

Historic Preservation Success Stories



A Project of the Deschutes County
Historical Landmarks Commission

Historic preservation is happening
in Deschutes County - maybe
more often than you think. Catch up
on what's going on inside...

How Many Historic Restoration Projects Can You Identify In Your Neighborhood?

During the past few weeks the Source Weekly has been working with the Deschutes County Historical Landmarks Commission to compile a sample of the many successful historic preservation and adaptive reuse projects that can be found all over our county. The following pages tell the story.

Throughout these pages you'll see historic photos of original buildings and others that show the unfortunate modifications made to them – many during the 1970s and '80s – usually in the name of modernization or updating. These changes often obliterated the original building's architectural style rendering the period of the structure unrecognizable. What is fortunate is that in the midst of their restoration projects people are finding intact original features under the modifications.

As we traveled the county and talked with people, we found clear evidence of increased interest in older structures, their original features, researching and identifying their time periods and uses, doing rehabilitation and restoration and adapting these treasure troves for modern reuse.

People of all ages are enjoying the discovery of underutilized or underappreciated historic buildings and they are indefatigably pursuing creative ways of acquiring older buildings, learning about their past owners and uses and lovingly restoring and rehabilitating them. They are doing business in them, leasing them, living and raising their families in them.

Such projects are happening in the core areas of Deschutes County towns and in the rural areas as well.

No one we interviewed for these pages told us they were unhappy that they had embarked on a restoration. To the contrary, they told us their projects had numerous advantages over new construction. They are reusing strong, high quality original building materials of a type simply unavailable today; they are keeping materials out of landfills by choosing to restore rather than demolish; generally their projects are completed in similar time frames to new construction or ordinary remodels; and very significantly, many people told us that the cost associated with their historic restorations was not out of line with the present cost of new construction.

They also told us that finding replacement period materials, when necessary, is not difficult. A resurgence of interest in restoration projects has inspired the collection of period features from older buildings that are destroyed. This in turn has given rise to businesses here and around the country that now specialize in supplying such materials for restoration projects. Items such as fir flooring, old doors, tin ceiling tiles, glass door knobs, hinges, light fixtures and much more are readily available today. Many can be found in minutes with an internet search.

Every business owner we talked to about their restored buildings told us that



An eagle scout project to restore a cemetery

the particular ambiance of older spaces was a major attraction for their customers and that choosing to restore a historic structure had been good for business. Realtors say that buyers are willing to pay more for history and that there are more buyers than historic buildings available.

Historic buildings provide interest through a variety of architectural styles and textures. They help identify where we are and give us a sense of place in a fast changing community. What would our county be like if we did not have architectural evidence of our past to help anchor our sense of continuity and context?

In the following pages made possible by a grant to the Deschutes County Historical Landmarks Commission from the National Parks Service through the Oregon State Historic Preservation Office, we celebrate that people want to buy, rehabilitate, live in and do business in older buildings and that many are choosing to restore them without being required to by historic designation.

We'll show you a diverse range of projects that include a young man's restoration of a County burial ground; a tiny rural school, once abandoned and in ruins, that is now an thriving academic center for a boarding school; a railway depot about to tumble, now a restaurant serving food and drink to hungry sport-climbers and others; as well as numerous cottages and houses lovingly refurbished as homes and successful small businesses.

But these are only a small sampling. There are many more fascinating historic preservation success stories in Deschutes County than we can show you here. Our hope is that these pages will inspire you to go for a walk around your community. See how many of these and the hundreds of other restoration projects you can find.

Think about the possibilities and consider a restoration project of your own.



Restorations at the Historic Redmond Church

For more information about restoring a building in Deschutes County, Contact:

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Delaware Grocery Annex 635 NW Delaware Ave, Bend

When owners Jon and Josie Sargent first saw this building it was in the worst state of neglect. But they could see its potential.

The project started with research into the original ownership of the old store. The Sargents located relatives of the Peterson family and were invited to visit them in Salem to browse family photo albums with pictures of the store.

The restoration began with the removal of several outbuildings and five unsafe apartments with no exit windows. T1-11 siding was pulled off windows and the windows were restored. Fir floors were uncovered and the couple landscaped and painted. The Sargents enjoyed the hunt for oak doors, pendant lighting and other interior details. The old store has become their charming home that retains the flavor of its commercial beginnings including a vintage Pepsi ad painted on its Bond Street exterior wall.

Built: 1927



Dennis R. and Alvira B. Sullivan House

Deschutes Gallery
521 NW Colorado Avenue, Bend

Denna Paik, owner of this building, is happy with the beauty of the structure since its renovation and conversion from a one story neglected rental house to a two story commercial building. The partial demolition and construction went smoothly. The challenges were in how to retain the historic character of the Craftsman bungalow while doubling its size and resolving parking requirements and other zoning issues. Today, the completed project with its spacious interior has become a lovely venue for showcasing museum quality Northwest Native American art. The location between the Old Mill District and Downtown was what attracted Paik to the site.



Built: 1916

Leona Patterson House 635 NW Delaware Avenue, Bend

Jill Noreem, owner of this house, needed her artistic vision to see the potential in a two story historic house that was hidden behind four additions done without building permits, with substandard materials and no design plan. She began by finding an old photo at the County Assessor's office and was surprised with what the house once looked like. Her contractors

pulled off pressboard siding and all of the additions. New wood windows now match the missing historic windows and wide wood siding replicates the 1937 look. A gas fireplace adds warmth in the living room. Noreem converted an old carport for use as her studio and covered its foundation with broken pottery set in mortar. Fountains, patios and flowering plants now create an inviting front yard where the additions once were. Fencing along the alley has been decorated with bits of old hardware that Noreem found during the project. A new recycled iron fence completes this artist's personal touches.



Built: 1937

Aitken Drug Store (The Palace Hotel)

Sisters Olive and Nut Company

101 East Cascade Avenue, Sisters

Today, the Palace is once again a hotel, as it was originally, because its owner Linda Faria loves old things as much as her tenants Lesa and Joe Randall do. Faria, in Sisters since the late 1980s, had been keeping her eye on the Palace. When it came up for sale, the time was right and she was able to purchase it. Researching period style, she restored the building exterior faithfully with siding and windows, as well as upgrading the infrastructure as needed. Faria estimates that the project's costs for period restorations were not more than they might have been had she done the work as an ordinary remodel.

Then, a year and a half ago, when Lesa Angelo-Randall, an antique collector who also has a passion for old things, got together with Faria over what to do with the second floor of the Palace, the new, old hotel was born. With some homework on the building and its time period, done at the Historical Society in Bend, Randall and her husband – doing all the work themselves, with help from their five children – completely restored the second story which now houses five hotel suites all furnished with items from Randall's antique collection.

Such restorations sometimes have their compromises. Unfortunately, the first floor of the Palace, which had seen one of the longest continuous occupations by ice cream parlors in Oregon, served its last ice cream cone over a year ago. While it's regrettable that the old ice cream parlor is no longer viable, Faria explains that the olive and nut retail business now occupying the first floor space is – and that has helped to make the restoration project possible.

*“We dedicated
this project to the
memory of my
mother Helen May.”*
– LESA ANGELO RANDALL



Built: 1923



Young School

New Leaf Academy

22025 Butler Market Road, Bend

Craig Christiansen had his eye on the Young School Building for about five years. Craig and his wife Christi run the New Leaf Academy in Bend, a boarding school for girls. “The Young School was very run down, Craig said, and had become an eyesore in the community.” His vision was to see it once again be used as a classroom facility.

The Christiansens purchased the building and began the search for a contractor who was willing and able to take on the restoration. Finding the right person did take some time.



Then, working with the original floor plan for four classrooms and offices, the project progressed pretty smoothly, Craig said, and wasn't the “money pit,” often associated with historic preservation. The project even attracted some donated time and materials for windows.

That's not all it attracted, however. People from the surrounding area who had gone to school in the building or whose parents or grandparents had done so, stopped by as the renovations progressed to look around and reminisce. “That's where I used to sit,” one remembered. Several of these former Young School students came to the open house when the new, old school re-opened for a whole new generation of middle school children. New Leaf students know the history of their school and one room has been named after a teacher from the original school.

The rehabilitated structure now fully provides for all the boarding school's academic classroom needs.

Built: 1928



George R. and Walter Hofstetter House

Antler Inn

145 SW 6th Street, Redmond

Jack and Carol Nelson have an affinity for quality old things. They ran an antique store before purchasing and restoring a tiny cottage on the edge of downtown which is home to their new boutique and nursery, The Antler Inn.

In the Portland area they restored a late 19th century Victorian before making Redmond their home.

Projects converting an old house to a retail use are not without their challenges, however. A center beam in the living room had to be raised 8 inches due to settling. Serious water damage of the wood flooring required them to be painted instead of refinished.

Upgrades such as electrical wiring have been required, but the old cupboards and woodwork made nice places to display merchandise. The backyard works well for the nursery and a second business is located in the garage.

The project was completed two years ago and today it compliments a row of three cottages, from the period, that are all successfully adapted for reuse as businesses. Jack Nelson says people love the feel of the cozy old house as much as they do.



Built:
1928



Moore/Weigand House

Gatherings

155 SW 6th Street, Redmond

Built: 1926

Leslie Ellis told us she likes the ambiance of an older home for use as a business and she had always wanted to open a business in a restored home. When she found the cottage on Sixth Street that now houses her boutique, Gatherings, she began her project by keeping as many of the original features as possible. It turned out that was quite a lot. The old construction had held up well – cabinets, lighting, sinks. She's really pleased that she did not have to replace the windows. "They've got that nice thick molding around them and they work," she said when we asked if she had considered replacing them.

"The cottage's inherent charm brings people in off the street," she said. "And business is just great."



J. Sidney and Lizzie Lloyd House

Venetian Esthetique Day Spa

135 SW 6th Street, Redmond

This cottage, owned by Betty Bock-Kemp, is home to the Venetian Day Spa, run by her daughter Becky. It's in the same block with Gatherings and The Antler Inn cottages – all from the same period and all rehabilitated for adaptive reuse focusing on their original period features. The continuity that is created in this block by these visionary business owners is a conscious collaboration and is a marvelous asset at the north end of downtown. It creates a distinct sense that Redmond is a town that does value the restoration of period buildings.



Built: 1928

Sisters High School

Sisters School District Administration Building

525 E Cascade Avenue, Sisters

This stout, one story brick building, a fixture at the south entrance to Sisters since the late '30s – once a high school, a middle school, an alternative education site, among others – has recently benefited from a dose of period restoration and is now adapted for reuse as the Sisters School District administrative offices.



Built: 1938



Built: 1940

The Sisters Motor Lodge

511 W Cascade Avenue, Sisters

Where can you find a motel without acres of paved parking and with a garage for your car right next to your room? That's the way they used to be and you can experience the same thing in Sisters today. Owners Ted and Mary Fowler have been caring for and doing business in the pre-WWII era Sisters Motor Lodge since 1993. Mary Fowler told us that much of the original structure is strong and still in use. "It has good bones," she said. So, the Fowlers have chosen not to change what remains useful including fixtures such as ceiling light globes.

Updated electricity and some plumbing have been the major rehabilitations. To honor the strength of the period construction, they hung historic wood screen doors, the kind that go "thwack" when they close, and they preserved the original garages for each unit. Interior finishing such as original plaster walls are also still in use.

Mary told us even the very large old trees that surround the motor lodge add to the period ambiance which is a factor in return business, she emphasized.

Their canopies provide shade and help abate the noise of traffic from the highway. She also notes that the quality of materials and construction methods of the motor lodge's time period are not possible today without cost that can be prohibitive, making restoration of solid old structures economically very attractive.

The Fowler's vacancy rate is low and many visitors come back year after year. Mary says they love the homey feel.



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Once the Sisters School Board got

solidly behind its

rehabilitation, which

was financed through the sale

of District owned property, they authorized restorations that include the preservation of wood wall paneling, lockers, drinking fountains and reproduction windows where replacement was necessary. Eighty percent of the original interior was useable and retained – a testament to the reliability and lasting value of early building materials and techniques.

The value of the adaptive reuse in this attractive project is not just as a "museum piece" in which someone might say, "Oh, how this reminds me of when I was in school." It is also an economically viable and completely efficacious new use of a fine old building and a monument to a community's sense of continuity.

"Through preservation we invest in our future. By renovating we prevent the loss of our heritage. Not only was [the Sisters School District Administration Building renovation] cost effective, its value will...grow. ...It cost more than we expected. ...still less than new construction. The return will last for ever. Every dollar we spent is still there in value. ...both to the school district and to the community."

– ERIC DOLSON, SISTERS SCHOOL BOARD MEMBER



Redmond First Presbyterian Church

The Historic Redmond Church

641 SW Cascade Avenue, Redmond

When Mary Goodwin drove by the Redmond Presbyterian Church, she was immediately intrigued with the venerable building and wanted to purchase it. There was one catch, however. The building had just been sold to investors. But Goodwin had fallen in love with the historic structure and finally convinced the owners to sell it to her.

She and her sister Jane Goodwin gathered old photos of the interior and exterior, took down the ballet mirrors around the sanctuary, hung new period chandeliers, pulled up linoleum and refinished hardwood floors and painted it in soft colors.

They received a Preserving Oregon Grant from the State of Oregon Historic Preservation Office as well as the City of Redmond Facade Improvement Grant to restore and paint the exterior siding and install an ADA entrance and a new bathroom.

Their idea was to rent it out for community gatherings, weddings, anniversaries, meetings and other events.

The community has been a fun partner in the process. People have returned items they own that originally were in the church. The beautiful old church shines with the new care and has become a favorite spot for the Chamber's Friday Coffee Clatter as well as many other events.



Built: 1912



Roberts and Lynch Store

403 SW 6th Street, Redmond

Built: 1917

This downtown early 20th century commercial building was purchased in 2003 by Central Oregon Regional Housing Authority (CORHA), now known as Housing Works. The social service organization assists low-income people in finding affordable housing. Christine Lewis of Housing Works told us, "Our purpose is to foster dignity through affordable housing and we kept these goals clearly before us as we designed our offices.

CORHA kept the exterior of the brick building the same with the long, wide show windows of the original store. "We worked in the interior to create a welcoming, dignified, and professional atmosphere where our clients do not feel like case numbers but like the individuals they are," Lewis said.

They opened up the floor plan to allow natural light from the store front windows to flow through the interior. Glass block partial walls enhance the reflective quality of that light which softens the reception area. At the same time the brick walls allow for a gallery space between them and the showcase windows. The choice to simply leave the windows as they were – to "not" make changes to them – created the gallery which shows the work of local

artists and other displays enriching the space for those who enter as well as for those walking by.



"Historic preservation projects demonstrate a sense of continuity and connection to our past."

- DEREK STEVENS, DESCHUTES COUNTY LANDMARKS COMMISSION

Jesse Davenport Butler Drug Store Building

High Desert Gallery

453 SW 6th Street, Redmond

Owners of this historic downtown commercial building, Neal and Phyllis Sande, worry that there aren't enough older buildings in the area to satisfy their love for restoration projects.

It's discovering intact period features like transom windows buried behind a layer of wall board or an original 14-foot tin ceiling hidden during a mid-twentieth century remodel – when it was common to lower ceilings – that make such projects exciting, their son and partner, Eric Sande told us.

For this project, some tin ceiling tiles needed to be replaced. Did that hold up the schedule as might be expected? Not at all. The Sandes found a supplier within minutes on the internet.

Tenant Myrna Dow, who recently opened High Desert Gallery in the restored venue, said, "It's just perfect." She loves the long narrow dimensions of the space – the way stores were often designed in the early 1900s. She chose the venue specifically for the high tin ceiling and period features.

All the parties agree – restoration of this historic building is good for business.



Built:
1916



The Bend Hardware Store

856 NW Bond Street, Bend

Christi Payne, her mother LaVerne Payne and sister Sherri Campbell own the Bend Hardware Store Building that now houses Norwalk Furniture and Tiger Lily Home. The structure was part of Glenn Payne's estate, Christi's father.

"My father's CPA office was in the building for many years, and he bought the building in 1965," she said. Her parents left it unaltered.

After Glenn Payne's death the family was advised to sell, but Christi told us, "We knew we wanted to keep the building as long as we could. It was close to original and in good condition. Upstairs was still completely open – 10,000 square feet of space with original wavy glass windows on three sides and all brick walls. A beautiful space," she said.

"It's not a glamorous building, because it was a working hardware store for most of its life," Christi said. "We want to maintain the essence of a downtown Bend hardware store."

Tiger Lily Home is located in what was an auto shop, dating to the 1930s, in the back of the building. Rough-hewn Doug Fir floors and tin ceiling, with engine hoist still hanging from it, characterized the space where, in 2001, the Paynes also found the original workbench. "We've tried to maintain that sense of history back there," Christi said.

In what was becoming a treasure trove of discovery the Paynes also found a cache of hardware advertising placards, some in very good shape. Among them were a WWII victory garden poster and war bonds posters as well as paint and fishing rod placards. Some of these are now on display in the building's two lobbies.

"We've had to meet tenants' needs as we remodeled," Christi said, "but they also worked with us to allow the building be what it is." In the process, she said, it's allowed the family to explore some wonderful design ideas that are in keeping with the historic renovation.

In 1936 a black power explosion blew out all of the transom windows. A brick vault was built to hold dynamite and explosives after that. Yankee Design and Building, LLC kept the vault, rebuilt the transom windows, installed an elevator, upgraded all the mechanical systems, and exposed the interior beams and brick.

"As aspects of the building's history unfolded, how could we not be caught up in the integrity of the building?"
- CHRISTI PAYNE



Built: 1918

and exposed the interior beams and brick.





St. Francis Parochial School

McMenamins

700 NW Bond Street, Bend

McMenamins finally came to Bend and put their trademark relaxed, quirky, imaginative touch on the St. Francis School and some historic houses on Bond Street, Lava Road and Louisiana Avenue. The houses were used for the St. Francis Thrift Shop and other church activities. Their approach, as always, is part rehabilitation and part art. They like properties with character and history and enjoy adapting buildings for re-use in entirely new and unexpected ways. Before McMenamins saw the potential for their restaurant, theater and the McMenamins Old St. Francis Hotel, parishioners of St. Francis worried that someone would buy the school for the land and demolish everything. They are thrilled that not only was it saved, but that guestrooms were named after some of the parishioners and historic photos of the parochial school and church decorate the walls.



Built: 1936 and 1960



Built: 1921

E.C. Parker Drug Store

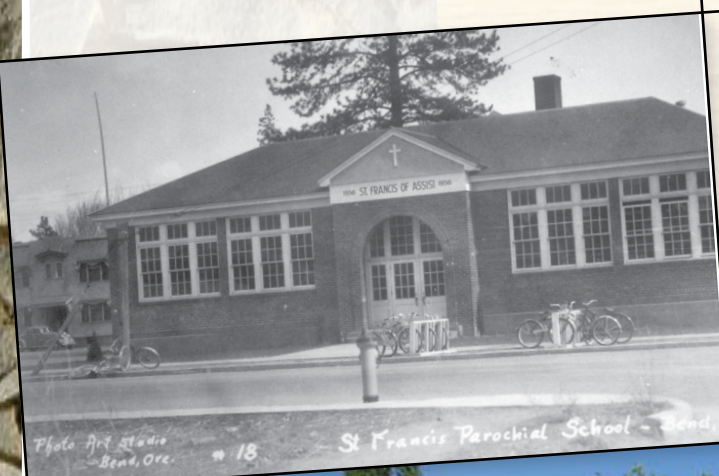
447 SW 6th Street, Redmond

The E.C. Parker Drug Store is also owned by retired architect Neal Sande who brings the same philosophy about the value and charm of vintage buildings to this restoration as he did to the Butler Drug Store project next door. Home of Local Grounds Café owned by Marty McNamee, the restoration of the E.C. Parker Drug Store has resulted in a warm and inviting interior as well as a charming patio on the paved promenade behind the café adjacent to the downtown Plaza.

McNamee told us she values the unique features of the building. It costs more than some other locations might, but, she said, "This is a special building. And, my business is keeping me very busy."

"Some things will cost more and may take longer but have so much more value. In the final analysis, structurally they will last and they may not cost more than new construction."

- DEREK STEVENS, DESCHUTES COUNTY LANDMARKS COMMISSION



Alliance Tabernacle Church Parsonage

530 NW Lava Road, Bend

RealEstateRealtor Al Eastwood bought this house and the old church next door in 2002. He says he “just liked the property- I just liked the whole idea of it.” His original idea was to fix up the outside of the old church and convert it to apartments.

Pam Seidel inquired about Al's plans and said it would make a very good preschool. She bought it and opened the Bend Montessori School in it. She plans to bring back the old church roofline.

Eastwood wanted to take the house back to its original form. Contractor Dan Snyder resided it and rebuilt the front porch. The old wood windows were in sorry shape and were removed, rehabilitated and put back in. A new roof finished the outside.

Kevin McNeill liked the house and what Eastwood had done with it. He traded for another property that Eastwood wanted. Mc Neill remodeled the interior, re-wired it and painted it inside and out.

McNeil took out a decorative historic sink and put it in the junk pile on the front lawn, when he was remodeling the bathroom. The Historic Preservation Planner came by and asked if he knew how much it was worth today. The sink went back in the bathroom!



Built: 1925

“Adaptive reuse is the keyword – restorations are not done to be museum pieces, they are done to be lived in and used by people.”

– DEREK STEVENS, DESCHUTES COUNTY LANDMARKS COMMISSION



Built: 1879

The Tetherow House

5810 NW Tetherow Road, Redmond

In the 1970s owners of one of the oldest residential structures in the county donated the little house on the Deschutes River to the County. The Tetherow House is a designated County Historic Resource.

In its time, the house served as a base of operations for the cable ferry river crossing and bridge that came later. Settlers and travelers coming across the Santiam Wagon Road from the Willamette Valley crossed here on their way to Redmond, Prineville and Madras.

The County transferred ownership to the Central Oregon Parks and Recreation District (COPRD) a few years ago. The house will be renovated and landscaped for the enjoyment of the community and to serve as a historical interpretive center.

The District will use the house for classrooms, programs and activities as well as making it available for small community and social gatherings. Its grounds will become a park.

This very run down structure is partly supported by logs and juniper branches with sawdust poured into the walls for insulation and held together with square nails. It is easy to see that doubts about its viability as a restoration project could arise and did. But determined District staff met with George Hara of Hara Shick Architects and Derek Stevens of Yankee Design about its prospects. The consensus was positive. The old house has enough strong core features to make it worthy of restoration and adaptive reuse.

Katie Hammer of COPRD emphasizes that the District goal is for the community to have the pleasure of this very significant site for public access.



Downing Café and Rooms

The Grove Restaurant and Lounge
1033 NW Bond Street, Bend

Olivia and Paul Hackett owned this building at the time of its restoration and rehabilitation. Paul Hackett is a remodeling contractor who says he loved every minute of the project. Though it managed to get bigger than he had anticipated he enjoyed the challenges and details. Efforts to track down descendants of the Downings were unsuccessful, but he was able to find old photos of the building on Ebay and at the Historical Society before he started the restoration. A photo of William Downing was screwed to a wall.

Hackett removed the store front's 1980s Roman brick planter boxes and hired Chad Elliott to hand cut tuff lava stone blocks to match the originals that had been removed. All of the windows, but one, were replaced with new wood windows that matched the originals. Hackett was amused to uncover a long forgotten secret door said to be the discreet access to an adjoining hotel of ill repute. The door goes through a rock wall on the second floor.

Restorations included the replacement of stairs using wood salvaged from the Oregon State Fairgrounds bleachers and reused fir flooring from a military barracks.

Storefront windows have been returned to their original location and 25 hotel rooms have been converted to three well-appointed apartments with bathroom vanities made from recycled furniture.

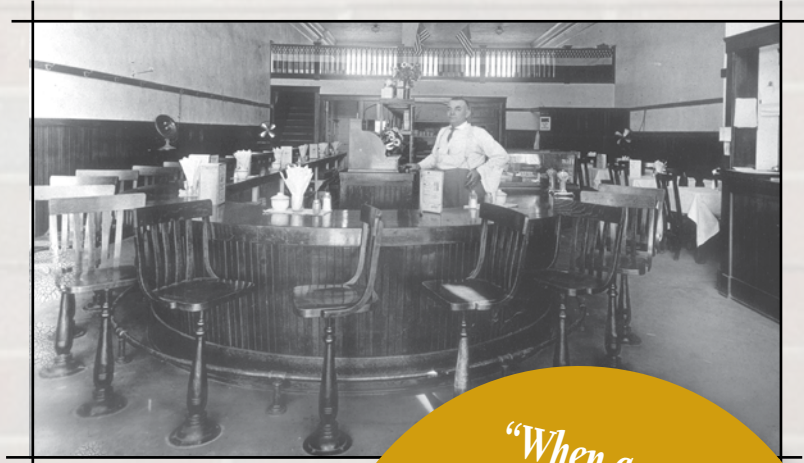
The building is now listed on the National Register of Historic Places at the owners'



request.

The Federal Investment Tax Credit and the Oregon Special Assessment Program helped make the project feasible.

Built: 1920



“When a person has worked to restore an older house, they have a special kind of pride of ownership.”
- DEREK STEVENS, DESCHUTES COUNTY LANDMARKS COMMISSION

Built: 1919



James Gibson House

500 NW Lava Road, Bend

Myrtle Steele bought this house in 2002. She hired historic preservation contractor Dan Snyder to do the restorations. The magnificent rock porch column bases were re-pointed. Some of the siding was cupped and split and had to be replaced with new wood siding to match the original. Eave brackets were re-set and fascia board additions were removed to expose the rafter tails. New soffits matching the original beadboard were installed.

A challenge in this project was the discovery that the 1940s ceiling contained asbestos. Such challenges, however, are met more easily and without significant delays when homeowners have help from those who are familiar with restoration work.

The current resident, Tim Reynolds, is further researching the history of the house and plans to mount a historic plaque by the front door when his work is done.



Eriksen/Pringle/Cashman Building

1001 NW Wall Street, Bend

In 2001, Bruce Eriksen, along with his son Bryce, father Gard and brothers Noel and Brad Eriksen, restored the prominent 16,107 square foot brick building at the corner of Wall Street and Oregon Avenue in downtown Bend. Built in 1917, the Eriksen family has owned the building for over 50 years.

Three generations of the Eriksen family worked on the restoration project. Gard Eriksen supervised the project. Bryce researched the history of the building. He spent many hours at the County Clerk's office completing a chain of title of all prior owners. At the City Library he was able to identify many of the businesses that had operated out of the building over the years. Bryce found many old photos of the building and downtown Bend at the Des Chutes Historical Center. One photograph showed the building under construction in 1917, with the bricks stacked on the then unpaved Wall Street.

Bryce also learned about his Great Grandfather, Al Eriksen, who was a dynamic and interesting man. With all the information Bryce found, the family decided to restore the building to the appearance it had when Al Eriksen bought it. The family thought this was an ideal way to honor their grandfather. "He did so much for downtown Bend and the people of Bend," said Bruce.

Noel served as the General Contractor for the restoration project. The deteriorating condition of the nearly 100 year old bricks created a problem. Time and the elements had combined to degrade the condition of the exposed portion of the bricks. Mason Ken Lawson suggested that each brick be turned around to expose the good side. That tedious job was done in order to insure the historic integrity of the building. A non-historic rock facade and T1-11 siding were also removed.

Many old tickets and historic items were found in the nooks and crannies. Local lumber mill stamps were spotted on beams. "The project just sort of evolved," says Bruce. "We just kept going to see what was under all of the layers."

The family is pleased with the results of the project. Tenants were anxious to move back into the building when the project was done. Copper window boxes were a final touch added by Noel. He had seen the look in Europe and felt it was in keeping with the historic style of the building.

Built: 1917



Gibbs House

861 NW 17th Street, Redmond
in Canyon Rim Village
Moved from 755 SW Sixth
Street at Highland

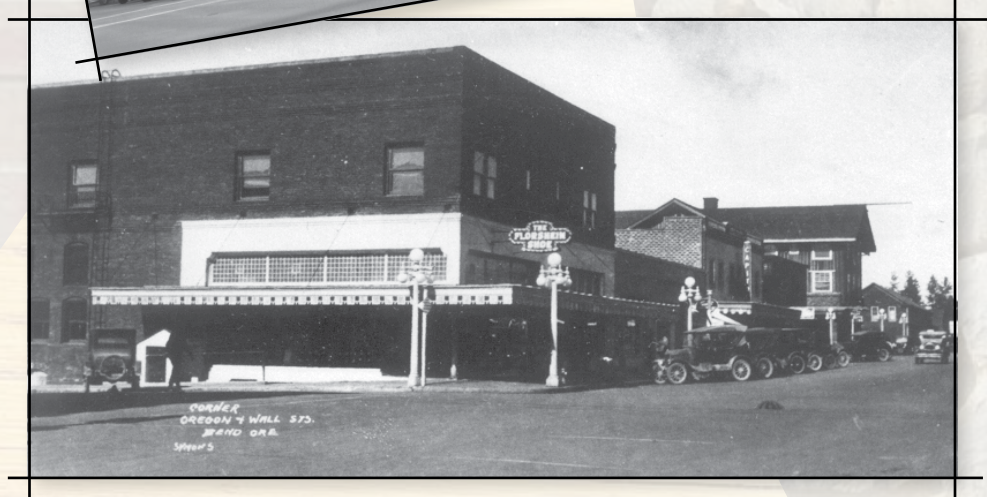
When owner Roger Lee learned that the Gibbs house, formerly owned by the Gibbs Bake Shop family, must be moved or would be demolished to make way for a new professional building, he began to envision his fifth restoration project. But it's difficult to find lots that are suitable for such moves, Lee told us. He credits Mike Tennant, developer of Canyon Rim, a residential community dedicated exclusively to styles from the period 1910 – 1940, for saving the house. "If Mike had not been willing to locate the house in Canyon Rim, it would probably have been lost," Lee said.

The Gibbs house is a true Craftsman bungalow, which aptly fits the Canyon Rim criteria. Today it has taken its place there fitting in seamlessly and accurately mirroring a favorite American architectural genre.

Lee told us that by relocating this house rather than destroying it, 45 tons of demolition debris has been kept out of the landfill. Such projects, depending upon the condition of the structure, can cost more than new construction, but Lee told us the value of a well done restoration is greater.



Built: ca 1925



Milton Odem House

623 SW 12th Street, Redmond

“I love living in this house,” Robin Doglio told us. She’s owned the house for five years. Like the exterior rounded edges, several areas in the interior are done with rounded edges as opposed to corners and “it has a flow and nice open feel,” she said.

Architectural historian, Michael Houser and his wife Karena spent all their weekend for more than a year in the late 1990s working to restore the badly neglected little Streamlined Moderne style house that is now on the National Register of Historic Places. They lived in it until 2001 when Doglio purchased it. The restoration work was hard and included completely gutting the interior – which had been modified with non-period features – still, Houser said, “I wouldn’t dream of owning a new house.”

Doglio told us she wasn’t looking for a Streamlined Moderne style house, when her realtor took her to see it but after stepping inside she was convinced this historic restoration was for her and a deal was struck. “It’s very utilitarian with lots of shelving and storage built in,” she said. It even has a tiny alcove in the wall designed to fit the telephones of the day that the Housers uncovered behind a gas heater.

It’s one of the things everyone notices, Doglio said.

Built: 1937



Hudson-Coe Building

Hot Box Betty and Diva Den

903 NW Wall Street, Bend

Parkway Properties LLC is the current owner of this property. In 2003 Bill Pon bought the building from the Rice Family Trust. After seeing historic photos of the early building and with the help of historic preservation contractor Derek Stevens, Pon was ready to restore the building bringing another piece of the historic streetscape back to Wall Street.

The building had suffered remodels over the years that were not sympathetic to the original style and materials. The dropped ceilings installed 20 years ago were removed and the transom windows were brought back, flooding the interior with light. The owners of Hot Box Betty were looking for a new location and were attracted to the restoration project. The detailed, authentic restoration was completed with new copper work and white marble returned to the façade along with the original storefront windows. The Diva Den is also located in building.

Built: 1912

“There’s an inherent character in older buildings.”

– DEREK STEVENS, DESCHUTES COUNTY LANDMARKS COMMISSION



Oregon Trunk Railroad Hillman/ Terrebonne Passenger Depot

400 NW Smith Rock Way,
Terrebonne

Ian and Kristin Yurdin used to drive by the old Terrebonne Railroad Depot each time they came to Central Oregon from their Portland home to climb at Smith Rock State Park. During that time they began to muse on the possibility of having a restaurant in the old depot. In 1998 they bought the building which was in such bad condition that it did not seem redeemable. But the Yurdin's vision and determination went beyond that. Researching the history yielded a big surprise. The building had been moved from the other side of the tracks in the 1940s and the roof had been raised.

Wherever possible, they reused materials from the building reinforcing its original skeleton with exposed fir beams. They had wood from its foundation re-milled for the bar and table tops. They were able to use its original window frames and maintained its 20-foot ceiling height. During the remodel the couple said the project attracted many people who stopped in to ask when the restaurant would open.

In an interview in May with Eric Flowers of the Redmond Current, the Yurdins told him, the project was more work than they could ever have imagined, but was well worth it. They said, "We just felt there was some good use for this building that was sitting here rotting away."

Built: 1911

Pete Pierson Blacksmith Shop

The Blacksmith Restaurant

211 NW Greenwood, Bend

Contractor Burk Daggett and Chef Gavin McMichael were looking for a special place for a new restaurant. They wanted a space with distinctive character that would add to the dining atmosphere. Eric Dolson's red brick and basalt rock building that had been a blacksmith shop turned out to be the right one.

They located old photos of Joe Egg and his staff working in the blacksmith shop and other photos at the Des Chutes Historical Center. Interior rock and brick walls were uncovered and a post that once held drill bits was protected. The rugged building still hints at its former use.

After expanding into some non-historic space next to the old building, the team says they had more trouble and spent more money renovating the newer building than the historic one.

Built: 1923



First Bend Firehall

Staccato Restaurant

5 NW Minnesota Avenue, Bend

John N. Gilbert of Acadia properties likes beautiful old buildings. He appreciates the quality of workmanship, the old materials and old designs. He typically buys grand historic buildings, here and in Europe. When the Downtown Bend landmark firehall was offered for sale by the City, he was interested. His plans included protecting the brass firepole and other elements unique to a firehouse. He was determined to restore the original tall fire engine doors as seen in photos at the Des Chutes Historical Center and did. The space is now leased to Staccato, an Italian Restaurant. It retains the look and feel of the old brick firehouse and has been a very successful adaptive re-use project.

Built: 1920



“Old buildings add architectural interest and variety to our communities.”
- PAT KLIEWER

Reed-Smith Mercantile Building

Roberts on Wall Street

945 NW Wall Street, Bend

Gail and Robert Olsen purchased the Roberts on Wall Street business in 1975. They bought the building on Wall Street in 1984. In 2000 they restored it. They have been told that they started the trend in downtown Bend restorations. The Olsens set a theme they called “Back to the Future” which meant that the building exterior would be restored to its early 20th Century historic appearance and the interior would be modernized to the 21st Century. “Once you get started, you never know what you will find,” Robert Olsen said. So, they hired architect Don Stevens to finish the historic research and guide the project.

High ceilings were retained, glass block transoms and brick were restored. Customers reactions have been enthusiastic, Olsen says. The key to this successful project was in a team in tune with the old building.

Built: 1917





Paulina Prairie Cemetery/ Reese Cemetery

Owned by Deschutes County
Located on Paulina Prairie off
Paulina Lake Road

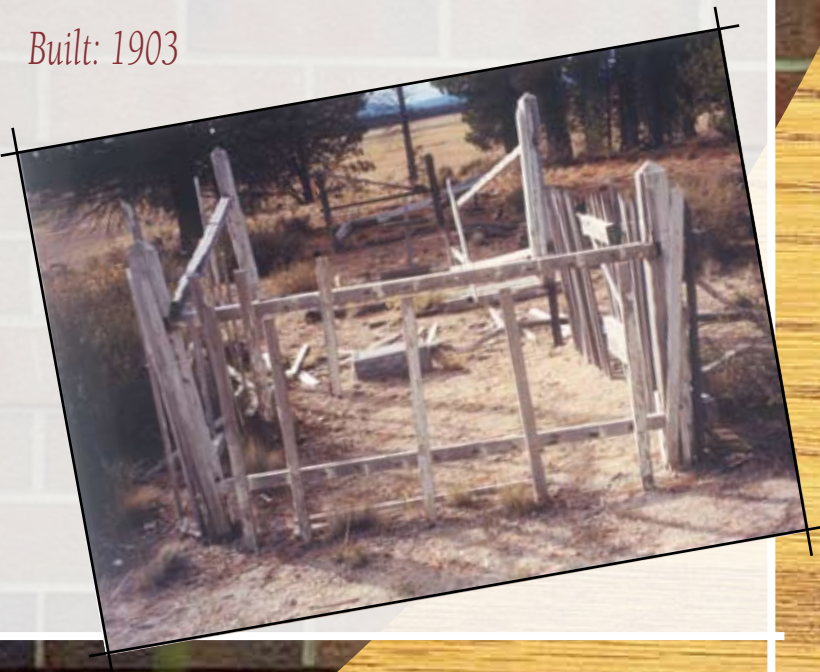
Levi Strunk was born in Central Oregon as were his father and grandfather. When he was a boy they took him to the beautiful site of a County pioneer cemetery overlooking Paulina Prairie. There was little left, except for a few slats of picket fencing and one tombstone. Levi thought about restoring it.

At the same time, Pat Kliever, the County's Historic Preservation Planner was researching the cemetery and compiling a list of the people buried there. An archeologist had just finished marking the location of the graves.

Levi took on the restoration, rebuilding the original plot fences and building a log bench, as an Eagle Scout project. During the summer of 2004, he, his family, church members, and with donations from many businesses, carefully graveled pathways and installed the new wood plot fences. Levi took samples of the picket fencing and made exact replicas of the varying types he found at the site. They carefully worked around the native vegetation.

When the project was complete Kliever invited relatives of the people who were buried there between 1903 and 1920. They all came, from several states, expressing their appreciation for the recovery of this peaceful final resting spot. "It's been rewarding," Levi told us.

Built: 1903



"Old buildings
represent our history
and give us a sense
of place."

- PAT KLEWER

Built: 1923

Hudson & Sather Building

Merenda Restaurant and Wine Bar

900 NW Wall Street, Bend

This building may be fondly remembered by fashionable ladies who lived in Bend from the late 1940s to the early '80s. During that period it was The Smart Shop women's clothing store. With more than 30 years of consistent use, historians say such uses are strongly associated with a building.

On its Minnesota Street side the building has been home to D & R Hobbies and the Curiosity Shoppe, also a long time tenant. Later it was home to the music store Music Village.

More recently it was purchased by Jennifer White who opened the home furnishings and accessories shop, Periwinkle in the building. Before opening Periwinkle, White removed wallboard exposing brick walls, restored wood floors and opened up the entire space including a mezzanine. Worn brick faces were turned to expose fresh surfaces. Today, providing a view into the early 20th century, wood frame windows line the Wall Street side of this charming old venue and transom windows above flood the interior space with natural light.