National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name  Sphier, D.H., Building

other names/site number  Spheer Building (common misspelling)

Name of Multiple Property Listing  N/A

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

2. Location

street & number  901 NW Bond St.  

city or town  Bend  

state  Oregon  code  OR  county  Deschutes  code  017  zip code  97703

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  X  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  X  meets  X  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  X  national  ___  statewide  ___  local

Applicable National Register Criteria:  X  A  ___  B  ___  C  ___  D

Signature of certifying official/Title: Deputy State Historic Preservation Officer  Date

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official  Date

Title  State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register  ___ determined eligible for the National Register

___ determined not eligible for the National Register  ___ removed from the National Register

___ other (explain):  

Signature of the Keeper  Date of Action

05/21/20
Sphier, D.H., Building
Name of Property

Deschutes Co., OR
County and State

5. Classification

Ownership of Property
( Check as many boxes as apply. )

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

Category of Property
( Check only one box. )

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

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

<table>
<thead>
<tr>
<th>Contributing</th>
<th>Noncontributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 building(s)</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Total</td>
</tr>
</tbody>
</table>

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
( Enter categories from instructions. )

- COMMERCE / Specialty Stores

Current Functions
( Enter categories from instructions. )

- COMMERCE / Specialty Stores

7. Description

Architectural Classification
( Enter categories from instructions. )

- LATE 19th AND EARLY 20th CENTURY
- AMERICAN MOVEMENTS / Commercial

Style

Materials
( Enter categories from instructions. )

- foundation: EARTH / Lava Rock
- walls: BRICK
- roof: SYNTHETIC
- other: BRICK
Sphier, D.H., Building

Deschutes Co., OR

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

Built in 1917 the D.H. Sphier Building is located at 901 NW Bond Street in the commercial downtown of Bend, Oregon, Deschutes County. The building is nestled in the center of Bend’s six-block downtown. The single-story Early Twentieth Century Commercial building sits on the NE corner of Bond and Minnesota streets, in a prominent location for retail activities. The Sphier Building represents the beginning of the permanent development of Bond Street as it was one of the first commercial buildings built of brick on the east side of the downtown corridor. The building is now surrounded by other commercial buildings, many of which were built in the late 1920s and 1930s. At 7,000 SF, the building is rectangular in shape built tight to the property lines on all sides. With the onset of paved streets and sidewalks, the sidewalks are built up the building along Minnesota and Bond street, a paved alley adjoins it to the east and a modern five-story building abuts it to the north. Being a commercial retail facility, the street-front facades were designed with large expanses of storefront windows for the original six tenant spaces. These two facades are divided into five bays facing south along Minnesota Ave and three bays facing east along Bond Street, while the corner suite has storefronts facing both directions. Above the storefront windows is an aligning band of transom windows, of which some have been removed or enclosed. Over the years the building has been clad with various styles of awnings. The current boxed fabric awnings conceal most of the transom windows from the street view. Above the awnings, a continuous corbelled brick band runs the length of both street front facades. There are decorative diamond shaped terra-cotta tiles set into this band in a regular pattern. Correspondingly, the brick pilasters defining the storefront bays have larger square terra cotta tiles with similarly sized diamond tiles below them at the height of the transom windows. The building is finished with an approximately three-foot-high crenelated parapet on the street sides which conceals the flat (low-sloped) roof. Originally, both street front facades displayed a centralized pediment complete with an embellished terra-cotta plaque with the initials “D H S” for the Owner, D.H. Sphier. The pediment along Minnesota had been removed due to damage sometime between 1955 and 1970, according to photographic history. Collectively, the expansive storefront windows, the crenelated parapet, the pediment along Bond Street, and the decorative terra cotta elements give this building its own identity and special visual character. The D.H. Sphier Building retains its integrity of location as it has not been moved. It retains its integrity of setting as related to the end of its period of significance when many of the permanent buildings along Bond Street had begun to be built. When one looks down Minnesota Street today, there is not much change from 1926. Although the building has had a few material modernizations, it preserves the overall feeling and design since 1917. The building continues to clearly convey its early twentieth century construction and function and is a valuable contributor to the small-town historic character of downtown Bend.

Location and Setting

The D.H. Sphier Building is a 7,000 SF multi-tenant retail-commercial building built upon a 140’ x 40’, rectangular lot at the corner of NW Minnesota Avenue and NW Bond Street. The lot is #7 of 12 in Block 10 of the Bend’s Downtown Core. NW Minnesota Avenue is to the south of the building, classified by the City of Bend’s Transportation System Plan (TSP) as a local/residential street with 60 feet of right-of-way and

---

1 Bend Landmarks Commission Staff Report, Bend, OR, April 26, 2019
2 Ibid
3 Ibid
4 Deschutes County Landmarks Commission project file records
5 Bend Landmarks Commission Staff Report, Bend, OR, April 26, 2019
6 OR, Deschutes County, DH Sphier Building 2005.001.0004 (1955) Photo and OR, Deschutes County, DH Sphier Building_c1970s Photo
7 Bend Landmarks Commission Staff Report, Bend, OR, April 26, 2019
Sphier, D.H., Building
Deschutes Co., OR
Name of Property County and State

developed with 40 feet of asphalt, parallel on-street parking, curb, street trees, and sidewalk. NW Bond Street is to the east, (two-lane, one-way) is classified as a Minor Arterial in the City of Bend’s TSP, with 80 feet of right-of-way and improved with 55 feet of asphalt, diagonal on-street parking, curb, street trees, and sidewalk. The property abuts a 20-foot alley to the northwest and has a zero-setback with the abutting building to the northeast. The surrounding properties are also commercial and were developed with a variety of commercial businesses from the early 1900s with the most recent being on the lot directly north of this building, built in 2007. The concrete sidewalks have since been replaced with brick pavers and currently have regularly spaced street trees, bicycle racks and benches.

Exterior Description

General Characteristics

The D.H. Sphier Building is a single-story building with mezzanines in most tenant spaces. The two main facades are built out of wood, and concrete framed with brick veneer. The alley and north sides are built with triple wythe brick walls. There is a full-height basement under approximately 40% of the building at the SE end of the building. There is no exposed foundation visible from the exterior, which is composed of a combination of local volcanic rocks; scoria (aka lava rock), basalt and welded tuff. The two street front facades are faced with light cream-colored brick in the running bond pattern. These elevations are divided into multiple bays by matching brick pilasters, typically 3’ wide. The large wooden storefront windows have been replaced with modern aluminum-framed windows retaining the original fenestration pattern. The wood paneling below these windows was likely removed at the same time and replaced with a 1950s-style Roman brick veneer. Above the storefront windows is a band of transom windows. All the original multiple divided light units have been removed. The original framed openings remain, although some have modern aluminum storefront units while others are simply infilled with plywood. Regardless, the transom window band is currently predominately concealed from the street with standard boxed fabric awnings and fixed valances.

Aligning with the transoms, the wall above the pilasters are adorned with square terra cotta tiles in an earthy red tone with similarly sized diamond tiles below. This decoration also occurs on each side of the corner of the building above the large single round steel column. Mid-way between the top of the transom window head and the parapet is a corbelled brick band that runs continuously along both facades. Four courses of brick step out from the face of the building while six courses of brick compose the face of the band itself. The band is adorned with matching flat diamond shaped terra cotta tiles in a rhythmic pattern of one large tile aligning with each of the brick pilasters, then smaller tiles evenly spaced, typically five or six above the windows.

The parapet is generally flat, though it is subtly crenelated in multiple locations. These features are simply constructed of lowering two courses of brick, 3’ wide, approximately 3’ off each corner and in an even rhythm along the length of the parapet. At the center of each façade, now only on the east façade, is an 8’ wide pediment rising another 3’. It is a segmented triangular pediment built of brick complete with a carved 3’ x 2’ terra cotta crest in the center embossed with the original owner’s initials “D H S”. Refer to Photo 10. Both the pediment and parapet are capped with what appears to be rectangular terra cotta tiles now partially covered with modern metal flashing.

East Facade

The east façade of the D.H. Sphier Building fronts Bond Street, the north-running of the two one-way streets in downtown Bend. It is a 40’ wide single-story facade. Refer to Photo 02. There are three bays of storefront openings; the northern is 16’ wide, the middle is 8’ wide, and the southern, the corner space, is 19’ wide. All are separated with 3’ wide brick pilasters in the same simple brick running bond pattern as the remainder of the street-front facades. The original wooden storefronts in the northern two bays on this façade have been replaced with dark bronze insulated window units and matching dark bronze doors. The northern unit has two storefront windows along the face, abutted to an angled unit that leads to the central recessed door. The central bay has been reconfigured from its original layout. It is not clear from the 1920s photo (figure 20) if this

8 Bend Landmarks Commission Staff Report, Bend, OR, April 26, 2019
9 City of Bend Building Department
bay ever had a recessed store entry. In the 1950s photos (figure 20) it has a single door and side storefront window, flush with the sidewalk.10 The bay currently consists of fixed storefront windows. The transom windows above the storefronts on this façade have all been infilled with plywood.

**SE Corner**
The corner suite is distinguished with a wide recessed entry and large steel Tuscan Order column at the corner of the building. Refer to Photos 01 and 07. The large round column is unique to this era of construction as most corners were either angled in their entirety, or the walls above were cantilevered. The east facing side of this suite is 19’ long, while the south facing side is 28’ long. This suite displays thin aluminum storefront windows and aluminum full-light storefront doors, which are typical of the building on the entire south facade. The current awnings stop short of the corner exposing the terra cotta plates in the brick façade above the steel column, similarly to the fabric awning configuration of the 1920s. The 1953 photo shows a clock on the corner of the flat wooden full-wrap awning and corner marquee.11 The 1955 photo shows a larger corner marquee, along with others on the east façade.12

**South Facade**
The south façade fronting Minnesota Avenue is 140’ long. Refer to Photos 03 and 04. It is divided into five bays. The corner suite #901, which is the eastern most bay is 28’ wide and has the recessed corner entry with three storefront window units. The next bay is 25’ wide and has three storefront window units with a recessed entry door. Adjacent to this door, on the left, is an unassuming solid steel door that is turned perpendicular to the street. Refer to Photo 06. This door leads to the abandoned basement. To accommodate this door and adjoining stairway to the basement, the pilaster is 5-1/2’ wide. To the west of this anomaly, the building falls into a standard order of three bays with two shared retail units in each for a total of six tenant spaces. The bays are 23’ wide separated by the standard 3’ brick pilaster. All units have one storefront window along the sidewalk with an angled storefront window leading to the recessed door. Each bay is divided into two retail tenant spaces. Current door styles vary between these spaces as do their colors. A few of the transom windows on this façade have been replaced with modern glazed units and two have vertical sliding vinyl windows. In the same way that the current awnings stop short of the corner exposing the terra cotta plates in the brick façade, all the awnings on this façade are aligned with the windows to expose the terra cotta square and diamond tiles above the pilasters. The pedimented parapet that once embellished the center of this façade’s long parapet has since been removed. Photo documentation of the building allow us to narrow the timeframe of removal between 1955 and 1970.13 There is evidence of damage to the parapet in that vicinity as the brick has been replaced (it is a slightly different color), the mortar is a different color and finish, and the decorative terra cotta diamonds in the corbelled band are missing.

**West Facade**
The west façade borders the alley and is constructed of common red brick. Refer to Photo 05. The light face brick from the south façade wraps the corner by one brick deep and is then quoined into the red brick with five courses high by one half brick deep. There are two arched window openings towards the rear of the building which provide light into the mezzanine of retail suite #126. The windows themselves have been replaced with aluminum sliders, though the original brick arched openings are intact. Further to the north, is a single wood door with adjoining transom above. The transom window has been enclosed, though the arched brick above it remains. This side of the building now houses multiple gas meters and large electrical panels.

**North Facade**
The north wall was constructed of the same common red brick as the alley side and had numerous old window and door openings in it.14 Refer to Figure 28. When this building was constructed, there was a two-story wood-

---

10 OR, Deschutes County, DH Sphier Building, 2011.015.0126 (c1950s) Photo
12 Ibid, 2005.001.0004 (1955) Photo
13 Ibid, 2005.001.0004 (1955) Photo and (c1970s) Photo
14 Ibid, 2005.001.0004 (1955) Photo
Sphier, D.H., Building
Deschutes Co., OR

Name of Property County and State

framed building next door, that took up approximately one-fourth of the lot. From 1950 until 2007 the site remained empty, or was used as a parking lot, refer to the included Sanborn Maps and the 1995 photo (figure 28). In 2007 the current 5-story building was constructed, completely obscuring the north wall of the Sphier Building.

Interior Description
Most of the interior of the building has been altered in such a manner that little to no original finishes are still evident. The building is currently divided into eight individual retail suites. The NE suite along Bond Street is approximately 26’ wide by 56’ deep. The corner suite is approximately 20’ wide facing Bond Street and 56’ wide along Minnesota Avenue. There are six similar suites along Minnesota Avenue that all run the length of the building, 40’ deep, and are 12’ wide. The western most tenant space, unit #126, holds the most integrity as the original brick wall on the west side is exposed, the fir wood floors have been maintained, and the transom windows have been reopened. Refer to Photos 16, 17 and 18. All other spaces have been completely remodeled with modern materials. The retail spaces along Minnesota Ave, along with the corner suite, have a small wood framed stair along the demising wall leading to a small to a mezzanine above the retail floor.

As originally constructed, there is a full-height basement underneath retail suite #901 and #909; the remainder of the building is crawl space. The basement appears to have been used as additional tenant spaces at some point as there is evidence of prior buildouts. A large 5’ wide staircase, now closed off from the main level, led to the basement from the central bay on the east façade (photo 11). At the bottom of the stairway there are two suites with wood paneled doors complete with textured half-lights on either side. The space to the north (under suite #909) opens to a large room with irregular rough cut volcanic rock walls and dirt floor (photo 12). The space to the south (under suite #901) has a 4” raised wood framed floor with 2x12 decking (photo 13). There are remnants of framed walls and shadow lines of shelving. Beyond that room, through a narrower door opening, is another large open room which could have been used as the mechanical space as there is an old coal chute on the south side (Minnesota Ave) and a brick chimney (photo 14). On the backside of the chimney is another smaller space, now used as the mechanical room with boiler and water heaters. To the west of that is another even smaller room that is currently used as storage. From this end of the basement, a separate 3’ wide stairway leads back up to a recessed door that opens up to the sidewalk on the south side of the building (photo 15).

Alterations
There have been a variety of minor alterations to the street-front facades. Many have been mentioned above, though we will summarize them here.

- The central door on the East (Bond Street) façade was removed sometime between 1955 and 1970s, when the entire opening was boarded up. The current storefront window and fixed unit in the door opening were installed in the 1990s. The appearance is very similar to a door.
- The pedimented parapet on South (Minnesota Street) façade was removed sometime between 1955 and 1970. There is evidence of brick and mortar replacement on the façade below this area indicating damage occurred with that pediment. Though this was a unique feature of this building, a matching pediment remains on the East façade providing a template for recreation when desired.
- The decorative diamond shaped terra cotta plates in the corbelled band are missing from the eastern half of the south façade. Interestingly, there is no visible evidence of their placement in the brick, although they clearly appeared in all photos prior to the 1970s.
- The awnings have been removed and replaced numerous times throughout the life of this building with little consistency of style. As such, these were not deemed to be character defining features of this building.

---

15 OR, Deschutes County, DH Sphier Building 2005.041.0085 (c1917) Photo and 2005.041.0031 (c1920s) Photo
16 Sanborn Map, Bend, May 1950, Map 4
17 Sphier Building Floor Plan Basement
18 OR, Deschutes County, DH Sphier Building (c1970s) Photo
Sphier, D.H., Building
Name of Property

Deschutes Co., OR
County and State

- The transom windows have been removed, boarded up, infilled and reopened in various locations around the building.\(^{19}\) Conveniently, all openings within the structure and detailing of the face brick remain intact, allowing for straightforward replacement.
- Additional exterior lighting has been installed under the awnings.\(^{20}\)
- The wooden storefront windows have been replaced as did the wood paneling below them, presumably in the 1950s given the style of the brick veneer provided in place of the paneling.\(^{21}\) As far as we can tell, the configuration of all openings and locations of doors remains original to the building, exception on the East side noted above.
- A portion of the brick façade had been painted and was later removed with appropriate methods per the Secretary of Interiors Guidelines in 1996.\(^{22}\)

Even though there have been a few integrity hits throughout this building’s 103-year history, the building location, siting, massing, height, and fenestration patterns remain intact. The character-defining features, such as the large storefront windows, the brick detailing, the terra cotta tiles, the crenelated parapet, and the pedimented parapet along Bond Street all remain.

The current property owner intends to replace all the aluminum storefront units with aluminum clad wood framed window units and matching doors. The transom windows are to be reopened and glazed with multiple (simulated) divided light aluminum clad wood units, modeled after the original windows seen in the 1920s photos. The awnings are to be replaced with flat metal awnings reminiscent of the ones from the 1950s as those will allow the transom windows to provide light into the tenant spaces. These proposed improvements have been reviewed and approved by the Bend Landmarks Commission as efforts to restore the building and regain more of its historic integrity.\(^{23}\)

Conclusion
The D.H. Sphier Building is in its original location on the prominent SE corner of Bond and Minnesota streets in downtown Bend. The setting of the building while looking west down Minnesota Avenue is still reminiscent of its appearance in 1926. Although, when one looks north up Bond Street, the Sphier building is somewhat dwarfed by its newest neighbor, the five-story building directly to its north. Being set on the soon-to-be prominent corner of NW Minnesota and Bond, the Sphier building helped set the stage for the development of the permanent retail buildings along those streets in the early 1920s and 1930s. Many of these original one- to one-and-half story buildings still stand in the area today. The large expanses of storefront windows with individual retail spaces proved popular for small up and coming businesses. The success of the businesses in this building from its opening day to today have allowed for the commercial use to continue with no effect on the overall form, plan, structure or style. Many interior modifications have occurred to keep up with the modern evolution of retail needs, though none have affected the exterior fenestration patterns, the main exterior surface materials, or the overall design and character of the building. The quality workmanship of the brick work on this building, along with the detailing in the parapet, including the selectively located terra cotta decorate elements, distinguishes it from its neighbors, even today. When one walks along the street fronts of the Sphier Building, they are clearly reminded of a past time that reflects the early development of Bend which inspires and contributes to the wonderful small-town historic character of downtown Bend.

\(^{19}\) Deschutes County Landmarks Commission project file records
\(^{20}\) Ibid
\(^{21}\) Ibid
\(^{22}\) Ibid
\(^{23}\) Bend Landmarks Commission, Final Decision, May 28, 2019
Sphier, D.H., Building
Deschutes Co., OR

8. Statement of Significance

Applicable National Register Criteria
(Mark “X” in one or more boxes for the criteria qualifying the property for National Register listing.)

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance
(Enter categories from instructions.)

COMMERCE
ARCHITECTURE

Criteria Considerations
(Mark “X” in all the boxes that apply.)

Property is:

A Owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years old or achieving significance within the past 50 years.

Period of Significance
1917 - 1926

Significant Dates
1917 - Building Constructed

Significant Person
(N/A if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)
N/A

Architect/Builder
Keane, Ed H., Architect
Brosterhaus, E.P., Builder

Period of Significance (justification)
The Period of Significance for the D.H. Sphier Building under both Criteria A and C begins when the building was completed in 1917. As an influential building for the start of many significant businesses in Bend the POS for Criteria A continues through 1926, after adjacent buildings were opened and businesses began relocating. The architectural style of this building was also the predecessor of the one-part block, one-story, free-standing commercial building type in Bend.

Criteria Considerations (explanation, if necessary)
N/A
The D.H. Sphier Building is significant at the local level under National Register Criteria A and C for its association with the commercial development of Bend and for being an archetype of the Early Twentieth-Century Commercial structures in Bend. Originally built as a six-storeroom building in 1917, it is one of the largest original brick buildings in downtown. The Sphier Building housed a number of new businesses between its opening in 1917 and the late 1920s which became significant contributors to Bend’s early commercial economy. Additionally, the Sphier Building is one of only several buildings remaining which were constructed by E.P. Brosterhous, a master craftsman especially of stone and brick. Mr. Brosterhous built the historic Reid School and Court House prior to building the Sphier Building and later the Old Bend Union High School. With its pedimented parapets, terra-cotta motifs, corbelled band and distinctive single column at the corner entry of the building, the Sphier Building displays a sense of permanence and simplistic grandeur. Exterior alterations are limited to storefront modifications which do not impact the building’s overall character defining features nor its significance as an integral part of the early commercial development of Bend. The period of significance is proposed from the building's construction, 1917, through 1926 when the biggest tenant outgrew their space and relocated to a new larger facility downtown. It was common for larger retail establishments to be built as Bend was experiencing its second development boom and businesses were growing.

General Development of the Area and Downtown Businesses
Alexander M. Drake, a Midwest capitalist, settled in Bend in 1900, founded the Pilot Butte Development Company and platted what would become the City of Bend. By 1903 a small community had developed with Downtown Bend touting a Post Office, Bank, shops and an Inn. In 1904, the City of Bend became incorporated by a vote of the community’s 300 residents. The community started to grow after the Deschutes Irrigation and Power Company opened farmland for settlement in 1909. Soon after, the race was on between two railroad barons, James J. Hill and E.H. Harriman, of the Great Northern and Union Pacific Railroads, respectively. They were laying tracks that would later open the doors to logging commerce and tourism. The railroad to Bend was completed in 1911. By 1916, the Brooks-Scanlon and Shevlin-Hixon mills were the largest timber mills of their day, making Bend a very prosperous place to live, work, and play.

The population of Bend grew from 258 people in 1902, to 536 in 1910, to 5,415 in 1920. “At the end of 1911, Bend had 384 school-age children, an increase of 86 percent over 1910 and the greatest increase in any city in the United States according to the Bend Bulletin.” The July 30, 1913 Bend Bulletin article “How Bend Looks to Investors from Seattle” was telling in its recount of the future development of Bend, the many investment opportunities for the Seattle business man looking to strike it big yet again, and the already claimed prospects by highly successful business men in Seattle, namely W.D. Cheney, President of the Bend Park Company who already has “extensive realty holdings here [Bend]”. In 1915 and subsequently, a flood of workers to the mills stimulated a building boom in Bend. Construction was underway everywhere in Bend, especially in its commercial center. With the influx of activity and population growth in the early teens, business was drawn to the area to meet the needs of the ever-growing community. This was the perfect time for D.H. Sphier to build a multi-unit commerce building, welcoming new businesses to Bend.

---

24 Bend Bulletin, February 8, 1917
25 Ibid, September 16, 1932, p. 20
26 Deschutes County Historical Landmarks Commission Staff Report, 10/1996, File No: HS-90-104
27 Deschutes County Inventory of Historic Resources Statement of Significance
28 Binus, Joshua, Oregon Historical Society, 2005
29 Gribikov, Joyce, Pioneer Spirits of Bend, (Bend, Oregon: 1980)
30 Bend Bulletin, July 30, 1913, pgs. 5, 11
In 1922 through 1924, Bend experienced a second, huge building boom as the lumber mills expanded, homes were built, and more businesses and schools were constructed. In 1923, the downtown business section saw remarkable growth, and the Bend Bulletin noted “formerly vacant stretches were filled with buildings;” and “artisans were in demand…because carpenters, bricklayers and other artisans were in all busy on construction already underway at the Brooks-Scanlon mill.”

Architectural Context and Construction History

Property Development

Daniel Hanno Sphier purchased his first property in Bend on the corner of Bond and Minnesota, then known as the Staats Corner in 1916. William H. Staats was one of the first homesteaders in Bend, staking 120 acres for his home along the Deschutes River in 1877, which is now the Drake Park Neighborhood Historic District. He also established one of the first stores here and was appointed the postmaster for the first post office known as Deschutes. One might infer that the “Staats Corner” was the location of Staat’s first store, although there are no documents available to confirm that notion. After purchasing his new property, with optimism for great business opportunities, Sphier then moved to Bend from Yakima, Washington with his wife, Queenie M. Sphier, and son, George Daniel Sphier who was about 8 years old at the time.

By 1912, after numerous fires plagued many of the wood framed buildings of downtown, Bend started building with brick instead of lumber. This marked the beginning of permanent fire-proof buildings in downtown. In 1916, Hugh O’Kane, a local enterpriser, commissioned the first of such buildings, located on the NE corner of the same block, to be built out of reinforced concrete. It was completed in 1916 as the largest retail/office building in Central Oregon. Following suit, property owner D.H. Sphier began construction of his new brick retail building in the fall of 1916 with the basement being dug and the stone foundation being laid.

Even though construction on the Sphier Building was reportedly halted after the foundation was dug, it is reported that he then commissioned architect Ed. H. Keane to provide plans for his 6-storeroom building in February 1917. Remarkably, the plans were scheduled to be completed within two weeks with construction intended to be rushed too. Construction commenced in March of 1917 and the building was completed before the end of the year for $18,000. Edward P. Brosterhous was the General Contractor, while H.F. Petram laid the brick work. Mr. Brosterhous came to Bend in 1904 along with his brother George, who together built several of Bend’s stately masonry buildings, as noted above. A local road is named after Brosterhous for their contributions to the early development of Bend.

Architectural Design

Designed in the Early Twentieth-Century Commercial Style, the D.H. Sphier Building set itself apart from its commercial slot building predecessors with plentiful natural lighting and ventilation, modern electrical lighting and flexibility for a variety of tenant spaces.

In the early 1900s a new commercial style developed as a reaction to the ornate Victorian architectural styles of the late nineteenth century. The one-part block is a one-story, free-standing building that was a popular commercial design in small cities and towns during the late nineteenth and twentieth centuries. It was adapted from the lower part of the more numerous two-part commercial block buildings popular during the Victorian period. The two-part commercial block buildings are two to four stories in height, display windows at street

31 Bend Bulletin, January 4, 1924, p.2
32 Drake Park Neighborhood National Register Nomination
33 Bend Bulletin, May 26, 1951, p.4
34 Williams, Elsie Horn, A Pictorial History of the Bend Country, Bend, Oregon, Elsie Horn Williams, 1983, p. 71.
35 Bend Bulletin December 4, 1924, p. 4
36 O’Kane Building National Register of Historic Places Nomination Form
37 Bend Bulletin, February 8, 1917
38 Ibid, February 13, 1917
39 Deschutes County Inventory of Historic Resources Statement of Significance
40 Deschutes County Historical Landmarks Commission Staff Report, 10/1996, File No: HS-90-104
level, and belt course above the transom windows, with office of living quarters above. The one-part block is a simple one-story, rectangular building with storefront display windows at street level, transom windows, and parapet. It is most often utilized for retail or office space. This style became popular because of its adaptability to a variety of building types, especially the new one-story, flat roofed commercial building, which appeared in the City of Bend in the early 1900s.

D.H. Sphier's building exemplifies the Early Twentieth-Century Commercial structure in that it is one story, with a flat or slightly pitched roof, constructed of blond or light-colored brick, and has very little ornamentation other than some decorative brickwork and terra cotta tiles along the cornice and parapet. It is not apparent by the 1917 photo of the building if the transom windows were the clear glass style of the nineteenth century or the modern translucent prismatic glass of the twentieth century. Most of the storefront entrances of this building feature deep recesses that allow shoppers to examine window displays out of the sidewalk traffic. Additional identifying features of this style include the plain, flat appearance that is relieved by the use of corbelled brick bands and the sparingly use of inset accents of terra cotta tiles. Finally, the Sphier Building was topped with a subtly crenelated parapet with wide flashing cap. There once stood a raised pediment at the center of each street-front side. Only the Bond Street side remains. The pediment along Minnesota Ave was likely removed due to damage between 1955 and 1970, per photographic history (refer to figures 21, 23, 24 and 25). The center of the pedimented parapet sections was adorned with a decorative terra cotta shield embossed with the initials “D H S”.

Businesses Development
In 1916 when the Sphier Building started construction, downtown Bend was predominantly a collection of small wood-framed buildings, with just a handful of the new permanent buildings, as they were referred to. The highest density of buildings was in the same block as the Sphier Building, both along Oregon Avenue to the north and Wall Street to the west.

The D.H. Sphier building gave rise to local businesses that became quite prominent in the development of Bend. The Bend Dairy started in the building in 1917, reaching full capacity as the most popular dairy in the region by the early 1920s. When it finally outgrew the space available in 1925, a new facility was built for them just a block away along Greenwood Avenue. By 1932 it had grown into the largest dairy manufacturing and distributing organization in the Midstate country, according to the Bend Bulletin. The Post Office moved into the building in March of 1918 and remained there through 1920 when they also relocated to a new larger building. The retail spaces that the Sphier Building offered were new, clean, comfortable, and perfect for these up and coming businesses. When the postal service moved in, the Bend Bulletin reported that “the room is light and there is no need of artificial illumination during the day.” This saves tenants overhead expenses too. Somewhere in the building, there was a public rest room which was large enough to double as a place for balloting in 1918. The Bend City Council also called the Sphier Building home for an unknown period of time beginning in 1919. The Bake-Rite Sanitary Bakery made its start in the former Post Office space “allowing for window space on both Bond and Minnesota” in August of 1920. The Bake-Rite company, like the Bend Dairy, became so popular that they soon outgrew their available space in the building. As a result, in 1926 a new building was constructed for the Bake-Rite Company just down the street, at the SW corner of Minnesota and Wall Street. Meanwhile, in 1922, the Bend Bulletin reported “The Wardrobe, cleaning and pressing

---

41 Grant-Ferry-Forest, Buffalo, NY, Intensive Level Historic Resources Survey  
42 https://www.historycolorado.org/early-twentieth-century-commercial  
43 Sanborn Map 1913  
44 Bend Bulletin, December 21,1925, p.1  
46 Ibid, March 4,1918, p.1  
47 Ibid, September 24, 1918  
48 Ibid, April 26, 1919, p.2  
49 Ibid, July 3, 1920  
50 Ibid, October 2, 1926, p.9
establishment, opened in its new location in the Sphier building on Minnesota avenue today." There is no mention of when they vacated the building.

With the success of these early pioneering businesses in the Sphier Building who eventually outgrew their space in the building, numerous permanent buildings were developed in the downtown core. As such, the Sphier Building could be credited as an important contributor to Bend’s downtown economy.

**Owner Development**

D.H. Sphier was in and out of a court room for a good portion of his time in Bend. He was sued by Ed Brosterhous over not paying him for work on the building in 1917. As a result of the lawsuit and other financial trouble, his building was foreclosed in 1919 and was sold in a sheriff’s sale for $18,843. In 1920, a fellow Armenian immigrant, an intimate longtime friend and church member, John Michael of Seattle purchased the property and gave Sphier half interest in the building as the original owner. Michael testified that he entered into the contract with Sphier as a matter of sympathy. The August 7, 1922 Bend Bulletin headline reports that “SPHIER TO BECOME AGENT FOR BLOCK”. According to the March 5, 1924 Bend Bulletin headline “ARREST CARPENTER FOR CARPENTERING”, Sphier hired Otto Bruehne to enlarge a room for a new tenant recently vacated by C.C. Broughton, shoemaker, which ended up encroaching upon a stairway used jointly by Gilbert Grocery and the Bake-Rite Bakery. Bruehne refused to stop work under the direction of Sphier and was arrested by Sheriff Roberts, bail posted and paid at $150.00. Again in 1927, Sphier attempted to get around city ordinances by installing a marquee on the corner without a permit. September 1928 headline “GYPSY SWINDLES BEND CAPITALIST” reported that D. Sphier fell victim to a fortune teller while traveling to Portland with $1900 cash to invest. The news made it all the way to Eugene and Salem. Furthermore, Sphier was brought to court several times and placed in jail with fines for failure to keep the building at a reasonable temperature for his tenants per city ordinances in 1929, "SPHIER PAYS ANOTHER FINE", "SPHIER IS AGAIN FINED UNDER HEAT ORDINANCE". Conversely, Sphier attempted to sue his tenants for missed payments, which they say was based on the temperature issue.

Meanwhile, tensions grew between the Michael and Sphier until June of 1929 when they went to the Oregon Supreme Court in June 1929 to resolve their differences. The Michael-Sphier partnership was dissolved with the court decision standing that the price of the building was to be divided between the two men when the building was sold. Maintaining his portion of the building ownership, Sphier listed his personal property for sale in November of 1932; the advertisement noted “Owner leaving state” and listed D.H. Sphier with a Portland, Oregon address. It wasn't until 1947, after Sphier had died, that Michael’s finally sold the building to A.G. Stipe.

**Comparative Analysis**

The influence of the success of the tenants in Sphier’s building, and the increased demand by new businesses looking for commerce space downtown, is evident as surrounding property owners began erecting more permanent buildings in similar styles. As described above under Business Development, the downtown block of the Sphier Building was fairly well developed with just a handful of permanent buildings, but mostly still composed of wood framed buildings at the onset of its construction. In tandem with the Sphier Building’s

---

51 Bend Bulletin, October 19, 1922, p.1
52 Ibid, October 30, 1917, p.4
53 Ibid, April 26, 1919, p.2
54 Ibid, February 10, 1920
55 The Pacific Reporter, Volume 227, Sphier v. Michael, Oregon Supreme Court, 22 July 1924, p. 1062
56 Bend Bulletin August 7, 1922
57 Ibid, March 5, 1924
58 Ibid, July 9, 1927, p.5
59 Ibid, September 27, 1928
60 Ibid, January 30, 1929, February 11, 1929
61 Ibid, November 19, 1934, p.6
62 Ibid, September 30, 1947
63 Ibid, October 2, 1926, p.9
construction, the Pringle Building, towards the north end of downtown, was also being constructed.\(^{64}\) Refer to Comparative Property #1 for additional description of the Pringle Building. It was not until the early 1920s, that the blocks to the south of Minnesota began to be developed with brick buildings too. Two of these buildings, directly across the street from the Sphier Building along Minnesota, will be described below as they mostly clearly relate to the design of the Sphier Building in their massing, scale, and use.

**Comparative Property #1**

Construction started on May 16, 1917 for the new Pringle Building, located at 220 NW Oregon Avenue, the NE corner of Wall and Oregon Streets.\(^{65}\) Arthur M. Pringle was well known throughout Bend, Deschutes county, and the state of Oregon as a representative member of the civil engineering profession. Since 1913 he had been president and manager of the Bend Warehouse Company which became the largest in Central Oregon.\(^{66}\) Pringle’s building was also designed to be a retail establishment at 50’ wide along Wall Street and 100’ wide along Oregon Street, although it had limited storefront windows with just two display bays along Wall and one along Oregon. During design, it was altered from a one-story building (like Sphier’s) to a full two-story building in order to provide the entire second floor for the Bend Masons. The second floor was clearly designed for business use, as it has punched window openings, no storefronts. The building was oriented to Wall Street with no consideration of addressing the corner, unlike the efforts that Sphier made to invite customers in through the wide recessed corner entry. The Pringle Building is a very simple brick building, with two corbelled bands along the parapet, but no other ornamentation (figure 29). Throughout the years, the first floor has had different storefront configurations, various awnings, been re-clad with flagstone, and transoms covered. Recent renovations have replaced all the windows, storefronts, awnings, and refinished the first-floor façade with stucco along the built-out columns (figure 30). The building is known as the Eriksen-Pringle-Cashman building due to its multiple owners throughout its heyday years. Maurice Cashman purchased the building half-way through construction and ended up turning the building into a premier retail spaces that housed several stores. Al Erikson bought the building from Cashman in 1964, and established Bend’s first office supply store.\(^{67}\)

**Comparative Property #2**

The Bake-Rite Building was constructed in 1926.\(^{68}\) It is located at 858 NW Wall Street, on the SW corner of Minnesota and Wall Streets, the opposite corner of the street block from the Sphier Building. It was built for Sphier’s long time tenant, the Bake-Rite Sanitary Bakery who had outgrown their current space. It was also built by the same contractor, E.P. Brosterhous. Reminiscent of the Sphier Building, the bakery building had large storefront windows, transom windows for light and ventilation, and a corner entry. Unlike the Sphier Building, there was very limited ornamentation of the brick, although it does incorporate a mixture of light and medium brown brick, there is no articulation of the parapet, no protection for storefront entries as the doors were flush to the building front, and it was half the size; only encompassing half of the lot (figure 31). This limited its ability to offer rental spaces for other retail tenants let alone any flexibility of tenant space sizes in the future. The building was reported to have been constructed so that two more stories could be added (to date this had not occurred).\(^{69}\) The Bake-Rite Building today has no awnings, no transom windows (openings are covered with stucco) and has been sub-divided into five separate tenant spaces. Furthermore, the once separate building to the east of the Bake-Rite Building, the O’Neil Building, has since been adjoined by means of the continuation of the same brick façade, the date of this is unknown (figure 32).

**Comparative Property #3**

The property directly south of the Sphier Building at 101 NW Minnesota Ave, the SE corner of Minnesota and Bond Street, underwent numerous variations of buildings before the current brick building was constructed between 1924 and 1928 (figures 33 & 34). The 1920 Sanborn Fire Insurance Company Map indicated three

---

\(^{64}\) Bend Bulletin, February 08, 1917  
\(^{65}\) Ibid, February 8, 1917  
\(^{66}\) Care, Charles Henry, *History of Oregon, Volume 3*  
\(^{67}\) Deschutes County Historical Society Heritage Walk plaque  
\(^{68}\) Bend Bulletin, October 2, 1926, p.9
small separate buildings on the west end of the lot. Finally, on the 1928 Sanborn Map one building encompassed the entire lot. Few records were found on the development of this building or the property owner at the time. We do know that in 1935 a large fire destroyed much of the furniture store in the corner space.\textsuperscript{69} Also, the Bend Bulletin then reported in 1937 that the Square Deal Furniture Company’s business owner, H.G. Rainey was “confident that his [furniture] stock, now on display in his modern store building on Minnesota and Bond is one of the largest and most representative found in any city in the state.”\textsuperscript{70} The building later changed name from the “Charlesworth Building” to the “Commerce Building” when the assumed business name was filed with the County Clerk on May 10, 1962.\textsuperscript{71} Still of the Early Twentieth Century Commercial Structure style, the building itself is of similar height to the Sphier and Bake-Rite buildings, all being one story with mezzanines in some locations. There is no hierarchy of retail spaces as the rhythm of the storefront windows is equal across both facades with brick pilasters in between. There is a slight augmentation of the parapet at the pilasters alluding to them being columns, though there is no other brick detailing to enhance the definition of the columns. A scored dark red brick was used on the street front façades with no ornamentation or detailing on the parapet. The column bases have since been replaced with concrete, while all the wall area below the storefronts have been changed to various types of tile. The transom windows have been infilled and are permanently covered with awnings. There is also no corner entry.

**Comparative Analysis Conclusion**

Though the Sphier and Pringle buildings were constructed at the same time and both were influential in the development of Bend, they are two very different buildings visually. True to its early years, the Sphier Building has successfully served retail tenants continuously throughout its 103-year history with its large storefront windows and prominent location. Much like the changes to its name, the Pringle Building has undergone many variations of itself both physically and by its uses. The original building today is hardly recognizable, unlike the Sphier Building that retains its original character with large storefront openings and decorative elements. The later development of the two one-story brick buildings to the south of the Sphier Building exemplify the importance of the Sphier Building in defining a successful building model for the area. Fortunately, D.H. Sphier invested wisely in his building, provided large display windows with flexible sized retail spaces, and encouraged Brosterhaus to include the terra cotta decorative features, brick corbelling, and parapet detailing, none of which are found in the Bake-Rite and Commerce Buildings.

**Evaluation of Significance**

As one of the oldest original brick buildings in Bend, the D.H. Sphier Building is an important architectural and historical contributor to the community. This building has already been designated a local historic resource on the grounds of its significance to the development of Downtown Bend by the Bend City Council, on January 15, 1992, under City of Bend Resolution 2001.\textsuperscript{72} It is now time to elevate this building’s local recognition for its contribution to the development of Bend’s commercial downtown, its architectural display of the Early Twentieth Century Commercial style, the builder itself being a locally famed contractor, and that it housed several start-up businesses that became key assets to the community.

\textsuperscript{69} Bend Bulletin, April 22, 1935, p.1
\textsuperscript{70} Ibid, September 23, 1937
\textsuperscript{71} Ibid, May 11, 1962
\textsuperscript{72} City of Bend Community Development Department, Deschutes County Historical Landmarks Commission
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Bend Bulletin
---. *How Bend Looks to Investors from Seattle*, July 30, 1913: 14, 18.
---. *Store Blocks to be Started*, February 8, 1917.
---. *Polls Open*, September 24, 1918.
---. *City Council to Convene Tonight*, April 26, 1919: 2.
---. *Sphier to Become Agent for Block*, August 7, 1922.
---. *Wardrobe is Moved to Sphier Building*, October 19, 1922: 1.
---. *Arrest Carpenter for Carpentering*, March 5, 1924.
---. *(No. 113)*, December 4, 1924: 4.
---. *New Creamery Built for Future as Well as Present*, December 21, 1925: 1.
---. *Gilbert and Bake-Rite Building is Open to Public Today*, October 2, 1926: 9.
---. *Gypsy Swindles Bend Capitalist*, September 27, 1928.
---. *Sphier Pays Another Fine*, January 30, 1929.
---. *Deny Rehearing in Sphier Action*, June 4, 1929.
---. *Sphier Suing Three*, November 5, 1929.
---. *Big Area Served by Local Dairy*, September 16, 1932: 20.
---. *Square Deal Furniture Co.*, September 23, 1937.
---. *Stipe Purchases Sphier Building*, September 30, 1947
---. *Bend’s Yesterdays (From The Bulletin Files)*, May 26, 1951: 4.


Deschutes County Assessor’s Office + DIAL.


Deschutes County Historical Landmarks Commission, *Deschutes County Inventory of Historic Resources Statement of Significance*, Recorded by Ward Tonsfeldt, May 1990, SHPO Inventory No: 128.

Grant-Ferry-Forest, Buffalo, NY, *Intensive Level Historic Resources Survey*
Sphier, D.H., Building

Name of Property

Deschutes Co., OR

County and State

Gribikov, Joyce, *Pioneer Spirits of Bend*, Bend, Oregon: Joyce Gribikov, 1980

History Colorado [https://www.historycolorado.org/early-twentieth-century-commercial](https://www.historycolorado.org/early-twentieth-century-commercial)


---

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository: Deschutes County Historical Society

Historic Resources Survey Number (if assigned):
10. Geographical Data

Acreage of Property: Less Than One

(Do not include previously listed resource acreage; enter “Less than one” if the acreage is .99 or less)

Latitude/Longitude Coordinates
Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

<table>
<thead>
<tr>
<th></th>
<th>Latitude</th>
<th>Longitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>44.058554°</td>
<td>-121.313331°</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the nominated property is the property line of the Lot #7 of Block 10 of Downtown Bend. The property is 50’ wide and 140’ long on the NE corner of Minnesota Avenue and Bond Street.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was selected because this is the historic boundary of the building and has been associated with the building ever since.

11. Form Prepared By

name/title: Heidi Slaybaugh, Senior Associate
organization: BLRB Architects
telephone: 541-330-6506
street & number: 721 SW Industrial Way, Suite 130
email: HSlaybaugh@blrb.com
city or town: Bend
state: OR
zip code: 97702
Date: 04/27/2020

Additional Documentation
Submit the following items with the completed form:

- Regional Location Map
- Local Location Map
- Tax Lot Map
- Site Plan
- Floor Plans (As Applicable)
- Photo Location Map (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).
Sphier, D.H., Building
Name of Property                   Deschutes Co., OR
County and State

Photographs:
Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered, and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log

Name of Property:                   Sphier, D.H., Building
City or Vicinity:                   Bend
County:                            Deschutes
State:                             OR
Photographer:                      Heidi Slaybaugh
Date Photographed:                 11/01/2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 18:                      OR_DeschutesCounty_DHSphierBuilding_0001
                                    SE Corner, Camera facing NW

Photo 2 of 18:                      OR_DeschutesCounty_DHSphierBuilding_0002
                                    East Façade, Camera facing West

Photo 3 of 18:                      OR_DeschutesCounty_DHSphierBuilding_0003
                                    South Façade, Camera facing NW

Photo 4 of 18:                      OR_DeschutesCounty_DHSphierBuilding_0004
                                    SW Corner, Camera facing NE

Photo 5 of 18:                      OR_DeschutesCounty_DHSphierBuilding_0005
                                    West Façade, Camera facing NE

Photo 6 of 18:                      OR_DeschutesCounty_DHSphierBuilding_0006
                                    Basement Door Alcove, South Façade, Camera facing NW

Photo 7 of 18:                      OR_DeschutesCounty_DHSphierBuilding_0007
                                    Corner Column, SE corner, Camera facing NW

Photo 8 of 18:                      OR_DeschutesCounty_DHSphierBuilding_0008
                                    Brick Detailing, SW corner, Camera facing NE

Photo 9 of 18:                      OR_DeschutesCounty_DHSphierBuilding_0009
                                    Terra Cotta Tiles, East Façade, Camera facing West

Photo 10 of 18:                     OR_DeschutesCounty_DHSphierBuilding_0010
                                    Pedimented Parapet, East Façade, Camera facing West

Photo 11 of 18:                     OR_DeschutesCounty_DHSphierBuilding_0011
                                    Basement Main Stairway, Camera facing SE
Sphier, D.H., Building
Name of Property

Deschutes Co., OR
County and State

Photo 12 of 18: OR_DeschutesCounty_DHSphierBuilding_0012
Basement NE Room, Camera facing South

Photo 13 of 18: OR_DeschutesCounty_DHSphierBuilding_0013
Basement SE Room, Camera facing North

Photo 14 of 18: OR_DeschutesCounty_DHSphierBuilding_0014
Basement SW Room, Camera facing West

Photo 15 of 18: OR_DeschutesCounty_DHSphierBuilding_0015
Basement Rear Stairway, Camera facing South

Photo 16 of 18: OR_DeschutesCounty_DHSphierBuilding_0016
Retail Suite 126, Camera facing NW

Photo 17 of 18: OR_DeschutesCounty_DHSphierBuilding_0017
Retail Suite 126, Camera facing South

Photo 18 of 18: OR_DeschutesCounty_DHSphierBuilding_0018
Retail Suite 126 Mezzanine, Camera facing South

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
Sphier, D.H., Building
Name of Property
Deschutes Co., OR
County and State

Photo Location Map
List of Figures
(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

Figure 1 of 33: Regional Location Map
Figure 2 of 33: Local Location Map
Figure 3 of 33: Tax Map
Figure 4 of 33: Road Map
Figure 5 of 33: Sphier Building Site Plan
Figure 6 of 33: Sphier Building Floor Plan Level 1
Figure 7 of 33: Sphier Building Floor Plan Mezzanine
Figure 8 of 33: Sphier Building Floor Plan Basement
Figure 9 of 33: Sanborn Map, Bend, November 1913, Map 3
Figure 10 of 33: Sanborn Map, Bend, April 1917, Map 4
Figure 11 of 33: Sanborn Map, Bend, February 1920, Map 4
Figure 12 of 33: Sanborn Map, Bend, September 1928, Map 4
Figure 13 of 33: Sanborn Map, Bend, May 1950, Map 4
Figure 14 of 33: Bend Bulletin, February 08, 1917
Figure 15 of 33: Bend Bulletin, February 13, 1917
Figure 16 of 33: Woodbeck’s Directory, 1917
Figure 17 of 33: Looking NW to the Sphier Building under construction. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society photo #2005.041.0085, c1917.
Figure 18 of 33: Looking north up Bond Street, Sphier Building is on left, mid-image. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2007.001.0017, c 1920s.
Figure 19 of 33: Looking west down Minnesota Avenue, Sphier Building is on the right. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2005.041.0031, c 1920s.
Figure 20 of 33: Looking NW at the Sphier Building. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2005.001.0004, 1955.
Figure 21 of 33: Aerial image of downtown Bend, Sphier Building is mid-image. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2011.015.0126, c 1950s.
Figure 22 of 33: Looking NW at the Sphier Building during the annual Fourth of July parade. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2002.030.0003, 1953.
Figure 23 of 33: Looking NW at the Sphier Building. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Landmarks Commission photo, c 1970s.

Figure 24 of 33: Looking NE at the Sphier Building along Minnesota Avenue. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2003.027.0091, c 1970s.

Figure 25 of 33: Looking West at the Sphier Building along Bond Street. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Landmarks Commission photo, 1998.

Figure 26 of 33: Looking North at the Sphier Building along Minnesota Avenue. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Landmarks Commission photo 1998.

Figure 27 of 33: Looking South at the North Elevation of the Sphier Building. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Landmarks Commission photo, 1995.

Figure 28 of 33: Looking NW at the Pringle Building (Comparative Building #1). Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2005.001.0227.2533, c 1918.

Figure 29 of 33: Photo Date, April 25, 2020: Looking NW at the Pringle Building (Comparative Building #1).

Figure 30 of 33: Bend Bulletin, October 02, 1926. Looking SW at the Bake-Rite Building (Comparative Building #2).

Figure 31 of 33: Photo Date, April 25, 2020: Looking SW at the Bake-Rite Building (Comparative Building #2).

Figure 32 of 33: Looking SE at the Commerce Building (Comparative Building #3). Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2005.041.0031.27348, c1926.

Figure 33 of 33: Photo Date, April 25, 2020: Looking SW at the Commerce along Minnesota Avenue (Comparative Building #3).
Figure 1: Regional Location Map, Latitude/Longitude Coordinates: 44.058554°, -121.313331°
Sphier, D.H., Building

Name of Property

Deschutes Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 2: Local Location Map, Latitude/Longitude Coordinates: 44.058554°, -121.313331°
Sphier, D.H., Building
Name of Property
Deschutes Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Figure 3: Tax Map
**Figure 4:** Road Map
NPS Form 10-900-a (Rev. 8/2002)                                                                                                                              OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 27

Sphier, D.H., Building
Name of Property
Deschutes Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Figure 5: Sphier Building Site Plan

![Site Plan Diagram](image)

1. D.H. SPHIER BUILDING - SITE PLAN

   1" = 30'-0" @ FULL SIZE

   BOND STREET
   MINNESOTA AVENUE
   ALLEY
   BASEMENT ENTRY
Figure 6: Sphier Building Floor Plan Level 1
National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 29

Figure 7: Sphier Building Floor Plan Mezzanine

D.H. Sphier Building - Mezzanine Plan

0' 5'-0" 10'-0" 20'-0"

1" = 20'-0" @ Full Size
Figure 8: Sphier Building Floor Plan Basement

D.H. SPHIER BUILDING - BASEMENT PLAN

1" = 20'-0" @ FULL SIZE
National Register of Historic Places
Continuation Sheet

Figure 9: Sanborn Bend, November 1913, Map 3
National Register of Historic Places
Continuation Sheet

Figure 10: Sanborn Bend, April 1917, Map 4
Figure 11: Sanborn Bend, February 1920, Map 4
Sphier, D.H., Building
Name of Property
Deschutes Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Figure 12: Sanborn Bend, September 1928, Map 4
Figure 13: Sanborn Bend, May 1950, Map 4
Sphier, D.H., Building
Name of Property
Deschutes Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Figure 14: Bend Bulletin, February 08, 1917
Section number | Additional Documentation | Page
---|---|---

**Figure 15:** Bend Bulletin, February 13, 1917

---

**Figure 16:** Woodbeck’s Directory, 1917
Figure 17: Looking NW to the Sphier Building under construction. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society photo #2005.041.0085, c1917.

Figure 18: Looking north up Bond Street, Sphier Building is on left, mid-image. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2007.001.0017, c 1920s.
Figure 19: Looking west down Minnesota Avenue, Sphier Building is on the right. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2005.041.0031, c 1920s.

Figure 20: Looking NW at the Sphier Building. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2005.001.0004, 1955.
Figure 21: Aerial image of downtown Bend, Sphier Building is mid-image. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2011.015.0126, c 1950s.
**Sphier, D.H., Building**

**Name of Property**
Deschutes Co., OR

**County and State**
N/A

**Name of multiple listing (if applicable)**

---

**Figure 22:** Looking NW at the Sphier Building during the annual Fourth of July parade. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2002.030.0003, 1953.
Figure 23: Looking NW at the Sphier Building. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Landmarks Commission photo, c 1970s.

Figure 24: Looking NE at the Sphier Building along Minnesota Avenue. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2003.027.0091, c 1970s.
Figure 25: Looking West at the Sphier Building along Bond Street. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Landmarks Commission photo, 1998.

Figure 26: Looking North at the Sphier Building along Minnesota Avenue. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Landmarks Commission photo 1998.
Figure 27: Looking South at the North Elevation of the Sphier Building. Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Landmarks Commission photo, 1995.
Figure 28: Looking NW at the Pringle Building (Comparative Building #1). Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2005.001.0227.2533, c 1918.

Figure 29: Photo Date, April 25, 2020: Looking NW at the Pringle Building (Comparative Building #1).
Sphier, D.H., Building
Name of Property
Deschutes Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Figure 30: Bend Bulletin, October 02, 1926. Looking SW at the Bake-Rite Building (Comparative Building #2).

Figure 31: Photo Date, April 25, 2020: Looking SW at the Bake-Rite Building (Comparative Building #2).
**Sphier, D.H., Building**  
**Deschutes Co., OR**  
**County and State**  
**N/A**  
**Name of multiple listing (if applicable)**

---

**Figure 32:** Looking SE at the Commerce Building (Comparative Building #3). Deschutes County, OR D.H. Sphier Building, Deschutes County Historical Society #2005.041.0031.27348, c1926.

---

**Figure 33:** Photo Date, April 25, 2020: Looking SW at the Commerce along Minnesota Avenue (Comparative Building #3).
D.H. Sphier Building
Deschutes County: OR

Photo 01 of 18: OR_DeschutesCounty_DHSphierBldg_0001, SE Corner, Camera facing NW

Photo 02 of 18: OR_DeschutesCounty_DHSphierBldg_0002, East Façade, Camera facing West
D.H. Sphier Building
Deschutes County: OR

Photo 03 of 18: OR_DeschutesCounty_DHSphierBldg_0003, South Façade, Camera facing NW

Photo 04 of 18: OR_DeschutesCounty_DHSphierBldg_0004, SW Corner, Camera facing NE
D.H. Sphier Building
Deschutes County: OR

Photo 05 of 18: OR_DeschutesCounty_DHSphierBldg_0005, West Façade, Camera facing NE

Photo 06 of 18: OR_DeschutesCounty_DHSphierBldg_0006, Basement Door, Camera facing NW
D.H. Sphier Building
Deschutes County: OR

Photo 09 of 18: OR_DeschutesCounty_DHSphierBldg_0009, Terra Cotta Details, Camera facing SW

Photo 10 of 18: OR_DeschutesCounty_DHSphierBldg_0010, Pediment, Camera facing West
Photo 11 of 18: OR_DeschutesCounty_DHSphierBldg_0006, Basement Stairway

Photo 12 of 18: OR_DeschutesCounty_DHSphierBldg_0007, Basement NE Room
D.H. Sphier Building
Deschutes County: OR

Photo 15 of 18: OR_DeschutesCounty_DHSphierBldg_0010, Basement Rear Stairway

Photo 16 of 18: OR_DeschutesCounty_DHSphierBldg_0011, Retail Suite 126 Interior Looking NW
D.H. Sphier Building
Deschutes County: OR

Photo 17 of 18: OR_DeschutesCounty_DHSphierBldg_0012, Retail Suite 126 Interior Looking South

Photo 18 of 18: OR_DeschutesCounty_DHSphierBldg_0013, Retail Suite 126 Interior Mezzanine Looking South