

Old downtown building getting modern makeover

By Jordan Novet / *The Bulletin*

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Behind scaffolding, the outside of the old Penney Galleria building in downtown Bend is getting spruced up, and inside areas will see upgrades, too.

The building at Northwest Wall Street and Northwest Oregon Avenue was constructed in 1908. It was once home to a J.C. Penney store. It was renovated in 1989 after the store left, according to a May news release from Compass Commercial Real Estate Services.

Now the building, which has become known for its exterior light pink stucco and teal awnings, will get a new look, with more brick and stucco in different colors.

The one-story portion of the building facing Oregon Avenue will get a different exterior, to give it a separate look from the rest of the building, which is two stories tall.

New steel canopies will hang over the entrances to the building's existing businesses, according to building plans on file with the city of Bend.

On the first floor inside the building, demands from tenants will drive some changes, said Danny McGinley, a partner at Portland-based Redside Development, which is managing and developing the building for the owner, 1002 NW Wall Street LLC. Office space upstairs will get upgrades to allow for better energy and water conservation.

"The greenest thing you can do on any project is to reuse an existing building," he said.

The company bought the approximately 14,000-square-foot building from NW Holding & Recovery LLC for \$2.06 million, according to a warranty deed. Earlier, the building belonged Patrick Gisler, a developer who owned about \$6 million in Central Oregon real estate when he filed for bankruptcy in 2010, according to *The Bulletin's* archives.



Ryan Brennecke / *The Bulletin*

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McGinley said the idea is to make the building sip resources “instead of gulping them at the rate that they’re doing right now.”

That includes making the most of natural light and natural ventilation in the building, he said.

As for the change in aesthetics, McGinley said the company wants to “expose the cool history that’s already there.”

McGinley said the interior and exterior improvements on the building will cost around \$2 million.

He said the exterior work should wrap up before the end of the year, and the inside renovations should be finished by “early 2012.”

Businesses in the building, such as Bend Mountain Coffee, Common Table restaurant and The Goldsmith, remain open during the construction.

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