Deschutes County & City of Sisters
Historic Preservation Program
2015-2020 Strategic Plan

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The Deschutes County and City of Sisters Historic Preservation Strategic Plan 2015-2020 provides a framework for shaping the county and City of Sisters’ preservation programs and services over the next five years and creates a blueprint for allocating Certified Local Government (CLG) grant funding. Currently, Deschutes County and its Historic Landmarks Commission (HLC), which also serves the City of Sisters, rely on CLG grants administered through the Oregon State Historic Preservation Office (SHPO). They are awarded to eligible local governments in the spring of every odd numbered year. The grant period lasts approximately sixteen to eighteen months. The grants, which require a 50/50 match are typically in the $10,000 to $14,000 range and used for a broad range of preservation activities.

Developing a Strategic Plan enables staff and HLC to reach out to our municipal partners, SHPO, historic landmark property owners, stakeholders, and the public to prioritize preservation programs that build upon existing projects and promote collaboration. This effort also takes into account finite in-kind resources from Deschutes County and Sisters. Both rely on their Community Development Department (CDD) to manage the CLG program and the HLC as outlined in the annual CDD work plan.

To prepare this plan, Deschutes County staff solicited the guidance of a broad spectrum of people and organizations: community meetings provided opportunity for public input; stakeholder interviews were held to understand their unique and qualified opinions; and an on-line survey was established to provide additional feedback. The HLC finalized ad supports the entire plan and its priorities and will review it annually to evaluate new implementation opportunities and provide direction.

The mission of the HLC is to preserve the City of Sisters and Deschutes County’s significant historic and archaeological resources and to encourage greater public understanding and appreciation.

The plan identifies three goals, with associated objectives and actions, which are intended to guide and measure the success of the program:

1. **Collaborate**: Strengthen the network of historic preservation and community partners through collaboration.

2. **Coordinate**: Facilitate program administration and special projects that provide opportunities to expand the scope and benefits of the historic preservation.

3. **Educate**: Promote educational opportunities highlighting the value, benefits, responsibilities, and requirements of historic preservation.
Historic resources are recognized by Statewide Planning Goal 5, Natural Resources, Scenic Views and Historic Areas and Open Spaces, and Oregon Administrative Rule (OAR) 660-023. The Statewide Goal and OAR recommend cities and counties inventory and protect historic and cultural sites. Recognizing the value and importance of having a connection to our past, Deschutes County and the City of Sisters have chosen implement and maintain a historic preservation program.

What is a Historic Resource?

Historic landmarks connect us to the past and teach us how people in different eras worked and interacted within their surroundings. Historic resources are the buildings, structures, sites, districts, and large objects that have survived to the present. Examples include houses, cemeteries, bridges, camps, and archaeological sites. They are important because of their association with significant local, state or national themes, events, individuals or eras in history. They also include traditional cultural places which are not obvious constructions because they are no longer present but continue to have significant meaning such as traditional Native Americans meeting places. These landmarks enrich the community by providing tangible evidence of our heritage.

Why Preserve the Past?

As described by the National Trust for Historic Preservation, historic preservation means saving the story of us—the communities we cherish, the parks we love, the buildings we admire, the little stories we always share with visitors. From ancient cultures through the growth of our current communities, it is about saving the places, buildings, artifacts, stories and memories that preserve and enhance our human experience.
Historic Preservation Program History

In 1979, Deschutes County inventoried potential historic and cultural sites in the Resource Element of the Comprehensive Plan. The 1979 Comprehensive Plan included goals and policies to protect historic resources as well as provisions that the County establish a HLC and adopt an ordinance to protect designated historic sites.

On September 17, 1980 the Board of County Commissioners adopted Ordinance PL-21, which established an HLC and created a process to evaluate, designate and regulate historic structures. The HLC subsequently, and over time, evaluated proposed historic sites. The resulting list of historically designated sites can be found in the Comprehensive Plans of Deschutes County and the City of Sisters and on pages 7 and 8 of this plan. Starting in 1997, all historic and cultural designations were initiated at the request of property owners through the Comprehensive Plan text amendment process. The HLC serves as an advisory body for issues concerning historic and cultural resources for unincorporated Deschutes County and the City of Sisters and reviews development applications for alterations to designated historic sites. In addition and specific to Sisters, it reviews the exterior treatments of buildings applying the Western Frontier Architectural Design Theme.

Since 2011, Deschutes County and Sisters reorganized and created their own program as a result of the Cities of Bend, La Pine and Redmond wanting autonomy as an independent CLG.
Deschutes County Comprehensive Plan

In 2011, Deschutes County updated its Comprehensive Plan, a policy document that provides a framework for addressing resource protection, rural growth and development over a 20 year period (2010-2030). The update was performed to ensure a consistent policy framework for land use planning and development that reflects current conditions and trends, recent population projections, state law, and community values. The Comprehensive Plan goals and policies addressing cultural and historic resources are summarized below.

Section 2.11 Cultural and Historic Resources Goal and Policies

Goal 1 - Promote the preservation of designated historic and cultural resources through education, incentives and voluntary programs.

Policy 2.11.1 The Historic Landmarks Commission shall take the lead in promoting historic and cultural resource preservation as defined in DCC 2.28.

a. Support incentives for private landowners to protect and restore historic resources.

b. Support the Historic Landmarks Commission to promote educational programs to inform the public of the values of historic preservation.

c. Support improved training for the Historic Landmarks Commission.

Policy 2.11.2 Coordinate cultural and historic preservation with the Oregon State Historic Preservation Office.

a. Maintain Deschutes County as a Certified Local Government.

b. Encourage private property owners to coordinate with the State Historic Preservation Office.

Policy 2.11.3 Encourage the preservation of lands with significant historic or cultural resources.

a. Develop and maintain a comprehensive list of sites on the National Register of Historic Places.

b. Review County Code and revise as needed to provide incentives and adequate regulations to preserve sites listed on the Statewide Goal 5 historic and cultural inventory.

Policy 2.11.4 Goal 5 historic inventories, ESEEs and programs are retained and not repealed, except for the amendment noted in Ordinance 2011-003.
City of Sisters Comprehensive Plan

The Sisters Urban Area Comprehensive Plan includes the city of Sisters and an area surrounding the city which is expected to become urbanized by the year 2025. The basic purpose of the Comprehensive Plan is to guide future development of the area within a framework of goals and policies which are consistent with the physical characteristics, attitudes, and resources of the Sisters community and to organize and coordinate complex interrelationships between people, land, resources and facilities in a manner which will protect the health, safety, welfare and convenience of its citizens. Sisters’ Comprehensive Plan goals and policies addressing cultural and historic resources are summarized below.

Goal 5: Open Space, Scenic and Historic Areas, Natural Resources

5.1 Goal - “To protect natural resources and conserve scenic and historic areas and open spaces.”

5.4 Policies

... 2. The City shall identify and protect historical sites within the Urban Growth Boundary.

Tasks –

a. The Sisters City Council has entered into an agreement with the Deschutes County Landmarks Commission to periodically investigate and identify historic sites within the City Limits and study various means of interpreting local history.

b. The Sisters City Council should review the policy relating to historical signs and plaques per City Council action of October 9, 1980 (ORD. 138)

c. The City should encourage the placement of heritage markers on historical buildings for identification through the Development Code.

d. Residential renovations and/or historic building designations (National Register of Historic Places) should be promoted and encouraged by the City to help upgrade and preserve older housing stock.
Historic Resource Designation

The Deschutes County HLC is part of a nation-wide network of groups dedicated to the preservation and celebration of our heritage. The HLC is responsible for reviewing and maintaining the Goal 5 list of designated historic resources. The resulting inventory of historically designated sites is formally adopted in the Comprehensive Plans of Deschutes County and the City of Sisters. In addition, the National Register of Historic Places catalogs and protects properties worthy of preservation because of their significance to our nation’s history, architecture, landscape, archeology, engineering, and/or culture. As a CLG, the Deschutes County HLC is responsible for oversight of both the locally and nationally designated resources. Both are detailed on pages 10-14 of this plan.

Deschutes Landmarks Story Map

An ongoing goal of the preservation program has been to make historic resources more accessible and engaging to interested parties. As technologies evolve, new opportunities are available to further this goal. One such technology is the ESRI Story Map. With assistance from a CLG grant, volunteer photographers from the Central Oregon Photography Club photographed all the listed historic landmarks located in rural Deschutes County and the city of Sisters. These photographs are incorporated into an interactive Story Map managed by the Community Development Department enabling viewers to learn more about the historic and cultural heritage of each property. The website address is: deschutes.maps.arcgis.com/home. The mapping program allows the user to zoom in and out on the map pane to identify historic landmarks. Another option is to toggle between the photo list of structures, places, and sites. A click on the photo or the mapped marker provides historic information and additional photographs of each site.

The flexibility of the program will allow ongoing refinement and evolution to incorporate additional photos and expanded resource descriptions. The ESRI Story Map can also include adding archeological sites or historic resources of other local jurisdictions to provide a comprehensive resource throughout Deschutes County.
Deschutes County Goal 5 - Cultural and Historic Resources

Alfalfa Grange: Grange building and community center, built in 1930.

Allen Ranch Cemetery: Oldest cemetery in Deschutes County.

Fall River Fish Hatchery “Ice House”: The hatchery “Ice House” dates from the beginning of fishery management in Oregon, circa 1920.

Long Hollow Ranch – Black Butte: Headquarters complex of historic ranch including headquarters house, ranch commissary, equipment shed, barn and bunkhouse.

Swamp Ranch – Black Butte: The present day site of the Black Butte Ranch was part of the vast holdings of the Black Butte Land and Livestock Company in 1904.

Brothers School: Only one-room schoolhouse currently in use in Deschutes County.

Bull Creek Dam: The Bull Creek Dam, a component of the Tumalo Irrigation Project was constructed in 1914 to form a water storage reservoir to increase the amount of irrigated acreage at Tumalo.

Bull Creek Dam Bridge (Tumalo Irrigation Ditch Bridge): Built in 1914, the bridge spans the Bull Creek dam. The structure is the oldest bridge in Deschutes County.

Camp Abbot Site, Officers’ Club: Officers’ Club for former military camp, currently identified as Great Hall in Sunriver.

Camp Polk Cemetery: One of the last remaining pioneer cemeteries.

Camp Polk Military Post Site: One of the oldest military sites in Deschutes County.

Cline Falls Power Plant: Early hydropower site on the Deschutes River including dam, penstock and powerhouse.

 Cloverdale School: One-room school building in Cloverdale. First building built in Cloverdale.

Eastern Star Grange: Grange hall for earliest grange organized in Deschutes County.
Deschutes County Goal 5 - Cultural and Historic Resources Continued

Enoch Cyrus Homestead Hay Station and Blacksmith Shop: The original homestead of Oscar Maxwell, built in 1892 and purchased in 1900 by Enoch Cyrus. Important stage/store stop for early travelers.

Fremont Meadow: A small natural meadow on Tumalo Creek used as campsite for 1843 Fremont expedition.

Harper School: One-room schoolhouse.

Improved Order of Redmond Cemetery: Historic cemetery used by residents of La Pine/Rosland area.

Laidlaw Bank and Trust: One of the few remaining commercial buildings from the community of Laidlaw.

La Pine Commercial Club: Building was built in 1912 as a community center, serving as a regular meeting place for civic organizations and occasionally served as a church. One of the oldest and continuously used buildings in La Pine.

Lynch and Roberts Store Advertisement: Ad advertising sign painted on a soft volcanic ash surface. Only area example of early advertising on natural material. Lynch and Roberts established mercantile in Redmond in 1913.

Maston Cemetery: One of the oldest cemeteries in County. Oldest grave marker is 1901.

George Millican Ranch and Mill Site: Ranch established in 1886.

George Millican Townsite: Town established 1913. Site includes store and garage buildings, which retain none of the architectural integrity from era.

Petersen Rock Gardens: The Petersen Rock Gardens consist of stone replicas and structures erected by Rasmus Petersen. The site has been a tourist attraction for over 60 years. (also on National Register of Historic Places)

Pickett’s Island: After originally settling in Crook County, Marsh Awbrey moved to Bend and then homesteaded on this island in the Deschutes River south of Tumalo. The site was an early ford for pioneers.

Rease (Paulina Prairie) Cemetery: Historic cemetery on Elizabeth Victoria Castle Rease and Denison Rease’s homestead.
Deschutes County Goal 5 - Cultural and Historic Resources Continued

Terrebonne Ladies Pioneer Club: The Club was organized in 1910 and the building has been a community-meeting place since 1911.

Tetherow House and Crossing: Tetherow House was built in 1878 and is the oldest house in the County. The Tetherows operated a toll bridge, store and livery stable for travelers.

Tumalo Creek – Diversion Dam: The original headgate and diversion dam for the feed canal was constructed in 1914.

Tumalo Community Church: The building is the oldest church in the County, built in 1905.

Tumalo Project Dam: Concrete core, earth-filled dam was first project by State of Oregon to use State monies for reclamation project.

William P. Vandevert Ranch Homestead House: The homestead was established in 1892. Vandevert family history in the area spans 100 years.

Kathryn Grace Clark Vandevert Grave: Kathryn Grace Vandevert, daughter of William P. Vandevert, died of influenza during the epidemic of 1918.

Young School: Built in 1928, it is an excellent example of a rural one-room school which served homesteaders of the 1920s.

Agnes Mae Allen Sottong and Henry J. Sottong House and Barn: House and barn are constructed with lumber milled on the property in a portable sawmill run by the Pine Forest Lumber Company in 1911.
City of Sisters Inventory of Historic Sites

**Aitken Drugstore**: One of the few business buildings remaining from Sisters' disastrous fires in the early 1920s.

**Hotel Sisters**: Built in 1912 and had 19 rooms with amenities uncommon in the area at that time.

**Hardy Allen House**: Early settlers of Central Oregon, the Allens built this house in 1908.

**Leithauser Store**: The Leithauser Store was built in 1925 by Peter Leithauser and operated as his store until 1950.
National Register of Historic Places

**Elk Lake Guard Station**: A wagon road built in 1920 between Elk Lake and Bend sparked a wave of tourism around the scenic waterfront. To protect natural resources of the Deschutes National Forest and provide visitor information to guests, the Elk Lake Guard Station was constructed in 1929 to house a forest guard.

**Paulina Lake Guard Station**: The station typifies the construction projects undertaken by the Civilian Conservation Corps and signifies the aid to the local community provided by the emergency work-relief program through employment of youth and experienced craftsmen, purchase of building materials and camp supplies, and personal expenditures of enrollees.

**Skyliners Lodge**: The Skyliners are a Bend-based mountaineering club organized in 1927. In 1935, the group started building the Skyliners Lodge with help from the Deschutes National Forest, the Economic Recovery Act and the City of Bend.

**McKenzie Highway**: The McKenzie Salt Springs and Deschutes Wagon Road, a predecessor to the modern McKenzie Highway, was constructed in the 1860s and 1870s.

**Rock O’ The Range Bridge**: Rock O’ The Range is the only covered span east of the Cascades in Oregon. To gain access to his property, William Bowen instructed Maurice Olson—a local contractor—to build a bridge inspired by Lane County’s Goodpasture Bridge.

**Santiam Wagon Road**: The Santiam Wagon Road went from Sweet Home to Cache Creek Toll Station. The road was conceived of in 1859 to create a route across the Cascades. By the 1890s the road had become a major trade route.

**Deedon, Edand Genvieve Homestead**: The homestead is located between the Deschutes River and the Little Deschutes River. All of the buildings were constructed between 1914 and 1915.

**Gerking, Jonathan N.B. Homestead**: Jonathan N.B. Gerking, “Father of the Tumalo Irrigation Project,” played a crucial role in getting the project recognized and funded.

**Paulina Lake IOOF Organization**: The Paulina Lake I.O.O.F. Organization camp was constructed during the depression era and are the result of cooperative efforts by nonprofessional builders. Such camp buildings are important in Oregon’s recreational history as an unusual expression of both its rustic style and its vernacular traditions.

**Petersen Rock Gardens**: The Petersen Rock Gardens consist of stone replicas and structures erected by Rasmus Petersen. The site has been a tourist attraction for over 60 years.

**Wilson, William T.E. Homestead**: This homestead house was built in 1903 and has an “American Foursquare” architectural style.

**Original Sisters High School**: In 1939, the construction of the Sisters High School was constructed in 1939 and was financed with a Public Works Administration (PWA) grant. Its style, Colonial Revival, was one of the most common architectural styles used for PWA schools.
Community Involvement

Deschutes County values public involvement, recognizing it is a critical part of evaluating public policy and land use planning processes. Understanding the perspective, goals, interests, and concerns of the community allows decision makers to make informed decisions. Recognizing this, the Planning Division conducted an outreach campaign focused on historic preservation. In the fall of 2014, staff held three (3) community conversations in Bend and Sisters.

- **Meeting announcements were provided in a variety of formats to reach the largest population of interested parties**
  * Press release to the media
  * Targeted mailings to listed Historic Property Owners
  * E-mail distribution to 15 stakeholders, several of which further distributed the information to their network of members and partners
  * CDD bi-monthly newsletter emailed to interested citizens and organizations
  * CDD website, with links meeting and background information

- **Community conversations used the same general format.**
  * A PowerPoint presentation introduced the history of historic preservation in Deschutes County, project background, and purpose of the meeting.
  * Open Forum providing attendees opportunity to share ideas for future of historic preservation program.

- **Questionnaires and an informal survey were also utilized.**
  * In addition to the open forum, all participants were provided an opportunity to complete a questionnaire. This enabled participants to convey their thoughts privately.
  * Similar to the questionnaire, an on-line survey was created using the website www.surveymonkey.com to provide another opportunity to participate. A link to the survey was created on the County webpage directing and encouraging interested parties to provide feedback. A total of 25 surveys were completed.

- **Stakeholder Interviews**
  * Stakeholder Interviews were held with individuals and interest groups to gather their opinions and perspectives on Deschutes County’s historic preservation program. Staff contacted 15 stakeholders and invited them to participate in a stakeholder meeting independent of the community conversations. Staff met with the City of Bend HLC, City of Redmond HLC, Deschutes Historical Society, State Historic Preservation Office, Pat Kliewer, and Michael Hall.
Goals, Objectives, and Actions

The following goals, objectives and actions reflect a general consensus of those who participated and the priorities of the Deschutes County Historic Landmarks Commission.

Goals

The goals are directly linked to the priorities expressed by the public, the HLC, the Sisters City Council, and the BOCC.

Objectives

The plan’s objectives describe elements of how the historic preservation program will approach the goals. Several of the objectives serve multiple goals but each is listed with its most relevant goal. Objectives are listed in rough priority order. Each has associated actions to implement.

Actions

The plan’s actions detail how the objectives will be accomplished over a 3 to 5 year time frame. Actions are listed as priorities and may apply to multiple objectives but are described in relation to their primary objective.

Goal 1 - Collaborate:  Strengthen the network of historic preservation and community partners through collaboration.

Objective:  Improve facilitation of Historic Preservation in the region to increase the visibility of and participation in historic preservation efforts throughout the county.

Actions:

- Establish the Des Chutes Historical Society as the hub of historic preservation programs.
- Support and engage in Historic Preservation Month activities.

Objective:  Work with other HLCs and stakeholder groups to maximize impact and value to owners and general community.

Actions:

- Schedule annual meetings and/or presentations with other HLCs in the region.
- Create and maintain a calendar of historic related events throughout the county.
- Improve the management and access of historic property records in partnership with other agencies and local museum resources through support for technology upgrades.
Goal 2 - Coordinate: Facilitate program administration and special projects that provide opportunities to expand the scope and benefits of the historic preservation.

Objective: Expand and Improve Historic Preservation Program Administration.

Actions:
- Provide dedicated staff to facilitate and manage historic preservation program.
- Conduct an inventory of potential properties eligible for landmark designation.
- Enhance the Sisters/County focus in demonstrating best historic preservation practices.
- Enhance archeological focus on archeological sites in Deschutes County.
- Build oral history collection.
- Review and update relevant county codes for consistency with state laws and policies.

Objective: Improve access to historic resource information.

Actions:
- Regularly hold HLC meetings in Sisters and other regions of the county.
- Provide more content to the “Story Map” descriptions.
- Incorporate federal and archeological sites into “Story Map” content.
- Support tech upgrades at Des Chutes Historical Society to overhaul outdated equipment.
- Complete scanning of historic property files located at the Des Chutes Historical Society.
- Create driving tour app similar to Bend Heritage Walking Tour app.

Objective: Improve relationships with historic resource owners.

Actions:
- Maintain regular contact with historic property owners such as scheduled mailers, phone calls, and visits to highlight benefits and responsibilities of designation.
- Assign historic sites to landmarks commissioners to establish stronger relationships.
- Support annual BBQ as thank you for historic property owners.

Goal 3 - Educate: Promote educational opportunities highlighting the value, benefits, responsibilities, and requirements of historic preservation.

Objective: Expand historic preservation education.

Actions:
- Conduct presentations throughout the county including community organizations and schools.
- Increase visibility through published articles in various media outlets and formats.
- Annual presentations to Board of County Commissioners and Sisters City Council.
- Attend, present, and provide materials at Old St. Francis History Pub.
- Preserve and/or replacement of historic site signage.

Objective: Increase the attention paid to, and protection of, the historic rural county setting.

Actions:
- Fieldtrips that promote both public and other HLC participation.
- Highlight importance and relevance of historic resources other that buildings and structures such as thee Santiam Wagon Road, tree blazes, and cemeteries.
Historic Preservation Organizations - Local

Archeological Society of Central Oregon
www.ascoinfo.org
ascomail@bendbroadband.com

Bend Historic Landmarks Commission
www.bend.or.us/index.aspx?page=673
541-388-5505
hkennedy@ci.bend.or.us

Des Chutes Historical Society
www.deschuteshistory.org
541-389-1813

Deschutes County & Sisters Historic Landmarks Commission
www.deschutes.org/Community-Development/Historic-Landmarks.aspx
541-388-6575
matt.martin@deschutes.org

Deschutes Land Trust
www.deschuteslandtrust.org
541-330-0017
info@deschuteslandtrust.org

Deschutes Pioneers’ Association
www.deschutespioneers.org
membership@deschutespioneers.org

Greater Redmond Historical Society
www.redmondmuseum.org
541-316-1777
redmondmuseum@bendbroadband.com

La Pine Historic Landmarks Commission
www.ci.la-pine.or.us
541-536-1432
info@ci.la-pine.or.us

Redmond Historic Landmarks Commission
www.redmond.or.us/government/commissions-committees/historic-landmarks-commission
541-923-7710

Sisters County Historical Society
www.sisterscountryhistoricalsociety.org
historian@sisterscountryhistoricalsociety.org
Historic Preservation Organizations - State & Federal

**National Parks Service-National Register of Historic Places**
www.nps.gov/nr/preservation_links.htm
202-354-2225

**Oregon Cultural Trust**
www.culturaltrust.org
503-986-0088
cultural.trust@oregon.gov

**Oregon Heritage**
www.oregonheritage.org
503-986-0690
Heritage.Programs@oregon.gov

**Oregon Historical Society**
www.ohs.org
503-306-5198
orhist@ohs.org

**Oregon State Historic Preservation Office**
www.oregon.gov/oprd/HCD/SHP0/Pages/index.aspx
503-986-0690

**Restore Oregon**
www.restoreoregon.org
503-243-1923
info@restoreoregon.org
Deschutes County encourages persons with disabilities to participate in all programs and activities. If you need to request this information in an alternate format please contact Anna Johnson.

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