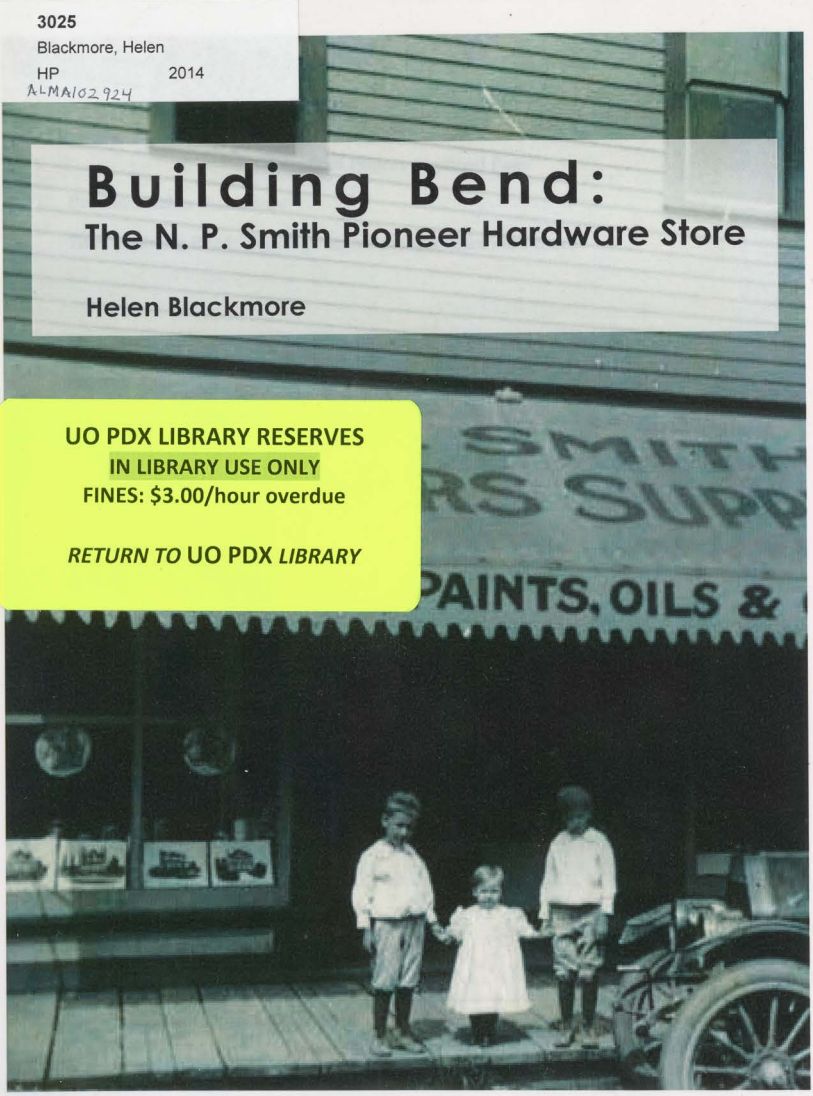
Building Bend:
The N. P. Smith Pioneer Hardware Store

Helen Blackmore



Helen Blackmore
Master's of Science, Candidate June 2014
Historic Preservation
University of Oregon

Cover Photograph: N.P. Smith Store, 4289-B (Book 3, page 30), Deschutes County Historical Society.

University of Oregon Historic Preservation Program

Terminal Project Approval Page

Student: Helen Blackmore

Title: Building Bend: The N. P. Smith Pioneer Hardware Store

This Terminal Project has been accepted and approved in partial fulfillment of the requirements for the Master of Science degree in the Historic Preservation Program by:

Committee Chairperson: _____ Date: 5·28·14

Committee Member: _____ Date: 28 MAY 2014

Committee Member: Kelly Cannon-Mills Date: 5/28/2014

Degree awarded: June, 2014

Building Bend:

The N. P. Smith Pioneer Hardware Store

Historical Context Statement: Bend, Oregon

N. P. Smith Family History

Historic Structures Report: N. P. Smith Pioneer Hardware Store

Contents

Figure List:

All figures were designed and created by Helen Blackmore, for the purpose of this report.

Historic Photograph List:

Photograph List:

All Photographs were taken of the N. P. Smith Pioneer Hardware Store by Helen Blackmore between January and April 2014, for the purpose of this project.

Executive Summary

Per the National Register of Historic Places (NRHP), the N. P. Smith Pioneer Hardware Store is historically significant on a local level, and listed in the National Register under Criteria A, B, and C; for its architectural style, and links to the settlement period and commerce in the Deschutes Valley, and for its association with the pioneer Smith family. Built to house the Smith family, and the N. P. Smith Pioneer Hardware store, the Smith's finished construction of the wood-frame building in 1909. For twenty years it served as a hardware store, while the Smith family lived in the second floor residence above for over 90 years. The building has now stood in the same location, in largely the same form, for 105 years making it unique on Bend's Wall Street.

The property is the oldest, extant, wood-framed commercial building in Bend, having survived many of the fires that ravaged the then rough-shod town through the early 1910s. This property is an example of a settlement-era, two-part/mixed use, commercial block. The historic integrity is largely retained throughout. The building's principal character defining features are intact and should be considered significant, including the massing, and scale, the majority of the architectural details, as well as the distinctive interior features, including the craftsman kitchen and room divide, between the dining room and living room. Moreover, the use of different types of windows and doors speak to the time and the place in which this building was constructed and altered over time, and demonstrate the circumstances of the Smith family, along with aesthetic choices that they made during construction and future additions. The alterations do not detract for the property's significance and, in fact, enrich the story of the pioneer family who resided in this building. The additions, like the different types of hardware within, inform the fiscal and personal circumstances of the Smith family. It can be surmised that shortly after its initial construction a rear addition was constructed, which included the bathroom, bedroom no. 3 and sundeck. Later, the sundeck was enclosed created a sunroom. These changes likely occurred due to a positive fiscal situation, along with the Smith children growing older, and needing more space.
The property was left to the Deschutes County Historical Society (DCHS) in 2010, and they are now tasked with the stewardship and preservation of this singular property.

In sum, the property is in immediate need of some work, while other projects can be implemented over time, depending on the use and desires of the DCHS. Work on the exterior, in the short term, includes reroofing, and repairing the windows around the sundeck in the rear of the property in order to preserve the weather envelope. In the interior, the plumbing needs upgrading to better serve the current tenants on the ground floor, the Lone Crow Bungalow.

Whilst the property is in need of immediate work and thus requires funding, it does have long-term potential for the DCHS as an income earner, not only through the continued rental of the ground floor but also with proper rehabilitation of the second floor into a rentable space. There are various options outlined in this report, and they include options for an office, or apartment. The preservation of the N. P. Smith Pioneer Hardware Store is not a short-term process, but it is feasible, and this property qualifies for various types of state funding, including but not limited to, Oregon State Historic Preservation Office grants and Kinsman Historic Preservation grant. This property merits the support and gumption it will take to help it succeed for another hundred years.

Acknowledgments

I would firstly like to thank my committee chair Adjunct Instructor at the University of Oregon, Chris Bell, for telling me about this great project next to a great ski mountain and some world class mountain biking! Bend has been such a great place to visit and work, and I could not be happier with how this project evolved and is now completed. Also, thank you Chris for nobly being the first person into the crawl space, I shall try and be braver in the future. I would also like to thank Professor Emeritus Don Peting, for his unwavering support of this project, his persistence in trying to reconcile the jaunty elements of the building, and his constant ability to be on the other end of a phone call when I had 'emergency' questions for him. This project could not have been completed without their guidance, patience and support. I have learnt so much for both of them, and could not be more thankful to them for accepting me as their student, and as part of the 'measuring team' of the Smith property.

Further, I would like to thank Kelly Cannon-Miller, the Executive Director of the Deschutes County Historical Society and Des Chutes Historical Museum, for whom I am completing this report on the Smith residence. Kelly has always been available to meet to discuss the property, and let me have free rein with the Smith archive at the historical society. Also for her trust in me with continual access to the property, and also thank you for helping to make alternate arrangements with the next person I have to thank, Pete Cecil, of Singletree and Associates. Without Pete's knowledge of the property, this project would not have gotten off the ground as easily as it did, nor me off the roof.

I would also like to thank my cohort in the Historic Preservation department at the University of Oregon who have always been supportive throughout the production of this document and telling me that the layout looked good, or something should be altered. Also, thank you to a certain few who continual given me chocolate or other sustenance when I most needed it. I would also like to thank Professor Kingston Wm. Heath, Director of the Historic Preservation department for his belief in my skills and knowledge, and being available for impromptu brain storming discussions.

Meet the Partners

Helen Blackmore, MSc Historic Preservation Candidate, June 2014

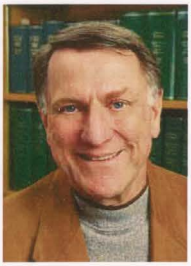
Author of this report, and a Master's of Science candidate June 2014, in Historic Preservation, from the University of Oregon. Through my studies at the University of Oregon I have developed skills in architectural history and survey. This terminal project opportunity was found through my interning with the Oregon Department of Transportation, in which I conducted Section 106 documentation. Whilst, at the University of Oregon I have interned at the Jordan Schnitzer Museum of Art, working as their Laurel Award Intern with the Collections Department.

Chris Bell, Committee Chair

B.A. in Architectural Studies from Williams College and an M.S. in Historic Preservation from the University of Oregon. Areas of interest include understanding and documenting the cultural markers of early immigrant communities in Oregon. Previous work experience as a preservation consultant and cultural resource specialist; currently works as a Cultural Resource Program Coordinator for Oregon Department of Transportation. Teaches Sense of Place: Oregon, and Transportation and Preservation.

Don Peting, Committee Member

Former Director of the Historic Preservation Program, former Director of the Pacific Northwest Preservation Field School, and former Associate Dean for the School of Architecture and Allied Arts. B.Arch. from the University of Illinois, Urbana; M.Arch. from the University of California, Berkeley. Professor Peting is a historical architect and maintains a consulting practice that focuses on 19th and early 20th century architecture. Areas of intrest include traditional building technologies, early powered mills,



and seismic retro-fitting of historic structures. Professor Peting has been a Fellow of the American Academy in Rome since 1978. In 2005, the National Council for Preservation Education honored his educational career with their James Marston Fitch lifetime achievement award. In 2014, Don is being honored with the George McMath Historic Preservation Award honoring his leadership and teaching of historic preservation.

Kelly Cannon-Miller, Director of Des Chutes Historical Society and Museum

Serves as the Executive Director for the Deschutes County Historical Society, which operates the Des Chutes Historical Museum in downtown Bend. A graduate of Portland State University with a BS and an MA in History, her work as a public historian includes working for the National Park Service, the Oregon Historical Society, exhibit design firm Formations Inc, and the High Desert Museum. Ms. Cannon-Miller also serves on the Advisory Editorial Board for the Oregon Historical Quarterly and the Editorial Board of the Oregon Encyclopedia. Her work has been published by the National Park Service, The Bulletin, the Oregon Historical Quarterly, and the Oregon Encyclopedia.

Pete Cecil, Historic Preservation Contractor

Pete Cecil is the owner of Singletree and Associates, a historic preservation and restoration general contracting firm established in 1993. Between 1985 and 1993 Pete worked for the USDA US Forest Service and was a Regional Master Performer in Traditional Skills and a Historic Preservation Specialist. Pete traveled extensively throughout the Pacific Northwest teaching traditional and preservation skills, assessing historic structures, and leading historic structure restoration projects. Pete has a AS in Forestry, and is a graduate of the AB Mackie School of Log Construction.

Problem Statement

In 2010, the Des Chutes Historical Society (DCHS) was gifted the oldest, extant, wood framed building in the downtown of Bend, Oregon. No study has been completed on the site since its listing in the National Register of Historic Places under Criteria A, B, and C, in 1984, nominated by Marjorie Smith.[1] Further the condition of the property is unknown, making it problematic to preserve the site in the future. Insight gained from the completion of a Historic Structures Report (HSR) would allow the DCHS to understand the characteristics of the building's structure, its condition, strengths and weaknesses and how to address these in a plan for the property's future preservation and use.

Brief History of the Site

Upon arriving at the then rough-shod town of Bend, Oregon in 1902, Nicholas Paul Smith had aspirations of growing with this burgeoning mill town. Thrift led to the construction of a combination commercial building, N. P. Smith Pioneer Hardware Store below, and his family residence above, completed in 1909.[2] What makes this story compelling is not just that it is the oldest extant wood frame commercial building in Bend, or that it survived the countless fires which claimed the rest of the wooden buildings on Bend's main street and subsequently led to fireproof construction building codes; but that it remained in the hands of Marjorie Smith, born the same year as its construction and only recently died, in 2010.[3]

Marjorie Smith, the youngest child of Nicholas and Cora, left the property to the DCHS in 2010, following her death at 101 years of age. Marjorie was an outstanding and notable woman in Bend's history, and was the first child born in the Bend hospital, in 1909. She also left a considerable donation to Oregon Community College Foundation for the establishment of five scholarship funds. "Marjorie was Bend," and a consummate Oregonian.[4]

[1] Marjorie Smith, "N.P. Smith Pioneer Hardware," National Register of Historic Places Inventory – Nomination Form, October 1981; Section 12.

[2] Marjorie Smith, Section 8.

[3] Nicholas's wife, Cora, who famously hung wet sheets out of the apartment windows when the fires threaten their home. Kelly Cannon-Miller, "An Inheritance: A Gift to the Deschutes County Historical Society Tells the Story of a Life, a Family, and a Town," *Oregon Historical Quarterly* 113, No. 1 (Spring 2012); 105.

[4] Cannon-Miller, 106.

The Smith store served the needs of the influx of people into Bend and the surrounding lands at the beginning of the twentieth century. As the town developed on the back of the lumber trade, the area depended upon its irrigation projects for its sawmills, water systems, water-powered electric generating plant, and flourmill. The Smith Store invariably supplied some of these operations from its location on NW Wall Street, in Bend. Quick to adapt when automobiles arrived, Nicholas sold the first gasoline in Bend from the curb in front of the store, in 1912 and in 1929, he closed his store and started renting the space. The since then the store has seen a plethora of different renters but always with Marjorie living in the residence above.

Conceptual Framework

In order to develop a useful document for DCHS, I have completed a three-part project: Part I, a brief historical context statement for the town of Bend, Oregon. Part II is be a detailed family history for the Smith family. And lastly, Part III will be a HSR for the N. P. Smith Pioneer Hardware Store. This three-part approach allows for greater development of the report beyond those usually completed in an HSR.

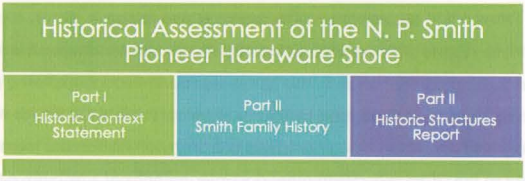


Figure I: Conceptual Framework

Research Methodology

Research for the N.P. Smith Store was conducted using both exploratory and constructive research, in order to identify a problem, locate it sources, and then proposed a range of possible solutions. Part I was completed through a detailed analysis of the periods of settlement and growth of the City of Bend. This analysis came from research into town history, planning policies, and economic development plan.

From this study, a context statement was developed outlining the organization of the commercial downtown through a discussion of the historic overview of the City of Bend, and the identification of historic resources with representative businesses and their owners.

The research was completed using primary materials such as Sanborn maps, census information from the periods of growth, and planning and policy plans for the city; secondary materials was also be used such as books on local history and city development. Further, a windshield survey of key neighborhoods in order to assess periods of growth was developed, common building and architectural styles, and land use. Part I deviated from the established context statement methodology and does not address the town's goals and priorities or plan implementation,[5] but as a developmental history of the City of Bend.

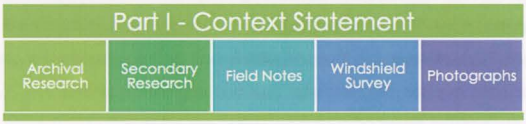


Figure II: Part 1 - Research Methodology

The history of the Smith family and their significance in Bend was expanded upon in Part II, using content analysis. The history was done through exploring primary sources left by Marjorie Smith to the Des Chutes Historical Society (DCSH), as well as other primary and secondary documents. Marjorie Smith left her families journals, and photographs to the DCHS along with other documents, many of which have not been documented but are an important resource for Smith family history. Part II was written as an ethnographic study, discussing how and why the Smith family come to, and operated within, Bend.

[5] Michelle L. Dennis, *Springfield, Oregon 1848-1955*, (Springfield, OR: The City of Springfield, 1999), iii.

Figure III: Part II – Research Methodology

Part III will be accomplished through case study methodology. This was done through detailed, on-site investigation of the Smith property combined with contextual analysis of the property and its history. In this section, preservation theory was applied in both the data collection and the final proposal for preservation. The HSR for the N. P. Smith Pioneer Store includes: A history of the property, site and landscape evaluation, architectural description, structural evaluation, building systems evaluation, materials analyses, treatment philosophy, use and interpretation of the resource recommendations, furnishings and interior decoration recommendations, and maintenance plan.[6]

The methods to complete the HSR includes structural analysis competed in the second floor apartment in order to assess the framing and structure of the property, and this may be combined with invasive spot testing to look at joints and other structural aspects more closely. A condition assessment utilizes the findings of the water testing and combine it with secondary research to assess the structural integrity of the property. Photographs and diagrams was used to document the findings, as well as measured drawings to demonstrate the overall layout of the properties two floors. Finally, a literature review was used to develop the reuse options for the property and this looks at secondary sources, case studies, as well as, community thoughts and plans.

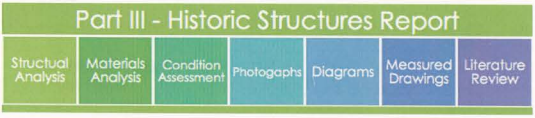


Figure IV: Part III – Research Methodology

[6] Morris County Historic Preservation Trust Fund, *Historic Structures Report & Preservation Plan Checklist*, (date unknown), 2-4.

The information collected through historical research of both primary and secondary sources when combined with on-site analysis and evaluation allows for a comprehensive assessment of the N. P. Smith property. The significance of the property and the people who lived there was related to the surrounding area's history and development. Furthermore, the structural integrity of the property was assessed and proposals for future use will be made.

Introduction to the Document:

The document is set out in sections as seen in the table of contents on the first page: Historical Context Statement, Smith Family History, and Historic Structures Report. Running through the first two sections, and the initial descriptive elements of the HSR is a time line that allows for a visual representation of the events in Bend, OR; the development of Wall Street; the construction and alterations to the Smith property; and, the key events in the Smith family history. It is hoped that through this layout the reader will be able to gain a better understanding of how and why the discussed events occurred, through visually linking them in a timeline.

Key:

Oregon and USA History

Information about Bend, OR

Information about Wall Street, Bend, OR

Information about the N. P. Smith Hardware Store

Information about the Smith Family

Information with an exact date

Information with an estimated date

Historical Context Statement for Bend, Oregon

Historical Theme

The historical overview presented in this document pertains primarily to the development of the core area of Wall Street, Bend. The approach is primarily chronological, and is broken up into themes of development.

Temporal Boundaries

The temporal boundaries for this study spans from 1811 to 1959. These boundaries represent the first time Europeans moved through Deschutes County and their interactions with the First Peoples groups living on the land at the time, and the later settlement and development the City of Bend in central Oregon by pioneers. The year 1959 saw two major changes to the industry of Bend, and Deschutes County. Firstly, through the sale of the one of the largest lumber mills in Central Oregon, and secondly, the rise of ski tourism; the historic industrial dynamics of the town dramatically changed. By 1959, Bend had largely developed into it's current shape and form, and yet the last thirty years have altered it in other ways and would benefit from a contemporary context statement. In the future, this current history should be developed and Bend should be discussed as the developed recreation destination that it is today.

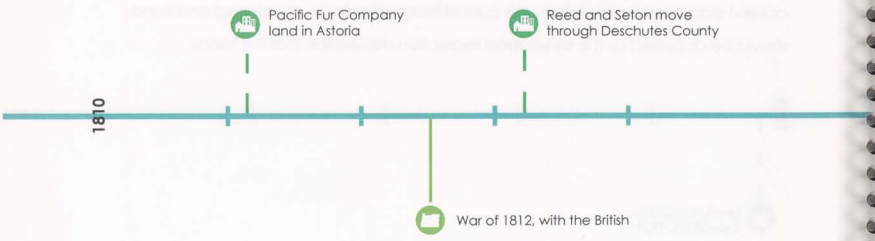
Spatial Boundaries

This historical context statement primarily discusses Wall Street, the original main street in Bend beginning with its inception, in 1903. From Wall Street the town developed with mills at either end of town. The primary reason for the growth of Bend was the cultivation of local natural resources and as a result many of the key industries were located out of the downtown area, but due to their importance they are included in this discussion of the history of Bend.

Geographic Setting

Bend is located east of the Cascades, at the intersection of the north-south route – Highway 97, and the east-west route – Highway 20.[1] As a result, Bend has become a focal point for people moving through central Oregon. There is not another city of comparable size within 130 miles of Bend, and thus the city has become a medical and shopping center for the region, serving over 175,000 Oregonians.

Over 600,000 years ago, volcanic explosions sent volcanic fragments towards where Bend is located.[2] The ash-flow cloud had a plasticity to it, causing the cloud



[1] Raymond R. Hatton, *Bend in Central Oregon*, (Portland, OR: Binford & Mort, Thomas Binford, Publisher, 1978), 1.
[2] Hatton, 3.

to stay low, and move through canyons and other low-laying area. The rock that was formed is called Volcanic Tuff, and it can be seen in many of the buildings throughout Bend, including the foundation piers of the Smith building. The beautiful Cascades Mountains rise over 10,000 feet in elevation, and 7,000 feet above Bend itself.[3] The range includes the renowned Mount Bachelor, the home of the Bend Skyliners, one of the first ski organizations in Oregon. Also near by are the Three Sisters peaks, which receive hundreds of visitors annually, to make the difficult route over the glacier to the summit.

The Deschutes River meanders through Bend, adding a beautiful, natural element to the city, and the nearby volcanic peaks provide a scenic backdrop. To the west of Bend the land is forested until it reaches the rocky, snowy peaks of the Cascades. Forest covers the rolling land south of Bend, and is unbroken for the hundred-mile distance to Klamath Falls. The northern edges of Bend are mostly made up of fragrant juniper and sagebrush, and to the east the juniper merges into the arid high desert with increasing amounts of sagebrush and sand.

[3] Hatton, 2.

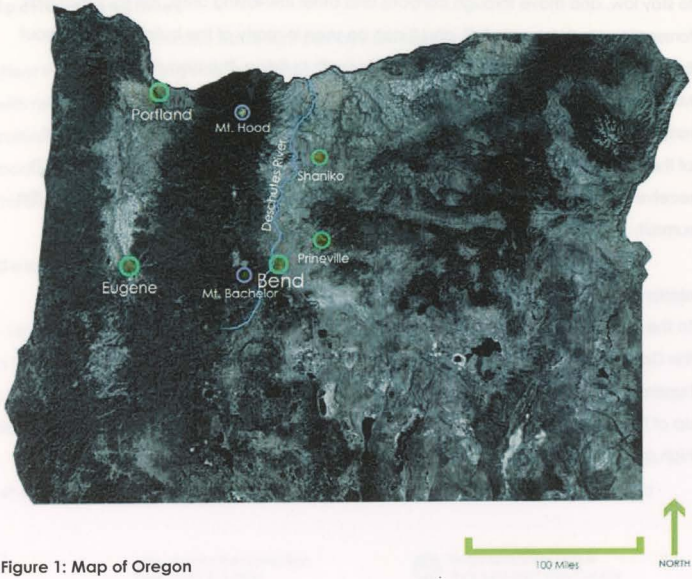
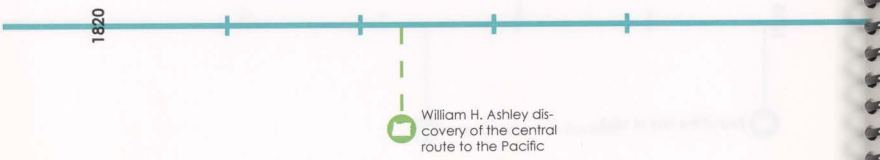


Figure 1: Map of Oregon



Original Settlement

Descendants of the earliest known Oregon inhabitants occupied the inland region of the state, taking advantage of the water and food sources.[4] It is generally accepted that two major languages were present in the area; the Shoshonean language spoken by the Paiute, and the Sahaptin language spoken by the Tenino and North Molala, were the earliest Native American tenants of the territory.[5] There is much debate over the spatial and temporal boundaries of these groups. It is widely suggested that the more aggressive Tenino drove the Molalas out of the Upper Deschutes area and forced the Paiutes north to the present Warm Springs Reservation. The original tribe of natives in Central Oregon was referred to as Toworneheooks, and in 1859, the Indian Commission of Oregon entered in a treaty that established the Warm Springs Reservation.[6] Three groups were subsequently established; the Warm Springs, Wasco, and the Walla Walla.

Although it is likely that Native America groups used and traveled the area around Bend, there is little evidence of them settling in what is now Deschutes County.[7] However, in 1865 Captain La Follette and a contingent of Company A-1st Oregon

1825

[4] Deschutes County Planning Department, *Deschutes County: Comprehensive Plan Resource Element*, (Bend, OR: Deschutes County Planning Department, 1979), 110.
[5] Deschutes County Planning Department, 111.
[6] Joyce Gribskov, *Pioneer Spirits of Bend*. Edited by Margret Sandoz. (Bend, OR, 1980),2.
[7] Gribskov, 1.

Volunteers crossed the Santiam Pass from western Oregon to help 'subdue' bands of Native Americans. After only a few months, word came from Washington, D.C. to remove the volunteer company, and there has been no evidence found that states whether they even saw 'roving Indians'.[8]

Following the placement of the Warm Springs tribe onto the reservation, which was on historically Paitue land, the Paitues attacked, and due to the Civil War, Federal troops could not be sent to aid the Warm Springs tribe.[9] The Paitues were not included in the Warm Springs Reservation Treaty. As a result William C. McKay,[10] half-Native, half-British and John Darragh, were the first commissioned lieutenants by Governor Woods who were tasked with stopping the Paitue raids.[11] Following these bloody and enduring raids, battles occurred between Lt. McKay with his Native Company and Chief Paulina and the Paitue warriors. The raids ended after the death of Chief Paulina around 1866.[12]

By the turn of the twentieth century, Native-White relations were stable and even fruitful, helping one another through trade, and labor.[13] Mrs. Hunter Fuller, a pioneer in Bend, who arrived in 1903 at the age of two, and lived in Bend until the 1980s, remembered, "Natives coming through the town in the fall and selling huckleberries

[8] Gribskov, 2.
[9] Gribskov, 2
[10] Interestingly, William McKay was the son of Thomas McKay who had accompanied Ogden through Central Oregon and later became a noted surgeon.
[11] Gribskov, 2. The McKay clan of Scotland was the group that my family descended from.
[12] Gribskov, 3.
[13] Gribskov, 4.

and leather goods to the few people in the town. She even remembers one old squaw that made beaded gloves that Mrs. Fuller's mother, Mrs. Hunter, bought each year for her daughter."[14]

European Settlement

The Exploration Period:

The first Anglo-Americans to go to Central Oregon were likely part of the Pacific Fur Company, who had traveled down the west coast and landed in Astoria in 1811.[15] After exploring the Willamette Valley, a small party, led by Reed and Seton ventured over the Cascades.[16] In 1978, a large boulder was found just south of Bend with the date "1813" and the initials "R" and "S" inscribed on it, verifying that Reed and Seton moved through Deschutes County.[17] During this period, other explorers and traders such as Peter Skene Ogden, of Vancouver Island's Hudson's Bay Company, crossed Central Oregon, as far as Crooked River. Ogden also 'discovered' the Deschutes River and was the first person to map its course.[18] There are reports that Ogden trapped in

1835

[14] Gribskov, 4.
[15] Houser, 5.
[16] Houser, 5.
[17] Houser, 5.
[18] Gribskov, 5.

the area as early as 1834.[19] Nathaniel Wyeth accompanied Ogden on his trip east and Wyeth took a route that traveled through Bend and was the first to use what is now reportedly traveled as far south as Pringle Falls, around 35 miles southeast of Bend. It is likely that known as the Oregon Trail.[20]

The Pioneer Period:

After the Native uprisings were quelled, pioneers and settlers started to move into the region. Primitive roads were built over the Cascade Mountains by hopeful investors. One group of investors came from Linn County and incorporated the Willamette Valley and Cascade Mountain Road in 1864, and the road officially opened in 1872.[21]

Immigrants who crossed the near waterless desert of Central Oregon, rarely remained there, but in later years some would make the trip back and settle on the land around the Crooked and Deschutes Rivers.[22] The first immigrant parties to travel across Central Oregon were members of the Blue Bucket Mine Party in 1845. In this wagon train there were around 800 men, women and children, and they moved from the Mississippi River to the Willamette Valley.[23] The party was led by Stephen Meek, who

1840

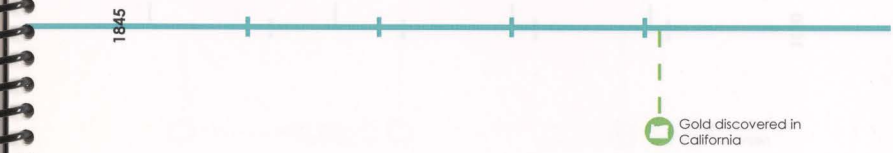
[19] Houser, 5.
[20] Deschutes County Planning Department, 111.
[21] Houser, 6.
[22] Houser, 6.
[23] Houser, 6.

decided to take a detour across the High Desert, and was then forced to travel from waterhole to mountain spring. It is said that some 24 people died on the segment between Boise and Prineville.[24] The party got the name "the Blue Bucket" because:

> "Legend has it that during [...] the night several youngsters were asked to go to a nearby stream and fill several blue buckets with water. After the party was on their way the next day, several gold nuggets were found in the bottom of those buckets. Members of the party retraced their steps in the hope of discovering more gold, however none was found."[25]

Over the years, the story of the "gold in the blue bucket" has been expanded and changed and to this day no one has been able to locate where the gold came from. In the Blue Bucket party, were Solomon Tetherow, his wife and their son Andrew Jackson. Andrew returned to the Deschutes area in 1873 and established a ferry crossing on the Deschutes River, both the house and bridge are still extant.[26]

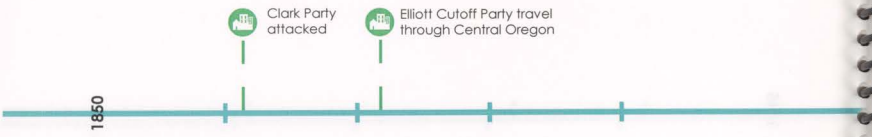
The second immigrant train through Central Oregon was the Clark Party. In the fall of 1851, the party was attacked by members of the Snake tribe, the parents of Thomas Clark were killed and his sister, Grace was severely injured. In the hopes of



[24] Houser, 6.
[25] Houser, 6.
[26] Houser, 6.

getting medical attention for his sister sooner, Thomas made the decision to branch off from the Oregon Trail. The route took them directly through present day Bend, and they camped at the site of Pioneer Park.[27] It was said that "the soothing ripple of the Deschutes River gave Grace the will to live,". and soon she had enough strength for them to continue on to the Willamette Valley.[28] In the early 1890s, William P. Vandervet, the son of Grace, returned to the area and set up a homestead on the upper Deschutes River, just south of present-day Sunriver.[29] William and his family watched Bend grow from a campground for immigrants to the city it is today.[30]

The last wagon party to travel through current Deschutes County moving east to the Willamette Valley was the Elliott Cutoff Party, also known as the Lost Wagon Train. In 1853, 1027 people with 250 wagons, and hundreds of stock moved toward Oregon.[31] When the group reached Harney County, east of Bend, the leaders differed on which route to take. A road location party was sent to find a short cut and free for immigrants to travel along.[32] Elijah Elliott led part of the wagon train on a 'quicker trail,' the train camped at the current site of Bend until a new trail was found.[33] The divided wagon

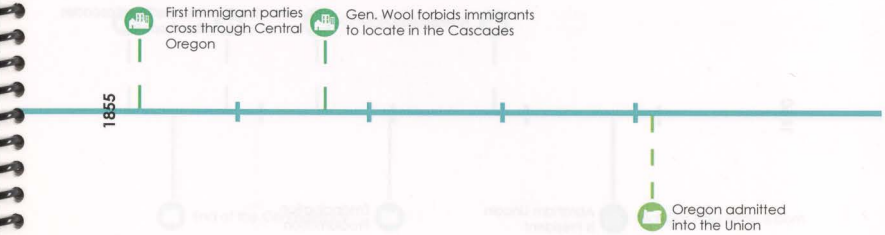


[27] Houser, 7.
[28] Gribskov, 7.
[29] Houser, 7.
[30] Grivskov, 8.
[31] Houser, 7.
[32] Gribskov, 8.
[33] Gribskov, 8.

trains came into serious difficulty in the Cascades as early October storms had already started. The train forged their way ahead toward Diamond Peak. This journey was treacherous work, teams of horses and oxen died from the lack of food, and overwork. Animals were not the only victims and soon people passed away from exhaustion and hunger. Martin Blanding, a young school teacher set off ahead of the party to search for help. He moved West and was found by Willamette Valley settlers, who rallied the community and set volunteers and provisions to rescue the Lost Wagon Party.[34]

None of these pioneers stayed in the Central Oregon, possibly due to a number of reasons: weather, terrain and other hardships across the sage covered expanses of desert with the hopes of the more gentle and fertile lands of the Willamette Valley. Even the government strongly discouraged settlement east of the Cascades.[35]

> "On August 7, 1856, General John E. Wool, Commander of the Department of the Pacific U.S. Army, issued an order to Fort Dalles, forbidding immigrants to locate east of the Cascades."[36]

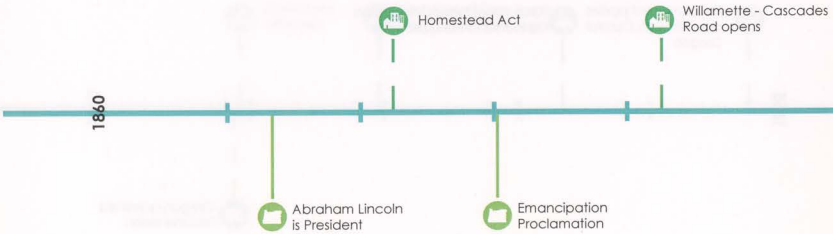


[34] Houser, 7.
[35] Deschutes County Planning Department, 111.
[36] Deschutes County Planning Department, 112.

Agriculture and Industry

The Homestead Act of 1862, and the Desert Lands Act of 1877, instigated the settlement of the High Desert and promoted the fame of the area east of Bend.[37] The Homestead Act allowed citizens of the United States to acquire 160 acres of the public lands provided they met certain requirements. This worked with the Desert Land Act, which offered the purchase of desert land for just $1.25/acre, with the only requirement being that you had to irrigate it within five years.[38] The first recorded, permanent settlers in the land now known as Deschutes County were Cort Allen and William Staats. In 1877, they paced off their adjoining homesteads on a bend in the Deschutes River just south of where the Clark party had camped just twenty-five years before.[39] Both brothers eventually set up extensive cattle ranches, and after a number of years, Allen moved his stock up to Big Meadow, site of the present day Crosswater and Sunriver resorts.[40]

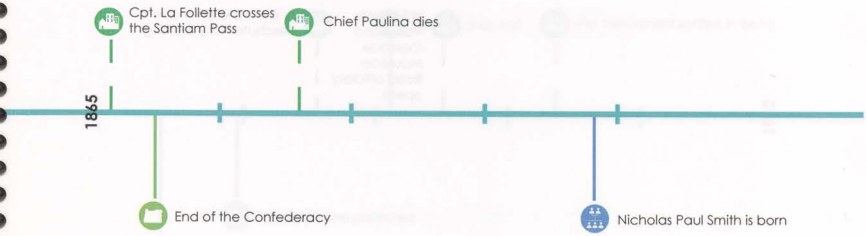
In 1894, the Carey Act allowed the State of Oregon legislature to arrange the construction of dams and canals by contracting with private companies. Between 1901 and 1906, seven irrigation projects on the Upper Deschutes River were approved.[41] By



[37] Deschutes County Planning Department, 113.
[38] Houser, 8.
[39] Houser, 8.
[40] Houser, 8.
[41] Houser, 8.

1900, the population of the Deschutes precinct of Crook County, an area of about 720 square miles, was only twenty-one people.[42] The speculators and land locators said that the land would yield large amounts of wheat, and with rumors of the coming of the railroad, successful homesteading occurred on all available land between 1906 and 1916.[43] On May 31st, 1902 the Pilot Butte Development Company founded by A.M. Drake, reclaimed 84,707.74 of 194,138 acres of segregated land. The colonization of the land was critical to the irrigation projects, for without people to live on the land the irrigation work done by the early pioneers was pointless. In an effort to attract more people to Deschutes River Valley, promotional material was made available by companies such as the Deschutes Valley Land and Investment Company, and it read:

> "Free government lands are almost a thing of the past, and it will be but a short time until the chance to acquire a valuable farm from Uncle Sam's domain will have passed forever... when you make improvements, make them on your own land."[44]

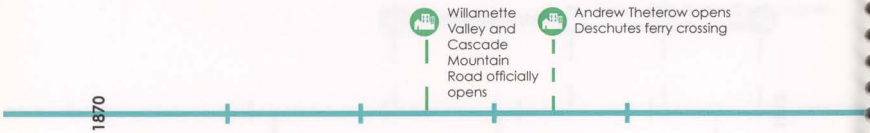


[42] Houser, 8.
[43] Deschutes County Planning Department, 113.
[44] Houser, 8.

By 1910, the same 720 square miles was now home to 536 people.[45] Even with the water from the irrigation projects, life on the High Desert was not easy and most families were ill-prepared for the struggles.[46] The pioneer Agnes Campbell described living in the High Desert as:

> "One must be one with it, or find oneself overwhelmed by vastness. Once touched by the desert madness, all other lands seem tame and dull, mountains imprison, the beauty of a cultivated country become vapid and pale. One cannot write of the desert, prodigal as it is of distance and space, in a few short sentences. Words become inadequate to convey to those who have not felt it, the absolute enthrallment."[47]

From 1902-1906, The Range Wars caused a great loss of livestock, and much of the sheep industry migrated to western Oregon. The homesteaders hoped for the promised railroad, for the tapping of Newberry Crater water and for the vast wheatland to produce the promised crops.[48] In harder times they hoped for a juniper wood pencil industry, sagebrush oil products and even for a rabbit skin industry, to top the eastern hat industry.[49] But the rabbits just proved a pest and between 1914-1916 crops failed, and livestock disappeared, and the railroad never came.[50]

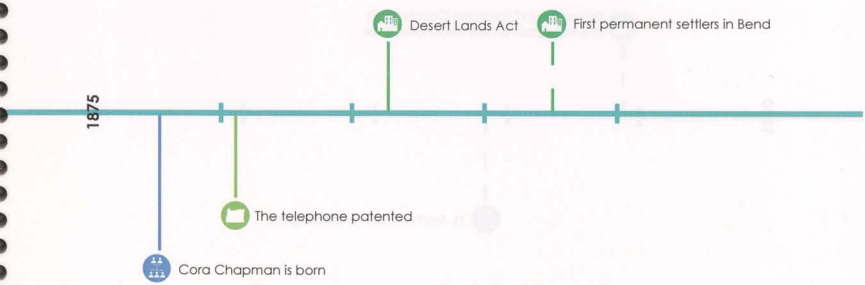


[45] Houser, 9.
[46] Houser, 9.
[47] Anges Campbell, Fragrance of Sage, 1939 as quoted in *The High Desert*, Ray Hatton, 1977, 85. From Deschutes County Planning Department, 113.
[48] Deschutes County Planning Department, 114.
[49] Deschutes County Planning Department, 114.
[50] Deschutes County Planning Department, 114.

The first twenty years of the twentieth century gradually tamed the High Desert land and during this time the regions three main cities developed: Sisters, Redmond and Bend; boundaries for the Deschutes National Forest were established; the railroad eventually arrived in 1911; irrigation projects were completed, causing agricultural land to become fertile; newspapers came into print; permanent brick and stone buildings were erected; schools were built; two major lumber mills began operating; laws were established; Deschutes County was created in 1909 out of Crook County, and "Bend the Beautiful" became an appealing place to live.

Wall Street: The Center of the Town

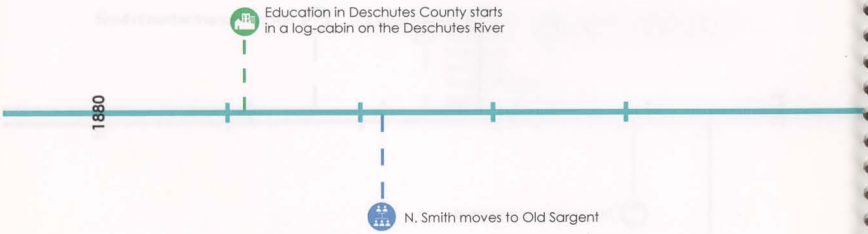
The city of Bend was platted in 1904 by A.M. Drake who arrived in 1900, with his wife from Minnosota,[51] and purchased John Todd's Farewell Bend Ranch, which was later the site for the multi-million dollar Brooks-Scanlon pine manufacturing plant.[52] Drake was a capitalist from the East, who came to Bend with the anticipation of irrigation projects, fueled by the power generated from the fast flowing Deschutes River and the virgin pine forests. Drake built his log lodge on present day Drake Park, and



[51] Houser, 10.
[52] Deschutes County Planning Department, 117.

drew the town plat and started to layout its street pattern.[53] Drake carefully planned the ideal mill site, nearby to a power development site and the coming railroad. In 1904, Drake's Pilot Butte Development Company delivered the first water and converted the adjacent dry sagelands to broad green fields. Further diversions to the Deschutes River came in 1913, with the Central Oregon Irrigation Company.[54] Following this was a dramatic building boom of houses, barns, fences, hotels and other indicators of growth. In 1903, the weekly Bend Bulletin appeared, and by 1904 the car and the telephone had both made an appearance.[55] In 1906, a six-room school house was built and the Forest Service established an area of 200 million acres for forest, mineral and stream protections.

In 1904, 101 voters from Bend and the surrounding countryside agreed that they needed a centralized government with a mayor, city councilmen, and a policeman, and in 1905, Bend officially incorporated. The first mayor of Bend was A.J. Goodwille, the son of a Wausau, Wisconsin lumber manufacturer and the new president of the Central Oregon Bank. In 1905, Dr Urling C. Cos, Bend's first doctor described Bend as:



[53] Deschutes County Planning Department, 117.
[54] Deschutes County Planning Department, 117.
[55] Deschutes County Planning Department, 117.

"Two little saw mills, one at the upper end of the town run by steam and one below the town run by water power from the river, were going full blast to turn out the lumber for the building operations, and a brickyard was soon to be opened. There were eight saloons with people gambling and a lusty red light district comprised of several small shacks on the riverbank in the lower end of town. There was hurry and bustle on all sides with a tang of romance and excitement in the air. [...] Every stage that came the hundred miles from the end of the railroad was loaded with new settlers."[56]

Early Transportation

The rutted roads of the Cascades and the High Desert meant that getting to Bend was by automobile, traveling along the rutted narrow roads from Shaniko, the last stop on the railroad at the time, on solid rubber wheels, and often proved to be a miserable two weeks of driving.[57] In the spring, the deep muddy ruts would cause transportation problems, and the high mountain passes would fill with snow in the winter, causing the ranchers to drive their stock through the mountains only during summer and fall.[58] The mud and the dust were such a problem in the newly plated town of Bend

1885

[56] Dr. Urling C. Coe, in Raymond R. Hattan, *Bend in Central Oregon,* (Portland, OR: Binford & Mort, Thomas Binford, Publisher, 1978) 33-34.

[57] Deschutes County Planning Department, 117.

[58] Houser, 10.

that Drake made the construction of a raised wooden sidewalk a high priority, and would have water run down the streets once a week to keep the dust down.[59] The roads were so primitive that it was reported that after the ride from The Dalles to Bend, the car would no longer have its bumpers as they would have been rattled off on the narrow Cow Canyon Road.[60] However, few people could afford an automobile and would often own a horse as their primary means of transportation.

Development in Bend was steady, until the construction of the long anticipated railroad extension from Shaniko. In October 1911, J.J. Hill drove a golden spike at the end of the rails in Bend. Rapid growth followed the railroad as people no longer had to travel on the rough roads. Further, the railroad brought in wealth and as a result new brick and stone buildings marked a time of change.[61] The railroad again renewed the town's growth and promotion of real estate, and in 1916, the "West Siders" of Crook County proposed the creation of their own county, despite objection from the rival town and county seat of Prineville. By December 13th, 1916, the voters in Bend and Redmond prompted the creation of Deschutes County, with Bend as the county seat.[62]

[59] Houser, 10.
[60] Houser, 10.
[61] Deschutes County Planning Department, 117.
[62] Deschutes County Planning Department, 118.

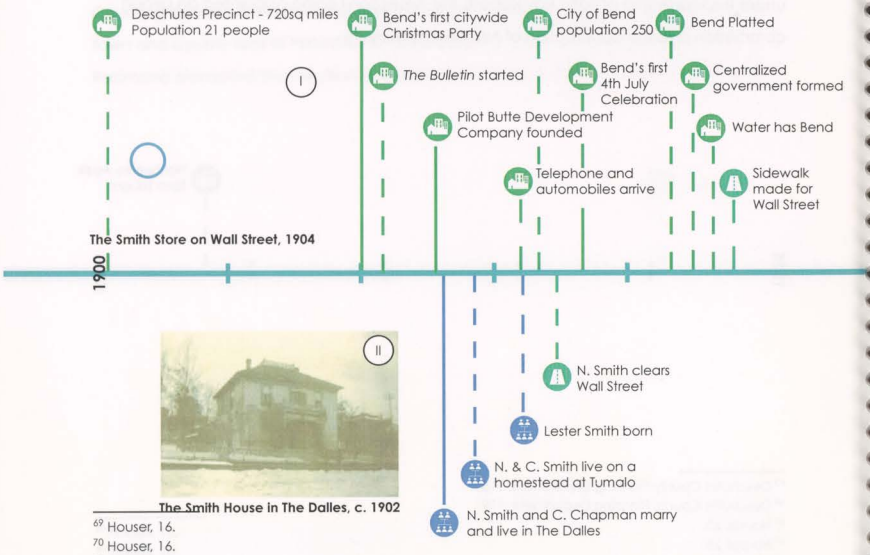
But the greatest link the railroad tied was between the nineteen billion board feet of pine forest and the lumber market. In June 1915, the Shevlin-Hixon Lumber Company and the Brooks-Scanlon Lumber Company both announced construction of a mill in Bend.[63] This significant bump in employment rates would raise the standard of living and caused the population to grow from 536 to 5,414 in just ten years.[64]

Transportation after 1920 developed along with the more proletariat establishment of the automobile. Bridges, garages, auto courts, gas stations and automobile dealerships could be seen throughout Bend.[65] The only paved roads in the county were Wall and Bond Streets in downtown Bend, both paved in 1925, and it took another twenty-five years for residential streets to be paved.[66] By 1940, only 15 miles of road had been paved in the Bend, and a trip through the Cascades was still a trip that required several days of travel.[67] In the spring of 1929, an airport was built, and under the leadership of John Roy Roberts the American Legion appointed an airport commission and the construction of two new runways.[68]

[63] Deschutes County Planning Department, 118.
[64] Deschutes County Planning Department, 119.
[65] Houser, 25.
[66] Houser, 25.
[67] Houser, 28.
[68] Houser, 28.

Urban Development Fills in the Farm Landscape

The arrival of the railroad brought industry to Bend, and a brick yard was established in 1909.[69] By 1911, wealthy businessmen in the area saw the potential for the brick industry and Walter Scott, Arthur Horn and R.C. Colver bought the small brick production business which was setup just west of Bend, and started the Bend Brick & Lumber Company.[70] By the spring of 1912, automated brick production machines arrived by rail and the company employed 22 men. The first train out of Bend took with it the first million-dollar order for the Brick & Lumber Company.[71] The Bend Brick Yard supplied most of the building materials during the building boom, and numerous commercial blocks and area residences were constructed in 'red' Bend brick. The clay deposits of the yard were so rich that by 1916 the brick production reached 40,000 bricks a day, resulting in 1.8 million bricks a year.[72] During the period of 1911-1916,



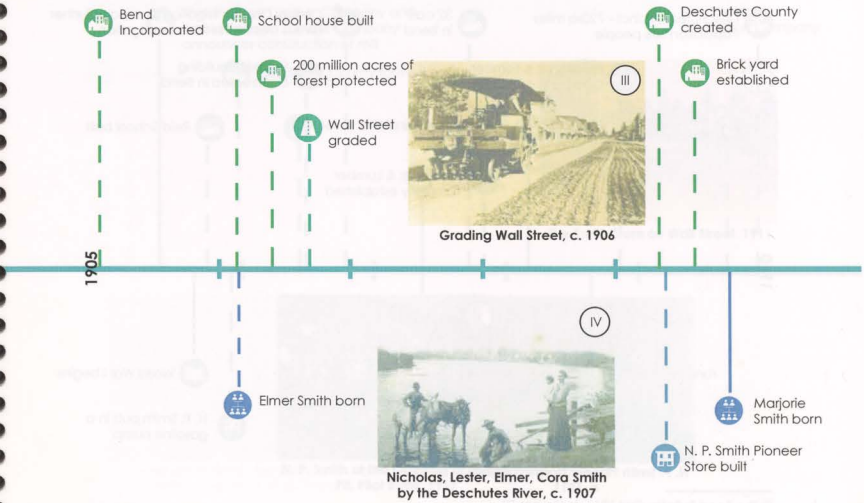
The Smith House in The Dalles, c. 1902

[69] Houser, 16.
[70] Houser, 16.
[71] Houser, 16
[72] Houser, 17.

various other businesses had developed in Bend: the Bend Flour Mill, over 10 blacksmith shops, the Bend Woolen Mill, the Bend Iron Works and several creameries.[73]

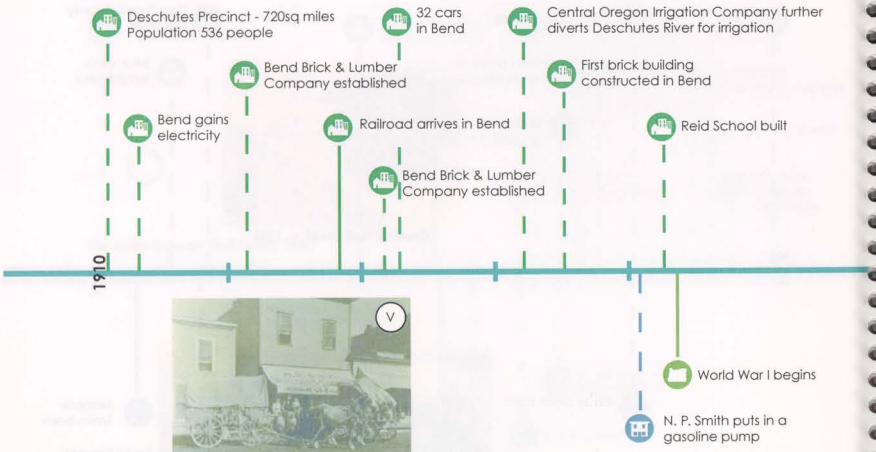
Between 1911 and 1915, twenty-five different subdivisions were platted in both Bend and Redmond and the first brick building in the area was constructed in 1913 and was the home of The Bend Bulletin. Brick buildings were not only a sign of the growing wealth of the area, but also occurred as a result of the multiple fires in Bend during the second decade of the twentieth century. In 1911, during the ensuing twelve month period, eighteen brick buildings had replaced the old wooden false fronts and they included: the Sather Building, the Hudson-Coe Building, the Myers & Wilkey Building and the First National Bank.[74]

Commercial and urban development saw a steady increase from 1916 to 1924. The Bend Bulletin reported that "more than $200,000 [went] into the new Bend business



[73] Houser, 17.
[74] Houser, 18.

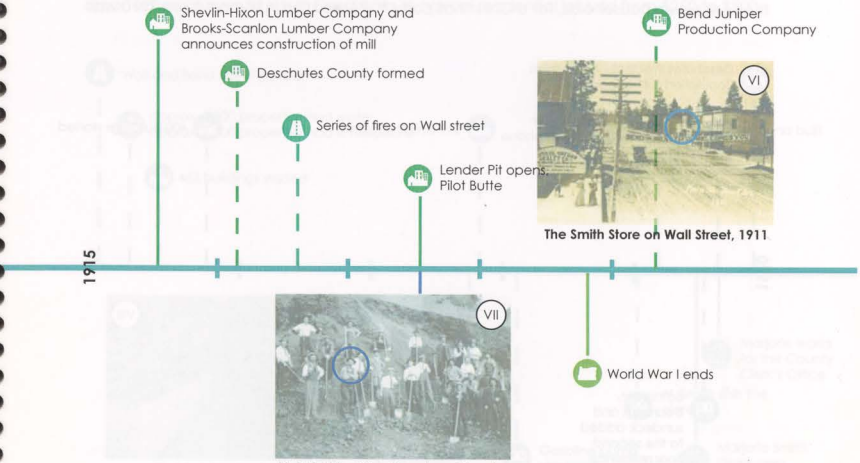
block, [located on Wall Street]."[75] The buildings consisted of banks, offices, hotels, meat markets, and, for the first time, automobile garages. The year 1923 saw the largest boom in commercial properties and it was estimated that the cost of work done by local architects and contractors was $110,000 in June alone.[76] This boom in development has been attributed to the raising of the payroll at the sawmills and the growing population. Due to this increase, the need for water supply was higher than ever, and while in 1920 only 1,426 properties were connected to water, by 1924 the number had almost doubled to 2,237.[77] Telephone connections grew as well, in 1920, 665 people had service and by 1925 the number had also nearly doubled.[78] In a continuation of this growth, between 1916 and 1924, an additional thirty-two subdivisions were platted in Deschutes County. [79]



N. P. Smith Pioneer Hardware Store, c. 1911

[75] The Bend Bulletin, Oct 1916, in Houser, 21.
[76] Houser, 21.
[77] Houser, 21.
[78] Houser, 21.
[79] Houser, 21.

During the Depression years of the 1930s, construction activity slowed down. In 1933, the number of permits requested was only twenty-three, the lowest in the City's history. However, this situation did not last long and by 1936, building had picked up again to pre-1933 levels, with $105,847 invested in construction.[80] This was, in part, due to war preparations, which caused the building of hospitals, armories, and airports for government. By 1939, building permits had generated $319,730 for the city, the highest amount since 1926.[81] Fourteen new subdivisions were also platted and development began to create entire blocks and neighborhoods of similarly designed houses. These blocks were now built in the Tudor Revival Style rather than the Craftsman Bungalow style that had seen favor in the 1920s in residential houses and the first Methodist Church.[82]

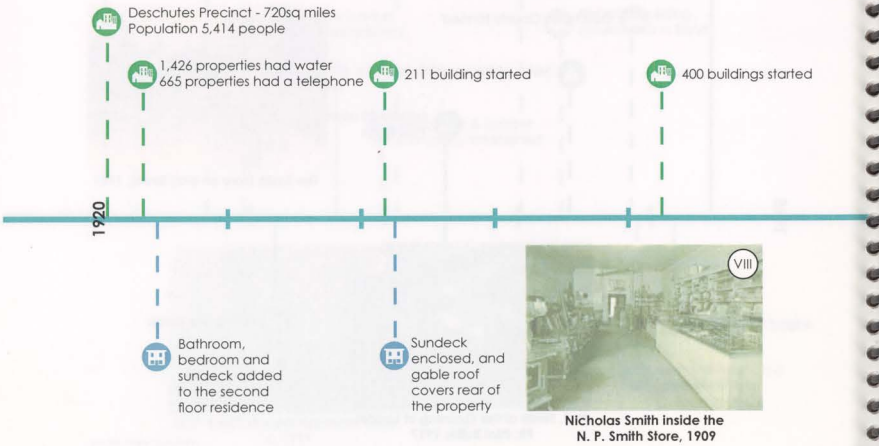


[80] Houser, 28.
[81] Houser, 28
[82] Houser, 28. See Appendix A for the full breakdown and pattern of the house styles of Bend, OR.

Due to WWII, residential development slowed. In 1941, only one new plat was filled and only 159 building permits had been issued in Bend.[83] During this time the federal government had issued a conservation plan that restricted building construction. Citizens were allowed to build or remodel a building in town as long as the cost was under $500. By 1944, building had almost entirely stopped and only thirty-five building permits were issued for Bend.[84] However, after the war and in just four years between 1946 and 1950, fourteen different plats were filled, and in 1947 alone 404 permits were issued in Bend alone.[85]

Growth of Commerce, Culture and Community

Despite the small number of people in the region, the first cultural celebrations were held in 1901. W.H. Staats, Postmaster, and Levi David Wiest, invited the whole town, then just seven households, for a Christmas party.[86] Recreation in the area pre-1910 was

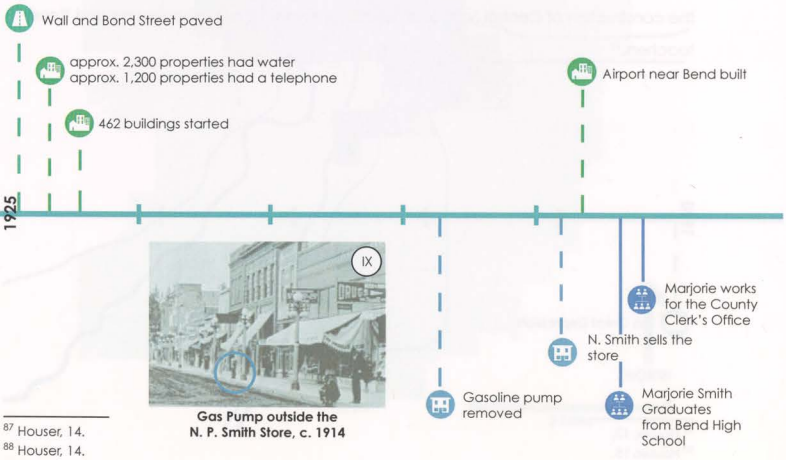


Nicholas Smith inside the N. P. Smith Store, 1909

[83] Houser, 32.
[84] Houser, 32.
[85] Houser, 32.
[86] Houser, 14.

a "sportsman's paradise," more than 100 lakes and 300 miles of rivers were found within a fifty-mile radius of Bend.[87] The Deschutes River was so full with fish that in 1907, people were catching hundreds of fish a day, as a result the Oregon State Law set a limit that only 125 fish per day could be caught.[88] But the most important event of the day was the county fair. The fair was started in Redmond as the 1906 Potato Show.[89] President of the Redmond Townsite Company and the Central Oregon Irrigation Company used the show to advertise the area and demonstrate the fine quality of Netted Gem potatoes.[90]

By 1903, 250 people were in the Bend area and the building of the town had begun. Development in the downtown focused around what is now Wall Street. Aptly named due to the large amount of stones that were removed when grading the street occurred in 1906, used to build a wall around Drakes home located on the main street, soon to be named "Wall Street."[91] Over a 10-day period in 1909, Hunter & Staats reportedly sold over 50 lots in Deschutes. A typical residential lot sold from $250 to $500

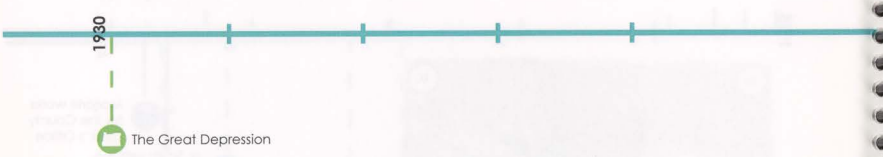


Gas Pump outside the N. P. Smith Store, c. 1914

[87] Houser, 14.
[88] Houser, 14.
[89] Houser, 15.
[90] Houser, 15.
[91] Nicholas Smith, "Life of a Pioneer Store 1909 to 1981." In the *Correspondence of Marjorie Smith*, Deschutes Historical Society, 1.

a lot, while commercial lots went for up to $1,000 each.[92] Germans, Norwegians and Swedes moved to the area as the lumber trade began to take hold. However, many of the early settlers came from the Midwest: the Dakotas, Wisconsin, Minnesota and Nebraska.[93]

From 1877 to 1910, most children were educated in the one-room schoolhouse system. The Young School and Arnold School served pupils outside of the City of Bend.[94] The establishment of the educational system in Deschutes County began in a small log cabin on the Deschutes River bank, in 1881. Mrs. Electra O'Neil was the first schoolteacher, and in the first year taught just five pupils.[95] Recognizing the need for a school district the Bend School District, #12 was formed on February 14th, 1882, and in one year the enrollment had increased to twenty-one pupils. In 1899, the first twelve-week term was taught, and with the increased educational demand, the first paid schoolteacher Miss Carrie Fee received $32 a month. By 1903, the number of pupils had risen to twenty-nine.[96] By 1906, there were 103 pupils in need of education resulting in the construction of Central School: three stories tall with three schoolrooms and three teachers.[97]



[92] Houser, 13.
[93] Houser, 15.
[94] Houser, 12.
[95] Houser, 12.
[96] Houser, 12.
[97] Houser, 12.

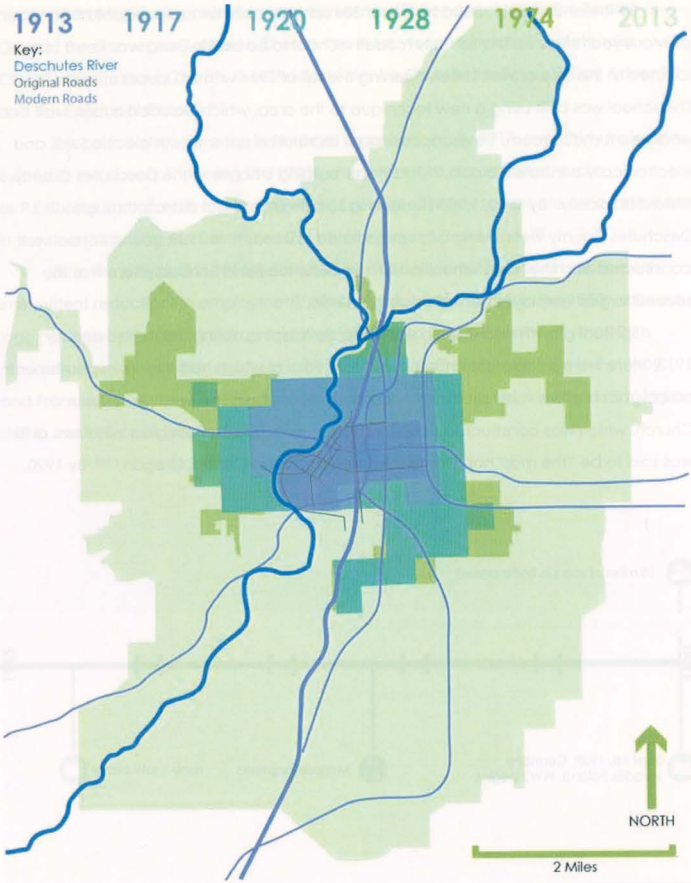
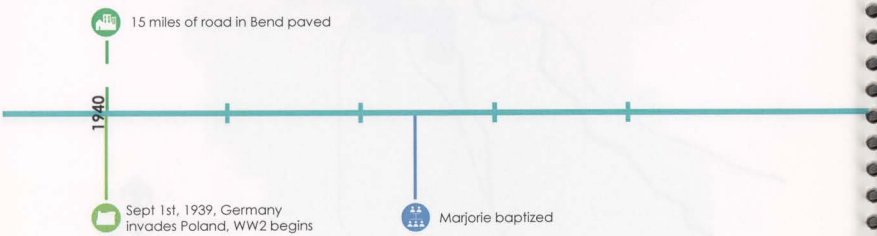


Figure 2: Urban Development Map, 1913-2013

By the end of 1911, Bend had over 384 school pupils, an increase of 87% from the previous year's figures. The first truly modern school to be built in Bend was Reed School, located at the end of Wall Street, opening the fall of 1914 with 241 pupils enrolled.[98] The school was built using a new technique to the area, which included a rock wall enclosed furnace room, fire escapes, hot air distribution systems with electric fans, and electronically controlled clocks.[99] Today the building is home to the Deschutes County Historical Society. By 1920, 1,930 students in 33 different school districts throughout Deschutes County were being accommodated in Bend.[100] In 1928, Young School was constructed and the Allen School in 1931. By 1930, the Bend School system was the second largest employer behind the lumber mills.[101]

Spiritual growth and religion were also developing during this period and by 1913, there were six different churches in Bend. Four of which had their own permanent building. One of the most substantial churches in Bend was the First Presbyterian Church, which was constructed using large stone with ornate stain glass windows, and was said to be "the most handsome religious structure in Central Oregon."[102] By 1920,

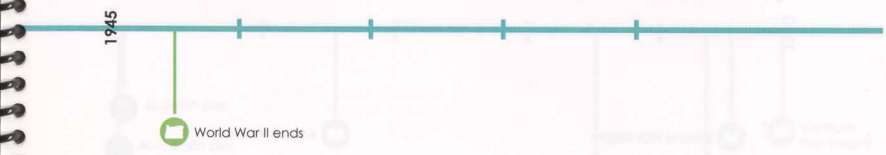


[98] Houser, 17.
[99] Houser, 17.
[100] Houser, 22.
[101] Houser, 30.
[102] *Bend Bulletin*, in Houser, 17.

nearly every religious organization was represented in Bend, including: the Baptist Church, the Norwegian Lutheran Church, the Presbyterian Church, the Methodist Church, the Catholic Church, the Christian Science Church, the Seventh Day Adventist and the Episcopal Church.[103]

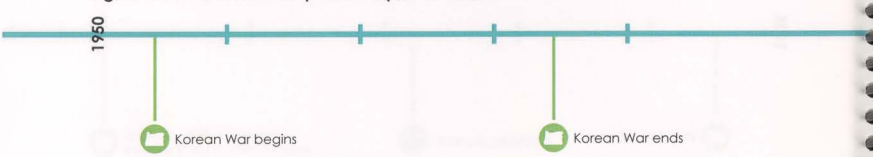
This period also saw a rise in fraternal organizations. By 1917, over thirty fraternities existed in the county.[104] During the 1920s, women's clubs also evolved, such as P.E.O., the Soroptomist and the Allied Arts groups all helped to create civic institutions in the town including the Deschutes County Library and Drake Park.[105]

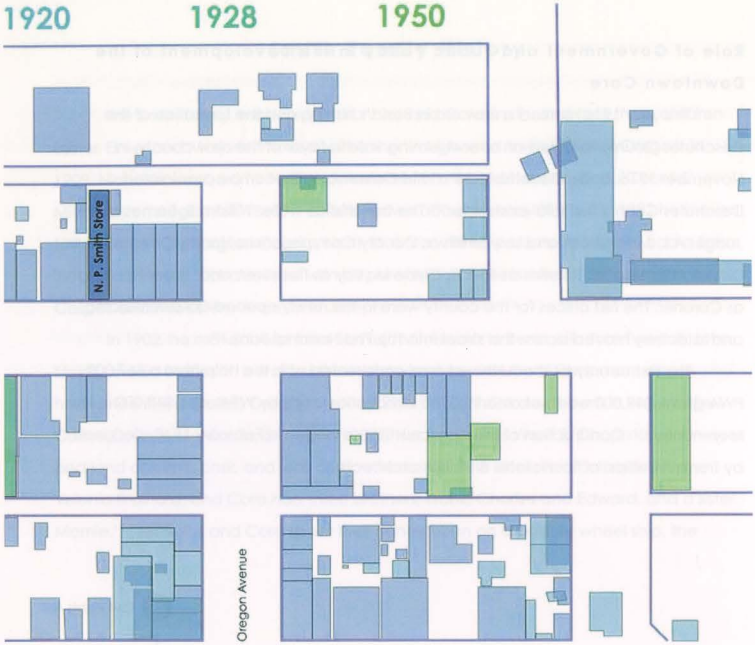
Both the mills built in 1916 functioned at capacity until the Depression forced intermittent reductions in employment, causing production to fall. In the 1950s, railroad logging ended and Shelvin-Hixon sold their interests to Brooks-Scanlon.[106] The 1950s marked a number of other changes in Bend: the first traffic light was installed at Wall and Franklin Streets; and in 1958, Bachelor Butte opened for its first ski season marking a shift in commerce in the County.[107]

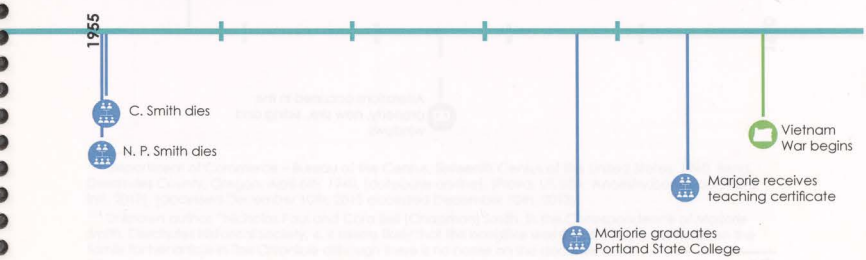


[103] Houser, 24.
[104] Houser 24.
[105] Houser, 24.
[106] Deschutes County Planning Department, 119.
[107] Deschutes County Planning Department, 120.

Figure 3: Wall Street Development Map, 1913-1950



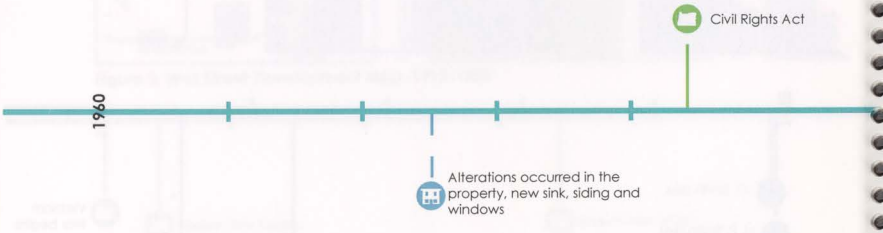

1920
1928
1950
N. P. Smith Store
Oregon Avenue


1955
C. Smith dies
N. P. Smith dies
Marjorie graduates Portland State College
Marjorie receives teaching certificate
Vietnam War begins

Role of Government and Public Policy in the Development of the Downtown Core

The year 1916 marked a new era in Bend's history, and the formation of the Deschutes County followed an overwhelming vote in favor of the new county, in November 1916.[108] On December 13th, 1916 Governor Withycombe proclaimed Deschutes County's official existence.[109] The first officials were: William B. Barnes as Judge; A.L. Mackintosh and Lew Smith as County Commissioners; Harvey DeArmond as District Attorney; S.E. Roberts as Sheriff; Clyde McKay as Treasurer; and, Elmer Niswonger as Coroner. The first offices for the county were in the newly opened O'Kane Building, and later they moved across the street into the First National Bank.[110]

The first county-built courthouse was constructed with the help from a $67,000 PWA grant, $17,000 worth of clearing and excavation costs by WPA, and $48,000 in tax levy money.[111] Construction of the new courthouse began in February 1940, designed by Truman Phillips, of Tourtellotte & Phillips architects.[112]



[108] Houser, 19.
[109] Houser, 20.
[110] Houser, 20.
[111] Houser, 29.
[112] Houser, 30.

Smith Family History

The Smith family, made up of Nicholas and Cora Smith, and their three children Lester, Elmer and Marjorie, moved to the then rough-shod town of Bend, Oregon, in 1909. Nicholas was born to Paul and Marie Smith in Manhattan, Kevenau County, Michigan on August 1st, 1868.[113] Little is known about his early life, but in 1882 he moved to Forman, in Old Sargent County, North Dakota with his parents. The family had a farm in Forman, where Nicholas lived with his parents and three brothers, John, Matt and Casper, and two sisters, Anne, and Josephine.[114]

In 1902, he moved west from Bemidji, Minnesota to Bend with Tom Tweedt, John Steidl, and Ed Sather.[115] It was in Minnesota where he met Cora Chapman, whom he married in The Dalles, Oregon on June 29th, 1902.[116] Cora was born in Brownsville, Caline County, Montanta, on July 9th 1875. Her father was Ward S. Chapman a surveyor and land commissioner, and was also owned a furniture store. Her mother was Jane Velonia Brainard, and Cora had three brothers, Frank, Charles and Edward, and a sister Mamie.[117] Nicholas and Cora spent their honeymoon on a paddle wheel ship, the

1985

[113] Department of Commerce – Bureau of the Census, Sixteenth Census of the United States: *1940, Bend, Deschutes County, Oregon. April 6th, 1940.* [database on-line], (Provo, UT, USA: Ancestry.com Operations Inc, 2010), (accessed December 10th, 2013 accessed December 10th, 2013)

[114] Unknown author, "Nicholas Paul and Cora Bell (Chapman) Smith. In the *Correspondence of Marjorie Smith*, Deschutes Historical Society, 4. It seems likely that this narrative was Cyndi Pucci's first notes on the family for her article in The Chronicle although there is no name on the document.

[115] KBND, "Interview with N. P. Smith," Bend, OR, 1953, In the *Correspondence of Marjorie Smith*, Deschutes Historical Society, 1.

[116] State of Oregon, County of Wasco, Certificate of Marriage – Nicholas Smith and Cora Chapman, June 29, 1902, in the *Correspondence of Marjorie Smith*, Deschutes Historical Society.

[117] Unknown author, 4.

"Bailey Gazette," which traveled from The Dalles to Portland, Oregon and back again.[118] In 1903, they traveled to Saniko by rail, and then on to Prineville, a trip of twelve hours,[119] and then on to Bend and their new homestead, near Tumalo.[120] Nicholas and Cora had their first son, Lester, in 1903 and Elmer was born in 1906.[121] Later they moved to a new house near the Deshutes River, where Pioneer Park is now located.[122] Nicholas Smith "worked for A.M. Drake, the founder of Bend. [He] pulled up the trees and stumps out of what was to be Wall Street and laid the first sidewalk. It was called Wall Street because of the rock wall around the lawn of the Drake's home,"[123] which was built by Don West, in 1902.[124] Nicholas also surveyed and cleared what is now Wall Street from the Drake Home to the old Pilot Butte Inn at Oregon Ave.[125] "The wall [stood for over fifty years] on Franklin Avenue in front of the Alpine Lodge. It was while [he] worked for Drake that I built two additions to their home – now used as the Masonic Temple. Later [he] built many of the older homes in Bend."[126] after moveing to Bend Nicholas and Cora opened their first hardware store where the First Interstate Bank parking lot now is c.1992. [127]

1970

[118] Unknown author, 1.

[119] Cyndi Pucci, "Nicholas Paul Smith...Bend Pioneer," in the *Correspondence of Marjorie Smith*, Deschutes Historical Society, 1.

[120] KBND, "Interview with N. P. Smith," 3.

[121] Department of Commerce – Bureau of the Census, *Thirteenth Census of the United States, 1910.* [database on-line], (Provo, UT, USA: Ancestry.com Operations Inc, 2010), (accessed Decmeber 10th, 2013)

[122] Marjorie Smith, Talk to Christian Life Contra School." May 22, 1992, in the *Correspondence of Marjorie Smith*, Deschutes Historical Society, 1.

[123] Nicholas Smith, Family History I, 1.

[124] KBND, "Interview with N. P. Smith," 2.

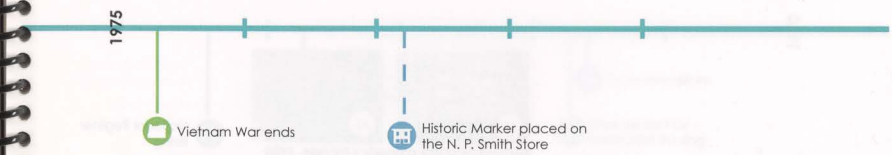
[125] Unknown author, 1.

[126] Nicholas Smith, Family History II, in the *Correspondence of Marjorie Smith*, Deschutes Historical Society, 2.

[127] Marjorie Smith, Talk to Christian Life Contra School, May 22, 1992," 1.

By 1909, Nicholas and Cora had moved to a house on Oregon Avenue and in 1909, Marjorie was born, and Nicholas had also finished the construction of the 10 month project of building the N. P. Smith Pioneer Hardware Store.[128] The hardware store was only the second building to be built on Wall Street.[129] The merchandise was freighted in from Shaniko and Cow Canyon on the Trail Crossing.[130] In 1912, Nicholas put in a gasoline pump; at this time there were 32 cars in Bend.[131] The pump was located in front of the store, and the storage tank in the back, which held 250 gallons.[132] The gas was brought in 5 gallon drums from the Railroad Gas Agent in Shaniko, after October 5th, 1911 when the railroad was completed.[133] In addition to gas and hardware, Nicholas also sold ammunition, fishing tackles, fishing and hunting licenses. Nicholas wrote:

> "in those days we fished in back of our house on the river. Later, we went to the lakes and brought back the information as to what flies and the fish were interested in and brought back the fish, too. The fish limit was 125 fish a day. When [Oswald] West was running for governor, he invited [the town] for a 4th July [...] celebration – John Blass and I caught 1945 fish in three days fishing, [to feed the town]."[134]



[128] Nicholas Smith, Family History II, 3.
[129] Unknown author, 3.
[130] Nicholas Smith, Family History II, 4.
[131] Marjorie Smith, Talk to Christian Life Contra School. May 22, 1992," 1.
[132] Nicholas Smith, Family History II, 4. (This differs from the Sanborn maps, and it seems that the pump was likely put in c. 1915).
[133] Nicholas Smith, Family History II, 5.
[134] Nicholas Smith, Family History II, 5-6.

In the later half of the 1910s, there was a series of fires on Wall Street, which left the Smith Store as the only extant, wooden building in downtown Bend. The store was famously saved because Cora hung wet sheets out of the apartment windows when the fires started.[135] The firemen then helped by keeping the blankets wet, whilst they worked to put out the fires on the surrounding buildings.[136] On May 14th, 1917 Nicholas Smith worked on the opening day of the [Len]der Pit at Pilot Butte.[137] Nicholas and Cora worked hard and were savvy in both their work and their daily lives, always looking to raise and save money. In 1929, Nicholas sold the store, but remained the owner of the building in which the family remained living in the apartment for the rest of their lives.[138]

While both Lester and Elmer moved away from Bend, Marjorie stayed in the city, living in the apartment above the store her whole life. Marjorie writes of "play[ing] in the rope room and play[ing] in the nail bins" in her father's store.[139] She would "display her dolls and their furniture in the store windows, a practice which [her] father disliked."[140] As they grew up in the store, Marjorie and her brothers would help out, and sometimes were invited to go on buying trips with their parents. Marjorie said, "we had a happy childhood, going fishing, hunting, hiking and picnicking with our friends and family."[141]

1980

Restoration of the property's facade, 1983

National Register listing

[135] Kelly Cannon-Miller, "An Inheritance: A Gift to the Deschutes County Historical Society Tells the Story of a Life, A Family, and a Town," *Oregon Historical Quarterly* 113, No. 1, Spring 2012, 105.

[136] Marjorie Smith, "Talk given by Marjorie Smith on 05-22-1992," 2.

[137] Marjorie Smith Photographs, N.P. at the Opening (len)der Pit, Pilot Butte, 05-14-1917."

[138] Nicholas Smith, Family History II, 4.

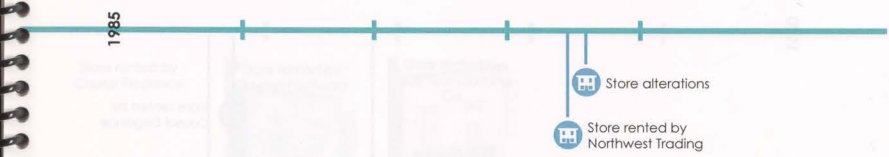
[139] Marjorie Smith, "Personal Inventory," in the *Correspondence of Marjorie Smith*, Deschutes Historical Society, 1.

[140] Marjorie Smith, "Personal Inventory," 1.

[141] Marjorie Smith, "Personal Inventory," 1.

When Marjorie graduated high school in 1929,[142] she was offered and took a summer job in the County Clerk's office doing typing and filing, she says it was "only to give her more money for college."[143] However, before summer was over she was offered a job in the County Health Department as a secretary, where she remained for three years, until her position required her to become a registered nurse due to the expansion of the health department. Afterwards, she worked as a bookkeeper and clerk in a lumber mill and would often travel to other yards of the company as a relief bookkeeper.[144] Due to her need to travel, it seems likely that she worked for one of the big Bend lumber mills, Brooks-Scanlon or Shelvin-Hixon. During this time she took night classes with a friend, and Marjorie remembered greatly enjoying these classes, and getting good grades.[145] She decided to take twelve credit hours of school and to still work. The main office of the mill was moved to the coast, and shortly after she moved there, Cora fell ill and Marjorie returned home to take care of her.[146] Nicholas and Cora died five days apart in January of 1955.[147]

Marjorie returned to college and graduated from Portland State College, in 1958 with a Bachelor of Science in Education.[148] On March 5th, 1959 Marjorie received



[142] Bend High School, The Pilot Vol. VII, Bend, OR, 1929, in the *Correspondence of Marjorie Smith*, Deschutes Historical Society.
[143] Marjorie Smith, "Personal Inventory," 1.
[144] Marjorie Smith, "Personal Inventory," 1.
[145] Marjorie Smith, "Personal Inventory," 2.
[146] Marjorie Smith, "Personal Inventory," 2.
[147] U.S., Social Security Death Index, 1935-Current [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2011, (accessed December 10th 2013).
[148] Portland State College. "Marjorie Bell Smith the degree of Bachelor of Science." June 15, 1958, in the *Correspondence of Marjorie Smith*, Des Chutes Historical Society.

her teachers certificate for District 1 of Deschutes County to teach elementary school children.[149] Marjorie first taught at Allen School, which burnt down in 1963, and by 1970 had moved to teaching at Pilot Butte School.[150] In 1989 Marjorie was crowned by the City of Bend as Pioneer Queen, in recognition of her and her families involvement in the development and building of Bend.

Marjorie's brothers, Lester and Elmer lived in the second floor home with their parents and Marjorie, above the store until they left Bend. Lester joined the Navy, and seemingly lost touch with Marjorie beyond sending family photographs. Elmer and Marjorie remained close all their lives, frequently took trips together, such as going on cruises, and also visiting Butchart Gardens, Victoria, B.C. on a tour bus trip, in the 1980s.[151] Marjorie enjoyed traveling and visited; Hawaii, Alaska, Canada, the New England States, the National Parks and New Orleans.[152] Marjorie passed away on May 7th 2010.[153] Upon her death, Marjorie left a sizable grant donation to the Central Oregon Community College, as well as leaving the Smith family building on Wall Street to the Des Chutes Historical Society, for preservation and reuse. To say "Marjorie was Bend" is an understatement, she did so much for the city and was known and loved by everyone there.[154]

[149] Deschutes County School Board (?), "Teacher's Contract," May 11th, 1959, in the *Correspondence of Marjorie Smith*, Deschutes Historical Society.

[150] Pilot Butte School, Class Photo, Grade Five 1970-1971, in the *Correspondence of Marjorie Smith*, Deschutes Historical Society.

[151] Photographs, in the *Correspondence of Marjorie Smith*, Deschutes Historical Society.

[152] Marjorie Smith, "Personal Inventory," 2.

[153] U.S., Social Security Death Index, 1935-Current [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2011, (accessed December 10th 2013).

[154] Cannon-Miller, 105.

Statement of Significance

The property that stands at 937 NW Wall Street has stood in the same spot for a hundred and five years, and is the only extant, wood-framed building in the downtown of Bend, Oregon. The building is listed in the National Register under Criteria A, B, and C. The store is significant at a local level for its association with the pioneer Smith family, its role within the development of Bend, and its pioneer commercial style of architecture from the turn of the 20th-century. The period of significance for this property is 1909-1929, these dates demonstrate the period that the building was constructed, owned and operated by Nicholas Paul Smith, who closed his pioneer hardware store in 1929.

Architectural Description

The N. P. Smith Pioneer Hardware Store is a two-story building with a rectangular plan. The property is a mixed use, commercial block, with a store on the ground floor and a residence above.[155] The two-part commercial block is commonly seen across

[155] Richard Longstreth, *The Buildings of Main Street*, (Washington, D.C.: The Preservation Press, 1987): 24.

the country and is characterized by the clean division between the bottom commercial floor and the residential floors above.[156] The floors are often harmonious, but visually different in style. The exterior reflects the internal use, as shown in the N. P. Smith store, with windows over the majority of the lower façade and the horizontal wood siding above. The glazed front suggests a commercial use, allowing those on the street to look in and determine if they would like to enter the store, and also clearly indicates that there are items for sale inside. Further, with buildings on both sides, extensive glazing allowed for light to penetrate into the building that at the time would have been dimly lit, and was further enhanced by the clerestory. Whereas on the second floor its wood siding and smaller windows implies privacy, and a residential space.

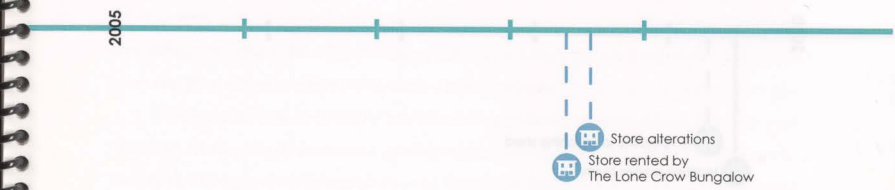
The "shop-house" became a common feature in both new builds and altered houses in the early-19th century with new rapid growth of commerce and industry, in the east.[157] The shop-house was the marker of change from "street to dwelling, and commercial activity was very much part of the household.[158] Throughout the nineteenth century in the US, there was a movement away from the shop-house inspired by the merchants desire to move to residential dwellings away from the main

2000

[156] Longstreth, 24.
[157] Longstreth, 24.
[158] Howard Davis, *Living Over the Store: Architecture and Local Urban Life*, (New York, NY: Routledge), 177.

street to secondary streets in order to demonstrate their social and economic standing. However, for many it was still the most economically viable living arrangement, further in many cases the merchants would rent out the residence above the store, and thus the mix-use character was retained.[159] It is therefore not surprising that we see this type of, "development around the workshop" construction type in Central Oregon in the early-20th century, given the delay in building styles moving West, and the period of settlement and development in the area.[160] This was the era of the "urban entrepreneur" who were not born into money, and thus had to build their homes, to include their work place, as well as their residence.[161] This style of construction and commercial/residential building could be seen along First Street, in Portland, during the late-19th century.[162] By the 20th century, combination buildings were generally seen in blue-collar commercial area, and often stocked everyday goods, for people who could not travel far.[163] It was this market that the Smith's hardware store served, given Bend's isolated environment at the turn of the century.

From the road, the N. P. Smith store appears to be a false-front with its flat roof and wood siding, giving it a frontier feel, which is indeed what it was being only the

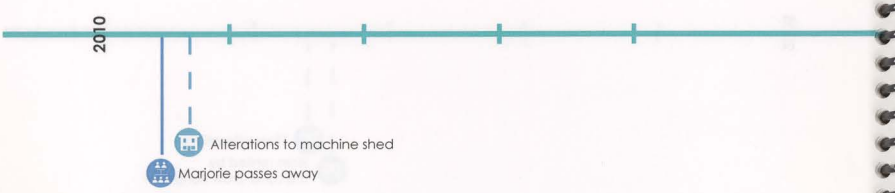


[159] Davis, 185.
[160] Barbara Rubin, "Aesthetic Ideology and Urban Design," *Common Places: Reading in American Vernacular Architecture*, ed. Dell Upton and John Michael Vlach, (Athens, GA: University of Georgia Press, 1986); 485.
[161] Rubin, 485.
[162] Leland Roth, *Building at the End of the Oregon Trail*, (S.l. : s.n, 1997), 0.1.12.
[163] Davis, 186.

second commercial building on Wall Street. However, Nicholas Smith abandoned the false-front construction method, which he will have seen on his way to Oregon from Minnesota. The two- or three-story high false-font abutted the end-gabled roof, allowing space for a large sign promoting the business.[164] Nicholas perhaps moved away from this in an attempt to create a full two-story property, allowing the residence above the store, and larger store space below. He chose not to have the residence in the rear of the building, as was common in frontier false-fronts of the mid-nineteenth century. Nicholas choose to live above the store, using the frontier appearance, but not structure, it can be said that the N. P. Smith Store is a pioneer settlement, two-part property.

Physical Description

As previously mentioned, the N. P. Smith Pioneer Hardware Store is a two-story building with a rectangular floor plan. The property is a two-part commercial block,[165] with a store on the ground floor and a residence above. The flat roof has a slope of 1/12 on the front half with a shallow-pitched, gable roof with a slope of 2/12, over the back



[164] Kingston Wm. Heath, " False-Front Architecture of Montana's Urban Frontier," *Vernacular Architecture* 3, (1989): 204.
[165] Longstreth, 24.

half of the main building with a parapet surrounding both sections (Photograph 16, 17, 18). The property is located at 937 NW Wall Street in Bend, Oregon and faces southeast. The building is stud construction with drop channel, rustic siding on the southeast façade, with aluminum horizontal siding covering two of the sides and the original lap siding with a 7" reveal and 1/4" groove, on the northeast façade. The property is 71' 8" long, and 20' 7" wide. The height of the building is approximately 27' 6" from the sidewalk at the front, to the top of the parapet. There is a machine shed in the rear, which is a single story, and 56' 11" by 20" 11' at the southeast end, and it widens after 33' 7" to 23" 11'. The machine shed has a gable end roof, with a pitch of 8/12.

FRONT FAÇADE: The property is accessed from both Wall Street from the front, southeast facade, and Wall Avenue from the back. The property is flanked by two buildings, one to the right, on the northeast side, stands 6" from the building, and the one to the left, on the southwest side at a distance of 37". In this space is the staircase to access the second story residence above, the first floor store. There is a main entrance into the store on the ground floor, through a recessed doorway 15' back from the sidewalk, the area has glass sides to showcase the store's wares, and the door is

2015

also made of glass, in an aluminum frame. The lower level of the front façade is entirely glass, starting 20" from the sidewalk and is 6' in height, above this is 18" of siding, upon which are seven transom windows with 34" x 21" lights. Photographic evidence suggests that the transom windows are orginial, but that the ground floor widows were replaced, c. 1960.

WINDOWS: Above the transom, are two equally spaced, on center, one-over-one-light, double-hung sashes (Photograph 1). On the southwest elevation moving from right to left, there is a paired, one-over-one- light, double-hung sashes, then the main/ first doorway, followed by a smaller one-over-one-light, double-hung sash, then another four-light, fixed window next to the second entrance, which has a three-light transom above the doorway. These windows all have similar thicknesses, and frame type. However, abutting the doorway is a ribbon of eight fixed windows, with twelve-lights.

Along the northwest façade are three more twelve-light ribbon windows. These appear to be later additions than the ones towards the front of the property. In the rear bedroom, on the northwest elevation there is another one-over-one light, double-hung sash, which is the same as the windows used in bedroom no. 1 and no. 2. The northeast façade has one small, 20" single-light, casement window, and a larger double-hung, one-over-one-light sash. The frames for all the windows and doors are wooden (Photograph 9). All the windows, apart from the ribbon windows in the rear of the property, have frames that are approximately 5" thick, and are quite narrow suggesting that they date to the turn of the twentieth century, when the property was built. However, the windows on the front façade are proportionally wider, which suggests that they have been replaced. In 1983, they were replaced again in an attempt to return them to their historic, taller appearance, as seen in the front and rear bedrooms.[166]

INTERIOR GROUND FLOOR: The interior of the ground floor is split in three sections, the front section is the entrance, recessed 15' from the sidewalk and cased in glass. The front half of the store is approximately 34'long, with a three step step-down with a tread of 16", and the rear half of the shore is approximately 20' long. The front of the store has an interior width of 19' 9", and the back half is approximately 19' implying the

[166] State Advisory Committee on Historic Preservation. June 4, 1982 Meeting, Oregon State Capitol, hearing Room C, Salem, OR. . In the *Correspondence of Marjorie Smith*, Deschutes Historical Society. 3.

thickening of the wall on the north end of the northeast interior wall. These dimensions conflict with measurements made in 1988, which shows the interior ground floor as being, 15' 6" from the front façade to the glass entrance, then approximately 35' feet to the step down leaving, 17' 8" for the rear section of the store (Photograph 21, 22, 26, 27).[167] This could mean that the step down does not align with the wall from the kitchen to the sunroom on the second floor, but would be several feet past it. This does not affect our reading of the building but only means, further measurements need to be made of the ground floor at an appropriate time for the store-owner and myself, which has yet to align by the completion of this project. Further, as discussed in the 1988 document, there used to be a ramp connecting the main store with the machine shed in the rear, and at the top of the ramp inside the store, was the old furnace. The furnace was moved into the machine shed, it's current location.[168]

Moreover, it appears that prior to 1988, the ceiling in the rear of the ground floor was covered over with ceiling tile, and once removed the original wooden board ceiling was repainted, and kept in place (Photograph 28). There is a crawl space access panel on the southwest side of the store floor. In the front, glass encased section, there is a pressed metal ceiling, and it seems possible that this would have run the full length of the ground floor. However, this cannot be confirmed without invasive spot testing, which could not be completed at this time. There are other buildings in downtown Bend that use decorative pressed metal ceilings (Photograph 23, 24), which if further researched, could help date of the transom being installed, as it seems that the ceiling decoration and the transom could have been concordant alterations, if it were confirmed that the pressed ceiling was not original.

ENTRANCE TO 2ND FLOOR: The stairs to access the second floor are exterior. There are 25 steps to the landing from the front entrance, and toward the rear, 26 steps plus a 3' landing and additional 3 steps to reach the machine shop. There is a landing of 24' 5", of 3" tongue and groove boards (photograph 5). The steps have a 6 1/2" rise with a 10 1/2" tread.

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[167] February 24th, 1988 drawing, likely to have been submitted to the State Advisory Committee for alterations to the interior ground floor, following the new rental of the store area. In the *Correspondence of Marjorie Smith*, Deschutes Historical Society.

[168] February 24th, 1988 drawing.

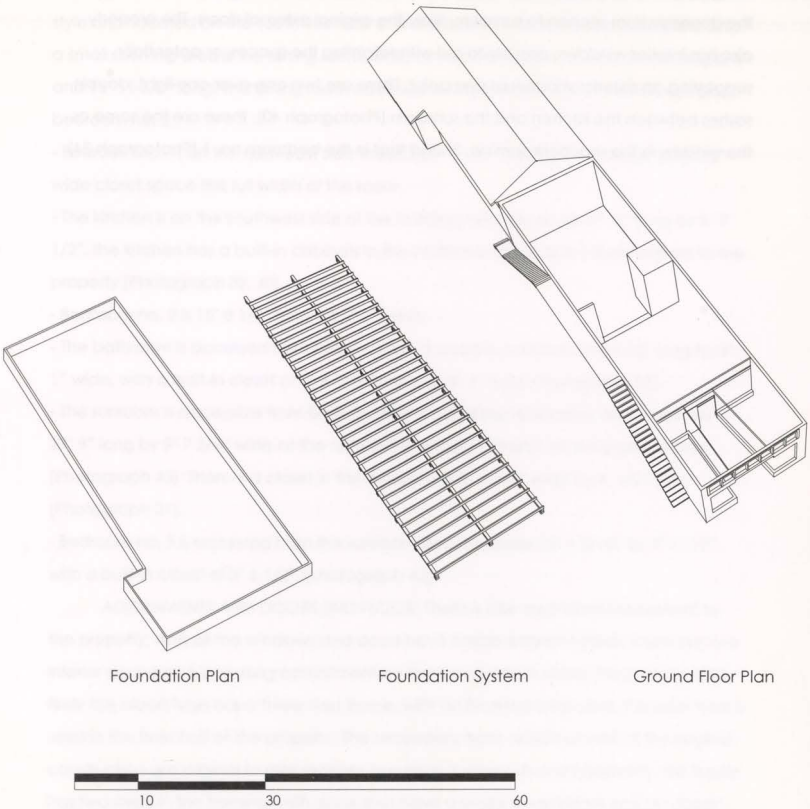
2ND FLOOR INTERIOR SPACE: The interior of the second floor is divided into eight rooms with four built-in closet spaces. In the front of the building over looking Wall Street is a living area, the full 19'1" of interior width of the property, by 11' 4 1/2".

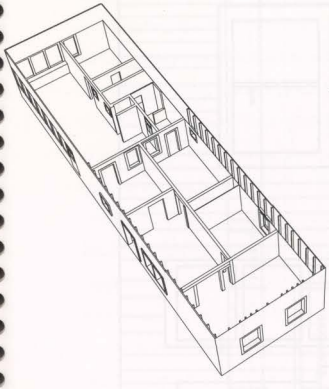
- Dining room and living room accessed by the first doorway is divided by a craftsman style arch located on the southwest side of the property, which has battered piers, and a small shelving area is the dining room, which is half the width, 9' 7 1/2" of the property and 16' 11 5/8" long. The dining room accesses two additional rooms the kitchen and bedroom no. 2.
- Bedroom no. 1, on the northeast side measures 11' 1/2" long by 9' 1" wide, with a 2' wide closet space the full width of the room.
- The kitchen is on the southwest side of the building, and measures 11' 4" long by 9' 7 1/2", the kitchen has a built-in cabinets in the craftsman style, and is likely original to the property (Photograph 39, 40).
- Bedroom no. 2 is 15' 8 1/2" long, by 9' 1" wide.
- The bathroom is accessed from bedroom no. 2 and the sunroom and is 10' long by 5' 1" wide, with a built-in closet of 3' 4 1/16" wide by 9' 1" long (Photograph 33).
- The sunroom is accessible from both the kitchen and the bathroom, and measures 29' 9" long by 9' 7 3/4" wide at the northern end and 13 9 3/8" at the southern end (Photograph 43). There is a closet in the sunroom of 2' 1 1/2" wide by 4' 1/2" long (Photograph 31).
- Bedroom no. 3 is accessed from the sunroom and measures 12' 1 3/16" by 9' 1 1/2", with a built-in closet of 3' 6 1/2" (photograph 42).

ADORNMENTS AND DOORS 2ND FLOOR: There is little additional adornment to the property, and all the windows and doors have simple exterior frames. There are two interior doorways types using complimentary frames and door styles: The primary, and likely the oldest type has a three step frame, with an inverted cross door, this door type is used in the front half of the property. The secondary type, whilst not part of the original construction are original to rear sections (sundeck, bathroom and bedroom), the frame has two steps in the framing, with doors that have a single lower panel and an upper

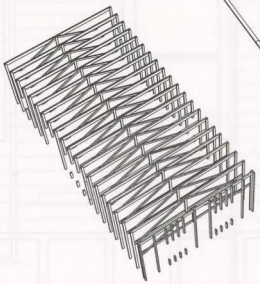
light that almost fits the full top half of the door (Photograph 21), this door type is used for the doorways towards the rear of the property. The third type has the same three step frame as the first, but the door has three horizontal panels and a light in the top third of the door (Photograph 41), this door type is utilized for the main entrance, and the doorway from kitchen to sunroom, likely the original external doors. The property also has interior windows, possibly to aid with relighting the spaces, or potentially suggesting an exterior window at one point. There are two one-over-one-light, double-sashes between the kitchen and the sunroom (Photograph 40), these are the same as the window in the rear bedroom no. 3, and that in the bedroom no. 1 (Photograph 34).

Figure 4: Isometric Drawing of the N. P. Smith Pioneer Hardware Store, 2014.

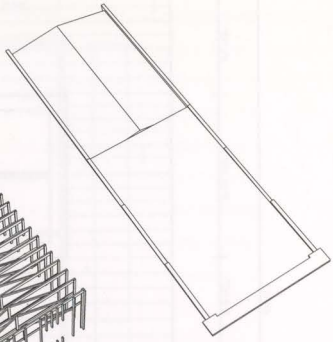




Second Floor Plan



Attic System



Roof Plan

Figure 5: Facade of Smith Pioneer Hardware Store, 2014

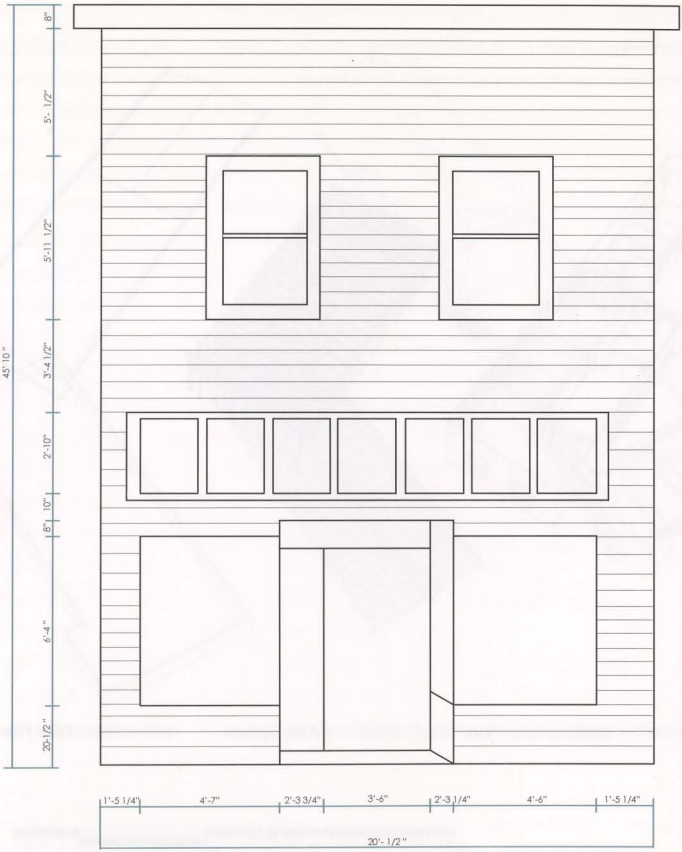


Figure 6: Ground floor interior plan of Smith Pioneer Hardware Store, 2014. Based upon the 1988 drawing of the ground floor, in comparison to the second floor measurements. These numbers are not accurate and are here to allow for a visual understanding of the ground floor of the Smith property.

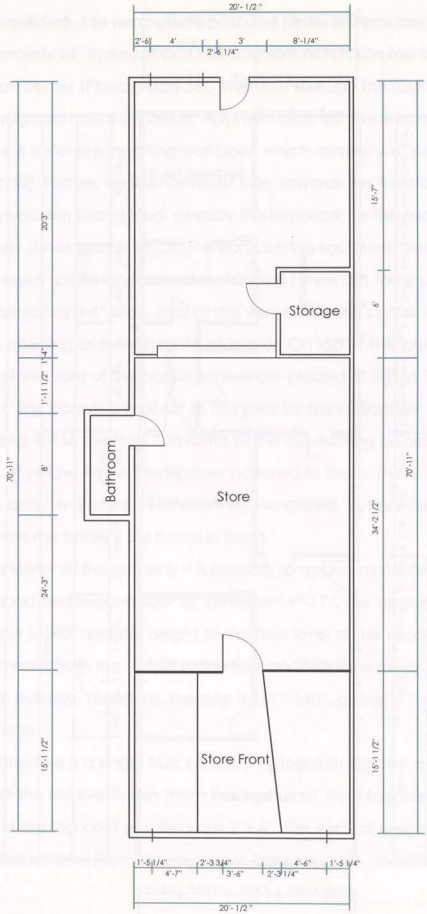
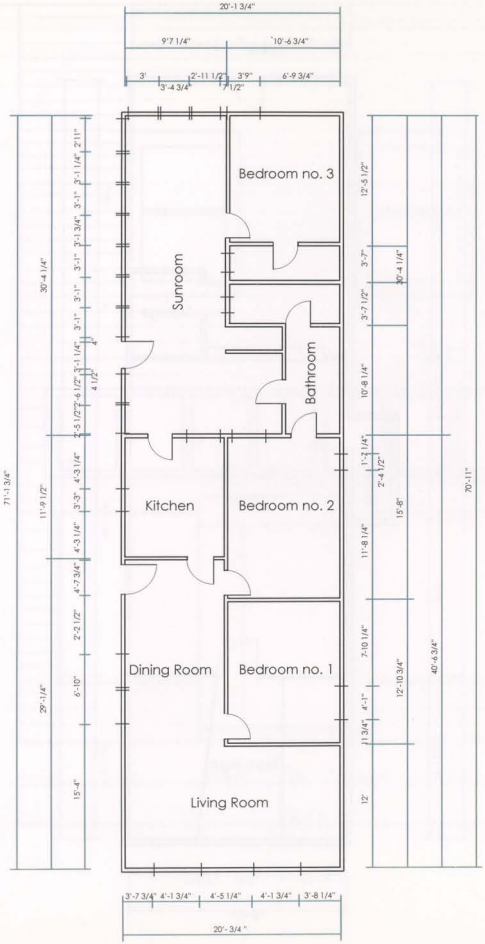


Figure 7: Second floor interior plan of Smith Pioneer Hardware Store, 2014. These measurements are accurate, the different in width and length may have occurred due to the property shifting over the last one hundred years, alternately the interior walls were allowed 5 1/2' and this may not have been consistent throughout the property.



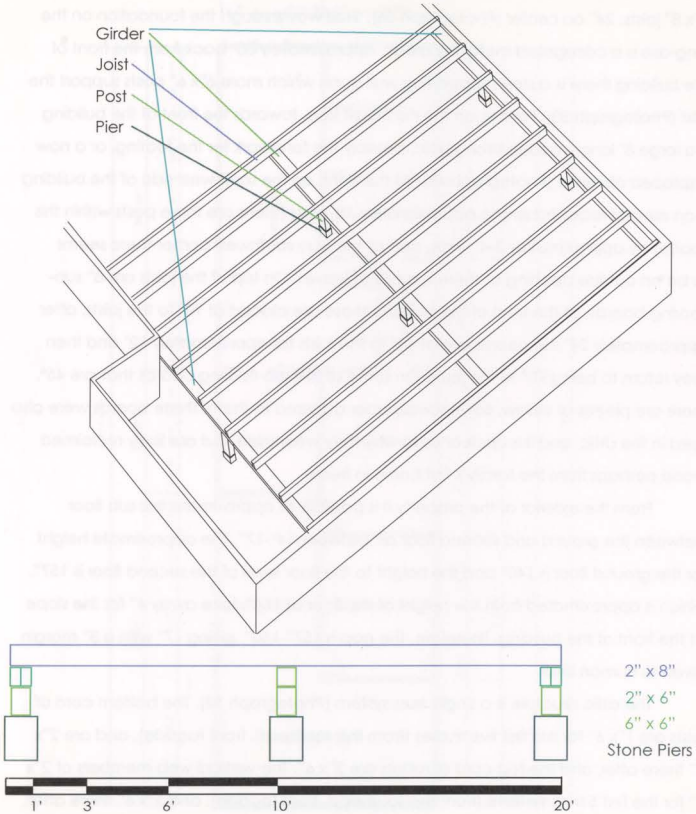
Structural System

The foundation of the building is a composed of brick, tuff-stone, or concrete piers, with wooden, 6"x 6" posts at 6' on center, which support 6"x 6" girders running the length of the building. The two outside post and girder systems are paired 2" x 6" and are approximately 24" in length and use a square notch. On top of the girders run 2"x 8" joists, 24" on center (Photograph 56). Half way through the foundation on the long-axis is a corrugated metal fire break. Approximately 30' back from the front of the building there is a stone supporting wall upon which more 6"x 6" posts support the joist (Photograph 53). Further, on the northeast side, towards the front of the building is a large 8' long wooden strong hold, possibly the formwork for the footing, or a now displaced chimney (Photograph 48). At the front, on the southwest side of the building is an area of recessed space approximately 18' long (there are three posts within this space) by approximately 3-4' wide, and at the very southwest corner there seems to be an outside opening as there is a pile of leaves. On top of the joists are 8" sub-flooring boards, at the front of the building these are placed at 90° to the joists, after approximately 24' the boards are at 45° to the joists for approximately 12' and then they return to being 90° to the joists. On some of the sub-flooring boards that are 45°, there are pieces of yellow, flowery wallpaper adhered to them. These boards were also used in the attic, and it is unclear as to why they were used, but are likely reclaimed wood perhaps from the family's first home in Bend.

From the exterior of the property it is possible to approximate the sub floor between the ground and second floor as between14"-17". The approximate height for the ground floor is 140" and the height to the floor level of the second floor is 157", which is approximated from the height of the floor at 161", take away 4" for the slope at the front of the building. Therefore, the gap is 157"-140", giving 17" with a 3" margin given to human error.

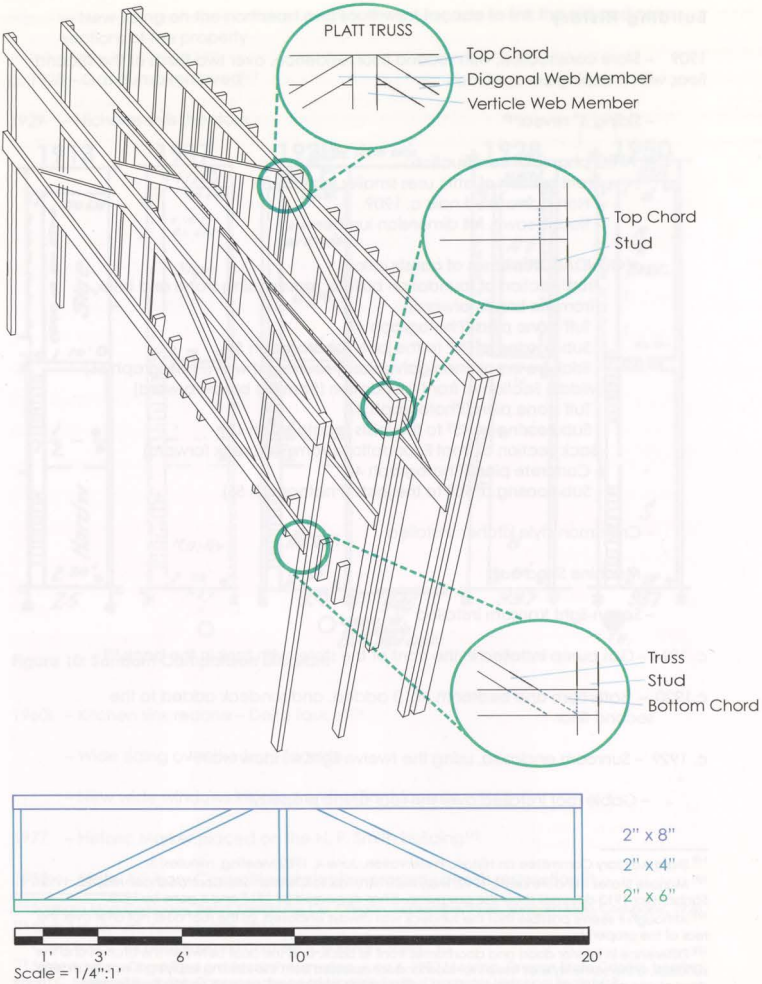
The attic structure is a single truss system (Photograph 58). The bottom cord of joists are 1"x 6" for the first five trusses (from the southeast, front façade), and are 2"x 6" there after, and the top cord of rafters are 2"x 6". The vertical web members of 2"x 4" for the first 5 truss systems (from the southeast, front façade), and 2"x 6" there after.

The sawn cuts are nailed in place with an average of three nails, and it is likely that the truss system uses beveled members to join to the horizontal framing member. The truss joists decrease in height from the front to the rear of the building, at a pitch of 1/12, with each truss system being 2' shorter than the one before from street to alley. The vertical studs are 2"x 4" and are 24" on center, and are nailed to the joists, and rafters.



Scale = 1/4":1'

Figure 8: Foundation System



Scale = 1/4":1'

Figure 9: Attic System

Building History

1909 – Store constructed, with second floor residence, over two-thirds of the second floor, with a sloping parapet roof.

– Siding 6" reveal[169]

– ATTIC phases of construction:
Front section of attic uses smaller joists 1 x 8's
- Non-galvanized nails c. 1909
- Rough sawn, full dimension lumber

– FOUNDATION phases of construction:
Front section of foundation built by mason using stone and brick (from fire break forward)
- Tuff stone piers (Photograph 47)
- Sub-flooring at 90° to the joists (photograph 55)
- Brick fire break (non-galvanized) southwest wall (Photograph 56)
Middle Section of front foundation (from fire break forward)
- Tuff stone piers (Photograph 47)
- Sub-flooring at 45° to the joists (photograph 13)
Back Section of front Foundation (from Fire break forward)
- Concrete piers (Photograph 46)
- Sub-flooring at 90° to the joists (Photograph 56)

– Craftsman style kitchen installed

– Machine Shed built

– Seven-light transom installed

c. 1914 – Gas pump installed in the front of the store, with tank in the back.[170]

c.1920 – Bathroom and bedroom no. 3 added, and sundeck added to the second floor

c. 1929 – Sunroom enclosed, using the twelve-light window wall[171]

– Gable roof installed over the rear of the property[172]

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[169] State Advisory Committee on Historic Preservation. June 4, 1982 Meeting, minutes: 3.

[170] Marjorie States the date being 1912, Marjorie Smith, Talk to Christian Life Contra School. May 22, 1992," 1. Sanborn for 1913 does not show the gas pump, it has appeared by 1917 and is gone by 1928.

[171] Although it seems possible that the sundeck was always enclosed, as the roof does not alter over the rear of the property.

[172] Difference in interior doors and doorframes front to back, and the door between the kitchen and the sundeck, is the same style as the other exterior door assessed from the landing implying it was an exterior door at one point. Further, the horizontal 6" siding on the interior wall, as used on the front façade.

– New siding on the northeast and southwest façade to link the old and new sections of the property

c. 1928 – Gas pump removed[173]

1929 – Nicholas sells the store

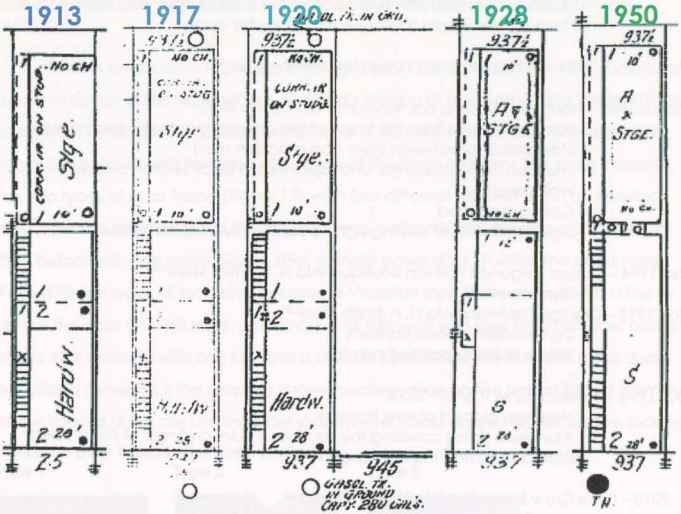

Figure 10: Sanborn Comparison Diagram

1960s – Kitchen sink redone – Delta faucet[174]

– Wide siding over the front façade

– New wide windows installed on the front façade

1977 – Historic Marker placed on the N. P. Smith building[175]

1982 – State Advisory Committee states the property needs restoration[176]

[173] Sanborn Map Company, Bend, Deschutes Co, Oregon. September 1928. Sanborn Map Company, 1928.

[174] Chris Bell, site visit, February 27th, 2014.

[175] Cyndi Pucci, "Nicholas Paul and Cora Bell (Chapman) Smith," 1.

[176] State Advisory Committee on Historic Preservation. June 4, 1982 Meeting, Oregon State Capitol, hearing Room C, Salem, OR. . In the *Correspondence of Marjorie Smith,* Deschutes Historical Society. 3.

September 1st, 1983 – Restoration starts[177]

- Modern wide siding removed to reveal historic siding in excellent shape.
- The historic side trim, top cornice and window sills were in place, replaced the upstairs window top cornice and side frames.
- Store mezzanine windows exposed with the removal of the sign, but replaced and can be removed again if need be.
- Storefront painted with two coats of the original color and trim and fire retardant was applied to conform to City fire code.

March 2nd, 1984 – N. P. Smith listed in the National Register[178]

March 1988 – Northwest Trading co. move into N. P. Smith Store[179]

- Furnace moved from the back of the ground floor to the machine shed
- Stairs installed between store and machine shed
- Wooden ceiling restored, and repainted in back section of store
- Walls repainted
- Ceiling repainted
- Sign installed over existing sign – possibly covering the transom

Jan 1994 – Casual Elegance Fashion Boutique into N. P. Smith Store[180]

- Sign removed

Nov 1995 – Oregon Footwear into N. P. Smith Store[181]

- Sign installed above transom
- Whole building painted purple

Oct 1996 – Bluteal into N. P. Smith Store[182]

- New sign placed above transom
- Aluminum siding covering the southwest side, and rear of the property, colored to match the front façade

c. 2010 – Lone Crow Bungalow into N. P. Smith Store

- New flooring throughout ground floor
- New wooden vertical boards to picture rail installed
- Walls repainted
- Ceiling at the front of the store repainted

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[177] Hamrick, James. James Hamrick to the State Advisory Committee on Historic Preservation, November 22, 1983. . In the *Correspondence of Marjorie Smith*, Deschutes Historical Society: 2.

[178] Marjorie Smith, "National Register of Historic Places Inventory, Nomination Form – N. P. Smith Pioneer Hardware," United States Department of the Interior, National Park Service, 1976, Section 12.

[179] James M. Hamrick, James M. Hamrick to Mr. and Mrs. Olsen, March 7, 1988, In the *Correspondence of Marjorie Smith*, Deschutes Historical Society.

[180] Marti and Ken Rowe, "Application of Sign Permit," City of Bend, Development Services, January 25, 1994, In the *Correspondence of Marjorie Smith*, Deschutes Historical Society.

[181] Kim I. Voos, Kim I. Voos to Mr. Sanders, November 15, 1995, In the *Correspondence of Marjorie Smith*, Deschutes Historical Society.

[182] Deschutes County Historical Landmarks Commission. "Historic Landmarks Commission Review Application." June 27, 1996, In the *Correspondence of Marjorie Smith*, Deschutes Historical Society.

May 7th, 2010 – Marjorie Smith passes away[183]

c. 2010 – Des Chutes Historical Society donated the Smith Store for 25 years
- Garage door installed, to replicate historic door

** Any future assessment and work should both be documented and where possible, look for evidence to help clarify the building history and physical make-up of the building.*

Various conclusions regarding building history can be drawn from the documentation of the fenestrations. By closely looking at and comparing the locations of different types of frames, doors, windows and hardware used, the information can inform the order of additions and alterations at the Smith property. The Smith property has two types of door frame (Figure 12), with four different types of door: an inverted cross paneled door; a light at the top with three horizontal panels below; a larger light than before with one panel below; and, a single panel door. Further, the doors have three different types of lock; one decorative Victorian style lock surround with a key to unlock the door on both sides; one simple lock surround with keys on either side; and a simple lock surround with one key and a knob to open. The way in which these doors are utilized throughout the property implies consideration on the part of Nicholas Smith, as the internal doors are use the older style inverted cross doors with decorative locking

Figure 11: Door Types in the Smith Property

Type 1 **Type 2** **Type 3**

[183] U.S., Social Security Death Index, 1935-Current [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2011, (accessed December 10th 2013).

DOORS

Estimated Dates	Frame	Door	Lock/Hardware
1909-1920	Frame type 1	Cross	Decorative lock
1909-1950	Frame type 2	Light w/ 3 panels	2 keys lock
1920-1950		Light w/ 1 panel	1 key lock
1929-1950		1 panel	

LIGHTING

Estimated Dates	Switch type
1879-1930	Switch on bulb
1910-1960	Switch on bulb and wall
1915-Present	Switch on wall
1920-Present	Switch on wall

WINDOWS

Estimated Dates	Frame	Window
1909-1912	Frame type 1	Sash Peg
1909-1920	Frame type 2	Sash Cord
1920-1950	Frame type 3	Casement
1929-1950		Fixed

Unconfirmed Frame
Confirmed Frame
Door
Window
Hardware
Lighting
(A) Window Type as in Figure 20

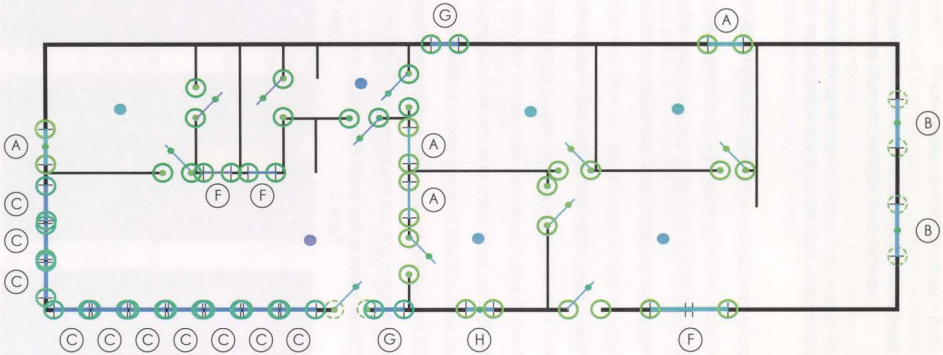


Figure 12: Hardware Map, 1909 - 1950

Figure 13: Window Types in the Smith Property

Sash Cord **Sash Peg**

systems gives an appearance of sophistication to the space. Further, the hinges used on the doors speak to the date of their installation. There are two types of hinges used in the property, one older dating to c. 1909 and a second dating to c. 1930 that are machine made. However, the hinges cause some confusion as only one of the doors,

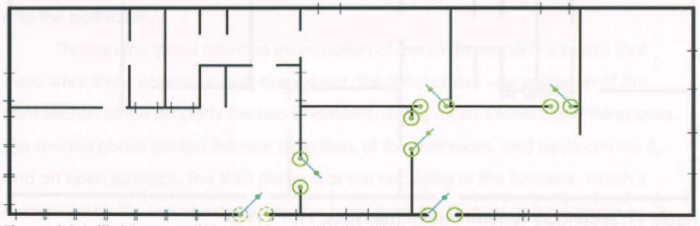


Figure 14: Initial Door and Frame Types, 1909 - 1920.

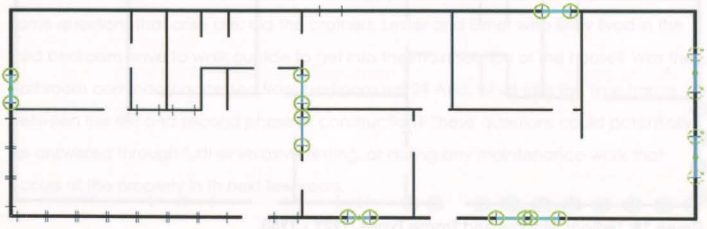


Figure 15: Initial Window and Frame Types, 1909-1920

that separating the bathroom and sunroom utilizes the newer hinge. This could be explained because Nicholas owned a hardware store, and is likely to have had an abundance of the older style hinges, and it was only when he enclosed the sunroom c. 1929 that the new hinge was needed, likely to replace an older, original hinge.

The property has three different types of window frame (Figure 19): one large width frame with a single scroll on the interior side; one small width frame with scrolls on

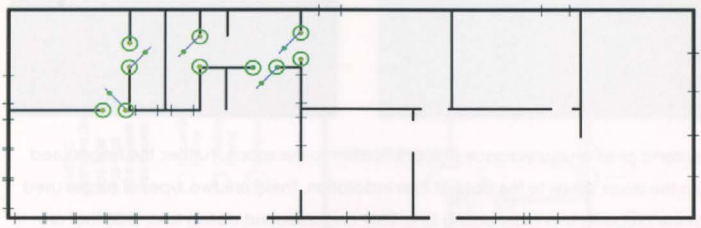


Figure 16: Secondary Door and Frame Types, 1909 - 1950.

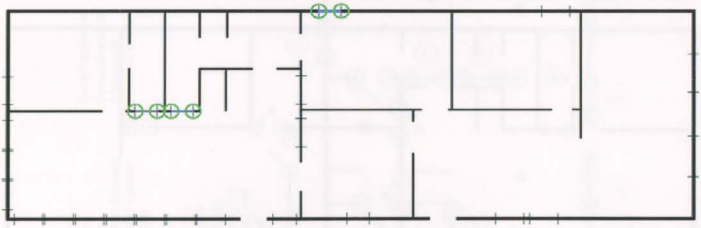


Figure 17: Secondary Window and Frame Types, 1909 - 1950.

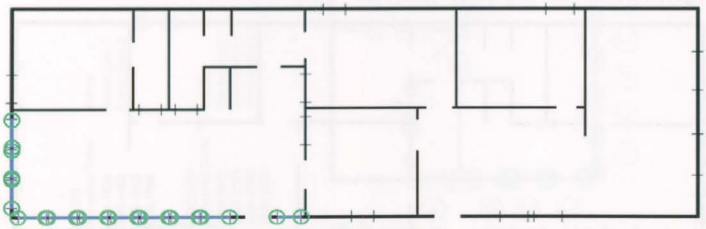


Figure 18: Tertiary Window and Frame Types, 1929 - 1950.

both sides; and one simple fixed frame. There are four window types opeing system in the property (Figure 13, for two types): sash peg, utilized in the private spaces such as the bedrooms, and sash cord used in the public spaces. It is possible that these types were installed at the same time, but the thrifty Nicholas Smith used the more modest system in the private rooms. Further, there are fixed windows in the sunroom, which date to when the sunroom was enclosed c. 1929 (Figure 20, for the different window types).

Finally, the lighting gives an opportunity to understand the development of the Smith property. There are four types of lighting systems in the property. The first type has the light switch on the bulb casing hanging from the ceiling. This is likely the oldest and original lighting in the property. As this style references the older still gas lights, which commonly had the switch near to, or on the light source. The second type is slightly more modern and has a switch on the wall, as well as the bulb casing, which would have been more expensive to install. This was used in the public areas of the property, much like the sash cord windows. The third and fourth types both utilize single wall switches for the light, and are used in the most recently adapted areas, the sunroom and the bathroom.

Through this detail oriented examination of the Smith property is seems that there were three phases or work carried out. The initial phase was made up of the front section of the property the two bedrooms, dining room, kitchen, and living area. The second phase added the rear extension, of the bathroom, and bedroom no. 3, and an open sundeck. The third phase was the enclosing of the sundeck, which is evidenced by the use of exterior window types from the kitchen and bedroom no. 2 into the sundeck, as well as the exterior door type used from the kitchen to sundeck. Some questions that arise are: did the brothers, Lester and Elmer who likely lived in the third bedroom have to walk outside to get into the main section of the house? Was the bathroom commonly accessed from bedroom no. 2? And, what was the time frame between the first and second phase of construction? These questions could potentially be answered through further invasive testing, or during any maintenance work that occurs at the property in th next few years.

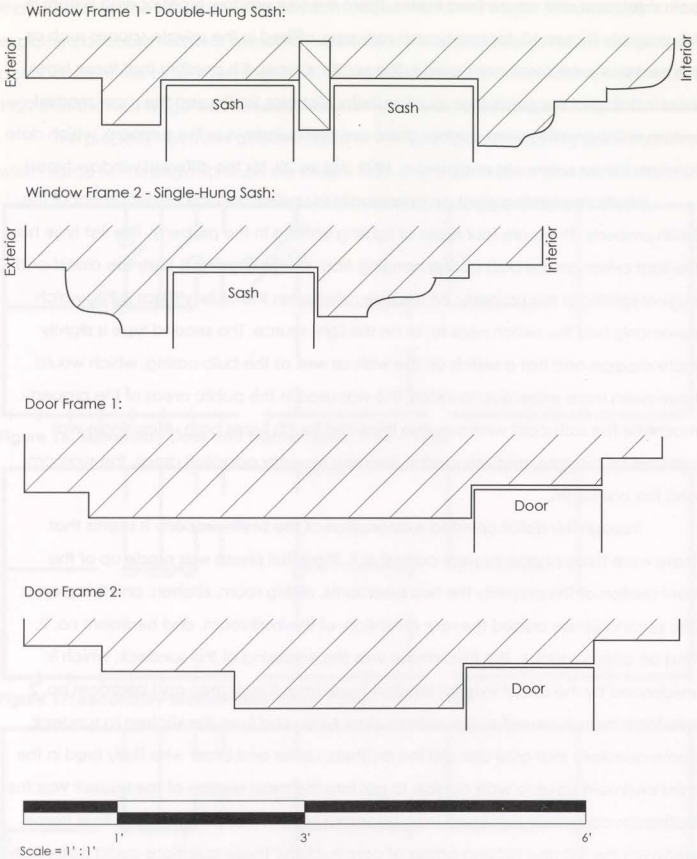
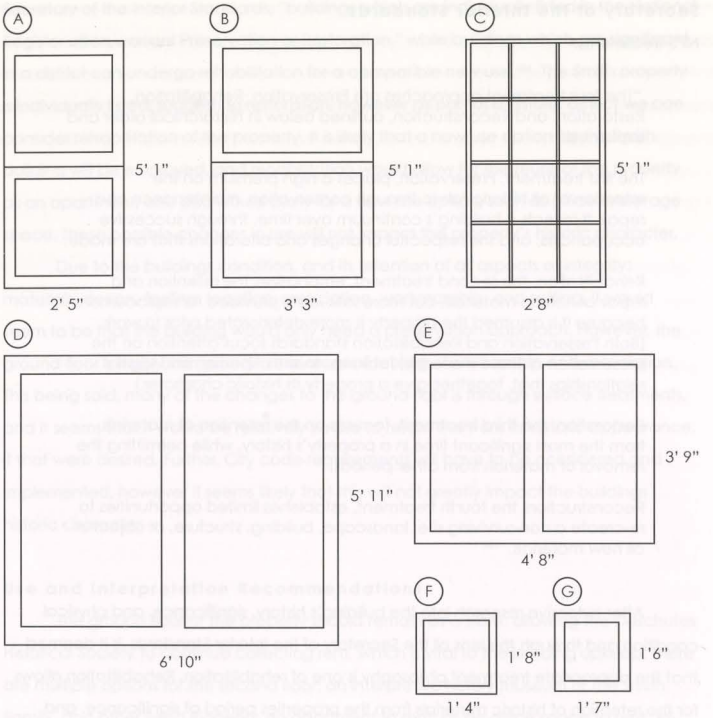


Figure 19: Plan View of Window and Door Wood Frames in the N. P. Smith Property



Mark	No.	Rough Opening	Type	Material	Glazing
A	4	5' 1" x 2' 5"	Double-hung	Wood	Single
B	2	5' 1" x 3' 3"	Double-hung	Wood	Single
C	10	5' 1" x 2' 8"	Fixed	Wood	Single
D	1	5' 11" x 6' 10"	Fixed	Wood	Single
E	1	3' 9" x 4' 8"	Fixed	Wood	Single
F	2	1' 6" x 1' 7"	Casement	Wood	Single
G	1	1'8" x 1'4"	Slide	Wood	Single
H	1	2' 8" x 2' 2"	Double-hung	Wood	Single

1' 3' 6'

Scale = 1/2" : 1'

Figure 20: Window Schedule for the N. P. Smith Property

Secretary of the Interior Standards

NPS Treatments:

> "The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:
>
> The first treatment, Preservation, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
>
> Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)
>
> Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
>
> Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials."[184]

After extensive research into the building's history, significance, and physical condition and through the lens of the Secretary of the Interior Standards, is it deemed that the appropriate treatment philosophy is one of rehabilitation. Rehabilitation allows for the retention of historic materials from the properties period of significance, and accepts, when necessary, the removal of material from other periods.[185] This will enable the owner, Deschutes Historical Society, to restore the property and allow the building to have a future use, whilst being fiscally sustainable.

The rehabilitation of the N. P. Smith Pioneer Hardware Store will allow for its continued use in the future, and is an acceptable course of action as discussed in the

---

[184] Secretary of the Interior Standards, "Introduction, Choosing an Appropriate Treatment for the Historic Building," Secretary or Interior Standards: Washington D.C. http://www.nps.gov/hps/tps/standguide/overview/choose_treat.htm accessed March 10th 2014.

[185] Secretary of the Interior Standards, "Introduction, Choosing an Appropriate Treatment for the Historic Building,"

Secretary of the Interior Standards, "buildings which are individually listed in the National Register often warrant Preservation or Restoration," while buildings which are significant in a district can undergo rehabilitation for a compatible new use.[186] The Smith property is individually listed, suggesting restoration, however as part of a historic district we can consider rehabilitation of the property. It is likely that a new use option for the Smith building will be employed, and rehabilitation would allow for the reuse of the property as an apartment, and also would allow for a new use option, such as office or storage space. These possible changes in use will not impact the property's historic character.

Due to the buildings condition, and its retention of all aspects of integrity: materials, design, feeling, location, association, workmanship, and setting, it would seem to be that the building would only need a preservation approach. However, the ground floor is highly comprised in the areas of feeling, workmanship and association. This being said, many of the changes to the ground floor is through surface treatments, and it seems that it would be relatively simple to return the store its historic appearance, if that were desired. Further, City code requirements will have to be considered and implemented, however it seems likely that this will not greatly impact the buildings historic character.

Use and Interpretation Recommendations

The ground floor of the property should remain as a store, allowing the Deschutes Historical Society to continue collecting rent, which is vital to the building upkeep. There are multiple options for the second floor: an interpretive history museum of the Smith Family, and other Bend Pioneers; an apartment to rent; or, an office space to rent. All these options are feasible given the mixed use zoning of Wall Street.[187]

Museum:

As a preservation model for the past century and a half, historic houses have been made into house museums. This is an option for the N. P. Smith Store, restoring

[186] Secretary of the Interior Standards, "Introduction, Choosing an Appropriate Treatment for the Historic Building."

[187] City of Bend, "Bend Zoning Map," (Bend, OR: City of Bend, 2014), accessed April 9th, 2014, v:/publicmaps/zoningmap.

the interior to show the development of time and use in the building, and interpretive material to show how the growth of the family, economic situations, and building material types influenced the development of the property. However, the Deschutes Historical Society already has a history museum and a primary problem with having another, is the cost of site supervision versus the amount of visitors the property would receive. Further, the Des Chutes Historical Museum is already telling the essential stories of the area, and whilst the Smith story is an important one to share with the public, the current museum already discusses "how and why the town is different today,"[188] and demonstrates the narratives of the area, and displays this information in an educational way, all of which create the foundation of successful history museums. There is one key benefit of utilizing the space as history museum, or interpretive site, "home is a universal experience and all visitors, to some degree, bring to every historic house their own understanding of house and home."[189]

In order for the Smith Store to be successfully utilized as an interpretive site or secondary museum, the history would have to be constructed in a "new and unexpected way."[190] Bend does not have a house museum, and with the large amount of tourism the area sees, it seems feasible that the economic environment may be able to support a second history museum. However, history museums are a difficult thing to re-imagine, especially on a budget. Therefore, an alternate option for reusing the building could be to stabilize the environment, and use it as secondary storage for the main museum. However, it seems important to offer the public an interpretation of the family who lived above the store, and this could be done through interpretive texts outside the building, or through an exhibition held at the museum.

PROS
Interpretive center for Bend
Include storage for the Deschutes Historical Museum
A variable source of income

---

[188] Elizabeth Vallance, "Local History, 'Old Things to Look At,' and a Sculptor's Vision: Exploring Local Museums through Curriculum Theory," in *Defining Memory: Local Museums and the Construction of History in America's Changing Communities," ed.* Amy K. Levin, (Lanham, MD: AltaMira Press, 2007) 28.

[189] Margaret Piatt, "Engaging Visitors Through Effective Communication," in *Interpreting Historic House Museums,* ed. Jessica Foy Donnelly, (Lanham, MD: AltaMira Press, 2002), 231.

[190] Eric Sandweiss, "Cities, Museums, and City Museums," in *Defining Memory: Local Museums and the Construction of History in America's Changing Communities," ed.* Amy K. Levin, (Lanham, MD: AltaMira Press, 2007), 218.

CONS
Code upgrades for museum use
Close to the existing Des Chutes Historical Museum
Maintenance + Staffing
Building and developing interpretive components for the downstairs, as would retain its current use as a store

REQUIREMENTS
Installation of exhibition cases
Installation of lighting for exhibition standards
Rehabilitation of the bathroom from public use
Restore the kitchen and other areas
Create environmental stability

Apartment:

On account of the historic use of the second floor it seems that an apartment is the more feasible and logical use of the second floor. However, like the museum option, code requirements for continued use would come into play. This is feasible in two ways. Firstly, for the Deschutes Historical Society to fund the rehabilitation independently, thus reaping the rewards of monthly or annual income from a tenants. Alternately, the property could be granted on a long-term lease to a for-profit entity for an adaptive reuse, this fits with either the apartment plan, or the office (discussed next). This is beneficial as the historical society would remain as the title holder, and thus their mandate of preservation could be retained within the leasing contract.[191] However, an issue with a long-term lease to an intermediary party could arise given the specific character defining interior features of the property. For example, the kitchen would have to be retained, as would the craftsman style room divide and the overall layout, and interior wall placement.

PROS
Authentic reuse of a "shop-house"
Higher source of income (vs. museum)
Located in downtown Bend, thus desirable
Possibility of rear parking (consider returning part of the garage to the use)

CONS
Maintenance
Need a full rehabilitation of the bathroom
Restoration of the kitchen

[191] Donna Ann-Harris, *New Solutions for House Museums: Ensuring the Long-term Preservation of America's Historic Houses,* (Lanham, MD: AltaMira Press, 2007), 91.

REQUIREMENTS
Restore/upgrading utilities: electric, telephone, radio, water, sewer, heat
Re-wire and re-plumb
Revisit and possibly restore windows
Pending code analysis, necessary structural improvements
Potentially upgrading of bathroom and kitchen facilities

Office:

To create an office space on the second floor, would alleviate some code requirements, as the building would not be in continual use. However, it would be more difficult to retain the historic character of the space given the change in use. This could be mitigated as the kitchen could remain, possibly giving the renter an added benefit of a domestic space. Further, the bathroom should remain in its location, but because it is not original to the property, it can be upgraded. The original fabric of the second for should remain such as, preserving the finishes, and room layout.

PROS
Higher source of income (vs. museum)
Located in downtown Bend, thus likely strong rental options
Possibility of rear parking (consider returning part of the garage to the use)
Part-time use

CONS
Not historic use
Maintenance
Need a full rehabilitation of the bathroom
Restoration of the kitchen

REQUIREMENTS
Upgrading Utilities: electric, telephone, radio, water, sewer, heat
Re-wire and re-plumb
Updating/revisiting windows
Potential structural improvements pending City code

Difficulty of Assessing the Building

The investigation of the N. P. Smith store was hindered in a number of ways, which are key to the completion of a full HRS.

Firstly, due to the close proximity of the building to the north of the property, investigation of the siding was highly limited, and the condition of the siding lower than five feet down from the roof was difficult to gauge. Further, this meant that a full understanding of building history, specifically the suspected rear addition of the bathroom, bedroom no. 3 and sundeck could not be confirmed. Therefore, it is important that during any removal of siding on the northeast, or any other sides that a preservation specialist be present to confirm or deny the rear addition and also gather any further information, such as construction method and condition of the structural integrity.

Secondly, access to the crawl space was difficult, and could only be conducted for short periods of time due to the on-going business, and attempt to limit its disruption. Moreover, an investigative study of the framing method through invasive spot testing, which would lead to a greater understanding of the structural and systems integrity of the building, could not be completed. Third, the intact nature of the interior of the second floor, much like the ground floor, meant that structural assessments could not be made, nor the condition of the structure completed. In the future, the evaluations layout out below will need to be completed and supervised by preservation specialists.

Future Evaluation

The following studies will require further analysis:

Structural Integrity Study

Currently, the structural integrity of the building is unknown. The foundation is in a good condition, but lacking shims on some of the posts, and the post and pier system is not tied to the earth. However, the property has stood for over 100 years in this condition, and is likely to remain so for a while longer. This uncertainty is the main reason for a study of the structural integrity, and further plans for any stabilization devised.

Seismic Stability

As discussed above, the foundation is not tied to the earth, and it is likely that the walls of the property are only tied together through the rafter and joist member.

Given the ever growing increase in earthquakes, it would be prudent to conduct an evaluation of the seismic stability of the property and consider installing further foundation supports in a manner that would tie the building together.

Flashing Study of the Parapet, and Roof Condition

The flashing surrounding the parapet causes some concern, as there seems to be weak areas in which the weather envelope of the property might be hindered. Further, it has been stated by Mark Aschoff, owner of Bend Quality Roofing, that the whole roof will need to be replaced in the summer of 2014, given the five layers of roofing, and the holes that have been caused over the past year through vandalism. The building code in Bend states that only three layers of roofing may be utilized, and thus a full tear-up of the existing roof will be needed.

> "A roof inspection of the Smith Building was completed in March 2014 by Mark Aschoff (Mark's Contracting LLC). The main two-storied structure (eastern portion) has a flat roof, the rear single story portion of the structure has a sloped composition roof. The flat portion of the roof has five layers of roofing and has passed it's usable life. The roof will need to be stripped down to bare sheathing. A boom truck (access via Wall Street) will be required to remove the existing roofing and to load the replacement material. The sloped composition roof also has at least four layers of roofing and will need to be stripped back to the roof decking (access via the alley to the west of the structure). The composition sloped roof has also passed its usable life span. The condition of the roof sheathing on both portions of roof cannot be determined until the roof covering(s) have been removed. A contingency fund will be needed in the event that the roof sheathing and/or framing is in need of repairs. The reroofing proposals do not include any funding for structural repairs. Structural repairs will need to be coordinated between the roofer and a Licensed General Contractor as the condition of the roof structure becomes known. Roofing will take approximately one week per section (two weeks total - not inluding any needed structural repairs). The project should be carried-out during the dry summer months."[192]

It would seem as though any repairs to the parapet flashing and the re-roofing of the property should be completed together, with care taken to preserve the historic

[192] Pete Cecil, email correspondance, Pete Cecil to Kelly Cannon-Miller, March 25th, 2014.

nature of the parapet as it was restored, in 1984. Further, roofing considerations for the best possible roofing type should be made to ensure the longevity of the property.

Windows

The largest concern regarding the windows of the property is for those twelve-light windows around the rear sunroom. These windows are in bad condition and threaten the weather envelope of the property. While, the windows are not an original part of the property's construction, they were built during the period of significance, as it was constructed and likely designed by Nicholas Smith. Therefore, the windows should be evaluated more closely to study the condition of the frames, lights, and surrounds and repaired where necessary. The remaining windows in the property seem to be in good condition, however, further study of the two windows in the front façade should be completed as they are not historic and do not resemble the original, taller Victorian-era windows. Although an effort was made in 1984 to restore the front windows to their original appearance, the replacement of the current windows to fill that space do not resemble the historic ones. It seems that the windows in bedroom no. 1 and no. 3 are historic and are likely to have been the same as those on the front facade. Replacement of the front windows should be considered for the rehabilitation of the property to its historical appearance, from the outside. Finally, the remaining windows should be assessed with consideration for the weather envelope of the property and their historic appearance. Storm windows could be easily constructed for the windows on the inside to create a more weather efficient system without compromising the exterior design integrity.

*Guidance: *Use NPS Preservation Briefs: 9 The Repair of Historic Wooden Windows*

Investigative study into the siding

Currently, there are three types of siding on the property. Over the southwest and northwest elevation there is aluminum siding that should be taken away and a study of the siding underneath completed. If the historic siding is present on these elevations then an attempt to restore or replace in-kind should be made. A second

layer of siding on the front elevation was removed in 1984 to reveal the historic siding, which was restored, repaired and repainted. The siding on the northeast side seems to differ from that on the front, and this is likely to have occurred when the bathroom, bedroom no. 3, and sundeck were completed. The current siding is likely in poor condition over the whole façade, but it is currently difficult to assess the siding given the proximity of the building to the north of the Smith store, just 6" away. Due to the siding being replaced in order for the continued development and growth of the property by Nicholas Smith and his family, it should be considered that this siding be repaired and replaced in-kind, and further, the siding on the southwest and northwest be replaced with this style, as it is likely that with the rear addition the siding of these three sides were redone, and completed with the same siding. However, equally possible given the thrifty nature of the Smith family, is that siding was inter-weaved with the existing siding to cover the rear proportion of the building, and if that is the case then repair and replacement of the siding in this way should be completed, to show the development of the property.

**Use NPS Preservation Briefs: 16 The Use of Substitute Materials on Historic Building Exteriors*

Exterior Finishing

The historic color of the building is entirely unknown at present, there is no color pigment visible on the northwest elevation, and the front façade was repainted in 1984, prior to which the whole building had been painted purple. Investigation into the historic color of the siding should be completed, and then the siding restored to that appearance.

**Use NPS Preservation Briefs: 16 The use of Substitute Materials on Historic Building Exteriors*

Electrical Study

Once the property's weather envelope and structural stability is ensured, an evaluation of the electrical system should be completed. There are various phases of

electrical system installation throughout the second floor, and it seems that these were often done on a budget. In order for the property to be rehabilitated, the electrical system would need upgrading, and the addition of new sockets may be required dependent upon future use.

Plumbing System

As seen in the foundation, the plumbing system has been reworked to include a bathroom on the ground floor. Further, the plumbing for the second floor is not working and would need to be in order to reuse the space. A full investigation of how the water and sewage works must be completed in order to rehabilitate the property, discuss with a civil engineer and or a utility specialist. See Appendix E for plumbing options as they are currently known by Pete Cecil.

> "The Smith Building developed a blocked sewer pipe during the cold weather of February 2014. This structure has had a history of sewer issues in the past. The apartment toilet is not currently in use. The cast iron sewer line runs east - west. It runs approximately ninety feet beneath the building. It runs parallel to and is located near the south exterior wall. There is a clean out located at the crawl space access (mid span) and another at the apron to the garage (approximately two feet west of the garage door). The sewer line runs underneath the garage floor slab and then daylights into the buildings crawl space. The main city sewerline is located beneath the ally at the rear (west end) of the structure. It runs north - south and flows to the north.
>
> Two years ago we replaced the downstairs toilet (Value Plumbing) with a better designed low flow toilet, this seemed to improve things for a time. The 2014 blockage was found to be approximately five feet east of the walk through garage door. Snaking the pipe (Abe Jones Plumbing) had no effect. A hydro jet (American Rooter) managed to remove the blockage and restore function of the system. A video inspection (American Rooter) showed that there is a fifteen foot long sag in the sewer line (approximately 2-3" off of grade). This sag is located approximately five feet east of the walk through garage door and extends fifteen feet further to the east. This sag creates a water filled blockage that traps solids between the toilet and the sag. In effect this creates a mini septic tank within the drain line."[193]

[193] Pete Cecil, email correspondance, Pete Cecil to Kelly Cannon-Miller, March 25th, 2014.

Paint color, interior and exterior

As discussed above in the siding investigation, the paint color should be determined. Further study of the interior of the first and second floor finishes and paint color should be completed in order to return the property to its historical appearance. However, consideration of its reuse should be made and although returning the property's interior to the historic color would be ideal it may not the best option for the reuse, as if the property were to be used as an office or apartment, the color may not align with modern aesthetics

Box Structure under the Ground Floor

In the front of the foundation to the north there is a box structure, which is of unknown purpose. Investigation into this may prove interesting and insightful as to the construction of the property and the installation of a chimney. The purpose for this box structure is currently unknown.

Recommended Preservation Actions

WEATHER ENVELOPE: ROOF/SIDING

Existing Conditions:
- Current roof has 5 layers of roofing membrane, which currently leaks in places.
- Aluminum siding on the southwest and northwest elevations.
- 7" reveal, untreated siding on the northeast façade, which has large amounts of weathering, causing the boards to curve, and split. Moreover, the siding cannot be assessed, as the building to the north of N. P. Smith is 6" away.

Proposed Actions:
- Return to historic 6" wood siding as on the front facade– repair as necessary
- Paint analysis
- Paint the siding
- Flashing study and repair done, if the flashing is in a good condition, consider cleaning up the roofing putty
- Tear up and re-roof

WINDOWS/DOORS

Existing Condition:
- Twelve-light windows in the rear are in poor conditions, the paint is cracking, the wood

seems to have shrunk over time causing gaps.
- The first door off the landing is in good condition.
- The second door off the landing is inoperable.

Proposed Actions:
- Assess all windows, then repair or restore or replace in-kind.
- The existing windows need to be cleaned, and the glazing putty removed from lights and frames and redone.
- Windows should be weatherized using weather stripping to tighten the seal around the perimeter of each window.
- Coping on the top of the window surrounds
- Clean and consider new locks on the front door, to increase security.
- A full assessment of the second door needs to be made, with likely repairs or replace of the door and/or frame.

EXTERIOR STAIRS

Existing Conditions:
- Stairs are stable, but some boards are decaying, and some nails are protruding.

Proposed Actions:
- Stairs – repair in-kind, treat the wood (prime and paint) before installation allowing for a longer life span of the wooden members.

INTERIOR GROUND FLOOR

Existing Conditions:
- The interior has been re-finished with 8' high vertical boards that are removable
- On top of the joists are three layers of boards with a synthetic material possibly an insulting layer covering them.
- New ceiling tiles have been installed in the front half of the store, while the historic 8" boards remain in the back.

Proposed Actions:
- Investigative study of the pressed metal ceiling, and if the pressed metal is present consider removal of the ceiling tiles to return to the historic appearance. However, it seems likely that the boards used in the rear run through the front of the store, in which case consider re-exposing these boards.

INTERIOR SECOND FLOOR

Existing Conditions:
- Deformities/slope in the sunroom flooring does not matter as long as it is stable; the slope was likely to drain the sundeck.
- Light fittings are in all room, in most cases the blub hangs on the wire in the center of the room, there is a variety of switches, some rope pulls from the wire, or switches on the blub holder, or light switches on the walls.

- No visible heating in any room, currently space heaters are being used.
- There are two layers of flooring on top of 8" tongue and groove boards: linoleum/Vinyl or an insulator, then carpet in all rooms but the kitchen and bathroom, which just have the linoleum.

Proposed Actions:
- Structural study of the sundeck area should be completed
- Investigate historic or compatible lighting options.
- Consider heating options for all rooms

FOUNDATION
Existing Conditions:
- Relatively clean and dry, no obvious vermin or leaks
- Adequate accessibility
- Array of modifications – HVAC, electrical, insulation, waste disposal/plumbing
- The footings are not connected, however the building has stood for over 100 years in this condition, but is perhaps a modern-day engineering concern.

Proposed Actions:
- Shim as necessary over time although the columns are not troubling.
- Install new columns with metal braces as needed.
- No designed ventilation

- Vapor barrier 6mm sheet covering the dirt – code requires it and would allow for clean air to circulate through the building.
- Seismic study completed to look at the post and pier system.

ATTIC

Existing Conditions:
- Joists, trusses, rafters and studs are held in place with three nails.
- There doesn't seem to be any notching in the system.

Proposed Actions:
- Heat pump, single unit help cool the property – ductless heating
- Possibly bolt the structure

MACHINE SHED

Existing Condition:
- Painted to match the rest of the property
- Original 8" boards in the rear of the machine shed
- Effort made to match the garage door (c. 2010)
- Restored to historic appearance in time (10-20 year range) – currently 1980s

Proposed Actions:
- Investigative study to the siding, and repair or replace the historic siding in-kind

- Consider the removal of the wooden chimney, as not historic or in use

Preservation Objectives and Preservation Plan

Introduction:

The N. P. Smith Pioneer Hardware Store offers a unique opportunity for the rehabilitation of a historic property in Bend's commercial downtown. The property is the oldest, extent, wood-frame building in the downtown, and is an excellent example of a two-part block in a pioneer settlement style. The building demonstrates simplistic design through the structure and aesthetic detailing, characteristic of the style in the area at the turn of the twentieth century.

This chapter identifies character defining features and guidance on retaining and rehabilitating them in compliance with the Secretary of Interior's Standards for Rehabilitation. Recommendations are also provided to help guide efforts in the stabilizing and protecting of the site from further deteriorations. It also specifies elements that are not of historical or architectural importance that can be changed

to accommodate new development in the reuse of the building and that meet the Secretary of the Interior's Standards.

Elements to Preserve:

In order to prolong the useful life of the historic building, contemporary materials may be used to reinforce historic structural systems, and yet should be physically and visually compatible with historic materials and features. Any use of contemporary materials will need to be clearly documented to provide accurate information in future research and project work.

EXTERIOR:

Additions:

The Smith property has two contributing resources, the main building and the machine shed. There was an addition made by Smith of the second floor sundeck, which was later enclosed. The addition indicates cultural developments in residential

space with the inclusion of a bathroom, and extra bedroom. The addition was finished with materials common in the 1920's - 30's and any restoration to this space should retain these materials in order to help define it as a later addition.

Envelope:

The 6" reveal siding is historic to the property and was locally produced, therefore it is a contributing element to the property as a result of its time and place. Overall, the condition of the envelope is good on the front façade. However, for purposes of historical accuracy, the aluminum siding on the southwest and northwest should be removed, and the siding below repaired/replaced in kind. It seems likely that these sides use the 7" reveal tongue and groove seen on the northeast façade of the building. After repair, and any needed replacement, scheduled maintenance of painting and gentle cleaning of the building should occur.

Roof:

The sloping roof at the front of the property is in a poor condition and frequently leaks after substantial rain or snow fall. This should be replaced with a material that is sensitive to the historical appearance of the building, as well as the flashing. However, the primary purpose of the roof is to preserve the building, rather than to return the roof to its historic appearance. The on-going maintenance of the roof is an integral part of the overall preservation and stabilization of the property.

Windows and Doors Second Floor:

The windows are an intrinsic characteristic of the Smith property. It is important that the windows in the rear of the building be restored, allowing the interior of the property to be protected from the elements. Further, it would be preferable for the front windows to be replaced with narrower windows, to more closely resemble the original Victorian-era windows, which would restore the front façade to a more accurate representation of it's historical appearance. The front door appears in good condition, but the installation of a new locking system would allow for added security, without

compromising the historic integrity of the door. The second door (along with the twelve-light windows), is a high priority for preservation, and after an assessment of its condition will likely require repair and restoration.

Stairs:

The stairs are in their historic location, and are possibly original. It is important to complete a survey of the stability of the stairs, and to restore and repair any steps that have been affected by the weather. Along with a proactive approach toward their physical preservation, and perhaps the addition of sand into the paint to provide better purchase without compromising the look and feel of the steps.

INTERIOR SPACES:

Depending on the selected use for the building, it will be important to preserve the original residential layout and "feel," while sensitively designing for modern or alternative needs. Various life safety and code requirements must be satisfied. The degree of finish desired will also be determined by the intended use.

Floors, Walls and Trim:

The interior finishes, including wall and ceiling materials and trim, have all been re-painted over time. It would be preferable to return them to their historic color after an investigation of paint color. Of the interior spaces, the kitchen may still retain it historic color, and should this be the case, it should be retained. Furthermore, the craftsman style arch between the dining room and sitting room should be preserved as an original feature of the interior, as should the 7" high boards in many of the rooms. The doors and interior windows are all likely to be from the period of significance and should be preserved to retain the original historic fabric of the interior spaces, and as a reflection of the development of the residence.

Built-in Features:

There are several built-in features in the house including closets in bedroom no.

1 and no. 3, and also in the bathroom. The kitchen is built-in, as well as the surround underneath the windows in the sunroom. Saving these features should not inhibit the reuse of the spaces, but could likely be incorporated into any reuse plan, as they provide needed storage and act as a reminder of the historic use.

Ground Floor:

The ground floor houses the Lone Crow Bungalow, which is presently the only income generating part of the property. In the future, a study of the ground floor should be completed and the area potentially restored to more closely resemble its historic store appearance.

MACHINE SHED:

The machine shed is a contributing historical resource for the Smith property and should be remain intact. However, the current use as a storage area for the shop on the ground floor is aligned with its historic use. Currently, the machine shed is stable and could be considered for preservation in the future. If the current tenant of the ground floor were to leave, it seems highly likely that the area would again be rented to a store; in this case the machine shed could remain as a storage area. If a different use for the ground floor was planned, perhaps the area could be rehabilitated to create a storage space for the Deschutes Historical Society.

Immediate Stabilization Plan

It is important to stabilize the weather envelop of the property, as without this the integrity and stability of the property is at risk. The following items can be addressed in any order, however, it is important that they be improved prior to the next winter, in 2014/2015.

ROOF: re-roof, and possibly replace flashing to the historic appearance.

WINDOWS: priority given to the sunroom twelve-light windows, and second door.

SIDING: on the northwest elevation, at the very least treat the wood and repair any holes in the siding.

Conclusion

Through the completion of this document: Historical Context Statement for Bend, OR; Smith family history; and, the Historic Structures Report, the aim has been to contextualize the N. P. Smith Pioneer Hardware Store and it's owners. Further, it considers the current condition of the property, and how it can be preserved in the future.

After extensive archival and field research, this property has proven to have great merit and being a true diamond in the rough. Whilst the list of surveys to be carried out on this property is extensive, the facts remain the same – work done by qualified professionals has to be done to preserve this property for the future. The short-term and possibly the most appealing option, is to do what is necessary to stabilize the property including; reroofing, fixing the windows around the sunroom, and completing maintenance work of the plumbing. After the completion of this stabilization work the second floor could go unused, while the ground floor continues collecting rent, allowing for the least amount of work and funding required.

However, this property clearly has the potential to be a central figure in the downtown, as Bend increasingly recognizes and seeks out its authentic past in the face of its rapid growth. This building has the potential to become a desirable place to work or live in downtown Bend following its complete rehabilitation. This would require substantial restoration and rehabilitation, by preservation mined professionals, and contractors. However, with the right guidance and support this building could not only fulfill a need in Bend, but also create a talking point around a successful preservation project, and inspiring future preservation of our shared cultural heritage as seen in the built environment around us.

An exciting, long-term option for the rehabilitation of second floor could be an office space, for local businesses. The rental of this property should not be run as a charity, but at market-rate, which has the potential to be high given the historic fabric of the property. One idea is as an incubator space, which is often organized with local colleges, and this would be an opportunity to form ties with the Central Oregon Community College, or with the impending arrival of Oregon State University to the downtown area of Bend, either school would allow for a great partnership for the

DCHS. This option would help fulfill the mission of the DCHS, "to preserve, promote and celebrate local history." How better to celebrate the lives of the Deschutes pioneers than to help enable the next generation of pioneers.

While the mission is vital, and this property should go to the right tenant, the DCHS should not lose sight of the fact this could be a business operation and the two floors of the property should not only cover their expenses, but has the potential to provide a modicum of income to the museum. Through a full rehabilitation the costs of building's up keep will be lessened, and more predictable, which is currently a problem for the DSCH, with funds being continually needed for retroactive repair and upkeep. Furthermore, there are ways in which the rehabilitation and day-to-day running can be outsourced to an intermediary party. Through a long-term lease that protects and supports the preservation mandate of the DCHS. This would give the financial burden over, whilst protecting the property, and maintaining its historic fabric and integrity.

The reuse of this property would fulfill the mission of preserving local history as well as fiscally subsidizing the DCHS. Finally, there are few better ways to preserve a building that is at risk, than by giving it a new purpose. Furthermore, the rehabilitation of historic properties is a continually improving art. The DCHS has an opportunity to take up this challenge after being well-informed about the properties condition and preservation needs through this report, which has allowed for a greater understanding of its needs in the short- and long-term. However, further research is needed with regards to surveys for the property, as outlined in this paper, as well as further market research into reuse options. The DCHS has the potential to create something special with the Smith property through its rehabilitation and giving it a new lease of life through creating a new role in the community for this unique building.

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APPENDIX A - Historic Photographs

Photograph 1: The Smith Store on Wall Street, looking south, 1904, from The Correspondence of Marjorie Smith, Deschutes Historical Society.

Photograph II: The Smith house in The Dalles, OR, c. 1902, from The Correspondence of Marjorie Smith, Deschutes Historical Society.

Photograph III: Grading Wall Street, c. 1906, no. 1658, book 2, page 28, Deschutes Historical Society.

Photograph IV: Nicholas, Lester, Elmer, and Cora Smith by the Deschutes River, c. 1907, from The Correspondence of Marjorie Smith, Deschutes Historical Society.

Photograph V: N. P. Smith Pioneer Hardware Store, Cora, Lester, Emler, Nicholas and Majorie Smith, c.1911, no. 4289, book 3, page 30, Deschutes Historical Society.

Photograph VI: Main St. Bend, 1911. no. 001839, 2004.001-0530, Deschutes Historical Society.

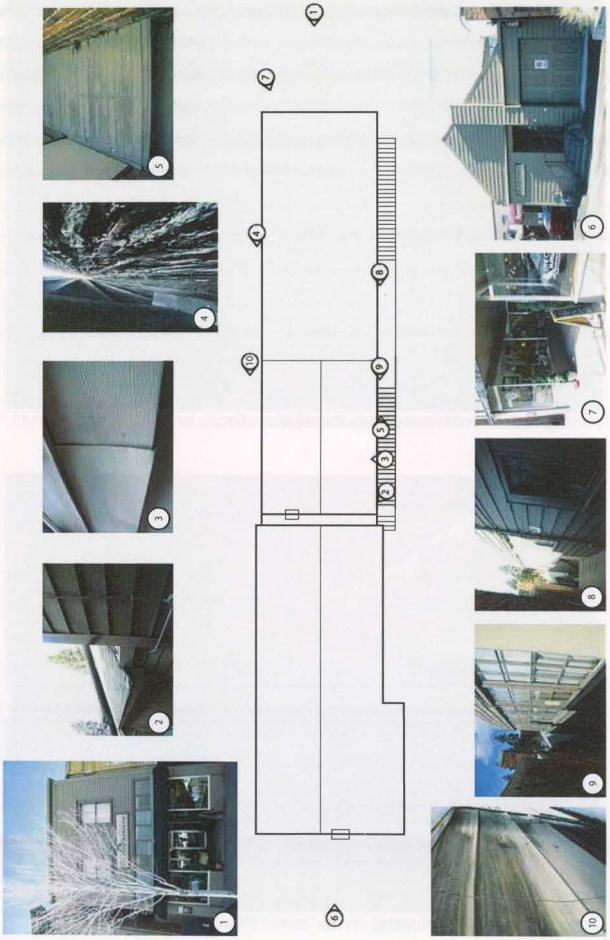
Photograph VIII: Nicholas Smith inside N. P. Smith Store, 1909, from The Correspondence of Marjorie Smith, Deschutes Historical Society.

Photograph IX: Gas Pump outside the N. P. Smith Store, no. 2005.041.0040.273, Deschutes Historical Society.

Photograph X: Restoration of the property's facade, 1983, from The Correspondence of Marjorie Smith, Deschutes Historical Society.

Photograph XI: Front facade post 1983 restoration, from The Correspondence of Marjorie Smith, Deschutes Historical Society.

APPENDIX B - Photographs of the N. P. Smith Property, 2014

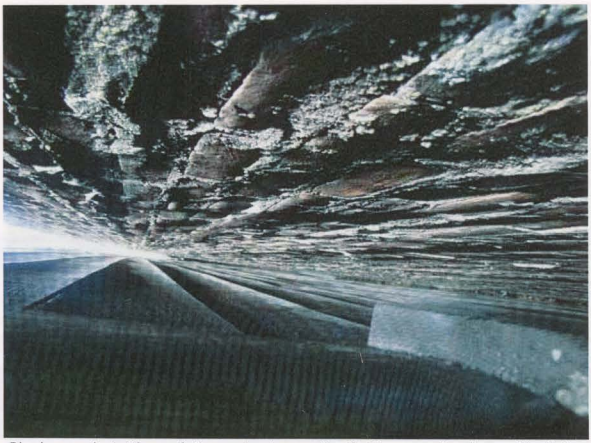


Exterior Photomap

Photograph 1: Front facade, southeast elevation,

Photograph 2: View of siding on southwest elevation

Photograph 3: Detail of aluminum siding on southwest elevation



Photograph 4: View of 6' gap between Smith Store and adjacent building

Photograph 5: Platform landing of exterior stairs, southwest elevation

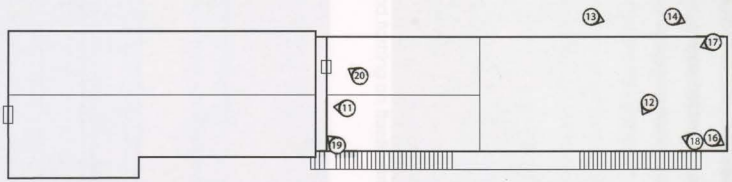
Photograph 6: Rear of the property, northwest elevation

Photograph 7: Store entrance, southeast elevation

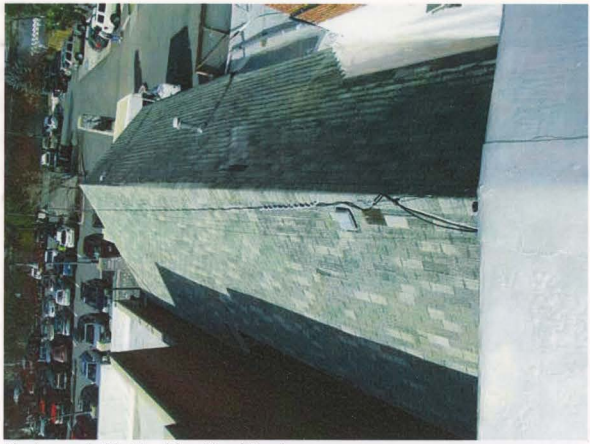
Photograph 8: View along landing, second floor, southwest elevation

Photograph 9: View along landing showing window type

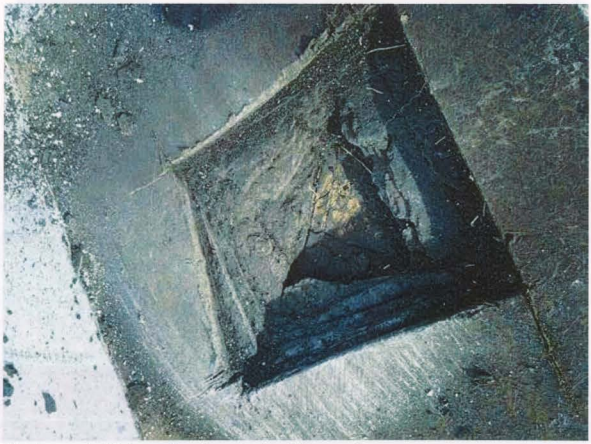
Photograph 10: Siding on northeast elevation



Roof Photomap



Photograph 11: Machine Shed Roof



Photograph 12: Investigative study of the roof

Photograph 13: Siding and flashing on the northeast elevation

Photograph 14: Parapet construction on the northeast elevation

Photograph 15: View under parapet on front facade, southeast elevation

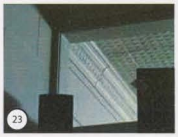
Photograph 16: Roofing covering over the parapet

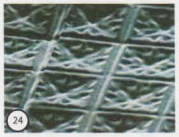
Photograph 17: Roof view, looking south

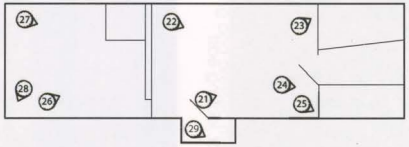
Photograph 18: Roof view, looking north

Photograph 19: Gap between machine shed and store

Photograph 20: Chimney between machine shed and store



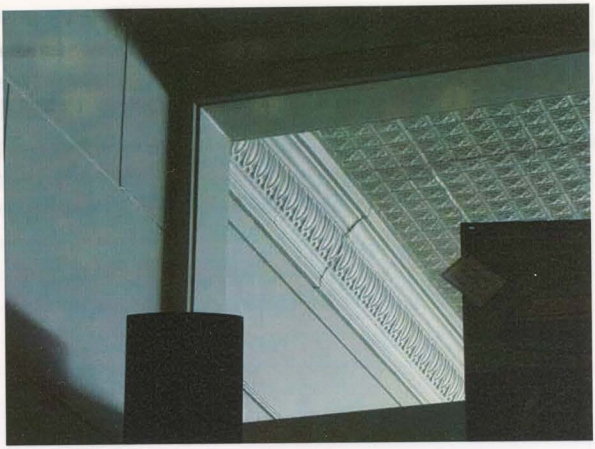




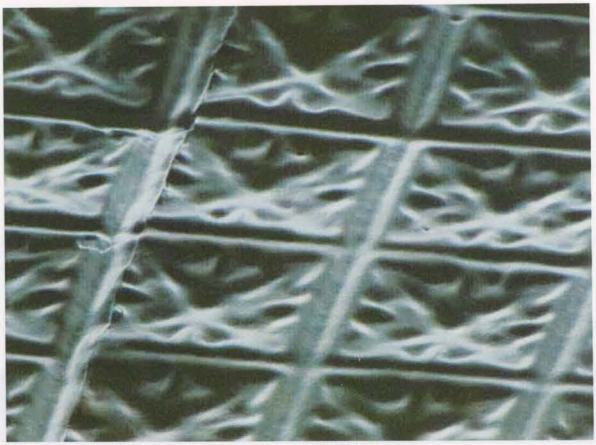
Ground Floor Photomap

Photograph 21: Store interior, looking east

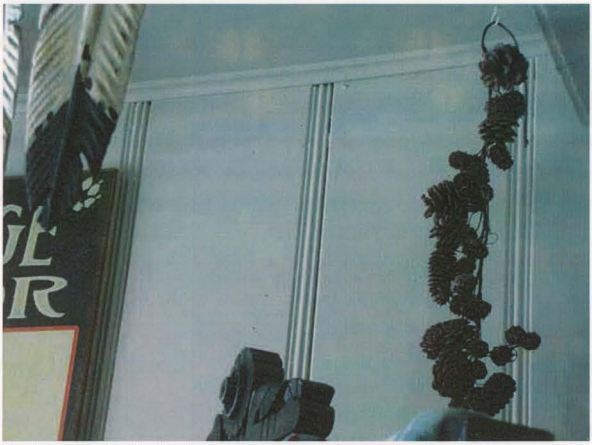
Photograph 22: Store interior, looking south



Photograph 23: Crown molding and pressed metal ceiling



Photograph 24: Detail of pressed metal ceiling



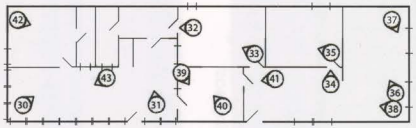
Photograph 25: Vertical boards in rear portion of the store

Photograph 26: Store interior, looking east

Photograph 27: Store interior, looking south

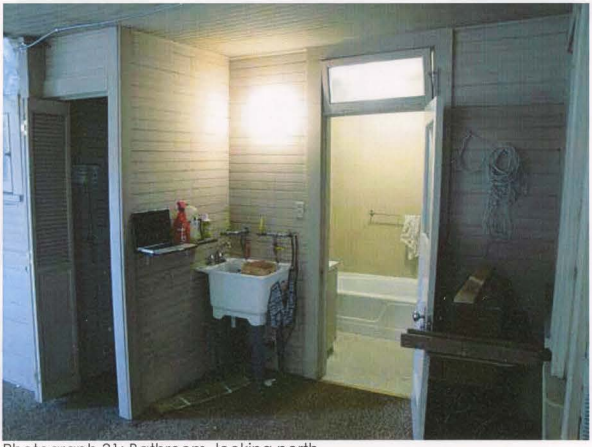
Photograph 28: Original ceiling boards, rear section of store on southwest/ northwest corner

Photograph 29: Ghost imaging of brick wall from adjacent building, in bathroom



Second Floor Photomap

Photograph 30: Sunroom, looking east



Photograph 31: Bathroom, looking north

Photograph 32: Bathroom, looking west

Photograph 33: Bedroom no. 2, looking northwest

Photograph 34: Bedroom no. 1, looking northeast

Photograph 35: Bedroom no. 1 built-in cabinets

Photograph 36: Living room, looking north

Photograph 37: Living room, looking south

Photograph 38: Craftsman room divider between living room and dining room

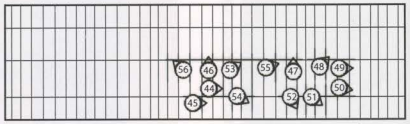
Photograph 39: Built-in kitchen

Photograph 40: North corner of kitchen with sink

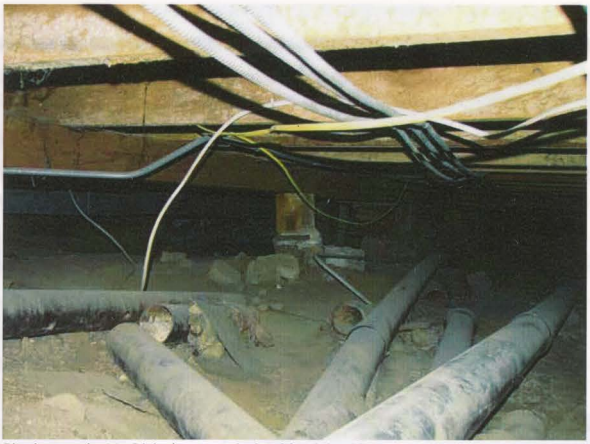
Photograph 41: Doorways from dining room to kitchen, and kitchen to sunroom

Photograph 42: Bedroom no. 3, looking southeast

Photograph 43: Sunroom, looking north



Foundation Photomap



Photograph 44: Old pipes and electrical, looking southeast

Photograph 45: Foundation insulation, looking along the southwest wall

Photograph 46: Concrete pier

Photograph 47: Tuff pier with new HVAC system

Photograph 48: Possible formwork box, northeast wall

Photograph 49: Southeast wall foundation

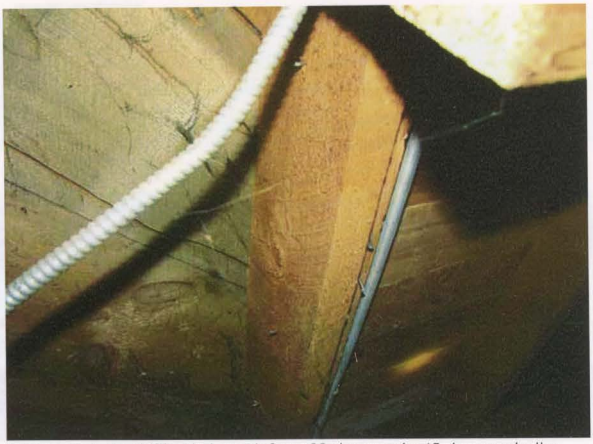
Photograph 50: Tuff partition and girder support

Photograph 51: Brick wall, southwest wall

Photograph 52: Tuff partition

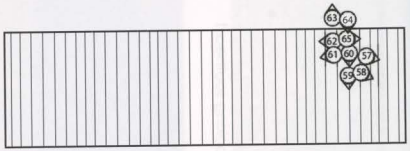
Photograph 53: Tuff partition, and concrete supporting structure

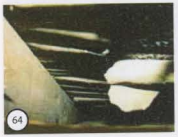
Photograph 54: Plumbing system for ground floor bathroom



Photograph 55: Shifting in boards from 90 degrees to 45 degrees to the joists

Photograph 56: Metal Firebreak with new shim





Foundation Photomap

Photograph 57: Attic system, looking southeast

Photograph 58: Truss system, looking south

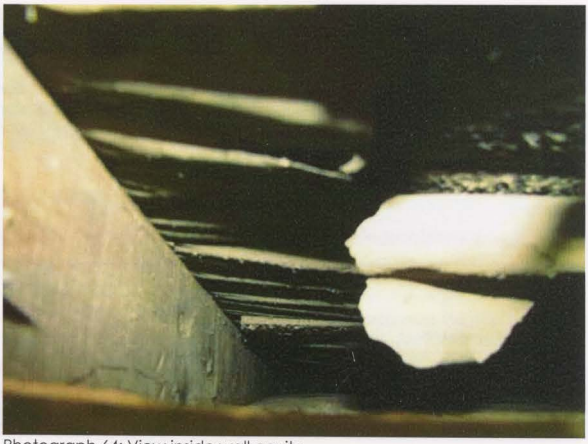
Photograph 59: Truss system, looking southwest

Photograph 60: Boards above truss system

Photograph 61: Truss system, looking north

Photograph 62: View along northeast wall 1: Front facade, southeast elevation,

Photograph 63: View up to ceiling, showing stud construction



Photograph 64: View inside wall cavity

Photograph 65: Tongue and groove boards as attic flooring

Appendix D - Historic Preservation Code, Bend, OR Chapter 10.20

Found at: http://www.codepublishing.com/OR/Bend/?Bend09/Bend09.html

Chapter 10.20
HISTORIC PRESERVATION CODE

Sections:

Appendix E - Costs of Roofing and Plumbing, by Pete Cecil of Singletree & Associates

Roofing Proposal

- Reroof flat section (eastern two storied portion) - 30 year 60 ml. white TPO single ply roof system - $15,916.00

- Reroof sloped section (western single storied portion) - 40 year Composition shingles - $10,074.00

- Sheathing and structural repair contingency (estimate only) - $5000.00 - $8000.00

- Permit costs - Permits will be required for this project. Cost is unknown at this time.

Plumbing Proposal

Short term -

Hydro flushing the system each Fall will enable the toilet(s) to be used. However, this will not fix the underlying problem of the slumped sewer line. Hydro flushing (American Rooter) will cost between $200 and $375. The higher figure reflects the use of video inspection. Without yearly hydro flushing, the system is guaranteed to continue to be periodically blocked. Snaking the line will not clear this type of blockage.

Mid term -

I believe it is worthwhile to attempt to access and raise the slumped sewer line during the summer of 2014. If the line can be put back on grade it will then function like a normal sewer line and will require no yearly maintenance. Raising the line (access permitting) will cost approximately $2500.

Long term -

At some point the entire cast iron sewer pipe should be replaced with ABS sewer pipe. Access through the floor (interior of the structure) may be required. If the structure is to undergo any major repairs this would be the time to install a new sewer line.

Appendix E - Costs of Roofing and Plumbing, by Pete Cecil of Singletree & Associates

Roofing Problem

- Cost of repairs [illegible] - $1,[illegible]
- [illegible] $10,[illegible]
- Sheathing and [illegible] - $[illegible] - $[illegible]
- Total Cost - [illegible] $[illegible]

Plumbing Problem

Short term -

[illegible]

Mid term -

[illegible]

Long term -

[illegible]

D50 Illuminant, 2 degree observer
Colors by Munsell Color Services Lab