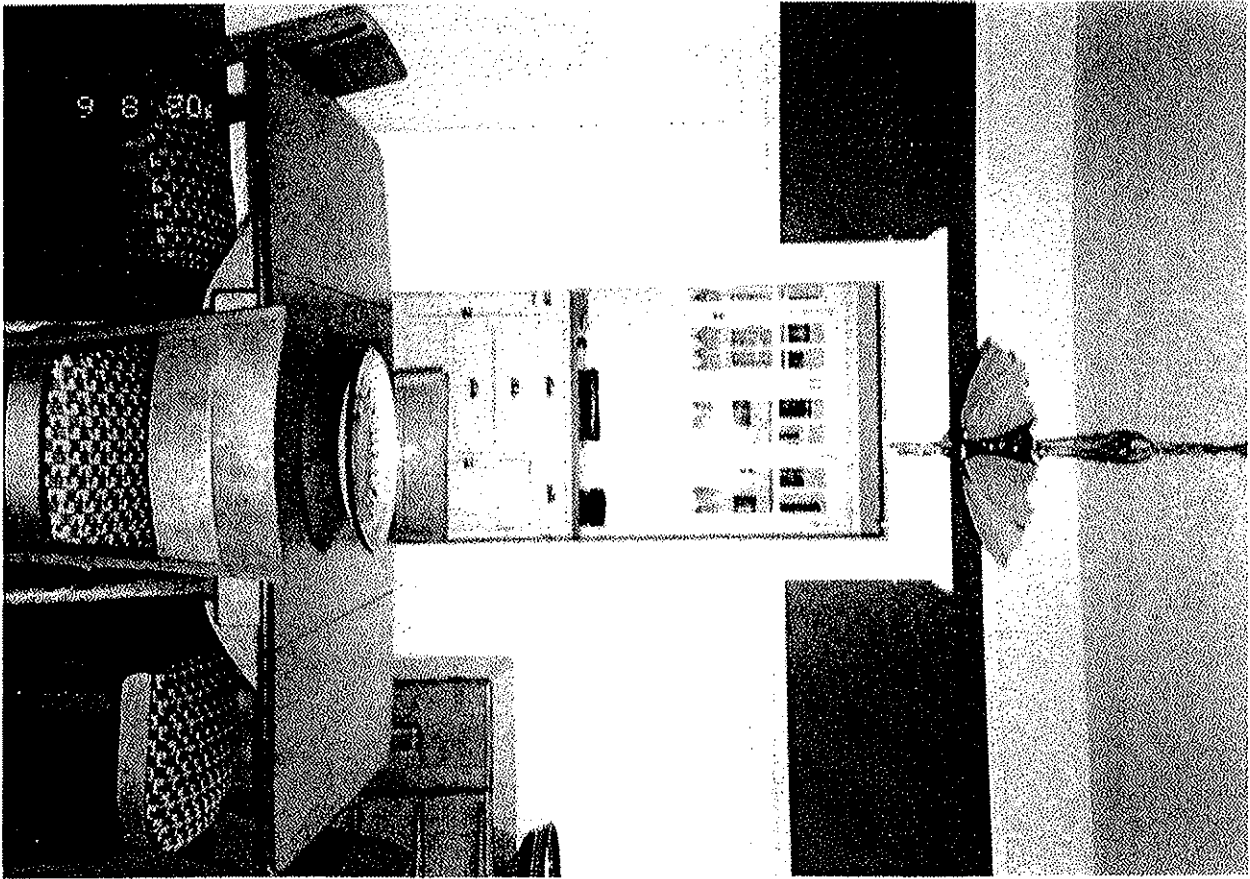
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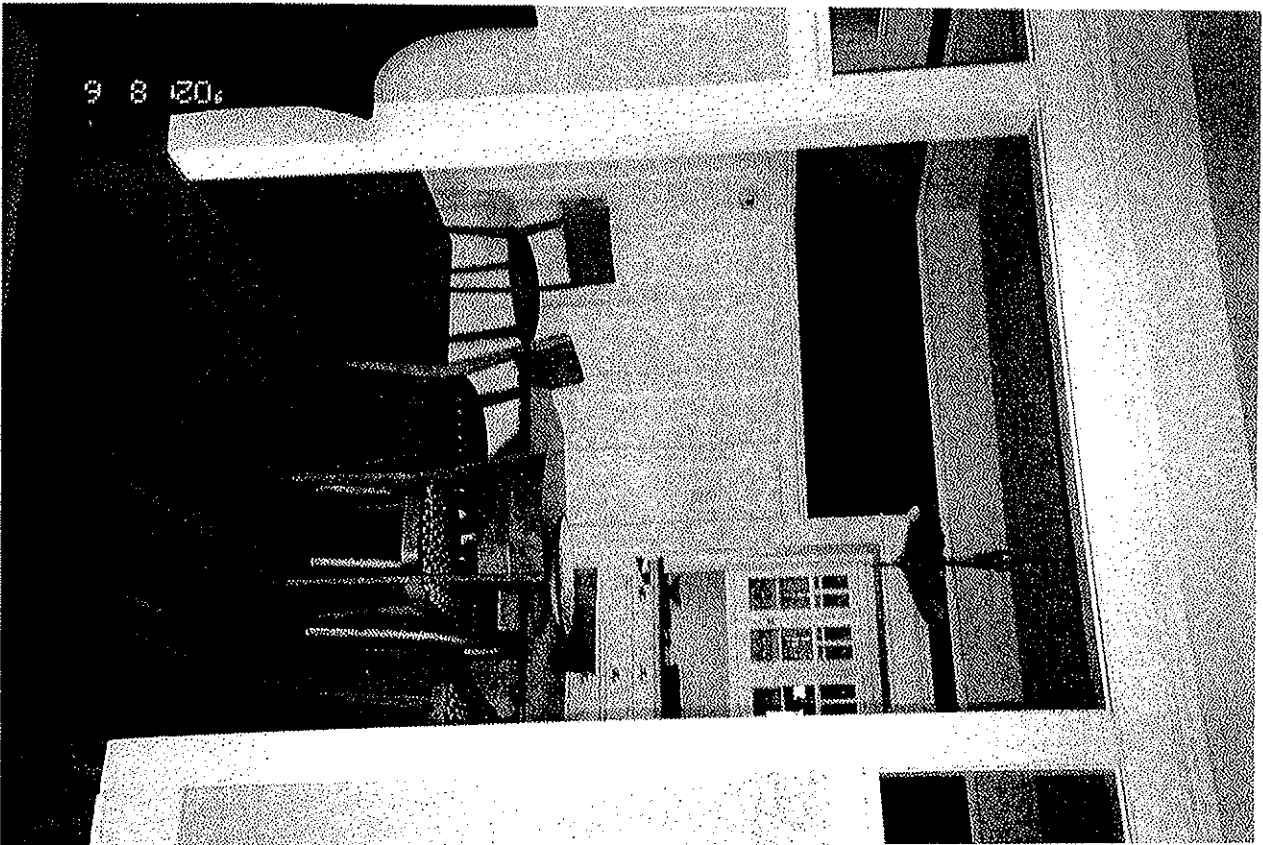
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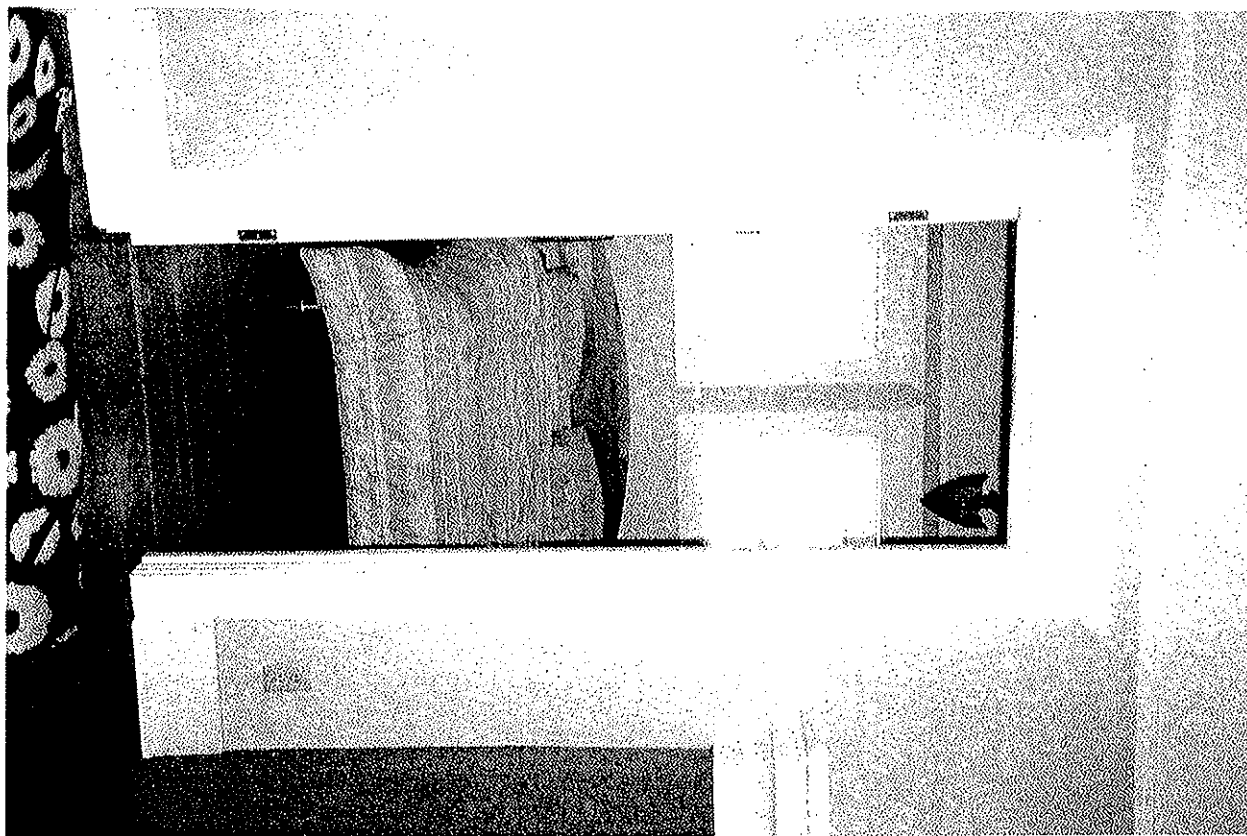
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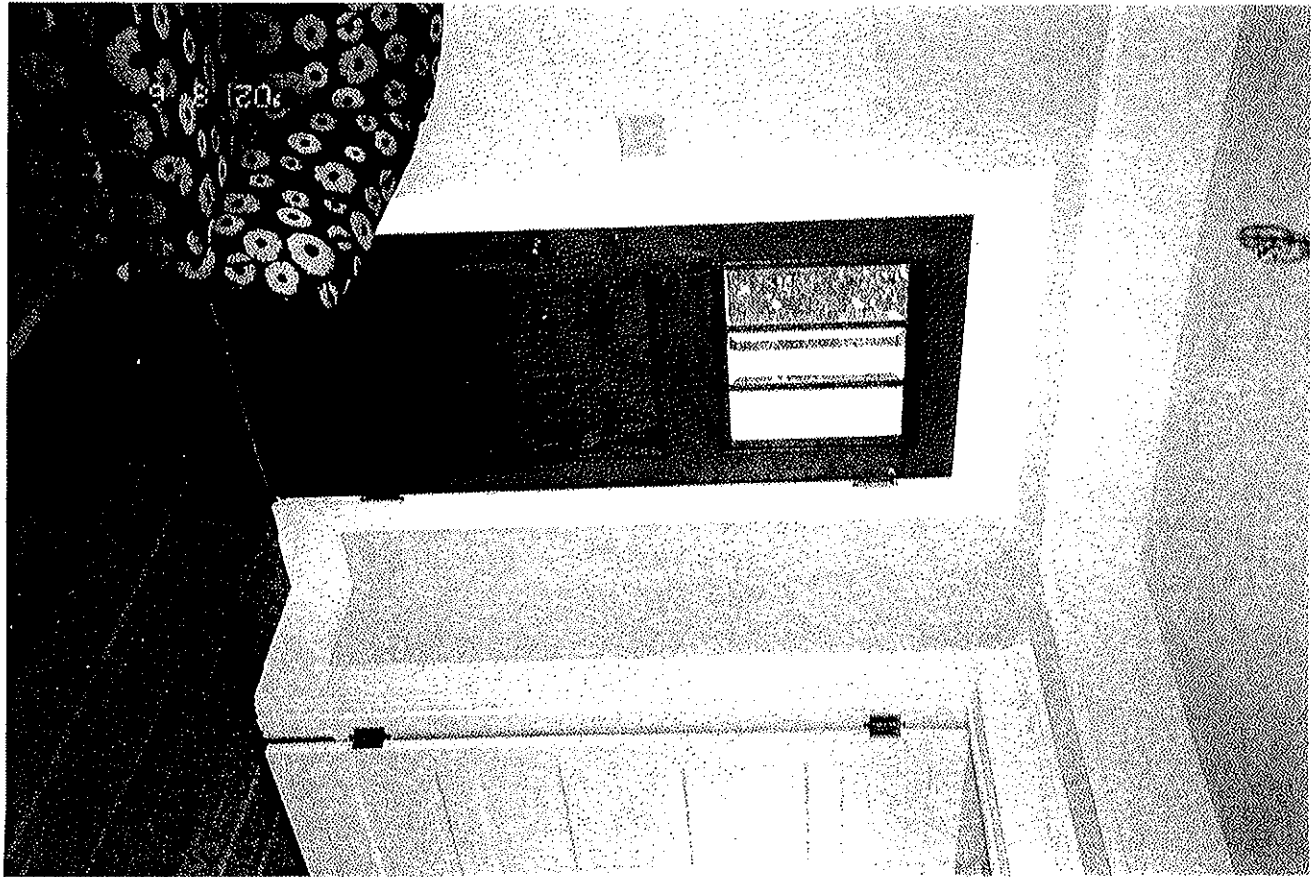
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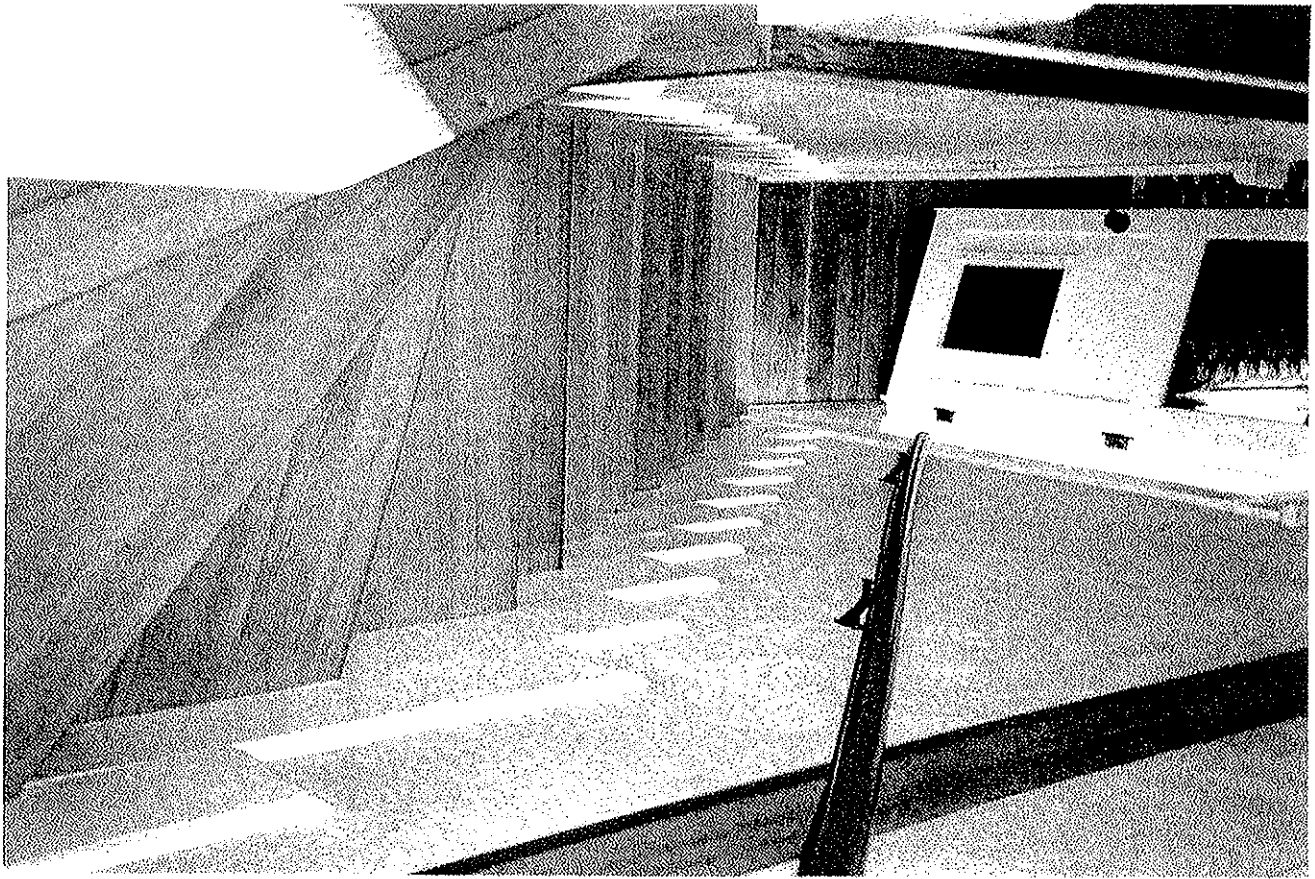
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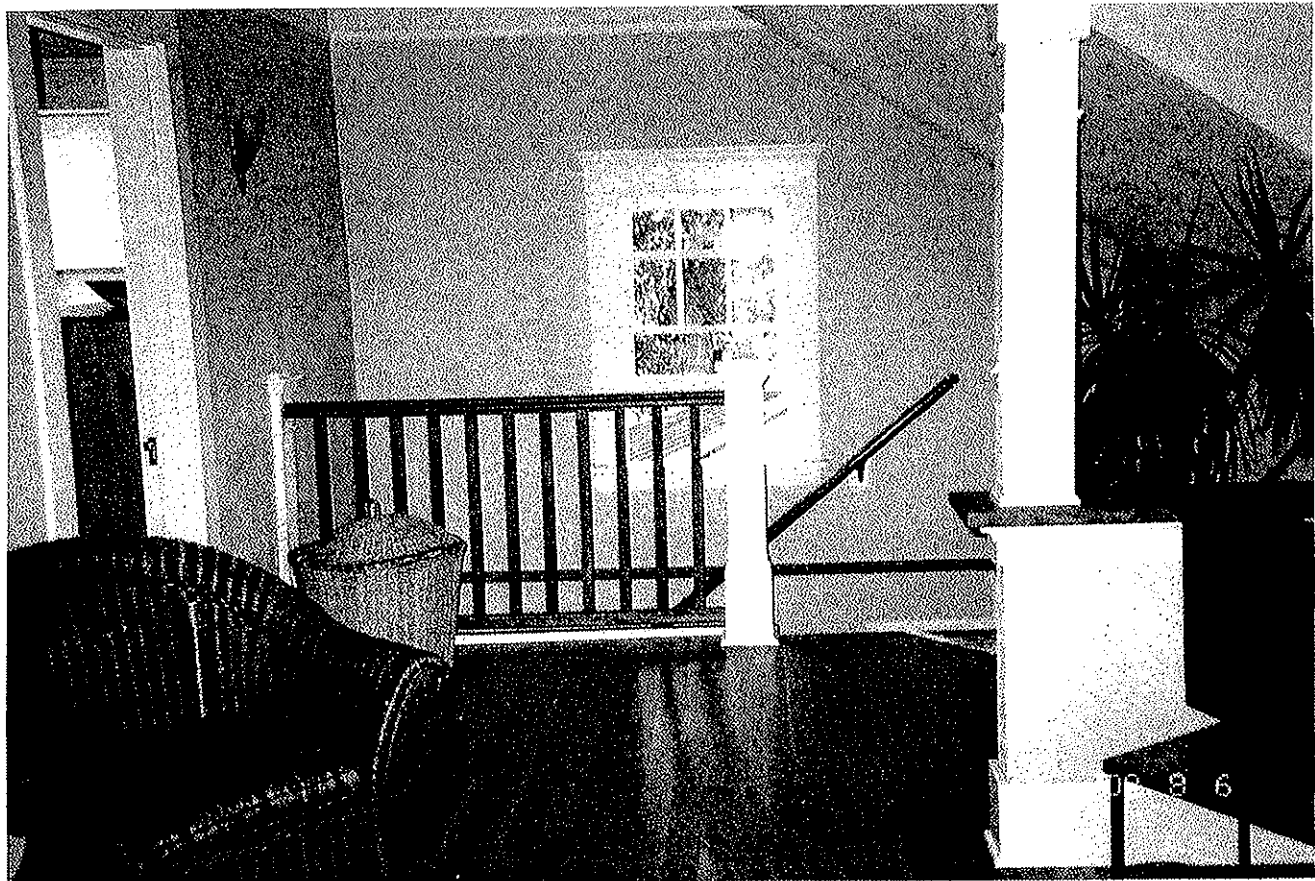
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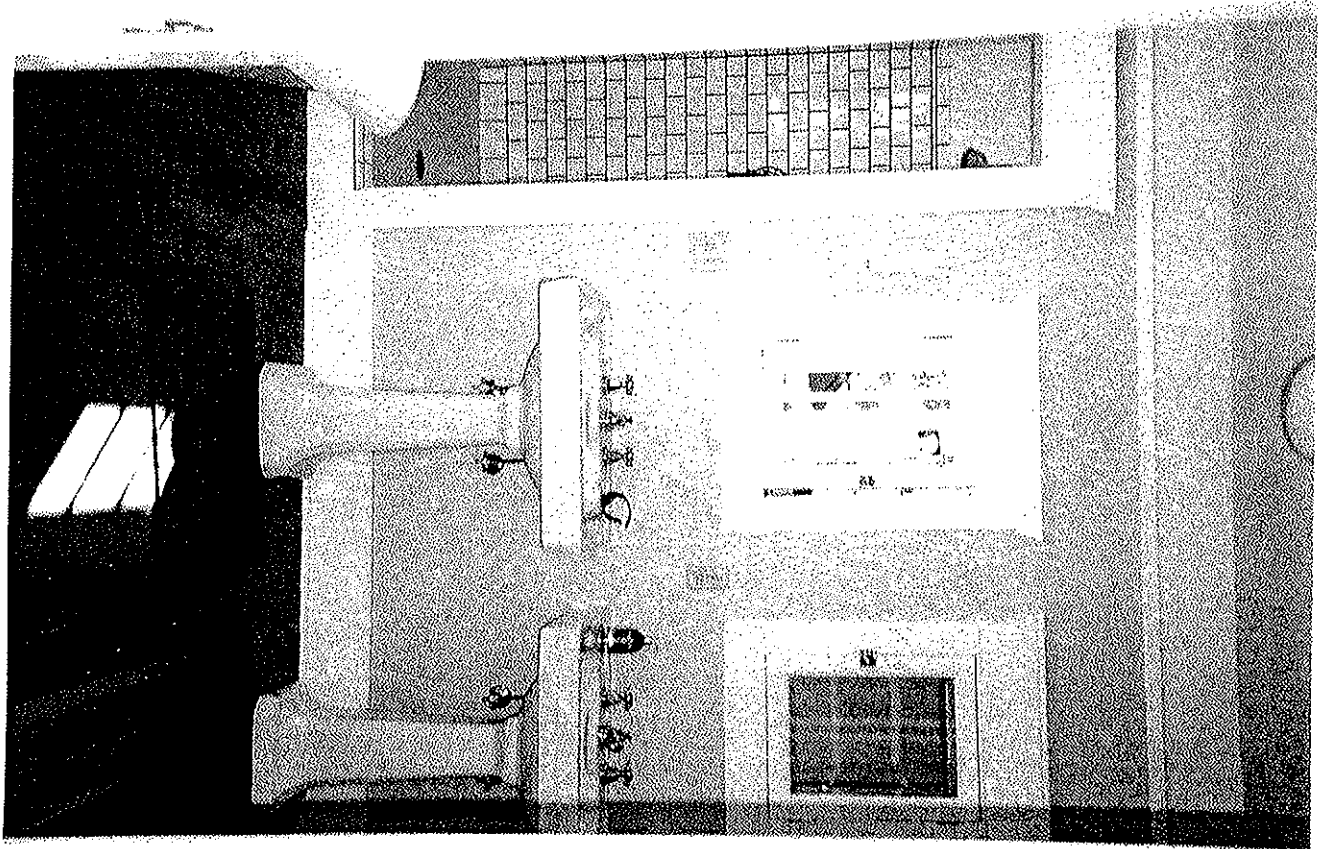
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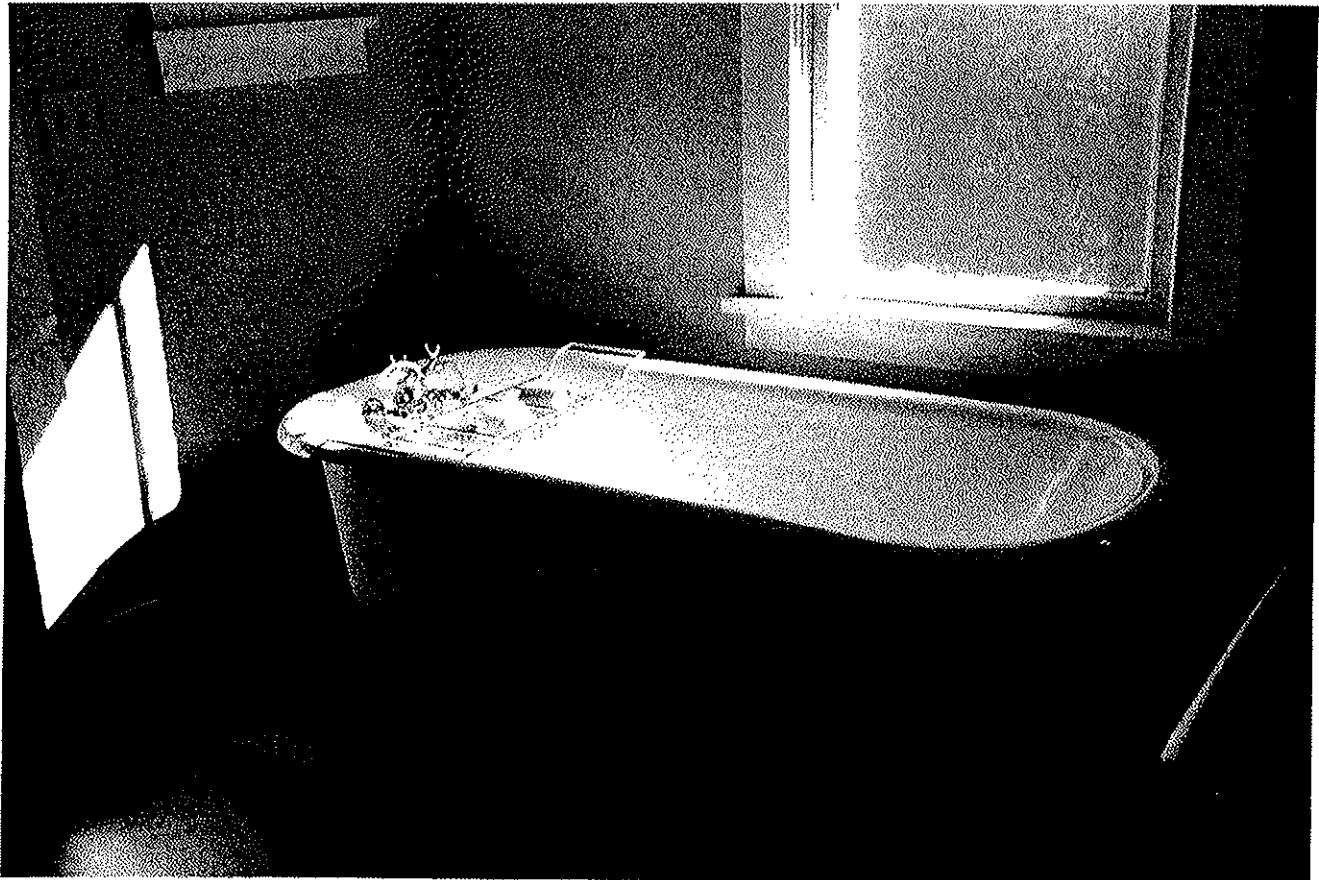
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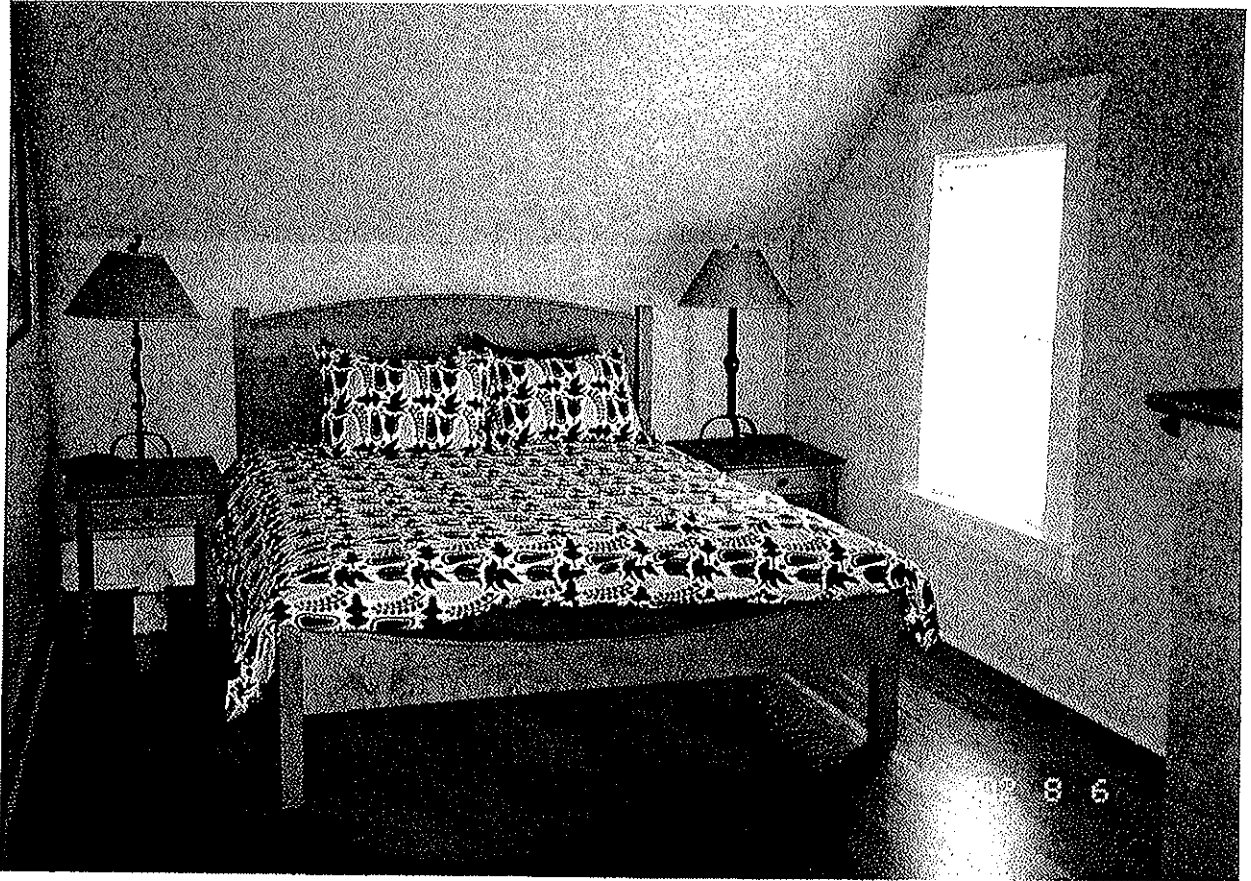
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