

Remodeled Houses Ease Office Lack

Business Expands Into Residential Buildings

By JOY BIGGS

Second only to the continued housing shortage is the business building shortage in Klamath Falls, which apparently has been a condition here for some years.

Houses that were built for homes with no thought of any other purpose, have been put to such foreign uses as riding stables, funeral parlors and headquarters for bootleggers.

Solid, well-built houses have lent themselves to remodeling time and again for some rather unusual occupations and to roomy office quarters. More and more, business firms are finding advantages in remodeled old residential buildings over renting new modern office space which is often cramped and rents at a sky-high fee.

Turning back the pages of history in looking at old homes that have been converted, brings to light mileposts in the progress of our town and mementoes of men who have contributed their part to the betterment of the community and some of them.

The eight old homes featured in this article are only a very small percentage of those in this city which have been made over into business offices and the dates are as exact as oldtimers could say off-hand without unearthing cobwebby old records.

Ward's—Home To Funeral Parlor
The property at 925 High where Ward's funeral home now stands was purchased from Will Wood, druggist, in 1925, by the late Mr. and Mrs. William Steinmetz. There was an old ramshackle house on the lot and this was dismantled.

In 1926 or 1927, Steinmetz built the nucleus of the present building as a home. Sometime between then and 1933 it was used as a funeral parlor as well as living quarters and when the Wards purchased the property in 1932 they remodeled it, still using it as a funeral parlor.

Extensive remodeling has been done from time to time since and the present three-story building will be further improved by alterations and additions with work to be done this spring, 1948.

Oliver's—Home, Church, Real Estate Office

Oliver's real estate office, 228 N. 6th, is located in a building put up in 1911 by Mr. and Mrs. M. P. Evans for a home. The Evans' lived there until the Evans apartments were put up at 10th and Main, when they moved into the new building and rented the old one on 6th. Somewhere between 1938 and 1940 the former home was sold to the Apostolic Faith church. It was then raised, the stone work put in and a general remodeling done.

When the church moved from Klamath Falls in 1946, Nicholas Long purchased the property, converted the building into offices and sold it in 1947 to R. P. Oliver, real estate man.

Oliver has big plans for more changes to be made this coming spring, including building a third story.

Brown's—Home, Bootlegger's Riding Academy, Store

Soon after the S. 6th road was finished in 1906, the building now numbered 3049 S. 6th, was erected for a home. That was about 1908.

First it was a home, then a "blind mule" or bootlegger's headquarters, in about 1919 or maybe 1922. The property was used as a riding academy where Mack Barbour (now rodeo stockman) kept saddle horses for about three years around 1937, and afterward purchased by J. R. Brown.

Brown remodeled the building for use as a store for selling farm implements and it has been used for this purpose until spring, 1947, when the business was moved into the adjacent building.

The old structure will be moved in spring 1948 over to Pershing way, to be fixed up as residential apartments.

Wherland—Home, Parsonage, Accountant Office

This building located at the corner of 8th and High came to be the accountant office of Margaret S. Wherland through many phases since 1908 when it was purchased by Mr. and Mrs. Joseph Evans.

It stood across the street on the site of the present Fremont school when the couple, grandparents of Joe and Percy Evans and Joy Evans Rolph of this city, first acquired the title.

Twice the structure was remodeled for a home before it was moved to its present location about 1922. Here it was gone over again, improving it further for home use by members of the Evans family, and later was used as rental property, still as a residence.

When Joy Evans moved in as Mrs.



Each of these eight buildings was constructed as a home and each eventually came to be an office building. Left, top to bottom: Ward's funeral parlor, Oliver real estate, Brown Equipment company, Margaret S. Wherland's accounting office. Right, top to bottom: Klamath Business college, Earl Whitlock's funeral parlor, Palmetton Lumber company, J. L. Dean accounting office.

L. A. Rolph more changes were made was sold to the Apostolic Faith and used the building as a parsonage. When Mrs. Wherland purchased it in August 1946, she made some slight alterations, dividing it into offices. She plans at some future date to make other changes.

Bull To Aid Dimes March

RED BLUFF, Calif., Jan. 15—A 1700-pound registered Hereford herd bull prospect, W. C. Domino Prince 50th, has been designated as the March of Dimes bull, to be auctioned for the polo fund February 6 at the seventh annual Red Bluff bull sale.

The auction is just one of the highlights at the sale, which has grown steadily in importance and scope as a means of improving western beef cattle.

This year over 280 head of top range bulls, 16 Shorthorn bulls and 65 guaranteed in-calf heifers have been consigned.

To insure that the purpose of the sale, namely improvement of herds through quality of range bulls, be achieved, the grading committee has set up strict standards which must be met before the animal can go on sale, according to Roy Owens of the sale committee.

Charles Adams of Los Angeles, well known to cattlemen, will be the auctioneer, assisted by W. E. Palmer also of Los Angeles.

Heading the sale committee of the Tehama County Cattlemen's association is Charles F. Stover, widely known Tehama county cattlemen. He is assisted by Charles Luther, J. T. McKerran, Roy Owens, C. H. Watson, E. L. Hart and Donald M. Smith, secretary.

"Jim Crow" Ouster Proposed By CIO

PORTLAND, Jan. 16 (AP)—A bill to outlaw all "Jim Crow" practices in Oregon will be sponsored at the next state legislature by the CIO Portland Industrial Union council. The council said it wanted a law giving all races and creeds equal access to restaurants and other public places, and barring real estate covenants preventing certain races from choosing where they may live.

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Dean—Rental Property To Office

Built by Oscar Shive's father as an investment in 1909 the house at 7th and High, now occupied by J. L. Dean, accountant, was rented as a home. Eventually the property became a part of the Tugnot estate from which Dr. Arthur Simmons purchased it in 1940.

Dr. Simmons remodeled the house, making an apartment in the basement, and had a difficult time matching the original architecture as the initial 2 by 4's used were made in the old saw mill and were much larger than the new ones which had to be built to match.

Bogue Dale purchased the building in 1945 and converted the little basement apartment into an office building which he now rents to J. L. Dean, accountant.

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