

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received AUG 10 1987  
date entered SEP 10 1987

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Oregon Bank Building Number of contributing resources: 1  
and/or common Medical-Dental Building Number of non-contributing resources: 0

2. Location

street & number 905 Main Street N/A not for publication  
city, town Klamath Falls N/A vicinity of Second Congressional District  
state Oregon code 41 county Klamath code 035

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Joseph Michael Hohman  
street & number 905 Main Street, Suite 200 (PO Box 1514)  
city, town Klamath Falls N/A vicinity of state Oregon 97601

5. Location of Legal Description

courthouse, registry of deeds, etc. Klamath County Clerk  
street & number 316 Main Street  
city, town Klamath Falls state Oregon 97601

6. Representation in Existing Surveys

title Oregon State Inventory of Historic Properties has this property been determined eligible?  yes  no  
date 1986  federal  state  county  local  
depository for survey records State Historic Preservation Office, 525 Trade Street SE  
city, town Salem state 97310

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			N/A

### **Describe the present and original (if known) physical appearance**

The Oregon Bank Building, commonly known as the Medical-Dental Building after 1933, is located at 905 Main Street in Klamath Falls, Klamath County, Oregon.

The prominent six-story building was built for Nathaniel E. Berry of Seattle and designed by architect Gerald C. Field, also of Seattle. Ground clearing began in mid-July, 1929; actual construction was begun the first of August, 1929, and the grand opening was March 3, 1930.

The building housed the Oregon Bank and Trust Company (organized, 1927; closed, March 15, 1933) and office space for doctors, dentists and professionals. Construction financing was handled in part by C. S. Robertson of Barnhisel and Robertson (early day developers in Klamath County and eventual leasing agents for the property 1929-1934).

### **SETTING**

Located in downtown Klamath Falls, the building is situated on a trapezoidal block between Ninth and Tenth Streets. It backs on an alley and faces Main Street, its narrowest street frontage, in a southeasterly direction. The lot size: Main Street frontage - 68.97 feet; 9th Street frontage - 117.23 feet; alley frontage - 93.39 feet; 10th Street frontage - 114 feet. Building height is: Main Street - 85 feet from sidewalk elevation to rooftop. Building size: Main Street - 73 feet; 9th Street - 102 feet; alley - 96 feet; 10th Street - 100 feet (Note: The building footprint exceeds the designated lot size on Main Street and on the alley.)

### **CONSTRUCTION**

The Oregon Bank Building is a six-story reinforced concrete and steel frame construction on basement, trapezoidal in plan, and its exterior is faced with buff "rug" brick (locally manufactured by Klamath Brick and Tile Company). The building was one of the early fireproof/earthquake proof buildings constructed in the area. Fire doors separate the stairs from each floor (unlike much of the construction in the same time period). Interior walls of the second through sixth floors were designed by architect Field to be moveable except for the main hall walls (see typical floor plan), which were concrete. No major walls have been moved. Exterior changes will be noted in the following discussion of each elevation. Gothic historic period ornament is carried through in terra cotta trim details. The roof line is flat and principal street elevations have central, straight-topped parapet crestings.

### **EXTERIOR**

**General description:** the building facade is buff colored "rug" brick, terra cotta ornamental tile at base, cap and second floor line interspersed at the cap with darker brick diaper work connecting the terra cotta detailing. The windows are wood frame, plate, one-over-one, double-hung (offices); Gothic arched windows in the rear of the second floor, and wooden framed plate display windows on the first floors. (Continued)

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NORTHWEST ELEVATION (ALLEY FACE)

The building's northeast elevation which faces on to the alley, is unfaced concrete with no windows.

NORTHERN ELEVATION (TENTH STREET)

The building's northern elevation is six stories with terra cotta tile course lining the parapet, above and below the sixth floor window lines and repeated again in two parallel lines above the second floor windows. Appearing above the sixth floor window terra cotta detailing and the parapet is a darker brick "x" design. No exterior changes have been made to this elevation.

SOUTHEASTERLY ELEVATION (MAIN STREET)

The building's main facade on Main Street again features the terra cotta tile course on the parapet, above and below the sixth floor windows and above the second floor in two parallel lines. Between the sixth floor terra cotta course and the parapet the darker brick "x" design is once again repeated broken by terra cotta panels (bldg. center) forming large repeating Gothic arches with quatrefoils above them. Four pilasters done in brick lead the eye from the parapet terra cotta panel to a two story high terra cotta panel on the ground level that features decorative finials in terra cotta, heraldic shields and classical styled (two) doorway entrances. Carved above the doorway entrance to the left is "Oregon Bank" and above the doorway to the right "Oregon Bank Building." Quatrefoils are featured in a band above each entry. Side panels of each entry are terra cotta Gothic arches. Centered between the doorways is a display window which originally was an undecorated doorway and two small display windows for a jewelry store. The door was removed and the one large window was put in after the Oregon Bank and Trust Co. folded in 1933. A retractable awning was also installed to match the rest of the building's windows. On the right corner of the building is a store front - original with an undecorated entry of two display windows and a door with retractable awning above. All awning workings (save the canvas) are original. This store front housed Star Drug. In G.C. Field's first design, the drugstore's entry was from the corner and recessed from a pillar. This design was changed at some point during construction.

SOUTHERN ELEVATION (NINTH STREET)

This side of the building has both a six story and a two story building height (back section). The six story portion repeats the "x" pattern, the terra cotta course and the terra cotta panel with two pilasters and a less grand two storied terra cotta panel on the street level. The narrower panel on the street level has Gothic arches (rather plain) topped by heraldic shields set in smaller arches with decorative finials on the pilasters. The unique quality are the Gothic windows charmingly

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placed above the shops where the roof changes to two stories. On this Ninth Street side, three large display windows (lined in terra cotta) are featured along with three shop entrances with display windows on either side. Above each window and shop entrance are the original retractable awnings inset into the building. Changed are two display windows to the rear of the building side to accommodate two shop entrances with display windows. These changes occurred with the demise of the Oregon Bank and Trust Co. (1933-34).

In the original drawings by G.C. Field, polished granite was to be featured at the base line of the building facade on three sides. Cost of the building when completed was placed at \$350,000.00. We have not been able to determine if a cost overrun was incurred, but the granite was never placed on the exterior of the building.

Extra pieces of terra cotta are stored in the basement of the Oregon Bank Building, apparently by N.E. Berry, for potential future repairs. Samples of parapet and course tiles were saved (unless of course, Berry was a frugal man and hated to throw things away - however, we are inclined to take the earlier tact since this is a building built with a lot of "future" use possibilities included in it).

The overall design of the building and its appearance, especially on the Main St. and Ninth St. faces, is one that is exceptionally pleasing to the eye.

INTERIOR ( FIRST FLOOR )

First floor walls are travertine finished (including ceilings). The central banking floor and the entry hall to the office building are the original poured terrazzo tile in excellent condition. Imported French marble with "no square corners" was used for all the baseboards - the marble is intact and in excellent condition. All lighting fixtures in the entry and in the bank side of the building are original: entry - art deco frosted glass with pewter bases; bank side pewter cut cascading chandelier type (modern styled art deco). Wood detailing is oak, including two display cases in the entry hall which appear to be hand carved (50 years of paint has been removed from the cases revealing a very fine oak wood grain). Entry to the top five floors is via a stairwell (enclosed with fire doors) and two Otis elevators. The elevators (one automatic) use the original workings and features 12 safety systems, replaced through the years are the cables and brakes. The first floor was designed to house the Oregon Bank and Trust Company, a pharmacy, a jewelry store, a beauty shop, a barber shop and the offices of Tri-State Realty/Barnhisel & Robertson (leasing agents). Changes were made, but not to any of the major walls. Fields had used honey-combed brick to wall in the jewelry store (so hence it was "removable) - this

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was removed in late 1933, early 1934 (after the bank folded and the bank space was converted into an apparel shop for women). Other changes included adding a mezzanine to the side of the bank stairway in the main banking lobby with storage underneath, dressing rooms and a toilet. In Store #5 a wall was added about 1934 to accommodate a private office space for Klamath First Federal Savings and Loan Co. The stairway was blocked, also in 1933 or 34 with the back portion of the bank made into a bridal salon for the women's apparel store with display window and entry. The bank vault door was removed - it has been located and is in current use by the Klamath County Courthouse County Clerk's office for the vault. At some point, the ornately carved bank and main entry doors were removed - they have not been located. The marble from the bank's counter tops are all stacked and stored in the basement.

INTERIOR ( BASEMENT )

In the concrete basement, no changes have been made except to the tunnel built to lead to the planned hotel (never built), the garage (built but converted to a tire shop for Montgomery Ward in the 40's), and the apartment building (never built) - the tunnel was completed. At some point in the 30's, the tunnel entrance was filled in with railroad ties and rock with a service closet and cabinet built in front of it. According to City of Klamath Falls city workers who have used the tunnel to make street repairs and water main repairs, a considerable amount of methane gas exists. Featured in the basement, is the original Riley "blue flame hog fuel burner" fed by a conveyor from a sawdust storage bin located under the sidewalk on the 10th St. side of the building. An Otis hydraulic freight elevator from the basement to the sidewalk on 10th also serviced the building - its parts are all original and in working condition as is the Riley Burner. Also intact are the compressors for the dentists, along with a Dunham vacuum pump used by dentists and doctors. The electrical units are all original featuring copper parts.

INTERIOR ( ROOF )

On the roof, in the rooftop house is the original Buffalo Silex Condial Suction Fan that is large enough to completely exchange and clear the air throughout the building three times each hour. The original motor is still in operation and it retains its original efficiency. Housed also in this "house" are Otis elevator works. The elevator is designed so that if the cables fail, the elevator cannot go "falling down" it "falls up!"

more

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INTERIOR (SECOND FLOOR)

All of the original hallways, bank board room and bank balcony had travertine walls and ceiling and featuring a "book vault" with 18" thick walls. All are intact. The stairway to the first floor has been covered over, and several walls added (see second floor plan) - if these walls were removed, the area would appear as it did originally with the windows scrapped of paint and the grilles reinstalled. The major change was in the men's toilet facility with the door opened into the main office hallway rather into the bank area as the floor plan shows and women's restroom for the bank has been removed along with the honey-comb brick wall.

The Gothic windows in the bank board room and balcony are intact. Field built all of the office spaces in the building with only the main hall walls in place of travertine with poured terrazzo tiled floors and French marble baseboards. Interior spaces were made to order for each leasor in the building. Few of these spaces have been changed.

SECOND FLOOR: two walls added in the 40's for a doctor.

THIRD FLOOR: four walls added and one door blocked.

FOURTH FLOOR: no changes have been made - special note- one doctor ordered a built-in refrigerator for his office space, the refrigerator is intact and operating with original workings!

FIFTH FLOOR: no changes.

SIXTH FLOOR: two walls added and one open space blocked-off; special note - glass brick original in one office is still there along with its original glass frosted reflecting art deco neon light fixture and a two-way mirror.

Many of the original light fixtures of art deco, hand painted pewter exist throughout these upper floors.

Many of the hallways have had their ceilings lowered with more modern, more efficient lighting fixtures installed (60's and 70s).

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BUILDING COMPARISON & ARCHITECTURE

The only building found in the region that could be potentially used as a comparison tool, would be the old Willard Hotel (now known as Lakeport Towers - senior citizen housing, redone with a HUD grant by owner/contractor Robert Bogatay). The Willard was built in 1927 and is a six story concrete, post and beam building with an exterior of brick with tile and stucco over. Interior construction is wood frame. The building was built by W.D. Miller and designed by well-known local architect Howard R. Perrin.

Built three years earlier than the Oregon Bank, the Willard was not built with fire doors (not required at the time of either building) nor with the concept of "movable" walls. The Willard was totally designed to be only a hotel with no future concept in mind (note, it converted nicely to apartments). The rooftop is partially sloping (red tiled) and flat.

The comparison would be intent of each of the architects in building for a specific purpose. One strictly for a hotel and the other to serve into the future physician/dental needs - so one would necessarily come up with totally different building philosophies.

It is interesting to note, that Field's break-out of the offices spaces according to the individual needs of the tenants has so well suited the needs of succeeding physician occupants.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) health care
<b>Specific dates</b> 1929–1930	<b>Builder/Architect</b> G. C. Field, architect			

**Statement of Significance (in one paragraph)**

The Oregon Bank Building on 9th and Main Streets in Klamath Falls is a six-story building of reinforced concrete and steel frame construction, which was completed and opened for use in 1930 to house the short-lived Oregon Bank and Trust Company and, more importantly, medical and professional offices. Best known locally as the Medical-Dental Building, in fact, the building is one of the two most prominent in the downtown. It is a workmanlike, but locally distinctive, example of 20th Century period architecture in the Gothic style. The building meets National Register Criterion C because, at the time of its construction and in its locale, it was advanced for its state of the art mechanical systems, fireproof construction and flexible interior space above the ground story. Mechanical features, all original and in working order, include the Otis elevators, the Buffalo Silex Condial Suction Fan system, the Riley hog coal-wood chip fired steam furnace, and the electrical system. The building was designed by Gerald C. Field, a Seattle architect, for Nathaniel E. Berry, also of Seattle, who lived in Klamath Falls during the time he was the major incorporator of the Oregon Bank and Trust Company (1927), which failed in 1933.

The building's street elevations are finished with buff colored face brick and contrasting creme-colored glazed terra cotta string courses, parapet, and entrance sections in the Gothic style. On principal street elevations, the central parapet panels of terra cotta are detailed with a blind arcade of pointed arches with a quatrefoil frieze above. Typically, the parapet wall is finished with lozenge-patterned brickwork. The entrance bays are framed by frontispieces having friezes of shields in Tudor-arched panels, interlace motifs, and portals with splayed jambs and engaged colonnettes. Principal street elevations of the trapezoidal-shaped building are further articulated by strip pilasters marking the central structural bays. A restrained, classical decorative program was carried out in the lobby, banking space and hallways of the interior. Travertine was the primary finish material of the lobby and banking space.

Like the Medical Arts Building in Portland, earlier listed in the National Register, the building is significant as the first building in its area to be designed and constructed specifically for medical and dental practice with the object of attracting top quality professionals. The project was complementary to concurrent development of Hillside Hospital, Klamath County's first accredited hospital, and the effect the two buildings had in upgrading medical-dental services in the Klamath Basin was substantial. The building thus meets Criterion A also for its part in the development of the health care industry in Klamath Falls in the early years of the Depression. It was the principal location for physicians in private practice.



# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Klamath Falls, Oregon

Quadrangle scale 1:24000

### UTM References

A 

1	0	6	0	0	7	4	0	4	6	7	5	5	0	0
Zone			Easting					Northing						

B 

Zone			Easting					Northing						

C 

Zone			Easting					Northing						

D 

Zone			Easting					Northing						

E 

Zone			Easting					Northing						

F 

Zone			Easting					Northing						

G 

Zone			Easting					Northing						

H 

Zone			Easting					Northing						

**Verbal boundary description and justification** The nominated property is an irregularly-shaped parcel of 0.22 acres legally described as Tax Lot 8900 in NE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 32, Township 38S, Range 9E, Willamette Meridian, in Klamath Falls, Klamath County, Oregon.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

# 11. Form Prepared By

name/title W. LouEllyn Kelly

organization N/A date March 6-7, 1987

street & number PO Box 1241 telephone (503) 882-8888

city or town Klamath Falls state Oregon 97601

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

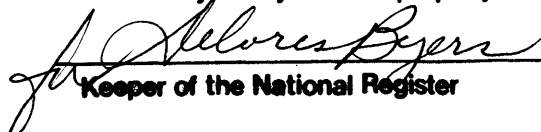
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date August 5, 1987

### For NPS use only

I hereby certify that this property is included in the National Register

  
Keeper of the National Register

Entered in ~~the~~ National Register date 9-10-87

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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THE BUILDER: Nathaniel E. Berry

Berry first came to the Pacific Northwest in 1922 from Kansas City, where he had been a practicing attorney. According to one news account, he was a graduate of the U. S. Naval Academy (unconfirmed at present) and a Kansas City Law School (unconfirmed also). He settled in Seattle where he established the Sound Industrial Loan Company (inaccurately reported locally as Sound Industrial Bank) with subsidiary companies of Equitable Housing Corporation and Mutual System Corporation. Some of his letters refer to being linked to Great Northern Railway Company, but such a connection has not been established.

In the process of his doing business, he became good friends with Wilson  
(continued)

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Wiley, Dr. George H. Merryman, Howard (Barney) Barnhisel, Clarence S. Robertson, Harry D. Boivin, Richard Hovey, Clifford Dunn, W.O. Smith and E.H. Balsiger, locals. In 1925, Berry came to Klamath Falls to establish a temporary residence here because of some legal complications relative to a divorce action. During this time, he made investments with Hovey in timber activities in Canby, Ca., and with Dunn in road construction. It was decided by the entire group to organize a bank - Oregon Bank and Trust in 1927. The intent from the outset was to fund varied building projects that the group felt were desperately needed including a hospital and a medical center. Berry put in the bulk of his fortune into building the bank as the majority stockholder with the others following suit (except Harry Boivin who was just establishing a law practice here). Jack P. Duke, Washington State Superintendent of Banks, (a friend of Berry's) was asked to do the organization of the bank and operate it. With the organization and opening of Oregon Bank and Trust Company in 1927, the intended building projects became a reality and Klamath Falls began a building boom.

In the meantime, Berry's difficulties had been cleared up and he was married to a Klamath Falls girl, Gerda McGuire (last name uncertain). After the building was opened on March 1, 1930, Berry with his new wife returned to Seattle. When the bank closed in March 1933, Berry's fortunes were considerably diminished and it was a struggle staying ahead of his creditors (most likely, because of the times - he probably had other investments that were also in trouble). The building was sold on the Klamath County Courthouse steps at sheriff's auction for back taxes in 1939, but because he had long standing friendships in banking circles, Equitable Savings and Loan, Portland, purchased the property and sold it back to Berry. In 1940, Berry developed throat cancer and finally succumbed to the disease in 1953. Prior to his death, his attorney, Ralph H. Cake, placed the property in a trust with the beneficiaries being Berry's wife and the employees retirement fund of Equitable Savings and Loan (this in gratitude to the company for helping Berry somewhat salvage some of his investments). In 1977 Gerda Berry and Cake broke the trust and the property was sold.

G.C. Field (Gerald), architect

Field apparently was active as an architect from 1919 to 1965 when he retired (Seattle). Indications from research makes it appear that after 1924 or perhaps from the beginning of his career, that he was in the private employ of developers. He has never possessed licensure in Oregon or Washington (according to Jim Henson, Washington State Architectural Board of Examiners, Olympia, this was not uncommon in the early days - however, the later years of Fields definitely fell into an uncommon practice). We do not know his educational background.

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On March 2, 1987, his daughter (her name has not been traced at present) donated through an attorney all of Field's blueprints and other related drawings to the University of Washington School of Architecture Special Collections. The period covered is 1919 to 1965 and appears to be his entire career's work - 383 building projects. The work has not been catalogued and is not expected to be since Field is not considered by the University to be an architect of particular merit simply because he is so unknown (perhaps his best work was the Oregon Bank Building). At present, no record exists with the various historical societies in Washington or Oregon of an attempt by anyone at researching one of his buildings (other than this one) for registry.

The present owner of the Oregon Bank Building does possess all of Field's blueprints (both working copies, presentation prints and butcher paper modifications made later) for the building. They are in good condition. Interesting note, they contain no architectural seal and lists his address as the "Lloyd Building" in Seattle. The Seattle City Directory of 1929 and 1930 lists the address as 3756 E. Marion (home - no office). His last address in 1965, at the time of his retirement, was 2217 Everett Ave. East.

Through the kind research of Richard E. Ritz, retired Oregon architect and historian, Portland, the following was gathered: Field was listed as a member of the Washington State Chapter of American Institute of Architecture from 1919 to 1924, but not afterward; he was never listed in the AIA Institute of Awards Architects Directory, pub. 1950; he was not listed in the Guide to Architecture in Washington State, pub. 1980; nor was he listed in the Guide to Seattle Architecture, pub. 1953. He is listed continuously, however, in the Seattle City Directory as an architect with no office!

Through other research, Field was not found known through Norm Johnston, professor and dean emeritus, University of Washington School of Architecture Urban Planning; John Cheney, City of Seattle, Dept. of Commercial Development, Urban Conservation Division; Rick Caldwell, Librarian, Sophie Frye Bass Library, Museum of History Seattle; Washington State Board of Architectural Examiners, Jim Henson, Director; or Oregon State Board of Architectural Examiners, Carol Berg, reference.

All of this is recorded for the benefit of future researchers and perhaps the discovery that Field did do something notable beyond the Oregon Bank Building in Klamath Falls - no matter how wrongly he was licensed.

What does remain, Field did design a building working with Dr. Merryman and Berry, to serve a specific purpose: service to the medical community and to create an atmosphere that would actually draw medical people to practice in this area. The building was in continuous use as he intended

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with a multitude of young physicians beginning their practices in this building. Although other small clinics developed in the late 50's and early 60's, no specific such facility was built until the mid-60's. In 1966, the First Presbyterian Intercommunity Hospital (now Merle West Medical Center) was opened. At that time, specific buildings to office physicians began to be built around that facility (away from the center of town), and the Oregon Bank Building began to experience a loss of its 100% occupancy. The doctors who do use the building now, do so because its space allotment in the suites is exactly suited to their purposes (small work areas, lab space, waiting rooms, record keeping areas, examination rooms and private office space) in a well organized plan. The vision has worked well.

Hans Pederson- Listed in news accounts as the builder and financier of the Oregon Bank Building project, research has proved that Pederson was only a building contractor working specifically for Berry. According to the Seattle City Directory, 1929, 1930, he was a contractor and worked out of his home address.

The Directors of the Oregon Bank and Trust Company:

W.O. Smith- was the founder of Smith-Bates Printing Company in 1912. He continued active in business and in local organizations in Klamath Falls until he retired (ill health) and sold the business to Otto Smith (no relation) in 1964. He was also the publisher of the EVENING HERALD. The bank provided financing of his new publishing plant at 5th and Klamath.

Dr. George H. Merryman- was the founder of Hillside Hospital (built 1929 and funded by Oregon Bank and Trust Company) which was the first to be approved by the Joint Commission on Accreditation in the community (none of the other hospitals had achieved accreditation). Through his remaining career, he retained his offices in the Oregon Bank Building and was joined in his practice by his sons, Drs. George M and John Merryman.

E. H. Balsiger- was a long time resident in Klamath Falls, active locally in many organizations serving on their boards including Rotary and Elks. Through funding from the Oregon Bank and Trust Co., the Balsiger Ford Building was built in 1929 with an opening date of the end of March, 1930, and is recognized as one of the finest examples of Egyptian Revival architecture in the United States by the Metropolitan Museum of Art, NYC.

Wilson Wiley- served as district attorney for Klamath County for a number of years, was mayor of Klamath Falls and became a U.S. Attorney in Portland. The fourth generation of Wiley's family still lives in Klamath Falls.

Charles Drew- was from Merrill, Oregon, of pioneer (Emigrant Trail) stock,

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a rancher and cattleman.

PROPERTY ACQUIRED FOR BUILDING:

In the mid-20's, the local school district decided that Central Grade School (a frame structure) needed to be replaced with a larger and more fire-proof building. Central Grade School took up a two-block area facing on Main St. between 10th and 8th Streets. With that decision, Fremont Grade School was built (High St.), Central School was torn down and Ninth St. was made a through street. In April, 1929, after Ninth was completed, the land parcels were placed up for bid by the school district. Two (then) bank directors: Richard Hovey, timberman, and Clifford Dunn, road contractor, purchased two parcels. In return for Berry buying their interests as stockholders in the Oregon Bank and Trust Company, they sold the parcels: one to Oregon Bank and Trust and the other to Berry's company, Central Development Co. This was June 1, 1929.

In mid-June, 1929, Berry announced that the bank building would be built on land between Tenth and Ninth, facing on Main Street. He painted a vision to the local press of not just a bank building, but of a "vastly modern medical and dental complex" that would be a long lasting addition to the community. At the same time he announced the bank building, he also announced that the parcel owned by Central Development Co., would also be developed as a connecting hotel. His hotel was to match the Oregon Bank Building in architectural style and was to be five stories with 135 rooms of which 80 would have adjoining baths and eight with connecting ones as suites. Another part of the vision was the building of an apartment building with private parking adjoining (Tenth and Pine), a parking garage (Ninth and Pine - across the corner from the hotel) for the Oregon Bank Building and an underground tunnel network connecting the hotel, the bank building, the garage and the apartment complex. Only the bank building, the parking garage and the tunnel system were ever completed. The parking garage later became the tire shop for Montgomery Ward Company - which by-the-way, was built on the lot Berry had reserved for his hotel (purchased in the tax auction in 1939).

CORPORATION FORMED FOR CONSTRUCTION

Berry formed the Oregon Building Corporation and construction of the Oregon Bank Building was begun the first of August, 1929. Deeds to both parcels were transferred to Berry in November, 1929, and then to Equitable Housing Corporation, Seattle (a Berry company).

The building, as designed by architect Field, was precise: the style was to be Gothic Revival and was built carefully to serve the aims of the bank and the medical community.

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THE FIRST FLOOR:

The first floor was designed to house the Oregon Bank and Trust Company (left front face on Main St.) and Star Drug (right front face on Main) with Bertram Jewelry and the main entry to the offices above in the center. In the back fronting on Tenth was a beauty shop, fronting on Ninth was office space for Tri-State Realty (Barnhisel & Robertson - leasing agents) and inside off the main entry, a barbershop.

The upper floor office areas were left open after the hallway walls were finished in order to complete the spaces to suit the exact needs of each tenant. At the time the building opened on March 3, 1930, the building was 98% leased with 100% leasing within a few weeks. The occupancy rate would continue at 100% until after 1966.

THE TENANTS:

Star Drug represented the realization of a dream for R.E. Deweese, the owner. It was his second store in Klamath Falls. During the time Deweese remained in the community he was well-known and socially active. Shortly after the opening in 1930, he sold out to Will Wood, who maintained both pharmacies until the mid-60's.

F.W. Bertram, owner of Bertram's Jewelers, came to Klamath Falls from Marshfield. He continued in the jewelry business for a number of years in the city, moving his jewelry store in 1934 up further on Main St.

Albert Redbarn, the barber, held the barbershop for about 25 years and was a well-known character about town.

Both Robertson and Barnhisel (in addition to the earlier discussion about them) were both very well-known in developing projects and financing as well as being deeply involved in community affairs.

THE TENANTS: UPPER STORIES

Original tenant physicians included: Dr. F.C. Adams, 307-309; Dr. George H. Adler, 311-312; Dr. J. Randolph Barr, 507-509; Klamath X-Ray Laboratory, 401-403; Dr. E.D. Lamb, 510-511; Dr. G.A. Massey, Dr., 411-413 (later joined by his son, Dr. George Massey, Jr.); Dr. C.E. Morrison, 507-509; Dr. Ray W. Oldenburg, 411-413; Dr. C.V. Rugh, 407-409; Dr. Paul W. Sharp, 311-315; Dr. Ralph W. Stearns, 404-405; Dr. George I. Wright, 406; Dr. L. D. Gall and Dr. F.W. Peak, 305; Dr. G.H. Merryman, 311-312, Dr. A.L. Travis, 401-403.

Original tenant dentists were: R.D. Coe, D.D.S., 507-509; M.E. Cooper, D.D.S., 307-309; C.J. Johnson, D.D.S., 301; J.H. Carter, D.D.S., 407-409; and Klamath Falls Dental Laboratory - L.W. Kessler, 502.

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Original business and law office tenants: Harry D. Boivin, attorney, 608-609; Wilson Wiley, attorney, 608-609; Central Development Co., (Berry's) 608-609; State Land Board, 608-609; Dunn, Patterson Co., (Clifford Dunn) 608-609; Business Men's Credit Bureau, 204; Klamath Commercial Service, 204; F. Lundquist, 608-609; Manning, McColloch and Driscoll and Ralph Horan, attorneys, 613-615; Reames Golf and Country Club, 604; E.W. Renick - Vineyard Products Co., 604; Richard Weatherly, 204.

COMMUNITY EFFECT:

According to the Klamath Country History, in the early part of the 1900s, few specialists were attracted to Klamath Falls. After 1930, specialists became more common (part of this was practicing physicians already here began specializing and new doctors came who already were specialists). Except for a few independent doctors who converted houses to offices, the Oregon Bank Building was the central location for private practice physicians.

Dr. Stearns (404-405) according to the history, is credited as being the "father" of Klamath Medical Service Bureau begun in 1939 - providing even today a cadillac insurance physician/hospital plan at less cost than most insurance companies provide (it was a doctor invested in plan continuing through to this time).

Klamath Falls has had two presidents of the Oregon Medical Association: Dr. G.A. Massey, Sr. (411-413) and Dr. Earle LeVernois (who came to Klamath Falls as a young doctor beginning his practice and had his first offices in the Oregon Bank Building).

All of the doctors were active socially and organizationally in the community and of those still alive, and new - were instrumental in developing the new Presbyterian Intercommunity Hospital (Merle West) which opened in 1966.

The development of Klamath X-Ray Laboratory in the Oregon Bank Building was the first modern facility of its kind in Klamath Falls followed by Klamath Falls Medical Laboratory (later moved to the new hospital).

OTHER TENANTS:

Claude McColloch, attorney, became a Federal Judge. Dr. George H. Adler, served the community for a number of years as the county coroner. Harry D. Boivin, attorney, was a member of an Oregon pioneer family. His father, Henry, was Klamath Falls' first steamfitter and organizer of the Elks Lodge (1915). Harry Boivin served in 1928 as deputy district attorney and as the Dorris city attorney for over 56 years (lic. in both Calif. and Ore.). In 1934, he married Vivian McCauley and was



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elected to the Oregon State Legislature as a Representative serving until 1940 when he did not run but instead accepted a position with the U.D. Department of Justice in Portland as an attorney (still maintaining his office in the Oregon Bank Building). In 1955 he returned to the Legislature as a State Senator serving until 1974 when he retired from politics. He was Speaker of the House (the youngest in Oregon history) in 1937 and President of the Senate in 1961 and 1965 (serving as Acting Governor in that time period). His wife, Vivian, acted as his appointments secretary for his practice and is credited with saving the original historic furnishings of the Oregon State Capitol Building, Salem.

OPENING DAY:

On March 3, 1930, was the grand opening of the Oregon Bank Building and the Oregon Bank and Trust Company in its new headquarters. The local newspapers were filled with stories and advertisements heralding the opening. The mayor cut the ribbon opening the building and the band and a brass band played.

In early 1933, Oregon Bank and Trust Company was in trouble as were a lot of other banks in the United States - the doors were closed. In early March the bank was reopened to allow withdrawal of savings and checking accounts (paying back 80% on savings and 10¢ on the \$1 on checking) by the banks clients. By March 15, 1933, the death knell sounded and Oregon Bank and Trust Company was permanently closed. At about this same time, Tri-State Realty (Barnhisel & Robertson) broke up with C.S. Robertson going out on his own and Barnhisel forming the Barnhisel & Ganong Co.

Replacing the Oregon Bank and Trust Company in the building was Adrienne's Women's Apparel in the later part of 1933 or early 1934 (subsequently bought out by Marge Whytal in 1942 operating as Whytal's Ladies Apparel which continued in that location until 1985). In the Tri-State Realty location, Klamath First Federal Savings and Loan (newly organized) went in and also managed the building for one year. In 1935, Howard "Barney" Barnhisel took over management again with Barnhisel and Ganong continuing in that capacity until 1977 when the building was sold.

TODAY:

Today, on the first floor, the barbershop is empty as is the bank location. A balloon and gift shop is in the Tri-State Realty spot, the beauty shop has been in continuous operation all these years (various owners) and the pharmacy is now a PIP Printers. Four doctors have offices in the building, as does the Klamath Downtown Association and a few other varying types of businesses and services - The major portion of the building is vacant at the present time, but it is hoped that economic conditions will permit full occupancy in due course.

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EVENING HERALD- June 20, 1927; Aug. 4, 1927; April 15, 1929; June 1, 1929; July 16, 1929; July 30, 1929; Dec. 9, 1929; Jan. 4, 1930; March 1, 1930; Jan. 25, 1933; March 10, 1933; and March 15, 1933.

KLAMATH COUNTY COURIER Feb. 27, 1930

KLAMATH COUNTY HISTORY, Klamath County Historical Society, Taylor Publishing Company, Portland, Oregon, 1984, Lib. of Cong. Cat. #84-80325, Pgs. 48, 49, 50, 51, 146, 147, 452.

Richard E. Ritz, architect retired, historian, 519 S.W. Park Ave., Portland, Or. 97205 (1-226-0265)

Rich Caldwell, Librarian, Sophie Frye Bass Library, Museum of History, 2700 24th Ave. E, Seattle Wn 98112 (1-206-324-1125) and Carolyn Marr.

Oregon State Board of Architect Examiners, Carol Berg, Salem, Or.

Washington State Board of Architect Examiners, Jim Henson, Olympia, Wn. (1-206-753-3634)

John Cheney, Department of Commercial Development, Urban Conservation Division, Seattle, Wn., Pike St. Historical District (1-206-625-4502)

Norm Johnston, Dean-Professor emeritus, University of Washington School of Architecture Urban Planning (1-206-525-6399)

Richard Eugenan, Graphics Collections, Special Collections, University of Washington School of Architecture, Seattle, Wn., (1-206-543-1029)

Klamath County Clerk's Records of Deeds, Vol. 1, Page 291.

INTERVIEWS:

Mary Bothwell, Treasurer, Klamath First Federal Savings and Loan

Harry D. Boivin, attorney/politician retired, Palm Springs, Ca.

Frank Ganong, Barnhisel and Ganong Realtors

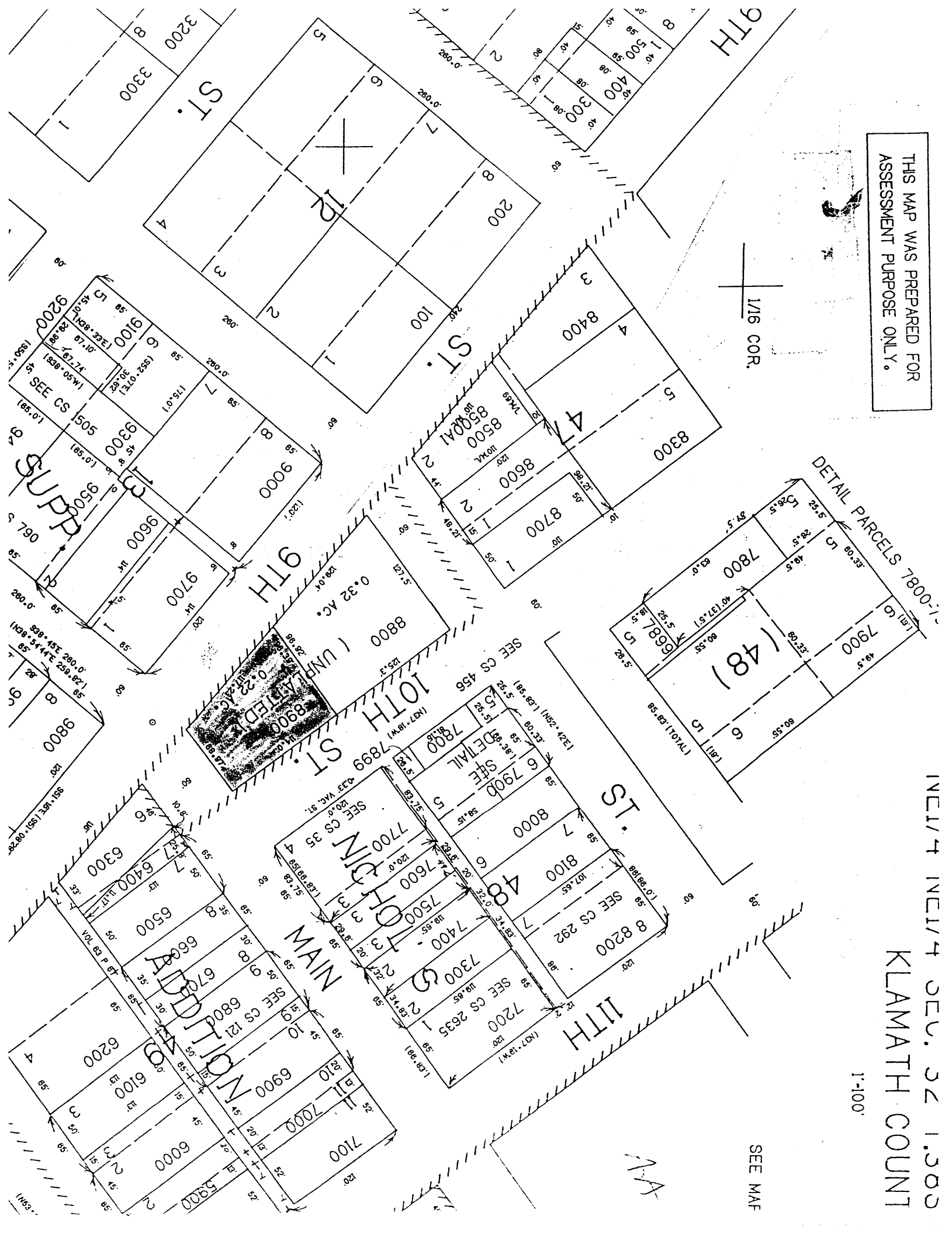
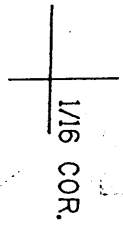
Robert D. Boivin, attorney

RECORDS:

The personal papers and records of Howard "Barney" Barnhisel dating 1923-1971

Klamath County Title Company records, 1928-1977

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY.



INEL/4 INEL/4 DEC. 31 1,500  
KLAMATH COUNTY

1-100

SEE MAP

# BASEMENT

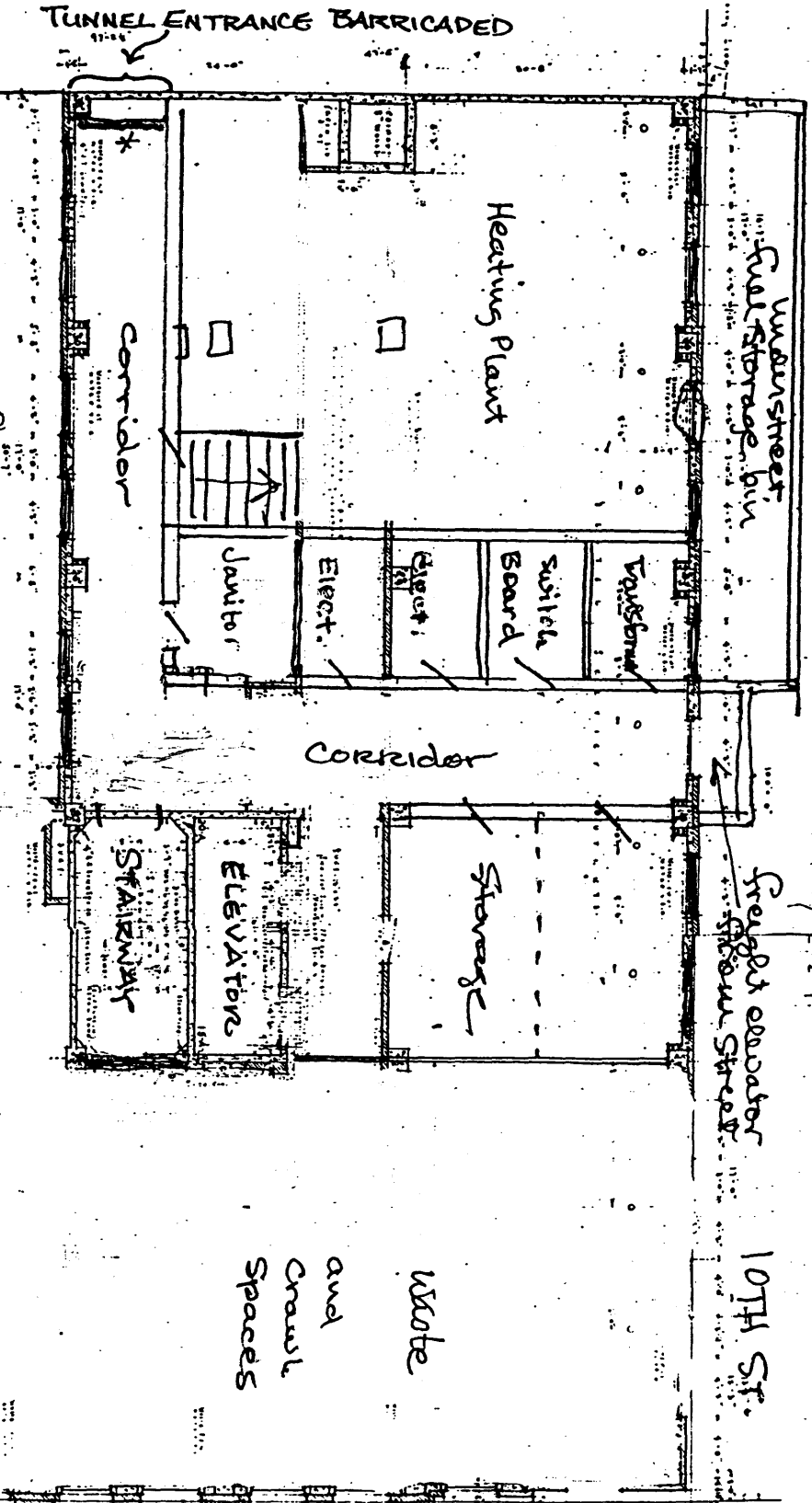
all original  
walls & doors

ALLEY

TUNNEL ENTRANCE BARRICADED

\* a storage cabinet  
is built in front of the  
now sealed tunnel entrance  
year this was built is not  
known — we were told  
by city workers that the tunnel  
is dangerously filled w/ methane  
gas.

Waste  
and  
Crawl  
Spaces



PARK ST.

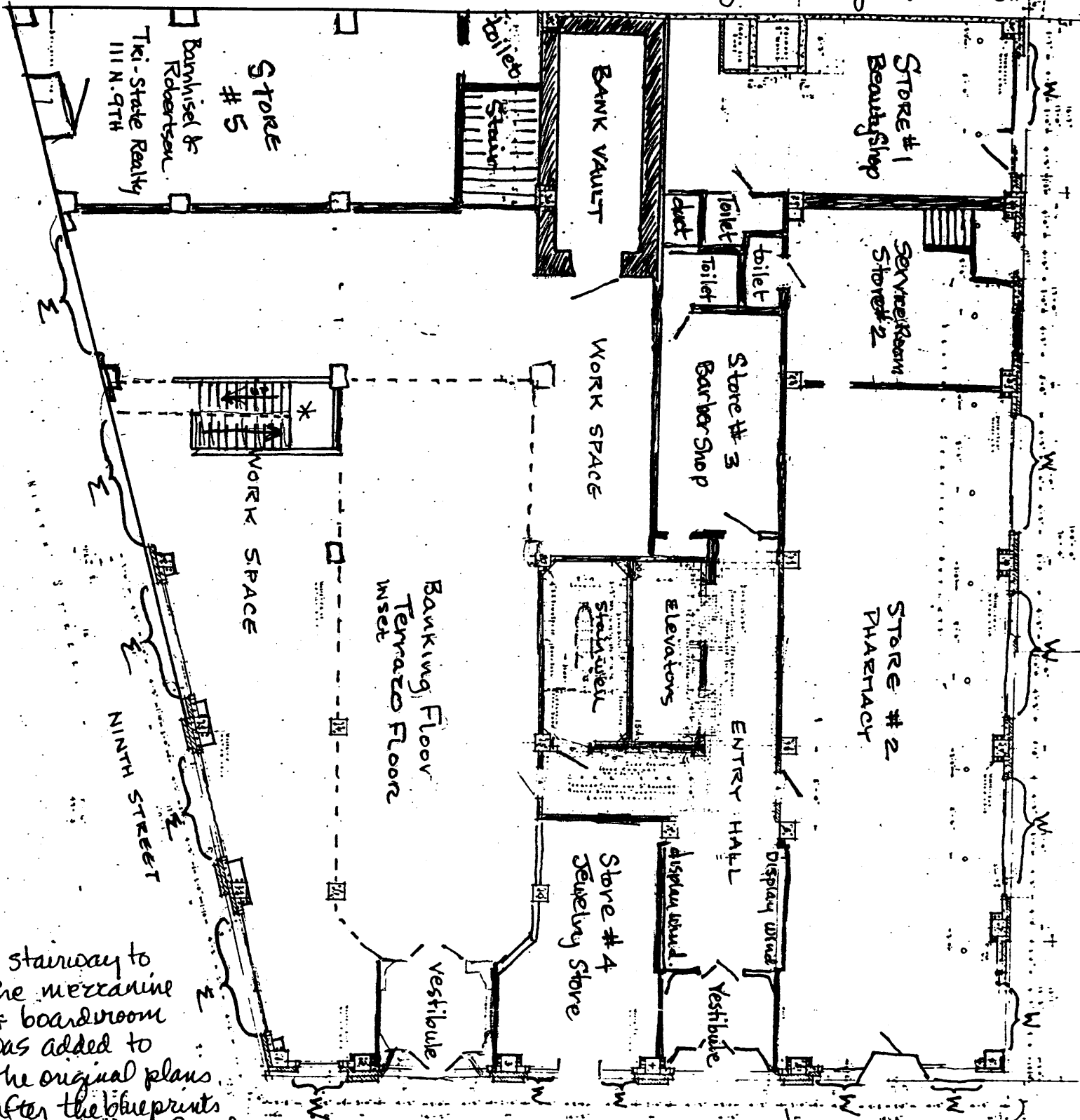
Waste  
and  
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Spaces

10TH ST.

MAIN

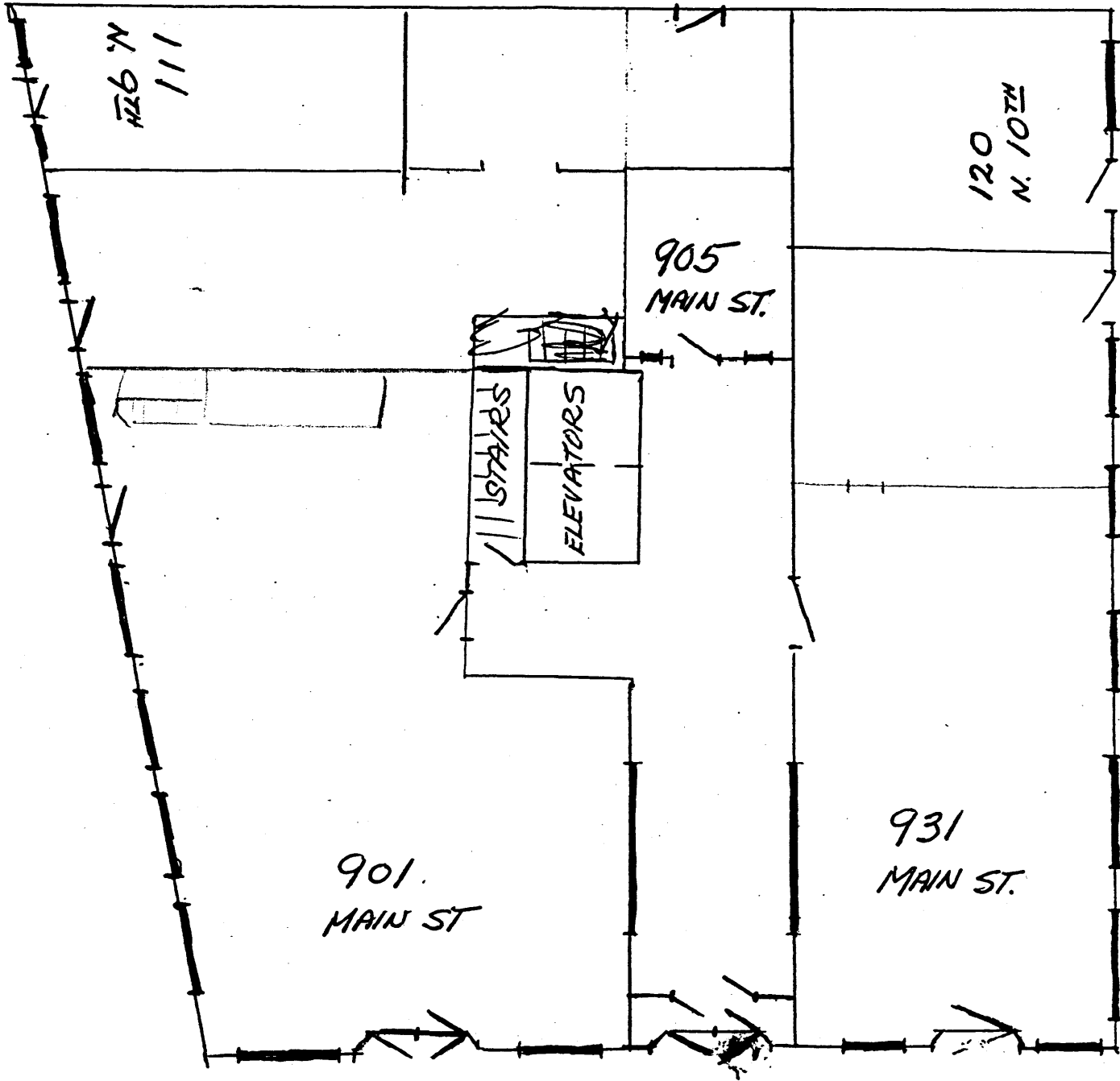
# FIRST FLOOR

\* marble counter tops from bank are stored in basement along with mauling pieces of French marble.  
 Missing are the carved front doors echoing the gothic design of walnut.



\* stairway to the mezzanine & boardroom was added to the original plans after the blueprints were done - found on butcher paper drawings by architect as additions prior to building opening

This area was changed from the original drawings



GROUND FLOOR

## FIRST FLOOR CHANGES - OREGON BANK BUILDING 1933-1980

1. Mezzanine added to board room stairway about 1934 when Adrienne's Dress Shop took over the empty bank space, sealed was the door to the board room at the top of the stairway and the grilles were removed (stored in basement) and windows above were painted over. A below stock storage space was created with the addition of the mezzanine. The mezzanine was used as an office area providing a clear view of the sales floor. Whytal's Ladies Apparel took over Adrienne's in 1942.

2. Dressing rooms added in 1934

3. Toilet for the dress shop added 1934

4. Stairway to second floor and board room blocked in 1934 - the area was then used (1st floor) as a bridal salon

5. A small private office was developed apparently for Klamath First Federal Savings and Loan in 1934 when that institution was started and also acted as the rental agent for Equitable and N.E. Berry.

6. & 7. Display windows and shop door entrances were put in in 1934 to match exactly with the ones of Store #5

8. A platform was added to level out the entrance area - the exact date of this is not known - it may have been 1934 or 1942 - it has been replaced with a newer platform....stairs lead down to the floor and into the connecting shop.

9. The walls of Store #4 were removed in 1934 to incorporate that area with the banking floor for the benefit of the dress shop

10. The door to store #4 was closed up and a display window took its place.

11. The crawl space under the Store #1 was closed up about 1980

12. Bank vault door removed perhaps as early as 1933 when the Oregon Bank and Trust closed up. The vault door has been found in the Klamath County Courthouse and is still in use as the door to the Klamath County Clerk's Office vault.

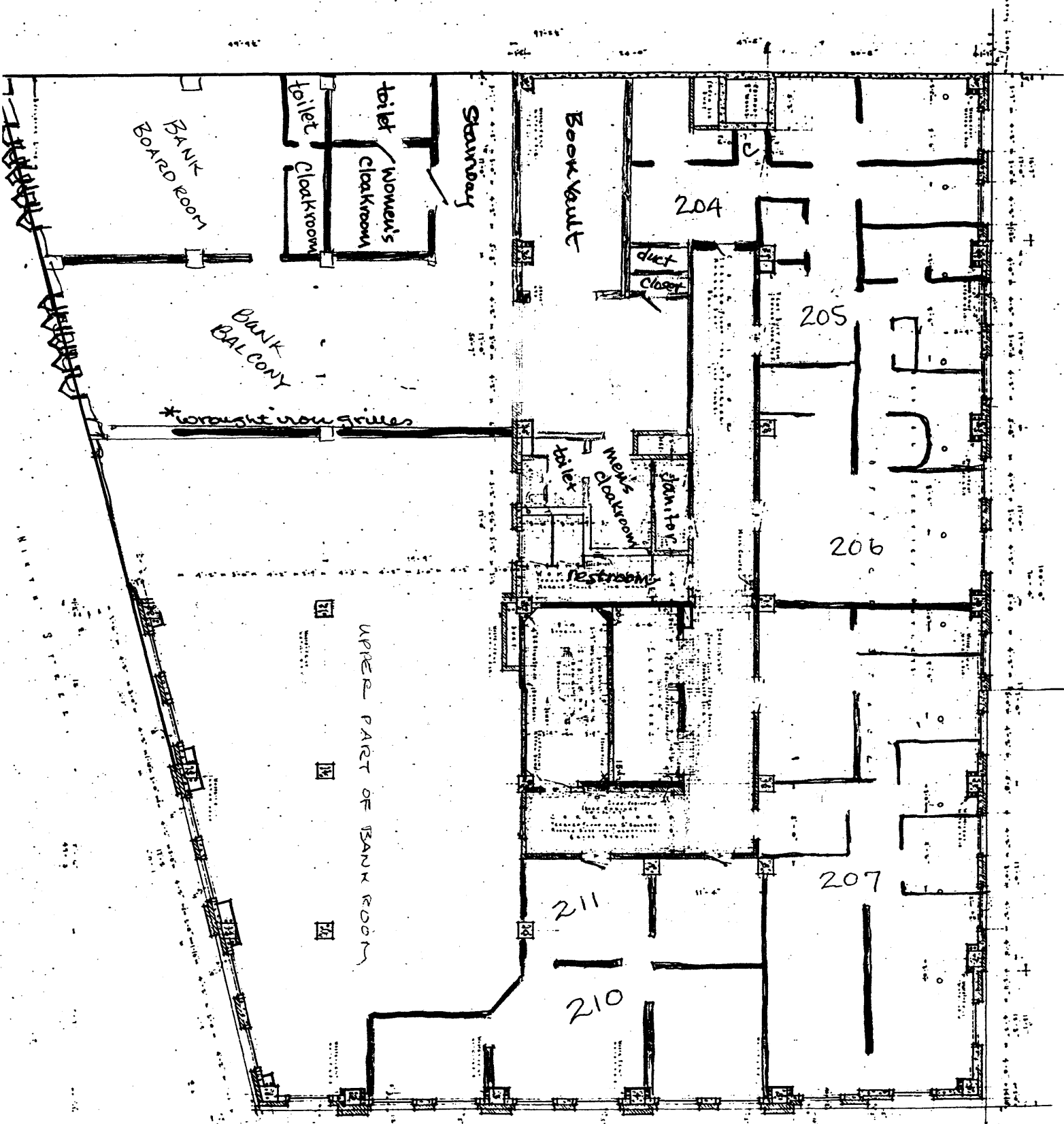
13. & 14. Ornatly carved doors echoing the Gothic Revival theme of the building were removed - exactly when this occurred we have not been able to determine. A search of N.E. Berry heirs is in process to see if the original doors can be located. The doors were of carved walnut

A. Special note must be made here of this entrance area - on the original G.C. Field architectural drawings the entrance appeared as an inset corner entrance with a narrow display window fronting on Main Street. When the building opened on March 1, 1930, the entrance was built as it is today, centered with windows on either side.

It has been difficult tracing original changes that were made after the architectural drawings were completed - one such change was the stairway added leading up to the board room on the second floor. Originally, it was thought that this was a later modification, but drawings made by Field on butcher paper showed this to be an original part of the building.

# SECOND FLOOR

\* wrought iron grilles are stored in basement



UPPER PART OF BANK ROOM

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# TYPICAL FLOOR PLAN FLOORS 3-6

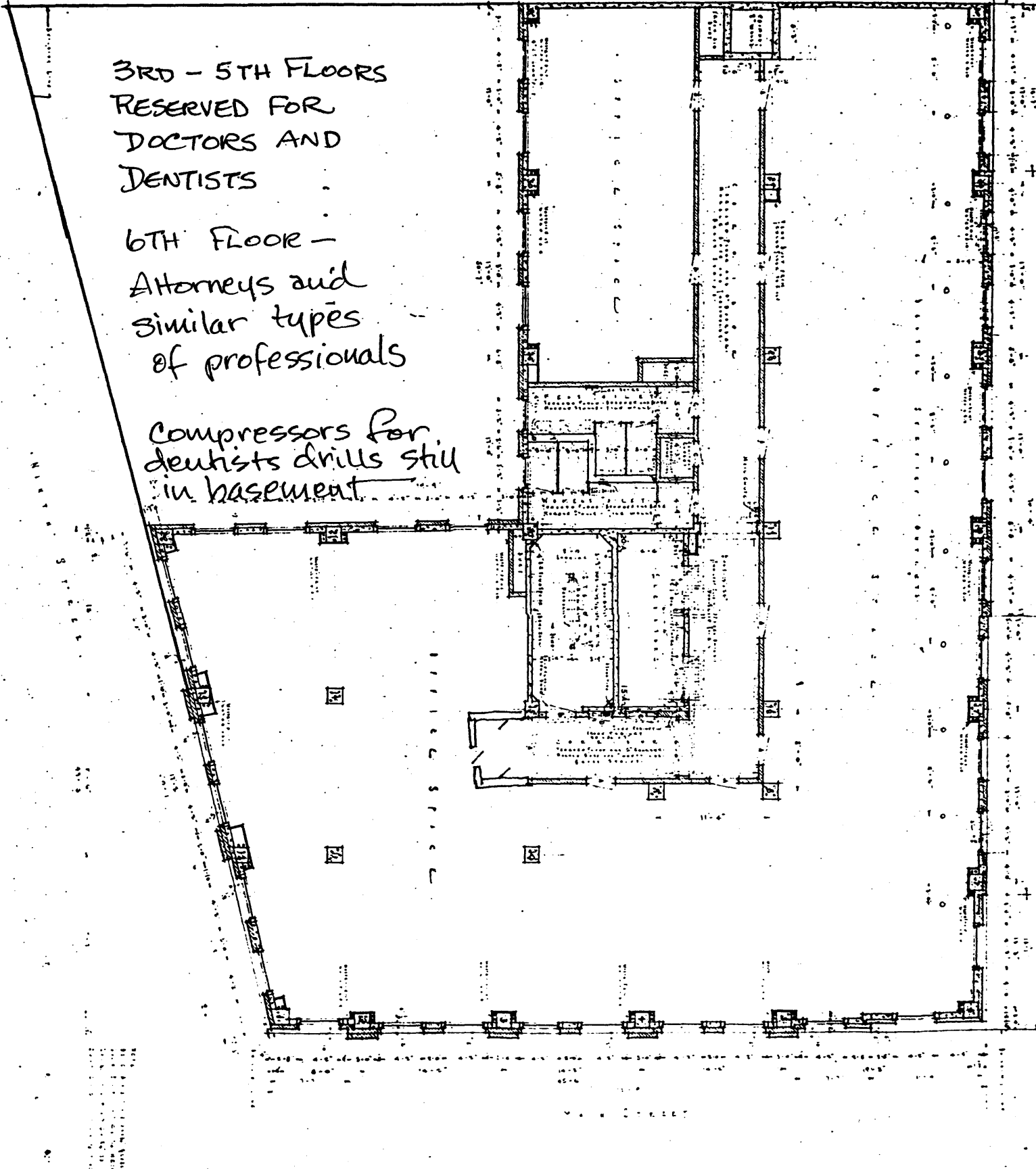
SUITES BUILT TO SUIT TENANTS

each floor 3-6  
built with this configuration  
prior to leasing

3RD - 5TH FLOORS  
RESERVED FOR  
DOCTORS AND  
DENTISTS

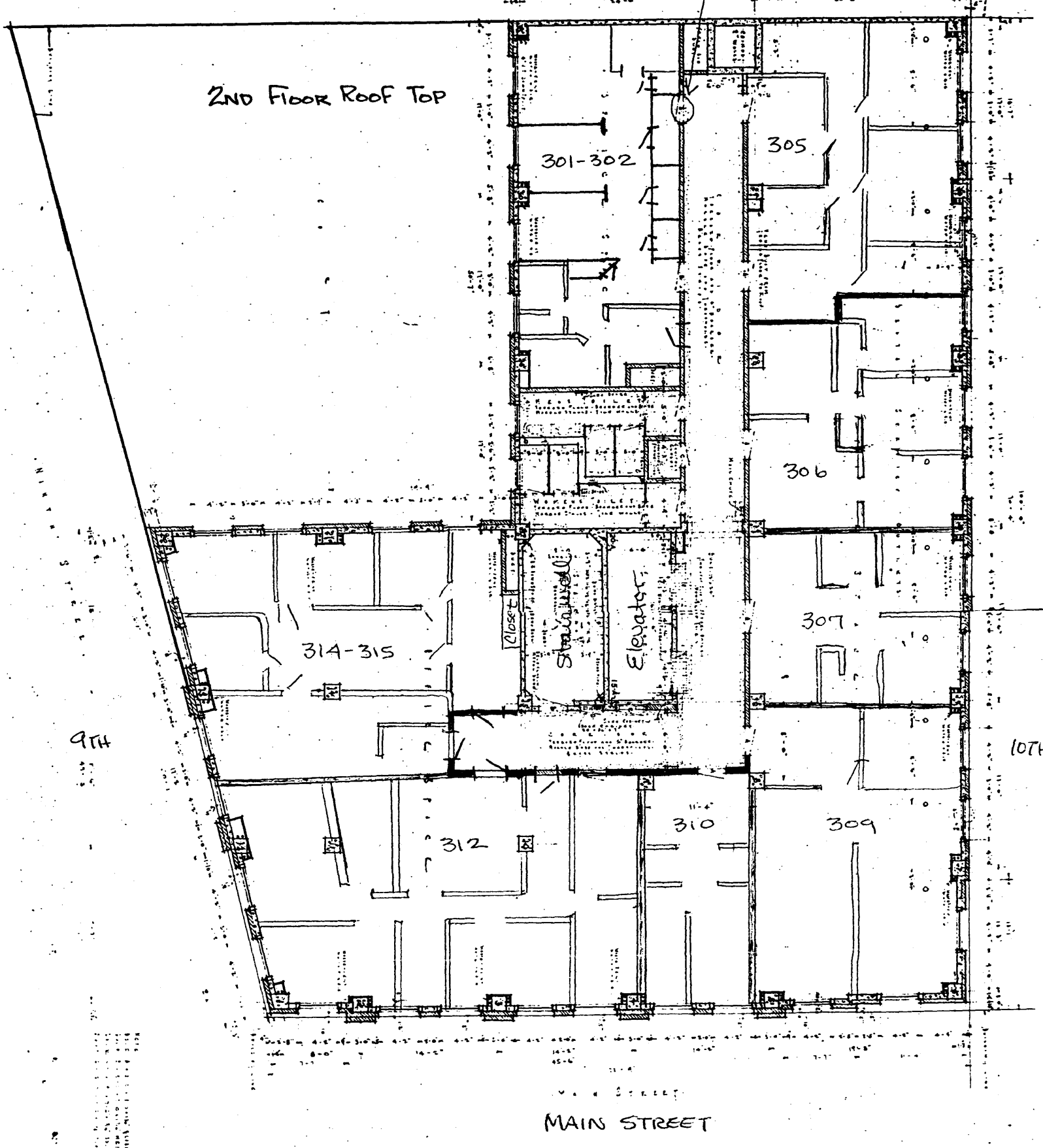
6TH FLOOR -  
Attorneys and  
similar types  
of professionals

Compressors for  
dentists drills still  
in basement



THIRD FLOOR

black - definition of suite's walls - original  
GREEN - walls added in 40's & 50's  
RED - Suite Barrier walls - original



2ND FLOOR ROOF TOP

301-302

305

306

307

314-315

Closest

Stairwell

Elevator

312

310

309

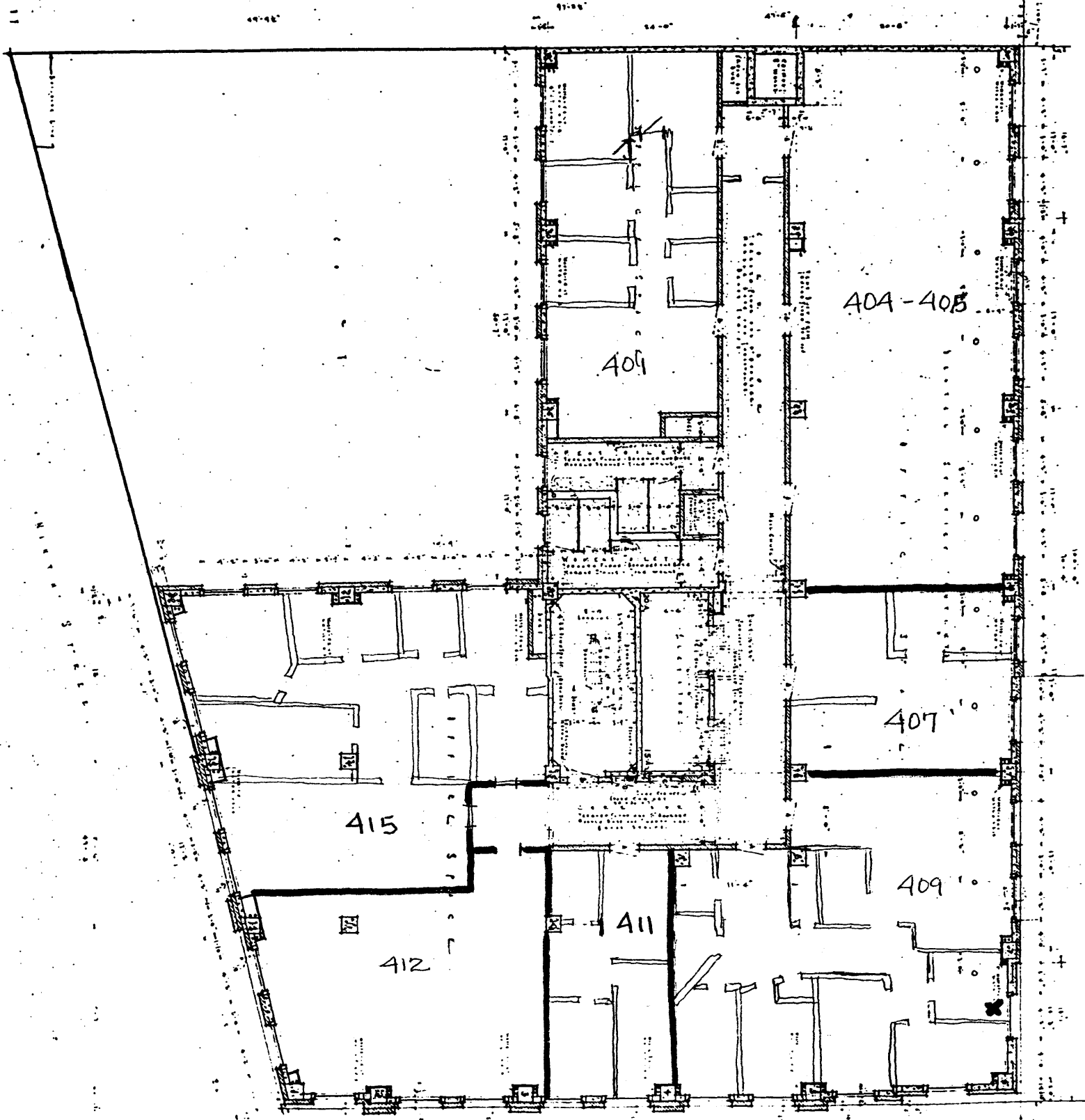
9TH

10TH

MAIN STREET

door blocked

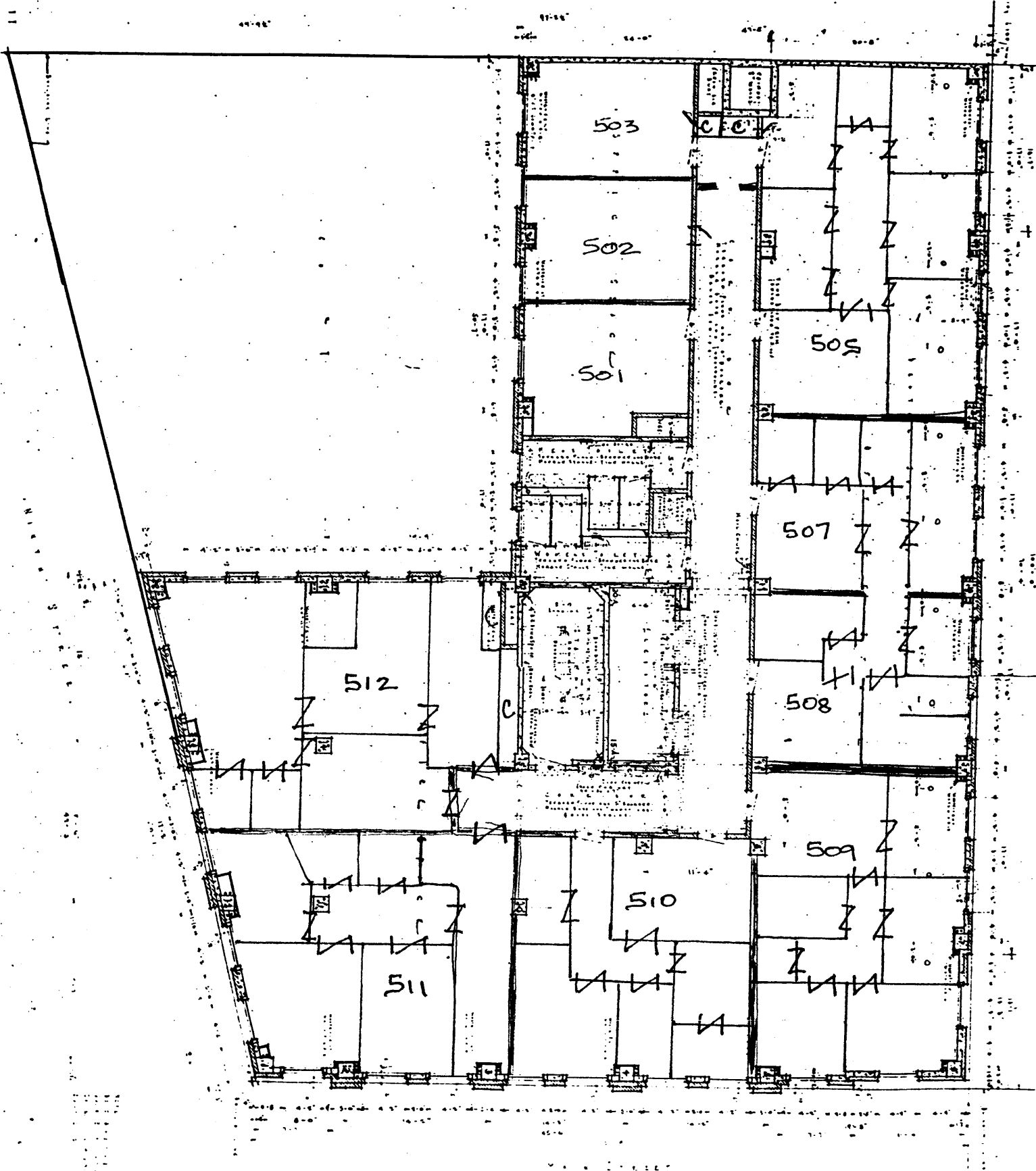
# FOURTH FLOOR



✱ ORIGINAL TO THE BUILDING IS A BUILT-IN REFRIGERATOR THAT IS IN WORKING CONDITION

# FIFTH FLOOR

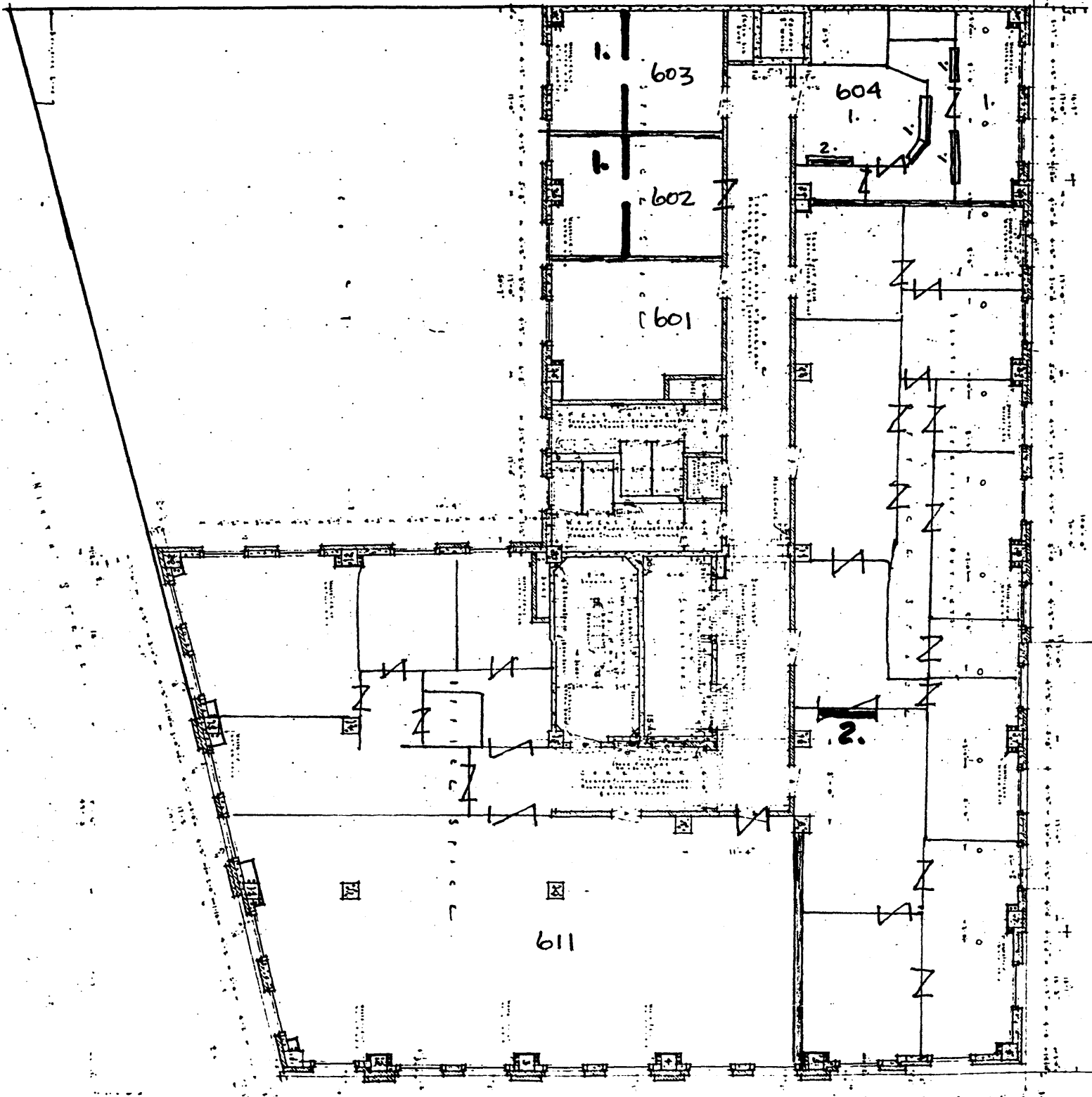
in red, original suite barrier walls



SIXTH FLOOR

- 1. additions - year unknown
- 2. closed 1986

- 1. original glass bricks & light fixtures
- 2. original two-way mirror



# ROOF TOP - Elevator/FANS

