

United States Department of the Interior  
National Park Service

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# National Register of Historic Places Registration Form

Nat. Register of Historic Places  
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name First National Bank of Bandon

other names/site number Bank of Bandon; Masonic Temple Lodge #130 A.F & A. M.

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

street & number 112 2<sup>nd</sup> St. SE  not for publication

city or town Bandon  vicinity

state Oregon code OR county Coos code 011 zip code 97411

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria: \_\_\_ A \_\_\_ B X C \_\_\_ D

Christine Cuman 5-6-15  
Signature of certifying official/Title: Interim Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  determined eligible for the National Register
- determined not eligible for the National Register  removed from the National Register
- other (explain:)

[Signature] 6/24/2015  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

- Private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE: Financial Institution

COMMERCE: Professional

INDUSTRY: Communications Facility

**Current Functions**

(Enter categories from instructions.)

SOCIAL: Meeting Hall

COMMERCE: Specialty Store

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE19TH AND 20TH CENTURY

REVIVALS: Neoclassical

**Materials**

(Enter categories from instructions.)

foundation: CONCRETE

walls: CONCRETE

roof: SYNTHETICS

other: N/A

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### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

#### Summary Paragraph

The First National Bank of Bandon is a prominent two-story, poured-concrete building designed in the Neoclassical style in central Old Town Bandon. The rectangular building faces north toward the Coquille River. The building's imposing mass measures 72' long on the east and west elevations and 42' 6" on the north and south elevations. The building is topped with a shallow, front-gabled roof, which is barely visible behind an ornamental poured-concrete balustrade running along the top of the front facade. The decorative front elevation is divided vertically into three bays by four full-height, squared engaged columns with Ionic capitals. The first and third bays each hold a set of paired, one-over-one double-hung windows at the second floor and a large transomed display window at the street level, separated from each other by a concrete spandrel panel. The center bay also features the paired windows at the second floor with a spandrel panel below them, but at the street level holds a deeply recessed entry with a central door and two flanking doors leading to separate storefronts. The front facade is capped by a tall concrete entablature trimmed with a classical balustrade. The remaining three sides of the building are unadorned. An exterior stair to the second floor on the west elevation leads to the Masonic Lodge #130 meeting spaces. The interior of the building includes approximately 7,600 square feet, and the two first floor stores feature approximately 14' ceilings and hardwood floors. The basement includes an altered stairway and chamber under the sidewalk, and is divided by poured-concrete demising walls. The building exhibits very good integrity, strongly reflecting its original design, setting, location, feeling, materials, and workmanship as conceived by the architect, Bror Benjamin Ostlind. The period of significance for the building is 1914, the date the building was completed.

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### Narrative Description

#### Location and Setting

The First National Bank of Bandon is located in Bandon's commercial district, known as Old Town Bandon. It is perched at the base of a bluff rising to the south of the building. Alabama Avenue SE extends north off of 2<sup>nd</sup> Street, which runs east to west directly in front of the building. The building looks north onto the Coquille River. Second Street is characterized by other commercial structures, mostly one-story wood construction expediently built after a catastrophic fire in 1936. The Old Town area is known as a tourist destination, attracting visitors to the local shops and restaurants by the Coquille River.<sup>1</sup> The First National Bank building is the most dominant building in the Old Town due to its poured-concrete construction, imposing rectilinear two-story massing, striking Neoclassical detailing on the north elevation, and prominent placement at the end of 2<sup>nd</sup> Street.

#### Site

The First National Bank of Bandon building is located on a rectangular lot with the north, dominant elevation facing 2<sup>nd</sup> Street. The property is in Section 30, Township 28, Range 14 and includes Tax Lot 654-00, Lot 4 of Thrift's Addition to Bandon, Coos County, Oregon, and the west 6' of Lot 5 according to the Deeds of Sale.<sup>2</sup> The building is situated on the 36' wide by 76' deep parcel and is setback approximately 6' from 2<sup>nd</sup> Street. The nominated area includes the entire building, which is situated on the west three-quarters of Lot 4 and the first six feet of Lot 5. A concrete sidewalk with brick detailing and a few potted plants set along the storefront are included in the setback. The east elevation has an approximately two-foot break between itself and the next building, which is overgrown with blackberries and other plants. Unkempt grass, trees, and blackberries cover

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<sup>1</sup> "Welcome to Bandon, Oregon" Retrieved on September 19, 2014 from <http://www.el.com/to/bandon/>.

<sup>2</sup> Deed of Sale between Y.M. Lowe, Viola Rosa, and R.H. Rosa and the First National Bank of Bandon, 30 August 1913, Coos County, Oregon, Deed no. 6068. County Recorder's Office, Coquille, Oregon.

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the bluff to the south of the building, and the west elevation includes a paved parking lot with a narrow strip of grass to the rear.

### Exterior Description

The First National Bank of Bandon is a two-story, rectangular, poured reinforced-concrete building measuring 72' by 42' 6". The building exhibits Neoclassical detailing on the north elevation applied to its "temple-front" main facade, which is divided into three vertical bays framed by four, grand, full-height engaged columns with Ionic capitols and divided proportionately horizontally by spandrel panels, the cornice, and balustrade. The building was constructed using poured-concrete reinforced with "cold twisted" steel rods, a unique technological feature for 1914.<sup>3</sup> Walls are thicker at the base (8" wide) and thinner at the second floor (6" wide).<sup>4</sup> The party walls on the east and west elevations are unadorned and have exterior steel joist hangers embedded in the concrete that measure 2" by 12" and are spaced 16" on-center.<sup>5</sup>

The north, or front, elevation is the most ornate, and the architect Bror Benjamin Ostlind incorporated many design elements of the Neoclassical style to create a distinctive building within the Bandon community. The main facade is divided into three distinct bays separated by four monumental fluted engaged columns. This elevation includes two-story, full-height, classically detailed Ionic engaged columns painted a creamy yellow-orange. The squared engaged columns feature five flutes on the face and two flutes on each side. No flutes are present on the outer-most sides of the outer-most columns. The engaged columns stand on a pedestal with two round fillets. The center bay includes a deeply inset foyer flanked by the two inner engaged columns. A 1936 fire damaged the pediment in the central bay above the entry and the cornice corona just below the concrete balustrade; neither was replaced as evidenced by historic photos.<sup>6</sup> Large display windows with concrete sills flank the entry. The storefront picture windows incorporate clear, textured glass lights with frosted glass transoms above the picture windows in the first and third bays. The storefront doors in the entry foyer are double doors with a large glass panel in the middle and clear-glass transom windows above. The east storefront has two doors with a glass panel extending three-fourths of the way down the door with wood paneling at the base and the top half of the transom windows blocked by a wood panel. Two doors with a glass panel running the full length of the door and full-height transom windows characterize the west storefront entry. A reframed doorway, facing north in the entrance foyer, incorporates a more recent vinyl door with six panels without lights or a transom. The floor of the foyer is comprised of terrazzo and mosaic tesserae with a green-and-cream colored tile border and a centered geometric pattern within.<sup>7</sup> The second story of the north elevation has regularly-placed, paired, one-over-one double-hung windows with concrete sills and metal storm windows in all three bays. Above, applied letters on the concrete entablature frieze spell "Masonic Temple" and an applied cartouche depicts the Masonic square and compasses. The poured-concrete balustrade above is incorporated into the frieze, and is interrupted by four poured-concrete pedestals, each aligned with an engaged column below.

Both the east and west elevations are solid and without ornament, with the poured concrete painted a cream color. On the second and third floors, steel joist hangers are attached to the party wall. The east elevation has approximately 2' between it and the neighboring wood-construction building. The west elevation has an external, enclosed stairway leading to the second floor entrance, currently used by the Masonic Lodge. The

<sup>3</sup> The "cold twisted" rods technology will be discussed in Section 8.

<sup>4</sup> Party Wall Agreement between Y.M. Lowe, Viola Rosa, and R.H. Rosa and the First National Bank of Bandon, 30 August 1913, Coos County, Oregon, Deed no. 6069. County Recorder's Office, Coquille, Oregon.

<sup>5</sup> Ibid.

<sup>6</sup> See Figure 9.

<sup>7</sup> L. Del Turco & Bros. Inc., *Modern Mosaic & Terrazzo Floors*, Harrison, N.J.: L. Del Turco & Bros. Inc., 1924: 6 & 44. Tesserae are the small blocks of marble used in the design of the mosaic floor detailing in the entryway. In the case of the First National Bank of Bandon, the tesserae are approximately 5/8 inches square in shades of green and white. Terrazzo is a flooring material made of granulated marble mixed with cement in proportion of about 2 to 1. The terrazzo floor in the entry way is mostly white with speckles of green marble as well. This shows strict attention to detail by architect Ostlind when he designed the building.

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south elevation exhibits simple detailing in a similar three-bay fashion as the north elevation. Simple, poured-concrete engaged columns define the three bays. Due to the deterioration of the poured-concrete on the south elevation, the rebar is visible from the east bay.<sup>8</sup> The second story east and western most bays include paired, wood, one-over-one double-hung windows. A fire escape in the central bay from a window-turned-door includes a metal staircase to the ground. The entire south wall is supported by a 5 ½" – 6" poured-concrete retaining wall added at an unknown date. The roof is clad in single-ply synthetic roofing membrane with a gutter system on the east and west edges. There are roof vents visible on the roof, and corrugated metal applied to the top of the south elevation gable wall.<sup>9</sup>

## Interior Description

### Summary

The First National Bank Building consists of communal spaces in the basement, commercial uses on the first floor, and rooms devoted to the Bandon Masonic Lodge #130 on the second floor. The First National Bank of Bandon originally constructed the building in 1914 to house the bank in the east storefront and commercial space in the west storefront. There is approximately 7,600 square feet total between the basement, first, and second floors. While the uses in both spaces have changed over time, the character-defining details of the interior poured-concrete partitions remain intact.

### Basement

The basement is accessed from the north-facing door in the entrance foyer. The stair is made of primarily pressure-treated wood 2x4s. Remnants of a previous poured-concrete stairway leading to the rear of the building can be seen when descending the newer wood stairs. The newer stairs were likely constructed after the 1936 fire when the building was damaged. Rooms in the basement include poured-concrete floors and reinforced-concrete walls with no finishes, except the concrete is painted white. The basement does not extend the full length of the building. Currently, the basement has an open floor plan with the remnants of a metal stovepipe in the southeast corner, storage under the remnants of the previous concrete stairway, and a 1980s kitchenette in the southwest corner. A circa 1980 bar and pool table still remain from when the Masons used the space.<sup>10</sup> The area underneath the sidewalk is open in the basement and accessed through removable metal panels appearing to be added when the bank was built.<sup>11</sup> The opening caused long-standing moisture damage and deterioration to the basement.

### First Floor

The first floor of the First National Bank building is divided into two equal storefronts organized around a central corridor housing the staircase down to the basement and the remnant staircase to the second floor. The interior walls are reinforced poured-concrete painted white, and each store features 14' ceilings with six visible poured-concrete beams.<sup>12</sup> Most of the casing around the windows and doors are simple, flat, 5" wood trim painted white.

The commercial area in the east storefront still houses the bank vault on the south end, including the thick metal doors enclosing a poured-concrete room. The bank vault is now used as a changing room for the retail store. A loft is also visible after entering the old bank vault, and below the loft is a layer of metal bars, presumably to further secure the items in the vault. The east storefront also features a large rustic wood-plank floor.

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<sup>8</sup> See Photo 5.

<sup>9</sup> See Photo 4.

<sup>10</sup> See Photo 11.

<sup>11</sup> This may be a coal chute for heating based on the time the building was constructed, but no evidence of coal was uncovered in research.

<sup>12</sup> See Photo 11 & Figure 6.

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The west bay includes a storage area under the central stairway close to the center of the room with two metal doors detailed with a recessed square pattern. A thick poured-concrete frame surrounds the door. There is a loft area to the south end, which is accessed by a stairway that opens to the main commercial space. A door on the southwest end of the commercial area leads under the exterior, enclosed staircase of the building providing another entry and storage area for the business. The west wall of the commercial area includes three applied brick arches with recently painted murals. Both the east and west commercial spaces share an entrance to a small storage space and bathroom in the central, south end of the building. On the west bay ceiling, a metal door opens to the second floor with the same square-pattered detailing as the storage doors beneath it. The purpose for this addition is unknown.

### ***Second Floor***

The second floor was re-built after the Fire of 1936 when much of the second floor interior was damaged.<sup>13</sup> The interior was later altered in 1955 when the Bandon Masonic Lodge #130 purchased the building for its use as a meeting space. The second floor is composed of poured-concrete walls covered with drywall and painted white. Trim consists of wood painted white along with faux wood trim in the hallways and meeting hall. Access to the second floor is from an exterior, enclosed stairway with a stair lift added in 1981.<sup>14</sup> Previously, the second floor was reached by an exposed, exterior wood stairway consisting of 2x4s.<sup>15</sup> Directly from the stairway, one enters into the communal room, which includes tables for dining or meeting. One pair of wood double-hung windows faces south, and a fire-escape door exists east of the windows. Despite the fire damage, window openings on the south and north elevations appear to be original to the 1914 design.<sup>16</sup> Directly east of the communal room is a kitchen with another pair of double-hung windows on the south wall. North of the kitchen are storage spaces, a hall with bathrooms, and one of two entrances to the meeting hall. The lodge meeting hall is almost square in shape, measuring 41'2" x 36'9", and has blue, low-pile carpet with dark wood-veneer panel walls. Rows of theater-like seating line each wall, including two raised floor platforms along each side of the room. In the center of the room are ceremonial objects for masonic rituals. The north wall facing the street has three sets of paired double-hung windows, and an exit to the southwest of the meeting hall leads to the communal hall.

### ***Alterations***

As noted above, the First National Bank of Bandon was damaged in the Fire of 1936, yet retained its character-defining, reinforced, poured-concrete shell, architectural detailing, and some interior finishes. The second floor and roof of the building were most affected by the fire, which necessitated rebuilding the roof.<sup>17</sup> Despite the damage, the building still retains a high level of historic integrity conveyed by the remaining character-defining features, such as the north elevation engaged columns, balustrade, and three-bay division along with the overall form of the interior of the building. In 1955 the second floor was changed to accommodate the needs of the Masonic Lodge. The alterations included removing the original poured-concrete interior stair, closing off the stair to the second floor, and constructing a wood stair to the basement at an unknown time. Remnants of the poured-concrete stairway are visible from the basement and first floor.<sup>18</sup> An enclosed stair with a stair lift replaced the previous exterior wood stairway in 1981.<sup>19</sup> The second floor windows were replaced, but the openings are unaltered, and a fire escape took the place of one pair of windows on the south elevation. The current sign "Masonic Temple" on the north elevation was added in 1984.<sup>20</sup> Over time, spaces were repurposed, such as the use of the bank vault as a changing room. These alterations do not

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<sup>13</sup> See Figure 9.

<sup>14</sup> Schlem, C.E. "History of the Bandon Masonic Lodge #130," 1985.

<sup>15</sup> Ibid.

<sup>16</sup> As seen by looking at pictures of the building prior to 1936, see Figure 8.

<sup>17</sup> See Figure 10.

<sup>18</sup> See Photos 7 & 8.

<sup>19</sup> Schlem.

<sup>20</sup> Ibid.

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significantly detract from the overall character of the building, which very much still retains a high degree of historic integrity, conveying the architect's original design.

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### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

#### Areas of Significance

ARCHITECTURE

#### Period of Significance

1914, Date of construction

#### Significant Dates

N/A

#### Significant Person

(Complete only if Criterion B is marked above.)

N/A

#### Cultural Affiliation (if applicable)

N/A

#### Architect/Builder

Ostlind, Bror Benjamin, Architect

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

#### Period of Significance (justification)

The First National Bank of Bandon was constructed in 1914 as a prominent commercial building housing the First National Bank of Bandon in the east storefront. The period of significance is 1914, the year the building was constructed under the supervision of Bror Benjamin Ostlind, a prominent local architect from Coos Bay (then known as Marshfield), Oregon, and reflecting the complete realization of his design for the project and the building's significance under Criterion C, Architecture.

Criteria Considerations (explanation, if necessary) N/A



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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The First National Bank of Bandon, also known as Bank of Bandon and Masonic Temple, Lodge #130, was built in 1914 as a temple-front commercial building in the Neoclassical style in the city of Bandon, Coos County, Oregon.<sup>21</sup> The building is locally significant under National Register Criterion C, Architecture, as the embodiment of the distinctive characteristics of its type, period, and method of its construction. Bror Benjamin Ostlind, a well-known and prominent architect in what was then known as Marshfield (today's Coos Bay), Oregon, combined the use of a relatively new and structurally robust material, concrete with "cold twisted rod" reinforcement, and the staid Neoclassical style to create a functional commercial bank building that conveyed the stability of the institution to the community, while providing a secure and fire-resistant location for the bank. The bank's character-defining features include the symmetrical design of the north elevation with its monumental Ionic engaged columns, three-bay facade with symmetrical storefront and paired double-hung windows, poured-concrete balustrade, and the building's reinforced poured-concrete construction. The building's prominent architectural features and massing make the bank a visual landmark in the Bandon community. While the First National Bank of Bandon has seen many owners and tenants, the period of significance is 1914, the year the building was constructed, reflecting the complete realization of Ostlind's design for the project and the building's significance under Criterion C.

**Developmental history/additional historic context information** (if appropriate)

### Early Bandon History

The town of Bandon was platted in 1886 as a shipping community three decades after Euro-Americans began to settle the area. The jetties at the mouth of the Coquille River were underway in 1887, and created a significant change in the landscape, including accumulation of acres of beach sand on the south side.<sup>22</sup> In the late-nineteenth century, Congress appropriated money for the U.S. Corps of Engineers to build a jetty using local labor.<sup>23</sup> The jetties were built from a blueschist monolith, called Tupper Rock, by Euro-Americans, because it was on John T. Tupper's donation land claim.<sup>24</sup> This rock had sacred meaning, called Grandmother Rock, by the local Coquille Tribe according to local author Roberta Hall.<sup>25</sup> According to Coquille tradition, girls were not able to cook during their menstrual period. One young girl ignored this rule and roasted meat for her blind grandmother, who, knowing this, threw her granddaughter and herself into the ocean under a "blanket" of rock.<sup>26</sup> Local legend states that stone from Tupper's rock was used in the concrete mix for the First National Bank Building. Some local people credit the use of the stone as the reason the building survived the great Fire of 1936.<sup>27</sup> After their construction, the jetties stabilized the mouth of the Coquille River with over one kilometer of the river's mouth lined by rock, which brought more opportunities to expand the shipping industry in the community.<sup>28</sup> Construction of the jetty brought farm produce, lumber, coal, and other goods to be loaded onto ocean-going vessels bound for San Francisco and other west-coast destinations. In 1891 Bandon was incorporated, including the port.

<sup>21</sup> *The Morning Oregonian*, Portland, Or, January 25, 1910, "New Bank to Open Soon." & *Oregonian*, Portland, Or, April 7, 1910, "Bandon Gets National Bank." & *The Sunday Oregonian*, Portland, Or, October 10, 1909, "National Bank for Bandon.

<sup>22</sup> Hall Roberta, Ed. *People of the Coquille Estuary: Native Use of Resources on the Oregon Coast*. Corvallis, OR: Words & Pictures Unlimited, 1995: 93.

<sup>23</sup> *Ibid.*, 80.

<sup>24</sup> *Ibid.*, 81-82.

<sup>25</sup> *Ibid.*, 84

<sup>26</sup> *Ibid.*

<sup>27</sup> Local thoughts based on interviews of local people by author.

<sup>28</sup> Hall, 85.

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Before 1900 Bandon had a strong farm-products market and a woolen mill that was incorporated in 1893.<sup>29</sup> The mill produced 1,778 pairs of blankets, 236,125 yards of flannels, and 2,260 yards of mackinaw cloth in 1889.<sup>30</sup> A salmon cannery was opened in 1895, a two-story schoolhouse with bell tower was built in 1895, in 1896 the lighthouse across the river was completed, and a lifesaving station was added to the port in 1896.<sup>31</sup> By 1900, steamships ran between Bandon and San Francisco, Bandon's primary exchange partner.<sup>32</sup> From 1900 to 1910 Bandon's population increased from 645 to 1,803, including professionals such as brick masons, electricians, and plumbers.<sup>33</sup> Many other coastal towns experienced a similar boom in population, and industry during the period as shipping traffic increased. Due to this increase in population and growing industry, Bandon soon grew to support a local bank.

### First National Bank of Bandon Origins

On January 25, 1910, the *Morning Oregonian* reported, "About February 15 the First National Bank of Bandon...will be opened for business. The capital stock, \$25,000...the new bank is backed by prominent men of this [Portland] part of the state."<sup>34</sup> According to the Annual Report of the Comptroller of the Currency in 1927, the First National Bank of Bandon was chartered number 9718 on February 25, 1910.<sup>35</sup> The owners of the new bank built a building previous to the 1914 First National Bank building (the street location is unknown) as evidenced by an articles in the *Morning Oregonian* on January 25, 1910<sup>36</sup> and the *Coos Bay Times* from Marshfield on Tuesday, April 26, 1910.<sup>37</sup> Later in 1913, the First National Bank of Bandon sent out bids to build a new building.<sup>38</sup> According to the deeds records at the Coos County Records office, the First National Bank of Bandon purchased the Thrift's Addition, Lot Four. The *Oregonian* on August 24, 1913, stated the First National Bank of Bandon "will build a fine new two-story reinforced-concrete building as a home for the institution. It will be one of the most modern banking buildings erected in Southwestern Oregon and will be finely finished in Coos County woods."<sup>39</sup> The statement of a "fine new ...concrete building" being a "modern" building shows the influence the national banking industry trends had on even the small town of Bandon, convincing the investors to build a large, reinforced-concrete building. Architect Ostlind was selected to create the First National Bank of Bandon's "modern" home.

### Architect Bror Benjamin Ostlind

Bror B. Ostlind was born and raised in Karlstad, Sweden, in 1885 and died in Coos Bay, Oregon in 1956.<sup>40</sup> Ostlind's father, Anders Ostlind, had been a partner in the firm of Ostlind and Almquist in Arvika, Sweden where they manufactured pianos.<sup>41</sup> Bror B. Ostlind received a baccalaureate degree from the Royal Technical

<sup>29</sup> Hall, 95.

<sup>30</sup> Ibid.

<sup>31</sup> Ibid., 91-96.

<sup>32</sup> Ibid., 91.

<sup>33</sup> Ibid.

<sup>34</sup> *The Morning Oregonian*, Portland, Or, January 25, 1910, "New Bank to Open Soon." & *Oregonian*, Portland, Or, April 7, 1910, "Bandon Gets National Bank." & *The Sunday Oregonian*, Portland, Or, October 10, 1909, "National Bank for Bandon."

<sup>35</sup> "Annual Report of the Comptroller of Currency: December 12, 1927," United States Government Printing Office 1928, Treasury Department Document No. 2991. Retrieved on September 30, 2014 from

[http://fraser.stlouisfed.org/docs/publications/comp/1920s/compcurr\\_1927.pdf](http://fraser.stlouisfed.org/docs/publications/comp/1920s/compcurr_1927.pdf): 241. & "Annual Report of the Comptroller of Currency: 1910," Washington Government Printing Office 1911, Treasury Department Document No. 2590. Retrieved on September 30, 2014 from [http://fraser.stlouisfed.org/docs/publications/comp/1910s/1910/compcurr\\_1910.pdf](http://fraser.stlouisfed.org/docs/publications/comp/1910s/1910/compcurr_1910.pdf), 91.

<sup>36</sup> *The Morning Oregonian*, Portland, Or, January 25, 1910, "New Bank to Open Soon."

<sup>37</sup> *The Coos Bay Times*, Marshfield, OR, April 26, 1910, "The new First National Bank of Bandon opened for business."

<sup>38</sup> *Oregonian*, Portland, Or, September 1, 1913, "Coos Bay Does Much Building."

<sup>39</sup> *The Sunday Oregonian*, Portland, Or, December 1, 1913, "Bandon Bank Will Build." The "Coos County woods" finishes were destroyed in the 1936 fire.

<sup>40</sup> "Bror B Ostlind in the Oregon, Death Index, 1898-2008," Ancestry.com, Retrieved on March 16, 2015 from

[http://search.ancestry.com/cgi-bin/sse.dll?rank=1&new=1&MSAV=0&msT=1&gss=angs-c&gsfn=Bror+Benjamin&gsln=Ostlind&msbdy=1885&uidh=iqc&pcat=34&h=1396774&recoff=8+9+10&db=ordeath&indiv=1&ml\\_rpos=3](http://search.ancestry.com/cgi-bin/sse.dll?rank=1&new=1&MSAV=0&msT=1&gss=angs-c&gsfn=Bror+Benjamin&gsln=Ostlind&msbdy=1885&uidh=iqc&pcat=34&h=1396774&recoff=8+9+10&db=ordeath&indiv=1&ml_rpos=3).

<sup>41</sup> Millie Ostlind, *Gramillie's Reflections*, Coos Bay, OR: Millie Ostlind, 1966.

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Academy of Stockholm, Sweden, in 1905.<sup>42</sup> During this time, the Ecoles Des Beaux Arts in Paris was emphasizing Neoclassical designs, which was also taught in other schools around Europe. No direct evidence exists what model of architecture was taught at the Royal Technical Academy of Stockholm, but the curriculum was likely similar to other contemporary schools, including the classical studies of the Ecoles Des Beaux Arts. After school, Ostlind traveled to America where he met Mr. C. A. Smith, the owner of a lumber company in Minneapolis, who convinced him to move to the booming town of Marshfield, Oregon, to work for him.<sup>43</sup> From 1906 to 1913 Ostlind was a construction engineer for C. A. Smith Lumber & Mfg. Co., where he oversaw the new construction of two sawmills.<sup>44</sup> During this time Ostlind was to “aid in building the most modern lumber mill in the world.”<sup>45</sup> In 1912 he received his naturalization papers, and that same year he qualified as an architect by completing the International Correspondence School’s Structural Engineering courses.<sup>46</sup> He was certified an Architect in Marshfield (Coos Bay) in 1919 when licensing of architects commenced in Oregon and was also a professional engineer.<sup>47</sup> During WW I, in 1918, Ostlind received a commission in the United States Army as a First Lieutenant in the 403d Engineering Corps.<sup>48</sup>

Due to the rapid growth of the automobile business, the commercial development of the airplane, and the general adoption of the radio, manufacture of batteries became a booming business, and Ostlind saw an business opportunity in this growing industry.<sup>49</sup> Growing in the area around Marshfield, Oregon, was the Port Orford White Cedar, which was an excellent material for the little boards used in the storage battery separators because of the material’s resistance to acid corrosion.<sup>50</sup> According to the *Morning Oregonian*, on May 14, 1919 Ostlind announced the construction of a veneer plant in Coos Bay with a floor area of 60 x 200 feet, named Coos Bay Veneer & Box Company in 1920.<sup>51</sup> The company grew to earn a million and a half dollars a year by 1925.<sup>52</sup> Yet, the batter board and veneer market quickly became saturated, and in 1926 Ostlind planned for a furniture factory in connection with the old veneer plant.<sup>53</sup> By the early summer of 1928, the first production in the furniture plant began. This furniture company, Ostlind Furniture Company, specialized in three Southwestern Oregon hardwoods, alder, myrtle and maple, and became a provider of high-grade furniture on the Pacific Coast.<sup>54</sup> The company was known for its modern technologies, including the American Gang Rip, automatic cut-off saws; the Jenkins Double-end Tenoner, a sanding machine; and a spray room for finishing.<sup>55</sup> Later, the company also expanded into the manufacture of plywood and toys.<sup>56</sup> Ostlind’s brother, Mr. Joel Ostlind, was the assistant manager and director for the Ostlind Furniture Company.<sup>57</sup>

<sup>42</sup> *The Sunday Oregonian*, Portland, Or, December 1, 1913, “Bandon Bank Will Build.”

<sup>43</sup> Ibid.

<sup>44</sup> Ibid.

<sup>45</sup> “Coos Veneer & Box Company: A Home Enterprise Begun by Coos Bay Men and Money,” *Coos Bay Times – Golden Jubilee Annual Number, 1878-1928*. Marshfield, Oregon: Coos Bay Times, 1928.

<sup>46</sup> Ibid.

<sup>47</sup> Richard Ellison Ritz, *Architects of Oregon: A Biographical Dictionary of Architects Deceased – 19th and 20th Centuries*. Portland, Oregon: Lair Hill Publishing, 2002. 302.; Ray L. & Alice L. Prather, “Captain Bror W. Olsson House,” National Register of Historic Places Registration Form, listed November 2, 1986, retrieved from the Oregon Historic Sites Database.

<sup>48</sup> *Morning Oregonian*, Oct. 23, 1918, “Marshfield Men Commissioned;” *Sunday Oregonian*, May 30, 1920, “Coos Industry Booms.”

<sup>49</sup> Coos Veneer & Box Company.

<sup>50</sup> The Wood Database, “Port Orford Cedar,” Retrieved on March 16, 2015 from <http://www.wood-database.com/lumber-identification/softwoods/port-orford-cedar/>.

<sup>51</sup> *The Morning Oregonian*, “Veneer Plan on Coos Bay,” May 15, 1919, Portland, Oregon.

<sup>52</sup> Coos Veneer & Box Company.

<sup>53</sup> Ibid.

<sup>54</sup> “Ostlind Furniture Company, Inc., Utilizing Coos Bay’s Hardwood Resources,” *Potential Southwest Oregon Edition of the Coos Bay Times*. Marshfield, OR: Coos Bay Times, 1930.

<sup>55</sup> Ibid.

<sup>56</sup> Ibid.

<sup>57</sup> Ibid.

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Ostlind was also active in the local community, starting the Long Fellows Club, an organization for extra tall men (he was 6'4"). In this role, he was instrumental in putting pressure on large hotels and Pullman cars to install accommodations for extra-tall persons.<sup>58</sup> He was also the choir director for the Swedish Lutheran Church in Coos Bay.<sup>59</sup> Reflecting on his accomplishments, the *Coos Bay Times* describes Ostlind as having, "the daring spirit of his Viking forefathers as well as a stature of six feet four inches, a never failing smile, a keen receptive mind and an executive ability that needs no comment when one thinks of the splendid working organization of the more than five hundred employees in the plants."<sup>60</sup>

In addition to his business pursuits, Ostlind oversaw the architectural design of many buildings in the Coos Bay area. The January 6, 1914, *Bandon Recorder* stated Benjamin Ostlind came from Marshfield. He was the architect for the First National Bank Building and the Lowe and Dyer Buildings.<sup>61</sup> The *Bandon Recorder* reports Ostlind coming to Bandon on September 14, 1915, stating he was looking after the progress of the work on the Briggs-Buckingham building. "Mr. Ostlind says Bandon has the two best buildings now being built in the county in the B.B. building and the bakery building."<sup>62</sup> From 1912 to 1917, Ostlind designed many buildings, including the D. L. Buckingham House in Coos Bay; the Catholic Church Chapel annex to Mercy Hospital in North Bend; the Henrik Gjerdrum Conservatory of Music in Coos Bay; the First National Bank Building in Bandon; and the Overland Bridge located on Hwy 36 between Coos Bay and the Coquille River.<sup>63</sup> Ostlind completed several other commissions during the same period. In 1913, Ostlind finished the Bror W. Olsson house at 631 S. 10<sup>th</sup> Street in Coos Bay, Oregon. It is designed in the Bungalow style, exhibiting fine interior woodwork and careful spatial arrangement. The house contained twelve rooms and was a prominent home within Marshfield, Oregon serving as the residence for Bror W. Olsson was a ship captain for West Coast lumber, a bar pilot for the Port of Coos Bay and a Lieutenant Commander in the U.S. Coast Guard Reserve.<sup>64</sup> In 1914 Ostlind won contracts for two well-known buildings, St. Monica's Church in Coos Bay,<sup>65</sup> and Briggs-Buckingham Building in Bandon.<sup>66</sup> The Buckingham House, Catholic Church Chapel, and Henrik Gjerdrum Conservatory of Music have all been demolished, limiting the knowledge of materials and styles Ostlind used in these commissions.<sup>67</sup> The St. Monica's Church was built in 1914 in Coos Bay and features wood framing including trusses and plastered walls.<sup>68</sup> The Ostlind Family Home on 6<sup>th</sup> and Donnelly in Coos Bay, built in 1929, is a 2.5 story Tudor Revival.<sup>69</sup> All these commissions were for prominent persons and sited in prominent locations. The First National Bank among one of his most notable commissions.

Each commission not extant is illustrated as a large and prominently placed building on the Sanborn Maps from 1920, emphasizing Ostlind's status as a notable architect in the Coos Bay area. Knowledgeable in both architecture and engineering, Ostlind built a diverse portfolio ranging from commercial buildings and houses to bridges, and his work illustrates an ability to successfully and attractively address a variety of design problems. Unfortunately, few of Ostlind's commissions remain and most extant examples of his work are heavily altered.<sup>70</sup>

<sup>58</sup> Fred Van Amburgh, "Unusual Stories of Unusual Men: Benjamin B. Ostlind," *The Rotarian: The Magazine of Service*, Volume XXIX, No. 4, October 1926, 41-43.

<sup>59</sup> *Coos Bay Times*, April 9, 1910, "Social Scene."

<sup>60</sup> Coos Veneer & Box Company.

<sup>61</sup> *Bandon Recorder*, Bandon, Oregon, January 6, 1914, "Benjamin Ostlind came over from Marshfield."

<sup>62</sup> *Bandon Recorder*, Bandon, Oregon, September 14, 1915, "Ostlind looks after B. B. Building."

<sup>63</sup> Prather, 9-10.

<sup>64</sup> Ray L. & Alice L. Prather, "Captain Bror W. Olsson House."

<sup>65</sup> *Coos Bay Times*, March 23, 1914, "Marshfield Catholics arrange to build \$25,000 edifice."

<sup>66</sup> *Bandon Recorder*, Sept. 29, 1914, "Call for Bids for Construction of B-B Building."

<sup>67</sup> Research on buildings done with Coos County City Directory from 1916-1917, Sanborn Maps from 1920, and modern Google maps to find if buildings were still extant.

<sup>68</sup> Millie Ostlind and visual observation of church.

<sup>69</sup> Ibid.

<sup>70</sup> Research on buildings done with Coos County City Directory from 1916-1917, Sanborn Maps from 1920, and modern Google

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### First National Bank of Bandon Construction

The First National Bank of Bandon thrived during the first part of the twentieth century as Bandon grew due to increased shipping after the construction of the jetties. As a notable architect, Benjamin Ostlind was a natural choice, and was commissioned to design the new bank building for the successful institution. The *Oregonian* reported on September 1, 1913, that the construction contract for the First National Bank of Bandon building was awarded to J.W. Wright and J.M. Bentley of Hood River for \$17,000.<sup>71</sup> Wright and Bentley were also contractors for the First National Bank in Hood River in 1910.<sup>72</sup> On August 30, 1913, the First National Bank of Bandon sold the property for \$10.00 to Y.M. Lowe, Viola Rosa, and R.H. Rosa, Lot Four Thrift's Addition to Bandon.<sup>73</sup> On August 30, 1913 a Party Wall Agreement was made between Y.M. Lowe, Viola Rosa, and R.H. Rosa and First National Bank.<sup>74</sup> On April 11, 1914 Y.M. Lowe, Viola Rosa and R.H. Rosa sold the property for \$10.00 back to the First National Bank of Bandon.<sup>75</sup> C.Y. Lowe was the Vice President of the bank, elected by stockholders at the time of the building construction.<sup>76</sup> C.Y. Lowe is also the son of Y.M. Lowe and brother of Viola Rosa, the sellers of the property to First National Bank.<sup>77</sup> These back-and-forth transactions were completed presumably for a business purpose although the exact reasons are unknown.

Construction began on the building in 1913 with final completion in 1914.<sup>78</sup> The building was constructed using poured-concrete reinforced with "cold twisted rods." This was a new and unique technology for concrete buildings at the time.<sup>79</sup> The exterior walls were designed to be thicker at the base, 8", and thinner, 6", from the top of the second floor to the parapet wall. The party walls also had exterior steel joist hangars embedded in the concrete on the second and third floors, each measuring 2"x12" and spaced 16" on center. The parapet wall extends 3' above the top of the third floor. A drainage system was also detailed in the construction.<sup>80</sup>

On January 16, 1914, an article came out in the *Bandon Recorder* titled, "First Natl. New Officers: Bank Holds Annual Meeting and Elects Officers and Directors."<sup>81</sup> The article described the addition of new officers; stated the financial condition was found to be better than any previous time in the history of the bank, including greatly increasing the business in the last year; and that the bank adopted the new currency bill.<sup>82</sup> It also noted that the stockholders were pleased with the progress of the new building although materials were slow coming because of irregular sailing boats.<sup>83</sup> The new officers were Dr. H. L. Houston, president; C. Y. Lowe, vice-president; E. D. Webb, cashier; E. E. Oakes, assistant cashier; and Elbert Dyer; A. McNair; J. Ira Sidwell; E. B.

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maps to find if buildings were still extant.

<sup>71</sup> *Oregonian*, Portland, Or, September 1, 1913, "Coos Bay Does Much Building."

<sup>72</sup> Bradford W.S. Perron. Historic Carousels. Inc., National Register of Historic Places Registration Form, "First National Bank of Hood River," Listed December 14, 2005, Retrieved from the Oregon Historic Sites Database.

<sup>73</sup> Deed of Sale between Y.M. Lowe, Viola Rosa, and R.H. Rosa and the First National Bank of Bandon, 30 August 1913, Coos County, Oregon, Deed no. 6068. County Recorder's Office, Coquille, Oregon.

<sup>74</sup> Party Wall Agreement between Y.M. Lowe, Viola Rosa, and R.H. Rosa and the First National Bank of Bandon, 30 August 1913, Coos County, Oregon, Deed no. 6069. County Recorder's Office, Coquille, Oregon.

<sup>75</sup> Deed of Sale between the First National Bank of Bandon and Y.M. Lowe, Viola Rosa, and R.H. Rosa, 11 April 1914, Coos County, Oregon, Deed no. 7326. County Recorder's Office, Coquille, Oregon.

<sup>76</sup> *The Morning Oregonian*, Portland, Or, January 25, 1910, "New Bank to Open Soon."

<sup>77</sup> *Bandon Recorder*, Bandon, Oregon, February 19, 1922, Y.M. Lowe Obituary.

<sup>78</sup> *The Sunday Oregonian*, Portland, Or, December 1, 1913, "Bandon Bank Will Build." & *Bandon Recorder*, Bandon, Oregon, January 16, 1914, "First Natl. New Officers, progress of building."

<sup>79</sup> See further detail in "Concrete Construction" section.

<sup>80</sup> Party Wall Agreement between Y.M. Lowe, Viola Rosa, and R.H. Rosa and the First National Bank of Bandon, 30 August 1913, Coos County, Oregon, Deed no. 6069. County Recorder's Office, Coquille, Oregon.

<sup>81</sup> *Bandon Recorder*, Bandon, Oregon, January 16, 1914, "First Natl. New Officers, progress of building."

<sup>82</sup> This was the new Federal Reserve Note authorized by Section 16 of the Federal Reserve Act of 1913.

<sup>83</sup> *Bandon Recorder*, Bandon, Oregon, January 16, 1914. The exact location of where ships were coming from is unknown but could be surmised from Coquille up the Coquille River because an article in *The Sunday Oregonian* on May 4, 1913 mentions a lower watershed on the Coquille River extending from Coquille City to the mouth of the river at Bandon. The Bandon Commercial Club recommended the Bandon City Commission to vote on a tax to finance deepening the channel at the bar some two or three feet so larger vessels can navigate the waters safely.

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Thrift; and Thos. Devereaux.<sup>84</sup> The President, Dr. H. L. Houston was also the President of the Coquille River Manufacturing Co. in 1914, and C.Y. Lowe also was a director of the Bank of Bandon.<sup>85</sup> An *Oregonian* article stated the bank was “backed by prominent men of this [Portland] part of the state,”<sup>86</sup> evidencing the influence of investors outside the community.

### Brief History of Bank Buildings in the Early 20<sup>th</sup> Century

The directors of the First National Bank of Bandon hired well-known architect, Ostlind, to design a monumental, solid, purpose-built bank building. Ostlind was no doubt familiar with the classical styles, which were widely taught by the Ecole des Beaux Arts in Paris and other European schools. The Greek- and Roman-based revivals, as well as the French Beaux Arts, were popular styles for prominent buildings, including banks. The architecture of banks shifted to the classical styles at the turn of the century. Historian Charles Belfoure notes, “beginning in the 1890s until the late 1920s, Americans...would deposit their money in an imposing, classically designed temple that stood for stability, strength, and security.”<sup>87</sup> Banking became more “egalitarian” during the turn of the century. Aside from the savings banks created for the working classes, banks were mostly financing commerce and industry before World War I. With the increase of a consumer class after WW I, the banks started to direct attention to the average man with checking accounts and small personal loans payable in long-term installments.<sup>88</sup> The banks also extended credit to middle-class customers to increase investment in the stock market, which would eventually be a disaster for the banking system.<sup>89</sup> *The Morning Oregonian* reported on the status of Bandon in June of 1914 stating, “There are two banks, the First National and the Bank of Bandon....These banks serve the people well, especially in panic seasons, when other banks close their doors. Both have large deposits and pay good dividends.”<sup>90</sup> The statement “panic seasons” refers to the multiple financial panics the nation endured from 1837 to the Great Depression in 1930.<sup>91</sup>

The Neoclassical style drew on the deep well of European design aesthetic before coming to the United States in the late nineteenth century. The revival of classical styles in America can be traced to the World’s Columbian Exposition in Chicago in 1893. A classically designed city was exhibited by Ecole des Beaux Arts architects including Daniel Burnham.<sup>92</sup> Many bankers in 1893 also attended the convention of American Bankers Association in Chicago at the same time the Exposition was held. During this time, bank executives were looking for ways to reassure patrons that their institutions could protect deposits after the panics in 1893 and 1907.<sup>93</sup> These panics caused the public to lose confidence in banks.

The bankers believed that one way to re-instill confidence was through the physical appearance of the bank building, and the World’s Fair suggested that the Neoclassical style could do just that.<sup>94</sup> More than 12,000

<sup>84</sup> Ibid.

<sup>85</sup> *Bandon Recorder*, Bandon, Oregon February 10, 1914, “Box Factory Directors;” *The Coos Bay times*. Marshfield, Or., December 13, 1913, CHRISTMAS EDITION, “Bank of Bandon.”

<sup>86</sup> *The Morning Oregonian*, Portland, Or, January 25, 1910, “New Bank to Open Soon.” & *Oregonian*, Portland, Or, April 7, 1910, “Bandon Gets National Bank.” & *The Sunday Oregonian*, Portland, Or, October 10, 1909, “National Bank for Bandon.”

<sup>87</sup> Charles Belfoure, *Monuments to Money: The Architecture of American Banks*, Jefferson, NC: McFarland & Company, Inc., 2005: 125.

<sup>88</sup> Ibid., 129.

<sup>89</sup> Ibid.

<sup>90</sup> *The Morning Oregonian*, Portland, Or, June 19, 1914, “Bandon Beehive of many Industries,” Author Addison Bennett.

<sup>91</sup> Specifically, the citizens were concerned from the panics of 1893 when the Cordage Trust shares went from \$160 to \$12. Large driving forces in the market including James Waterbury and A.A. McLeod attempted to monopolize assets, which caused them to eventually crash. The panic of 1907 occurred when a number of New York City banks started failing due to falling stock and the decrease in stocks by large Trusts in New York City from investment in copper mining and shipping. The Great Depression was caused from the overproduction of wheat, cotton, silks, and textiles, and over-stimulation of loans and over-extension of credits. Weiss, 45-46.

<sup>92</sup> Belfoure, 127.

<sup>93</sup> Ibid.

<sup>94</sup> Ibid.

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banks were built in the 1890s to late 1920s in the United States.<sup>95</sup> Banks around the nation started incorporating granite, limestone, and columns in their buildings, as well as trying to make the bank a “dignified, magnificent structure that stands for solidity, strength, and above all trust.”<sup>96</sup> The Neoclassical style employed balance, symmetry, and restraint.<sup>97</sup> American architects designed new buildings using traditional, historic vocabularies exhibited by ancient forms from Rome and Greece, including the temple-front form.<sup>98</sup> Temple-front buildings drew stylistic inspiration from ancient Greek and Roman temples, emphasizing full-height decorative columns or engaged columns, symmetry, and classical-detailing. Since Neoclassicism can best be described as a fusion of Greek and Roman Classical Revival styles, decorative features associated with both models turn up on Neoclassical buildings. Roofline balusters may top a classical entablature instead of a prominent pediment; capitals are Ionic or Corinthian versus Tuscan or Doric; column shafts are fluted and squared instead of round and smooth.<sup>99</sup> The First National Bank of Bandon exhibits all these characteristics, many of which can be traced directly back to their appearance at the Chicago World’s Fair in 1893.

From the turn of the century through the 1930s, the temple-front form was used almost exclusively for banks. Generally two or three stories tall, they were often constructed of masonry – usually stone or concrete. In contrast to the design of bank exteriors, the use and interior decoration of banks varied widely. Many were purpose-built buildings, while others included bank offices, storage spaces, or even retail storefronts.<sup>100</sup> However, for all banks, the location was crucial. The Shaw Company states in its guide to the construction and location of bank buildings that, “while the character of the building, it is true, exerts a sharp influence on the development of business, it is really secondary to the selection of the site.”<sup>101</sup>

The design and placement of the First National Bank of Bandon exhibits the dominant trends in the design of bank buildings during the early twentieth century. The bank was designed by a locally prominent architect, Mr. Ostlind, in the Neoclassical style at the junction of two prominent roads in Bandon, 2<sup>nd</sup> Street and Alabama Avenue, and includes storefronts for other businesses. As constructed, the First National Bank of Bandon is a notable example of a well-built, Neoclassical-style bank building in Bandon, Oregon, that exhibits excellent integrity.

### Concrete Construction

The selection of concrete construction by Mr. Ostlind for the bank building was practical, unique, and aspirational. Concrete is a mixture of sand, gravel, water, and cement used to create a load bearing construction system.<sup>102</sup> In Oregon, the use of concrete was largely dependent on a good supply of limestone and clay for the production of natural or Portland cement. Oregon has many deposits of limestone and clay, specifically laid out by the Oregon Bureau of Mines and Geology in 1914.<sup>103</sup> Reinforced-concrete construction was first recorded in Oregon in 1908 on Sanborn Maps just 5 years before its usage in the First National Bank of Bandon.<sup>104</sup>

Poured-concrete was in use in Oregon many years before the First National Bank of Bandon was built. The Corps of Engineers used poured-concrete to construct the massive canals on the Columbia and Yamhill

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<sup>95</sup> Ibid., 128.

<sup>96</sup> Belfourse, 128.

<sup>97</sup> Leland M. Roth, *A Concise History of American Architecture*, New York, NY: Harper & Row, Publisher, Inc. 1980: 191.

<sup>98</sup> Ibid.

<sup>99</sup> Virginia Savage McAlester, *A Field Guide to American Houses*, New York, NY: Alfred A. Knopf, 2013: 446.

<sup>100</sup> A.W. Shaw Company, *Buildings, Equipment and Supplies: Location and General Construction*, The Shaw Bank Series, 1919,

Printed in the U.S. A.: 3.

<sup>101</sup> Ibid., 7.

<sup>102</sup> Harry Weiss, “Early Concrete Construction in Oregon: 1880-1915, a thesis, University of Oregon, June 1983: 12.

<sup>103</sup> Ibid., 21.

<sup>104</sup> Ibid., 38.

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ivers.<sup>105</sup> The first example of an Oregon building in which concrete was used for more than the foundation was the J.T. Fyfer Store in Huntington, Oregon, built in 1887. The first known large building using reinforced concrete in Oregon was the four-story 1907 Masonic Temple in Oregon City.<sup>106</sup> The use of concrete accelerated after 1908 in response to the 1906 San Francisco earthquake. After the tragedy, many observed that concrete buildings better survived the quake and subsequent fires, compared to buildings built of other materials.<sup>107</sup> Traditional stone masonry also failed to meet the needs of the building industry because of the high cost of material and labor. Concrete provided a durable material for half the price of masonry, better “fire protection, strength, and a new technology of fenestration, which opened the interior of buildings to greater light.”<sup>108</sup>

In 1908, the Sanborn Fire Insurance Maps note reinforced concrete buildings in Portland and Astoria and another two buildings planned for Albany.<sup>109</sup> The first reinforced concrete buildings used reinforcement in areas where plain concrete had been used traditionally, but the frame remained wood. In Portland, buildings constructed entirely of reinforced concrete, including the structure, internal support, and floors, were described as fireproof. This method became popular in Portland preceding WW I, and was promoted by engineering and construction firms specializing in reinforced concrete. In his thesis discussing the use of concrete in Oregon, Harry Weiss states that fireproof reinforced-concrete construction was not as popular outside metropolitan areas. Modest commercial buildings in smaller towns did not warrant the added complexity and cost of full fireproof protection.<sup>110</sup> The First National Bank of Bandon includes full fireproof, reinforced-concrete on the exterior and interior structure with “cold twisted rods” making it a notable and unique method of construction outside of the Portland area.<sup>111</sup>

The First National Bank’s use of “cold twisted rods” for its reinforcement is significant in that in 1914 it was an early time to be utilizing this technology in a full-scale building. Mr. Ernest L. Ransome patented the use of rods, which were cold twisted as a means for strengthening “structures of concrete, artificial stone, or similar materials.” The patent US305226 A was submitted to the United States Patent Office on September 16, 1884.<sup>112</sup> In 1903, just 10 years before the First National Bank of Bandon was constructed, the Ingalls building, built in Cincinnati, Ohio became the world’s first reinforced-concrete skyscraper.<sup>113</sup> The design made use of the Ransome system of twisted steel-rod reinforcement. This project marked the beginning of a boom in poured, reinforced concrete using the cold twisted rod system.

The First National Bank Building is notable for its use of concrete, specifically reinforced-concrete in Western Oregon as many of the first concrete buildings were built in the eastern part of the state, likely due to the “large supply of cheap wood and firmly established building traditions in other materials...in the western part of the state.”<sup>114</sup> As Bandon became an important port, more investment and innovation from other areas of the state,

<sup>105</sup> Ibid., 26.

<sup>106</sup> Elizabeth Provost, “George W. and Hetty A. Bower House”, Portland, Or., National Register of Historic Places Registration Form, listed on September 23, 2011: 8; Weiss, 43.

<sup>107</sup> Weiss, 45-46.

<sup>108</sup> Ibid., 49.

<sup>109</sup> Ibid., 45-46.

<sup>110</sup> Ibid., 45-46.

<sup>111</sup> Party Wall Agreement between Y.M. Lowe, Viola Rosa, and R.H. Rosa and the First National Bank of Bandon, 30 August 1913, Coos County, Oregon, Deed no. 6069. County Recorder's Office, Coquille, Oregon.

<sup>112</sup> Ernest L. Ransome. US Patent 305226 A. United States Patent Office. September 16, 1884. Retrieved on March 16 from <https://www.google.co.in/patents/US305226?dq=Patent+305226&hl=en&sa=X&ei=0TwhVaOFF5LkoATKm4II&ved=0CB0Q6AEwAA>.

<sup>113</sup> World Scientific, *High-Performance Construction Materials: Science and Applications*, Technology & Engineering, 2008, Retrieved on March 16, 2015 from

<https://books.google.com/books?id=pWkxjs1vAqMC&pg=PA9&dq=The+Ingalls+building&hl=en&sa=X&ei=I0gHVf7FC9e2oQS0wYCoDw&ved=0CEcQ6AEwBw#v=onepage&q=The%20Ingalls%20building&f=false>: 9.

<sup>114</sup> Weiss, 49.



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such as Portland, facilitated bringing new building methods to rural western Oregon. As noted in “Early Concrete Construction in Oregon: 1880-1915,” Coos County had six concrete buildings built between 1880 and 1915. Of these, only the First National Bank building is still standing.<sup>115</sup>

### Subsequent Years

The First National Bank building is the only remaining building built between 1880 and 1915 in Bandon because a fire in 1914 destroyed a large number of businesses in the downtown area.<sup>116</sup> After the fire in 1914, businesses started deteriorating, and property owners borrowed money to rebuild. At the same time, Prohibition created an economic slump as the law closed the saloons, and, separately, the woolen mill ceased operation.<sup>117</sup> Since automobile travel became more important than travel by ship during this time, the main commercial district moved north and east of where it had originally been toward the highway. However, the town did expand onto the tide flats to the east of the outlet for the Coquille River even as the downtown was placed on pilings to keep the core dry.<sup>118</sup> As the town expanded, the commercial district moved both west and south, resulting in the First National Bank building’s present-day location just blocks from the downtown commercial core.

After the prosperity of the late 1910s and early 1920s, the First National Bank of Bandon went out of business in 1925, falling into receivership on April 13, 1925. The apparent cause of failure was “Incompetent Management” according to the Comptroller of Currency for the United States Government.<sup>119</sup> The Comptroller claims the failure of banks during this time was due to the directors failing to pay attention to the affairs of the Bank.<sup>120</sup> Bank Examiner, Charles C. Otto took charge of the First National Bank of Bandon and began the liquidation process.<sup>121</sup> In the case of the First National Bank of Bandon, the bank is suspected to have given out loans to community members and agricultural entrepreneurs that never were repaid due to the national slow-down in industrial production during the late nineteenth century and early twentieth century. *Bandon-by-the-Sea* states in 1924, auditors found Roy Corson, cashier for the bank, \$17,000 short in funds. Corson was sentenced to federal prison, was able to repay the money and released within months.<sup>122</sup> The bank’s statement for closure was “owing to adverse financial conditions and the inability of some of our borrowers to meet their obligations, we have been forced to close the bank.”<sup>123</sup> The Comptroller also stated that a large number of failures in the years after 1924 were a result of loose standards for issuing bank charters during the inflation period immediately following WW I. The unfortunate trend included being too eager to establish banks in localities where the community was already “amply served by present banking facilities.”<sup>124</sup> Either of these issues, issuing too many loans or establishing a bank where it is not necessary, may contribute to why the First National Bank of Bandon failed. On March 21, 1927, H.F. Schilling, Receiver of the First National Bank of Bandon, sold the building for \$10.00 through a quitclaim deed to F.S. Perry, W.F. Perry and O.L. Zentor.<sup>125</sup> The businesses inhabiting the space during the time F.S. Perry, W.F. Perry and O.L. Zentor owned the building

<sup>115</sup> *Ibid.*, 145-146.

<sup>116</sup> Hall, 91.

<sup>117</sup> *Ibid.*, 100.

<sup>118</sup> *Ibid.*, 105.

<sup>119</sup> “Annual Report of the Comptroller of Currency: December 12, 1927,” United States Government Printing Office 1928, Treasury Department Document No. 2991. Retrieved on September 30, 2014 from [http://fraser.stlouisfed.org/docs/publications/comp/1920s/compcurr\\_1927.pdf](http://fraser.stlouisfed.org/docs/publications/comp/1920s/compcurr_1927.pdf), 241.

<sup>120</sup> *Ibid.*, 15.

<sup>121</sup> Dow Beckham, *Bandon-by-the-Sea: Hope and Perseverance in a Southwestern Oregon Town*. Coos Bay, OR: Arago Books, 1997: 109.

<sup>122</sup> *Ibid.*

<sup>123</sup> *Ibid.*

<sup>124</sup> *Ibid.*, 16.

<sup>125</sup> Quit Claim between the First National Bank of Bandon and F.S. Perry, W.F. Perry and O.L. Zentor, March 21, 1927, Coos County, Oregon, deed no. 35748, County Recorder's Office, Coquille, Oregon.

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is unknown. In contrast, the Bank of Bandon survived the turmoil, and in 1926, was “paying record dividends.”<sup>126</sup>

### Great Fire of 1936

The fire of 1914 was not the only fire to devastate Bandon. On Saturday, September 26, 1936, a forest fire moved toward Bandon. The fire was fueled by the volatile oils in stems and spines of the thickets of gorse brought to the site by early settler George Bennett.<sup>127</sup> The wind drove the fire westward, but then shifted to the southeast and pushed the fire into the downtown on the morning of Sunday, September 27. Only five structures remained intact after the fire, including the First National Bank Building.<sup>128</sup> One account, recorded by Jim Dissette of the *Western World* in 1983 states,

*Evelyn Manciet was Bandon’s senior switchboard operator for the phone company, located in the First National Bank... Even as the windows of the bank building blew out and the roof caught fire, she continued to call out for help. The copper telephone wires began to melt, filling the air with toxic fumes. After the last desperate call she could risk, she threw the switchboard out of the window and jumped after it.*<sup>129</sup>

A “Plan for New Bandon” was established immediately following the fire.<sup>130</sup> The plan called for the relocation of the commercial area up the bluff, away from the waterfront. However, the businesses did not wait, and rebuilt temporary wood structures in the exact same locations.<sup>131</sup> Unfortunately, the plan was never carried out because the city ran out of money to resolve the financial and legal difficulties related to a “wholesale relocation,” so the temporary wood buildings became permanent. Due to its monumental concrete construction, the First National Bank Building became a prominent visual landmark, representing the best-built building among a sea of smaller wood-frame buildings.<sup>132</sup>

After the fire, on December 10, 1936, F.S. Perry and Betty E. Perry sold the building through a quitclaim deed for \$10.00 to the Bank of Bandon.<sup>133</sup> In 1954 the Bank of Bandon moved to a new building at 10<sup>th</sup> and Alabama,<sup>134</sup> and on June 29, 1955 the deed of sale notes the transfer of the property from the Bank of Bandon to Bandon Lodge No. 130 Ancient Free and Accepted Masons for \$10.00.<sup>135</sup> At the time, the building housed the publishing plant of the *Western World* until an unknown date.<sup>136</sup> Later, the Bandon Historical Society was also located in the building.<sup>137</sup>

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<sup>126</sup> Mullen and Dunn, 9.

<sup>127</sup> Gorse is a spiny yellow-flowered European shrub (*Ulex europaeus*) of the legume family with volatile oils in the stems and spines that catch fire quickly. Hall, 104; Hall, Roberta, Ed. *People of the Coquille Estuary: Native Use of Resources on the Oregon Coast*. Corvallis, OR: Words & Pictures Unlimited, 1995: 104.

<sup>128</sup> Ibid.

<sup>129</sup> Jim Dissette, “Fire: Chimneys rose like exclamation points”, September 28, 1983, *Western World*, Bandon, Oregon.

<sup>130</sup> Harry D. Freeman, “Plan for a New Bandon,” Submitted by the Oregon State Planning Board, November 1937.

<sup>131</sup> Robert and Reg Pullen Miller, *Images of America: Bandon*, Charleston, SC: Arcadia Publishing, 2013: 68.

<sup>132</sup> Ibid.

<sup>133</sup> Quit Claim sold from F.S. Perry and Betty E. Perry to Bank of Bandon, 10 December 1936, Coos County, Oregon, Deed no. 56633. County Recorder’s Office, Coquille, Oregon.

<sup>134</sup> Dow Beckham, 76.

<sup>135</sup> Deed of Sale between Bank of Bandon and Bandon Lodge No. 130 Ancient Free and Accepted Masons, 29 June 1955, Coos County, Oregon, Deed no. 92512. County Recorder’s Office, Coquille, Oregon.

<sup>136</sup> Beckham, First National Bank Building Inventory Form.

<sup>137</sup> Schlem, 1985. & Bandon Historical Society Museum, FIRE! 1979?. This brochure states “The Bandon Historical Society Museum is made up of three exhibit areas: the main exhibit area which houses the changing exhibits; the letterpress print shop and the permanent marine exhibit. Its facilities also include a photo lab where historic photographs are copied for the collection and for resale. The building itself has survived two major fires, the second of which completely gutted the concrete structure.”

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Today, the First National Bank building hosts two retail establishments, the Cobbler's Bench and Spirit of Oregon, one in each storefront. The Masonic Lodge uses the second floor, and the basement is currently vacant, but has some entertainment and storage space used by the Masonic Lodge.

### **Conclusion**

Following two catastrophic fires, the First National Bank of Bandon is the most architecturally notable building remaining in Bandon from the early twentieth century. The application of the Neoclassical style to a temple-front, poured-concrete, purpose-built bank building on a prominent corner in this small community is a physical representation of the national trends shaping the construction of such buildings in the late nineteenth and early twentieth centuries that called for classically designed monumental edifices. Architect Bror Benjamin Ostlind was a prominent and prolific architect in Coos Bay who built other buildings in Bandon, and he was a natural choice for the First National Bank of Bandon commission. However, all of Ostlind's commissions within the region are either demolished or heavily altered, leaving the First National Bank as his only extant significant building. While the building is altered, the First National Bank of Bandon still conveys unique materiality and construction within the context of Coos County where only a handful of poured-concrete Neoclassical-style buildings remain, and of which none exhibit the fine detailing or high degree of physical integrity evident in the First National Bank Building. All of these factors combined make the First National Bank building a significant and necessary addition to the National Register of Historic Places for Bandon, Oregon, under Criterion C, Architecture.

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First National Bank of Bandon  
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*The Coos Bay Times*, Marshfield, Oregon

*The Morning Oregonian*, Portland, Oregon

## **MAGAZINE / NEWSPAPERS**

*The Salem Capital Journal*, Salem, Oregon

*The Sunday Oregonian*, Portland, Oregon

*Oregonian*, Portland, Oregon

## **DEEDS**

Deed of Sale between Y.M. Lowe, Viola Rosa, and R.H. Rosa and the First National Bank of Bandon. 30 August 1913, Coos County, Oregon. Deed no. 6068. County Recorder's Office, Coquille, Oregon.

Deed of Sale between the First National Bank of Bandon and Y.M. Lowe, Viola Rosa, and R.H. Rosa. 11 April 1914, Coos County, Oregon. Deed no. 7326. County Recorder's Office, Coquille, Oregon.

Deed of Sale between Bank of Bandon and Bandon Lodge No. 130 Ancient Free and Accepted Masons. 29 June 1955, Coos County, Oregon. Deed no. 92512. County Recorder's Office, Coquille, Oregon.

Party Wall Agreement between Y.M. Lowe, Viola Rosa, and R.H. Rosa and the First National Bank of Bandon. 30 August 1913, Coos County, Oregon. Deed no. 6069. County Recorder's Office, Coquille, Oregon.

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Quit Claim sold from F.S. Perry and Betty E. Perry to Bank of Bandon. 10 December 1936, Coos County, Oregon. Deed no. 56633. County Recorder's Office, Coquille, Oregon.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): N/A

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**10. Geographical Data**

**Acreage of Property** Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: N/A  
(enter coordinates to 6 decimal places)

1	<u>43.118895</u>	<u>-124.414534</u>	3	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude
2	<u></u>	<u></u>	4	<u></u>	<u></u>
	Latitude	Longitude		Latitude	Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The property includes Tax Lot 654-00, Lot 4 and the west 6' of Lot 5 of Thrift's Addition to Bandon, Coos County, Oregon in Section 30, Township 28, Range 14. The nominated property includes the building footprint as it sits on Lot 4 & 5, which is 42' 6" east-west and 72' north-south.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated area includes the entirety of the subject property and tax lots historically associated with the First National Bank of Bandon during the period of significance and purchased by the First National Bank of Bandon as recorded by the deed of sale on April 11, 1914.<sup>138</sup>

**11. Form Prepared By**

name/title Julia Larson date 10/5/2014  
organization Oregon Parks and Recreation Department telephone (605) 695-5325  
street & number 2250 Patterson St. #107 email JLarson3@uoregon.edu  
city or town Eugene state OR zip code 97405

**Additional Documentation**

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

<sup>138</sup> Deed of Sale between the First National Bank of Bandon and Y.M. Lowe, Viola Rosa, and R.H. Rosa, 11 April 1914, Coos County, Oregon, Deed no. 7326. County Recorder's Office, Coquille, Oregon

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

**Name of Property:** First National Bank of Bandon  
**City or Vicinity:** Bandon  
**County:** Coos **State:** Oregon  
**Photographer:** Julia Larson and Maia Fiala, Oregon Parks and Recreation Department  
**Date Photographed:** July 10, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 16:** (OR\_CoosCounty\_MasonicTemple\_0001)  
Northern elevation of building, looking south
- Photo 2 of 16:** (OR\_CoosCounty\_MasonicTemple\_0002)  
Northern and eastern elevation of building, looking southwest
- Photo 3 of 16:** (OR\_CoosCounty\_MasonicTemple\_0003)  
Western elevation of building, looking east
- Photo 4 of 16:** (OR\_CoosCounty\_MasonicTemple\_0004)  
Southern elevation of building and roof, looking north
- Photo 5 of 16:** (OR\_CoosCounty\_MasonicTemple\_0005)  
Southern elevation detail of retaining wall, looking west
- Photo 6 of 16:** (OR\_CoosCounty\_MasonicTemple\_0006)  
Front entry on northern elevation, looking south
- Photo 7 of 16:** (OR\_CoosCounty\_MasonicTemple\_0007)  
Interior detail of central stairway remnants, looking south
- Photo 8 of 16:** (OR\_CoosCounty\_MasonicTemple\_0008)  
Interior detail of central stairway from basement, looking south
- Photo 9 of 16:** (OR\_CoosCounty\_MasonicTemple\_0009)  
Interior of basement room east of central stair, looking northwest
- Photo 10 of 16:** (OR\_CoosCounty\_MasonicTemple\_0010)  
Interior of basement room west of central stair, looking southwest



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**Photos Continued**

**Photo 11 of 16:** (OR\_CoosCounty\_MasonicTemple\_0011)  
Interior of first floor west storefront, looking north

**Photo 12 of 16:** (OR\_CoosCounty\_MasonicTemple\_0012)  
Interior of second floor community room, looking southeast

**Photo 13 of 16:** (OR\_CoosCounty\_MasonicTemple\_0013)  
Interior of second floor kitchen, looking east

**Photo 14 of 16:** (OR\_CoosCounty\_MasonicTemple\_0014)  
Interior of second floor east hallway, facing south

**Photo 15 of 16:** (OR\_CoosCounty\_MasonicTemple\_0015)  
Interior of second floor meeting hall, facing southwest

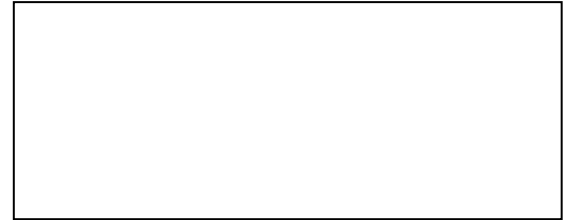
**Photo 16 of 16:** (OR\_CoosCounty\_MasonicTemple\_0016)  
Interior of second floor meeting hall, facing northeast

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).  
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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### List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1:** General Location Map.
- Figure 2:** Local Location Map.
- Figure 3:** Tax Lot Map.
- Figure 4:** Site Sketch.
- Figure 5:** Basement Floor Plan with Photo Log.
- Figure 6:** First Floor Plan with Photo Log.
- Figure 7:** Second Floor Plan with Photo Log.
- Figure 8:** Historic Photo from c. 1935. Courtesy of Bandon Historical Society and Museum.
- Figure 9:** Historic Photo from 1936 fire, North Elevation. Courtesy of Bandon Historical Society and Museum.
- Figure 10:** Historic Photo from 1936 fire, site photo. Courtesy of Bandon Historical Society and Museum.
- Figure 11:** Historic Photo from c. 1937. Courtesy of Bandon Historical Society and Museum.
- Figure 12:** Historic Photo from c. 1956 when building was "Bank of Bandon." Courtesy of Bandon Historical Society and Museum.
- Figure 13:** Photo of Bror Benjamin Ostlind, architect.

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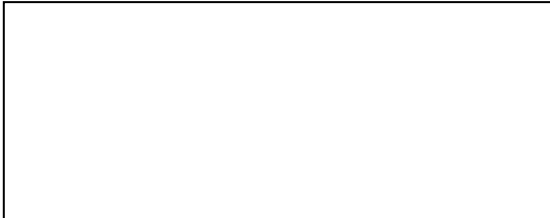
Section number Additional Documentation Page 27

Figure 1: General Location Map, Latitude/Longitude Coordinates: 43.118895 / -124.414534



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Figure 2: Local Location Map, Latitude/Longitude Coordinates: 43.118895 / -124.414534



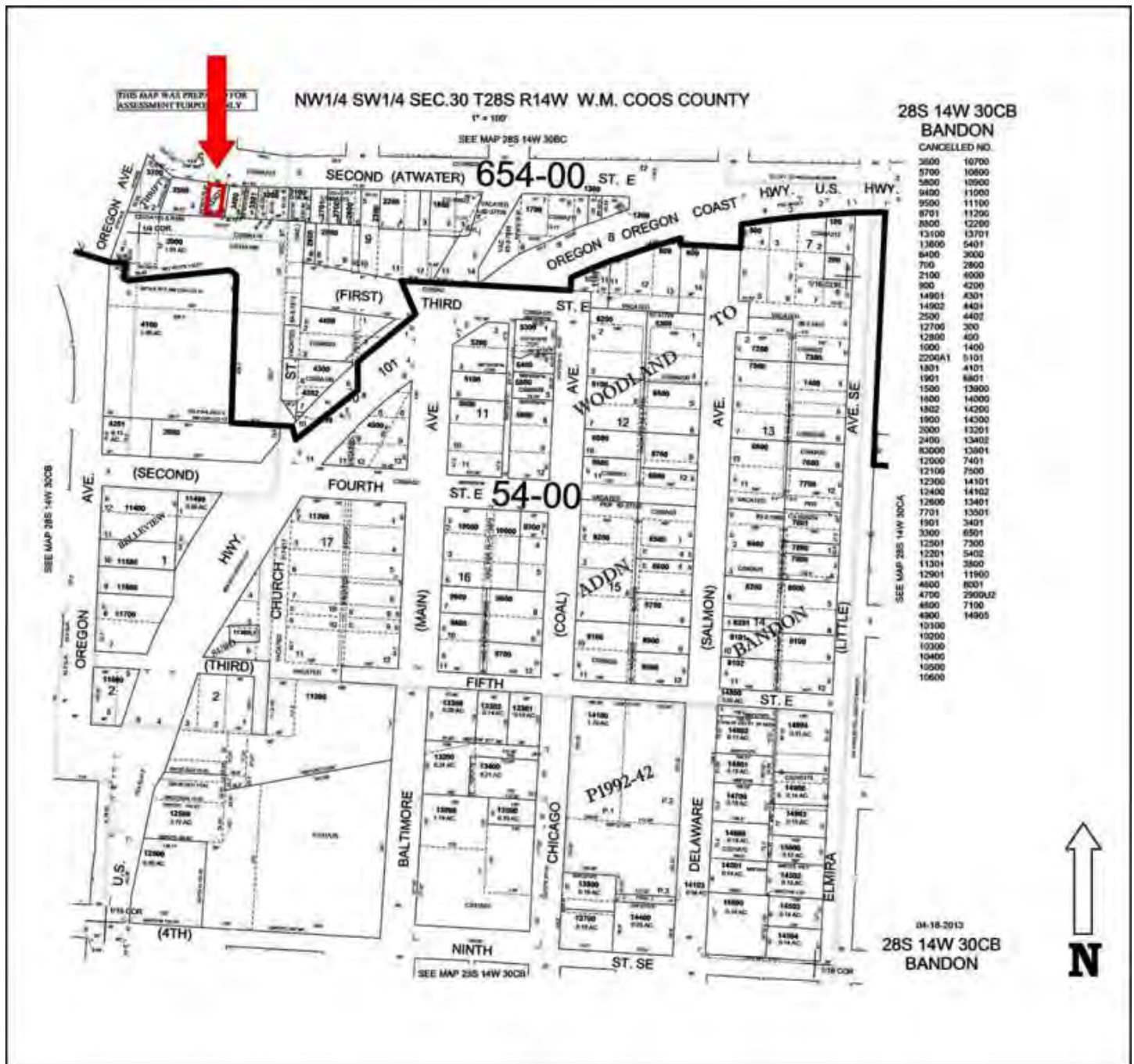


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National Park Service

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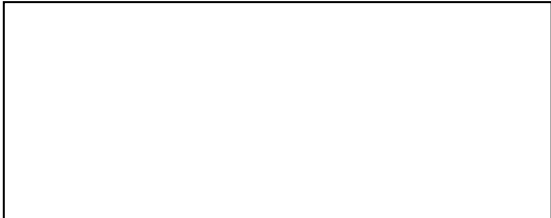
Section number Additional Documentation Page 29

Figure 3: Tax Lot Map.



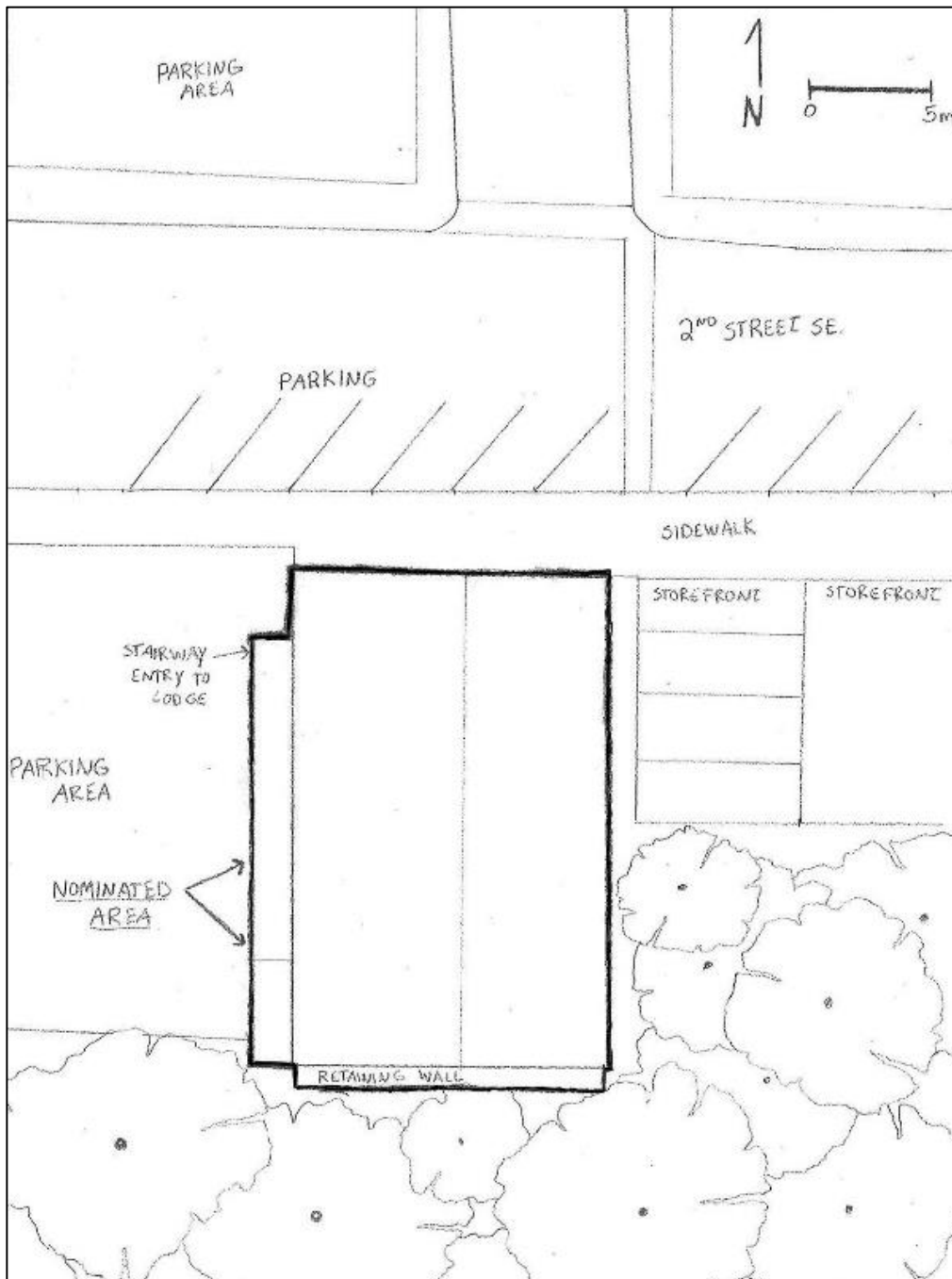
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**Figure 4:** Site Sketch: Boundary of nominated area marked with thick black line.



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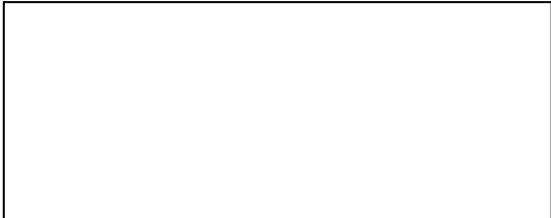
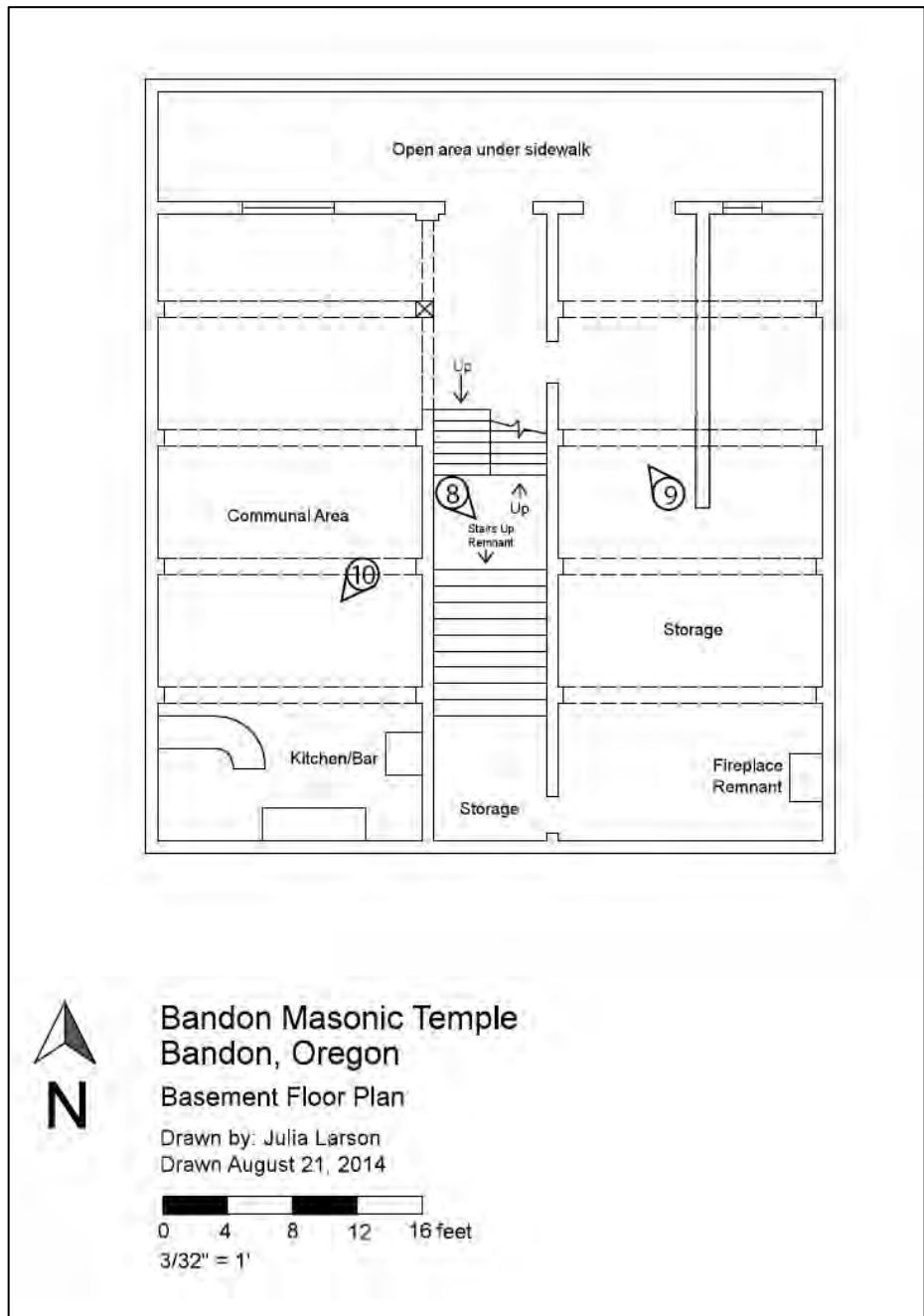


Figure 5: Basement Floor Plan with Photo Log.

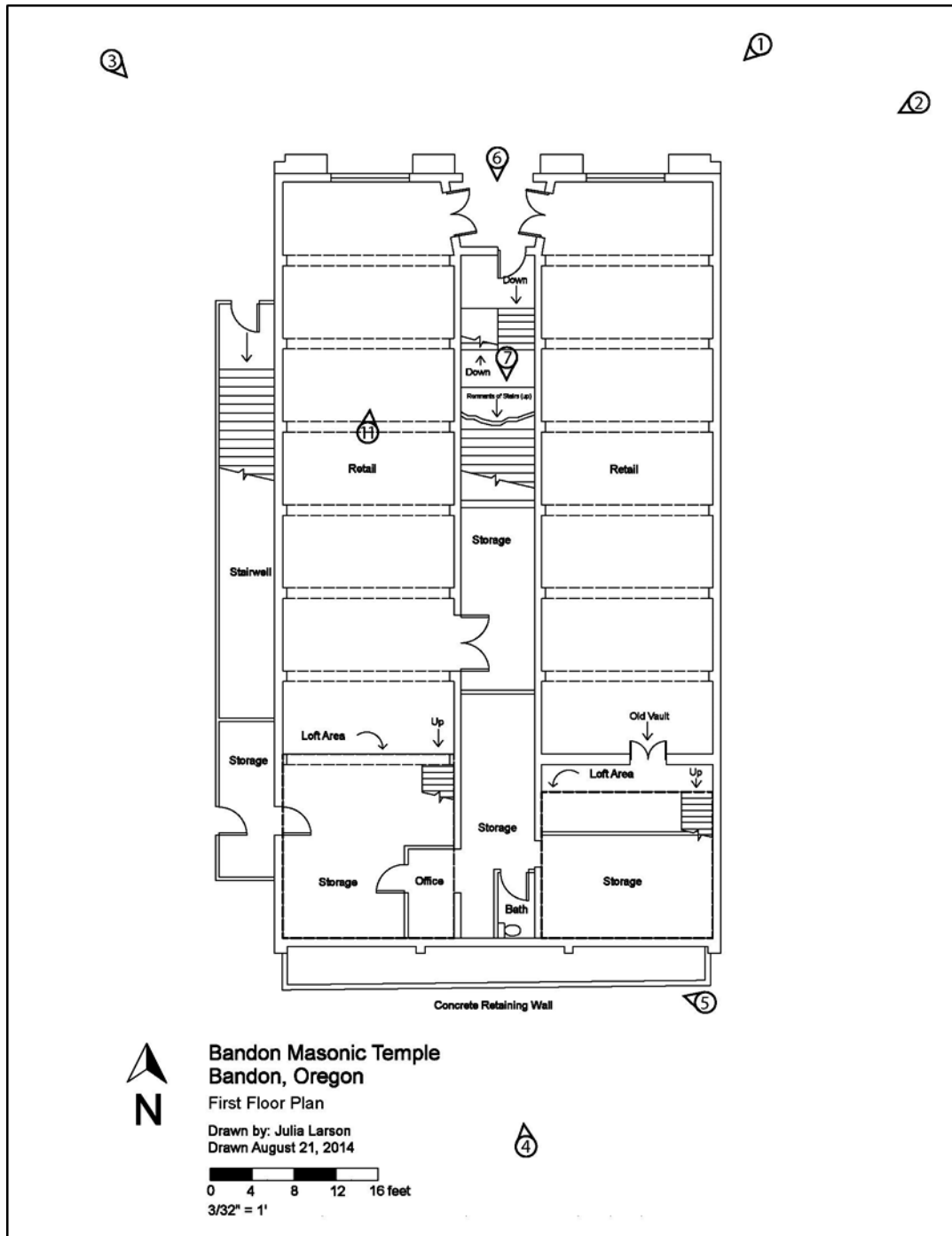


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National Park Service

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Figure 6: First Floor Plan with Photo Log.





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National Park Service

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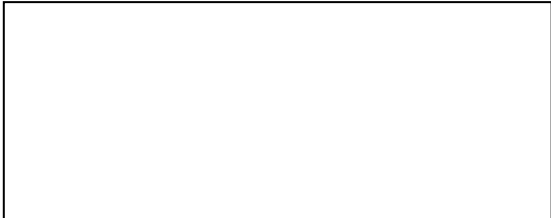
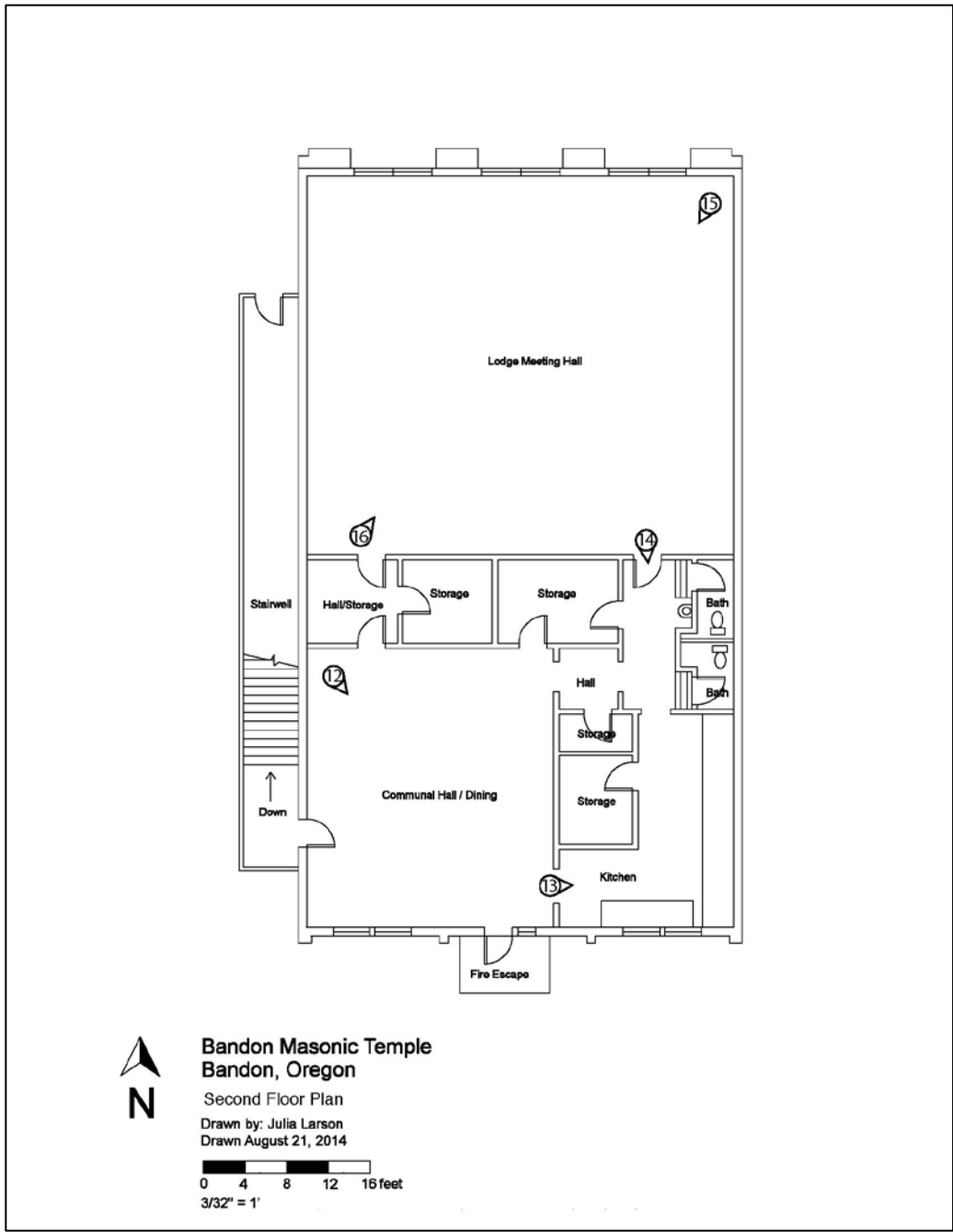
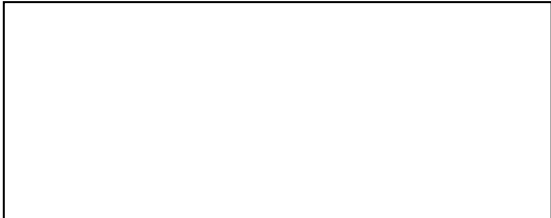


Figure 7: Second Floor Plan with Photo Log.



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National Park Service

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**Figure 8:** Historic Photo from c. 1935. Courtesy of Bandon Historical Society and Museum.

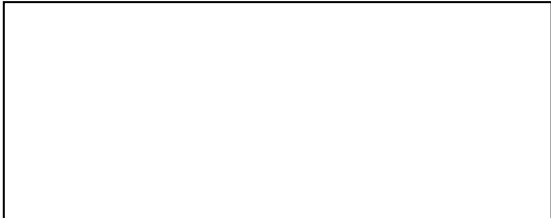


**Figure 9:** Historic Photo from 1936 fire, North Elevation. Courtesy of Bandon Historical Society and Museum.



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National Park Service

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**Figure 10:** Historic Photo from 1936 fire, site photo. Courtesy of Bandon Historical Society and Museum.  
Note the roof being rebuilt.

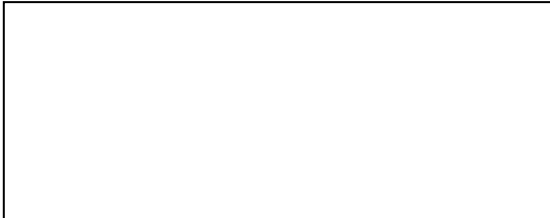


**Figure 11:** Historic Photo from c. 1937. Courtesy of Bandon Historical Society and Museum.



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# National Register of Historic Places Continuation Sheet



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**Figure 12:** Historic Photo from c. 1956 when building was “Bank of Bandon.”  
Courtesy of Bandon Historical Society and Museum.



**Figure 13:** Photo of Benjamin Ostlind, architect.<sup>139</sup>



<sup>139</sup> Amburgh, 41-43.





**Photo 1 of 16:** Northern elevation of building, looking south



**Photo 2 of 16:** Northern and eastern elevation of building, looking southwest

**First National Bank of Bandon**  
Bandon, Coos Co.



**Photo 3 of 16:** Western elevation of building, looking east



**Photo 4 of 16:** Southern elevation of building and roof, looking north



**Photo 5 of 16:** Southern elevation detail of retaining wall, looking west



**Photo 6 of 16:** Front entry on northern elevation, looking south





**Photo 7 of 16:** Interior detail of central stairway remnants, looking south



**Photo 8 of 16:** Interior detail of central stairway from basement, looking south





**Photo 9 of 16:** Interior of basement room east of central stair, looking northwest



**Photo 10 of 16:** Interior of basement room west of central stair, looking southwest



**Photo 11 of 16:** Interior of first floor west storefront, looking north



**Photo 12 of 16:** Interior of second floor community room, looking southeast

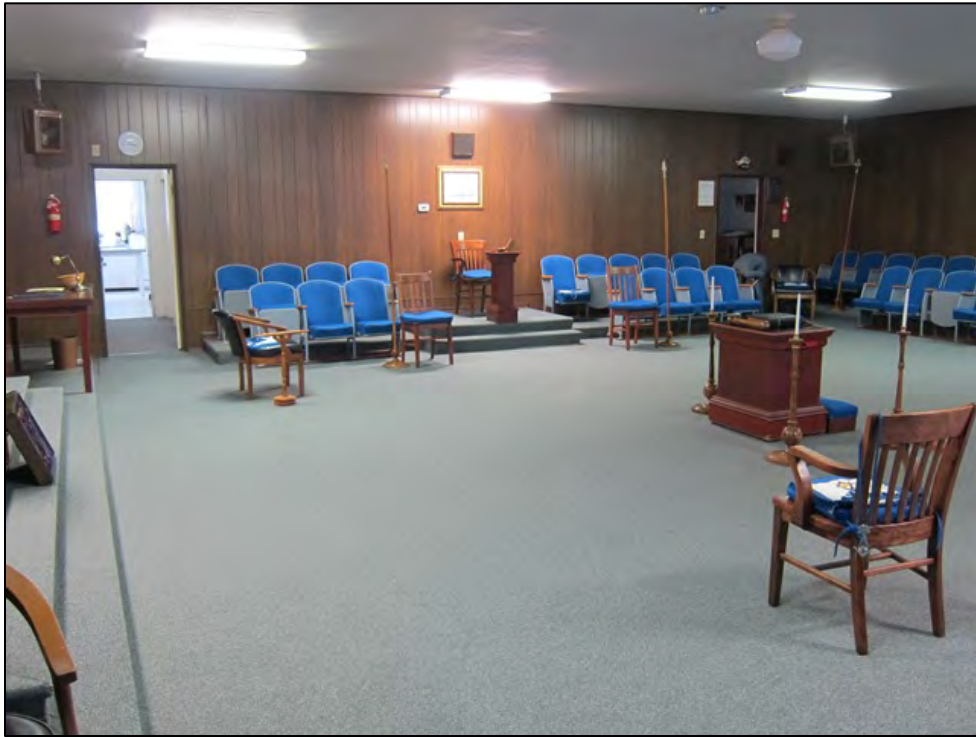


**Photo 13 of 16:** Interior of second floor kitchen, looking east



**Photo 14 of 16:** Interior of second floor east hallway, facing south





**Photo 15 of 16:** Interior of second floor meeting hall, facing southwest



**Photo 16 of 16:** Interior of second floor meeting hall, facing northeast

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TEMPLE

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Spirit  
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TEMPLES

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NOTICE  
RENT TAKING FOR  
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ALL OTHERS WILL BE TOWED  
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UNLESS REMOVED BY 10/15/11













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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY First National Bank of Bandon  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: OREGON, Coos

DATE RECEIVED: 5/15/15 DATE OF PENDING LIST: 6/09/15  
DATE OF 16TH DAY: 6/24/15 DATE OF 45TH DAY: 6/30/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000373

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

The First National Bank of Bandon is locally significant under National Register Criterion C (Architecture). The two-story, reinforced concrete building is a fine local example of Neoclassical style commercial design. Designed by Coos Bay architect Bror Benjamin Ostlund, the building was completed in 1914. By virtue of its relatively commanding scale, concrete construction, and striking stylistic details, the building is a dominant feature of Old Town Bandon's commercial area, which is largely made up of more modest vernacular, wood-frame structures one to two stories in height. The concrete building is also one of the few extant survivors of Bandon's 1936 fire, which ravaged most of the downtown's older wood-frame structures.

RECOM./CRITERIA Accept Criterion C

REVIEWER Paul R. Lusignan DISCIPLINE HISTORIAN

TELEPHONE \_\_\_\_\_ DATE 6/24/15

DOCUMENTATION see attached comments Y/N see attached SLR Y(N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





# Oregon

Kate Brown, Governor

## Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

[www.oregonheritage.org](http://www.oregonheritage.org)

**RECEIVED 2280**

**MAY 15 2015**

**Nat. Register of Historic Places  
National Park Service**



May 4, 2015

J. Paul Loether  
National Register of Historic Places  
USDO National Park Service - Cultural Resources  
1201 Eye Street NW, 8th Floor  
Washington, D.C. 20005

Re: National Register Nomination

Dear Mr. Loether:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic property to the National Register of Historic Places:

**FIRST NATIONAL BANK OF BANDON**  
108-112 2ND ST  
BANDON, COOS COUNTY

The enclosed disk contains the true and correct copy of the nomination listed above to the National Register of Historic Places.

We appreciate your consideration of this nomination. If questions arise, please contact Ian Johnson, National Register & Survey Coordinator, at (503) 986-0678.

Sincerely,

Christine Curran  
Interim Deputy State Historic Preservation Officer

Encl.

