

CITY OF SISTERS
HISTORIC RESOURCES SURVEY UPDATE
AND HISTORIC CONTEXT STATEMENT

Sisters, Deschutes County, Oregon

Prepared for
Deschutes County
Historic Landmarks Commission
& City of Sisters

Prepared by
Diana J. Painter, PhD
Painter Preservation
Spokane, Washington 99205

July 31, 2018

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EXECUTIVE SUMMARY

Key Findings

The reconnaissance-level survey of the City of Sisters undertaken in early 2018 surveyed all properties with a survey area roughly bounded by Adams Avenue, Locust Street, St. Helens Avenue, and Pine Street.¹ Approximately two hundred and seventy-five properties were surveyed, ranging in age from two residences constructed in 1908 to buildings constructed in 2018.² Of those, about 100 had been surveyed in 2003. This survey updates the 2003 survey and finds that approximately 22 of the previously surveyed have been demolished, all residences. Land uses range from residential to commercial to civic uses and parks. There were no industrial uses present in the Sisters survey area.

By far the largest number of buildings 45 years of age and older date to the 1930s, a total of 40 buildings. Most are residences but they also include some commercial uses. Twenty-six buildings were constructed in the 1940s, mostly in 1940, before the beginning of World War II. The decades of the 1950s and 1960s were relatively slow, in terms of development, with twelve and ten buildings being constructed, respectively. However, development took off in the 1970s, with 39 buildings being constructed. The next spurt of growth came in the 2000s, the same decade that the urban renewal plan was adopted, with 54 new buildings. (Note that some buildings developed in these early years may be no longer extant. The above numbers reflect the buildings developed in these years that are still extant).

Updating the 2003 survey with a survey of the buildings dating from 1960 to 1973 was a specific task for this survey. Twenty-five properties were constructed in this time frame, which coincides with the adoption of the Western Frontier Architectural Design Theme. Only nine buildings from this era were considered “contributing” or eligible for listing in a historic register, either individually or as a contributor to a district.

For the survey area as a whole, a relatively low percentage of buildings – just under twenty percent - were found contributing or eligible for listing as individual resources or as contributors to a historic district. About 25% of the buildings were found to not display sufficient integrity to be eligible either individually or as part of a district. And over half of the buildings in the survey area were considered “out of period,” or less than 45 years of age and therefore not eligible either individually or as a contributor to a district.

Three buildings were considered “eligible significant,” with a rating of ES. One of these buildings, the former Sisters High School, is already listed in the National Register of Historic Places. The second building, the Hotel Sisters, is recommended here for listing in the National Register. The third building is a former Forest Service building. It is recommended here that in the future other Forest Service buildings might be considered as a thematic listing.

No concentrations of eligible buildings (EC or Eligible Contributing) were found in the course of this research. Typically, an area has to display a concentration of eligible buildings – at least

¹ See “Survey Area” for additional information on the precise boundaries.

² Note that this number differs from the database number, as the database number includes properties where the buildings have been demolished.

50% - to be considered eligible as a district. Sisters' eligible buildings are scattered throughout the city, lacking a critical mass of eligible structures. It is recommended here that the City continue to nominate individual buildings to the local or National Register and concentrate on other preservation activities to celebrate its heritage.

Recommendations

The following recommendations for preservation and related activities in Sisters encompass both urban design and historic preservation. Included here is a discussion of challenges to historic preservation in Sisters. Recommendations for surveying the Sisters School District area and related preservation activities can be found under "Recommendations - Task IV, Sisters School District."

The value of land in Sisters relative to the value of many buildings is a challenging scenario. This, combined with an active real estate market and zoning that allows for increased density, places pressure on Sisters' historic resources and prioritizes redevelopment over preservation.

Sisters does not have an outstanding stock of historic buildings. Most buildings are vernacular structures or display just a few architectural features to convey their significance. Sisters has made the best of this scenario through its adoption of the "Western Frontier Architectural Design Theme" ordinance, which in essence creates a new design context that relates to Sisters' history. It is recommended here that these design guidelines be updated and refined. The Western false front "look" at this time is in danger of being overdone. It would be advantageous to expand into other related rustic styles and encourage the use of quality building materials. It would also be advantageous to create a better understanding of the style, in order to encourage a more authentic interpretation of it.

Projects that Sisters might consider undertaking, in terms of additional survey efforts, include the following.

- Consider a thematic study of Forest Service buildings that might be nominated under a Multiple Property Document.
- Consider a thematic study and nomination of the houses of builder George C. Carroll.
- Consider undertaking Intensive Level Surveys of buildings that may be eligible for listing in the National Register, such as the Hotel Sisters and Sisters Library.

Another project that might be undertaken is a detailed historic context for the city as a whole. The historic context provided here is brief and does not provide the level of detail that would reveal new avenues for future research and recognition of resources in the future. Possibilities are resources associated with important townspeople beyond those that have already been documented. Information on Sisters is available in the two primary resources for the city's history, which are "That was Yesterday," and "Oregon's Sisters Country." The former in particular is anecdotal in nature. There is a detailed timeline of the history of Sisters. This could be expanded on in a historic context. And there is a rich resource in the oral histories that were taken in conjunction with the Whychus Creek studies. These resources, plus a liberal use of articles from *The Nugget* newspaper, could be used to create a historic context that could, in turn, support new preservation education activities, Intensive Level Surveys, nominations, and the like.

A challenge with the existing written histories of Sisters, of which the best are, “That was Yesterday,” and “Oregon’s Sisters Country,” is that they are historical narratives and don’t necessarily focus on the built environment. Much of the existing historical information is anecdotal in nature. This is natural in the evolution of documenting the history of a place but is challenging when it comes to using that information for historical research that supports historic preservation. For example, in “That was Yesterday,” references are vague in terms of the location of a building or where an event occurred. A reference might be, “the old such-and-such place,” or “where the Shell station is now.” A possible future project is to create a new edition of the book where the specific location of these buildings or events is included.

Sisters and Deschutes County have expressed a desire to learn about additional ways that property owners can be engaged and can learn about historic preservation. A first step would be to present the results of this survey and study to the local community. The survey and survey report establish the conditions of the built environment that are present in Sisters today and help point the way to future preservation activities.

Finally, educational materials and presentations about historic preservation guidelines and standards would be beneficial. Educational materials such as the benefits and restrictions of listing in the National Register are available from the Oregon State Historic Preservation Office and could be made available to the public. Information about the value of good historic preservation guidelines, or design guidelines that are consistent with the Secretary of Interior’s Standards, are available from the National Association of Preservation Commissions and other sources and could be useful to the Historic Landmarks Commission. Increasing local knowledge about historical architectural styles of the west would also be beneficial and likely be interesting to many in the community.

**City of Sisters Historic Resource Survey Update
and Historic Context Statement
Sisters, Deschutes County, Oregon**

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**City of Sisters Historic Resource Survey Update
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1. Introduction

Purpose

The purpose of the City of Sisters Historic Resource Survey Update and Historic Context Statement project, as expressed in the Request for Proposals, was to update the survey initiated in 2002 in order to identify and document additional buildings that may contribute to the city's history. A secondary purpose was to engage property owners and increase their awareness of the historic significance of their properties. A third purpose was to identify historic districts or individual properties that may be eligible for nomination to the local or National Register, which may in turn allow property owners to take advantage of tax benefit programs. Lastly, the purpose of the project was to develop a strategy for surveying rural properties in the School District area of Sisters.

Research Design

The research design for the project is expressed in the Statement of Work, which is detailed below. The research design establishes the means by which the project will be undertaken to achieve expected results. The project, as expressed in the Statement of Work (rev. April 18, 2018), was organized into four phases, beginning in early February 2018 and ending the end of July 2018.

Phases I and II:

- Meeting 1 and project start-up;
- Meeting 2 and data gathering with city, county and historical society members.

Phase III:

- Document all non-surveyed properties in the City of Sisters according to Oregon State Historic Preservation Office (SHPO) standards;
- Document additional properties within the broader Sisters School District if information is available;
- Update the 2003 survey of Sisters to include buildings constructed between 1960 and 1973, as well as noting the out-of-period structures;
- Create short context statements for areas with a high percentage of eligible buildings over 50 years of age *or* one context statement focusing on the historic core of the city;
- Meeting 3 - Present the preliminary results to the Deschutes County Historical Landmarks Commission for Preservation Month in May 2018.

Phase IV:

- Complete survey documentation;
- Prepare survey report that meets SHPO guidelines and:
 - Discusses the value of historic surveys;
 - Identifies areas in Sisters that may qualify as historic districts;
 - Provides policy and regulatory recommendations to Sisters to augment their survey program; and
 - Identifies data gaps and makes recommendations for Intensive Level Surveys or National Register Nominations in the future.

2. Research and Field Methods

Methodology

The first task for the City of Sisters survey was to gather existing information on Sisters at the Oregon State Historic Preservation Office (SHPO) and other public agencies. The SHPO holds a lengthy document (784 pages) that contains the survey forms for the 2003 survey and the raw information that was gathered as part of that effort. Information from the existing Oregon Historic Sites Database, such as existing National Register nominations, and Deschutes County Assessor data on properties in Sisters and the School District was gathered for planning purposes to further define the survey process.

Early in the process Painter Preservation met with City and County staff and members of the Three Sisters Historical Society and toured the city and historic properties in Sisters and the larger School District area to become familiar with the resources. Diana Painter gave a presentation to the Deschutes County Historical Landmarks Commission on February 7, 2018 to present preliminary data and kick off the project.

Research was conducted at the Deschutes County Historical Society, the Sisters branch of the Deschutes County Library, and the Sisters Chamber of Commerce, which has a small library. Diana Painter also met individually with three local historians and two community activists to gain additional insight into historic preservation needs and trends in the city.

The survey was conducted in February, April and May 2018, with most of the work occurring in April 2018. All the properties were documented with photographs (usually two or more) and notes. This information was subsequently entered into the Oregon Historic Sites Database. Additionally, a map of the survey area was prepared that illustrated the contributing, non-contributing and out-of-period properties, which are properties constructed in 1974 and later. Diana Painter presented preliminary findings on the survey to the Deschutes County Historical Landmarks Commission on May 7, 2018.

The historic context and this survey report was prepared in July 2018. The results of the survey informed the survey report. The historic context was informed by the above research and interviews. Additionally, the historic context was informed by the secondary sources, *The Was Yesterday, A History of the Town of Sisters, Oregon and the Surrounding Area* by Tillie Wilson and Alice Scott and *Oregon's Sisters Country, A Portrait of Its Lands Waters and People* by Hatton, Chitwood and Garrett, among others.

Registration Criteria

When determining whether a property is contributing (EC or Eligible Contributing) or non-contributing (NC or Non-contributing) to a potential historic district, which is the most likely type of historic resource present in Sisters,³ criteria is developed to help make that decision. As it relates to Sisters, the criteria are based both on the historic context and the types of individual resources present within the survey area. These factors in turn define the framework for

³ Note that the types of historic resources recognized by the National Park Service are buildings, districts, objects, sites and structures. Landscapes are typically categorized as sites or districts.

deciding whether a building (or other resource) is contributing or non-contributing. These are the Area(s) of Significance, the Period of Significance, and Level of Significance.

The Area(s) of Significance in Sisters falls under Criterion A, which is defined as relating to a historic event or events that have made a significant contribution to the broad patterns of our history. The Area of Significance in Sisters is Community Planning and Development. The area of Exploration and Settlement would also be relevant if there were resources in the city that remained from that period, but there are very few buildings left from that era. The most relevant criterion is Community Planning and Development.

The Period of Significance under Criterion A is defined as the time when the event occurred. Since the Area of Significance in Sisters is Community Planning and Development, the Period of Significance begins at the construction date of the earliest extant building in the town, which is 1908 to, in this case, 1973. The date of 1973 is 45 years ago, which recognizes the fact that buildings 50 years old (or soon to be 50 years old) may be considered historic without achieving the status of exceptional significance. In Sisters, the construction date of 1973 also recognizes the buildings constructed after the adoption of the first comprehensive plan and the Western Frontier Architectural Design Theme ordinance, which were significant events in the city of Sisters. The ordinance governed the design of commercial buildings from that point to the present, influencing the design character of the city to this day.

The Level of Significance, which is defined as representing an aspect of the history of a town, city, county, cultural area, or region, is local, in contrast to state or national significance.

In summary, defining contributing and non-contributing buildings within Sisters occurred as follows. A building was considered contributing if it was constructed between 1908 and 1973; if it related to the planning and development of the city; and if it retained integrity. Integrity is a function of a building or other resource's location, design, setting, materials, workmanship, feeling, and association. A building must retain most of the aspects of integrity to be considered contributing to a historic district (or to be considered an eligible historic resource).⁴ Ideally, it retains the aspects most relevant to its significance. In essence, an eligible building will retain its ability to convey its historic architectural character.

Note that the Area of Significance used for the evaluation conducted in conjunction with this survey is very broad. In the future, when a concentration of buildings that were designed after the passage of the Western Frontier Architectural Design Theme ordinance are 45-to-50 years of age, it may be that a historic district will be present in Sisters under the Area of Significance of Entertainment/Recreation. This would acknowledge the tourism industry that dominates the Sisters economy today and has greatly influenced its building stock and uses present in the city.

Survey Boundary

The historic core of Sisters is bounded by Adams Avenue on the north; Locust Street on the east; St. Helens Avenue on the south; and Pine Street on the west. It encompasses the original

⁴ Patrick W. Andrus, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1995, 44.

town plat, with the McCaffery's Additions to the east and west, and the Davidson Addition to the south. This area was also the focus of the 2003 survey, with a few exceptions. The survey area consists of approximately 48 small blocks, although buildings on both sides of Adams Avenue and St. Helens Avenue were also surveyed to create a more complete picture of these streets.

The survey boundary takes in the area in which most of the urban development occurred historically and includes all listed resources within the city. It is also the area that the city is focusing on for redevelopment. Much of the area outside the city core that is being developed is on formerly vacant land.

Survey Boundary Justification. In addition to the rationale behind the survey boundary as stated above, Sisters downtown in its entirety was surveyed to evaluate the historic core of the city for its potential as a historic district. When the contributing/non-contributing status of the properties is mapped, this will also reveal whether there are particular neighborhoods that contain a critical mass of eligible properties from which a historic district might be formed. The core was also surveyed in its entirety to identify 1) properties that have been lost since the 2003 survey; 2) properties whose construction dates extend from 1960 to 1973, as these properties that are 45 years or older in age had not been previously surveyed; and 3) to identify the major redevelopment trends in the city, which will inform future survey and related efforts.

3. Historical Overview

URBAN DEVELOPMENT

Sisters' Beginnings

The area within which the City of Sisters developed was surveyed in September of 1870 by surveyor J. H. McClung. This survey was approved by Surveyor General E. J. Applegate of Oregon City that same year. The surveyor noted: "The land in this township is generally level or gently rolling covered with a fine growth of bunch grass and yellow pine timber of good quality. The soil is mainly 2nd rate. The township is well adapted to grazing purposes which together with the timber constitutes its principal value."

By this time the Sisters area had already seen early development with the formation of Camp Polk in 1865, which was briefly in place for the purpose of protecting miners and settlers from the Indians. The camp was soon disbanded, although the associated Camp Polk Cemetery remains in use to this day. By the time of the 1870 civil survey Samuel N. W. Hindman had settled on the Camp Polk land. He eventually established a post office and general store on his property, four miles northeast of Sisters.

Sisters came into being as a way station. It was accessible once roads were constructed through the Cascade mountain passes, the McKenzie and Santiam. In the early twentieth century it was a center for sheep and cattle ranching. Later it became a focus for the timber industry, with numerous mills surrounding Sisters and even a mill in town.

A 160-acre land patent for the Sisters area was taken out by Robert G. Smith. His patent was issued on August 24, 1891. Robert Smith's quarter section was one section north of the intersection of the McKenzie Trail and Squaw Creek (Whychus Creek today). John J. Smith also took out a land patent for 160 acres, which was issued on October 21, 1891. John Smith's quarter section was well placed, at the intersection of the Fremont Trail and the McKenzie Trail, which is within the area of Sisters north of Cascade Avenue today.⁵ John Smith sold his property to Alex Smith (no relation) in 1898.

The original townsite of Sisters was platted in 1901, although the town was not incorporated until 1946. The townsite for the City of Sisters was submitted on July 15th, 1901 to J. J. Smith, the County Clerk, by Brothers Robert and Alex Smith.⁶ It was six blocks in size, circumscribed by Adams Street on the north, Larch Street on the east, Cascade Street on the south, and Elm Street on the west, which represents the downtown core of the City of Sisters north of Cascade Avenue today. The street rights-of-way were 80 feet wide and the lots, which were oriented north-south, were 60 feet by 114 feet. There were twelve lots in each block, with an east-west alley bisecting them. This urban pattern makes up the core of downtown Sisters today. Two additional additions completed the downtown in the early twentieth century.

⁵ Tillie Wilson and Alice Scott, *That Was Yesterday, A History of the Town of Sisters, Oregon and the Surrounding Area*. Sisters, OR: Friends of the Sisters Library, 2005 (1974), 6.

⁶ According to Wilson and Scott and the quoted dedication of land as a townsite, Robert and Alex Smith were brothers and Alex and John Smith were unrelated. Census research seems to indicate that Robert and John Smith were brothers, however, and that Alex was not related.

By 1904 the town boasted “two good stores, a hotel, a blacksmith shop, a saloon, a real estate office, a livery barn and a splendid school costing \$1800, and a short distance from town a fine lumber mill.”⁷ These three plats, which form the historic core of Sisters, remain at the heart of its historic downtown today.

The Davidson Addition to Sisters, which extends from Pine to Locust and from Cascade to St. Helens and comprises 32 blocks, makes up the southern half of the downtown today. It was platted by the Oregon and Western Colonization Co. of South Dakota, whose president was Watson P. Davidson. R.L. Brewster of Brewster Engineering Co. surveyed the plat; it was approved on June 20, 1911.

McCaffery’s First Addition to the Townsite of Sisters was surveyed in September 1907 by Fred A. Rice. It was approved May 6, 1910. The plat was proposed by Frank W. McCaffery, his wife Minnie D., Rachel McCaffery, Benjamin McCaffery, and John W. and Myrtle G. Dennis. This plat was composed of two blocks bounded by Adams, Cedar, Cascade and Larch Streets just east of the original townsite and six blocks bounded by Adams, Elm, Cascade and Pine Streets on the west side of the townsite.

Early Development

Development in Sisters got off to a slow start, with a major fire in 1923 that destroyed ten businesses and residences and another one in 1924. As a result, it was declared that half the town was lost. It is worthwhile noting that many of the residences in Sisters, however, date to the 1930s and early 1940s. About 35% of properties that are extant today in the historic core as a whole were constructed in the 1930s-1940s. Events that correlate to this time period include the coming of electricity: “It was not until somewhere in the 1930’s that Sisters homes were lighted by electricity which was generated by the Langman Electric Company . . . ⁸. At the same time, cattle prices were strong⁹ and the mills owned by C. G. Hitchcock and sons, as well as additional small mills in the area, were active.¹⁰ In the early 1940s the mills undertook work for the war effort. A large Civilian Conservation Corps camp was located in the region beginning in 1933. The Forest Service was also constructing new facilities in this time frame, which likely had some effect on Sisters.¹¹ The airport was established in 1935 and a volunteer fire department was organized in 1937. The Sisters Library was founded in 1939, the same year that the Sisters High School was constructed.

Even in 1942 however, the year that local mills were ramping up to assist with the war effort, development was relatively sparse in Sisters. The Lumberman Fire Insurance map of 1942, which is the only historic map showing buildings in downtown Sisters, illustrates development within the survey area. Both residences and commercial development fronted on Cascade, the main street through Sisters.

The block east of Elm, bounded by Main, Fir, Cascade and Elm was one of the liveliest in town by all appearances. It contained two pool halls, the Sisters Hotel, four dwellings, two shopfronts,

⁷ Wilson and Scott, 2005, 6, quoting the *Pacific Homestead*, November 10, 1904.

⁸ Wilson and Scott, 2005, 9.

⁹ Wilson and Scott, 2005, 33.

¹⁰ Wilson and Scott, 2005, 40, 42.

¹¹ Wilson and Scott, 2005, 47.

and various outbuildings, including a barn. The block to the immediate south appears to have been the center of the tourist industry. It included the two-story Palace Hotel, a service station with an attached residence, and fifteen tourist cabins with attached garages.

Another characteristic of Sisters 75 years ago is that development was slightly eclectic. For example, the block bounded by Cascade, Larch, Hood and Spruce contained the post office, a tool shed and a wood shed, two residences, a gas station, an auto repair shop, and a used car lot. The half block to the south was vacant. The schools were located on the east side of the downtown, as they are today.¹² Despite this eclecticism and sparse level of development, Sisters was an optimistic city. Even though development was curtailed during World War II, twenty-six buildings that are still extant today were constructed in the 1940s, most in 1940, before the beginning of the war.¹³ In 1946, just after the end of the war, the city would vote to incorporate.

The Post-War Era

In 1950 the population of Sisters was 723. After that, census data reveals that it dropped slightly, not picking up until the year 2000, when it was 959.¹⁴ A review of the map that documents buildings constructed prior to 1946 and between 1946 and 1967 (see Figure 3) reveals that commercial development constructed prior to 1946 fronted on Main Avenue, Cascade Avenue, and to a lesser degree, Hood Avenue. Some commercial development occurred between 1946 and 1967, but not a significant amount. Residential development constructed prior to 1946 was focused on the areas north and south of the downtown core. Residential development constructed between 1946 and 1967 was primarily infill development, much of it along Washington and Jefferson Avenues.

The decades of the 1950s and 1960s were relatively slow, in terms of growth, with twelve and ten buildings being constructed, respectively, to our knowledge. Cascade Avenue was not paved until 1951, the same year that street lights were installed. In 1970, the population of Sisters was at an all-time low in the modern era, at 516 people. This same year, Sisters undertook the preparation of its first comprehensive plan, which was adopted in 1970. Beyond agriculture, only urban residential development, suburban residential development, general commercial, and highway commercial uses were envisioned, and a by-pass road south of town was planned.

Development took off however, with 39 buildings being constructed. In another sign of optimism, the city passed its Western Frontier Architectural Design Theme in this era, in an effort to bolster the tourism industry and create a new identity for the town. The local paper reported: “The present boom is the result of a change in orientation. Sisters climate, recreational resources and major highway linkages make it a natural haven for the vacationer, the summer resident and the retired.”¹⁵ Nonetheless, city decision-makers and citizens expressed a strong desire to maintain Sisters’ identity and to not grow too rapidly: “We must covet the concept of

¹² Today the former high school is an administrative building for the school district and is listed in the National Register of Historic Places. The elementary school was located where the new library and city hall is today.

¹³ It is very likely that a number of buildings constructed in this era are no longer extant.

¹⁴ “Sisters, Oregon,” *Wikipedia*, https://en.wikipedia.org/wiki/Sisters,_Oregon, accessed July 2018.

¹⁵ “25 years ago, the week ending June 29, 1977.” On file, Deschutes County Historical Society.

the town . . . little wooden buildings and open spaces Sisters must grow, but it must grow consistent with what it is.”¹⁶

Recent Trends

The next spurt of growth came in the 2000s, with 54 new buildings constructed. This is the same decade that the urban renewal plan was adopted. The other important and related event in the 2000s that spurred growth was the completion of the city sewer system. To handle the resulting growth, the city proposed expanding the urban growth boundary, increasing the amount of buildable land within the city by 110 acres.¹⁷ While the proposal was not adopted entirely as planned, Sisters nonetheless added a significant amount of developable land within its boundaries. An article from the *Bend Bulletin* dated October 25, 2003, stated that, “In the past two years, Sisters has issued more building permits, 175, than it did in almost the entire preceding decade.”¹⁸

In the late 2000s, when the country as a whole was in a recession, Sisters and the City of Redmond applied to the state for Enterprise Zone status, which provides short-term tax breaks for qualifying companies that create new jobs.¹⁹ At the same time, the city began an active campaign to attract new businesses and therefore additional employment in Sisters. However, because the city enjoys a tourist economy, many of the businesses provide relatively low-wage service jobs. The real issue, as discussed in an April 2009 article entitled, “City of Sisters is ‘severely distressed,’” was the disparity of wealth between residents within the city of Sisters and the wealthier outlying areas. Judging by rising real estate prices in Sisters and the growing tourist economy, this issue has the potential to remain relevant.

Sisters continues to grow, as can be seen in the areas that are developing within the city and at its periphery. At the time of the 2010 census, Sisters’ population was 2,038, which was more than double what it was in 2000.²⁰ In 2016, nearly 80 residential building permits were issued, mostly for single family development, although four were issued for multi-family apartments of over five units. Four permits were issued for new commercial construction, and four for major additions and expansions.²¹ In 2017 the number of single family residential permits issued grew to 96, with additional townhouse, multi-family and mixed-use development permits totaling 37.²² A brief review of the fiscal year 2017-2018 list of permits issued indicates that growth continues. This type of growth, especially in a small city, is a challenge to historic preservation.

¹⁶ Ibid.

¹⁷ Eric, Flowers, “Rush to develop under way in Sisters,” *The Bend Bulletin*, October 25, 2003

¹⁸ Flowers, “Rush to develop under way,” 2003.

¹⁹ Alex Pulaski, “City of Sisters is ‘severely distressed.’,” *The Oregonian*, April 11, 2009.

²⁰ “Sisters, Oregon,” *Wikipedia*, https://en.wikipedia.org/wiki/Sisters,_Oregon, accessed July 2018.

²¹ City of Sisters, “Community Development Department CY 2016 Report.” On file, City of Sisters, July 2018.

²² City of Sisters, “Community Development Department CY 2017 Report.” On file, City of Sisters, July 2018.

URBAN DESIGN CONTEXT

Setting

The areas around the downtown core of Sisters vary in their development patterns. To the north is large lot development, with some industrial uses, as well as new residential development on the east side. The area to the east on the north end is also dominated by residential development, much of it dating to the mid-twentieth century. Directly east is the Sisters Elementary School. The area south of the downtown core also features residential development. Whychus Creek runs through this area from northeast to southwest. On the west side of Sisters on the south end is an area of new residential development. On the north end is USDA Forest Service land, which is sparsely developed with mid-century residences and the Sisters Ranger District office.

Sisters remains relatively sparsely developed, with a significant number of vacant lots in the survey area. At the same time, the area is redeveloping rapidly. Commercial development is centered on the east-west Main, Cascade and Hood Avenues. Residential uses – some mixed with commercial or civic uses – occupy most of the remaining blocks. The Village Green City Park, at about the center of the town, is a full block in size. Barclay Park is located on the south side of W Cascade Avenue and Fir Street Park is located at E Main Avenue and N Fir Street. Wild Stallion Park is located at the east end of downtown, adjacent to E Cascade Avenue. Additional parks and open space are located beyond the historic core, enhancing the city and making outdoor recreation readily accessible.

Transportation corridors in Sisters also define the setting. The Santiam Highway (US Hwy 20) and the McKenzie Highway (Oregon Route 126) merge to form Cascade Avenue in town, which is the main street running east-west through the downtown. East of Sisters the two highways split, with 126 heading to Redmond and 20 going to Bend. West of Sisters, the road splits again, with the McKenzie Highway becoming Oregon Route 242 and continuing west over McKenzie Pass. The Santiam Highway proceeds over Santiam Pass. Streets north of Cascade Avenue are labeled “north,” and streets south of Cascade Avenue are labeled “south.” Elm Street divides the east and west sides of town.

Street Improvements

Extensive street improvements in Sisters have been constructed along the main corridors. Other local streets farther from the core are in the process of being upgraded. Street improvements include sidewalk improvements, with decorative paving, planting strips with xeriscape landscaping, attractive street lighting and directional signage, themed street furnishings, and plentiful benches. Enhancements also include parking improvements, with diagonal parking that serves commercial and other public uses. Diagonal parking is protected and pedestrian crossings enhanced by the use of bulb-outs, which are landscaped with xeriscape-style landscaping. ADA improvements are also included or are being constructed in places where they were previously missing.

Parks and Open Space

The City of Sisters has abundant parks and open space. Four parks are located within the survey area and were documented as part of this survey. These are: Village Green Park, for which the land was procured in 1983 (305 S Fir); Barclay Park, constructed in 2002 (W Cascade adjacent to 221 W Cascade); and Fir Street Park, constructed in 2006 at N Fir and E Main Avenue. A small gateway park, Wild Stallion Park, is located at E Cascade Avenue and Hwy 20 that includes a 2009 sculpture of a horse, a stone-lined bioswale, and landscaping. Just outside of the survey area is Creekside City Park and the contiguous Three Sisters Overnight Park, a state park southeast of town; Cliff Clemens Park, north of town on E Black Butte Avenue, and Deschutes National Forest itself, which begins at the intersection of W Cascade Avenue and N Oak Street in the city and extends toward the northwest, but also surrounds the city to the south. Whychus Creek is located in the southeast portion of the city and winds its way northeast to southwest. The creek area also provides greenery and open space within the City of Sisters.

ARCHITECTURE

Existing Buildings

Existing Uses. The historic core of Sisters consists of – for the most part – commercial buildings and residential buildings. A few civic buildings exist, most of which are new. They include the 2006 City Hall, the 1990 Sisters Public Library, and the 1985 Fire Station and Community Hall. There are numerous multi-family structures, from duplexes to apartment buildings, all of which tend to be newer structures. There are virtually no industrial uses. Many of the commercial uses cater to the tourist trade, although the city displays the full range of businesses that also support any town, such as a grocery stores, drug stores, a hardware store, and veterinary and dental clinics. A little under half of the buildings that are extant today date to before 1970, whereas a little over half of them were constructed in 1970 and later. About 66% of the buildings house domestic uses, whereas about 27% house commercial uses.

Design Character – Commercial Buildings. Commercial buildings are one-to-two stories in height. The City of Sisters has a Western Frontier Architectural Design Theme ordinance that was put in place in the late 1960s/early 1970s. As a result, many of the commercial buildings display a false front motif that, if not entirely authentic, provides a design context. Additional characteristics that are commonly seen among the commercial buildings is a covered sidewalk consisting of an extension of a side gable roof or a dropped porch roof supported by simple or rustic posts or awnings over the sidewalk. This feature contributes to design continuity along the sidewalk and weather protection. Some commercial or office buildings have second story walkways with vertical rails along the frontage, which also has the effect of covering the sidewalk. A few of the new office buildings in particular display the type of eclecticism that is popular today, with a mix of features. There are several developments that are in essence strip malls with each storefront having its own false front or parapet with a different profile. A few commercial businesses are located in former residential buildings, primarily Craftsman bungalows. The false front buildings in Sisters are classified as Modern Period: Modern Commercial (Type) in this architectural survey.

Typically, commercial buildings are clad in plywood siding with battens, to emulate board-and-batten siding. Many have horizontal synthetic wood siding that contrasts with the board-and-

batten. A few buildings are clad in log siding and some have stained vertical wood siding. Posts that support porch roofs and upper story walkways may be 4"x4" posts or log posts. Railings may be pole railings or other rustic treatments where they exist. Brackets may be simple angle brackets or ornate Victorian-style brackets, which are out of place in Sisters, as there are no Victorian-era commercial buildings in the town (the earliest one is dated 1912 and has no stylistic details typically associated with the Victorian period). The new more eclectic buildings tend to display a mix of elements, including simulated board-and-batten, synthetic board siding, fish scale shingles, coursed shingles, synthetic stone, and brick veneer. River rock accents are popular.

Design Character – Residential Buildings. Residential buildings vary in character, depending on their age, and are typically one to one-and-a-half stories in height. Many of Sisters' extant older single-family residences were constructed in the 1930s and 1940s and are often vernacular structures. Some even appear to be converted garages. A few trailers are also located in the survey area, although likely fewer than in the past in the historic core. A few residences are in poor condition and some have poor integrity. These latter may be in good or poor condition.²³ The more attractive and stylish buildings tend to be former Forest Service buildings and buildings constructed by George C. Carroll, a prolific and talented builder working in the area in the 1930s and 1940s. There are a few Craftsman bungalows in town that display typical Craftsman architectural details. There are a number of manufactured homes but these tend to be dated later, in the 1960s or beyond.

Materials on the older residences include board-and-batten, horizontal board lap siding, vertical board siding, and raked cedar shingle. Houses that have been re-clad may be clad in asbestos shingle siding, vinyl, or T 1-11 siding. Many of the older residences are classified as Bungalow (Type) in this architectural survey, as they have few distinguishing characteristics other than their form. A few are Ranch-style residences.

About 66% of the buildings in Sisters are residential buildings, and about 50% are "out of period" or in this case, constructed after 1973.²⁴ A large number of structures were built in the 2000s. Structures vary from single family homes to duplexes to two-story apartment buildings. A very popular type among the newer residences is the two-story townhouse, whether free-standing or half of a duplex. A popular configuration is a two-story townhouse adjacent to a two-story duplex. Some two-story duplexes are joined by paired, one-story garages.

There are quite a few Neo-Craftsman style residences in the survey area, some of which are well proportioned and well appointed. Most however have adopted the features of a Craftsman style house without an understanding of traditional proportions or how materials are traditionally used. Most have front porches and additional features such as dormers. Many have vinyl windows, some with plastic "muntins." Popular materials include horizontal synthetic wood siding, coursed shingles, and river rock or synthetic stone accents.

²³ Note that condition and integrity are two very different concepts in historic preservation. A building may be in poor condition but have good integrity. It may also be in good condition but have poor integrity, which is defined as its ability to convey the reasons for its significance.

²⁴ No figures were available for domestic structures constructed after 1973.

Other residential types seen in Sisters are new single-family residences and duplexes that are relatively plain buildings. These buildings are boxy, with few architectural features other than a front porch, are clad in synthetic horizontal board siding, perhaps with plywood and batten accents, and have vinyl-frame windows with plastic muntins. An additional type is relatively eclectic residences that defy categorization. Some use high quality and contemporary materials, such as corrugated metal and metal sheet, and combine these with a variety of types of wood siding, for highly textured finishes.

Summary. Sisters has developed very rapidly in recent years, essentially since the establishment of the 2003 urban renewal plan. As in many rapidly developing communities, modern development tends to display a certain sameness. It can also take on a very eclectic appearance. For example, there are several commercial structures in downtown Sisters that display a mix of Victorian-era architectural detailing with other detailing. (Note that there are no authentic Victorian-era buildings in Sisters, as it essentially developed after the fires of the 1920s.) Another characteristic of typical modern development is a certain flatness, the result of the use of modern synthetic materials. Modern board-and-batten, used to simulate authentic board-and-batten, a historic material in Sisters, is easily simulated with plywood and wood battens. Synthetic horizontal wood lap siding, however, has a very flat appearance. This, combined with vinyl windows with synthetic wood surrounds, conveys an overall flatness of appearance that signals a building's recent construction. Synthetic stone and modern brick veneer, while adding texture, can reinforce this look.

Historic Buildings

Listed Buildings. Sisters High School (525 E Cascade Avenue) is the only building in the survey area that is listed in the National Register of Historic Places. Four buildings are listed in the local Sisters Historic Register. They are: the Hotel Sisters (190 E Cascade Avenue); the Leithauser Store (Sisters Bakery, 251 E Cascade Avenue); the Hardy Allen House (401 E Main Avenue); and the Aitken Drugstore (Palace Hotel, 101 E Cascade Avenue). Recommendations in this report include two additional individual structures that may be eligible for listing. They are the Sisters Hotel, which may be eligible for listing in the National Register, and the 1939 Sisters Library (151 N Spruce Street), which may be eligible for listing in the local register.²⁵

Prominent Designers

George C. Carroll, who was working during Sisters' period of growth in the 1930s and 1940s, appears to be the only builder that has a number of buildings associated with his name in Sisters, based on the 2003 survey. His buildings, which are now being lost to redevelopment, tend to be well-designed and well-constructed. His houses have potential to be considered historically significant for their association with Carroll, a master builder in Sisters. Buildings known to be associated with Carroll are: 490 E Cascade; 150 W Cascade; 371 W Cascade; 391 W Cascade (upper story burned in 1963); 317 E Jefferson (moved and rebuilt on present site);

²⁵ While this building has been moved and is technically connected to the 1980 Chamber of Commerce building, this survey finds that moved buildings are not uncommon in Sisters and that moving does not necessarily disqualify buildings from listing in the local register; this building still "reads" as a free-standing building; and the building is sufficiently important to transcend these typical impediments to listing.

413 S Larch; Lazy Z Ranch (with others); 68589 Hwy 20 (with others); 68621 Hwy 20 (with others); 413 S Larch; and 347 E Jefferson.

Additional builders that constructed buildings in Sisters and that are mentioned in the 2003 survey include John J. Cunningham, John Dennis, and Joe Polley. There may be buildings associated with these contractors that have not been previously identified and may be significant.

Design Trends and Recommendations

As discussed previously, the presence of the Western Frontier Architectural Design Theme, which is implemented for commercial buildings in the downtown core, is beginning to lend a certain sameness to the downtown. This could be remedied by updated and refined design guidelines that expand the rustic architectural vocabulary available to building developers and encourage the use of higher quality materials. Similarly, improved guidance could encourage greater variety in residential development, while at the same time remaining true to Sisters' history as a frontier town with a relatively straight-forward architectural legacy.

REGULATORY CONTEXT

Plans, Policies and Regulations

Historic preservation in the City of Sisters is governed by the Chapter 2.28 of the Deschutes County Zoning Code, "Historic Preservation and Historic Landmarks Commission," as the Deschutes County Historic Landmarks Commission oversees historic preservation in Sisters. This chapter spells out the make-up of the Commission, its operations, and procedures. One of the duties of the Commission is to maintain a current list of historic and cultural resources and review requests to designate historic buildings, structures, sites, or other resources. The HLC also reviews requests for changes to designated resources or for construction within a historic district, among other responsibilities.

Historic preservation in Sisters is also governed by the policies in the Sisters Comprehensive Plan that pertain to historic preservation. These are found in Section 2.11, "Cultural and Historic Resource Goal and Policies" and are reiterated in the *Deschutes County & City of Sisters Historic Preservation Program, 2015-2020 Strategic Plan*.

The Historic Preservation Program Strategic Plan includes Goals, Objectives and Actions that were developed in the public outreach program that was part of this planning effort. They are organized around the overarching values of Collaboration, Coordination and Education. Numerous actions developed as part of this planning effort are being pursued. The strategic plan provides "a framework for shaping the rural county and Sisters' preservation programs and services over a five-year period to create a blueprint for allocating Certified Local Government (CLG) grant funding."

New construction, reconstruction, and renovations in the commercial core of Sisters are governed by a chapter in the Sisters' development code entitled, "2.15.2600 Western Frontier Architectural Design Theme." This chapter calls for the implementation of design guidelines that are inspired by "1880s Western Frontier architectural design" to improve the City's image and

visual appearance, establish City identity and interest, and “to attract visitors and tourists in support of a significant community economy.”²⁶

Urban Renewal and Urban Design

The Sisters Urban Renewal Agency was established in 2003 to direct, along with the City Council, the activities that take place within the Sisters’ downtown commercial district, as identified in the Sisters Downtown Urban Renewal Plan.²⁷ Projects undertaken by the Sisters Urban Renewal Agency include sidewalk and streetscape improvements, improvements to parks, and other physical improvements, including assisting property and business owners in the rehabilitation or redevelopment of their properties.²⁸ The program also includes a façade improvement program.

Recent Historic Preservation Efforts

Wychus Watershed Projects. An early effort to record local history in Sisters County was undertaken as part of *The Sisters Watershed Fest Project* and *Sisters/Whychus Watershed Analysis*. Sisters Ranger District, which was reported on in 1999 and 1998 respectively. This effort was undertaken in part under the auspices of a grant from the National Forest Foundation. Part of the work involved recording and transcribing extensive oral interviews with local citizens, which contributes valuable local histories centered around the Whychus Creek Watershed. Significant private historic sites mentioned included site of Camp Polk and the Camp Polk Cemetery and registered historic buildings in Sisters, including the Sisters Hotel, the Hardy Allen House, and the Sisters Bakery. The plan notes that, “Historic sites on public lands may include remnants of early transportation routes such as historic wagon roads, portable sawmills, early irrigation structures, remains of homesteads, trapper cabins, fire lookouts, guard stations and historic trash dumps.” It also warns that “important information from Heritage Resources is being lost through removal of artifacts, development on private lands and decomposition of wood and metal.” These potential resources should be taken into consideration when undertaking a Reconnaissance Level Survey for the School District Lands.

2003 Historic Survey. A second major undertaking was the 2002-2003 survey undertaken by Bend area historians Pat Kliwer and Nadine Nathan. This survey, which was undertaken about the same time that Sisters was initiating an urban renewal plan and constructing a new sewer system, recorded 149 properties within the boundaries of the City of Sisters and seven properties outside the boundaries that were considered related or particularly important properties. As part of the survey report for this project, information such as the 1998 and 1999 reports for the Why-chus Watershed and Sisters Watershed Fest Project was gathered, as well as over 30 historic photographs of Sisters. This was a selective survey; properties that were constructed in 1959 and earlier were targeted, but not every older property was surveyed.

²⁶ City of Sisters, “2.15.2600 Western Frontier Architectural Design Theme,” *Sisters Development Code*, (n.d.). Requirements are also outlined in Chapter 2.7 – Overlay Districts, 2.7.1 Western Frontier Architectural Design Theme.

²⁷ City of Sisters, Oregon, *Downtown Sisters Urban Renewal Plan*, July 24, 2003.

²⁸ Sisters Urban Renewal Agency, *Sisters Urban Renewal Agency Annual Report for the Fiscal year Ended June 30, 2017*.

Online Historic Story Map. A third project that highlights historic properties in Sisters and beyond was the creation of a website, called the ESRI Story Map, with information about historic resources in Sisters and rural Deschutes County. Deschutes County received a Certified Local Government Grant for the creation of this interactive website, which is available to the public. As part of this effort, volunteers photographed 51 historic landmarks located in rural Deschutes County and the city of Sisters.

4. Survey Findings

Data Summary

The reconnaissance-level survey of the City of Sisters undertaken in early 2018 surveyed all properties with a survey area roughly bounded by Adams Avenue, Locust Street, St. Helens Avenue, and Pine Street.²⁹ Approximately two hundred and seventy-four properties were surveyed, ranging in age from two residences constructed in 1908 to buildings constructed in 2018.³⁰ Of those, about 100 had been surveyed in 2003. This survey updates the 2003 survey and finds that approximately 22 of the previously surveyed properties have been demolished since 2002, all residences. Land uses range from residential to commercial to civic uses and parks. There were no industrial uses present in the Sisters survey area.

By far the largest number of buildings 45 years of age and older date to the 1930s, a total of 40 buildings. Most are residences but they also include some commercial uses. Twenty-six buildings that are still extant were constructed in the 1940s, mostly in 1940, before the beginning of World War II. The decades of the 1950s and 1960s were relatively slow, in terms of development, with twelve and ten buildings being constructed, respectively. However, development took off in the 1970s, with 39 buildings being constructed. The next period of growth came in the 2000s, the same decade that the urban renewal plan was adopted, with 54 new buildings.

Updating the 2003 survey with a survey of the buildings dating from 1960 to 1973 was a specific task for this survey. Twenty-five properties were constructed in this time frame, which coincides with the adoption of the Western Frontier Architectural Design Theme. Only nine buildings from this era were considered “contributing” or eligible for listing in a historic register, either individually or as a contributor to a district.

For the survey area as a whole, a relatively low percentage of buildings – just under twenty percent - were found contributing or eligible for listing as individual resources or as contributors to a historic district. About 25% of the buildings were found to not display sufficient integrity to be eligible either individually or as part of a district. And over half of the buildings in the survey area were considered “out of period,” or less than 45 years of age and therefore not eligible either individually or as a contributor to a district.

Three buildings were considered “eligible significant,” with a rating of ES (Eligible Significant). One of these buildings, the former Sisters High School, is already listed in the National Register of Historic Places. The second building, the Hotel Sisters, is recommended here for listing in the National Register. The third building is a former Forest Service building. It is recommended here that in the future other Forest Service buildings might be considered as a thematic listing. The historic Sisters Library is another structure that might be considered eligible at the local level.

No concentrations of eligible buildings (EC or Eligible Contributing) were found in the course of this research. Typically, an area has to display a concentration of eligible buildings – at least

²⁹ See “Survey Area” for additional information on the precise boundaries.

³⁰ Note that this number differs from the number seen in the database, as the database includes properties on which the building has been demolished.

50% - to be considered eligible as a district. Sisters' eligible buildings are scattered throughout the city, lacking a critical mass of eligible structures. It is recommended here that the City continue to nominate individual buildings to the local or National Register and concentrate on other preservation activities to celebrate its heritage.

Redevelopment Trends

Sisters is undergoing rapid development and redevelopment, following in many ways the trajectory put into place with the urban renewal plan of 2003. An article from the *Bend Bulletin* dated October 25, 2003, stated that, "In the past two years, Sisters has issued more building permits, 175, than it did in almost the entire preceding decade."³¹

Demolition Trends

Commensurate with the degree of redevelopment that is occurring in Sisters, a significant amount of demolition is also taking place. The number of potentially historic properties demolished since the 2003 survey that were identified as part of this study was 22. Note that this number is not necessarily completely accurate, as some of these properties may have not been eligible (ie contributors to a potential district or individually eligible) due to a lack of integrity. Additionally, this number may not be completely accurate due to the fact that other properties may have been demolished in the last 15 years that were not a part of the 2003 survey, which was a selective survey.³² However, the properties that were identified that were present in 2003 and have since been demolished are:

- | | |
|-----------------------------|-------------------------------|
| 1. 304 E Adams | 12. 325 N Locust |
| 2. 323 E Adams | 13. 309 S Locust |
| 3. 484 E Adams | 14. 342 W Main |
| 4. 270 N Cedar | 15. 231 S Oak |
| 5. 275 N Cedar (house only) | 16. 364 S Oak |
| 6. 358 S Cedar | 17. 250 N Spruce |
| 7. 464 S Elm | 18. 361 S Spruce |
| 8. 303 W Hood | 19. 421 S Spruce (house only) |
| 9. 216 E Jefferson | 20. 279 E St Helens |
| 10. 287 W Jefferson | 21. 354 E Washington |
| 11. 577 E Jefferson | 22. 374 W Washington |

³¹ Eric, Flowers, "Rush to develop under way in Sisters," *The Bend Bulletin*, October 25, 2003.

³² A selective survey does not include all properties, it includes selected properties. These properties may be selected for a variety of reasons, such as their age, perceived importance, integrity, etc.

Other properties are suffering from demolition by neglect. In other words, they are deteriorating such that it is likely that they will eventually be demolished due to their condition. This was observed within the Sisters survey area as well.³³

Moved Buildings

Moving buildings was fairly common in Sisters. Although it is hard to trace this phenomenon in a historic resource survey, narratives from the 2003 survey and other sources mention moved buildings. An example is the house at 296 E Jefferson. This house was moved from what was to become the Village Green Park and rehabilitated. Another example is the 1939 Sisters Library. It was moved to its present site and ten years later, a second building was moved and attached to the library. Moved buildings are not typically considered eligible for listing in the National Register of Historic Places, but because it was relatively common in Sisters and because it was done to save historic buildings in some cases, this survey finds that these buildings may continue to be eligible for listing in the local historic register.

Recommendations – Task IV

As a part of this survey report, Deschutes County has requested a response to the following items. Correspondingly, a response to each item follows.

Highlight the benefits of city and county-wide surveys.

As expressed by the Oregon State Historic Preservation Office, “A survey is the process of gathering and recording information about cultural resources. . . . Conducting surveys and creating an inventory of resources are usually the first steps leading to local recognition and preservation of those resources most important to our state and local heritage.”³⁴

Historic Resource Surveys are useful for preservation planning purposes. Surveys inform city and county staff, preservation commissioners and decision-makers as to the nature of the historic resources in their jurisdiction, which in turn aids in establishing and maintaining a preservation program. A reconnaissance-level survey may identify candidates for Intensive Level Surveys or local or National Register nominations for individual properties. A reconnaissance level survey may also identify areas that are candidates for historic districts, which may be anything from a ranch site to a neighborhood to an entire city. A reconnaissance-level survey may also identify the need for historic contexts. Finally, a reconnaissance-level survey may also identify important themes that can be expanded on in conjunction with a Multiple Property Submission, which is a nomination to the National Register based on a selective survey and/or thematic studies. Reconnaissance-level surveys are also conducted to comply with Section 106 of the National Historic Preservation Act. Knowledge about a jurisdiction’s historic resources can help protect them in the event of capital projects that are funded by or require permitting through a federal agency.

³³ Note that a property can have integrity and be in poor condition. As a corollary, a property may poor integrity but be in good condition due to changes to the property. In historic preservation, the integrity of a property is a function of its location, design, setting, materials, workmanship, feeling and association.

³⁴ “Survey and Inventory,” *Oregon Parks and Recreation Department: Oregon Heritage: State Historic Preservation Office*, <https://www.oregon.gov/oprd/HCD/SHPO/pages/survey.aspx>, accessed July 2018.

An overarching view of a jurisdiction’s historic resources can assist in preservation planning in the sense that it allows for multi-year planning and a corresponding pursuit of funding to finance preservation projects, which may take a variety of forms from survey and inventory to nominations to interpretative signage and education programs.³⁵

Identify areas in Sisters that have unique historic characteristics warranting historic district designation.

Sisters does not have a significant concentration of historic resources. Rather, individual resources are scattered through the historic core of the city. A district “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”³⁶ Nearly half of Sisters’ buildings are less than 50 years of age, and only approximately 20% of the resources are 45 years of age or older.³⁷ Typically, at least 50% of the resources in a specific geographic area must be eligible or contributing to a historic district if the historic district is to be eligible for listing in the National Register. Sisters does not have a geographic area with a concentration of eligible resources. Individual resources are more likely to be eligible for listing, whether at the local or National level. It may also be that resources could be nominated through a Multiple Property Submission; that is, a thematic nomination. Buildings associated with the Forest Service may be an example of a thematic nomination, or buildings constructed by the locally prominent builder George C. Carroll.

Provide suggestions to Sisters and Deschutes County on policies and instruments that can retain historic structures.

A full audit of Sisters and Deschutes County’s historic preservation program is beyond the scope of this project. According to the County’s website, a review of the County’s historic preservation program was conducted in 2014 in conjunction with a community involvement program and the development of the *Deschutes County & City of Sisters Historic Preservation Program 2015-2020 Strategic Plan*, which was published on January 13, 2015. Three overarching goals were developed as a part of this planning process, with related objectives and actions, which were designed to be implemented in the following three-to-five years. Goal 1 was to increase collaboration; Goal 2 was to improve coordination; and Goal 3 was to undertake education. A brief review of the Actions listed as part of this plan reveals that many of the action items are underway. The County maintains a historic preservation website that has information on everything from local historic resources; to relevant codes; to information on local, regional and state historic preservation programs and organizations; to local historical narratives. The Strategic Plan also provides this information.

³⁵ More information about the benefits and process of conducting local surveys can be found in Patricia Parker’s *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington DC: US Department of the Interior, National Park Service, National Register of Historic Places, 1985 (1977).

³⁶ Patrick W. Andrus, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1995, 5.

³⁷ Note that the National Register of Historic Places stipulates that buildings or other resources must be of exceptional importance in order to be listed in the National Register if they are less than 50 years of age. However, for planning purposes, 45 years of age is often used as a threshold when conducting historic resource surveys, with the expectation that the results of a survey can take some time to be acted upon.

City of Sisters. The City of Sisters has significant challenges in historic preservation. Existing residences that are 45 years of age or older tend to be relatively small houses on relatively large lots. At the same time, zoning in Sisters allows for increased density in the zones within the survey area, increasing the appeal of redevelopment to developers and property owners. The City of Sisters has a significant amount of vacant land, which may be combined with underutilized land for redevelopment purposes. Real estate prices have risen significantly in the last few years. All these factors make redevelopment an attractive option in Sisters and increase the potential to undermine historic preservation.

A few houses are in poor condition and a significant number do not retain sufficient integrity to be eligible for listing individually in the local or state register. Most residences that do retain integrity are relatively simple houses without a distinctive architectural character. These houses would be contributors to a historic district, if there was a concentration of such houses, but would not be individually eligible for listing based on their architectural design, although there may be other reasons that the residence or building is eligible, such as an association with a locally prominent person.

The City of Sisters website provides links to information about Sisters' historic resources under the heading, "Historic Property Inventory and Report."³⁸ The documents that are available here are:

- Historical Tour and Information;
- Historical Land Map;
- Historical Structure Inventory; and
- Historical Statistical Report.

The Historical Tour and Information provides good background on Sisters and its historic resources, including resources within the county outside of Sisters. The Historical Land Map provides interesting information about structures constructed up to 1967, with a focus on the time frame after Sisters was incorporated, which was 1946. These categories do not necessarily correspond to the categories recognized by the National Park Service and State Historic Preservation Office for historic structures. This map could be augmented with another map, possibly the map created for this study, which illustrates eligible (contributing) and non-contributing buildings and buildings that are not of a sufficient age at this time to be considered eligible.

The Historical Structure Inventory is the survey results from this survey. This document should be replaced with the final document, once it is available. The same is true of the Historical Statistical Report. This survey report may also be posted, once it is available. Additional information that would be useful to post is information on the benefits and restrictions of being listed in the National Register of Historic Places. This information, as well as other Bulletins that provide a wealth of information about historic preservation practices can be found on the State Historic Preservation Office's website at:
<https://www.oregon.gov/oprd/HCD/pages/bulletins.aspx>.

³⁸ <https://www.ci.sisters.or.us/documents>.

Identify data gaps or opportunities in Sisters and the rural county that should be addressed with an RLS or Intensive Level Survey.

City of Sisters. Opportunities for Intensive Level Surveys or additional survey topics in Sisters are included in the Recommendations section in the Executive Summary of this report.

Sisters School District. Deschutes County has expressed a desire to undertake additional Reconnaissance Level Surveys in the rural county, specifically within the Sisters School District boundaries. This is challenging due to the large geographic size of the area. A few properties have already been recognized and are mapped on the County's web-based Historic Landmarks Locations map.³⁹ Historic properties in Deschutes County that have been recognized by virtue of being listed as Goal 5 Cultural and Historic Resources appear in the *Deschutes County & City of Sisters Historic Preservation Program 2015-2020 Strategic Plan*.⁴⁰ One hundred sixty-six properties in Sisters are listed in the Oregon Historic Sites Database, but most of these are properties that were surveyed as part of the 2002-2003 survey of Sisters' historic core.⁴¹ It is worth noting, however, that seven of these resources that are outside the downtown core were surveyed because they were of particular interest. Of these records, seven are listed as in the vicinity of Sisters, meaning they are likely located within the School District boundaries. Three of the latter properties are already listed in the National Register of Historic Places. These are: the Santiam Wagon Road – Big Lake Segment; the Santiam Wagon Road – Cache Creek Segment; and the William T. E. Wilson Homestead.

One approach to surveying the School District properties or prioritizing surveying the properties is as follows.

- Map the properties that are known to be of particular interest due to the fact that they appear on one of the above lists.
- Download Deschutes County Assessor records for the School District, excluding the areas within the present survey area, that are developed (in most cases, this will be properties that have an associated construction date and square footage).⁴²
- Prioritize those properties that are 45 years of age or older.
- Map the properties, noting any particular concentration of older properties.

This should provide a sense of how many properties there are. Note that this list will prioritize properties with buildings and structures. Other properties of interest that may not show up on Assessor records are archaeological sites, historic landscapes and landscape features, cultural landscapes, fragments of resources, such as a rail bed or historic road, bridges, irrigation-related resources, objects such as portable sawmills and the like, which may be important historic features. Some of these resources may be considered historic archaeology and may be

³⁹ "Deschutes County, Oregon – Historic Landmark Locations," *Deschutes County Online Maps*, <https://maps.deschutes.org/custom/shortlist/historiclandmarks.html>, accessed July 2018.

⁴⁰ Deschutes County Community Development Department, *Deschutes County & City of Sisters Historic Preservation Program, 2015-2020 Strategic Plan*, January 13, 2015, 10.

⁴¹ It is worth noting that seven of the resources surveyed in 2003 were outside the downtown core were documented because they were of particular interest.

⁴² Note that construction dates were missing in Assessor records when they were researched for the present survey, but the vast majority of properties had associated construction dates.

found by doing a records search at the State Historic Preservation Office.⁴³ The National Park Service in their bulletin *Guidelines For Local Surveys: A Basis For Preservation Planning* offers this advice for prioritizing survey areas or subjects.

- Prioritize areas that are known to have particularly important historic properties.
- Identify areas that may be particularly important but that not much is known about by doing a broad-brush, windshield survey and accompanying historical research.
- If an area is threatened by redevelopment or capital projects that may affect historic resources, place a priority on this property.
- If there is a high potential for rehabilitation and investment in potentially historic commercial buildings, place a priority on these properties.
- If there is community interest in surveying and nominating an area for purposes of preservation, place a priority on this area.⁴⁴

Another way of prioritizing which properties or areas to survey is to correlate identified properties with important historic figures or families or events through historic research. In some cases, names can be correlated with property ownership through historic maps, which may in turn identify historic sites.

It may be that the existing properties in the School District that have been called out as being of interest should be the subject of Intensive Level Surveys. This would not only identify properties that may be eligible for listing in the National Register but would also identify the important themes in within the rural areas outside of Sisters that would be useful for a historic context statement, should one be pursued in the future.

⁴³ Note that only qualified individuals have access to the archaeological site records. This search would have to be performed by a qualified archaeologist and any sensitive locational data redacted.

⁴⁴ *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, 1985, 14.

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ATTACHMENT A

Statistical Reports

Historic Building Report/Counts

(All Properties Inventoried)

Evaluation Counts - Sisters City RLS 2018

Evaluation	Quantity	% of Total
demolished	16	6%
eligible/contributing	50	18%
eligible/significant	4	1%
not eligible/non-contributing	69	24%
not eligible/out of period	144	51%
Total:	283	

Construction Date Decade Counts - Sisters City RLS 2018

Decade	Quantity	% of Total
Unrecorded	14	5%
1900s	1	0%
1910s	7	2%
1920s	16	6%
1930s	41	14%
1940s	24	8%
1950s	12	4%
1960s	9	3%
1970s	38	13%
1980s	19	7%
1990s	30	11%
2000s	54	19%
2010s	18	6%
Total:	283	

Original Use Counts - Sisters City RLS 2018

Original Use	Quantity	% of Total
AGRICULTURE / SUBSISTENCE	2	1%
COMMERCE / TRADE	77	27%
DOMESTIC	175	62%
EDUCATION	3	1%
GOVERNMENT	5	2%
INDUSTRY/PROCESSING/EXTRACTION	1	0%
LANDSCAPE	3	1%
RELIGION	2	1%
SOCIAL	1	0%
Undefined	12	4%
UNKNOWN	2	1%
Total:	283	

Material Counts - Sisters City RLS 2018

Materials	Quantity	% of Total
BRICK	2	1%
CONCRETE	1	0%
LOG	5	2%
METAL	5	2%
NOT APPLICABLE	3	1%
STUCCO	1	0%
SYNTHETIC SIDING	72	25%
Undefined	14	5%
UNKNOWN	3	1%
WOOD	177	63%
Total:	283	

Historic Building Report/Counts









(All Properties Inventoried)

Style Category Counts - Sisters City RLS 2018

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Gothic Revival	1	
Queen Anne	1	
Category Total:	2	1%
OTHER		
Not Applicable	1	
Other / Undefined	11	
Utilitarian	2	
Vernacular	10	
Category Total:	24	8%
MODERN PERIOD		
Contemporary	2	
Mobile/Manufactured Home (Type)	9	
Modern Commercial (Type)	58	
Modern Period: Other	1	
Ranch (Type)	18	
Shed (Type)	1	
Category Total:	89	31%
LATE 20TH CENTURY		
Late 20th Century: Other	50	
Neo-Colonial	1	
Neo-Victorian	1	
Category Total:	52	18%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Colonial Revival	3	
Tudor Revival	2	
Category Total:	5	2%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	76	
Commercial (Type)	3	
Craftsman	7	
Rustic	11	
Category Total:	97	34%
Unrecorded		
Unrecorded	14	
Category Total:	14	5%
Total:	283	









ATTACHMENT Ba
Property List - Database

Architectural Survey Data for Sisters City RLS 2018 Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
104 E Adams Ave <i>Mountain Montesorri Preschool</i>	1	EC	1960	Wood Sheet	Ranch (Type)	School	2/7/2018		
<i>Comments: Plywood with wood battens, gabled entry with rustic supports, two-over-two-light, vinyl-frame windows throughout.</i>									
114 W Adams Ave <i>Mountain High Apartments</i>	2	NP	1987	Wood Sheet	Late 20th Century: Other	Multiple Dwelling	2/7/2018		
<i>Comments: 3 apartment buildings. Contemporary Western false front, plywood with wood battens, vinyl-frame windows.</i>									
184 E Adams Ave		XD					2/7/2018		<i>No image available.</i>
<i>Comments: No longer extant. House was 1925 one-and-one-half story bungalow with horizontal board siding siding.</i>									
203 E Adams Ave	1.5	EC	c.1910	Horizontal Board	Vernacular	Single Dwelling	2/7/2018		
<i>Comments: Two additions on residence, some replacement windows, board-and-batten barn converted to studio to rear.</i>									
204 E Adams Ave	1	NP	1980	Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Plywood with wood battens. two-part, vinyl-frame sliding windows.</i>									
204 W Adams Ave <i>Sisters Art Works</i>	2	NP	1991	Synthetic Wood Siding	Modern Commercial (Type)	Business	2/7/2018		
<i>Comments: Two-part block with shaped parapet, synthetic horizontal wood siding, rustic details, one-over-one-light, vinyl-frame windows with false muntins.</i>									
213 W Adams Ave Trowbridge House	1	NC	1942 2018	Wood Sheet	Vernacular	Single Dwelling	2/7/2018		
<i>Comments: House has been recently rehabilitated (it was in very bad condition). Horizontal board has been replaced with plywood with battens. Replacement windows have been replaced again with two-part, vinyl-frame windows. A foundation has been added and the roof repaired.</i>									
234 E Adams Ave	1	NP	1977	Wood Sheet	Ranch (Type)	Single Dwelling	2/7/2018		
<i>Comments: Ranch house with T 1-11 siding, small shed roof over entry, attached garage.</i>									
243 E Adams Ave	1.5	NC	1935	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Shiplap siding, metal roof, one-over-one-light, wood-frame windows. Full width open porch supported by chamfered posts. A small shed exists on the property.</i>									

Architectural Survey Data for Sisters City RLS 2018

Oregon State Historic Preservation Office










Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
243 W Adams Ave Bembry House	1	EC	1935	Vertical Board Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
				<i>Comments: Split lodge pole siding, shingle in gable ends, wood-frame windows. Between 1963 and 1976 existing garage was removed and new garage was constructed and attached to back of house, according to 2003 survey.</i>					
254 W Adams Ave Habitat for Humanity	1	NP	1989	Wood Sheet Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
				<i>Comments: Contemporary Western false front clad in plywood with wood battens, gable over entry, vinyl windows.</i>					
254 W Adams Ave Habitat for Humanity	1	NP	1989	Wood Sheet Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
				<i>Comments: Contemporary Western false front clad in plywood with wood battens, gable over entry, vinyl windows.</i>					
273 E Adams Ave	1.5	EC	1935	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
				<i>Comments: Shiplap siding, metal roof, wood-frame windows. Clipped gable at ridgeline, front porch, and two front-facing gabled dormers.</i>					
274 E Adams Ave Perry, Newton and Dorris, House	1	EC	1945	Stucco	Bungalow (Type)	Single Dwelling	2/7/2018		
				<i>Comments: House has an attached carport and enclosed porch. Also on the lot is a detached garage of the same vintage as the house and a small shed.</i>					
303 E Adams Ave Templeton, Alvis, House	1.5	NP	1990	Horizontal Board	Vernacular	Single Dwelling	2/7/2018		
				<i>Comments: House has front entry and dormer on north side, second level deck on east side, and garage facing N Spruce.</i>					
304 E Adams Ave	2.5	NP	2015	Horizontal Board	Late 20th Century: Other	Single Dwelling	2/7/2018		
				<i>Comments: 1924 residence has been demolished. New residence is clad in reclaimed wood with a standing seam metal roof and is in the process of construction. A 2016 outbuilding exists on the site.</i>					
304 W Adams Ave Adams St Professional Bldg; Thomas R	1	NP	2002	Wood Sheet Shingle	Modern Commercial (Type)	Professional	2/7/2018		
				<i>Comments: Plywood with wood battens, false fronts on gable ends, og supports at gabled entry.</i>					
323 E Adams Ave		XD					2/7/2018		No image available.
				<i>Comments: 1943 demolished one-story house had wood sheet siding.</i>					
343 W Adams Ave		XD				Unknown	2/7/2018		No image available.
				<i>Comments: Shed and garden on site in 2012. 1920 house was demolished according to 2003 survey.</i>					

Architectural Survey Data for Sisters City RLS 2018
Oregon State Historic Preservation Office

Table with columns: Address/Property Name, Ht, Eval/NR, Yr(s) Built, Materials, Arch Classifs/Styles, Orig. Use/Plan (Type), RLS / ILS Dates, Listed Date. Includes rows for 354 E Adams Ave, 354 W Adams Ave (Three Sisters Health Center), 383 W Adams Ave (Sweeney Plumbing, Monte's Electric), 394 E Adams Ave, 414 E Adams Ave, 454 E Adams Ave, 484 E Adams Ave, 220 S Ash St (3 Creeks Building; Howell's Realty Co.), and 221 S Ash St (Newport's Construction Management). Each row includes detailed comments and a photograph of the property.









Architectural Survey Data for Sisters City RLS 2018

Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
231 S Ash St	1.5	NC	1940	Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: House and barn have board-and-batten siding. House has seen numerous alterations over time, including additions and replacement windows. Barn has been converted to residence, but retains sufficient integrity to be considered contributing.</i>
253 N Ash St	1	NC	1935	Wood Sheet Synthetic Wood Siding	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: T 1-11 and synthetic horizontal wood siding, addition or enclosed porch on the rear and south sides. A small contemporary shed exists on the property.</i>
325 S Ash St	1	EC	1940	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: House and outbuilding were moved from Village Green area. Outbuilding has asbestos shingle siding and wood shingle roof. Both have one-over-one-light, vinyl-frame windows. House previously had six-over-six-light windows that have now been replaced with one-over-one-light, vinyl-frame windows.</i>
375 S Ash St	1	EC	1930	Cedar Shake Shingle Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: 2003 survey states house extensively remodeled and entrance moved. Wood-frame replacement windows in same openings. Addition on SW corner, possible addition on NW corner. Decorative wood detailing in gable, large stone chimney. Second unit constructed in 1981, according to 2003 survey, and remodeled in 1990, plywood with wood battens added.</i>
501 S Ash St	1.5	NP	2008	Horizontal Board Shingle	Craftsman	Single Dwelling	2/7/2018		
									<i>Comments: Neo-Craftsman house with full width porch, horizontal wood siding, shingles in gable end, and attached garage.</i>
E Cascade Ave	1	NP	c.1990	Wood Sheet	Other / Undefined	COMMERCIAL: General	2/7/2018		
									<i>Sotheby's Real Estate</i> <i>Comments: Small real estate office in vacant lot clad in plywood with wood battens with wood shingle-clad overhang over perimeter walkway.</i>
E Cascade Ave	0	NP	2009	Metal: Other/Undefined	Other / Undefined	Park/Plaza	2/7/2018		
									<i>Wild Stallion Park</i> <i>Comments: Sculpture of stallion placed in irregularly shaped parcel at the entry to Sisters from the east, at the juncture of E Cascade Avenue and Hwy 20. Park includes a rock-lined bioswale and landscaping. The sculpture is by artist Lorenzo Ghiglieri.</i>
W Cascade Ave Harold and Dorothy Barclay Park	0	NP	2003	Not Applicable	Not Applicable	Park/Plaza	2/7/2018		
									<i>Comments: Park with false front rest room clad in plywood with wood battens and rustic details. Includes interpretive signage honoring the Barclays, founders of Barclay Lodging Company and community activists.</i>
100 E Cascade Ave	1	NP	1975	Horizontal Board	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Dixie's</i> <i>Comments: Eclectic retail commercial building with extension of metal roof covering walking on front and sides of building.</i>

Architectural Survey Data for Sisters City RLS 2018

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
101 E Cascade Ave Aitken Store <i>Palace Hotel; Drawstrings of Sisters;</i>	2	EC	1915 1985	Horizontal Board	Commercial (Type)	COMMERCIAL: General	2/7/2018		
									<i>Comments: Two-story Palace Hotel (historically the Aitken Store) is at Elm and Cascade. To the east is a one-story false front building clad in vertical board that is on a separate parcel but associated with the Palace Hotel. Two buildings to the south are also incorporated into the hotel; a 1-1/2 story gabled building (previously a shed-roof addition) clad in shingles and a one-story board-and-batten false front, both salons. The entry to the Palace Hotel is covered by a new metal-clad shed roof on rustic supportsl. Despite changes, building is considered contributing due to history and age.</i>
110 W Cascade Ave <i>Sisters Market & Eatery</i>	1	EC	1970	Wood Sheet Brick:Other/Undefined	Modern Commercial (Type)	Department Store	2/7/2018		
									<i>Comments: One of first buildings constructed after passage of Sisters' design guidelines that encourage the Western false front design. Plywood with wood battens, covered walkway, large fixed windows, brick veneer under window sills.</i>
111-131 W Cascade Ave Union Gas Station <i>The Gallimaufrey & Sisters Liquor Store;</i>	1	NP	1988	Wood Sheet	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Comments: Gallimaufrey is clad in plywood with wood battens, corner entry at Elm and Cascade with mural on raised false front. Previously the site of a gas station. The Sisters Log Furniture bay is a contemporary Western false front building clad in plywood with wood battens with a shed roof over a raised front walkway supported by simple wood posts. Building is on two separate parcels.</i>
111-131 W Cascade Ave <i>Gallmaury; Sisters Log Furniture & Home</i>	1	NP	1988	Wood Sheet	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Comments: This building is associated with 111 W Cascade to the east. Contemporary Western false front clad in plywood with wood battens, shed roof over raised front walkway supported by simple wood posts. Building is on two separate parcels.</i>
140 W Cascade Ave <i>Alpaca by Design</i>	2	NP	1976	Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Comments: Contemporary Western false front clad in synthetic horizontal wood siding, second level porch covering sidewalk.</i>
141-161 E Cascade Ave <i>Town Square; Sundance Shoes</i>	2	NP	1975	Synthetic Wood Siding Stone:Other/Undefined	Modern Commercial (Type)	Department Store	2/7/2018		
									<i>Comments: Two buildings are on site, separated by a parking lot. The building at Fir & Cascade is two stories with synthetic horizontal wood siding and river rock veneer under the window sills. The building to the west has four storefronts, each with a different false front design, in a strip mall configuration, facing the parking lot. False fronts are two stories with a deep porch at the second level covering the walkway below.</i>
150 E Cascade Ave El Rancho Grande Mexican Restaurant <i>Rancho Viejo</i>	1	EC	1940 1999	Vertical Board	Modern Commercial (Type)	Restaurant	2/7/2018		
									<i>Comments: Since the 2003 survey the front canopy has been removed, revealing what appears to be filled-in transom windows. Appears to be true board-and-batten. Although this is not a good example of a Western false front building, it is an early example in Sisters. The original appearance of the parapet is unknown.</i>
150 W Cascade Ave Ullman Café, Day's Café <i>Sisters' Cascade of Gifts; Faveur</i>	1	NC	1940 1983	Horizontal Board Stone:Other/Undefined	Modern Commercial (Type)	Restaurant	2/7/2018		
									<i>Comments: 2003 survey notes addition to the east in 1978 and to the south in 1983 and extensive remodeling. Contemporary Western false front with awning-style covering over sidewalk, large fixed windows, stone veneer under window sills.</i>










Architectural Survey Data for Sisters City RLS 2018

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
170 W Cascade Ave Barclay Square	2	NP	1985	Horizontal Board Brick:Other/Undefined	Modern Commercial (Type)	Department Store	2/7/2018		
<i>Comments: Mall-like building houses several businesses. Eclectic appearance with some Victorian details. Horizontal board siding with brick veneer under window sills, some second level covered porches, first level covered porches supported by decorative wood posts, hexagonal building near street houses ice cream parlor.</i>									
171 W Cascade Ave Breezy Pines Café The Gallery Restaurant	1	NC	1950 1983	Wood Sheet Horizontal Board	Modern Commercial (Type)	Restaurant	2/7/2018		
<i>Comments: Contemporary Western false front with horizontal board above and brick veneer below on front; plywood with wood battens on sides, new metal-clad shed roof over front walkway onlog posts supports. 2003 survey notes that café was there in 1942. Kitchen addition in 1983. Canopy in 2003 was clad in shingles with square posts with decorative brackets.</i>									
190 E Cascade Ave Sisters Hotel Sisters Saloon; Bronco Billy's Ranch Grill	2	ES	1912 1989	Horizontal Board Stucco	Commercial (Type)	Hotel	2/7/2018		
<i>Comments: Additions to the rear of the historic hotel constructed in 1985 and 1989. Despite changes the building, it is significant as one of the only original remaining buildings of its type in the city and for being the likely inspiration for the current Western frontier theme in the city.</i>									
200 W Cascade Ave Garden of Eden Gifts	2	NP	1984	Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Side gable roof with front-facing gable, synthetic horizontal wood siding. Raised shaped parapets at party walls. Extension of roof covers front walkway.</i>									
210 E Cascade Ave Sisters Sinclair Dinocare	1	NP	2004	Wood Sheet	Utilitarian	COMMERCIAL: General	2/7/2018		
<i>Comments: Free-standing gas island and free-standing restroom, each clad in plywood with wood battens with false front motif.</i>									
211 E Cascade Ave Leithauser Supermarket Sisters Drug & Gift, Cook's Nook	1	NC	1950 1993	Synthetic Wood Siding	Modern Commercial (Type)	Department Store	2/7/2018		
<i>Comments: Original building at Fir & Cascade built in 1950, remodeled in 1980, 1987 & 1995, according to 2003 survey. Concrete posts with infill siding. Two-story 1993 addition to the south is clad in synthetic horizontal wood siding with Victorian detailing, including bay windows and curved and gabled hoods over second floor windows. Building has been connected to Clinic to the east in the past.</i>									
211-221 W Cascade Ave The Jewel, Ear Expressions, Lonesome	1	NP	c.2002	Wood Sheet Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Five contemporary Western false front bays clad in plywood with wood battens and synthetic board siding, shed roof over front walkway with simple supports with angle brackets on one bay.</i>									
220 W Cascade Ave Open Range; Martelle's Pizza	2	NP	1981	Wood Sheet	Modern Commercial (Type)	Department Store	2/7/2018		
<i>Comments: Plywood with wood battens; unconventional storefront with recessed opening in center at second level surmounted by false front. Shed roof over front walkway on simple supports.</i>									


Architectural Survey Data for Sisters City RLS 2018

Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
231 E Cascade Ave <i>Muir Building; Bend Memorial Clinic</i>	1	NP	1991	Horizontal Board Vertical Board	Modern Commercial (Type)	COMMERCIAL: General	2/7/2018		
<i>Comments: Associated with 211 E Cascade in 2003. Contemporary Western false front clad in horizontal wood siding, vertical board on main body of building, shingles under gable, decorative windows surrounds, vinyl windows, stone veneer under window sills, pent roof with brackets over sidewalk.</i>									
240 E Cascade Ave <i>Sisters Trailstop Market</i>	2	NP	2004	Wood Sheet Horizontal Board	Modern Commercial (Type)	Department Store	2/7/2018		
<i>Comments: Mixed-use commercial building clad in plywood with wood battens and synthetic horizontal wood siding. Contemporary Western false front motif with a full-width shed roof over the front walkway.</i>									
250 W Cascade Ave <i>The Depot Café</i>	2	NP	1977	Wood Sheet	Rustic	Restaurant	2/7/2018		
<i>Comments: Plywood with wood battens, has clipped, side gable roof clad in wood shingles with cupola. Two-thirds of the covered front walkway has a wood-shingle-clad shed roof supported by simple posts. Three bay windows with fixed sash at second story.</i>									
251 E Cascade Ave Leithauser Store <i>Sisters Bakery</i>	1	EC	1925 1975	Horizontal Board	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Building was remodeled in 1951, 1975 and 2003; small addition to rear in 1984, since removed and replaced in 1997, according to 2003 survey. Despite numerous changes the building was listed in local register in 1985 for its association with the Leithauser family.</i>									
261-271 W Cascade Ave <i>Sisters Olive & Nuts, Cascade Street</i>	1	NP	c.2002	Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Contemporary Western false front with synthetic horizontal wood siding and shed roof over front walkway on simple wood posts. Separate bay in a full-block development.</i>									
281 W Cascade Ave <i>Spoons</i>	1	NP	2002	Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Building has two bays within a larger strip mall.</i>									
290 E Cascade Ave <i>Cascade Sotheby's Real Estate</i>	1	NP	c.1990	Wood Sheet Brick:Other/Undefined	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Commercial real estate office with flat roof with parapet, plywood with wood battens with brick veneer at lower level; wrap-around walkway covered by a wood-shingle-clad overhang and supported by wood posts with decorative brackets.</i>									
290 W Cascade Ave Mountain Man Trading Post <i>MacKenzie Creek</i>	1	NC	1928	Squared Log	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Building was converted from residence to commercial use between 1963 and 1976 and extensively remodeled, according to 2003 survey, The east end is a 1982 addition. Roof extends over front walkway, supported by log supports, with a simple wood pool rail.</i>									
291 E Cascade Ave Forest Café <i>Los Agaves Mexican Grill</i>	1	NC	1938 1972	Wood Sheet Vertical Board	Modern Commercial (Type)	Restaurant	2/7/2018		
<i>Comments: Contemporary Western false front clad in plywood with wood battens, vertical board under window sills; shed roof clad in wood shingles over front and side walkways, rounded corner at Cascade & Spruce. Long used as a restaurant, building was remodeled in 1972.</i>									










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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
291 W Cascade Ave <i>Caldwell-Banker</i>	2	NP	1981	Synthetic Wood Siding c. Wood Sheet	Modern Commercial (Type)	Business	2/7/2018		
311 E Cascade Ave US Post Office <i>Antler Arts</i>	1	NC	1958 1984	Round Log Wood Sheet	Rustic	Post Office	2/7/2018		
311-351 W Cascade Ave <i>Pine Tree Square, The Stitchin' Post, etc</i>	1.5	NP	1977	Wood Sheet Stone:Other/Undefined	Modern Commercial (Type)	Specialty Store	2/7/2018		
341 E Cascade Ave	1	EC	1950 1963	Vinyl Siding	Modern Period: Other	Single Dwelling	2/7/2018		
370 E Cascade Ave <i>Chops Bistro</i>	1.5	NP	1999	Wood Sheet	Late 20th Century: Other	Restaurant	2/7/2018		
371 E Cascade Ave <i>Sisters Veterinary Clinic</i>	1	NP	1976	Wood Sheet	Modern Commercial (Type)	COMMERCIAL: General	2/7/2018		
371 W Cascade Ave Sanderson, Charles, House <i>Hop in the Spa</i>	1.5	EC	1945	Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018		
391 W Cascade Ave Johnson Hardware <i>Cork Cellars Bistro & Wine Shop</i>	1	EC	1950	Shingle	Bungalow (Type)	Specialty Store	2/7/2018		









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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
410 E Cascade Ave Sisters Realty <i>Sisters Dental</i>	1.5	EC	1929 1978	Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: House converted to office. Site consists of two buildings, Craftsman bungalow with 1978 addition to rear, and second 1978 office building to rear of lot. 1st & 2nd level porches, upper level porch with no apparent access, lower level porch has ADA ramp on east side.</i>									
411 E Cascade Ave <i>Cascade Station; Edward Jones</i>	2	NP	1998	Horizontal Board Shingle	Modern Commercial (Type)	Business	2/7/2018		
<i>Comments: Eclectic design with turret on corner, multiple gables with pent roofs. Horizontal board siding with shingles and stone veneer under window sills.</i>									
431 E Cascade Ave Sotheby's Real Estate	1	NC	1973	Horizontal Board	Other / Undefined	COMMERCIAL: General	2/7/2018		
<i>Comments: Contemporary Western false front with full-width hip roof over entry facade, shed roof on back, hexagonal addition to west. Former Sotheby's real estate sales office.</i>									
450 E Cascade Ave <i>Suttle Tea</i>	2	NC	c.1970	Wood Sheet	Other / Undefined	Single Dwelling	2/7/2018		
<i>Comments: Heavily altered, no discernable style. False fronts added to existing gables, second level porch in back, covered porch along frontage, large fixed windows, plywood with battens.</i>									
490 E Cascade Ave Wilson House <i>Carpenter Scratch Pads</i>	1.5	EC	1940	Horizontal Board	Craftsman	Single Dwelling	2/7/2018		
<i>Comments: Assessor lists date of 1940; appears earlier. Large shed dormer on rear of house. Shop (garage) moved and remodeled in 1991 according to 2003 survey, "Carpenter Scratch Pads" sign on garage. Small shed on site.</i>									
520 E Cascade Ave <i>Sisters City Hall</i>	1	NP	2006	Synthetic Wood Siding Wood Sheet	Late 20th Century: Other	City Hall	2/7/2018		
<i>Comments: Sisters City Hall is an eclectic building clad in synthetic horizontal wood siding and plywood with battens. Features include false fronts, brackets under the eaves, a clock over the entry, and tall, three-over-two-light windows throughout.</i>									
525 E Cascade Ave Sisters High School <i>Sisters Public Schools Administration;</i>	1	ES NRI	1939	Brick:Other/Undefined Horizontal Board	Colonial Revival	School	2/7/2018	3/2/2006	
<i>Comments: Rehabilitated for conversion to offices in 2005. Listed in the National Register of Historic Places as 115 N Locust in 2006. WPA-built structure with Colonial Revival motifs, brick veneer, large, multi-light windows, and a formal portico.</i>									
110 N Cedar St <i>Sisters Library; Deschutes Public Library</i>	1.5	NP	1990	Synthetic Wood Siding Stone:Other/Undefined	Late 20th Century: Other	Library	2/7/2018		
<i>Comments: Eclectic rustic building with synthetic horizontal wood veneer and fieldstone under window sills. Large open gable at entry with timber truss and support piers mounted on stone-clad bases. Multiple gables, including gabled dormers. Two-part, vinyl-frame sliding windows.</i>									
210 N Cedar St	1	EC	1973	Cement Fiber Siding	Ranch (Type)	Multiple Dwelling	2/7/2018		
<i>Comments: House converted to duplex. Asbestos shingle siding with two-part, aluminum-frame, sliding windows. Integrated garage.</i>									








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240-250 N Cedar St	1	NC	1972 1973	Wood Sheet	Late 20th Century: Other	Multiple Dwelling	2/7/2018			
				<i>Comments: Two duplexes with metal-clad, mansard roofs, plywood with wood battens, and T 1-11 siding. Windows are two- and three-part, vinyl-frame, sliding sash., which are replacement windows. Buildings may be first purpose-built, multi-family dwellings in Sisters.</i>						
260 N Cedar St	1	EC	1934	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: V-groove horizontal wood siding, wood-frame windows of various types, open front deck, possible enclosed porch to rear.</i>						
262-282 S Cedar St	2	NP	2015	Wood Sheet Metal Sheet	Late 20th Century: Other	Multiple Dwelling	2/7/2018			
				<i>Comments: Three residential or mixed use units clad in plywood with wood battens over corrugated metal base. Large front-facing, second level porches are covered with high gables with truss work in the gable ends with extensive glazing. Lower level opens onto walkway with sliding glass doors and large fixed windows.</i>						
270 N Cedar St		XD					2/7/2018		<i>No image available.</i>	
				<i>Comments: Demolished ca 2005. 1-story 1929 vernacular bungalow with asbestos shingle siding and brick cladding.</i>						
275 N Cedar St	1	NC	1935	Wood Sheet	Vernacular	Agric. Outbuilding	2/7/2018			
				<i>Comments: 1920 house formerly on this property and attached to garage was demolished ca 2016. Second building on parcel is barn, along alley.</i>						
308-338 S Cedar St	2	NP	1978	Wood Sheet	Utilitarian	Multiple Dwelling	2/7/2018			
				<i>Comments: Duplex with two-part, vinyl-frame sliding windows, attached one-story carport to rear.</i>						
310 N Cedar St	1	NC	1973 2006	Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: The north building is a commercial studio with many additions. The second building, a 2006 residence, is clad with plywood with wood battens and has one-over-one-light, vinyl-frame windows. A small shed is located to the rear of the lot.</i>						
358 S Cedar St	2	NP	2013	Wood Sheet	Late 20th Century: Other	Multiple Dwelling	2/7/2018			
				<i>Comments: Previous 1929 building was a one-and-one-half story vernacular house with a semi-enclosed front porch, vinyl siding, and one-over-one-light, vinyl windows. A small shed was also located on the property. Current building is a two-story duplex with T 1-11 siding and two-part, vinyl-frame sliding windows throughout. A large carport is located on the north end. Assessor notes old address of 358 S Cedar; 308 and 338 S Cedar now.</i>						
468 S Cedar St	1.5	NP	1979	Round Log	Rustic	Single Dwelling	2/7/2018			
				<i>Comments: Log-clad house with a wood shingle roof is connected to second building, likely a garage, at the NE corner. Both have wood shake roofs, garage has an addition with a metal roof. One and possibly two additional outbuildings exist on site.</i>						









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164 N Elm St <i>Sisters Baptist Church; Chamber of</i>	1.5	NC	1940	Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: House is noted in the 2003 survey as the original site of the Baptist Church, later used for the Chamber of Commerce. Most of the original porch has been enclosed. Original siding has been covered in T-1-11; horizontal wood siding is still in the gable ends. Metal roof.</i>
171 S Elm St <i>The Paper Place, The Hen's Tooth, etc</i>	1	NP	1979	Wood Sheet Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Comments: Full block development with storefronts on Elm and Hood. Individual storefronts have contemporary Western false front motifs. Plywood with wood battens and synthetic horizontal wood siding. Walkways are covered on nearly all sides with shed roofs supported by simple posts. L-shaped building surrounds landscaped open space in NW corner.</i>
178 S Elm St <i>First American Title Company</i>	2	NP	1993	Synthetic Wood Siding	Other / Undefined	Business	2/7/2018		
									<i>Comments: Extremely eclectic office building of no discernable style. Second level covered porch with false front over entry. Synthetic horizontal wood siding and fixed and double-hung windows with crown molding.</i>
243 N Elm St <i>The Porch (2018); Three Sisters Salon &</i>	1	EC	1947	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: House converted to commercial use. Small addition/enclosed porch on rear, small porch added on front, ADA ramp on south side. Double-hung, vinyl-frame windows with false muntins throughout.</i>
251 S Elm St Oregon State Department Of Forestry - Sist	1.5	ES	1938 1936	Horizontal Board Vertical Board	Tudor Revival	Government Office	2/7/2018		
									<i>Comments: Original survey shows a construction date of 1945. Assessor records show date of 1938 for main residence and 1936 for second residence. An accessory structure at rear has four bays, including garage space. Horizontal board siding with board-and-batten in gable end on main building with large stone chimney.</i>
252 S Elm St	1	NC	1930	Wood Sheet	Vernacular	Single Dwelling	2/7/2018		
									<i>Comments: Since 2003 asbestos shingle siding on house has been replaced with plywood with wood battens. Raised one-story barn of vertical wood still extant. Both buildings in very poor condition, many openings boarded up.</i>
301 S Elm St Sisters Camp Sherman Rural Fire Protectio Sisters Fire Department & Community Hall	1.5	NP	1985	Wood Sheet Stone:Other/Undefined	Rustic	Fire Station	2/7/2018		
									<i>Comments: Plywood with wood battens, stone veneer under window sills. Piers around perimeter have stone bases surmounted by simple wood posts. Hose tower in northwest corner. Large secondary building with shed roof in northwest corner of parcel.</i>
355 S Elm St Sisters-Camp Sherman Rural Fire District		XD					2/7/2018		No image available.
									<i>Comments: This building has been moved to 296 E Jefferson. It was the Sisters-Camp Sherman Rural Fire District Sleeper House. It is a 1940 one-and-one-half story bungalow with horizontal board siding.</i>




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424 S Elm St Edgington House	1.5	NC	1910	Asphalt Shingle Siding Brick:Other/Undefined	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: House is partially clad in asphalt shingles with gray brick at the entry. There have been at least three additions, according to the 2003 survey, plus the addition of a covered deck. A large wood garage exists on the site.</i>									
464 S Elm St		XD					6/29/2003		No image available.
<i>Comments: Demolished between 2006 and 2011. 1940 one-story bungalow with board-and-batten siding.</i>									
N Fir St	0	NP	2006	Not Applicable	Other / Undefined	Park/Plaza	2/7/2018		
Fir Street Park		<i>Comments: The .35-acre Fir Street Park is located at the southeast corner of the intersection of N Fir Street and E Main Avenue. It includes a small band shell, restrooms, and lawn and paved areas.</i>							
160 S Fir St	1	NP	1981	Synthetic Wood Siding	Modern Commercial (Type)	Department Store	2/7/2018		
Melvin's Market		<i>Comments: Contemporary Western false front with wrap-around porch along walkways with overhang supported by round posts. Clad in synthetic horizontal wood.</i>							
247 N Fir St	2	NP	c.1999	Synthetic Wood Siding	Late 20th Century: Other	Multiple Dwelling	2/7/2018		
The Village Apartments; The Village		<i>Comments: 8-plex apartment addressed as 153 E Adams Ave & 252 N Elm. Primary address is The Village Laundromat building on N Fir. Small shed to rear. Complex exhibits contemporary Western false fronts and one-over-one-light, vinyl windows.</i>							
305 S Fir St	0	NP	c.1983	Not Applicable	Other / Undefined	Fire Station	2/7/2018		
Village Green Park		<i>Comments: Village Green Park includes a restroom, picnic shelter, gazebo with memorial, play equipment, and signage. 1983 is date property was procured. At least two houses were moved from the site. One is now at 296 E Jefferson.</i>							
386 N Fir St	1	NP	1978	Synthetic Wood Siding	Gothic Revival	Religious Facility	2/7/2018		
Shepherd of the Hills Lutheran Church		<i>Comments: Synthetic horizontal wood siding, vinyl-frame windows. Open gable at entry with truss work; steeple with louvers surmounted by cross. Carport, storage and administrative functions to rear. Active church.</i>							
421 S Fir St	1.5	NP	1996	Wood Sheet Synthetic Wood Siding	Craftsman	Single Dwelling	2/7/2018		
<i>Comments: One story wing facing Jefferson Avenue has one-and-one-half story wing over a garage facing Fir Street. Siding is plywood with wood battens, synthetic horizontal board. House has two-part, vinyl-frame sliding windows with false muntins throughout.</i>									
424 S Fir St	1	NP	1975	Wood Sheet	Ranch (Type)	Single Dwelling	2/7/2018		
<i>Comments: Ranch house with T 1-11 siding. and two-part, vinyl-frame sliding windows throughout. A small outbuilding with a wood shingle roof exists on the site.</i>									









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462 S Fir St	1	EC	1929	Cedar Shake Shingle	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: Cedar shingle-clad house has some intact wood windows, including character-defining windows with horizontal panes, with the remaining being two-part sliding windows or one-over-one-light windows. Entry porch has been enclosed. Garage (former barn) is board-and-batten. Small shed is finished in horizontal board with a six-light wood window facing St Helens Ave.</i>						
507 S Fir St	2	NP	1994	Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018			
				<i>Comments: Plywood with wood battens with metal roof. Deep porch overhang on south is supported by log posts and low wrap-around porch has log pole railing. Window wall in high, steeply pitched gable that faces west has angled windows. Windows are vinyl-frame throughout. Detached single car garage and shop exists on site.</i>						
520 S Fir St	1	NC	1990	Wood Sheet	Mobile/Manufactured Home (Typ	Single Dwelling	2/7/2018			
				<i>Comments: Manufactured home clad in T 1-11 has front porch under extension of roof. Windows are anodized aluminum. Garage is attached.</i>						
103 E Hood Ave	1	NP	1983	Wood Sheet	Modern Commercial (Type)	Specialty Store	2/7/2018			
<i>Grizzly Ridge Upcycle, Wild Flower Studio,</i>				<i>Comments: Plywood with wood battens. Contemporary Western false front with crenelated parapet, wrap-around shed roof over walkways supported by simple wood posts.</i>						
123 W Hood Ave	1	NP	1979	Synthetic Wood Siding	Modern Commercial (Type)	Financial Institute	2/7/2018			
<i>US Bank</i>				<i>Comments: Contemporary Western false front with synthetic horizontal wood siding, shed roof over front and side walkways supported by simple wood posts. Fanlight window detail in gable of false front.</i>						
143 E Hood Ave Mountain Supply	1	NC	1932 1986	Vertical Board Round Log	Rustic	Specialty Store	2/7/2018			
<i>The Bedouin</i>				<i>Comments: Building was previously a Craftsman residence, according to the 2003 survey, and was extensively remodeled between 1987 and 1999. An addition to the west was constructed in 1986; rear addition in 1991. The date of the wood deck in front is unknown. Two additional additions appear to have been constructed since 2003. Building has log and vertical wood siding today and a full width porch under the roof with log supports.</i>						
182 E Hood Ave	1	NP	1977	Vertical Board	Modern Commercial (Type)	Specialty Store	2/7/2018			
<i>Raven Makes Gallery</i>				<i>Comments: True vertical wood siding. Contemporary Western false front with a full-width shed roof over the front walkway supported by simple posts.</i>						
183 E Hood Ave	1	NP	c.2000	Wood Sheet	Modern Commercial (Type)	Specialty Store	2/7/2018			
<i>Nature's Bling, Jill's Wild Women, Studio</i>				<i>Comments: Contemporary Western false front with plywood with wood battens, shed roof over front and side walkways.</i>						

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222 W Hood Ave <i>Ken Scott's Imagination Gallery</i>	2	NP	c.2000	Wood Sheet Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Two bay Contemporary Western false front building clad in plywood with wood battens and synthetic horizontal wood siding. A partial second story is located on the east end. The main entry is covered with a hip roof supported by simple wood posts.</i>									
223 E Hood Ave <i>Sears Store</i> <i>Eurosports, Food Carts Craft Beer</i>	1	NC	1935	Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Residence added to and remodeled in 1978 and 1980. Likely additions: front-facing gable, covered walkway on west side, shed dormer, double doors on west façade. A former garage is a restaurant with an overhead door and false front on Fir Street with a covered porch facing north, toward an outdoor eating area.</i>									
253 E Hood Ave <i>Heritage USA</i>	1	NP	1979	Horizontal Board	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Contemporary Western false front with a full-width shed roof over front walkway supported by simple wood posts.</i>									
262 W Hood Ave <i>Paulina Springs Books; Sisters Gallery &</i>	1	NP	c.1992	Synthetic Wood Siding Wood Sheet	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Two-bay contemporary Western false front clad in synthetic horizontal wood siding and plywood with wood battens. Shed roof over entries supported by simple posts; pent roofs over storefront windows.</i>									
273 W Hood Ave <i>Sisters Coffee Company</i>	2	NP	2004	Wood Sheet	Contemporary	Specialty Store	2/7/2018		
<i>Comments: Contemporary Western false front clad in plywood with wood battens, shed roof over front and side walkways supported by log posts, large river rock end wall chimney, rustic details. Small shed located on property. Small outdoor landscaped eating area in NE corner.</i>									
292 E Hood Ave <i>Wildfire Earthworks, Bike Store</i>	1	NC	1924	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: U-shaped bungalow. Commercial space with false front added between 1963 and 1981 at NW corner, facing Spruce. Porch is enclosed. Building in NW corner of parcel now attached to house. Multiple alterations. Building in very poor condition.</i>									
300 W Hood Ave <i>Beacham's Clock Company</i>	2	NP	1996	Synthetic Wood Siding Shingle	Neo-Victorian	Specialty Store	2/7/2018		
<i>Comments: Two-story eclectic commercial building with turret and multiple gables. Large round window in gable on front façade. Wrap-around covered walkway supported by simple posts. Synthetic horizontal wood and shingle cladding with metal roof.</i>									
303 E Hood Ave <i>Baxter Auto Parts</i>	1	NP	2014	Wood Sheet	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Contemporary Western false front with plywood with wood battens. Shed roof over front walkway is clad in a standing seam metal roof. Corner entry, large fixed windows.</i>									










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303 W Hood Ave Clearwater Gallery	1.5	NP	2012	Wood Sheet	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Existing 1940 house demolished about 2011 for construction of gallery. House had horizontal wood cladding. Historic garage remains. New building constructed and garden installed in 2012 (Assessor records show new garden, but not new building). Building is clad in plywood with wood battens; formal garden exists to the west.</i>									
305 E Hood Ave CenturyLink	1	NP	c.1995	Wood Sheet	Modern Commercial (Type)	Communications Facility	2/7/2018		
<i>Comments: Plywood with wood battens. Contemporary Western false front with a full-width shed roof over the front walkway supported by simple posts. No openings, telephone exchange.</i>									
320-330 W Hood Ave Capstone CPA	1.5	NP	1996	Synthetic Wood Siding	Colonial Revival	Business	2/7/2018		
<i>Comments: Two unit commercial building with overhang over walkway supported by simple wood posts. Synthetic horizontal wood siding and two gabled dormers.</i>									
333 W Hood Ave		XD				Unknown			No image available.
<i>Comments: Demolition permit for house and three outbuildings applied for in 1997. Aerial photographs show that the house at the corner of Hood Ave and Oak St and one outbuilding was demolished ca 2011 for the construction of the building at 303 W Oak. The site addressed as 333 W Hood may have been the location of additional outbuildings. Today it is the site of the formal garden associated with 303 W Hood.</i>									
352 E Hood Ave Peterson Tool Manufacturing Village Interiors	2	NP	1995	Wood Sheet Shingle	Modern Commercial (Type)	Department Store	2/7/2018		
<i>Comments: Contemporary Western false front with a partial-width shed roof over the front walkway supported by brackets, vinyl-frame fixed windows, some with false muntins. Plywood with wood battens below, shingle above in crenelated parapet.</i>									
372 W Hood Ave Miss Sew-It-All Costumes	1	NC	1945 2018	Wood Sheet Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Plywood with wood battens with T 1-11 below window sills. Shed roof addition to rear and enclosed porch added prior to 1976; this has been enlarged again since 2003. Covered front porch enclosed with windows some time after 2003. Two outbuildings to rear of house. Renovation in 2018 added new cladding and vinyl windows.</i>									
382 E Hood Ave Village Interiors	2	NP	1994	Wood Sheet Shingle	Modern Commercial (Type)	Department Store	2/7/2018		
<i>Comments: Contemporary Western false front with parapets on front and rear and [not visible] cupola at ridgeline. Plywood with wood battens and shingles in upper portion. Vinyl-frame Craftsman-style windows.</i>									
403 E Hood Ave The Cottonwood Café	1.5	EC	1930 c.2000	Wood Sheet Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Former residence. Cladding on lower portion of building appears to be new, as are base of chimney and windows. Enclosed porch with shed roof on rear of house. Converted garage to rear of lot.</i>									

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411 E Hood Ave <i>Season's Café & Wine Shop; Ranch House</i>	1	NC	1932 1977	Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Original house was remodeled in 1977 and an addition added to the east end in 1980. A deck is located on the north side. Cladding is plywood with wood battens, with horizontal board in the gable ends. A small residence is located north of the building.</i>									
442 E Hood Ave <i>Papandrea's Pizzeria (vacant); Dutch Bros</i>	1.5	NC	1973	Wood Sheet	Modern Commercial (Type)	Restaurant	2/7/2018		
<i>Comments: Restaurant with false front on each end, clad in plywood with wood battens, second story porch on front, enclosed outdoor eating area to north. Drive-through espresso stand to east with false front, clad in plywood with battens, metal roof.</i>									
473 E Hood Ave	1.5	NC	1972	Synthetic Wood Siding Wood Sheet	Late 20th Century: Other	Restaurant	2/7/2018		
<i>Comments: Synthetic horizontal wood siding below and plywood with wood battens above. Asymmetrical side gable roof with wall dormers on the second floor on the front. A full-width overhang along the frontage is supported by simple wood posts with brackets.</i>									
523 E Hwy 20 <i>Hop & Brew</i>	1.5	NP	c.1985	Synthetic Wood Siding Wood Sheet	Modern Commercial (Type)	Restaurant	2/7/2018		
<i>Comments: Modern commercial building with residential feel, including open Chalet-style front gable, and Craftsman and Victorian elements; plywood with wood battens and synthetic horizontal wood siding; cupola on roof.</i>									
591 E Hwy 20 <i>Sisters Pumphouse & General Store; 76</i>	2	NP	c.1995	Synthetic Wood Siding	Commercial (Type)	COMMERCIAL: General	2/7/2018		
<i>Comments: Commercial building with bay windows at second level below false front; shed roof on rear. Full-width covered walkway along frontage with shed roof supported by simple wood posts. Canopy covering gas pumps is second structure. A temporary small shed exists on property.</i>									
127 W Jefferson Ave	2	NP	2005	Horizontal Board Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018		
<i>Comments: House with full-width front porch supported by stone-clad piers and one-over-one-light and three-light, vinyl-frame windows with false muntins throughout. Synthetic horizontal board siding at base with plywood with wood battens above.</i>									
137 W Jefferson Ave <i>Absolute Fence Works</i>	1.5	NP	2006	Horizontal Board Stone:Other/Undefined	Craftsman	Single Dwelling	2/7/2018		
<i>Comments: One-and-one-half story Neo-Craftsman house with front-facing shed dormer, full-width porch supported by river-rock clad piers, and one-over-one-light vinyl-frame windows. Additional building to rear houses a business.</i>									
157 E Jefferson Ave	1	NC	1930	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: One-story house has two-part, vinyl-frame sliding windows. Other changes include the addition of a bay window and a metal roof. A pre-existing garage on the site has been renovated for habitable space. House was moved to site in 1987, according to the 2003 survey.</i>									
187 W Jefferson Ave	1	EC	1935	Horizontal Board Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: House with horizontal board siding with shingles in the gable end and wood-frame windows.</i>									









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197 W Jefferson Ave	1.5	EC	c.1940	Cement Fiber Siding	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Asbestos shingle siding, wood casement windows, metal roof. An accessory structure and trailer also exist on the site. Assessor notes construction date of 1998 but it appears to be constructed in the 1930s or 1940s.</i>
216 E Jefferson Ave		XD					2/7/2018		<i>No image available.</i>
									<i>Comments: One-story, 1939 house clad in horizontal board siding demolished between 2006 and 2011.</i>
246-256 W Jefferson Ave	2	NP	2001	Synthetic Wood Siding	Late 20th Century: Other	Multiple Dwelling	2/7/2018		
									<i>Comments: Duplex condominiums, synthetic horizontal wood siding, one-over-one-light, vinyl-frame windows with false muntins, two single-car garages at ground level.</i>
251 W Jefferson Ave	1.5	NP	2014	Horizontal Board Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Horizontal board with shingles in the gable end. Neo-Craftsman house has front-facing gable with shed dormers on either side, full-width open porch, and one-over-one-light and single light fixed, vinyl-frame windows with false muntins. Secondary wing to the west has the appearance of a smaller house with similar details.</i>
287 W Jefferson Ave Moore House	1	NP	2016	Horizontal Board Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: The previous house on this site was a one-story, 1920 bungalow with horizontal board siding and an attached garage. The present house is a Neo-Craftsman bungalow with horizontal board siding with shingles in the gable ends, a large chimney, and two-part, vinyl-frame, sliding windows.</i>
296 E Jefferson Ave	1.5	EC	1935 2010	Horizontal Board	Tudor Revival	Single Dwelling	2/7/2018		
									<i>Comments: Forest Service building moved in 2010 to make way for Sisters Fire Station. Horizontal wood siding with wood-frame windows, metal roof, and large stone chimney. A two-car garage on the site was constructed on site in 2010. Building formerly on the site was removed ca 2005. It was a 1919, one-story house clad in vertical board.</i>
317 E Jefferson Ave	1.5	EC	1934	Cedar Rake Shingle Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Small bungalow with detached garage with attached second unit with very good integrity. Possible enclosed porches. Moved CCC property, according to 2003 survey.</i>
326 E Jefferson Ave	2	NP	2012	Synthetic Wood Siding Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018		
									<i>Comments: Two-story residence with one story attached garage to rear, plywood with wood battens in gable end, two-part, vinyl-frame sliding windows throughout.</i>










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327 W Jefferson Ave Terra Cruiser	1	EC	1953	Metal Sheet Wood Sheet	Mobile/Manufactured Home (Typ	Single Dwelling	2/7/2018		
									<i>Comments: Vintage trailer with addition to east side clad in T 1-11. Raised planter on front clad in horizontal board. Trim above partially enclosed entry and along front façade are vertical boards with scalloped edges.</i>
336 E Jefferson Ave	2	NP	2007	Wood Sheet	Colonial Revival	Single Dwelling	2/7/2018		
									<i>Comments: House is clad in T 1-11 and has a covered front porch and two-part, vinyl-frame sliding windows throughout. A garage exists on the property.</i>
336 W Jefferson Ave	1	EC	1961	Wood Sheet	Ranch (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Plywood with wood battens. Full-width front porch covered by an extension of the metal-clad roof, supported by simple posts. Enclosed or covered patio addition in NE corner. Small shed to rear of house.</i>
346 E Jefferson Ave	1.5	EC	1929	Horizontal Board Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: House with narrow, beveled siding, shingles in gable end, enclosed rear porch and wood-frame windows. 1940 garage exists on property.</i>
347 E Jefferson Ave Carroll, Blaine, House	1	XD	1935	Cedar Rake Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: 1929 house being dismantled in April 2018. 1940 shed already demolished. House had excellent integrity, with cedar raked shingles and wood windows. Possible enclosed porch. Considered contributing building, in good condition with good integrity in 2003 survey.</i>
358 E Jefferson Ave		XD					2/7/2018		<i>No image available.</i>
									<i>Comments: Yard associated with 386 E Jefferson. Was previously a 2-story house clad in horizontal board.</i>
366 W Jefferson Ave	1	EC	1953	Cedar Rake Shingle	Ranch (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Shingle-clad house has metal roof. Focal windows are large, wood-frame, fixed windows; remainder are two-part, vinyl-frame sliding windows. Garage and shed in rear of lot.</i>
367 W Jefferson Ave	1	EC	1943	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: House said to be moved from Brooks-Scanlon logging camp. Small additions to south and west side, according to 2003 survey. Two-part vinyl-frame sliding windows, with three fixed windows on front façade. Garage with attached carport on site.</i>
386 E Jefferson Ave Bowles House	1.5	EC	1940	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Two-up lap siding, wood-frame windows, gabled front entry porch; one outbuilding in poor condition.</i>









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387 W Jefferson Ave	2	NP	2006	Wood Sheet Shingle	Late 20th Century: Other	Multiple Dwelling	2/7/2018		
				<i>Comments: Large eclectic house with studio apartment is clad in plywood with battens and novelty horizontal wood siding with shingle accents. Fixed and casement wood windows. Cementous shingle roof. Integral garage and main entry faces Jefferson. Large double entry door above grade faces Pine Street. Also on this façade is a large Corten steel metal wall that screens ground and upper level windows.</i>					
416 E Jefferson Ave	1	NC	1934	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
				<i>Comments: House has vinyl siding over original siding and replacement windows. Room addition in NW corner constructed in 1977. Garage converted to second unit in 2003.</i>					
417 E Jefferson Ave	1	NP	2016	Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018		
				<i>Comments: T 1-11 and corrugated metal siding. Unit is over garage.</i>					
427 E Jefferson Ave	2	NP	2016	Wood Sheet Metal Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018		
				<i>Comments: T 1-11 and corrugated metal siding.</i>					
446 E Jefferson Ave	1	NC	1924	Cement Fiber Siding	Ranch (Type)	Single Dwelling	6/20/2003		
				<i>Comments: Asbestos shingle siding. Hip roof over central bay has been extended to each side with side gables. A small gable over the entry is supported by metal supports. Windows are two-part, aluminum-frame sliding sash.</i>					
447 E Jefferson Ave	1	NC	1930	Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018		
				<i>Comments: T 1-11 replacement siding, rear addition, new deck on front of house, enclosed porch? Small accessory structure in rear yard.</i>					
466 E Jefferson Ave	1	NC	1945	Horizontal Board Brick:Other/Undefined	Ranch (Type)	Single Dwelling	2/7/2018		
				<i>Comments: Two-part aluminum-frame sliding windows, painted Roman brick under window sills. Garage has been attached to house with addition since 2003 and extended toward the east.</i>					
487 E Jefferson Ave	1	NP	1996	Synthetic Wood Siding	Late 20th Century: Other	Single Dwelling	2/7/2018		
				<i>Comments: Synthetic horizontal wood siding, two-part, vinyl-frame sliding windows with false muntins, attached garage.</i>					
507 E Jefferson Ave	1.5	NC	1944	Cement Fiber Siding Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
				<i>Comments: House displayed a metal roof, asbestos shingle siding and fish scale shingles in the front gable and a raised front porch covered by a trellis in 2003 survey. Since then a shed dormer has been added on the front façade. Windows appear to be original. A small shed exists in the rear yard.</i>					








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536 E Jefferson Ave	1.5	NP	2006	Synthetic Wood Siding Wood Sheet	Late 20th Century: Other	Multiple Dwelling	2/7/2018			
				<i>Comments: Duplex. has synthetic horizontal wood siding with plywood with wood battens in gable. Shed dormer to the east. Open gable at entry to porch, supported by timber truss on stone-clad piers.</i>						
546 E Jefferson Ave	1.5	NP	2007	Synthetic Wood Siding Shingle	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: Side gable building with additional shed roof over front-facing wall dormer. Full-width porch with timber supports mounted on stone-clad piers. Synthetic horizontal wood siding on body; shingles within dormer. Shingle clad end wall chimney.</i>						
547 E Jefferson Ave	1.5	EC	c.1972	Wood Sheet	Rustic	Single Dwelling	2/7/2018			
				<i>Comments: Plywood with wood battens cladding; replacement two-part, vinyl-frame sliding windows. Extension of front gable to east and west.</i>						
576 E Jefferson Ave	1	NC	1925 2018	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: Being re-done in April 2018. Asymmetrical gable roof, stone veneer under window sills; new one-over-one-light, vinyl-frame windows.</i>						
577 E Jefferson Ave	1.5	NP	2008	Synthetic Wood Siding Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2017			
				<i>Comments: Previous house (1934) had side gable roof, porch across frontage with simple supports, and board-and-batten siding. New house has synthetic horizontal wood siding on the front, plywood with wood battens in the gable and on the side facades, and vinyl-frame windows.</i>						
596 E Jefferson Ave	2	NP	2006	Wood Sheet Horizontal Board	Late 20th Century: Other	Single Dwelling	2/7/2018			
				<i>Comments: T 1-11 siding with horizontal board in the gable end. Full-width open front porch has a shed roof supported by simple wood posts. Two-part, vinyl-frame sliding windows with false muntins throughout.</i>						
597 E Jefferson Ave	1	NC	1934	Vertical Board	Rustic	Single Dwelling	2/7/2018			
				<i>Comments: Real board-and-batten siding; large addition to rear, 1986; three other additions to rear; horizontal board addition to right is in poor condition. Full-width open front porch with simple wood supports clad in corrugated metal.</i>						
175 N Larch St	1.5	NP	1999	Horizontal Board Wood Sheet	Modern Commercial (Type)	Restaurant	2/7/2018			
				<i>Hardtails Bar & Grill</i>	<i>Comments: Contemporary Western false front clad in plywood with wood battens, full-width covered walkway at entry supported by simple wood posts, gabled dormers on north and south roofs, secondary entry to upper level at rear.</i>					
255 S Larch St	2	NP	2006	Synthetic Wood Siding Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018			
				<i>Comments: House is clad in plywood with battens at lower level; synthetic horizontal wood upper level, with two-and-three part vinyl-frame windows with false muntins. Building has second level porch on front facade. See also 354 E Washington.</i>						









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413 S Larch St	1	EC	1933	Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: House clad in wood novelty siding, enclosed porch on south side; replacement sliding vinyl-frame windows, two wood ramps to front entry porch.</i>
245 N Locust St	1	EC	1966	Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: T 1-11 cladding. Small bungalow with full-width front porch covered by a metal-clad shed roof, anodized aluminum-frame windows.</i>
247 N Locust St	2	NP	2001	Horizontal Board Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018		
									<i>Comments: Mixed-use building. False front faces south with shed roof extending to the north. Ground floor entry on the south side, with stairway to second floor entry on west side of building. Second level open balcony also faces south. Multi-light windows throughout.</i>
255 N Locust St	1	NP	1996	Wood Sheet	Ranch (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Ranch-style house clad in T 1-11. Integral double-car has overhead door, adjacent to large, three-part focal window. Entry is centered on east façade.</i>
309 S Locust St Stills, George and Thelma, House		XD					2/7/2017		<i>No image available.</i>
									<i>Comments: House demolished between 2014 and 2017. House was a one story, 1924 vernacular building clad in vertical board.</i>
325 N Locust St	1.5	NP	2007	Wood Sheet	Late 20th Century: Other	Business	2/7/2018		
									<i>Comments: 1935 house at 325 N Locust was demolished for the parking lot for Green Ridge Physical Therapy, also addressed as 325 N. Locust. House was clad in horizontal and vertical board, and was a one-story vernacular house. New building is contemporary Western false front with plywood with wood battens and partial shed roof over front walkway supported by log posts. A double front door is centered on the east façade. A second false front and entry faces the parking lot to the north.</i>
101 W Main Ave	2	NP	1978	Synthetic Wood Siding	Modern Commercial (Type)	Department Store	2/7/2018		
									<i>The Place; Metamorphosis Day Spa; Rspot</i> <i>Comments: Contemporary Western false front with false fronts on north and south sides. Metal-clad shed roof wraps around three sides, supported by simple wood posts with angle brackets. Synthetic horizontal wood siding. Large paired, two-part anodized aluminum windows with shaped lintels.</i>
102 E Main Ave	2	NP	1976	Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Sisters Feed & Supply; She Soars</i> <i>Comments: Contemporary Western false front with a full-width shed roof over front walkway supported by simple posts. Two bays within full block of commercial buildings. Synthetic horizontal wood siding. Large one-over-two-light, vinyl-frame windows.</i>








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112 W Main Ave	1	EC	1961	Wood Sheet	Ranch (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Ranch house clad in T 1-11 siding, carport is attached to the west side. Three-part aluminum-frame windows on front façade. Small garage to the NW.</i>
121 W Main Ave <i>Angeline's Bakery & Café</i>	1	NP	c.1978	Wood Sheet Cast Stone	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Comments: Contemporary Western false front clad in plywood with wood battends, cast stone base.</i>
141 W Main Ave <i>Habitat for Humanity Thrift Store</i>	2	NC	1920 1996	Horizontal Board	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Comments: Contemporary Western false front with shed roof clad in standing seam metal roof over front walkway, supported by simple wood posts. 2003 survey states that the 1920 building will be replaced in 1996; this building has the same appearance it did in 2002. Building appears to have been remodeled at least once.</i>
151 W Main Ave <i>The Fly Fisher's Place</i>	1	EC	1972	Vertical Board	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Comments: Vertical-wood-clad building has gabled parapet over front entry, walkway under overhang supported by simple posts. Rounded feature on NW corner. Ganged, vertically oriented fixed light windows.</i>
152 E Main Ave <i>Hair Cache Beauty Supply</i>	1	NP	1988	Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Comments: Contemporary Western false front with a full-width shed roof over front walkway supported by simple posts. Two bays within full block of commercial buildings. Synthetic horizontal wood siding. Large storefront windows.</i>
162 W Main Ave <i>El Dorado Ranch or Rising Stars</i>	1.5	NC	1930 1964	Vertical Board Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Horizontal board in gable has been replaced with wood shingle. Second level balcony under front-facing gable supported by timber posts. 2003 survey notes that wood windows were removed between 1964 and 1976. Open shed and additional small shed is located to rear of lot.</i>
171 E Main Ave		XD					2/7/2018		<i>No image available.</i>
									<i>Comments: Ca 1935 garage or outbuilding in SW quadrant of intersection of E Main and N Fir along alley. Demolished in 2018.</i>
192 E Main Ave <i>Cascade Fitness</i>	2	NP	1991	Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Comments: Contemporary Western false front clad in synthetic horizontal wood siding. False fronts face south and east within a full block of commercial buildings. Building has a second level wraparound balcony that covers the walkways and is supported by simple wood posts. Ground floor has large three-part vinyl windows with multiple lights of false muntins over one large light.</i>
221 W Main Ave	1.5	NC	1936	Vinyl Siding	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Vinyl siding, standing seam metal roof, new front entry, vinyl windows. Building located in mixed-use zoned area.</i>







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222 W Main Ave	1	EC	1930	Cement Fiber Siding	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: House is clad in asbestos shingle siding and has seen some alterations. A newer garage is located to the rear of the house.</i>						
241 W Main Ave	1	NC	1930	Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018			
<i>Desert Wings Travel</i>				<i>Comments: T 1-11 siding on side gable building, wraparound porch with flat roof, addition on south end.</i>						
242 W Main Ave	1	NC	1930	Cement Fiber Siding	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: Asbestos shingle siding. Windows are a combination of two-part aluminum-frame sliding sash and one-over-one-light windows. A detached two-car garage is connected to the house via an open breezeway.</i>						
272 E Main Ave	1	NP	1976	Wood Sheet	Modern Commercial (Type)	Financial Institute	2/7/2018			
<i>First Interstate Bank</i>				<i>Comments: Contemporary Western false front clad in plywood with wood battens with a full-width shed roof over the front walkway supported by decorative posts. Drive-through is located on west side.</i>						
282 W Main Ave	2	NC	1920	Horizontal Board	Other / Undefined	Single Dwelling	2/7/2018			
<i>Dagget's</i>				<i>Comments: Former residence, now a commercial building, has undergone many changes. A large Western false front with brackets, painted red, dominates the building. 1980 addition to the north and west accommodates the store associated with the site. A lean-to was constructed in 1972. A barn and additional shed exists on the property. Barn is contributing.</i>						
291 E Main Ave Sisters Library (rear building) <i>Sisters Chamber of Commerce</i>	1.5	NP	c.1980	Synthetic Wood Siding	Late 20th Century: Other	Civic	2/7/2018			
				<i>Comments: The Chamber of Commerce building is the primary building on this site. Attached to the south of the building is the historic, 1939 Sisters Library. The library was originally located on Cascade Avenue. In 1949, an existing building was attached to the rear of the building to provide additional space. The building was moved to its present location in 1980. Its use as a library was discontinued in 1990, when the present library was completed. The addition is of sufficient age to be considered historic in itself. Today the library addition is attached to the Chamber building by a small open breezeway. The library retains its appearance as a free-standing building, however. Characteristics include horizontal board novelty siding, a side gable roof with exposed rafter tails, and wood, multi-light casement windows. It is considered an eligible building and should be evaluated as a local landmark.</i>						
302 E Main Ave Sisters Church Of Christ <i>The Belfry (theater); Thompson Guitars</i>	2	EC	1913 1957	Horizontal Board Wood Sheet	Other / Undefined	Religious Facility	2/7/2018			
				<i>Comments: The original church is located on the west end of this building. The addition, an education annex, was constructed on the east end in 1957. An Annex was constructed in 1978. This now houses Thompson Guitars. The Thompson Guitar building is clad in synthetic wood siding and has a false front and covered porch supported by simple posts with angle brackets. It is addressed as 352 E Main. The Belfry and first annex are considered eligible.</i>						








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328 W Main Ave Kiwanis Club	1	EC	1932	Cement Fiber Siding Synthetic Wood Siding	Craftsman	Single Dwelling	2/7/2018			
				<i>Comments: Building at Main and Oak appears to be former residence. It is clad in asbestos shingle siding and synthetic horizontal board siding with a full width front porch facing east and Craftsman-style wood windows. Building to the rear (west) was constructed in 1990. It has synthetic horizontal wood and shingle siding, two false fronts, a full-width front porch supported by logs, and one-over-one-light vinyl-frame windows.</i>						
342 W Main Ave		XD				Unknown			<i>No image available.</i>	
				<i>Comments: Building was demolished ca 2000.</i>						
392 E Main Ave Big Foot Wellness	2	NP	1994	Brick:Other/Undefined Synthetic Wood Siding	Late 20th Century: Other	Professional	2/7/2018			
				<i>Comments: This office building has shaped parapets on both end walls, Building is clad in patterned brick veneer on the south and east facades; west façade is synthetic horizontal board. Wood-frame, Craftsman style windows in shallow-arched openings are located on the first floor; windows on second floor are in rectangular openings. A double wood door with multi-light transom is centered on the front (south) façade.</i>						
392 W Main Ave Glen Laskin Attorney at Law	1.5	NP	1994	Synthetic Wood Siding Wood Sheet	Late 20th Century: Other	Business	2/7/2018			
				<i>Comments: Commercial office building is clad in synthetic horizontal wood siding with plywood with wood battens below. Neo-Craftsman details include timber trusses in gable ends and tapered wood piers mounted on river rock-clad bases. Entries located on south and east sides. Paired one-over-one-light vinyl windows with false muntins in upper portion.</i>						
401 E Main Ave Allen, Hardy, House Sisters Homeland Realty	1	ES	1908	Horizontal Board	Queen Anne	Single Dwelling	2/7/2018			
				<i>Comments: The Allen House is listed in the Sisters Historic Register. Although moved 2 blocks, it retains its historic significance and integrity. It was moved in the 1980s and renovated in the 1990s. It is additionally important for being the oldest structure in Sisters and for its association with this early family and businessman Hardy Allen. Character-defining features include the steeply pitched roof, bay window, wraparound porch, with turned posts, and decorative trim.</i>						
402 E Main Ave	1	EC	1924	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: Vernacular residence with real horizontal board siding and one-over-one-light, wood-frame windows. Small addition on NW corner of house. Earlier recorded accessory structures no longer extant.</i>						
411 E Main Ave Sisters Flowers & Gifts	1	NP	c.1979	Horizontal Board	Ranch (Type)	Single Dwelling	2/7/2018			
				<i>Comments: Building is clad in horizontal board, with large, two-part, wood-frame, sliding windows. Walkways covered by shed roofs on simple wood posts on north (front) and east sides.</i>						
442 E Main Ave The Nugget	1	NP	1979	Horizontal Board	Rustic	Business	2/7/2018			
				<i>Comments: Building housing The Nugget newspaper is addressed as 442 E Main. A second building associated with the site, also with a construction date of 1979, is also clad in horizontal board. It is addressed as 412 E Main Street and called the Sisters Professional Center.</i>						



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491 E Main Ave Greg Everson DMD	1	NP	c.1976	Wood Sheet	Shed (Type)	Professional	2/7/2018		
<i>Comments: Shed-style building has tall parapet on north entry façade. Windows are fixed. Building is clad in T 1-11.</i>									
492 E Main Ave Small Farmer's Journal; Essentials	1	NP	c.1979	Shingle Horizontal Board	Rustic	Single Dwelling	2/7/2018		
<i>Comments: Front (south) portion of building may have originally been a residence. Shingle cladding with bungalow form. Rear portion is continuous frontage with large, wood-frame sliding windows with extension of roof over front walkway, supported by decorative posts. Roof is clad in wood shingles.</i>									
153 N Oak St	1.5	EC	1950	Cement Fiber Siding Wood Sheet	Bungalow (Type)	Single Dwelling	6/27/2003		
<i>Comments: Assessor reports 1950 construction date; appears earlier. Asbestos shingle siding, board-and-batten skirting, mostly wood windows with horizontal panes. horizontal wood garage attached to house (later addition); freestanding garage with board-and-batten siding.</i>									
160 S Oak St Pony Express Office Supplies; Cowgirls &	1	NP	1985	Synthetic Wood Siding	Modern Commercial (Type)	Specialty Store	2/7/2018		
<i>Comments: Contemporary Western false front with false fronts on front and back of building. Shed roof over three sides of building, supported by simple wood posts. Synthetic horizontal board siding. Large fixed and two-part sliding windows.</i>									
231 S Oak St	1.5	EC	1930	Horizontal Board	Bungalow (Type)	Single Dwelling	6/27/2003		No image available.
231 S Oak St	2	NP	2007	Synthetic Wood Siding Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018		
<i>Comments: Previous building on site was a 1930, one-and-one-half story residence clad in horizontal board. New building is two-story townhouse clad in synthetic horizontal wood siding and plywood with battens on upper story, shingle accents.</i>									
274 N Oak St Hewitt, Lloyd, House	1.5	NC	1939	Cement Fiber Siding	Bungalow (Type)	Single Dwelling	6/27/2003		
<i>Comments: House has asbestos shingle siding and appears to have an enclosed porch and shed dormer additions. Window are wood frame. The house is in poor condition with poor integrity.</i>									
275 N Oak St	1	NC	1940 2001	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Building displays multiple changes, including two-part, vinyl-frame sliding windows throughout. New basement added in 2001. Vertical board shed exists in NE corner. Large shed with basement added in 2001 is located in SW corner of property; could be addressed as 255 N Oak.</i>									






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275 N Oak St	1	NC	1940 2001	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Building displays multiple changes, including two-part, vinyl-frame sliding windows throughout. New basement added in 2001. Vertical board shed exists in NE corner. Large shed with basement added in 2001 is located in SW corner of property; could be addressed as 255 N Oak.</i>
364 S Oak St	2	NP	2015	Synthetic Wood Siding	Late 20th Century: Other	Single Dwelling	2/7/2018		
									<i>Comments: Previous house on site was 1925 one-story vernacular residence with shingle and wood sheet siding and one-car garage. Current complex is single family townhouse joined to a duplex with a carport; each unit has an attached single-car garage. Two-story townhouses have a false front at the second level with doors opening onto a small upper-level porch.</i>
375 S Oak St	1	NC	1940	Wood Sheet Shingle	Ranch (Type)	Single Dwelling	2/7/2018		
									<i>Comments: House has T 1-11 siding with shingle in gable end and new, two-part, vinyl-frame, sliding windows. Exposed rafter tails have been removed. 1979 addition joined garage with house, according to 2003 survey.</i>
504 S Oak St	1	NC	1971	Vinyl Siding	Mobile/Manufactured Home (Typ	Single Dwelling	2/7/2018		
									<i>Comments: Manufactured home altered with vinyl siding and stone veneer at base. Second unit added over garage in 2003 with vinyl siding and second-story porch.</i>
505-507 S Oak St	2	NP	2003	Synthetic Wood Siding Shingle	Late 20th Century: Other	Multiple Dwelling	2/7/2018		
									<i>Comments: Two-story duplex connected by one-story double-car garage. Synthetic horizontal wood siding with shingles in gable end, one-over-one-light, vinyl-frame windows, full-width open porch.</i>
130 N Pine St	1	NP	1987 1998	Concrete Block Wood Sheet	Modern Commercial (Type)	Specialty Store	2/7/2018		
									<i>Sisters Car Wash; Brightspot Espresso & Comments: 2003 states that original structure was a gabled garage with horizontal wood siding. Car wash has shaped parapet over concrete block body. Drive-through expresso stand has hip roof and synthetic horizontal wood siding.</i>
200-220 S Pine St	2	NP	1994	Synthetic Wood Siding	Modern Commercial (Type)	Business	2/7/2018		
									<i>Hood Avenue Art, Central Electric Co-op, Comments: Eclectic office and commercial building with deep eave overhangs on multiple hipped roofs and extensive ganged windows. Awnings or deep eaves over windows and entries.</i>
360 S Pine St	1	NC	1949	Horizontal Board	Vernacular	Single Dwelling	2/7/2018		
									<i>Comments: Metal windows and metal-clad roof. Altered porch. Shed addition on east side, second addition north of previous addition, according to 2003 survey. Small shed in NW corner of parcel. Garage is no longer extant.</i>









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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
520 S Pine St	2	NP	c.2007	Wood Sheet Horizontal Board	Rustic	Single Dwelling	2/7/2018		
				<i>Comments: House clad in plywood with wood battens and synthetic horizontal wood siding. Truss in gable over main entry. Fixed windows and large chimney faced with horizontal board.</i>					
110 S Spruce St	1.5	NP	c.1987	Wood Sheet	Modern Commercial (Type)	COMMERCIAL: General	2/7/2018		
<i>Sisters Meat & Smoke House</i>				<i>Comments: Contemporary commercial building with monitor roof and cupola intended to look like barn. Clad in plywood with wood battens with standing seam metal roof. One story building to the rear (east) is addressed as 341 E Cascade.</i>					
215 S Spruce St	2	NC	1929	Synthetic Wood Siding	Late 20th Century: Other	Single Dwelling	2/7/2018		
				<i>Comments: House bears no resemblance to original house. Two stories with metal-clad mansard roof, cupola, one-over-one-light and two-part vinyl-frame sliding windows. Covered entry porch. Barn or shed of real vertical board and metal roof exists on site.</i>					
250 N Spruce St		XD							<i>No image available.</i>
				<i>Comments: Building demolished between 2014 and 2017. One-story, One-story, 1929 house had vertical board siding.</i>					
270 S Spruce St	1	NC	1950	Horizontal Board Wood Sheet	Vernacular	Single Dwelling	2/7/2018		
<i>Three Sisters Chiropractic Clinic</i>				<i>Comments: House has seen at least two additions. Real horizontal board with some replacement plywood with wood battens, one-over-one-light, vinyl-frame windows. May be associated with building to north; record does not exist.</i>					
361 S Spruce St	1	XD	1919	Wood Sheet	Bungalow (Type)	Single Dwelling	7/3/2003		<i>No image available.</i>
370 S Spruce St	1	NC	1924	Vertical Board	Bungalow (Type)	Single Dwelling	7/3/2003		<i>No image available.</i>
421 S Spruce St	1	XD	1919	Unknown	Vernacular	Agric. Outbuilding	2/7/2018		<i>No image available.</i>
				<i>Comments: House on site was removed between 2012 and 2014. It was a one story, 1919 bungalow was clad in horizontal board. An outbuilding still exists on the property on the alley.</i>					
444 S Spruce St	2	NP	1998	Wood Sheet	Late 20th Century: Other	Hotel	2/7/2018		
				<i>Comments: House purpose-built for bed-and-breakfast. Plywood with wood battens cladding. Large, covered wrap-around porch supported by log posts with rustic rail. Small shed exists on property.</i>					

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
451 S Spruce St	1	NC	1967	Metal Sheet	Utilitarian	Single Dwelling	2/7/2018		
<i>Comments: Vintage metal trailer with one addition and covered patio. Two board-and-batten sheds/garages exist on site.</i>									
451 S Spruce St	1	NC	1967	Metal Sheet Wood Sheet	Mobile/Manufactured Home (Typ	Single Dwelling	2/7/2018		
<i>Comments: Vintage trailer with addition to south side and covered patio to north side. Two historic barns/sheds constructed of board-and-batten with easterly additions also exist on site.</i>									
108 W St Helens Ave	1.5	NP	2005	Synthetic Wood Siding Shingle	Late 20th Century: Other	Multiple Dwelling	2/8/2018		
<i>Comments: One-and-one-half story unit has synthetic horizontal wood siding with shingles in gable end. Second unit is one story and clad in plywood with wood battens. Both have two-part, vinyl-frame sliding windows with false muntins. Closed gable over entry is supported by simple wood posts mounted on stone-clad piers. An open deck extends along the building frontage.</i>									
109 E St Helens Ave Forest Service House	1.5	EC	1930	Horizontal Board Shingle	Bungalow (Type)	Institutional Housing	2/7/2018		
<i>Comments: House is clad in horizontal board with shingles in gable end and Craftsman details. Wood windows are six-lights over one. Roof is wood shingle. Covered patio to rear of building. A carport is attached to the house, A detached garage exists on site. 2003 survey states that building has been extensively remodeled.</i>									
109 W St Helens Ave	1	NC	1972	Wood Sheet	Mobile/Manufactured Home (Typ	Single Dwelling	2/7/2018		
<i>Comments: Building is clad in T 1-11 with a metal roof and two-part, aluminum-frame sliding windows. Entireties are located at both the east and west ends. An outbuilding in poor condition also exists on the lot. Manufactured home.</i>									
118 E St Helens Ave	1	NC	1940	Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Building appears to have extensive alterations. House is clad in T 1-11 with a wood shingle roof. A 1980 outbuilding exists on the parcel.</i>									
128 W St Helens Ave	2	NP	2005	Synthetic Wood Siding Shingle	Late 20th Century: Other	Multiple Dwelling	2/7/2018		
<i>Comments: One one-and-one-half story unit with synthetic horizontal board and shingles in gable end. Shed dormer on west side. Detached double garage with upper level finished "bonus room," according to real estate ad. Windows are vinyl with false muntins in Craftsman pattern. Enclosed gable at entry is supported by posts mounted on stone-veneer-clad piers.</i>									
138 E St Helens Ave	1	NC	1973	Wood Sheet Concrete Block	Vernacular	Single Dwelling	2/7/2018		
<i>Comments: Concrete block building with plywood with wood battens in the gable end and two-part, vinyl-frame sliding windows. One outbuilding exist on site.</i>									

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Table with 9 columns: Address/Property Name, Ht, Eval/NR, Yr(s) Built, Materials, Arch Classifs/Styles, Orig. Use/Plan (Type), RLS / ILS Dates, Listed Date. Includes rows for properties at 139 W St Helens Ave, 148 W St Helens Ave, 159 E St Helens Ave, 168 W St Helens Ave, 179 E St Helens Ave, 179 W St Helens Ave, 188 W St Helens Ave, and 208 W St Helens Ave. Each row includes a photograph of the property.










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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date		
249 E St Helens Ave	2	NP	2015	Synthetic Wood Siding	Contemporary	Multiple Dwelling	2/7/2018			
				<i>Comments: Synthetic horizontal wood with metal roof and vinyl-frame windows of various configurations.. Detached two-car garage has upper-level second unit with shed roof.</i>						
249 W St Helens Ave	1.5	NP	2008	Horizontal Board	Late 20th Century: Other	Single Dwelling	2/7/2018			
				<i>Comments: Horizontal board (knotty pine) with vertical board for integrated, two-car garage door. Enclosed gable over front entry supported by wood posts. Vacant lot to immediate west with same address.</i>						
258 W St Helens Ave	1.5	NC	1928 1940	Vinyl Siding	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: Vinyl siding and altered windows. Addition and open porch added on front of house in 1982, according to 2003 survey. 1940 garage/shop attached to house via enclosed porch. Attached carport. A small shed also exists on the site.</i>						
279 E St Helens Ave	1.5	NP	2016	Unknown	Other / Undefined	Single Dwelling	2/7/2018			
				<i>Comments: Existing building on site demolished ca 2012. Small residence constructed in 2016 is now on the site on the parcel that was formerly addressed as 511 S Spruce. Assessor has address as 279 E St Helens.</i>						
288 W St Helens Ave	1.5	NP	2004	Wood Sheet Horizontal Board	Craftsman	Single Dwelling	2/7/2018			
				<i>Comments: Neo-Craftsman house is clad in plywood with wood battens with novelty horizontal wood in gable ends. Large shed-roof dormer on west side of roof. One-over-one-light, vinyl-frame windows with false muntins throughout. Porch is supported by post mounted on battered pier clad in synthetic stone.</i>						
318 W St Helens Ave Sporat House	1	NC	1920	Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: House with projecting shed roof on front façade, T 1-11 siding and two-part aluminum-frame sliding windows. Two outbuildings exist on site, a two-car garage and an RV parking carport. Extensively remodeled in 1962, according to 2003 survey, and two porches added.</i>						
319 E St Helens Ave	1	NP	2007	Log: Other/Undefined Stone:Other/Undefined	Ranch (Type)	Single Dwelling	2/7/2018			
				<i>Comments: House is clad in half-round log siding with a base of river rock veneer, large, fixed, vinyl windows, metal roof. A tall, single-car garage exists on site.</i>						
358 W St Helens Ave	1	NP	1990	Wood Sheet	Mobile/Manufactured Home (Typ	Single Dwelling	2/7/2018			
				<i>Comments: Manufactured home with T 1-11 siding, raised front porch, enclosed gable and hexagonal windows at entry, and two-part and one-over-one-light vinyl-frame windows.</i>						
359-369 E St Helens Ave	1	NP	2003	Wood Sheet Shingle	Ranch (Type)	Multiple Dwelling	2/7/2018			
				<i>Comments: Duplex is clad in plywood with wood battens with shingles in the gables and one-over-one-light, vinyl windows with false muntins. Attached garages.</i>						











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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
379 E St Helens Ave	1	NP	2003	Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: House clad in T 1-11 with vinyl windows and attached garage. Entry is under main gable.</i>									
388 W St Helens Ave	1	NC	1940 c.1990	Synthetic Wood Siding Volcanic Stone	Ranch (Type)	Single Dwelling	2/7/2018		
<i>Comments: New construction appears to incorporate and add to older structure, free-standing garage, small shed in corner of lot.</i>									
389 E St Helens Ave	2	NP	2001	Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018		
<i>Comments: Split level house with T 1-11 siding, cementitious tile roof, one-over-one-light and two-part vinyl windows, and integral garage.</i>									
458 E St Helens Ave	1	NC	1952	Cedar Shake Shingle Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: 2003 survey states that house has been extensively remodeled; many windows replaced in 1980s with vertically oriented, fixed windows. Steeply pitched gable covers entry. Two sheds/garages exist on site.</i>									
459 E St Helens Ave	1	NP	2018	Synthetic Wood Siding Wood Sheet	Ranch (Type)	Single Dwelling	2/7/2018		
<i>Comments: Synthetic horizontal wood siding, plywood with wood battens in gable end, and metal roof. Two-part, vinyl-frame sliding windows throughout. Attached garage.</i>									
154 E Washington Ave	2	NP	2002	Synthetic Wood Siding Shingle	Late 20th Century: Other	Multiple Dwelling	2/7/2018		
<i>Comments: Two duplexes, one facing E Washington and one facing alley (north). Synthetic horizontal wood siding with shingles in the gables. Two-story buildings with vinyl windows joined by one-story two-car garages.</i>									
174 W Washington Ave	1.5	NC	1930 1966	Synthetic Wood Siding	Ranch (Type)	Single Dwelling	2/7/2018		
<i>Comments: Building was remodeled several times between 1966 and 1976. A large second story addition with an asymmetrical roofline is located on the NW corner, with an exterior stairway and entry. A small shed exists on the property.</i>									
184 E Washington Ave	1	EC	1930	Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Board-and-batten siding, shed roof over entry. Shed and garage on site with real board-and-batten siding, original garage doors, date to 1935.</i>									
205 E Washington Ave	1	NC	1944 2001	Wood Sheet Synthetic Wood Siding	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: House extensively remodeled in 2001, according to 2003 survey. Front porch has been enclosed since 2003. Plywood with wood battens siding. New two-part, vinyl-frame sliding windows throughout. Garage has original door.</i>									








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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
224 E Washington Ave Leithauser House	1.5	NC	1925	Horizontal Board	Vernacular	Single Dwelling	2/7/2018		
<i>Comments: House with many additions and alterations. Outbuilding clad in vertical board and plywood, very poor condition.</i>									
245 E Washington Ave	1	NC	1953	Vinyl Siding	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: 2003 survey states that house has been extensively remodeled. Vinyl siding replaced shingle siding, metal roof, two-part, vinyl-frame sliding windows. Remodeled garage to rear of lot.</i>									
254 E Washington Ave	1	NC	c.1930	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Real horizontal board, enclosed porch to rear. Vacant, very poor condition.</i>									
255 W Washington Ave	1	NC	1967	Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Plywood with wood battens, two-part, vinyl-frame sliding windows throughout.</i>									
285 E Washington Ave	1.5	NC	1950	Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Cedar rake shingle siding has been replaced with horizontal board, composition roof replaced with metal, new two-part, vinyl-frame sliding windows, stone chimney remains. Hipped roof shop displays original siding; roof has been replaced with metal; poor condition.</i>									
285 W Washington Ave	1	NC	1966	Metal Sheet	Mobile/Manufactured Home (Typ	Single Dwelling	2/7/2018		
<i>Comments: 1966 vintage trailer. Additions have been constructed but were not visible from the street.</i>									
305 E Washington Ave	1	EC	1939	Vertical Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: True board-and-batten house, has seen some changes, including the addition of some two-part and one-over-one-light, vinyl-frame sliding windows and replacement porch. Garage previously on site has been demolished. Property was previously addressed as 370 S Spruce.</i>									
305 W Washington Ave	1	NC	1940	Horizontal Board Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: 2003 survey notes extensive remodeling and that shed and garage are now attached to house. Bay windows, vinyl frame windows throughout, fish scale shingles in gables. Large shed is located in SW corner of lot.</i>									
314 W Washington Ave	2	NP	2007	Wood Sheet Shingle	Late 20th Century: Other	Multiple Dwelling	2/7/2018		
<i>Comments: Two-story duplex clad in plywood with wood battens with shingles in gable end.</i>									
324 W Washington Ave	2	NP	2007	Wood Sheet Synthetic Wood Siding	Late 20th Century: Other	Single Dwelling	2/7/2018		
<i>Comments: Two-story townhouse clad in plywood with wood battens and synthetic horizontal wood siding. Porch supports have stone veneer base.</i>									









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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
325 E Washington Ave	1	NP	2006	Wood Sheet	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: House listed as constructed in 1981 in records. Appears to be dated 2006. T 1-11 siding, synthetic horizontal wood siding in gable ends, two-part, vinyl-frame sliding windows, trellis in front.</i>
334 W Washington Ave	2	NP	2007	Synthetic Wood Siding Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018		
									<i>Comments: Two-story townhouse with novelty synthetic horizontal board siding with plywood with battens on upper story, shingle accents.</i>
344-354 E Washington Ave	2	NP	2006	Synthetic Wood Siding Wood Sheet	Late 20th Century: Other	Multiple Dwelling	2/7/2018		No image available.
									<i>Comments: Duplex is clad in plywood with battens at lower level; synthetic horizontal wood upper level, with two-and-three part vinyl-frame windows with false muntins. Building has second level porch on front facade. See also 255 S Larch.</i>
344-354 E Washington Ave	2	NP	2006	Wood Sheet Synthetic Wood Siding	Late 20th Century: Other	Multiple Dwelling	2/7/2018		
									<i>Comments: 1903 hipped roof bungalow with horizontal wood siding and small storage shed in poor condition now demolished (354 E Washington). New complex has one duplex and one single family dwelling (255 S Larch). Plywood with wood battens and synthetic horizontal wood siding, one-over-one-light, vinyl-frame windows. Second story covered porches.</i>
345 W Washington Ave Painter, Fred and Bundene, house	1	EC	1935	Cedar Shake Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
									<i>Comments: Small, hipped-roof bungalow with hip roof on brackets over front entry. Since the 2003 survey, the six-light double casement wood windows have been replaced with two-part, vinyl-frame sliding windows with false muntins throughout.</i>
355 E Washington Ave	1.5	NP	2006	Synthetic Wood Siding Shingle	Late 20th Century: Other	Single Dwelling	2/7/2018		
									<i>Comments: Neo-Craftsman bungalow with synthetic horizontal wood siding below with shingles in the gable. Palladian-style window in gable, flanked by shed-roof dormers. Full-width front porch with four tapered posts mounted on stone veneer-clad piers. Vinyl windows with false muntins throughout.</i>
355 W Washington Ave	2	NP	2006	Shingle	Late 20th Century: Other	Single Dwelling	2/7/2018		
									<i>Comments: Two-story townhouse with clipped gable over door and at ridge line, shingle siding, one-over-one-light, vinyl windows throughout.</i>
365 W Washington Ave	2	NP	2006	Horizontal Board	Late 20th Century: Other	Single Dwelling	2/8/2018		
									<i>Comments: Two-story townhouse with clipped gable over entry and at ridge line; sleeping porch at upper level, one-over-one-light, vinyl frame windows throughout.</i>
374 W Washington Ave		XD					2/7/2018		No image available.
									<i>Comments: 1945 one-story house with board-and-batten siding demolished between 2006 and 2011.</i>




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375 W Washington Ave	2	NP	2006	Wood Sheet Wood Sheet	Late 20th Century: Other	Single Dwelling	2/7/2018		
<i>Comments: Two-story townhouse with clipped gable over porch and at ridgeline, Plywood with wood battens on front façade, synthetic horizontal wood siding on side facades, one-over-one-light vinyl windows throughout.</i>									
385 E Washington Ave	1	NP	1990	Wood Sheet	Mobile/Manufactured Home (Typ	Single Dwelling	2/7/2018		
<i>Comments: Manufactured home clad in plywood with wood battens, two-part, vinyl-frame sliding windows throughout. A shed is listed on the site, but is being replaced with a new garage.</i>									
385 W Washington Ave	1	EC	1935	Cedar Rake Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Cedar rake shingle bungalow. Shed roof addition on E side of house (constructed prior to 1963). Metal roof has been replaced with composition shingle since 2003 survey. Temporary shed and partially enclosed covered patio to rear of house; garage has been removed. Windows are two-part, vinyl-frame sliding windows with decorative shutters.</i>									
404 E Washington Ave	1.5	EC	1944	Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Enclosed porch at rear and enclosed porch on front, according to 2003 report. One-over-one-light, vinyl windows are in original openings. Outdoor fireplace in SW corner of lot. Garage with shingle siding in NW corner of site and small shed in rear yard.</i>									
415 E Washington Ave		XD					2/7/2018		
<i>Comments: Was previously a 1924 1-story bungalow clad in horizontal board. Is now yard associated with 425 E Washington.</i>									
425 E Washington Ave	1	NP	2006	Wood Sheet Shingle	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Plywood with wood battens, shingles in gable end, one-over-one-light, vinyl windows with false muntins in upper portion throughout.</i>									
445 E Washington Ave	1	NC	1930	Vertical Board Horizontal Board	Bungalow (Type)	Single Dwelling	2/7/2018		
<i>Comments: Extensively remodeled, according to 2003 survey. Second unit added to rear of first, making the house a duplex. Board-and-batten siding with horizontal wood in the gable. One-over-one-light vinyl-frame windows, likely in original openings. Piers with stone cladding were added to base of posts that support gable at entries. Original portion of building was Forest Service building moved to site, according to earlier survey.</i>									
475 E Washington Ave	1.5	NC	1962	Synthetic Wood Siding	Neo-Colonial	Single Dwelling	2/7/2018		
<i>Comments: One-story Colonial Revival house with two-story addition, synthetic horizontal wood siding and vinyl windows. Two story detached garage.</i>									

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date		
525 E Washington Ave	1	NP	2005	Wood Sheet Synthetic Wood Siding	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: Plywood with wood battens, synthetic horizontal wood in gable end. Carport adjacent to house.</i>						
555 E Washington Ave	2	NP	2007	Synthetic Wood Siding Shingle	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: House with one-story portion in front, two stories to rear, synthetic horizontal wood siding, synthetic shingles in gable, two-part vinyl-frame sliding windows.</i>						
575 E Washington Ave	1	NP	2007	Synthetic Wood Siding Shingle	Bungalow (Type)	Single Dwelling	2/7/2018			
				<i>Comments: Vernacular house with synthetic horizontal wood siding, shingles in gable end, and two-part vinyl-frame sliding windows throughout.</i>						

Total Resources Identified: 294

ATTACHMENT Bb

Property List – Excel

LIST OF SURVEY PROPERTIES - SISTERS 2018 RLS										
No.	Land use	Street No	Dir	Street	Ca	Const date	2003 survey?	C/NC/NP	Notes	
1	Institutional	104	E	Adams		1960		EC		
2	Singlefamily	203	E	Adams		1910	Yes	EC	Originally the Allen residence	
3	Singlefamily	204	E	Adams		1980		EC		
4	Singlefamily	234	E	Adams		1977		NP	The Place	
5	Singlefamily	243	E	Adams		1935	Yes	NC		
6	Singlefamily	273	E	Adams		1935	Yes	EC	Sister's Dental, former residence	
7	Singlefamily	274	E	Adams		1945	Yes	EC	Duplex	
8	Singlefamily	304	E	Adams		2015	Yes	NP		
9	Singlefamily	394	E	Adams		1939	Yes	EC	Moved in 1987	
10	Singlefamily	414	E	Adams		1964		NC	Suttle Tea, former residence	
11	Singlefamily	454	E	Adams		1919	yes	EC	Sisters' Saloon & Ranch Grill	
12	Outbuilding	484	E	Adams		1919	yes	NC		
13	Multifamily	114	W	Adams		1987		NP	Hope Wellness	
14	Office	204	W	Adams		1991		NP		
15	Singlefamily	213	W	Adams		1942	Yes	NC		
16	Singlefamily	243	W	Adams		1935	Yes	EC		
17	Commercial	254	W	Adams		1989		NP	Manufactured home	
18	Office	304	W	Adams		2002		NP		
19	Office	354	W	Adams		1989		NP	SE corner of E Adams & N Spruce	
20	Singlefamily	253	N	Ash		1935	Yes	NC		
21	Office	220	S	Ash		1979		NP	The Nugget, Sisters Professional Center	
22	Office	221	S	Ash		1978		NP	The Paper Place; see also 172 W Hood	
23	Singlefamily	231	S	Ash		1940	Yes	NC		
24	Singlefamily	325	S	Ash		1940	Yes	EC		
25	Singlefamily	375	S	Ash		1930	Yes	EC		
26	Singlefamily	501	S	Ash		2008		NP	2 units	
27	Commercial	100	E	Cascade		1975		NP		
28	Commercial	101	E	Cascade		1915	Yes	EC		
29	Commercial	141-161	E	Cascade		1975		NP		
30	Commercial	150	E	Cascade		1940	Yes	EC		

31	Commercial	190	E	Cascade		1912	Yes	ES	Moved Forest Service building					
32	Commercial	210	E	Cascade		2004		NP	2 units					
33	Commercial	211	E	Cascade		1950	Yes	NC	Sno Cap Drive In, CardioStart Resale Thrift Store					
34	Office	231	E	Cascade		1991		NP	Village Interiors Design Center					
35	Commercial	240	E	Cascade		2004		NP	2 buildings					
36	Commercial	251	E	Cascade		1925	Yes	EC	Associated garage to the east					
37	Commercial	290	E	Cascade	X	1990		NP	Sisters Folk Festival					
38	Commercial	291	E	Cascade		1938	Yes	NC	Hop in the Spa					
39	Commercial	311	E	Cascade		1958	Yes	NC	Trailer					
40	Commercial	341	E	Cascade		1950	Yes	EC	Bedouin					
41	Commercial	370	E	Cascade		1999		NP	Duplex					
42	Office	371	E	Cascade		1976		NP	Pine Tree Square					
43	Office	410	E	Cascade		1929	Yes	EC	Only garage left					
44	Office	411	E	Cascade		1998		NP	Ken Scott's Imagination Gallery					
45	Office	431	E	Cascade		1973		NC	Duplex					
46	Commercial	450	E	Cascade	X	1970		NC	La Magie Bakery & Cafe					
47	Institutional	490	E	Cascade		1940	Yes	EC						
48	Institutional	520	E	Cascade		2006		NP						
49	Office	525	E	Cascade		1939		ES	Garage					
50	Commercial	xxx	E	Cascade	X	1990		NP	Muir Memorial Clinic					
51	Commercial	110	W	Cascade		1970		EC						
52	Commercial	140	W	Cascade		1976		NP	Raven Makes Gallery					
53	Commercial	150	W	Cascade		1940	Yes	NC						
54	Commercial	170	W	Cascade		1985		NP	Sisters Meat & Smoke House					
55	Commercial	171	W	Cascade		1950	Yes	NC						
56	Commercial	200	W	Cascade		1984		NP	Mountain High Apartments					
57	Commercial	220	W	Cascade		1981		NP	Sisters Camp Sherman Rural Fire Protection					
58	Commercial	250	W	Cascade		1977		NP	Angeline's Bakery & Café					
59	Commercial	290	W	Cascade		1928	Yes	NC	Sisters High School					
60	Commercial	371	W	Cascade		1945	Yes	EC						
61	Commercial	380	W	Cascade		1960		EC						
62	Commercial	391	W	Cascade		1950	Yes	EC	Season's Café & Wine Shop					
63	Commercial	111-131	W	Cascade		1988		NP	Sothoby's sales booth; vacant lot					
64	Commercial	211-221	W	Cascade	X	2002		NP						

65	Commercial	261-271	W	Cascade		2002		NP	Duplex				
66	Commercial	281-291	W	Cascade		1986		NP	Habitat for Humanity				
67	Commercial	311-351	W	Cascade		1977		NP	3 Creeks Building				
68	Park		W	Cascade		2003		NP	Trailside Store				
69	Institutional	110	N	Cedar		1990		NP	Cascade Fitness				
70	Multifamily	210	N	Cedar		1973		EC	Blaine Carroll House				
71	Singlefamily	260	N	Cedar		1934	Yes	EC	Mackenzie Creek Mercantile				
72	Outbuilding	275	N	Cedar		1935	Yes	NC					
73	Commercial	310	N	Cedar		1973		NC	Canyon Creek Pottery & Gallery				
74	Multifamily	240-250	N	Cedar		1972-1973		NC					
75	Singlefamily	468	S	Cedar		1979		NP					
76	Singlefamily	262-282	S	Cedar		2015		NP					
77	Multifamily	308-338	S	Cedar		1978		NP	Heritage USA				
78	Singlefamily	358	S	Cedar		2013		NP	Triplex				
79	Singlefamily	164	N	Elm		1940	Yes	NC	Sisters Drug & Gift; Cook's Nook				
80	Commercial	243	N	Elm		1947	Yes	EC					
81	Commercial	171	S	Elm		1979		NP	Chamber of Commerce, historic library				
82	Office	178	S	Elm		1993		NP	CenturyLink				
83	Singlefamily	251	S	Elm		1936-1938	Yes	ES					
84	Singlefamily	252	S	Elm		1930	Yes	NC	Rancho Viejo				
85	Institutional	301	S	Elm		1985		NP	Gallimaufry, Sisters Log Furniture, Your Store				
86	Singlefamily	424	S	Elm		1910	Yes	NP	Sisters Veterinary Clinic				
87	Multifamily	247	N	Fir	X	1999		NP	Mixed use				
88	Institutional	386	N	Fir		1978		NP	US National Bank of Sisters				
89	Commercial	160	S	Fir		1981		NP	Hop & Brew				
90	Park	305	S	Fir	X	1983		NP	Pony Express Office Supplies				
91	Singlefamily	421	S	Fir		1996		NP	Bed & Breakfast				
92	Singlefamily	424	S	Fir		1975		NP	The Depot Café				
93	Singlefamily	462	S	Fir		1929	Yes	EC	Habitat for Humanity Thrift Store				
94	Singlefamily	507	S	Fir		1994		NP	76 Station; Sisters Pumphouse & Country Store				
95	Singlefamily	520	S	Fir		1990		NP	Paulina Springs Books				
96	Commercial	103	E	Hood		1983		NP	Caldwell Baker, Spoons				
97	Commercial	143	E	Hood		1932	Yes	NC					
98	Commercial	182	E	Hood		1977		NP					

99	Commercial	183	E	Hood	X	2000		NP	Dentist					
100	Commercial	223	E	Hood		1935	Yes	NC						
101	Commercial	253	E	Hood		1979		NP	Sisters' Rodeo Association					
102	Singlefamily	292	E	Hood		1924	Yes	NC						
103	Commercial	303	E	Hood		2014		NP	3 mixed use units					
104	Utility	305	E	Hood	X	1995		NP						
105	Office	352	E	Hood		1995		NP						
106	Commercial	373	E	Hood		1988		NP	Sisters Public Library					
107	Office	382	E	Hood		1994		NP						
108	Commercial	403	E	Hood		1930	Yes	EC						
109	Commercial	411	E	Hood		1932	Yes	NC	1980 outbuilding					
110	Commercial	442	E	Hood		1973		NC	Pizza, Espresso Junction					
111	Commercial	473	E	Hood		1972		NC	Manufactured home					
112	Commercial	123	W	Hood		1979		NP	Melvin's Market					
113	Commercial	222	W	Hood	X	2000		NP	The Jewel,etc					
114	Commercial	262	W	Hood	X	1992		NP	Hood Avenue Art, etc					
115	Commercial	273	W	Hood		2004		NP						
116	Commercial	300	W	Hood		1996		NP	Chop's Bistro					
117	Commercial	303	W	Hood		2012	Yes	NP						
118	Commercial	372	W	Hood		1945-2018	Yes	NC	Town Square					
119	Office	320-330	W	Hood		1996		NP	Village laundromat & apartments					
120	Commercial	523	E	Hwy 20	X	1985		NP	Sisters Ace Hardware					
121	Commercial	591	E	Hwy 20		1995		NP	Cascade Station					
122	Singlefamily	157	E	Jefferson		1930	Yes	NC	Sisters' Early College Academy, former residence					
123	Singlefamily	296	E	Jefferson		1935		EC						
124	Singlefamily	317	E	Jefferson		1934	Yes	EC						
125	Singlefamily	326	E	Jefferson		2012		NP						
126	Singlefamily	336	E	Jefferson		2007		NP						
127	Singlefamily	346	E	Jefferson		1929	yes	EC						
128	Singlefamily	347	E	Jefferson		1935	Yes	EC						
129	Singlefamily	386	E	Jefferson		1940	Yes	NP	Sisters Feed & Supply					
130	Singlefamily	416	E	Jefferson		1935-1965	Yes	NC	Dixie's					
131	Singlefamily	446	E	Jefferson		1948	Yes	NC	Antler Arts					
132	Singlefamily	447	E	Jefferson		1930	Yes	NC	Sisters Cascade of Gifts, Faveur					

133	Singlefamily	466	E	Jefferson		1945	Yes	NC	Trailer				
134	Singlefamily	487	E	Jefferson		1996		NP	Hardtails Bar & Grill				
135	Singlefamily	507	E	Jefferson		1944	Yes	NC					
136	Residential	536	E	Jefferson		2006		NP					
137	Singlefamily	546	E	Jefferson		2007		NP					
138	Singlefamily	547	E	Jefferson		1972		EC	2 outbuildings				
139	Singlefamily	576	E	Jefferson		1925	Yes	NC					
140	Singlefamily	577	E	Jefferson		2008	Yes	NP					
141	Singlefamily	596	E	Jefferson		2006		NP					
142	Singlefamily	597	E	Jefferson		1934	Yes	NC					
143	Singlefamily	417	E	Jefferson		2016		NP	Kiwanis & adjacent building				
144	Singlefamily	427	E	Jefferson		2016		NP	2 units				
145	Singlefamily	127	W	Jefferson		2005		NP					
146	Singlefamily	137	W	Jefferson		2006		NP					
148	Singlefamily	187	W	Jefferson		1935	Yes	EC					
149	Singlefamily	197	W	Jefferson	X	1940		EC					
150	Residential	251	W	Jefferson		2014		NP	2 units				
151	Singlefamily	287	W	Jefferson		2016	Yes	NP					
152	Singlefamily	327	W	Jefferson		1953		NC	Trailer				
153	Singlefamily	336	W	Jefferson		1961		EC					
154	Singlefamily	366	W	Jefferson		1953	Yes	EC					
155	Singlefamily	367	W	Jefferson		1943	Yes	EC					
156	Multifamily	387	W	Jefferson		2016		NP					
157	Multifamily	246-256	W	Jefferson		2001		NP	2 units				
158	Commercial	175	N	Larch		1999		NP					
159	Singlefamily	413	S	Larch		1933	Yes	EC					
160	Singlefamily	255	S	Larch		2006		NP					
161	Singlefamily	245	N	Locust		1966		EC					
162	Commercial	247	N	Locust		2001		NP	Barclay Park				
163	Singlefamily	255	N	Locust		1996		NP	Nature's Bling, etc				
164	Office	325	N	Locust		2007	Yes	NP					
165	Commercial	102	E	Main		1976		NP	Newport's Construction Management Services				
166	Commercial	152	E	Main		1988		NP	Manufactured home				
167	Outbuilding	171	E	Main	X	1935		NC					

168	Commercial	192	E	Main		1991		NP	Big Foot Wellness				
169	Commercial	272	E	Main		1976		NP	Duplex				
170	Office	291	E	Main	X	1980		NP	Barclay Square				
171	Commercial	302	E	Main		1913	Yes	EC					
172	Office	392	E	Main		1994		NP	Beacham's Clock Company				
173	Office	401	E	Main		1908	Yes	EC	Painter House				
174	Singlefamily	402	E	Main		1924	Yes	EC	Palace Hotel, Drawstrings of Malibu				
175	Singlefamily	411	E	Main	X	1979		NP	Village Green Park				
176	Office	491	E	Main		1976		NP	Shepard of the Hill Church				
176	Office	412-442	E	Main		1979		NP	Garden of Eden Gifts				
177	Office	492	E	Main	X	1979		NP	Hike-N-Peaks, etc				
178	Commercial	101	W	Main		1978		NP	Originally a residence				
179	Singlefamily	112	W	Main		1961		EC					
180	Commercial	121	W	Main	X	1978		NP	See also 215 N Cedar; Essentials, Small Farmer's Journal				
181	Commercial	141	W	Main		1920	yes	EC	Los Agaves Mexican Grill				
182	Commercial	151	W	Main		1972		EC	Eurosports, Food Carts				
183	Singlefamily	162	W	Main		1930	Yes	NC	Former site of Baptist church				
184	Singlefamily	221	W	Main		1936	Yes	NC					
185	Singlefamily	222	W	Main		1930	Yes	EC					
186	Singlefamily	241	W	Main		1930	Yes	NC	Bowles House				
187	Singlefamily	242	W	Main		1930	Yes	NC	Large shed constructed 2001				
188	Commercial	282	W	Main		1972	Yes	NC	The Fly Fisher's Place				
189	Institutional	328	W	Main		1932-1990		EC					
190	Commercial	114	N	Oak		2004		NP	Sisters City Hall				
191	Singlefamily	153	N	Oak		1950	Yes	EC					
192	Singlefamily	274	N	Oak		1939	Yes	NC	The Porch				
193	Singlefamily	275	N	Oak		1940	Yes	NC					
194	Commercial	160	S	Oak		1985		NP	Hair Cache				
195	Singlefamily	231	S	Oak		2007		NP					
196	Multifamily	364	S	Oak		2015	Yes	NP					
198	Singlefamily	375	S	Oak		1940	Yes	NC	Gallery Restaurant & Bar				
199	Singlefamily	504	S	Oak		1971		NC					
200	Multifamily	505-507	S	Oak		2003		NP	Sisters' Coffee Company				
201	Office	383	W	Adams	X	2000		NP	Sisters Olive & Nuts, Cascade Street Distillery				

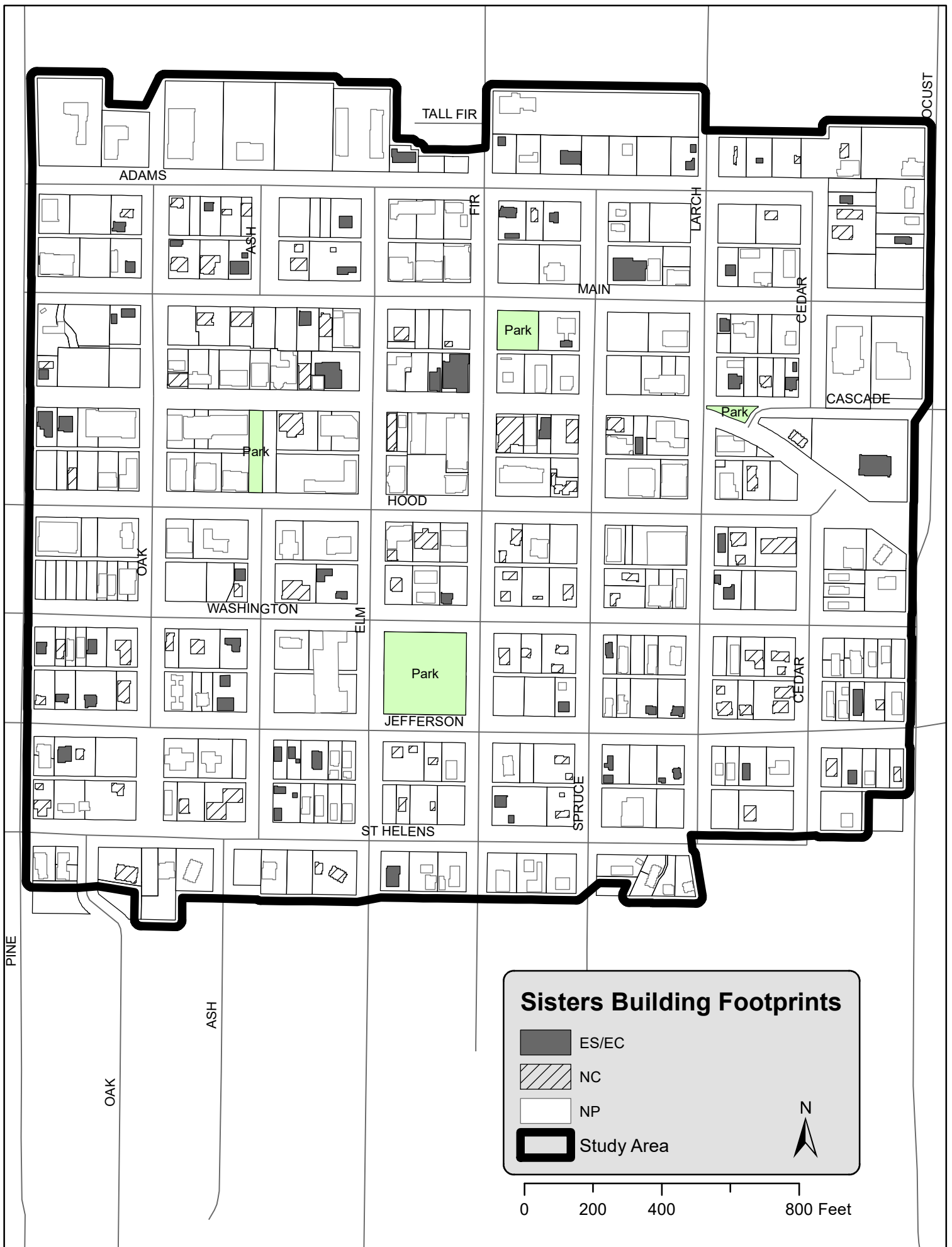
202	Commercial	130	N	Pine	X	1994	Yes	NP	Peterson Tool Manufacturing				
203	Singlefamily	360	S	Pine		1949		NC	Mountain Montesorri Preschool				
204	Singlefamily	520	S	Pine		2007		NP	Buettner House				
205	Commercial	200-220	S	Pine		1994		NP	Capstone CPA				
206	Commercial	110	S	Spruce		1987		NP	Cascade Sotheby's International				
207	Singlefamily	215	S	Spruce		1929	Yes	NC	Moved; outbuilding				
208	Singlefamily	270	S	Spruce		1950	Yes	NC					
209	Commercial	444	S	Spruce		1998		NP	Sweeney Plumbing				
210	Singlefamily	451	S	Spruce		1967		NC					
211	Singlefamily	109	E	St Helens		1930	Yes	EC	Sisters Bakery				
212	Singlefamily	118	E	St Helens		1940		NC	May be associated with building to north				
213	Singlefamily	138	E	St Helens		1973		NP	First Interstate Bank				
214	Singlefamily	159	E	St Helens		2012		NP	2016 date for outbuilding; redeveloped				
215	Singlefamily	249	E	St Helens		2015		NP	See also 420 S Pine				
216	Singlefamily	279	E	St Helens		2016		NP	Miss Sew It All, recently remodeled				
217	Singlefamily	319	E	St Helens		2007		NP					
218	Singlefamily	369	E	St Helens		2003		NP	Sisters Bunkhouse				
219	Singlefamily	379	E	St Helens		2003		NP					
220	Singlefamily	389	E	St Helens		2001		NP					
221	Singlefamily	458	E	St Helens		1952	Yes	NC	Trailer				
222	Singlefamily	459	E	St Helens		2018		NP	2 duplexes				
223	Multifamily	359-369	E	St Helens		2003		NP					
224	Singlefamily	108	W	St Helens		2005		NP					
225	Singlefamily	109	W	St Helens		1972		NC	Vacant				
226	Singlefamily	118	w	St Helens		1940		NC					
227	Singlefamily	128	W	St Helens		2005		NP	See 344-354 E Washington				
228	Singlefamily	139	W	St Helens		2015		NP					
229	Singlefamily	148	W	St Helens		2006		NP					
230	Singlefamily	168	W	St Helens		2006		NP					
231	Singlefamily	179	W	St Helens		2014		NP					
232	Singlefamily	188	W	St Helens		1920	Yes	EC	The Belfry & Thompson Guitars				
233	Singlefamily	208	W	St Helens		1938	Yes	NC					
235	Residential	249	W	St Helens		2008		NP					
236	Singlefamily	258	W	St Helens		1928	Yes	NC	1970 outbuilding				

237	Singlefamily	288	W	St Helens		2004		NP	2 units				
238	Singlefamily	318	W	St Helens		1920	Yes	NC					
239	Singlefamily	358	W	St Helens		1990		NP	First American Title Company				
240	Singlefamily	388	W	St Helens		1940	Yes	NC	Cork Cellars				
241	Multifamily	154	E	Washington		2002		NP	Sinclair Gas				
242	Singlefamily	184	E	Washington		1930	Yes	EC					
243	Singlefamily	205	E	Washington		1944	Yes	NC					
244	Singlefamily	224	E	Washington		1925	Yes	NC					
245	Singlefamily	245	E	Washington		1953	Yes	NC					
246	Singlefamily	254	E	Washington	X	1930		NC					
247	Singlefamily	285	E	Washington		1950	Yes	NC					
248	Singlefamily	305	E	Washington		1939	Yes	EC					
249	Singlefamily	325	E	Washington		2006		NP	See also 255 S Larch				
250	Singlefamily	355	E	Washington		2006		NP	Fir Street Park				
251	Singlefamily	385	E	Washington		1935	Yes	NP	Alpaca Design				
252	Singlefamily	404	E	Washington		1944	Yes	EC					
253	Singlefamily	425	E	Washington		2006		NP	Redeveloped since 2003				
254	Multifamily	445	E	Washington		1930	Yes	NC					
255	Singlefamily	475	E	Washington		1962		NC	3 outbuildings				
256	Singlefamily	525	E	Washington		2005		NP					
257	Singlefamily	555	E	Washington		2007		NP					
258	Singlefamily	575	E	Washington		2007		NP					
259	Singlefamily	174	W	Washington		1930	Yes	NC					
260	Singlefamily	255	W	Washington		1967		NC	Previous residence				
261	Singlefamily	285	W	Washington		1966		NC	Sisters Market & Eatery				
262	Singlefamily	305	W	Washington		1940	Yes	NC					
263	Singlefamily	314	W	Washington		2007		NP					
264	Singlefamily	324	W	Washington		2007		NP	Wild Stallion Park @ Hwy 20				
265	Singlefamily	334	W	Washington		2007		NP	Clearwater Gallery				
266	Singlefamily	345	W	Washington		1935	Yes	EC	2 units				
267	Singlefamily	355	W	Washington		2006		NP					
268	Singlefamily	365	W	Washington		2006		NP					
269	Singlefamily	375	W	Washington		2006		NC					
270	Singlefamily	385	W	Washington		1935		EC	Cottonwood Café				

271	Multifamily	344-354	W	Washington		2006		NP					
272	Park		E	Cascade		2009		NP	Baxter Auto Parts				
273	Singlefamily		E	Adams		1990		NP	Sisters Car Wash, Espresso				
274	Park		N	Fir		2006		NP					
	Singlefamily	157	W	Jefferson		1908		EC					

ATTACHMENT C

Survey Maps



TALL FIR

ADAMS

LOCUST

FIR

LARCH

MAIN

CEDAR

CASCADE

Park

HOOD

Park

OAK

WASHINGTON

ELM

Park

JEFFERSON

CEDAR

ST HELENS

SPRUCE

PINE

OAK

ASH

Sisters Building Footprints

ES/EC

NC

NP

Study Area



0 100 200 400 Feet



Sisters Building Footprints

ES/EC



NC



NP

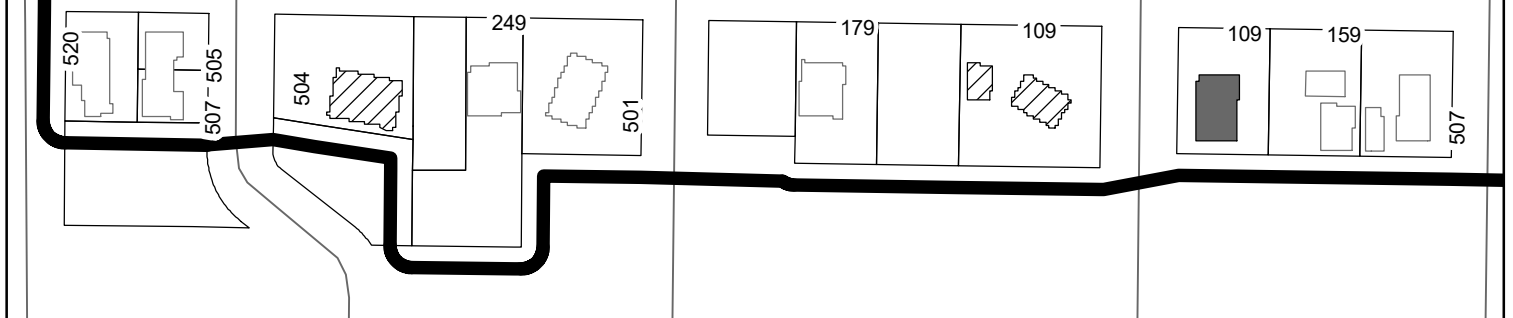
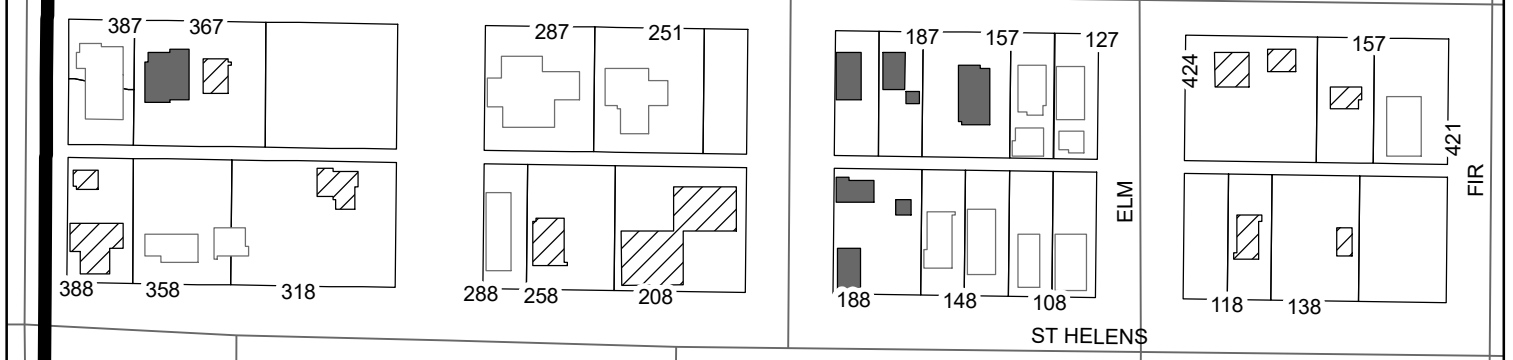
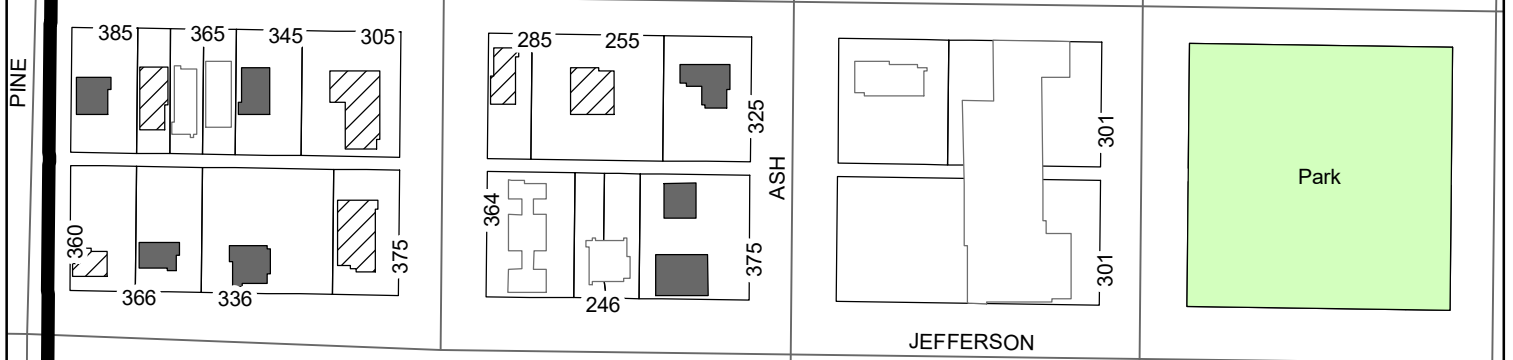
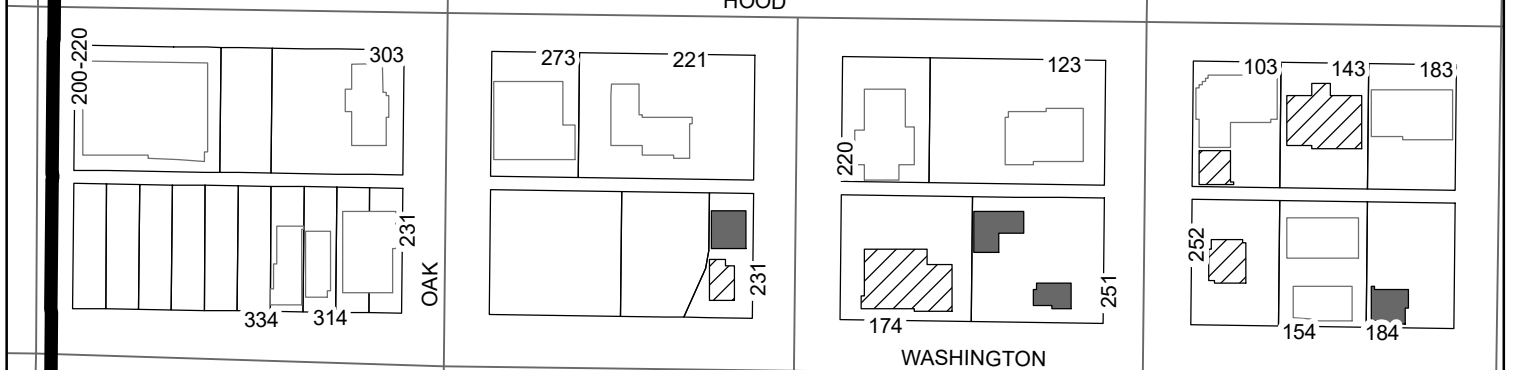
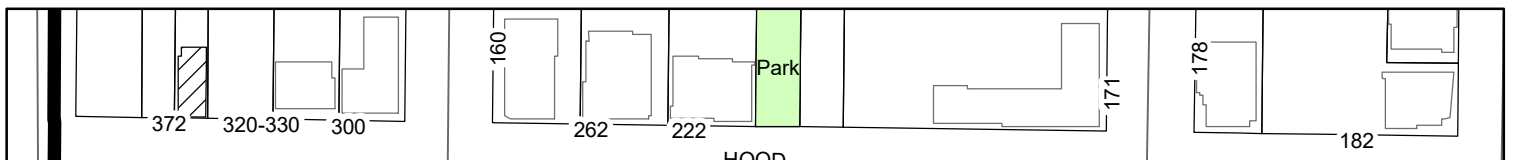
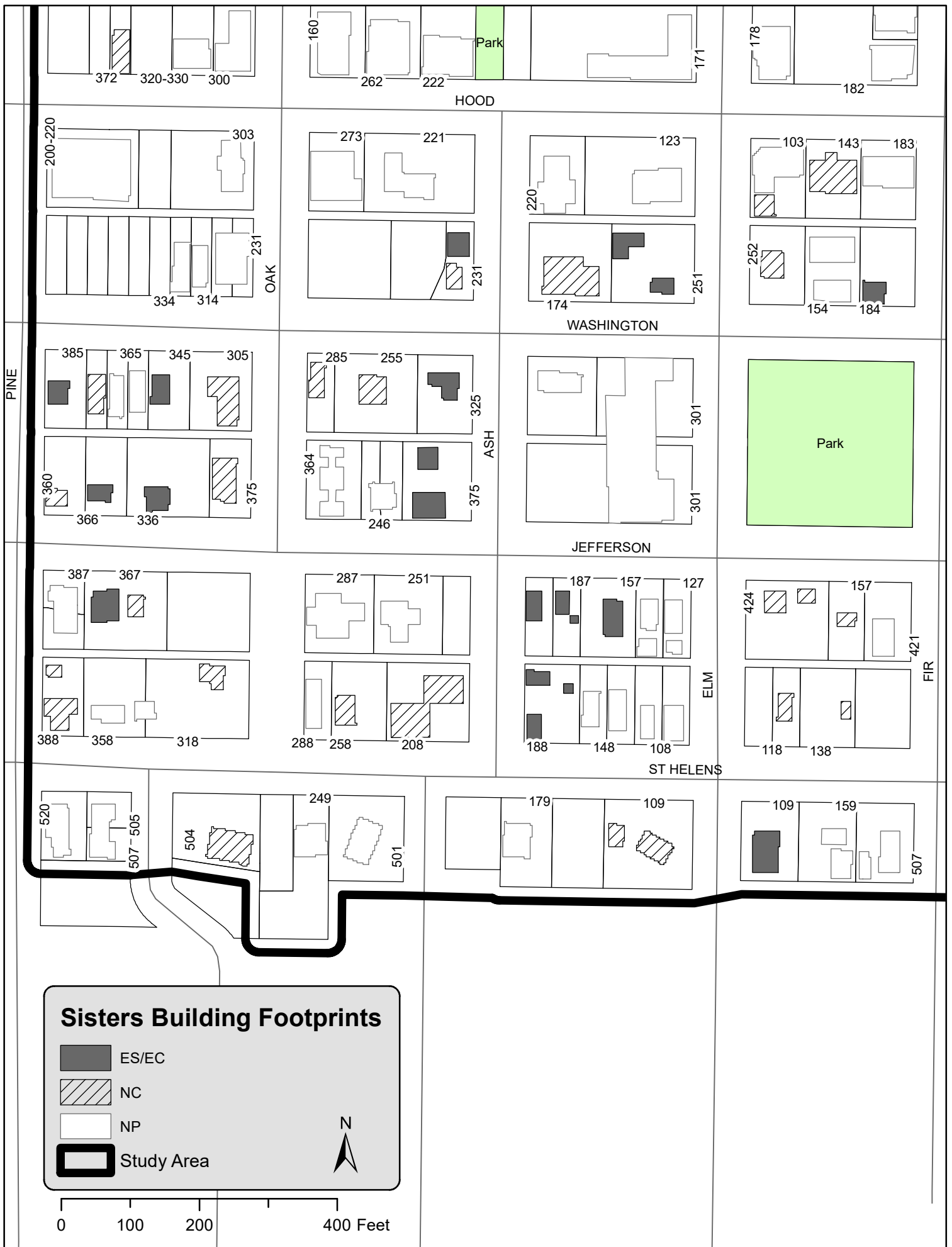


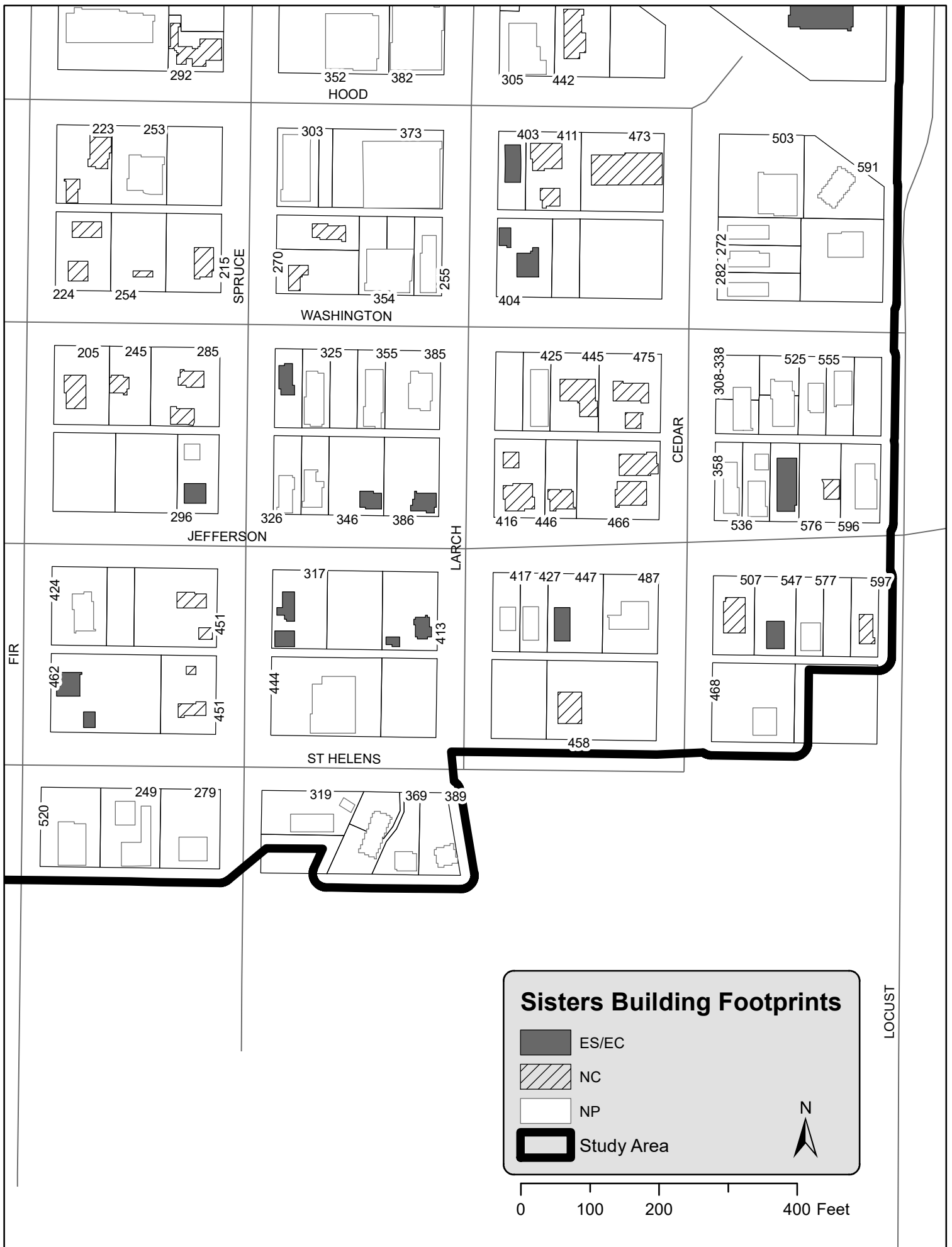
Study Area



0 100 200 400 Feet







ATTACHMENT D

Exhibits

Figure 1: Deschutes County, Oregon, with Sisters noted

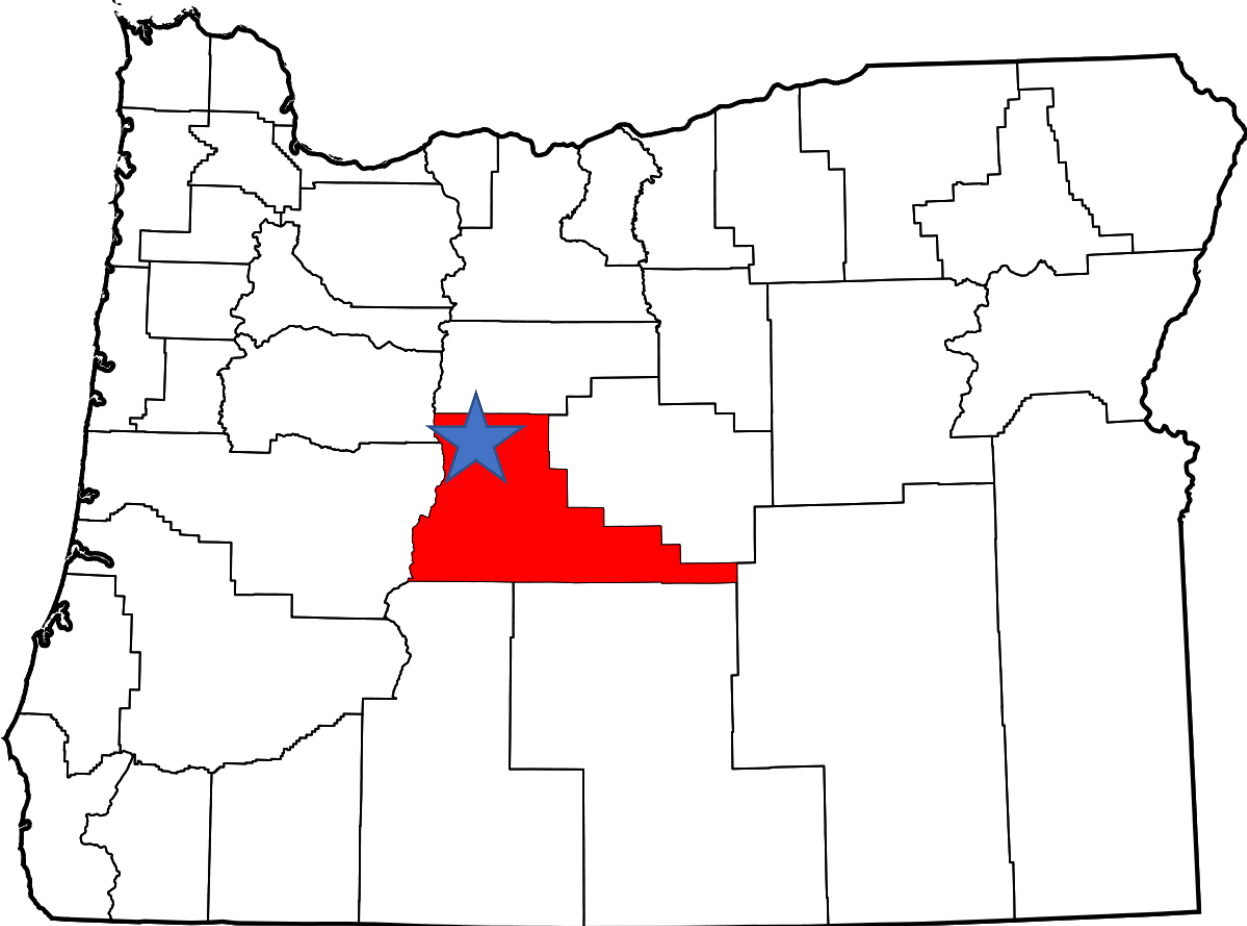


Figure 2: Sisters City Boundaries

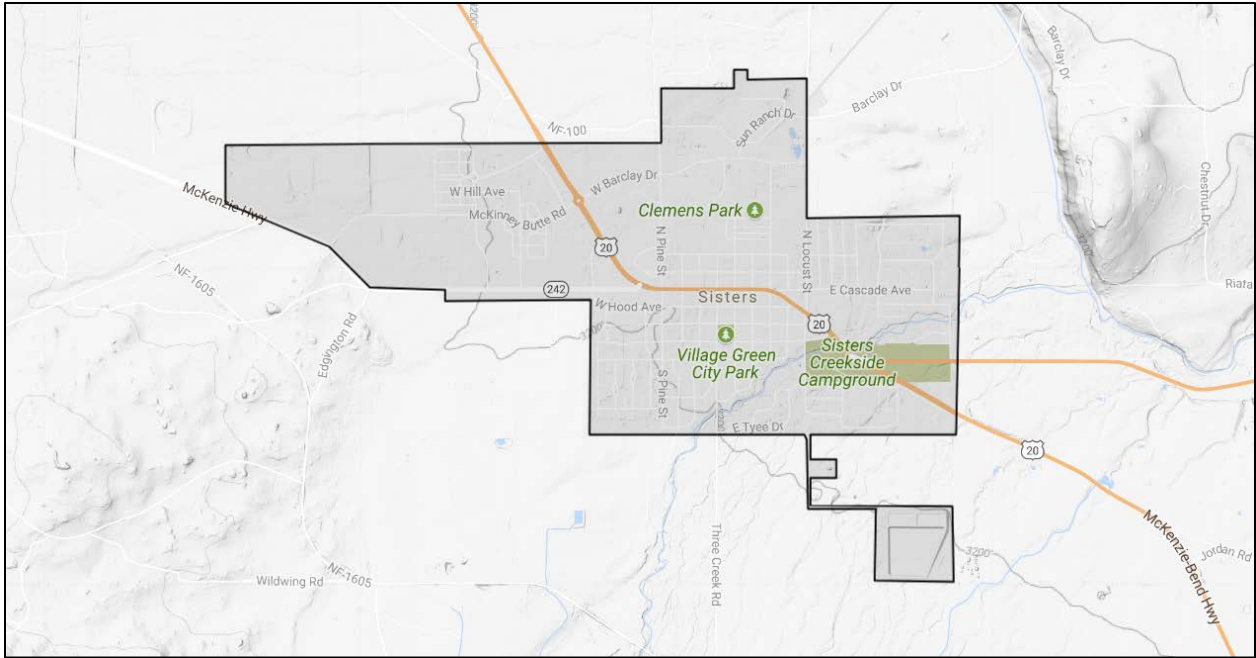
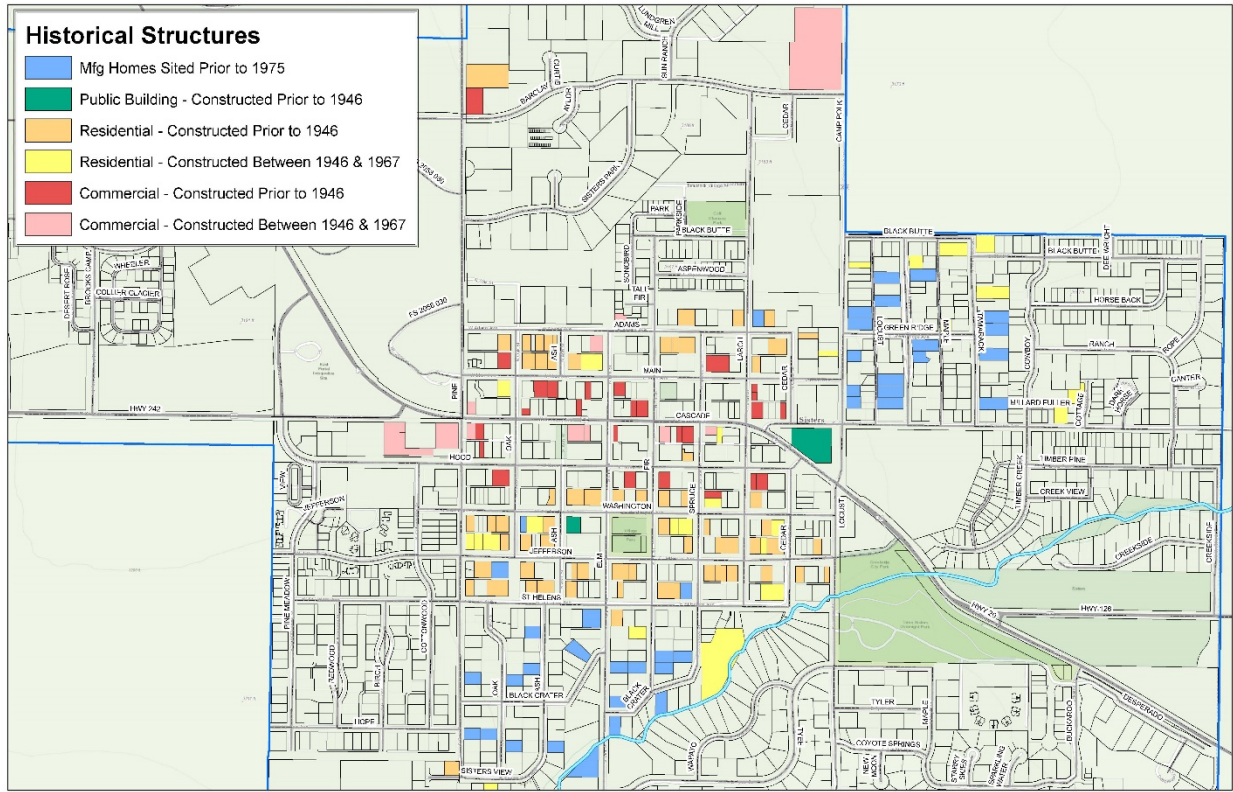
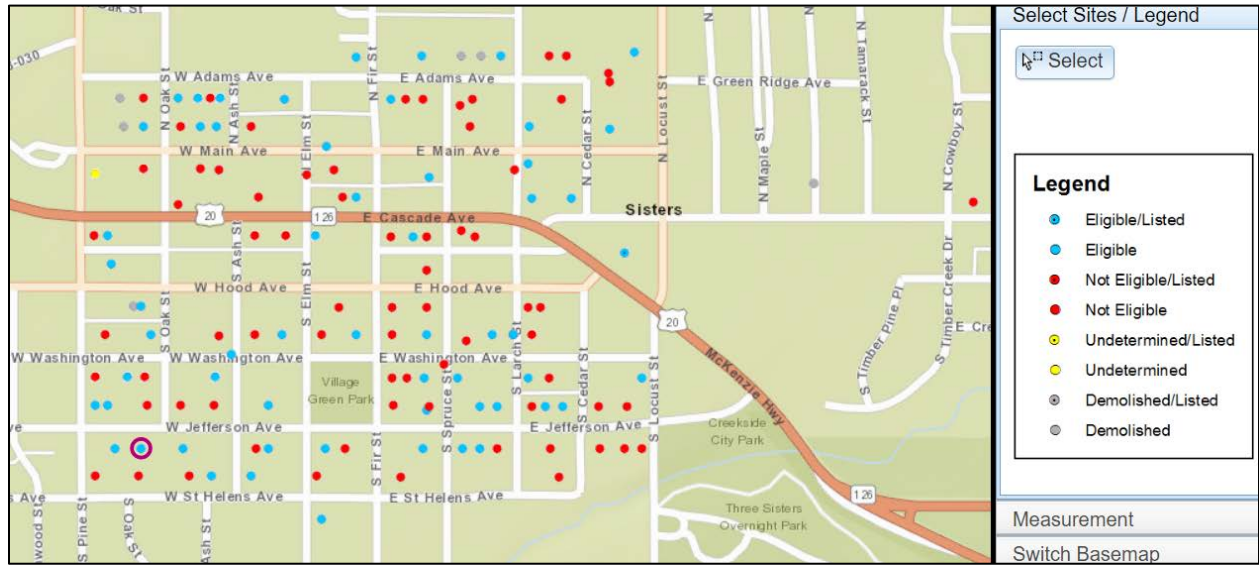


Figure 3: Development in Sisters before 1967



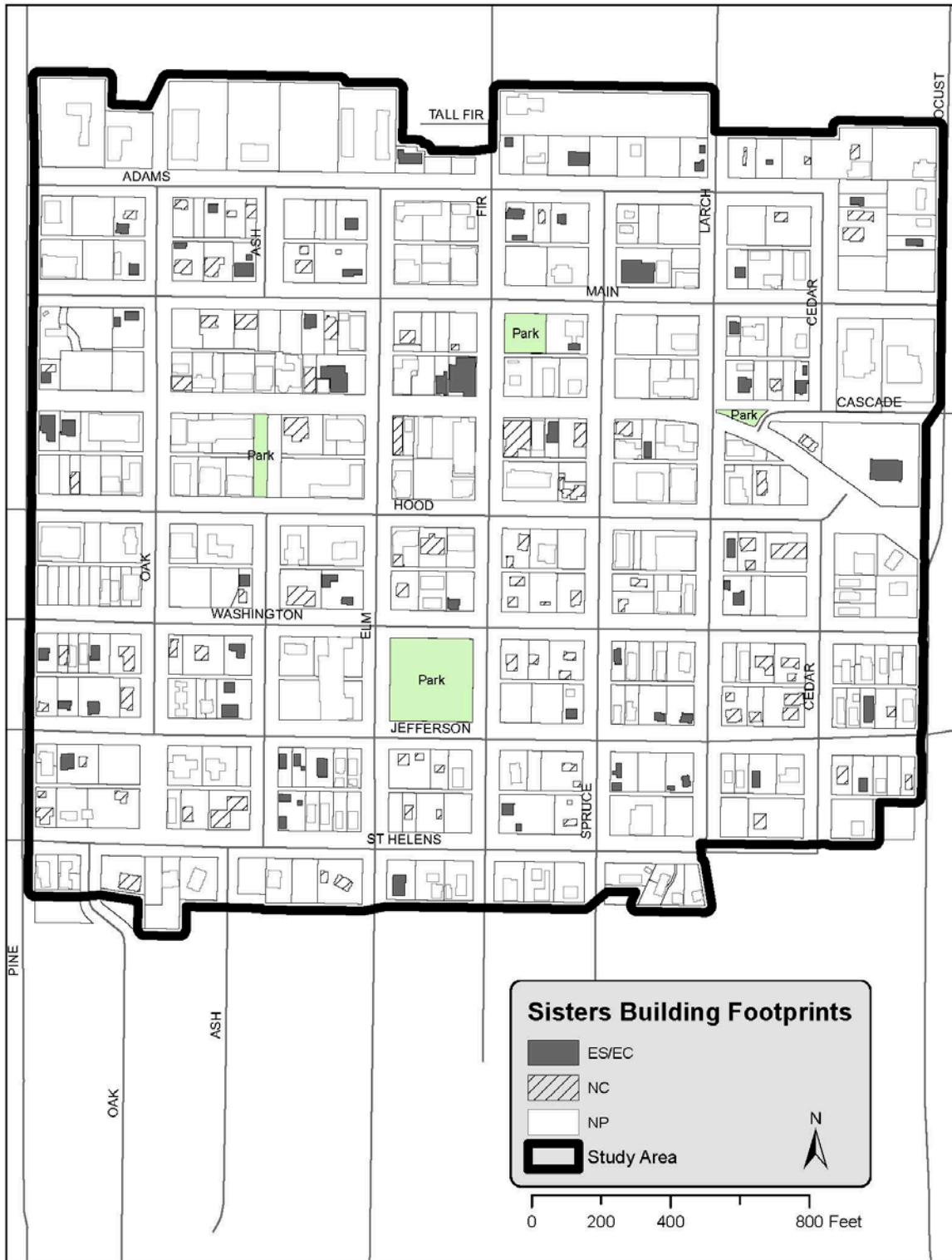
Source: City of Sisters

Figure 4: Results of 2003 survey



Source: Oregon State Historic Preservation Office

Figure 5: Results of 2018 Survey



Source: Deschutes County Community Development Department

ATTACHMENT E

February 7, 2018 Presentation

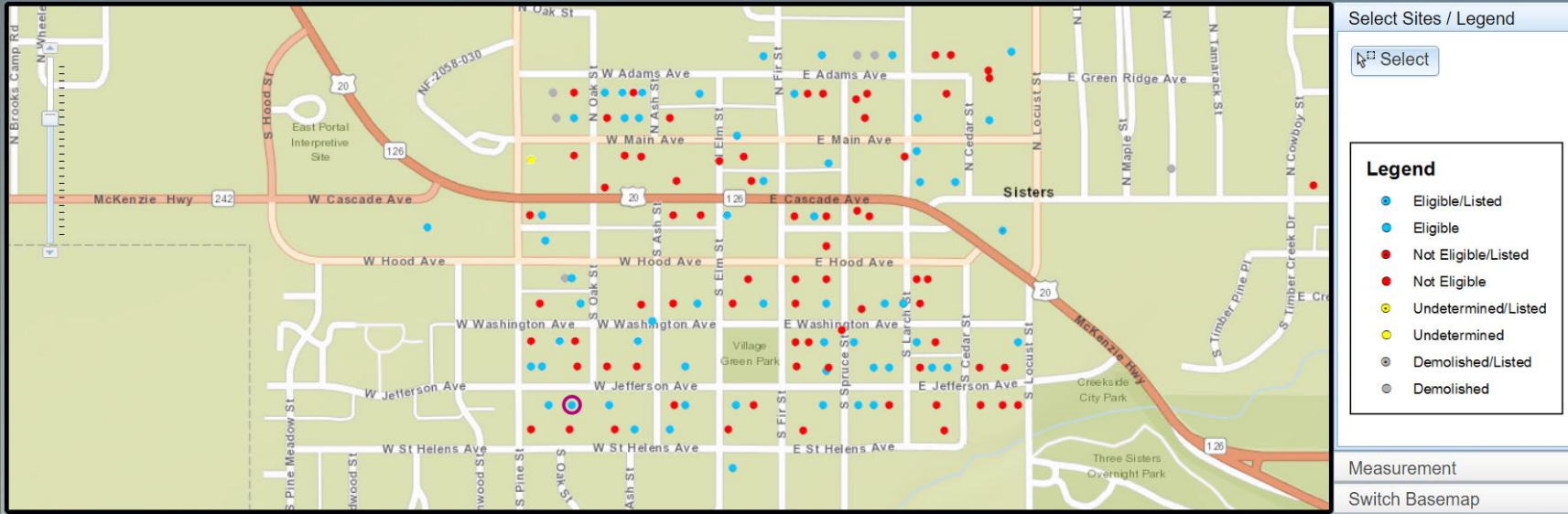
Sisters Country Historic Resources Inventory

February 5, 2018



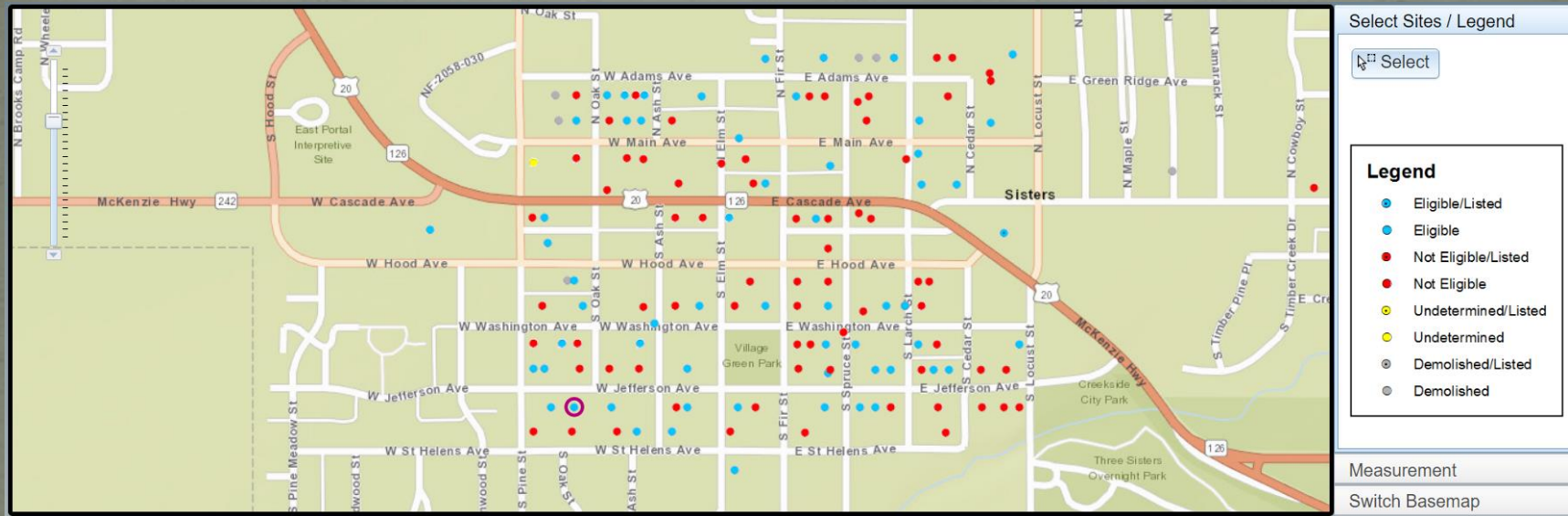
Painter Preservation
HISTORIC PRESERVATION & URBAN DESIGN

2003 survey



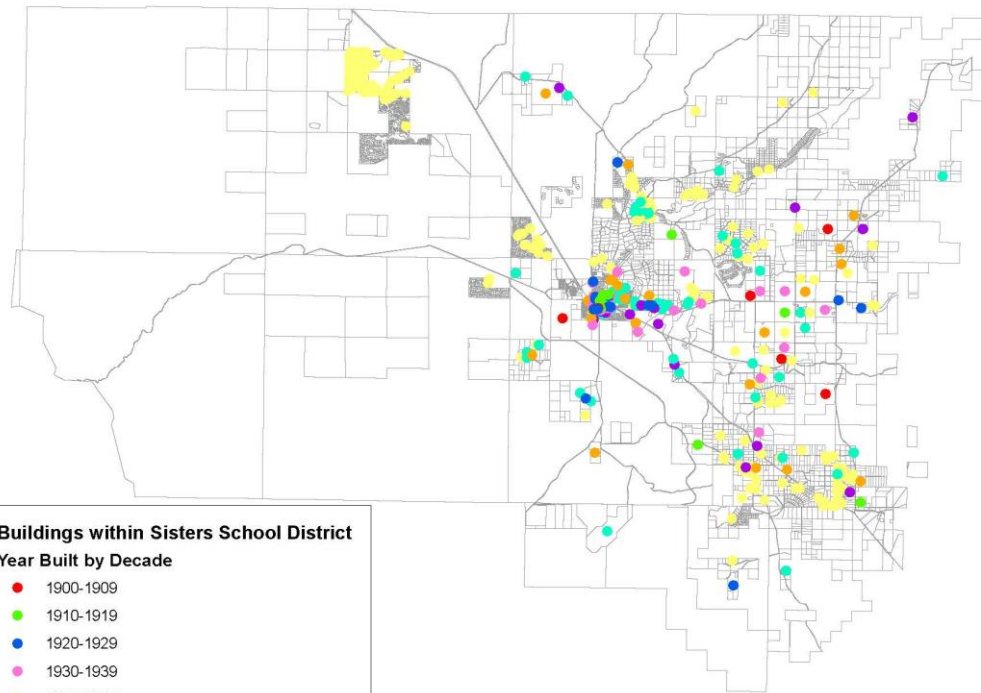
- 149 properties in Sisters
- 7 properties in School District
- Properties dated from 1900 to 1959

Oregon Historic Sites Database



- 166 properties in Sisters and Sisters vicinity
- 4 listed in the National Register

2018 survey

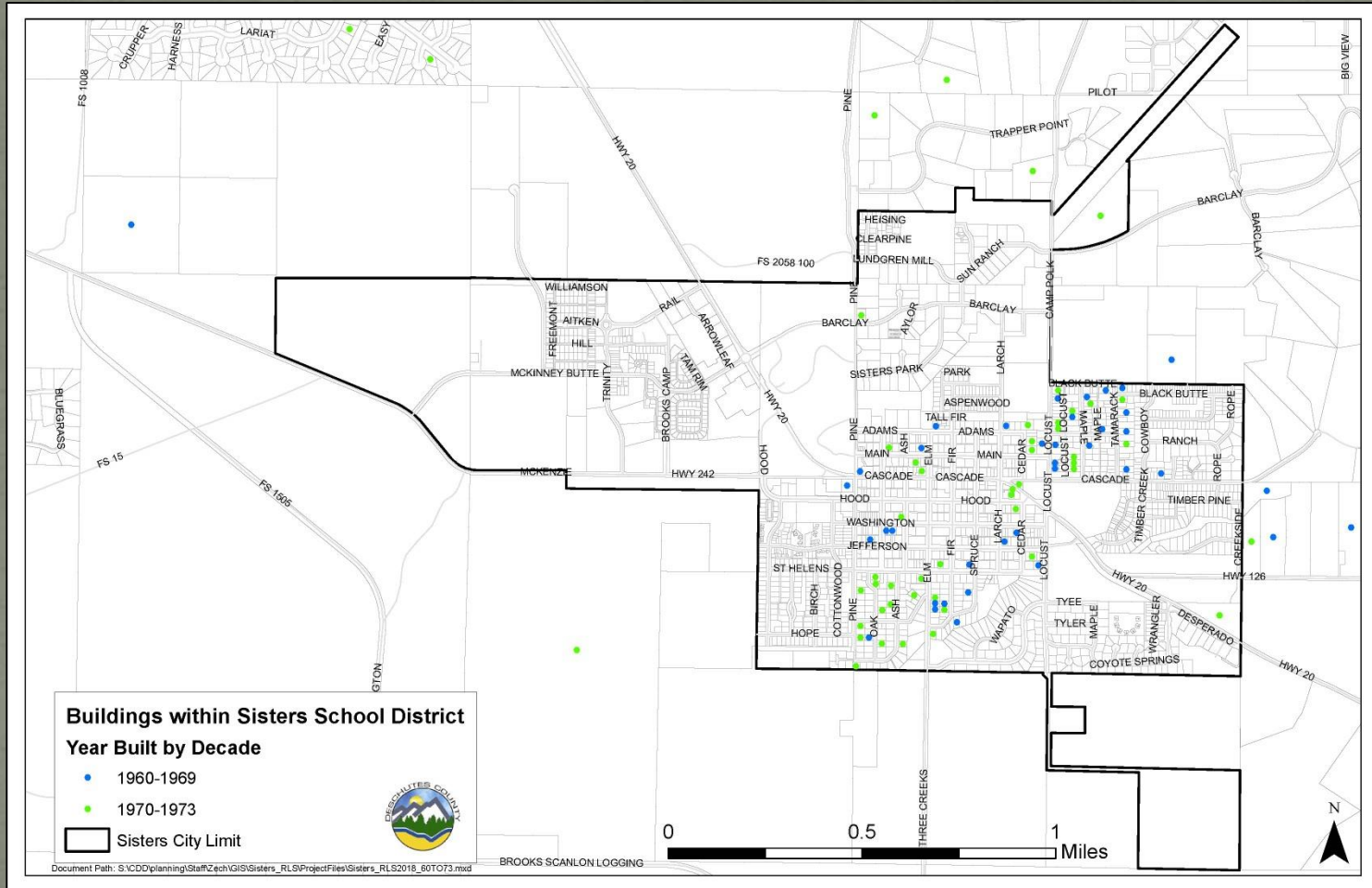


Buildings within Sisters School District

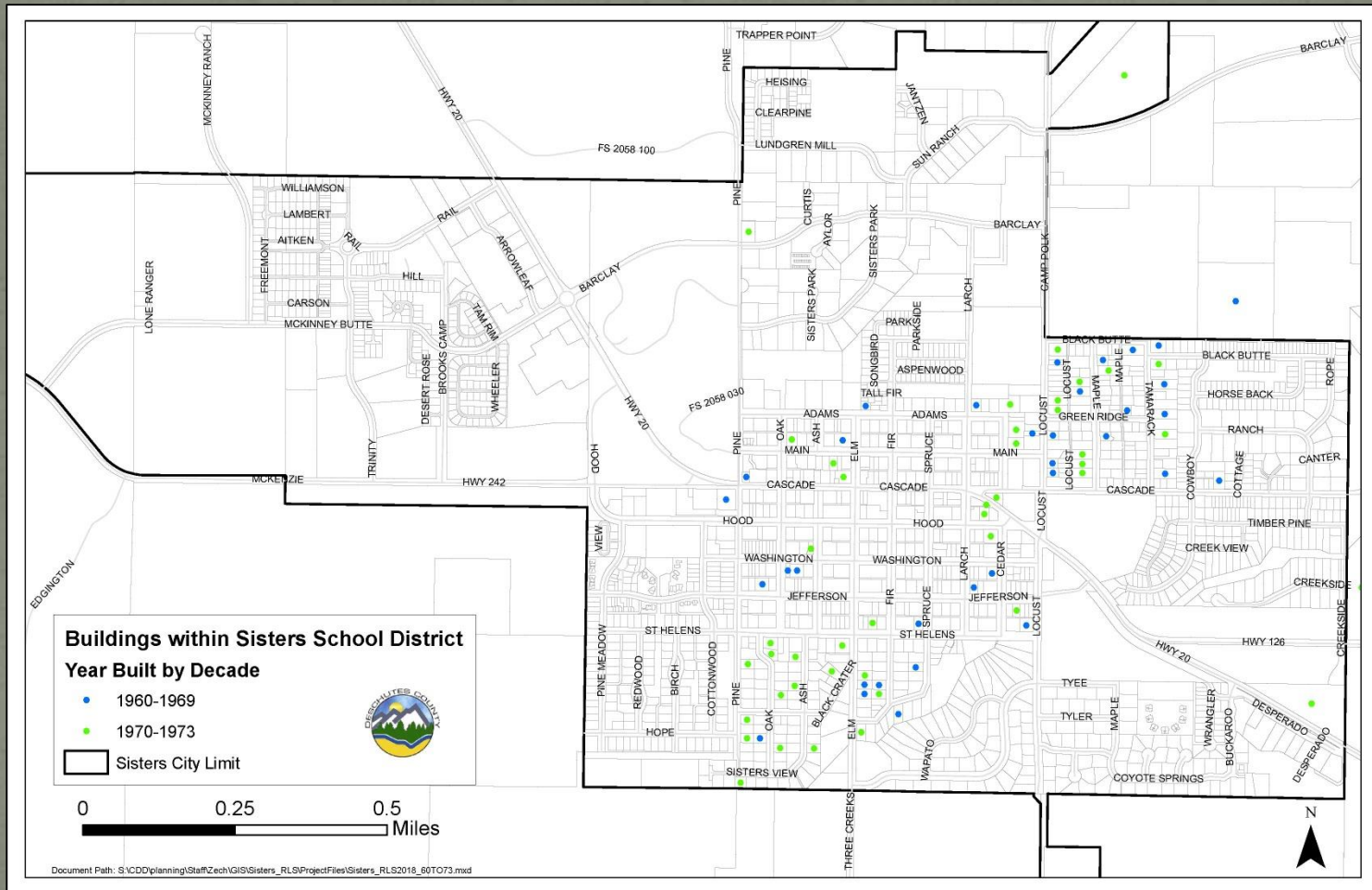
Year Built by Decade

- 1900-1909
- 1910-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1973

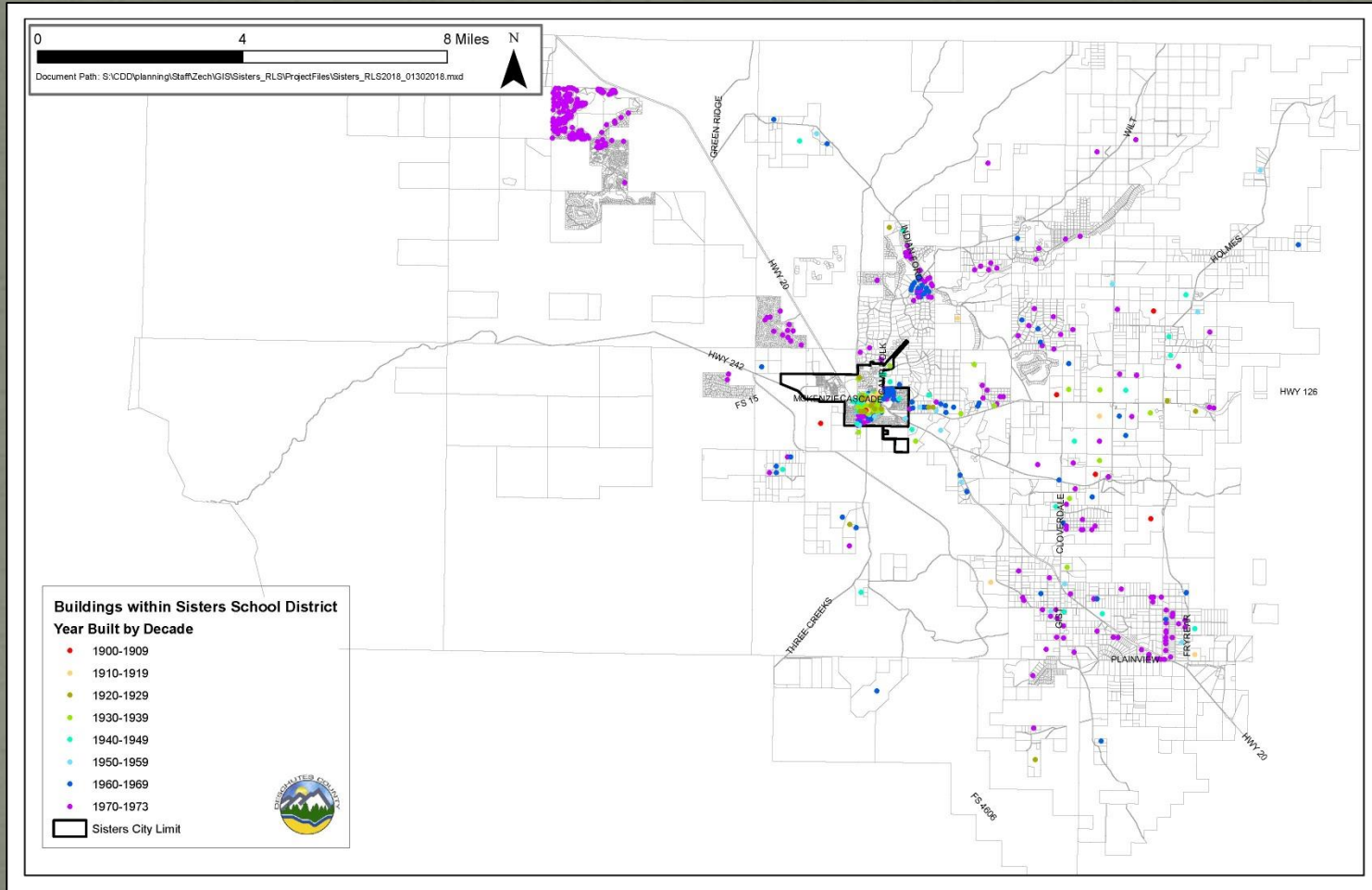
Target properties in Sisters – buildings constructed between 1960 and 1973 (over 45 years of age)



Target properties in Sisters – buildings constructed between 1960 and 1973 (over 45 years of age)



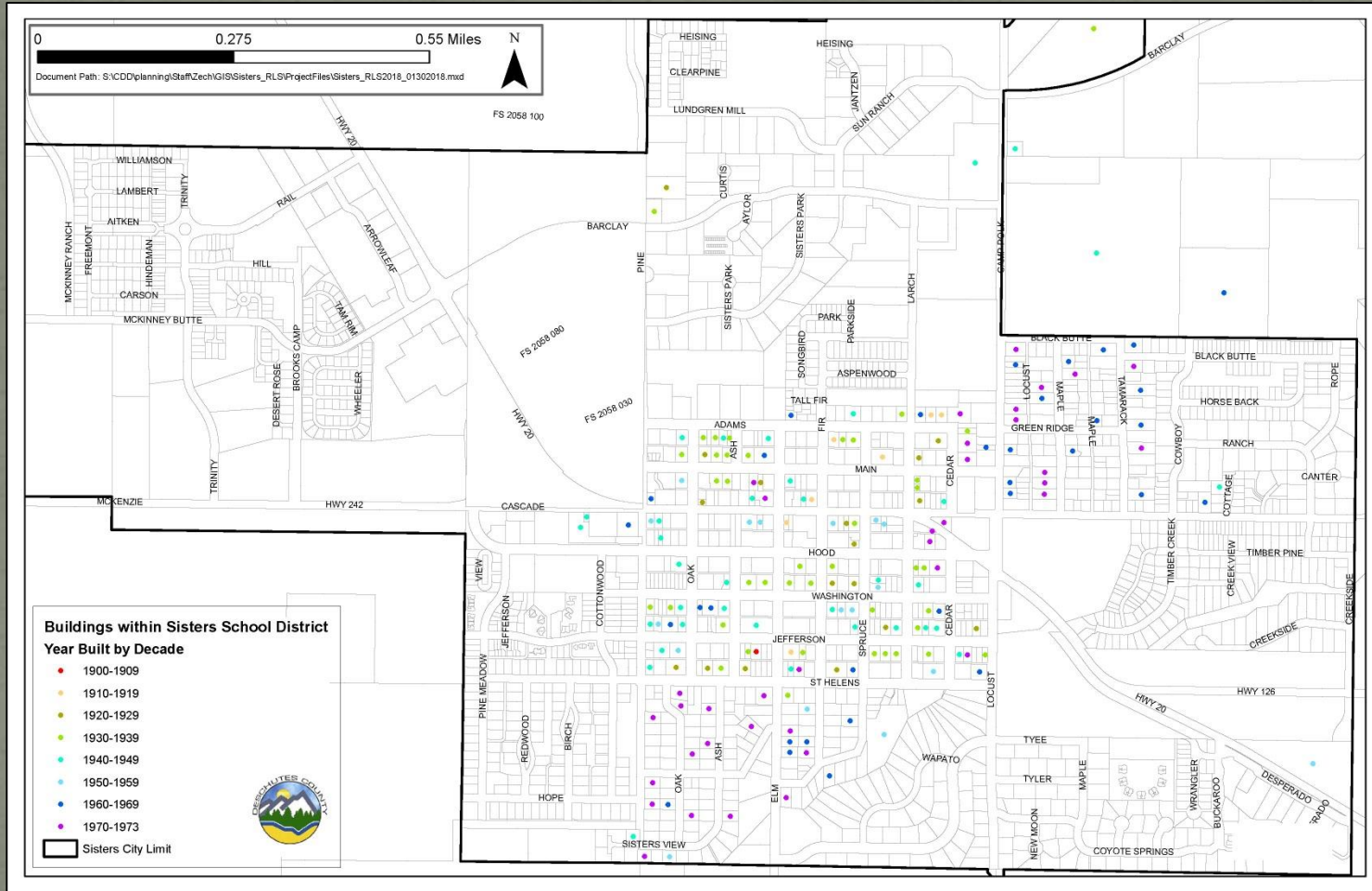
Target properties in Sisters School District – selected properties of all ages



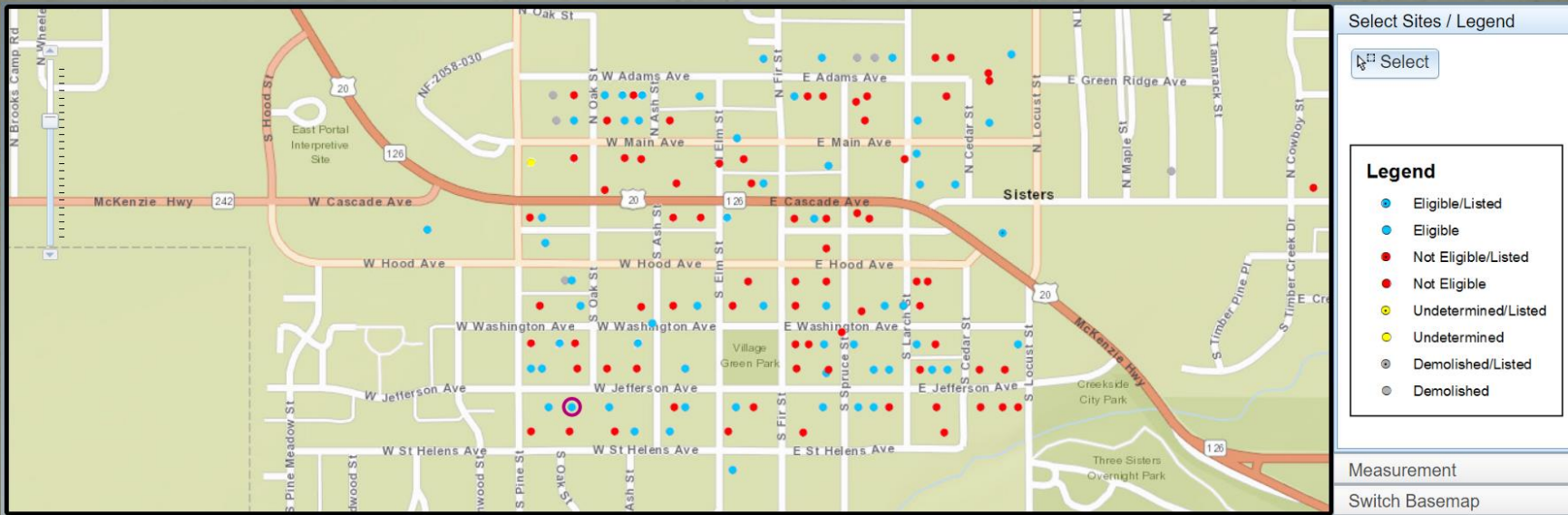
2018 survey

- Number of properties in Sisters and vicinity constructed between 1960 and 1973 – about 500
- Number of properties with Sisters address constructed between 1960 and 1973 – about 225
- Number of properties in Sisters and Sisters School District with no construction date noted – about 3,000
- Number of properties with Sisters address with no construction date noted – about 2,000

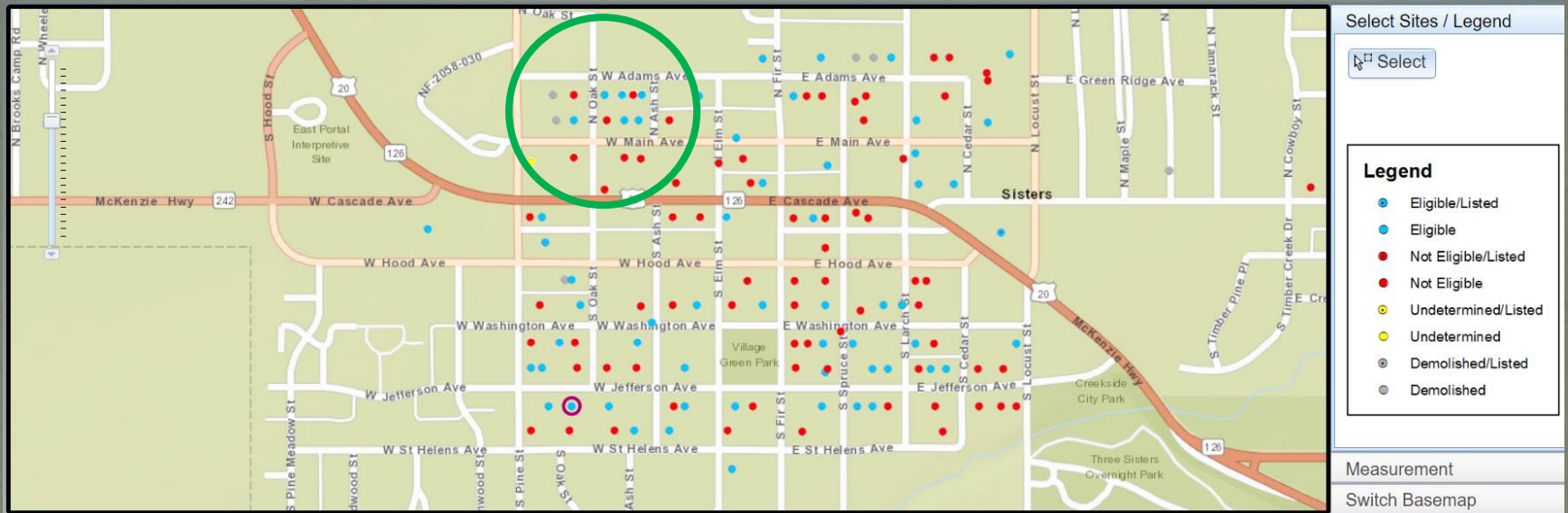
Target properties in Sisters School District – selected properties of all ages



Goal – Contributing/Non-contributing map of properties in Sisters dating from 1900 to 1973



Goal – Identify areas with concentrations of properties that are eligible and over 45 years of age



Goal – Document appropriate historic contexts for those areas

2018 survey – additional goals

- Document buildings and sites that may contribute to the region's history
- Identify buildings and sites that may be worthy of local, state, and possibly national recognition
- Develop a template for evaluating other regions of rural Deschutes County not recently documented for their historic potential
- Engage property owners about the historic significance of their properties

2018 survey – additional goals

- Highlights the benefits of city and county surveys
- Identifies areas in Sisters that have unique historic characteristics warranting historic district designation
- Provides suggestions to the city and county on policies and instruments that can retain these historic buildings and landscapes
- Identified data gaps or opportunities in Sisters and the rural county that should be addressed with an RLS or Intensive Level Survey (ILS)

ATTACHMENT F
May 7, 2018 Presentation

Sisters Country Historic Resources Inventory

May 7, 2018



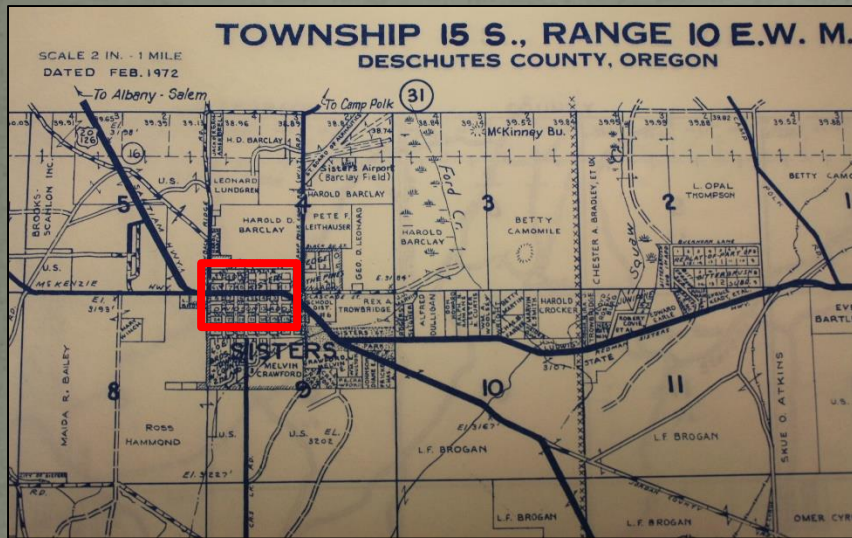
Work completed to date

- Toured Sisters and rural areas within the School District boundaries – February 2018
- Gave a presentation on the project to the Historic Landmarks Commission on February 7, 2018
- Surveyed approximately 270 buildings February and April 2018
- Conducted historic research – February – on-going

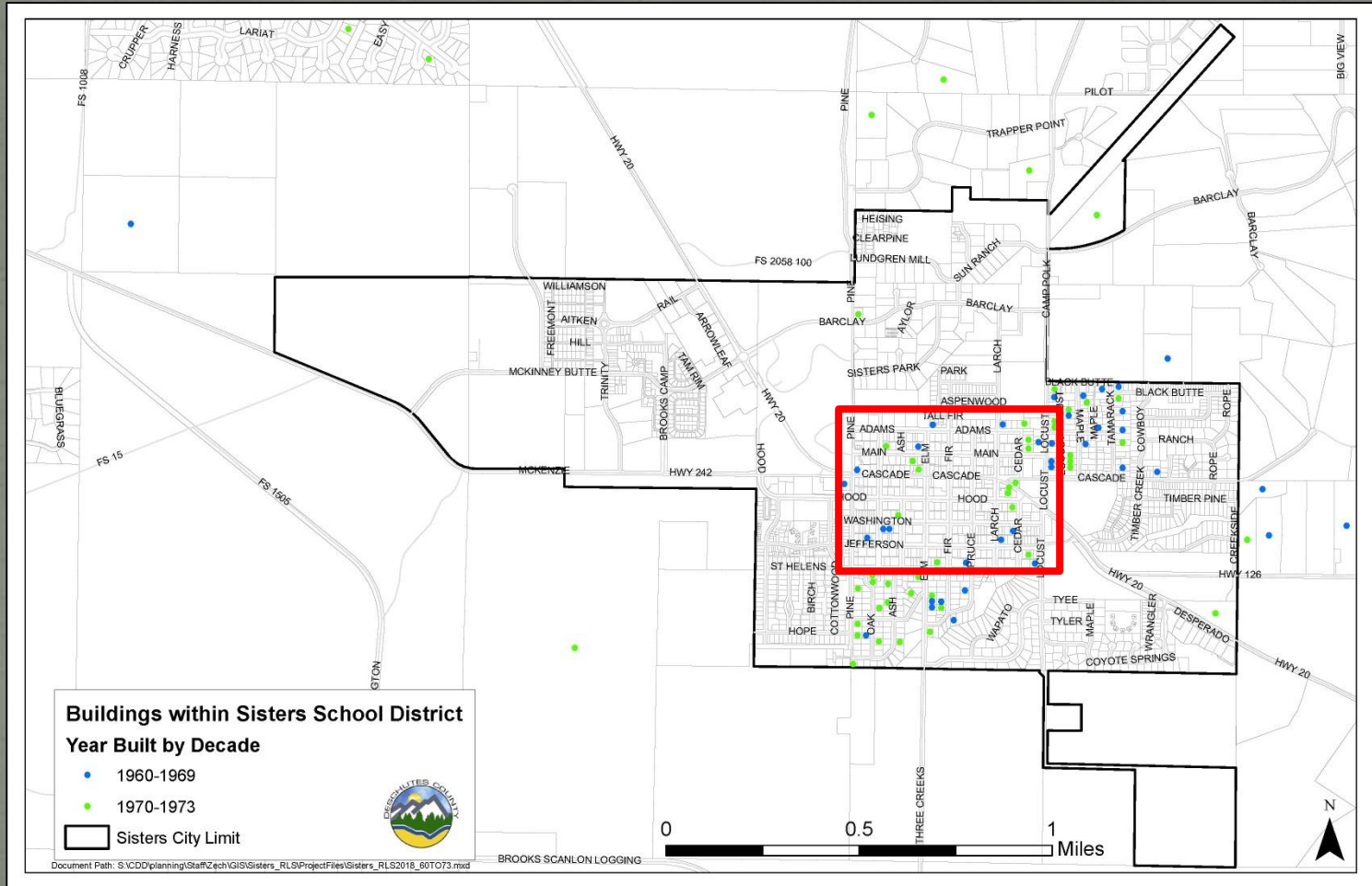


Sisters' survey area

Metzker map dated 1972



Historical core within Sisters city limits today



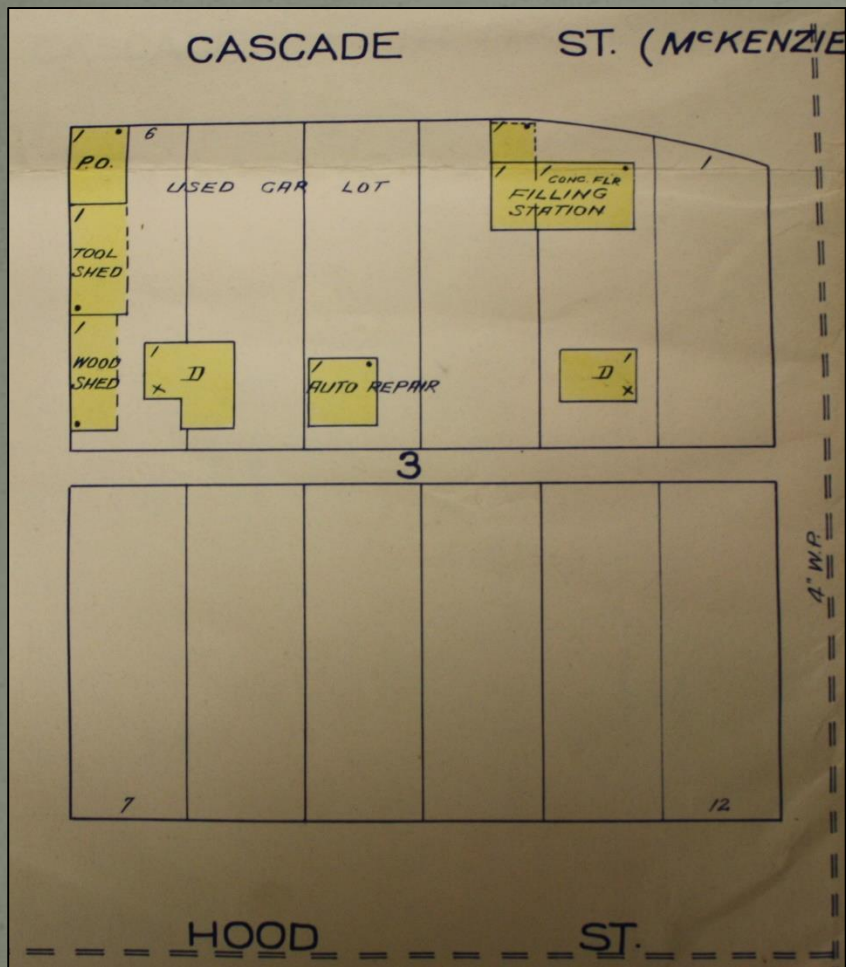
Sisters got off to a slow start

The original townsite of Sisters was platted in 1901, although the town was not incorporated until 1946. The boundary description began, “Beginning at the corner of Sections 4, 5, 8 and 9, Township 15 South, Range 10 East, from which a Juniper about 12” in diameter bears . . . Each block had 12 lots, and each lot was 40’ wide and 114’ deep, oriented north-south.

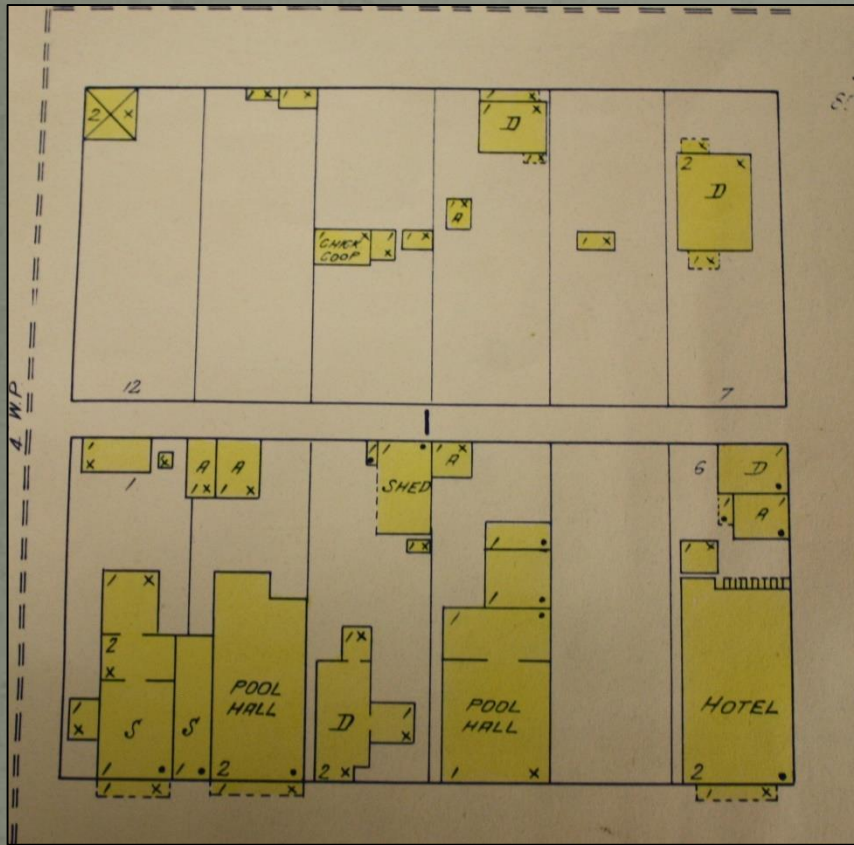
Sisters got off to a slow start

On top of a slow start, a major fire in 1923 destroyed ten businesses and residences and another one occurred in 1924, when half the town was lost again. Even by 1942, the date of the Lumberman's Fire Insurance maps for Sisters, development was relatively sparse and somewhat eclectic.

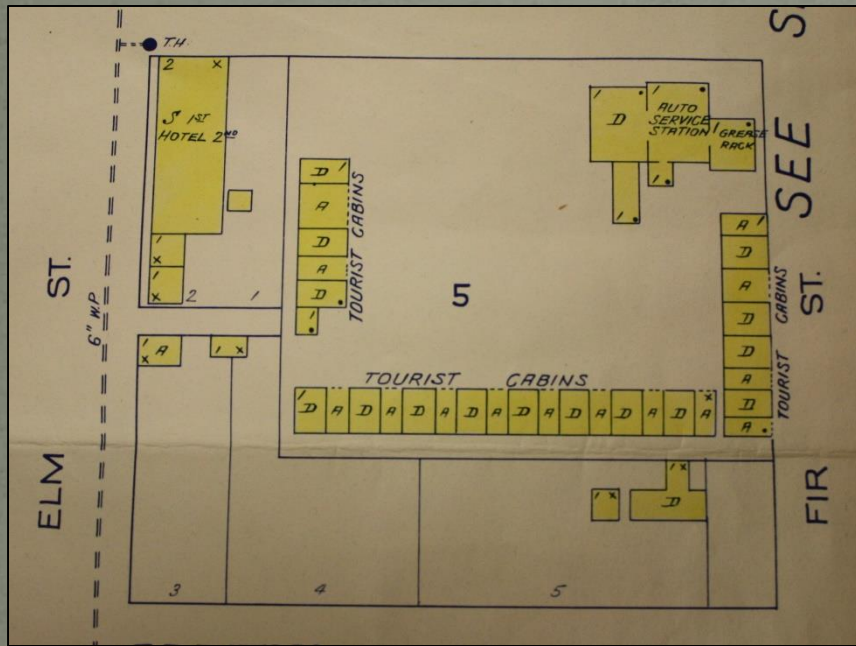
The block bounded by Cascade, Larch, Hood and Spruce, 1942 and 2017



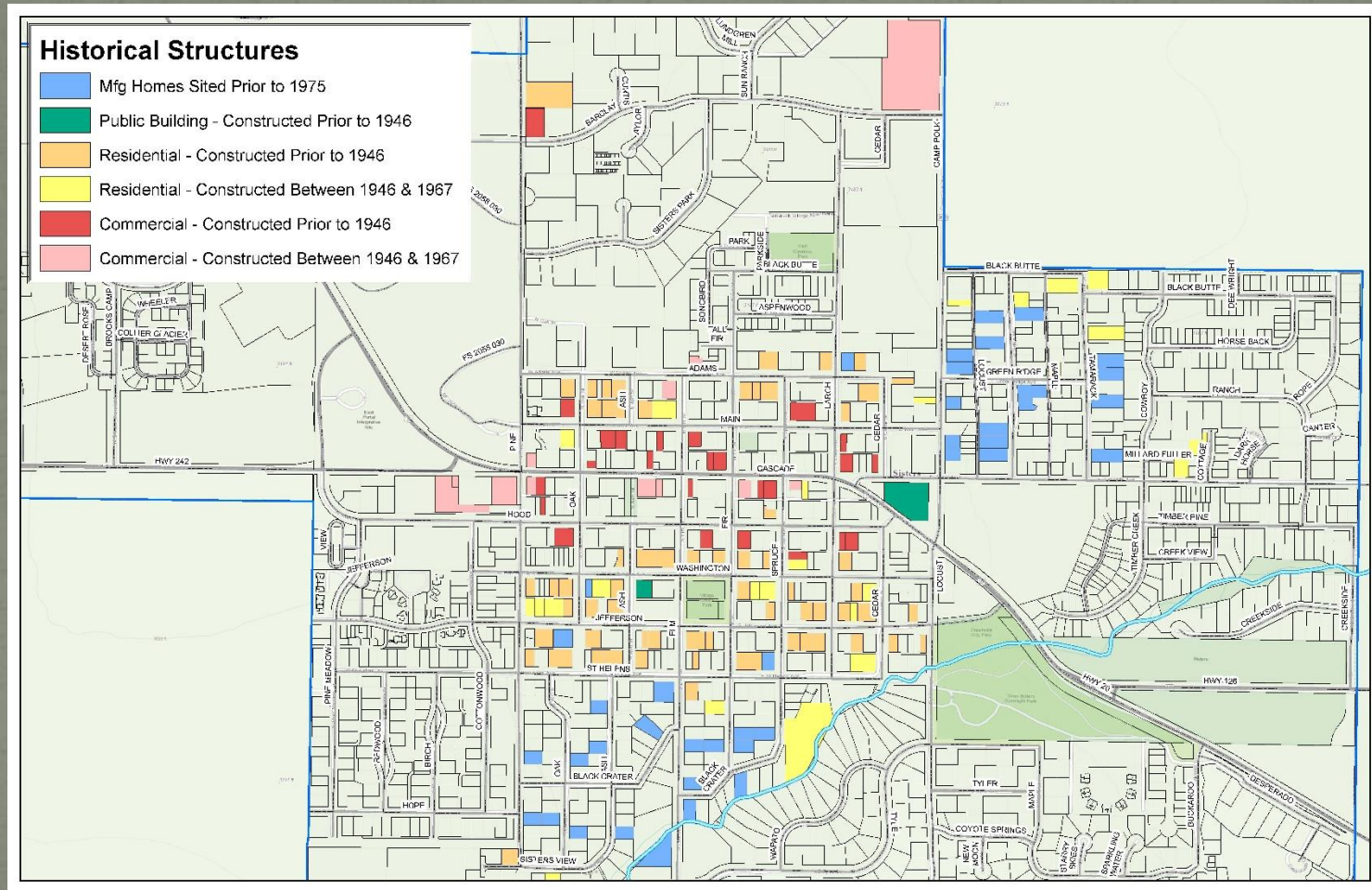
The block bounded by Main, Fir, Cascade and Elm, 1942 and 2017



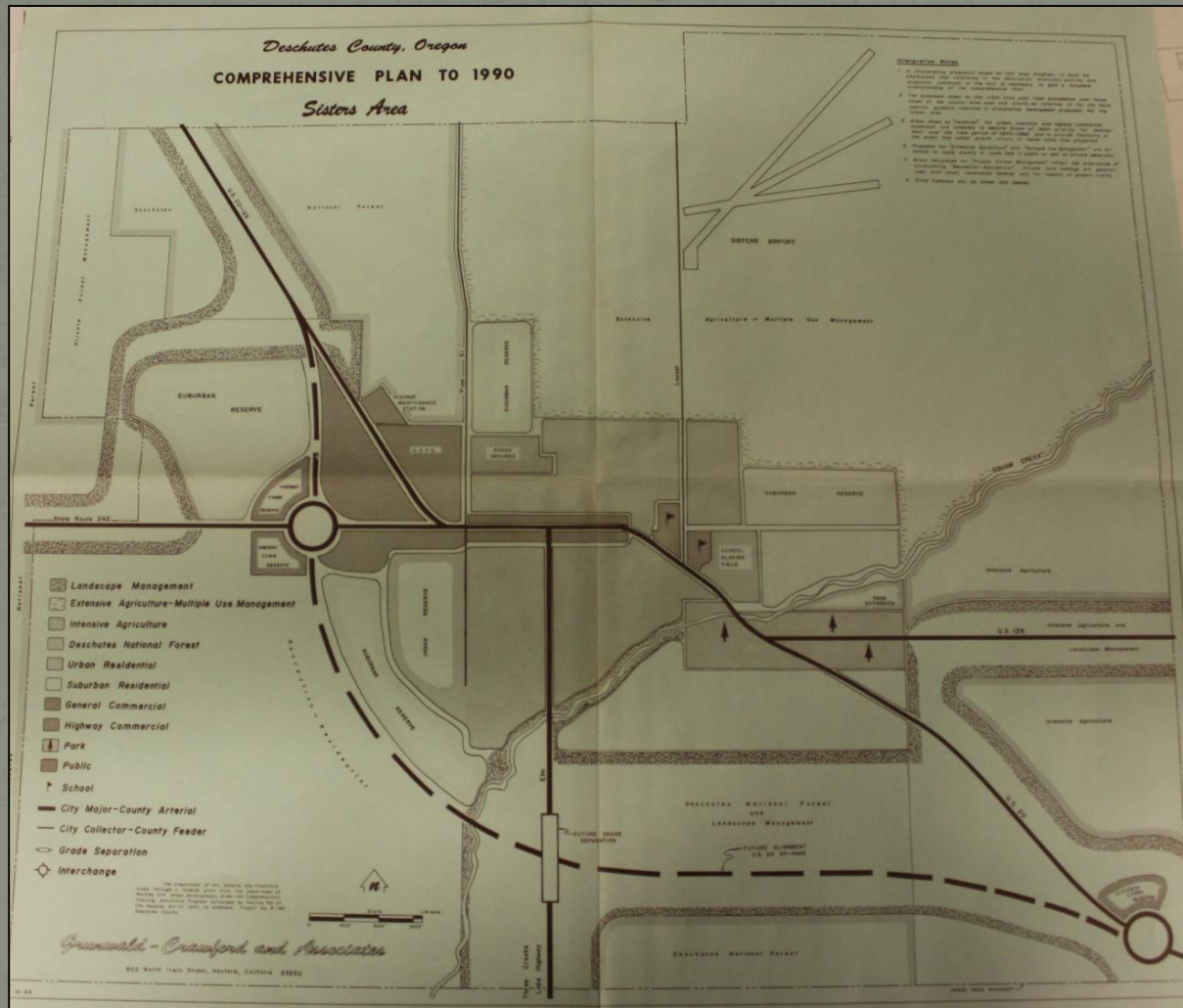
The block bounded by Cascade, Fir, Hood and Elm, 1942 and 2017



Buildings constructed prior to 1942



Sisters' area first comprehensive plan

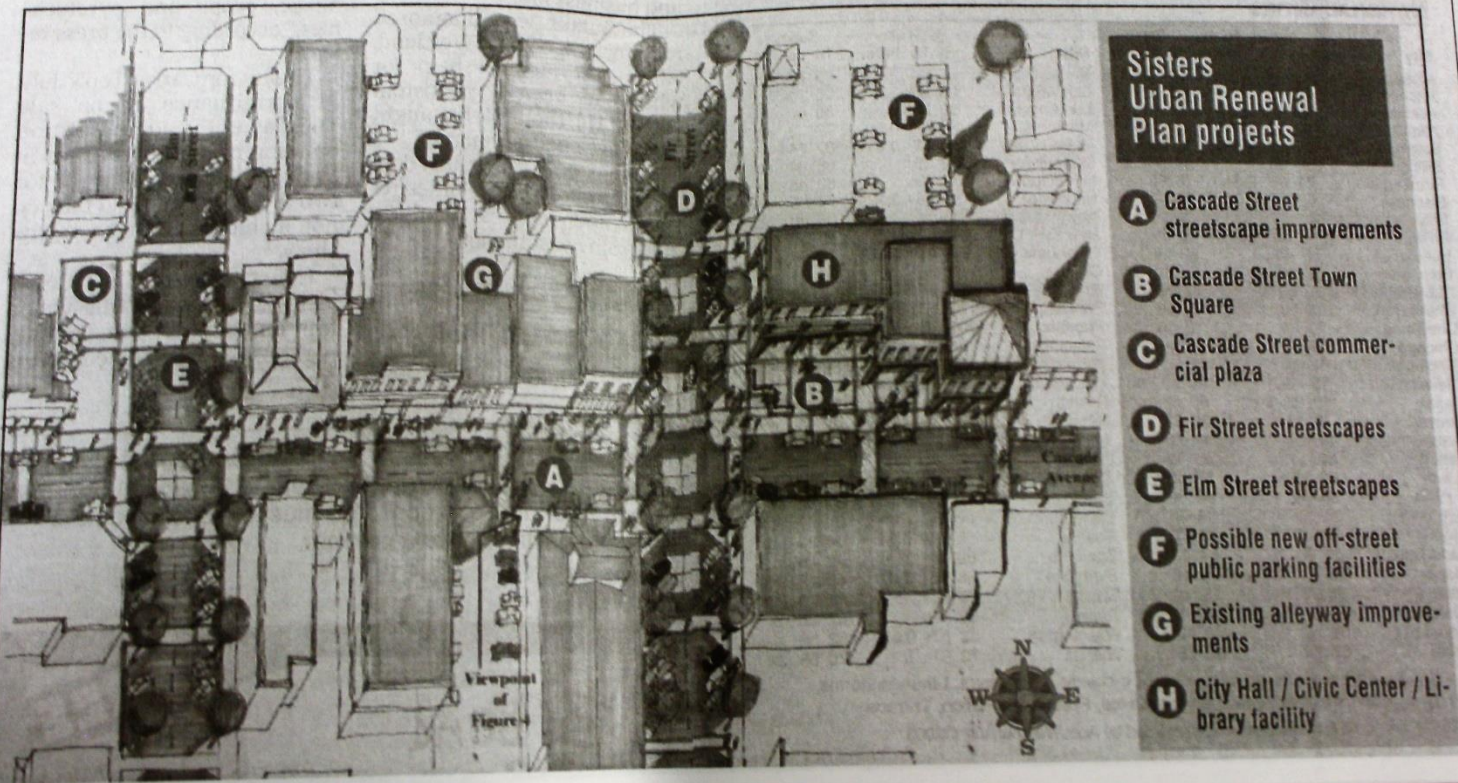


2003 article on growth in Sisters

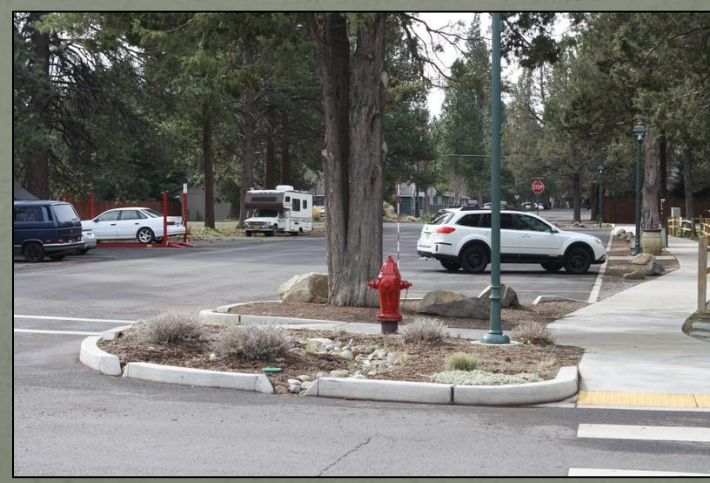


Redevelopment in Sisters has been successful

MAY 22, 2003
Sisters planning urban renewal project



Benefits of growth and new development



Benefits of growth and new development



Survey findings – many buildings are new



Survey findings – new development is still occurring



Existing local landmarks in Sisters

- Original Sisters High School, 525 E Cascade Ave*
- Hardy Allen House, 401 E Main Ave
- Leithauser Store, 251 E Cascade Ave
- Hotel Sisters, 190 E Cascade Ave
- Aitken Drug Store, 101 E Cascade Ave



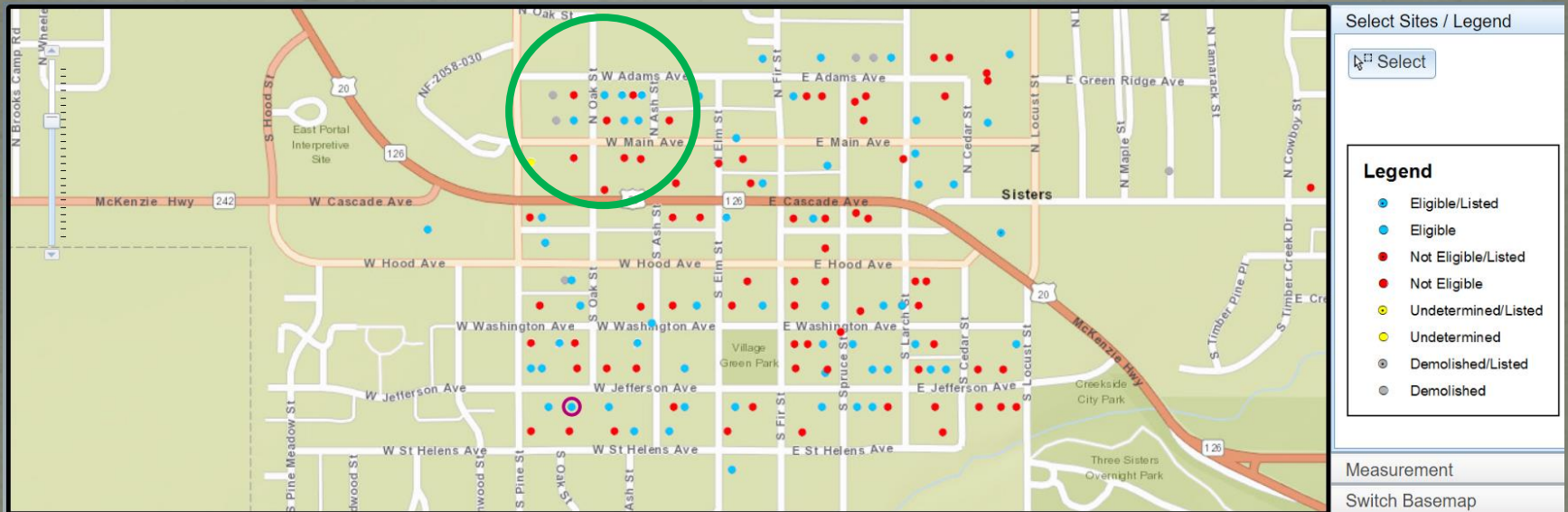
Existing local landmarks in the Sisters vicinity

- Camp Polk Cemetery, 69875 Camp Polk Road
- Swamp Ranch, 13384 Red Clover, Black Butte Ranch
- Long Hollow Ranch, 71105 Holmes Road
- Camp Polk Military Post, 69927 Camp Polk Road
- William T.E. Wilson Homestead, 70300 Camp Polk Road*
- Enoch Cyrus Homestead Hay Station, 68230 Cloverdale Road

Residences of interest



Goal – Identify areas with concentrations of properties that are eligible and over 45 years of age



Goal – Identify areas in Sisters that have unique historic characteristics warranting historic district designation

Condition vs integrity in historic buildings



Condition vs integrity in historic buildings



Design guidelines for multi-family development



Design guidelines for commercial development



2018 survey – in-process goals

- Document buildings and sites that may contribute to the region's history
- Identify buildings and sites that may be worthy of local, state, and possibly national recognition
- Identify areas in Sisters that have unique historic characteristics warranting historic district designation

2018 survey – additional goals

- Develop a template for evaluating other regions of rural Deschutes County not recently documented for their historic potential
- Identify data gaps or opportunities in Sisters and the rural county that should be addressed with an RLS or Intensive Level Survey (ILS)
- Provide suggestions to the city and county on policies and instruments that can retain historic buildings and landscapes

An aerial black and white photograph of the town of Sisters, Oregon. The town is built on a hillside, with a main street running diagonally from the bottom left towards the top center. A prominent white, two-story building in the center is labeled "HOTEL SISTERS". To its left, a building has "HOTEL" visible on its side. The town is surrounded by dense evergreen forests, and rolling hills are visible in the background under a hazy sky. The overall scene depicts a small, historic mountain town.

**Sisters Country
Historic Resources Inventory**