

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction 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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, 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 Downing Building

other names/site number Downing's Café and Rooms; The Hub

2. Location

street & number 1033 - 1035 NW Bond Street not for publication

city or 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.

James Hamrick

7 October 2004

Signature of certifying official/Title: Deputy SHPO

Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

| I hereby certify that the property is: | Signature of the Keeper | Date of |
|--|-------------------------|---------|
| <input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet. | _____ | _____ |
| <input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet. | _____ | _____ |
| <input type="checkbox"/> determined not eligible for the National Register | _____ | _____ |
| <input type="checkbox"/> removed from the National Register | _____ | _____ |
| <input type="checkbox"/> other (explain): | _____ | _____ |

Downing Building
Name of Property

Deschutes, Oregon
County and State

5. Classification

Ownership of Property
(check as many 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 | Noncontributing | |
| <u>1</u> | | buildings |
| | | sites |
| | | structures |
| | | objects |
| <u>1</u> | | 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)

COMMERCE/restaurant, clothing, shoe store
DOMESTIC/hotel

Current Functions
(Enter categories from instructions)

COMMERCE/restaurant
"Work in Progress" (hotel, retail)

7. Description

Architectural Classification
(Enter categories from instructions)

Early 20th C. Commercial Style

Materials
(Enter categories from instructions)

foundation: concrete
walls: tuff stone, concrete, brick

roof: torchdown with aluminum
Other: _____

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

See continuation sheets.

Downing Building
Name of Property

Deschutes, Oregon
County and State

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).

Areas of Significance
(Enter categories from Instructions)

- 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

Architecture
Commerce

Period of Significance
1920-1925

Significant Dates
1920

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 of age or achieved significance Within the past 50 years

Significant Person
(Complete if Criterion B is marked above)
Downing, William Philander

Cultural Affiliation

Architect/Builder

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

9. Major Bibliographical References

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

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) 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 Co. Historical Society

Downing Building
Name of Property

Deschutes, Oregon
County and State

10. Geographical Data

Acreage of Property less than one acre

UMT References

(Place additional UTM references on a continuation sheet)

| | | | | | | | |
|---|-----------|---------------|----------------|---|------|---------|----------|
| 1 | <u>10</u> | <u>635286</u> | <u>4879684</u> | 3 | | | |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | | | | 4 | | | |

Verbal Boundary Description

The nominated area is located in Section 32 of Township 17 South Range 12 East of the Willamette Meridian, in Deschutes County, Oregon, and is legally described as Lot 10 of Block 11 in the town of Bend and is otherwise identified as tax lot #7300.

Boundary Justification

The nominated area includes the entire tax lot on which the Downing Building was constructed and occupied.

11. Form Prepared By

name/title Paul Hackett and Patricia Dooley Kiewer

organization Deschutes Co. Community Development/Historic Landmarks Commission date May 2003

street & number 117 NW Lafayette telephone 541-388-7927

city or town Bend state OR zip code 97701

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 Olivia and Paul Hackett

street & number 530 SE Centennial St. telephone 541-280-5320

city or town Bend state OR zip code 97701

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 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 Reduction Project (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 1

DOWNING BUILDING
DESCHUTES COUNTY, OREGON

INTRODUCTION

The Downing Building is located in downtown Bend, Oregon at 1033-1035 NW Bond Street. The building, constructed in 1920, is significant under Criterion C for its architecture and building materials and under Criterion B for its association with William Downing, an early entrepreneur in Bend.

SETTING

The building sits in downtown Bend on a rectangular lot with a zero lot line. The vicinity includes various businesses such as retail, office, commercial and restaurants. Immediately adjacent are a two story building on the north and a paved parking lot on the south. City street trees are planted in tree wells in the sidewalk. The city concrete sidewalk runs between the curb and the buildings. A one-way paved alley and paved parking for employees are in rear.

DESCRIPTION

The shape of the two-story building is rectangular. The dimensions of the building are 80-feet deep and 50-feet wide. There is 4,000 square feet on each of the two floors for a total of 8,000 square feet. The Deschutes County Assessor's data since 1977 shows an addition to the rear of the building consisting of a second 8' by 31' walk-in cooler next to the original cooler and a 454-square foot enclosed passageway that joins the coolers together.

The Downing Building is an early 20th Century two-story masonry commercial building with street level storefront windows, a row of transoms, a wooden corbel band, and five one-over-one double hung wood windows symmetrically positioned on the second floor. Tuff stone quoining graces the front corners. A stepped parapet is in the center of the front (east) facade. No evidence was found that indicates the front parapet ever had the building's name or date on it.

The foundation for the building is concrete. The exterior building materials on the front façade are local pumice, unfired grey concrete bricks, and hand cut native pink tuff blocks. The tuff blocks were hand cut from a bluff overlooking the Deschutes River one mile south of the building. The double hung wood windows are capped with radiating voussoirs, including the two rows of windows facing the alley. The sides of the building have stepped parapets. The north side is made of irregularly shaped basalt fieldstone. The rear (west) and south side are made with pumice blocks. The south side blocks are covered with painted stucco.

The hotel entrance for the second floor is through the pair of wood-framed and glass doors centered on the front facade. They have brass kick plates and matching brass doorknobs. The original locally milled fir staircase is a distinctive feature. The hotel doors opened to a narrow street level concrete floor and the varnished fir wood stairs rise abruptly behind the entry doors to the second floor. A simple fir handrail held by brass supports is on each side above the painted beadboard wainscoting. Originally the second floor landing was lit by one wood-framed skylight. The light well, which was covered over prior to 1975, is intact and is being restored. Interior doors throughout the hotel are five-panel fir. The floors are four-inch wide tongue and groove fir. Interior walls are plaster.

The second floor included twenty-four rooms, a women's bathroom and a men's bathroom. All rooms had wall-mounted sinks and three-foot wide closets finished with beadboard doors and clothing hooks. The hallway was lit by additional skylights, as were the bathrooms. Although covered over, the lightwells are intact. Although the central hallway and the twenty-four doors to the original rooms and the bathrooms are intact, the actual rooms have been reconfigured to create a total of three apartments on the second floor.

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DOWNING BUILDING
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The south half of the street level portion of the building housed the popular Downing's Cafe. It has storefront windows, transom windows and a center glass door. The floor is poured concrete. V-groove wainscoting is fir. An early photo of the cafe shows a fishhook lunch counter, the hotel desk and some dining tables. The fishhook lunch counter is no longer there. Today, the first floor remains a restaurant, but has tables. The mezzanine at the rear of the space is intact. Walk-in coolers attached to the rear kitchen still serves the restaurant.

The mezzanine has a wood railing capped by a 2" by 6" top rail across the front. Four posts and two end half posts support the railing. The mezzanine and entire first floor has the beautiful crown molding at the ceiling. It is accessed by a simple wood staircase from the kitchen. The mezzanine is used for storage at present, but the owner plans to refinish the woodwork and allow it to be reused as part of the restaurant. Prior to 1975, ladies and families dined at white cloth covered tables in the mezzanine rather than on the main floor to protect them in case a fight broke out among the loggers served there. The mezzanine dining area was also used for club meetings and group luncheons. A second wood staircase ran along the left side of the café to the balcony. It is now gone. The Grove Cantina Restaurant now occupies the entire first floor, including the spaces that used to be Downing's Cafe and the Hub Clothing Store.

The north side of the street level portion housed "The Hub" clothing store. It is now part of the Grove Cantina Restaurant. It has a center entry door and storefront windows with transoms. Currently the historic door is functioning but is blocked by the bar.

The roofing for the flat roof is hidden by the parapet on all sides. It is torchdown roofing covered with aluminum. The plumbing is cast iron pipes and galvanized water pipes. It was framed and plumbed in such a way to allow a third floor to be added later.

CLG Landmarks Commission Staff completed a window survey of each of the wood one over one-double hung windows in the building in 2003. All of the windows on the south side and rear were in irreparable condition and have just been replaced with new custom-made wood windows that match the original windows in materials, profile, size and style. The historic wood windows in the second floor of the front and north were repaired. All of the first floor storefront windows are copies of the historic windows with the exception of the fixed transom window over the hotel entry doors, which is original. The non-historic storefront windows were removed and replaced in their original location with windows that reconstruct the historic appearance of the front facade, based on clear photos of the building taken in 1921. The transom windows and corbels on the front have been restored to their original appearance.

ALTERATIONS

The south side has painted stucco over the blocks. The front facade was altered in the 1970s to modernize it with non-compatible brick planters. The storefront windows were moved in about a foot. The original doors to the cafe and Hub Store were removed. The second floor historic facade, the hotel doors and transom were retained.

When the building was built in 1920, it was sandwiched between two masonry buildings, the one-story Myers Building constructed of tuff blocks and the two-story Carmody Cigar Store of white brick. The Myers Building burned down. That lot is now used for the U.S. Bank parking lot. Evidence of the Myers Building sharing a rock wall and its chimney shadow can be seen on the south side.

In 1989 an 8' x 31' one-story walk-in cooler was added to the rear. It is currently in use and there are no plans to remove it. The historic front facade was restored meticulously in 2003. The current owner received a City of Bend Urban Renewal Board Facade Improvement Grant to help pay for the complete restoration of its original appearance. Chad Elliott, a local stonemason, cut the new tuff blocks to match the originals as seen in the 1921 photo. The owner is the general

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contractor on the project. The restoration of the front façade was completed in October 2003. The owners received the Rehabilitation Tax Credit with cooperation among the staff of the Oregon SHPO, Deschutes County Historical Landmarks Commission and the National Park Service. The owner came before the Landmarks Commission, a CLG, four times in 2002 and 2003 to get approval and guidance for the restoration project. The owners removed the 1970s brick planters and stucco on first floor of front facade. The modern brick and stucco on the street level were removed and were replaced with the hand cut tuff stone and brick as seen in photos from 1921. The original storefront windows and doors were reconstructed and placed in their original locations. Historic transom windows were exposed and new sashes were installed, matching the historic sashes. Every effort was made to replicate the historic appearance and materials of the first floor of the front facade. The second floor has recently undergone a renovation in that the individual rooms have been reconfigured to create three apartments.

CONDITION

The condition of the building overall is excellent. It has benefited from the Rehabilitation tax Credit that was granted in 2003. The roof is scheduled to be redone in kind in 2009. The front of the building underwent a complete restoration and rehabilitation, bringing back historic details last year. The south side of the building is excellent, just having the historically accurate wood, double-hung windows rehabilitated and replaced as needed. The stucco is in excellent condition. The rear and north side need painting.

The interior has retained the original hotel staircase, hallways, wainscoting, and landing, which have been rehabilitated. The second floor is in excellent condition having undergone a complete rehabilitation. The fir floor and five panel doors are refinished. The original first floor kitchen and walk-in cooler have been retained and are in excellent condition. The original mezzanine, crown molding, fir balcony banister and staircase railing have been retained and will be rehabilitated in 2006, when the current lease for the restaurant tenant is finished. The remaining first floor is leased by the Grove Cantina and is in excellent condition including the original crown molding. The ceiling was dropped to accommodate the heating and air conditioning ductwork in 1975. It is to be removed and the pendant light fixtures re-hung from the existing bases in 2005.

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DOWNING BUILDING
DESCHUTES COUNTY, OREGON

The Downing Building is being nominated to the National Register under Criteria B and C as a locally significant resource. It is associated with early Bend entrepreneur, William Philander Downing, and is an excellent example of early 20th century Commercial style architecture in downtown Bend, Oregon, and the last surviving example of commercial architecture in the downtown area that is constructed of a variety of local materials

HISTORIC CONTEXT

Early Settlement of Bend

Early settlement in Central Oregon lagged behind that of Western Oregon. It was constrained by the lack of roads, the formidable Cascade Mountains between it and the population centers to the west, the lava rock flows and outcroppings that chewed up wagon wheels, the less than eight-inches per year of precipitation in the high desert terrain, the scarcity of year-round streams, the volcanic soils that did not retain the rain or snowmelt when it came, and the lack of water for crops, livestock or domestic uses. The Homestead Act of 1862, the Mineral Act of 1866, the 1873 Timber Culture Act, the 1877 Desert Land Act, the 1878 Timber and Stone Act, and the 1894 Carey Desert Land Act increased interest in settlement of the vast area of Central Oregon. Some of the first certificates for homesteads in the Bend area were issued around 1870.

In the 1880s, buyers representing lumber mills in the Midwest and the eastern United States, especially from Minnesota, visited the area. They explored the area on horseback. Local guides usually met them at hotels in Prineville and took them to timber stands that were for sale between Klamath Falls, Crater Lake, Sisters, and Bend. The area promised large quantities of timber and by 1911, nationally published reports said the Bend area had 20 billion feet of timber ready to harvest. (*Page 5, the Bend Park Company, Souvenir of Railroad Day, October 5, 1911.*)

Around 1897 various groups of homesteaders and businessmen organized to form irrigation companies and begin constructing flumes and canals taking water from the Deschutes River and Tumalo Creek to irrigate surrounding lands between the Crooked River and La Pine. The prospect of irrigation was advertised around the country and attracted more farmers and families to the area. Local businessmen advertised the growing town of Bend across the country, promising a boomtown and fertile land

The railroad section joining The Dalles on the Columbia River to Shaniko, north of Bend, was completed in 1900. The 140-mile stagecoach ride from Shaniko to Bend could take up to two weeks as the stage traveled through rough, rocky, and treacherous terrain. Sometimes all four stagecoach wagon wheels and all horseshoes had to be replaced during every trip. The sharp rocks in Cow Canyon and miles of lava rock flows wore them down quickly. Drivers had to negotiate going up and down the switchbacks on the 300-foot deep Crooked River Canyon or go east and drop down into Prineville on the way to Bend.

Despite the hardships, the community of Bend continued to grow. Timber company representatives were buying thousands of acres of the vast stands of pine forests with an eye to millions of dollars of profits that would be earned by harvesting them when a railroad would arrive. Farmers were arriving on the best land and irrigating the desert. The Bend Light, Water and Power Company was incorporated in December 1904. A city jail was built that year. Bend was incorporated as a city in 1905.

In 1910, as the railroad was being built from Shaniko toward Bend, excited people flocked to Bend for new jobs and business opportunities. Developers drew plats for new subdivisions and set up sales offices. Fifty residential lots were

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sold in ten days in 1910. About 80 freighters pulled by teams of eight to twelve mules and horses arrived in Bend each day. Each team pulled from 3,000 to 4,000 pounds of goods per trip.

The town changed from a tiny frontier village with three blocks of false front wood frame buildings along Wall Street and hastily built shacks and tents to one of the fastest growing cities in Oregon when the railroad arrived on October 5, 1911. Goods arrived much more inexpensively than they did by freight team. For instance, local hardware stores sold cement for \$16 per barrel before the trains arrived and for less than \$5 per barrel after it was delivered by rail to Bend. That year, the population swelled to approximately 1,500. There were ten saloons and five churches, a new flourmill and a sewer system.

Deschutes County was formed out of Crook County in 1916. That year two Minnesota lumber companies, Brooks-Scanlon and Shevlin-Hixon, constructed and opened huge lumber mills on opposite sides of the Deschutes River on the historic Farewell Bend Ranch in Bend. The mills covered two square miles. In 1916 dollars, the Brooks Scanlon Plant cost a million dollars to construct. One mill hired 350 employees that year and the other hired 710 employees. That August they had a total monthly payroll of \$85,400 to harvest the largest pine forest in the United States and turn it into lumber and secondary products. By 1917 the two mills employed 1,500 workers.

Bend was one of the fastest growing towns in the country during the decade from 1910 to 1920 and had a population of more than 5,500 people in 1920.

The following table shows the relationship between population changes and key events in Bend.

POPULATION OF BEND SHOWING RAPID GROWTH FROM 1910 TO 1920

| Year | Area | Population |
|------|---|------------|
| 1900 | Bend Precinct of Crook County, US Census | 21 |
| 1902 | Downing Family and others from Bemidji, Minnesota Arrive in Bend | 75 |
| 1903 | Bend, Deschutes, Sisemore and Lytle | 250 |
| 1904 | Bend, <i>June 7, 1904 Bend platted</i> | 300 |
| 1905 | Bend, Deschutes, <i>January 4, 1905 Bend becomes a city, First city council meeting</i> | 500 |
| 1910 | Bend, US Census | 536 |
| 1911 | Bend (<i>railroad arrives</i>) | 1,500 |
| 1912 | Bend | 1,750 |
| 1916 | Bend (<i>Brooks Scanlon and Shevlin Hixon Mills open</i>) | 3,205 |
| 1920 | Bend , US Census (<i>Downing constructs Downing's Cafe and Rooms</i>) | 5,415 |
| 1921 | Bend | 6,650 |
| 1924 | Bend | 7,759 |
| 1930 | Bend , US Census | 8,488 |
| 1940 | Bend , US Census | 10,021 |
| 1950 | Bend , US Census | 11,409 |
| 2000 | Bend, US Census | 50,649 |

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DOWNING BUILDING
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William Downing and the Development of the Downing Building

William Philander Downing was born in St. Louis on September 24, 1872. His father was Frederick Downing and his mother was Gertrude Schultz Downing. He was married to Marguerite Haumer on January 15, 1902 in Bemidji, Minnesota. She was 13 years his junior. They had four daughters: Helen (born in Bemidji, Minnesota in 1902); Florence (born in Bend in 1905); La Retta (born in Bend in 1909); and Dorothy (born in Bend in 1912).

William (or Bill as he was known), his wife Marguerite, and their infant daughter, Helen, arrived in the area by stagecoach from Bemidji, Minnesota in 1902. When they arrived, Bend had two hotels, a log schoolhouse, about 75 people and a handful of residences and barns. The Downings located a homestead on Tumalo Creek at Fremont Meadows in 1904. Downing selected his homestead well. It had pine trees to cut for his log cabin, year-round cold, clean creek water from snowmelt on the Cascades for livestock and domestic uses, some grass for livestock, a stream to dam for ducks, and the crude Sisemore Road running along its southern edge. Downing and his wife built the family's cabin and a barn, raised ducks and chickens and sold the eggs. He delivered the U.S. mail along a rural route. He cut firewood and sold it in town. The land on which the Downings settled has long been prized. The Downings' earth dam and pond eventually were developed into a state-owned fish hatchery. The land today is owned by the Bend Metro Parks and Recreation District and is called Shevlin Park. It is a favorite place for to hike, relax, fish, get married or have other celebrations. The pond is used for ice skating in the winter and children's fishing in the summer.

After proving up his claim in 1909, Downing sold it to a timber company. He used his profit to begin a series of profitable real estate and business investments in Bend. He took advantage of the rapid population growth and became a real estate speculator, a successful businessman, a community leader, and the most well-known hotel and café proprietor in Central Oregon.

Downing recognized the need to feed and house the men who came to Central Oregon to build the canals, homes, and lumber mills and to harvest and mill the timber. He opened an open air lunch counter on a vacant lot at 1035 Bond Street in the Hotel District and ran the Millview Hotel and boarding house on Arizona Avenue, across the railroad spur to the new mills. Downing's lunch and café business grew so quickly that he moved his café four times in eight years to successively larger spaces.

Downing's wooden Millview Rooming House burned down and was rebuilt with local red brick in 1917. The Bulletin Newspaper reports on page 1 September 26, 1917,

"BRICK TO REPLACE BURNED BUILDING

W. P. Downing to Erect New Millview as Soon as Adjustments Made to Cover Former Property.

Just as soon as the necessary insurance adjustments have been made, W. P. Downing will commence the construction of a brick hotel building on the site of the Millview, near the Brooks-Scanlon plant, which was burned to the ground Monday night. The new building will cost in the neighborhood of \$8,000 and will be about the same size as the former hotel, allowing for 25 rooms, but a more modern arrangement will be used. Mr. Downing hopes to begin construction this summer, and to have the new Millview hotel ready for occupancy in the fall."

That year was a busy year for both Bend and William Downing. Not only did Downing rebuild the Millview Hotel, he relocated his cafe to the larger Myers Building and started his plans to build the finest hotel and largest cafe in town. He chooses a vacant lot in the Hotel District, and purchased the lot from real estate investor D. E. Hunter in November of 1917 for \$5,000. The site was only two blocks from the railroad station, across the street from the stage lines, and within walking distance from the mills. It happened to be the vacant lot on which his outdoor lunch counter business started.

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In 1918, Mr. Downing outgrew his newest cafe. On December 12, 1918, on page 5, the *Bend Bulletin Newspaper* reports:
*"Downing to Move Restaurant Soon
Because of increasing business, William P. Downing will move his restaurant on Bond Street to a location two doors south, just purchased from Robert Battersby and occupied until recently by the B & B restaurant. The new location will afford double the space which has heretofore been available."*

On December 20, 1918, Downing ran a display advertisement in the *Bulletin Newspaper* that said,
*Bill Downing's Cafe will move early next week two doors south of the present location on Bond Street and will increase in size in response to popular demand.
Tables for the ladies.
Watch this space for further announcements."*

Downing's Café was a key to his financial success. It was located in various places as listed in the following table.

| LOCATIONS AND NAMES OF DOWNING'S CAFÉ | |
|---------------------------------------|---|
| April 15, 1912 - 1913 | 1035 Bond Street Vacant Lot, lunch counter with four stools |
| 1913 | Lot were Baird Building would be constructed |
| 1916 | Additional lunch counter and café operating for mill workers on Arizona Avenue between Bond and Wall Street, north side of lumber company railroad spur |
| 1913-1917 | Baird Building, 1029 Bond Street, Downing's Restaurant |
| Dec. 23, 1918- Oct. 11, 1920 | Meyer Building, 1019 Bond Street, Bill Downing's Cafe |
| October 11, 1920 | Downing's Cafe and Rooms Building, Lot 10, Block 11, Bend, 1035 Bond Street, Downing's Cafe |

Downing finally outgrew all of the available spaces in town and constructed a building in 1920 on the lot he bought in 1917 to house his 24-hour restaurant and to provide more hotel rooms. The \$35,000 brick and tuff stone two-story Downing Building was the finest building in town and held a 24-hour restaurant, a taxi stand, a clothing store and a hotel. It was conveniently located near the rail and stage stops and within walking distance of the mills. The Pilot Butte Inn, Cozy Hotel, Wright Hotel, Miner Rooms, Carmody Rooms, and other hotels and restaurants were within two blocks.

Downing mortgaged several of his properties to raise \$29,000 toward the cost to build the new building. Construction of the two-story building was started on April 22, 1920.

The April 22, 1920 *Bulletin Newspaper* article reported:

"Preliminary work was being started today on the construction of the new 50 x 80 two story brick building on Bond Street between Greenwood and Oregon, announced recently by W. P. Downing. The building will contain two store rooms on the ground floor; one of these will be occupied by Mr. Downing's restaurant. The second story will be divided into 24 rooms. The cost will be approximately \$35,000."

On October 11, 1920 the *Bulletin Newspaper* reported,

"W. P. Downing is moving his restaurant from the Myers building to the handsome new location provided in the Downing building just completed on Bond Street. The new restaurant is provided with a cold storage plant, a fishhook type counter, with a large space for tables downstairs and a spacious balcony, which will also be available for the accommodation of patrons."

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The Hub Clothing Store occupied the retail space on the north half of the first floor. In the 1921 Bend High School Yearbook called *the Pilot*, senior Dorothy Hinman wrote about the Hub Clothing Store that had just opened in Downing's building. She writes:

"The C. J. Breier Company, with headquarters in Lewiston, Idaho, operates a chain of forty stores throughout Oregon, Washington, and Idaho. Selling strictly for cash and buying clean-ups, samples and jobs in every line carried, they are able, therefore, to sell merchandise at a much lower price than a one store merchant. The Hub in Bend opened its doors for business at 1039 Bond Street in September 1920. They carry a full line of men's furnishings and shoes. Also ladies' and children's shoes. They also carry ladies' skirts, aprons, underwear, hose, etc. in a limited supply and sell these goods at a close margin."

Downing advertised his businesses in newspapers all over Central Oregon. The advertisements showed the pride he took in the building and businesses named after him. They usually included a photo of his grand masonry building. In many ads he says,

"Downing's Hotel and Cafe, W. P. Downing, proprietor. Bend's Leading Commercial Hotel. Homelike rooms. First Class Service. Excellent cafe. Prices Modest. We never close."

Because the hotel and café never closed, the local cab was stationed there. During the Second World War, all of the cabs operating in Bend were stationed there to save resources.

In addition to his downtown business concerns, Downing bought up residential lots and rental houses for the new mill workers arriving from Minnesota, Wisconsin and Scandinavia. Downing owned over thirty lots at one time after the mills opened. He purchased all of real estate broker S. Murasaki's holding, both land and mortgage contracts, when Murasaki left town. Most were residential lots within two blocks of the Brooks-Scanlon Mill. It was some of these properties that Downing mortgaged in 1920 to raise funds to construct the Downing Building.

William Downing bought an ad in the high school yearbook in 1921 that read:

"Why is Downing's Cafe the most popular Eating House in Bend? There's a Reason. Open Day and Night, Quick Service."

His daughter Helen Downing graduated that year and wrote about the Downing's Cafe in her high school yearbook, the *1921 Pilot*. Helen was active in high school clubs and was in the girl's glee club. She was secretary/treasurer of the Sages. She wrote proudly about her father's achievements and his new cafe:

"To develop a mere street sandwich stand into an up-to-date restaurant that would do credit to a city double the size of Bend, is the achievement of W. P. Downing."

On April 15, 1912, Mr. Downing opened the doors of his first restaurant in Bend. It was a tiny, four stool lunch counter, located on Bond Street, on the lot where the present building now stands. Bend, at that time, had a population of 500, the railroad had not yet reached the village at Farewell Bend, and the lumber industry of today was a thing which existed only in dreams. Stock raising, homesteading, and construction of air castles were among the most widely followed occupations.

With the railroad came the lumber industry and with the lumber industry came prosperity. Bend suddenly became a city and the Downing cafe kept pace with the rapid development of the community.

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In 1913, the cafe moved into a larger building on the lot where the Baird Building is now located. As time passed and business increased, it was found necessary to add to the length of the restaurant counter until the building became inadequate.

Giving one dollar's worth of value for every dollar received and always serving eats that were eatable proved a policy so popular with the public that the necessity for a bigger, more up to date cafe was soon shown. No building that filled all the requirements was available and Mr. Downing quickly realized that new construction was necessary. Work was started on a modern concrete and stone structure and the new cafe, now very extensively patronized by the people of Bend and Central Oregon, was opened on October 1, 1920.

The floor space of the Downing cafe is 50x80 feet, with a seating capacity of 125. A large balcony, at present used as headquarters by the Percy A. Stevens Post Number 4 American Legion, will later be furnished with tables as the demand arises, and reserved for ladies or families use. It will accommodate 60.

A large counter of the fish hook type occupies the center space of the lower floor, while the remainder of the space is occupied by tables.

Every convenience found in the most up-to-date restaurant in the larger cities will be seen in the Downing Cafe. Featuring these is the large refrigerator, which has the capacity of five or six quarters of beef and several hogs. The storage room makes it possible to keep perishable foods through the summer months in perfect condition.

When a full force is employed at the cafe, 12 people find employment, as the establishment is open day and night. This means a payroll of about \$20,000 a year. The restaurant's gross business for the year approximates \$54,000."

As he achieved financial and community success, William Downing's personal life was unraveling. With his four daughters still living at home and doing well in school, in January of 1925, Mr. Downing made front-page news for several days when he committed suicide by shooting himself in the head in a former employee's hotel room number 208 at the Miner Building, 934 Wall Street. The Miner Building was two blocks from his hotel and cafe.

Mrs. Jim (Ethyl 'Bessie') Norton witnessed the shooting at noon on Friday, January 9, 1925 and was arrested for perjury. But, after an inquest, those charges were dropped. She told police that her former employer had been drinking that morning and was pleading with her to return to her job as a chambermaid in his hotel and offered her higher wages. She said he was 'wrought' over domestic matters and had visited her over the past several days at lunch time to talk about "domestic trouble". He told her that Mrs. Downing was no longer taking an interest in the family businesses and the hotel and cafe were going to ruin without her help. Bessie's husband worked at the Aune lumber camp, 20 miles south of Bend. When Bessie told him she could not return to work at his hotel, Downing fired three shots at himself; the third was fatal. A gun dealer, R. N. Buchwalter, testified that Downing had purchased the .32 caliber Smith and Wesson revolver and a box of shells just that morning. The dealer loaded the revolver with six shells before Downing left his store.

The long newspaper article and headline splashed across the front page a few hours after his death said, "William P. Downing, pioneer restaurant proprietor of Bend and a prominent figure in the city's development, died at 12:20 o'clock today with a bullet through his head, apparently fired by his own hand."

The Rev. Frank James of the local Methodist Episcopal Church presided at the funeral on January 11, 1925 at the Niswonger Funeral Home chapel. Two hundred people joined in a huge funeral procession to Greenwood Cemetery for his burial. It took an entire car to transport the flowers to the grave. Downing was 52 years, 4 months and 15 days old at

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the time of the suicide. He is buried in grave number 181, Section 7, Greenwood Cemetery in Bend. Funeral expenses included funeral baskets for his home and his cafe.

Downing died a wealthy man. All of his investments and business were profitable. However, his family did not benefit from his years of hard work. A few months after Downing's suicide, Downing's wife, three of his four daughters, and his hotel clerk Claude Elmore all left town and went to Minnesota and then to Seattle. His oldest daughter Helen returned to college in Portland, Oregon. Downing's Hotel Clerk Claude Elmore and his widow Marguerite Downing reported to the County Circuit Court six months after Downing's suicide that they were married and living at 1630 Chicago Avenue, Minneapolis, Minnesota.

Downing died without a will. The court began a nine-and-a half-year management of his large estate. According to probate records, Downing died with over \$69,000 worth of assets. Downing's real estate was worth about \$55,000. He owned ten shares in the Bend Woolen Mill, four houses, many lots and the Downing Building. His personal property and cash was worth about \$10,000, including his restaurant equipment, a Ford delivery "car" and his Studebaker sedan. The rental value of his rental property was about \$4,000 per year. He also had with \$22,622 in encumbrances. They including some mortgages taken out in 1920, a bill from Bush and Lane Piano Company for a piano in the Downing Café and a bill from Bend electrician L. R. Douthit for \$2,875 for hotel and restaurant fixtures.

The annual court records give us an invaluable look into the everyday workings of the hotel and cafe during that time. On May 4, 1935 all of the property had been sold and the estate was finally closed. Not one cent was distributed to Bill Downing's heirs. All of the fortune was paid out to the executors and attorneys who worked the case.

After Downing's suicide in 1925, the Woods became proprietors of the cafe. Vanilliea and Earl Woods came to Bend on October 13, 1926 from Tipperary, Iowa. Mrs. Wood was a native of Jacko, Iowa where she was born on January 6, 1895. She was a member of the Moose Lodge Auxiliary No. 384 and the Eagles Aerie Auxiliary No. 2089. In September 1945, Alva H. Moe, Sr. and his family moved from Goldendale, Washington to Bend and re-opened the Downing Cafe as Moe's Cafe. The Downing Building has had over a dozen owners since Downing's death. A list of the owners is included in the appendices.

THE DOWNING BUILDING'S ARCHITECTURE

The Downing Building is one of a only a dozen two-story buildings constructed in downtown Bend between 1915 and 1925 that are still standing. The Downing Building is being nominated because it is constructed with local materials, is the only remaining building that uses a variety of local masonry materials in its front facade and represents the peak of historic masonry building construction in Bend. Before 1915, most buildings were wood in the western false front design. By 1920, the population and more stable economy of Bend allowed a building of the cost and size of the Downing Building to be constructed. After 1920, no private buildings of its size or complexity were built in Bend.

It also is an excellent example of early 20th century Commercial style architecture in Bend. The two-story building is straightforward in its presentation, clearly delineating commercial business spaces on the first floor and living spaces on the second floor. The rhythm of the front façade is even, further denoted by the centered parapet, centered stairway to the upper level, and two storefront spaces flanking the stairway. Embellishments are limited to the use of various materials, specifically around the windows, doorways, as quoins at the corners, and as the beltcourse above the second floor delineated the parapet. Both storefronts have recessed entries typical of the period.

The Downing Building is the only historic building in Bend that has continued to be used for its historic uses and to be constructed of a variety of local building materials. Bend has no grand architecture, but this building has the most

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complicated architecture, uses hand cut local stone, wooden corbels, tuff block coining, and unfired pumice concrete bricks. The building is simple and the windows and three entry doors are symmetrical in design. It fits the blue collar town in its heyday. The corbels across the front are simple and reminiscent of the frontier town origins, as is the simple cornice at the top of the front facade.

The Downing Building is one of the last historic masonry buildings left in the central business district that could be restored. Most of the other brick or stone buildings from this period have been demolished or heavily altered. There are a few other buildings in the downtown Bend that are listed on the National Register of Historic Places. They are the white brick Bend Post Office; the white, grey and yellow brick old Bend High School and its red brick gymnasium; the one-story wood city library; the red brick Catholic and Episcopalian churches; the tuff stone Wright Hotel; and the O'Kane concrete office building.

The Downing Hotel and Café is one of Bend's best preserved examples of early 20th century two-story masonry commercial architecture. It is the only remaining historic building that is constructed entirely with local materials: tuff blocks, pumice blocks, concrete bricks, yellow pine lumber and Douglas fir woodwork. When this building was built in 1920, it was the finest building in town and is an excellent example of a blending of local building materials. It is the best example of this type of business establishment in early Bend.

The following historic buildings remain in the Bend business district and can be compared to the Downing Building. The Bend business district is three blocks square.

The 1916 A. J. Tucker Blacksmith Shop is located at 202 Greenwood Avenue, the southeast corner of Greenwood and Harriman Streets. This single story building was constructed in 1916 by Mr. A. J. Tucker of native lava rock and tuff stone. The building was constructed on property adjacent to Mr. Tucker's home and was used as a blacksmith and carpenter shop and auto repair shop. In 1967 Mrs. Tucker sold the building to Deschutes County, which converted it for use as the Museum of Central Oregon. When the museum holdings were moved to the Reid School, the Tucker building became the Deschutes County law library and then was converted into a State and County video arraignment and jury assembly room. In 1996 the County altered the building with non-compatible windows and doors and filled in all of the windows on the east side with similar basalt fieldstone.

The 1923 Bend Woolen Mill is located at 1854 NW Division Street. The simple rectangular one story building is constructed of red brick. The Bend Woolen Mill was a cooperative venture between the Providence Knitting Mills Company of Providence, Utah and local businessmen A.H. Horn, C.P. Niswonger, J. Steidl and O. Borken. The mill was built in 1923 to process local wool into a general line of knitted wear and, eventually, woolen mattresses. The mill employed about 50 people, mostly women. The company failed financially and closed in 1926. Since then the building has been used for various commercial enterprises. Since 1995, it has been used as a restaurant and then as a furniture store/interior decoration business. All of the original wooden winds have been removed and replaced with metal windows.

The J.I. West Building, constructed in 1911, is located at 130 NW Greenwood Avenue. This stone commercial building was the first stone building in Bend. It was built of local stone by John I. West, a Civil War veteran from Indiana. He came to Bend in about 1901 and initially worked for A. M. Drake. Originally this building housed the Oregon Hotel, owned by W.D. Newton, on the second floor. The building has been in continual commercial use, housing a variety of businesses, since it was built. The front facade has been heavily altered with T1-11 siding and aluminum windows to the point that nothing remains of the historic architecture or materials on the first floor front facade. The building is now used for offices.

The New Taggart Hotel (also known as the Wright and Pioneer Hotel) located at 215 NW Greenwood is listed on the National Register of Historic Places. This 1911 two-story commercial style building constructed entirely of tuff stone was

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historically used as a hotel with specialty stores and a restaurant. This building is one of four buildings in the central business district of Bend to be constructed substantially of tuff, a soft native volcanic rock of pinkish hue, which was used for its fire-resistance. It is cut with a hand saw. This building retains its historic integrity, is under the Oregon Special Assessment Program and is used for professional offices.

SUMMARY

The Downing Building is eligible for listing on the National Register for its association with early Bend entrepreneur, William Downing, whose success in the hotel and restaurant industry culminated in the construction of these building. It is also significant as an excellent example of early 20th century commercial architecture in downtown Bend and as the only surviving commercial building which was constructed using a variety of local materials. The building should be considered locally significant.

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DOWNING BUILDING
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Crook County Patent Book Volume 2

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"*The Bend Park Company, Souvenir of Railroad Day, October 5, 1911.*" Promotional brochure for developer

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Walking Tour of Historic Bend

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Bend 1913
Bend 1917
Bend 1921
Bend 1928

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July 27, 1910, railroad timber purchase
September 26, 1917 (Millview on Arizona Avenue burned last week)
November 21, 1917 (Downing buys lot for Downing Building on Bond Street)
March 16, 1920 (Downing Building)
April 22, 1920 (Downing Building)
April 27, 1920 (Downing Building)
October 11, 1920 (Downing Building)
January 9, 1925 page 1 (Suicide)
January 10, 1925, page 1 (Suicide Inquest)
January 12, 1925, page 1 (Funeral)
January 25, 1926 (Advertisement about new management)
January 1, 1945 (Woods)

Pilot, Yearbook of Bend High School

1919 Advertisement for Downing's Cafe
1920
1921 - Article about Downing Family by Helen Downing

Deschutes County Circuit Court, County Courthouse, 1100 NW Bond Street, Bend, Oregon

Probate Record # 329, the Estate of William Philander Downing January 1925 to 1935

United States Census Records

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Microfilm at Deschutes County Library, 601 NW Wall Street, Bend, Oregon

Crook County 1900

Deschutes County, Bend 1910

Deschutes County, Bend 1920

Deschutes County Historical Landmarks Commission, 117 NW Lafayette Avenue, Bend OR

Deschutes County Survey of Historical Sites

Confederated Tribes of the Warm Springs Reservation, 1270 Kot-Num Road, Warm Springs, Oregon

Full Color Map of Historic Native American Trails through Central Oregon

Deschutes County Assessor, 1340 NW Wall Street, Bend, Oregon

Property file for 1033 and 1035 NW Bond Street 1960-2003

Zoning map for Lot 10 Block 11, Bend Plat,

T 17 S R 12 E Section 32, Map AC tax lot 7300

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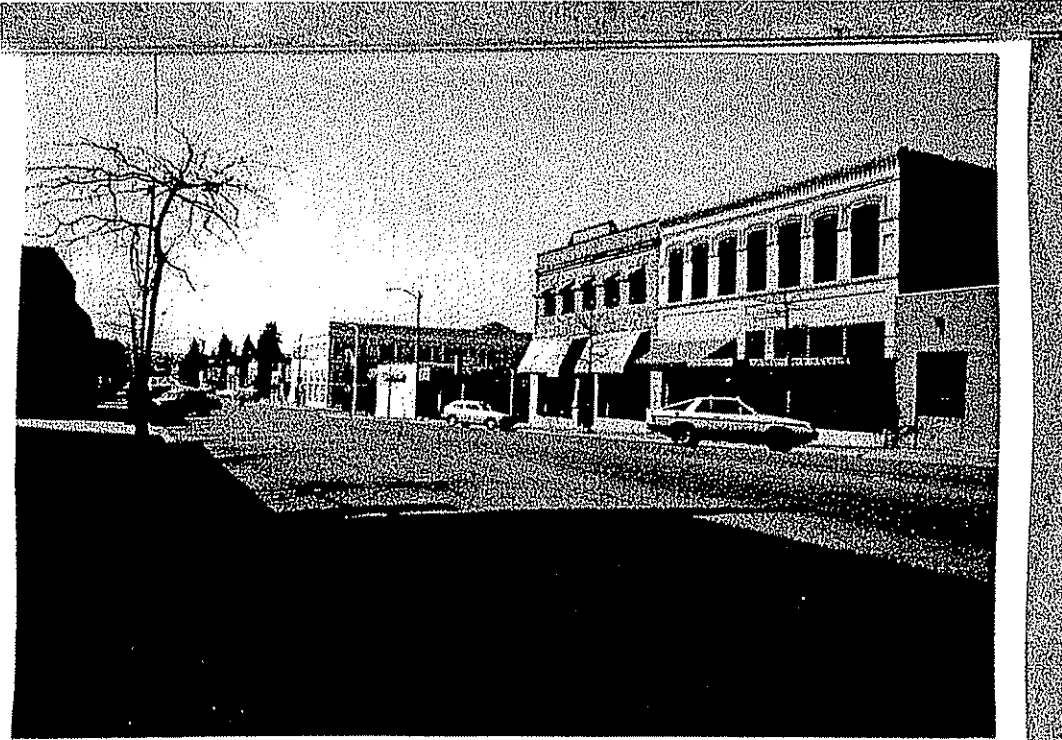
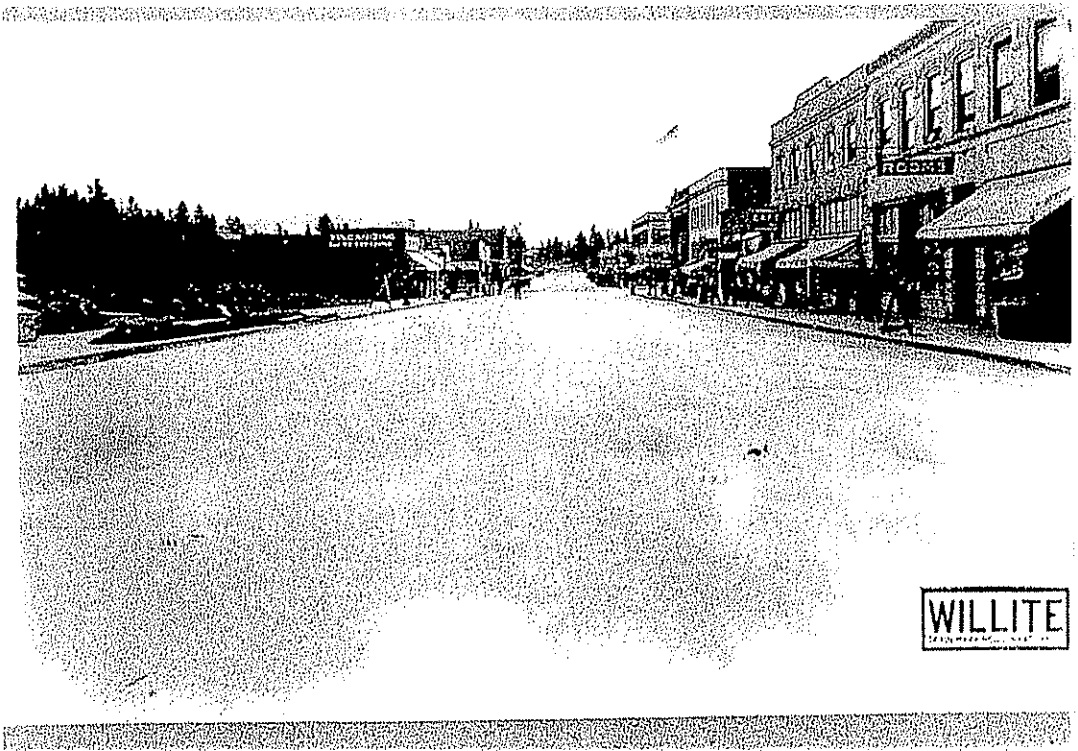
Section Photos Page 1

DOWNING BUILDING
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PHOTOGRAPHS

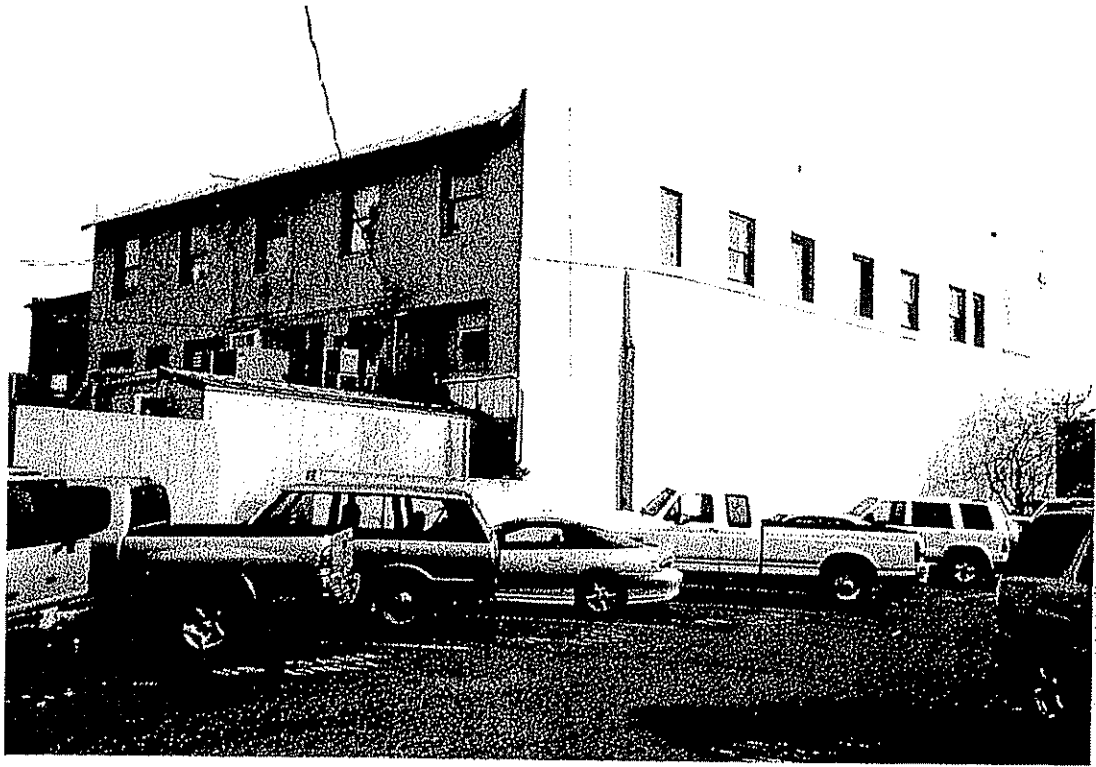
1. 1912, Bill Downing's four-stool lunch counter on vacant lot that would become site of the Downing Building in 1920. Photo taken shooting toward northwest on Bond Street looking toward Greenwood. West side of Bond. DCHS Neg # 6087
2. 1919, Blue Snow on Bond Street, Downing Cafe in Meyer Building, Photo taken from roof across the street from subject property looking southwest. Vacant lot is now owned by Bill Downing. DCHS Neg # 1828
3. 1921. Photo taken looking south on Bond Street. Downing Building is on right with two awnings fully extended. Taxi stand is in front of Downing Hotel at curb. DCHS Neg.# 6508.
4. 1982, Bond Street looking south. Ore House Restaurant is in Downing Building. U. S. Bank demolished the historic buildings to left of Downing Building. New Bank and Parking lot. DCHS Neg. # 8714
5. 1982, Bond Street looking north. Ore House Restaurant is in Downing Building. U. S. Bank demolished the historic buildings to left of Downing Building. New Bank and Parking lot. . DCHS Neg. #7297
6. November 19, 2003, front facade, Downing Building, looking west. Double doors to upstairs. Paul Hackett's personal collection, Bend, Oregon.
7. November 19, 2003, front facade, corbels, transom and second floor windows. Downing Building, looking west. Paul Hackett's personal collection, Bend, Oregon.
8. November 19, 2003, front facade, Downing Building, looking west. Doors to retail space on right. Paul Hackett's personal collection, Bend, Oregon.
9. November 19, 2003, south side and part of rear, Downing Building, looking northeast from U. S. Bank parking lot. Paul Hackett's personal collection, Bend, Oregon.
10. November 19, 2003, rear from alley, Downing Building, looking east, walk-in coolers on first floor. Paul Hackett's personal collection, Bend, Oregon.
11. November 19, 2003, northwest corner at rear of Downing Building, looking south. Paul Hackett's personal collection, Bend, Oregon.













APPENDIX A

| BUSINESSES LOCATED IN THE DOWNING BUILDING | | | |
|---|--|---|-----------------------------|
| DATE | 1033 Bond Street | 1035 Bond Street | 1039 Bond Street |
| 1920 - 1925 | Downing Cafe Marguerite and Bill Downing, proprietors | Downing Hotel, "Bend's Leading commercial hotel and Cafe" W. P. Downing, proprietor | Hub until July 12, 1923 |
| 1925 | Bend Café W. G. Manning rents café for \$250 per month from executor of estate | Downing Hotel Zeta Walters rents hotel \$250 per month | |
| 1926-1927 | Downing Café Bergen rents café \$250 per month | Downing Hotel Zeta Walters rents hotel \$250 per month | |
| December 1927 | Downing Café O. Neeland rents café \$250 per month | Downing Hotel Mrs. Dorsey rents Hotel \$250/month | |
| June 1928-1931 | Downing Cafe J. Mitchell rents café for \$125 per month, gets six months behind in rent | Downing Hotel J. L. Callahan rents Hotel at \$250/month with the intention of buying it. He agrees to buy it but can't come up with the money and the estate forecloses on him on August 1, 1934. | |
| August 1934-- 1946 | Downing Café Earl and Vanilliea Wood rent it for \$50 per month | Downing Hotel Earl and Vanilliea Wood rent it for \$50 per month | Woods lease entire building |
| January 1, 1945- | | Mr. and Mrs. Earl Wood took possession of the adjoining Bond Street Hotel which they recently purchased from Miss Kathleen Bonner who owned and operated it for the apt 3.5 years. They cut a door in the second floor north side tuff wall to join the hotels. | |
| 1945 | | Hulette Taxi Service, Owl Taxi Service, and Saye Taxi Service have formed the Central Cab Stand at the Downing Hotel, 1035 Bond, Service begins on March 6, 1945. The off ices are combined by orders from the Office of Defense Transportation to conserve gas and rubber. | |
| 1946-1947 | Moe's cafe Alva Moe and his sons Leonard and John Moe, proprietors | Downing Hotel Earl and Vanilliea Wood, proprietors | |
| 1948 -1950 | Bend Cafe, Inga and Jack Davis, Proprietors | Downing Hotel Earl and Vanilliea Wood, proprietors A. E. Saye Taxi Service | |

| | | | |
|-------------|--|--|--------------------------|
| 1952-1958 | Vacant | Downing Hotel Earl and Vanilliea Wood, proprietors | |
| 1959 | Vacant | Superior Hotel Yellow Cab Service | |
| 1960- 1971 | Superior Cafe, Junior Chamber of Commerce, Bend Shrine Club, Bend Lions Club, Soroptimist Club | Superior Hotel Owl Taxi Service | Superior Bar |
| 1973 -1975 | Original Joe's Cafe | Superior Hotel | Original Joe's Cafe |
| 1977 | Original Joe's Cafe | vacant | Original Joe's Cafe |
| 1978-1981 | Original Joe's Cafe | vacant | Original Joe's Cafe |
| 1981-1989 | Ore House Restaurant | vacant | Ore House Restaurant |
| 1987 | McKenzie's Bar and Grill | vacant | McKenzie's Bar and Grill |
| 1989 | McKenzie's Bar and Grill, | Hotel Superior Used for employees who slept on mattresses on floor | McKenzie's Bar and Grill |
| 1999 | McKenzie's Bar and Grill, Tim Jasper, manager | vacant | McKenzie's Bar and Grill |
| 2000 – 2003 | Grove Cantina 200-2002 Mike Hammer, manager | vacant | Grove Cantina |

APPENDIX B

| <p align="center">Bill Downing's Hotel and Restaurant 135 Bond Street, Bend Lot 10, Block 11, Bend</p> | | | | | | | |
|---|---|--|----------------|--|------|---|---|
| NO. | GRANTOR | GRANTEE | DATE | BOOK | PAGE | PARCEL | \$ IF LISTED |
| <p><i>June 7, 1904 Bend platted by Pilot Butte Development Company and subdivision is recorded at Crook County Clerk. Subject property is Lot 10, Block 11, of the original Bend plat. The Company sold the lot for the first time to Ana Cast on January 6, 1910. The original Bend Plat included the Bend Business District, North Addition, Lava Road Addition, and part of Park Addition.</i></p> | | | | | | | |
| 1 | Pilot Butte Development Company, A.M. Drake, President and H. J. Overturf, Assistant Secretary Ana M. Cast | Ana M. Cast, formerly Ana M. Phillips | Jan 6, 1910 | 6 | 499 | Lot 10, Block 11, Bend | Warranty Deed \$1 and other valuable consideration \$1,000 |
| 2 | | John S. Parminter and Frank May | Jan 12, 1910 | 6 | 523 | Lot 10, Block 11, Bend | |
| 3 | F. H. May | Nellie Markel | Jan. 13, 1910 | 6 | 524 | Lot 10, Block 11, Bend | \$1 and other valuable consideration |
| 4 | Nellie Markel (Bend City Recorder in 1920) | F. H. May | March 11, 1910 | 7 | 136 | Lot 10, Block 11, Bend | \$1 and other valuable consideration |
| 5 | | John Snow Parminter | March 18, 1910 | 7 | 135 | Undivided half interest in lot 10, Block 11, Bend | \$1300 |
| 6 | J. Snow Parminter | J. H. Stephens, trustee | April 22, 1911 | 9 | 470 | Lot 10, Block 11, Bend | \$1420 |
| 7 | J. H. Stephens, trustee | G. W. Lorimer, of Piqua, Ohio | Sept. 12, 1911 | 10 | 207 | Lot 10, Block 11, Bend | \$1400 |
| | P. W. Brown and G. W. Lorimer | Party wall agreement between neighbors | 05/09/1914 | A Misc. Records Crook County; 3 Deschutes County | 368 | Lot 10, Block 11 and Lot 9, Block 11, Bend | Owners of lots 9 and 10, Block 11, Bend, Party wall agreement for easement of nine inches on south property line \$10 |
| 8 | G. W. Lorimer and Jane A. Lorimer, his wife of Troy, Ohio | David E. Hunter | May 17, 1916 | 19 | 131 | Lot 10, Block 11, Bend | \$10 |

| Bill Downing's Hotel and Restaurant 135 Bond Street, Bend Lot 10, Block 11, Bend | | | | | | | | | |
|--|---|--|---|-----|---------------|---|---|--|--|
| | G. W. Lorimer and Jane A. Lorimer, his wife | David E. Hunter | May 17, 1920 | 28 | 335 | Lot 10, Block 11, Bend | \$1, correction deed | | |
| 9 | David E. Hunter | William P. Downing | May 24, 1920 Agreement of sale on Nov. 21, 1917 | 28 | 379 | Lot 10, Block 11, Bend | \$10 and other valuable consideration (Newspaper says \$5,000) | | |
| | Downing | Work started on new building for a cost of \$35,000. | April 22, 1920 | | | | | | |
| | Downing | Moves into new building | October 1, 1920 | | | | | | |
| 10 | Marguerite B. Elmore (formerly Marguerite B. Downing), her husband Claude H. Elmore, Helen Downing, Dorothy Downing, Florence Downing, LaReita Downing, daughters of W. P. Downing and A. J. Moore, Administrator of the estate of William P. Downing, deceased | Charles H. Carey, Corporation Commissioner for the State of Oregon | Nov. 8, 1934 | 53 | pages 368-390 | Lot 10, Block 11, Bend | \$100 and satisfaction of mortgage | | |
| 11 | Charles H. Carey, Receiver | Universal Bank and Mortgage Company | Jan 5, 1935 | 54 | 296 | Lot 10, Block 11, Bend | Liquidation of the Northern Savings and Loan Association | | |
| 12 | Universal Bond and Mortgage Corporation | Universal Securities Corporation | March 5, 1936 | 54 | 296 | Lot 10, Block 11, Bend | \$10 and other valuable consideration | | |
| 13 | H. J. Fennimore, Trustee | Vanillea and Earl Wood, husband and wife | October 28, 1942 | 62 | 141 | Lot 10, Block 11, Bend | \$10 | | |
| 14 | Vanillea and Earl Wood, husband and wife | Le Roy Fassett and Donna Fassett, husband and wife | Jan. 9, 1959 | 138 | 382 | | Warranty Deed \$10 and other valuable consideration | | |
| 15 | Le Roy H. Fassett and Donna Reynolds | L. Marceau | May 1, 1974 | 205 | 791 | Lot 10, Block 11, Bend And four other properties | Bargain and Sale Deed Specified that there was no consideration | | |

**Bill Downing's Hotel and Restaurant
135 Bond Street, Bend
Lot 10, Block 11, Bend**

| | | | | | | | |
|----|---|---|-------------------|------|-------|---|--|
| 16 | L. Marceau | Le Roy H. Fassett and Donna Reynolds | May 1, 1974 | 205 | 799 | Lot 10, Block 11, Bend And four other properties | Bargain and Sale Deed Specified that there was no consideration. |
| 17 | Le Roy H. Fassett and Donna Reynolds | Original Joe's, Inc. | April 10, 1977 | 248 | 932 | | Memorandum of Contract \$130,000 |
| 18 | Le Roy H. Fassett and Donna Reynolds | Original Joe's, Inc. | April 10, 1977 | 111 | 0990 | | Warranty Deed \$130,000 |
| 19 | Original Joe's, Inc. and contract sellers Le Roy H. Fassett and Donna Reynolds | John Joseph Beaupre and Theodore Nicolai, a partnership doing business as Beaupre and Nicolai Investors | Nov. 12, 1981 | 350 | 513 | Lot 10, Block 11 Bend | Accept assignment of \$92,253.92 remaining in contract |
| 20 | Original Joe's, Inc | John Joseph Beaupre and Theodore Nicolai, a partnership doing business as Beaupre and Nicolai Investors | Nov. 12, 1981 | 350 | 517 | Lot 10, Block 11 Bend | \$221,126.96 |
| 21 | John Joseph Beaupre and Theodore Nicolai, a partnership doing business as Beaupre and Nicolai Investors | John J. Beaupre and Jeffrey Little, a partnership doing business as Beaupre-Little Investors. | November 20, 1985 | 111 | 0233 | Lot 10, Block 11 Bend And all furnishings, furniture, appliances and equipment existing or hereafter held by debtors on the real property. | Warranty Deed \$175,000 mortgage due on Dec. 1, 2000 |
| 22 | John J. Beaupre and Jeffrey Little, a partnership doing business as Beaupre-Little Investors. | Jeffrey S Little and Rebecca A. Little, husband and wife | June 23, 1986 | 128 | 1344 | Lot 10, Block 11 Bend | Warranty Deed \$40,000 and other consideration and Subject to Mortgage of \$175,000 |
| 23 | Rebecca A. and Jeffrey Little | Jean P. and Robert H. Bennett | 04/18/2000 | 2000 | 15081 | | Warranty Deed IRC 1031 exchange |

| | | | | | | | |
|---|-------------------------------|--|------------|------|-------|--|---|
| Bill Downing's Hotel and Restaurant 135 Bond Street, Bend Lot 10, Block 11, Bend | | | | | | | |
| 24 | Jean P. and Robert H. Bennett | Olivia L. and Chester Paul Hackett, husband and wife | 09/20/2000 | 2000 | 38126 | Lot 10, Block 11, Bend 1033 NW Bond Street | Statuary Deed \$560,000 and assume trust deed between Jeffrey and Rebecca Little and a lender |

APPENDIX C

PARTIAL LIST OF PROPERTIES OWNED BY W. P. DOWNING IN BEND, OREGON

| DATE | DESCRIPTION | LAND | Book | Page |
|--|---|--|---|------------|
| 1904 Claim November 27, 1909 Grant | Homestead Claim Patent 79845 | 160 acres W 1/2 of SW 1/4 and W 1/2 of NW 1/4 Section 23 Township 17 Range 11 East WM | Crook County Patent Vol 2 and Vol 1 | 368 489 |
| April 4, 1910 | Downings sell homestead to Bend Timber Company | 160 acres W 1/2 of SW 1/4 and W 1/2 of NW 1/4 Section 23 Township 17 Range 11 East WM | 21 | 114 |
| November 14, 1914 | Marguerite B. Downing buys from Deschutes Valley Company | Lots 8, 9, and 10 in Block 16, Kenwood | 16 | 132 |
| May 19, 1916 | W. P. Downing from W. W. Staats et Ux. developers | Lot 2 Block 1 Town of Deschutes | 18 | 424 |
| September 11, 1916 | Downing buys from the Bend Company Developers | Lot 8 Block 20, Park Addition | 19 | 176 |
| April 17, 1917 | Downing buys from developer Joseph Hunter | Lot 4 Block 2, Town of Deschutes | 20 | 393 |
| September 13, 1917 | Downing purchases all of Japanese Real Estate Broker S. Murasaki's land and mortgages, as Mr. Murasaki sells his business and leaves Central Oregon | Lot 1 Larch Addition Lot 2 Larch Addition House and furniture and land in Lot 1 and north 13 feet of lot 2 in Block 2, Hastings Addition 29 unsold lots in Hastings Addition 1 unsold lot in Larch Addition Contracts and interest in 18 sold and contracted lots in Larch and Hastings Addition Lots 27 and 28 of Block 13 in Gregory Heights, Multnomah County, Oregon | Miscellane ous Record # 2146 | |

| | | | | |
|-------------------|---|--|-----------------------------|------|
| June 10, 1918 | Downing purchases from developers The Bend Company | Lot 15 Block 25, Boulevard Addition to Bend correction | 23 | 317- |
| November 14, 1918 | Downing purchase from William H. Powers | Lots 11 and 12 Block 8, Bend Plat | 24 | 319 |
| March 26, 1919 | Downing purchases from Alice Kroenert | Lots 7 and 8, Block 8, Bend View Addition to Bend | 24 | 490 |
| June 20, 1919 | Downing purchases from L. A. Quisenberry | Lots 6 and 7 Block 1, Kenwood Addition to Bend | 25 | 112 |
| June 23, 1919 | Downing purchases from W. A. and Margaret F. Bates | Lot 16, east half of lot 2 and all of lot 3, Block 4, Riverside Addition | Miscellaneous Record # 7214 | 615 |
| January 24, 1920 | Downing purchases from developers Hunter and Staats | Lot 3, Block 1, Town of Deschutes | 27 | 243 |
| May 24, 1920 | Downing purchases from developer David Hunter | Lot 10 Block 11 Bend Plat for Downing Building | 28 | 379 |

APPENDIX C

MORTGAGES

| | | | | |
|------------------------------------|---|--|-----------------------------|------------|
| November 23, 1909 to April 4, 1910 | Loan for \$500 from First national Bank of Bend, U. C. Coe, paid off | 160 acres W 1/2 of SW 1/4 and W 1/2 of NW 1/4 Section 23 Township 17 Range 11 East WM | 19 21 | 525 113 |
| February 2, 1920 | Release of Mortgage Western Loan and Building Co. to W. P. Downing | Lot 2 Block 1, Town of Deschutes (Arizona Avenue) Mortgage of \$1,000 taken out in June 2, 1916. | Miscellaneous Record # 9317 | |
| March 26, 1919 to June 10, 1920 | Release of Mortgage from Katherine O'Bryan to W. P. and Marguerite Downing | Lots 7 and 8, Block 8, Bend View Addition to Bend (Jefferson Street) | Record A61 | |
| Feb. 6, 1920 Paid Jan 12, 1926 | Downings mortgage from Pacific Building and Loan Association for \$1,000 | Lot 3, Block 1, Town of Deschutes, Purchased Feb 11, 1910 <i>Raising funds to build Downing Building</i> | Mortgage Record 9424 | 345 |
| Feb 11, 1920 Paid Jan 12, 1926 | Downings mortgage from Pacific Building and Loan Association for \$1,000 | Lot 3, Block 2, Town of Deschutes, Millview Hotel and Rooms <i>Raising funds to build Downing Building</i> | 9422 | |
| Feb. 11, 1920 Paid Jan 12, 1926 | Downings mortgage from Pacific Building and Loan Association for \$1,000 | Lot 2, Block 1 Town of Deschutes <i>Raising funds to build Downing Building</i> | 9423 | |
| Feb. 11, 1920 Paid Jan 12, 1926 | Downings get mortgage from Pacific Building and Loan Association for \$25,000 | Lot 10, Block 11, Bend Lots 7 and 8 of Block 8, Bend View <i>Raising funds to build Downing Building</i> | A-638 | |
| February 11, 1920 | Downings get mortgage from Pacific Building and Loan Association for \$1,000 | Lot 4, Block 2, Town of Deschutes Construction Loan <i>Raising funds to build Downing Building</i> | Mortgage Record 9422 | 344 |

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|------------------|---|---|-----------------------|--|
| June 10, 1920 | New Mortgage for \$25,000 from Katherine R. O'Bryan to Downings | To pay off the 10% loan from Pacific Building and Loan Association | Mortgage Record A-861 | |
| January 12, 1926 | Executor of Downing Estate pays off remaining mortgages. | <i>Restructuring loan at better interest rate (7%) to build Downing Building</i> Total \$25,000. | various | |
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