

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

For NPS use only  
received JUN 28 1984  
date entered AUG 1 1984

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

## 1. Name

historic Sutherlin Bank Building

and/or common Same

## 2. Location

street & number 101 West Central Avenue N/A not for publication

city, town Sutherlin N/A vicinity of Fourth Congressional District

state Oregon code 41 county Douglas code 019

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

## 4. Owner of Property

name Dr. John W. Leroy

street & number 1799 NW Riverview Drive

city, town Roseburg N/A vicinity of state Oregon 97470

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Douglas County Courthouse

street & number 1036 SE Douglas Avenue

city, town Roseburg state Oregon 97470

## 6. Representation in Existing Surveys

title None has this property been determined eligible?  yes  no

date N/A N/A federal N/A state N/A county N/A local

depository for survey records N/A

city, town N/A state N/A

## 7. Description

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

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

The Sutherlin Bank Building, constructed of brick and locally-quarried sandstone, was built in 1910. Although altered on the interior and lacking its original windows, it nonetheless retains integrity of design, material and setting.

The Sutherlin Bank Building is located in Section 17, Township 25, Range 5 West of the Willamette Meridian. The building occupies part of Lot 17, Block 26 of the Sutherlin Amended Plat. Lot 17 measures 26.65 x 91.16 feet. Sited at the corner of Central Avenue and Highway 99, it is adjacent to similarly-scaled structures in downtown Sutherlin.

The two-story sandstone building is a simple rectangle, measuring 26'4" x 58' with a beveled corner entry-way measuring 9' on the southeast corner. Stone for the bank building was quarried a few miles south of Sutherlin at Deady. The stone was transported to the building site by train with horses pulling the loaded cars on the last two blocks of temporarily-laid track.

The heavy rock-cut stone of the south and east walls is emphasized by three horizontal bands of smooth stone. North and west walls are constructed of brick. The building was originally topped by a handsome stone cornice which was removed in 1949 due to deterioration and its attractiveness to nesting swallows. A stucco covered extension now forms a cap on the South and East elevations. Vertically-set stone lintels top the street-level windows and are outlined by a decorative stone modling. The original street-level three-part windows with a decorative grillwork on the top are one of the feates of the building recalling the American Renaissance style; other features are the stone lintels, the decorative cornice, the flat roof, upper rectangular windows and the horizontal emphasis of the smooth stone bands.

Windows on the north brick wall have a heavy slab-type stone lintel. Four large evenly spaced windows and matching doorway are features at the street level on the east elevation, and one large window occupies a major portion of the south elevation. Second floor windows correspond with the lower level with five pairs of rectangular windows on the east elevation, a large window over the corner entryway and three windows on the south elevation. The upper windows are deeply recessed and have a strong vertical emphasis. All the windows have been somewhat modified with larger panes; the upper level windows are single-pane with anodized aluminum frames.

The smooth-stone corner entryway has been slightly modified, and the side windows have been removed along with the lettering "BANK" above the door. When the building was remodeled in 1949 the entrance on the east elevation was used for the main entrance and at that time the surrounding area was faced with slabs of gray and pink marble measuring 3 x 8 feet.

The exterior of the building has been painted; however, the present owner is planning to restore it to the original finish if possible. Time is hurrying this process along as the paint is flaking off by itself.

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Continuation sheet SUTHERLIN BANK BUILDING Item number 7 Page 2

The interior of the building has been remodeled several times: when the bank re-opened in 1949, the teller windows were arranged against the west wall and ran north and south; later the arrangement was changed and the teller windows were moved to the north wall with a lobby in the center and the bank officers in the south portion of the building. In 1974, the space was divided into two offices, once again utilizing both doorways. The ceiling was lowered and plaster removed to reveal exposed brick on the west wall. In the south-facing office space, tile-like 4-inch squares cover the walls to a height of 3 feet.

On the second level the room arrangement basically remains true to the original plans. A two-room office suite and a three-room suite, incorporating the attractive corner room and four other rooms including a bathroom, take up the space. The original woodwork and doors leading into these rooms are intact and in good condition with the original brass hardware. Most of the ceilings have been lowered from 11 feet to 9½ feet.

According to Dr. Longtin, the interior walls on the second floor were covered with a lath and plaster framework held up by bolts through the window frames. When the window frames on the south and east walls were examined in 1974, they were found to be rotten, and with the removal of the frames, the entire plastered wall fell down. The exposed stone was left as the interior wall; a coat of sealer has been applied making it dust free. While certainly not original, the exposed stone is quite dramatic, with the large slabs of stone displaying the skill of the stone cutters. The second floor of the bank building is joined to the adjacent building on the west wall through the use of two arches in the exposed brick west wall.

In 1949, a small stucco-covered building on the north portion of the lot, dating from the early 1920s, was attached to the bank building. This building measures approximately 26 x 20 feet. It is one story with a horizontal band of metal-framed windows.

Both the interior and exterior of the main bank building show the passage of time and changing trends. The building is still functioning as an important part of downtown Sutherlin and a distinct feature of this small bit of Oregon.

## 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 type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1910 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

In 1910 a handsome, substantial two-story building of rock-cut stone was completed in downtown Sutherlin, an area not yet even incorporated as a city. Since that time it has served as a visible anchor in a sometimes unstable economy, weathering the storms of neglect and renters to surface again as a lasting reminder of Sutherlin's confident beginnings. The integrity and solidity of this stone building represent the most outstanding commercial feature of a romantic land scheme that did not meet the expectations of its founders. We feel that it meets eligibility criterion "c" as the only stone building in Sutherlin and criterion "a" for its association with the development of the community of Sutherlin.

The town of Sutherlin is named for Donation Land Claimants of the Sutherlin family. In 1847, as a young Indiana College graduate, Fendal Sutherlin came West with a group of five or six other young men. He stopped in Portland, taught school in Amity for a year in 1848, and in 1849 traveled to the gold fields in California and back. In the meantime he had written to his father, John Sutherlin, in Indiana about the many opportunities in Oregon.

John Sutherlin arrived in Oregon in 1850 with his wife and 9 other children. They spent the winter of 1850 in the Willamette Valley, and in 1851 the father, John, and three of his sons took up Donation Land Claim just east of the present-day Sutherlin, or Camas Swale, so called because "in the spring it looked like an enormous blue lake surrounded by mountains."<sup>1</sup> Three years later, Fendal Sutherlin took up a Donation Land Claim, and the youngest son, Sampson, bought land from the Indians, paying for it with "three suits of red underwear."<sup>2</sup>

John Sutherlin was a wealthy man and had brought gold coins to Oregon, carrying some in the false bottom of his wagon and some in the false bottoms of flour barrels. He bought and planted fruit trees, dealt in cattle and horses and built and rented out a sawmill. He had Chinese laborers dig a ditch, which is now called Sutherlin Creek, to drain his property and make it more productive.

Fendal Sutherlin was also an ambitious fellow, and in 1884 A. G. Walling wrote, "Fendal Sutherlin - the largest landowner and recognized wealthiest resident of Douglas County is a native of Indiana, where his younger days were spent until 1848, when he came with his parents to Oregon and began the battle of life for himself. By economy, industry, and hard work he has accomplished that which other men with less energy would fail to do. Mr. Sutherlin is married and has a family of 5 children. He now resides in Oakland, Oregon, and has retired from the active pursuits of life with the exception of the managing of his large financial business."<sup>3</sup> (Some of this information does not agree with other records.)

The Sutherlin family was a large and colorful group whose tenure in "Camas Swale" lasted over 50 years. Stories of their extravagances and eccentricities surface in nostalgic conversations today, and many descendants still live in the area.

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Sutherlin, Oregon

Quadrangle scale 1:62500

### UTM References

A 

1	0	4	7	4	7	0	0	4	8	0	4	0	0	0
Zone		Easting				Northing								

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Zone		Easting				Northing								

C 

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Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

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Zone		Easting				Northing								

H 

Zone		Easting				Northing								

Verbal boundary description and justification Lot 17, Block 26 of the Sutherlin Amended Plat. Section 17, T. 25S, R. 5W, WM, Douglas County, Oregon.

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

state None code county code

state None code county code

# 11. Form Prepared By

name/title Marianne Kadas

organization None date December, 1983

street & number 690 Laurel telephone (503)459-2651

city or town Sutherlin state Oregon 97479

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

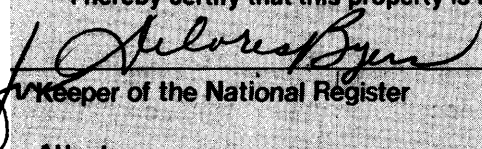
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date May 18, 1984

For NPS use only

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

 Entered in the National Register date 8-1-84

Keeper of the National Register

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

Chief of Registration

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**Heritage Conservation and Recreation Service**

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Continuation sheet SUTHERLIN BANK BUILDING Item number 8 Page 2

As the story goes, one day Fendal was out walking with his son-in-law, Frank B. Waite, and remarked, "Frank, it would be easy to take the water from the Calapooya River through the ditch that used to carry the water for father's sawmill, and irrigate the valley."<sup>1</sup> This was the germ of the idea for the Sutherlin Land and Water Company, started in 1904 by Frank Waite and his associates.

The purpose of the Sutherlin Land and Water Company was to promote a townsite and develop orchards in the valley, and they accordingly built a dam across the Calapooia at Nonpariel, installed an electric plant, and brought irrigation water into Sutherlin Valley. This was part of a national trend in land development in the early part of the century; other similar land schemes in this area were Edenbower Orchard Tracts and Overland Orchards, both in the Roseburg area.

In 1906 the company was sold to J. F. Luse of St. Paul, Minnesota, and became the Luse Land and Development Company. The valley was divided into 5, 10 and 25 acre fruit tracts, planted with apple and pear trees, and promotion began in earnest. Approximate total acreage of the project was 4,460 acres, an area about 6 miles long and 1 mile wide. Colorful brochures and advertising were sent out and prospective buyers from the Midwest came via excursion train. Many of these people bought property and stayed in Sutherlin Valley.

A post office was established in 1909, in Sutherlin, and in 1910 the bank building was completed at a cost of \$10,000. J. F. Luse was president of the newly-formed bank and Frank Waite, son-in-law of Fendal Sutherlin, was vice-president. The bank was capitalized for \$25,000 when it opened in August, 1910, and deposits for the first day were approximately \$10,000. Just a month later deposits had risen to \$35,000.

On March 31, 1911, Sutherlin's population stood at 455 and a majority of these residents voted for incorporation of the city with Dr. W. J. Phillips elected as the first mayor. (Dr. Phillip's dental offices were located on the second floor of the bank building.)

In 1913 the bank changed ownership when Mark N. Tinsdale and Associates purchased it from J. F. Luse; Mr. Tinsdale was associated with the bank for many years.

The fate of the Sutherlin Land and Water Company, later the Luse Land and Development Company, was similar to many other land schemes in this area. Fruit trees grew, blossomed and produced, but marketing and shipping were always a problem. Fruit had to be shipped to major markets on the East Coast, and monetary returns were too small to finance continued cultivation, production and shipping. Sutherlin's packing plants and canneries closed; the last one, under the ownership of Frank Norton, shut down in 1928, and Sutherlin waited out the Depression along with many other small towns.

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Continuation sheet SUTHERLIN BANK BUILDING Item number 8 Page 3

Poor economic conditions of the 1930s caused the closure of the bank in 1933, with the building going into receivership. Subsequent owners of the building were Douglas County and the City of Sutherlin. Charles Smith, editor of the Sutherlin Sun, also owned the building, lived in part of it, and published the newspaper there. A dentist, an attorney and a real estate broker were among the people renting office space in the building.

In the 1940s Sutherlin again experienced a "boom," this time due to the lumber industry. Population grew rapidly with 525 residents in 1940 and 2,230 in 1950. In 1949 the bank opened again, this time under the management of E. G. Young and Co., with Clem Howard as manager. The Young Bank had originally been founded in Oakland in 1854. Partners in the E. G. Young and Co. Bank were Edwin G. Young and Thomas B. Garrison, who also owned the Douglas County State Bank in Roseburg, and in 1951 the two banks merged becoming Douglas County State Bank with headquarters in Roseburg. In 1965 the bank became part of First National Bank of Oregon. This was the only bank in Sutherlin until the opening of Douglas National Bank in 1972.

In 1973 First National recognized the need for more space and built a new building directly across the street. The old bank building was purchased by Dr. David Longtin, who remodeled the upper floor, incorporating it with the adjacent building, into a large dental office for his own practice. The street floor was remodeled making two office spaces. The present owner of the building, Dr. John Leroy, purchased it in 1983, and occupies the upstairs dental offices.

The bank building is one of only four original commercial structures still standing in downtown Sutherlin. It is the only stone building in Sutherlin, and in spite of interior changes, remains a handsome and dignified landmark at the main intersection of Pacific Highway 99 and Central Avenue. When it was constructed it represented a solid commitment to the permanence of the City of Sutherlin and it remains a cornerstone today.

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Continuation sheet SUTHERLIN BANK BUILDING Item number 9 Page 1

- 1 "Sutherlin Valley," by Catherine Duer (from an interview with Annie Sutherlin Waite). Extension Monitor, Extension Division of the University of Oregon. Eugene, Oregon, September, 1924.
- 2 "How the Sutherlins Settled in Camas Swale," by Lavola Bakken. Sun Tribune, Sutherlin, Oregon, September 23, 1976.
- 3 Walling, A. J., History of Southwestern Oregon, Portland, Oregon, A. J. Walling Publishing Co., 1884, p. 540.
- 4 Sutherlin Sun, Sutherlin, Oregon  
 August 26, 1910  
 September 9, 1910  
 April 17, 1911  
 April 21, 1911  
 May 26, 1911
- 5 Files of the Douglas County Museum, Roseburg, Oregon.
- 6 Interviews:  
 Mildred and Jack Culver, long-time Sutherlin residents, 11/28/83  
 Mary Alice Rapp, daughter of Frank Norton, 12/10/83, telephone  
 David Longtin, 12/15/83, telephone  
 Ed McCall, stonemason, 12/10/83, telephone  
 Gerry Wilson, First Interstate Bank, Sutherlin, 12/15/83, telephone
- 7 Douglas County Courthouse, Roseburg, Oregon, Donation Land Claims, No. 562, 601, 608 and 611.
- 8 Map: Plat of Sutherlin Valley, Luse Land and Development Co., Ltd., St. Paul, Minn.; Sutherlin, Oregon, August 27, 1910.





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81	1000
82	900
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