

# GROW

## Home, Garden & Outdoors

# TRUE LOVE & SWEAT EQUITY

ARMENTS REMODEL

By Kathleen Ellyn  
Wallowa County Chieftain

**T**hey say the worst thing a newlywed couple can do is remodel together.

“That’s what they say,” agrees Steve Arment with a satisfied smile.

“But, Steve could do it,” adds his new bride, Joella. “And we both wanted to save this house. It’s very rewarding to see it come back to life.”

The house the couple have chosen to resurrect — and resurrect is not too strong a word — is a three-story monster on 10 acres outside of Lostine. The sprawling 4,700-square-foot, five-bedroom structure was smaller when it was moved to the crossroads of Jimtown Road and Haun Lane in 1908. It doubled in size after the move. In its heyday it was the premier home in the tiny town of Evans.

The town of Evans is long gone, and the house almost disappeared, too. It suffered a second story fire in 1968, and between the fire and water damage it was nearly destroyed.

After that, it was neglected, though sometimes occupied, for nearly 50 years. Steve saw it and fell in love with the romantic wreck when he first came to the county 25 years earlier, but it was locked in a trust and not for sale.

Years passed and then Steve fell in love with Joella, a vibrant woman who was up to the challenge the house presented.

See REMODEL, Page B5



This is the view newlywed Joella Arment enjoyed for the first few months of her marriage to Steve. The couple lived in a camp trailer outside the ruined home until they could remodel it sufficiently to make it safe to occupy.



Arment in front of the partially restored three-story house he and his new bride, Joella, have christened The Willows. The home was moved to the tiny town of Evans outside Lostine in 1908 and, for a time, was the premier home in the area. The town is no longer there and the home suffered a second-story fire in 1968.

Photos by Kathleen Ellyn/Chieftain



A few of the decorative touches in the nearly completed parlor include the whimsical mouldings that defy classification, the antique paintings Steve collects, and the period-correct lighting fixtures.

### FIXER-UPPER

## TIPS for a home RENOVATION and REFURBISHMENT project

Are you a handyman or woman inspired by the cable television shows that portray renovation and refurbishment projects as simple, straightforward experiences?

There are some common red flags that may signal that you’re in over your head.

Not only could these red-flag issues reduce or eliminate the potential of getting a bank loan, the repair could require more money and time than you’re willing to invest.

Of course, if you are able to get a loan for the property, you may be able to talk the buyer into a reduced deal price, depending on how many issues you find. Take a notebook with you as you walk through the home and write down detailed notes on what will need to be repaired.

Do some research on your own to find out the estimated costs of making the necessary repairs, and use the information as bargaining power when going through the offer process.

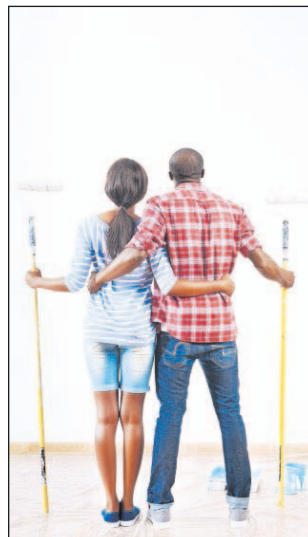
#### Subfloor issues

Open or severely damaged subfloors should be an immediate red flag to any buyer. This type of disrepair poses

potential health and safety issues for anyone living in the home.

#### Roof issues

Many resale homes can have aged roofs that may require immediate repair. Before making an offer on the home, call a couple of roof contractors to get a quote on repairs. Give them as much detail as possible on damaged shingles, bowing plywood or potential leaking issues to get an accurate quote.



#### Exposed wiring

This is obviously one of the most dangerous issues a home could have, due to the potential for electrocution. Bank appraisers or home inspectors will suggest the immediate repair of such issues before a deal will be able to go through.

#### Pest damage

Home-wide damage from termites or rodents can sometimes be hard to spot by the untrained eye. If it is apparent upon your initial walk-through, you can figure that the issue will definitely need to be rapidly repaired — both for the health of buyer and the home’s structure.

## ALERT: Extreme Winter Drought Conditions have Increased Wildfire Danger Statewide.

Protect your property by creating and maintaining defensible space now.

Creating defensible space is essential to improve your home’s chance of surviving a wildfire. It’s the buffer you create between a building on your property and the grass, trees, shrubs, or any wildland area that surround it. This space is needed to slow or stop the spread of wildfire and it protects your home from catching fire — either from direct flame contact or radiant heat. Defensible space is also important for the protection of the firefighters defending your home.



Two zones make up the required 100 feet of defensible space.

#### Zone 1

- Zone 1 extends 30 feet\* out from buildings, structures, decks, etc.
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

#### Zone 2

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees. (See diagram)
- Create vertical spacing between grass, shrubs and trees. (See diagram)
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

### Come in to see our selection of Gas & Electric Appliances



201 E. Hwy 82 • Enterprise  
541-426-0320

Sales & Service  
Hours: Mon-Fri  
8 a.m. - 5 p.m.  
Serving Union, Wallowa,  
Baker & Grant Counties



Ed Staub & Sons  
Energy. Community. Service.

Convenient Delivery • Residential • Commercial • Industrial

