

PH0016535

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Michigan	
COUNTY: Berrien	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 8 1973

**1. NAME**

COMMON:  
Paine Bank

AND/OR HISTORIC:  
Paine Bank

**2. LOCATION**

STREET AND NUMBER:  
1008 Oak Street

CITY OR TOWN:  
Niles

STATE: Michigan CODE: 26 COUNTY: CODE: 021



**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

SEE INSTRUCTIONS

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
Virgil Sherer

STREET AND NUMBER:  
1008 Oak Street

CITY OR TOWN:  
Niles

STATE: Michigan CODE: 26

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Berrien County Courthouse

STREET AND NUMBER:  
Port Street

CITY OR TOWN:  
St. Joseph

STATE: Michigan CODE: 26

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
Michigan Historical Commission Historic Building No. 31

DATE OF SURVEY: 2-19-58  
 Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
Division of Michigan History, Department of State

STREET AND NUMBER:  
Lansing

CITY OR TOWN:  
Lansing

STATE: Michigan CODE: 26

STATE: Michigan

COUNTY: Berrien

FOR NPS USE ONLY

ENTRY NUMBER: MAY 8 1973

DATE

**DESCRIPTION**

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Moved	<input type="checkbox"/> Original Site		

**DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE**

The Paine Bank is a small, frame, one-story, Greek Revival style building constructed as a banking office. It features a pedimented tetrastyle Greek Doric portico with fluted columns and antae at the corners of the building. The building is painted white. It has been moved twice and was originally located at the northwest corner of Main and Third streets.

It was studied by the Historic American Buildings Survey in 1936 and noted in Rexford Newcomb's Architecture of the Old Northwest Territory published in 1950.

Today, the building is located on a quiet residential street close to the business district of Niles. It is set back from the street and serves as a storage area for the "antique" shop next door.

SEE INSTRUCTIONS

**3. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- Pre-Columbian |  16th Century |  18th Century |  20th Century  
 15th Century |  17th Century |  19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1843, 1883, 1961

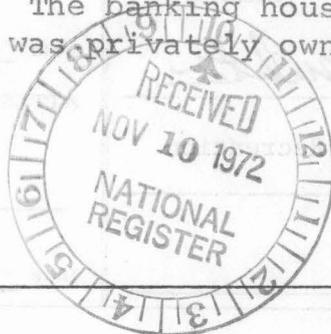
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                      |   |  |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education   | <input type="checkbox"/> Political      | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi-  | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry    | losophy                                 | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention   | <input type="checkbox"/> Science        | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape   | <input type="checkbox"/> Sculpture      | _____                                    |
| <input type="checkbox"/> Art                     | Architecture                         | <input type="checkbox"/> Social/Human-  | _____                                    |
| <input checked="" type="checkbox"/> Commerce     | <input type="checkbox"/> Literature  | itarian                                 | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military    | <input type="checkbox"/> Theater        | _____                                    |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music       | <input type="checkbox"/> Transportation | _____                                    |

STATEMENT OF SIGNIFICANCE

As a boy in New York State Rodney C. Paine clerked in a canal office, postoffice, and bank. His brother-in-law John A. Welles, cashier at the influential Farmers & Mechanics Bank in Detroit, asked him to open an agency of the bank in western Michigan Territory--a rapidly expanding area of economic opportunity. In the spring of 1836, young Paine opened an office in St. Joseph, the expected terminus of the Michigan Central Railroad on Lake Michigan. He soon gained the respect of the community and was elected County Treasurer, serving until 1838. In the late 1830s land speculation and questionable banking practices throughout the United States created an inflated economic situation which resulted in the Panic of 1837 and the closing of most banks in the Michigan Territory. However, young Paine elicited such public confidence that his agency did not close; notes issued there continued to circulate without security but, it was said, on the basis of his endorsement alone. These notes were known as "Paine's Money."

By 1840 the preponderance of Niles, another city in Berrien County, became evident, and Paine opened an agency there taking up residence in Niles. In 1843 he constructed a small dignified Greek Revival bank building on the northwest corner of Third and Main streets. It continued as an agency of the Farmer's & Mechanic Bank of Detroit until 1852 when the main bank decided to concentrate its efforts in Detroit. The banking house then became known as Paine's Bank and was privately owned and operated by Rodney Paine.



SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Historic American Buildings Survey. Rodney C. Paine Bank. Studied 1936.  
History of Berrien and Van Buren Counties, Michigan.  
 Philadelphia: D. W. Ensign & Co., 1880.  
 Rexford Newcomb. Architecture of the Old Northwest Territory.  
 Chicago: University of Chicago Press, 1950  
Free Press (Detroit). March 20, 1875, p. 3.  
Niles Daily Star. February 2, 1957.  
 (cont'd).

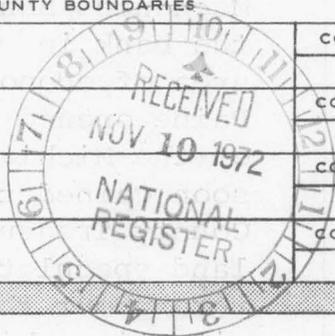
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	0 ' "	0 ' "		41°	49'	36"
NE	0 ' "	0 ' "		86°	14'	52"
SE	0 ' "	0 ' "				
SW	0 ' "	0 ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than one

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



**11. FORM PREPARED BY**

NAME AND TITLE:  
 Catherine Ellis, Assistant Historian

ORGANIZATION: Division of Michigan History, Department of State DATE: Aug. 11, 1972

STREET AND NUMBER:

CITY OR TOWN: Lansing STATE: Michigan CODE: 26

**12. STATE LIAISON OFFICER CERTIFICATION**

**NATIONAL REGISTER VERIFICATION**

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

National  State  Local

Name Samuel A. White

Title Deputy Director - Recreation and SLO

Date 10/26/72

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

Robert M. Utley  
 Chief, Office of Archeology and Historic Preservation

Date 5/8/73

ATTEST:  
W. S. [Signature]  
 Keeper of The National Register

Date 5 2 73

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Michigan	
COUNTY	
Berrien	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 8 1979

(Number all entries)

8.2 Paine vigorously promoted the development of Niles. He was first to contribute to the construction of a dam at the foot of Main Street. Not discouraged when that failed, he was the first and most generous contributor for the construction of a later successful water power system. He actively invested in steamboat transportation on the St. Joseph River and in milling and manufacturing as well. For more than sixteen years he served as director of the public schools and as vestryman at his church. He was elected to the state senate in 1855. When he died in 1875, a Niles newspaper called him "our most highly esteemed citizen."

Surviving the Panic of 1837, banker Rodney C. Paine built a small Greek Revival bank building in 1843. Greek Revival was popular throughout Michigan at the time, but he may have chosen the style because the image it conveyed of stability, reason, and proportion was sorely needed to overcome the unsavory speculative reputation of the Wild Cat banking days. The building served first as an agency of Detroit's influential Farmers & Mechanics Bank, and later as Paine's privately owned bank. (Paine's own home a handsome Gothic Revival was nominated to the National Register as the Ring Lardner House). The neatly scaled bank building was studied by the Historic American Buildings Survey in 1936. It has suffered considerable indignities since it served as Rodney C. Paine's bank in Niles. Moved twice, in 1883 to South Third Street, and again in 1961, the building is now used as storage for a shop next door selling "antiques" and other collectibles.



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	
Michigan	
COUNTY	
Berrien	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 8 1973

(Number all entries)

9.2 Bibliographical References (cont'd)

Niles Democrat. March 20, 1875, p.3  
Times (Niles). June 13, 1867, p.3



PROPERTY

Paine Bank

STATE

Mich

Berrien

Working number

11.10.72.1649

6/25/73

Ref # 73000945

TECH REVIEW

Photos 1

Maps 3

REVIEW

xerox copy of ~~form~~ form.

1/30  
73

HISTORIAN

is ashamed this has happened to this bldg. | suggest reject on basis of moved about - Amk-3/13/73

ARCHEOLOGIST

Despite moving, I vote we accept this. ~~is~~ an HABS building, ~~it is~~ and early example of creek revival in Michigan. Perhaps Register states will help preserve it and encourage moving it again.

Reject on grounds 3-22-73 CShull

ARCHITECT

Pretty little ~~is~~ building but has lost historical integrity. a place where it can re-establish its former dignity.

REJECT KH 3/22/73

BRANCH CHIEF

Significant primarily for architectural value. I agree @ CAH

Accept cash 3-22-73 OK 3/22/73

EDITORIAL REVIEW

KEEPER

Wm 5/2

National Register write-up \_\_\_\_\_

Federal Register entry 7-3-73

Acknowledge 11/10/72

Send-back \_\_\_\_\_

Re-submit \_\_\_\_\_

Register no. MAY 8 1973



FORM 10-301 A  
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

1. NAME

COMMON

Paine Bank

AND/OR HISTORIC

Paine Bank

NUMERIC CODE (Assigned by NPS)

MAY 8 1973

2. LOCATION

STATE

Michigan

COUNTY

Berrien

TOWN

Niles

STREET AND NUMBER

1008 Oak Street

3. PHOTO REFERENCE

PHOTO CREDIT

Dept. of State  
Division of Michigan History

DATE

1972

NEGATIVE FILED AT

Division of Michigan Hist.  
Dept. of State

4. IDENTIFICATION

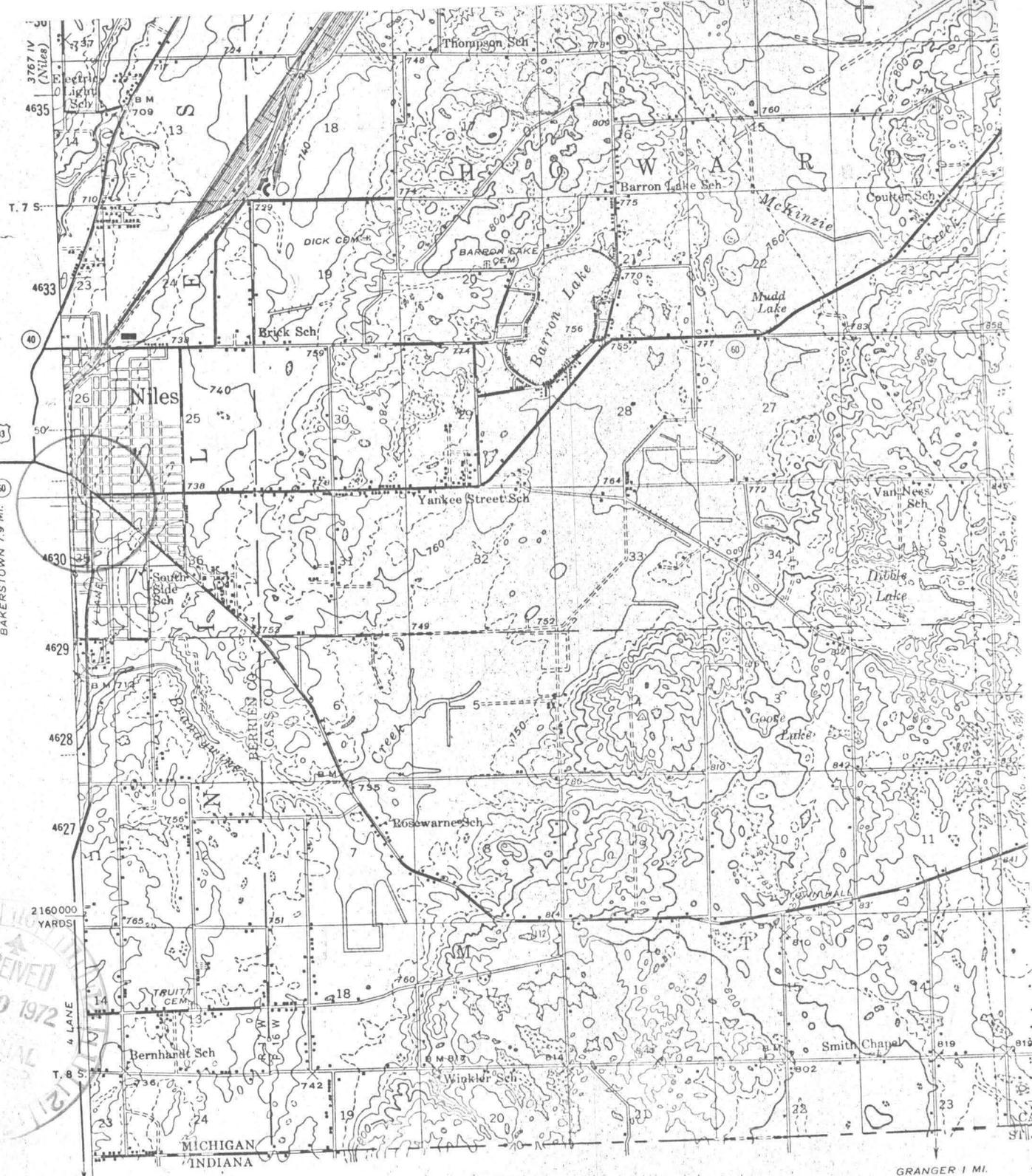
DESCRIBE VIEW, DIRECTION, ETC.

The bank faces north.





16/562510/4635570



BUCHANAN 5.4 MI.  
BENTON HARBOR 25 MI.  
BERRIEN SPRINGS 9.8 MI.  
NEW BUFFALO 26.5 MI.  
BAKERSTOWN 7.9 MI.

2160000  
YARDS  
4 LANE

ROSELAND 3 MI.  
SOUTH BEND (JUNC. U.S. NO. 20) 5.6 MI.

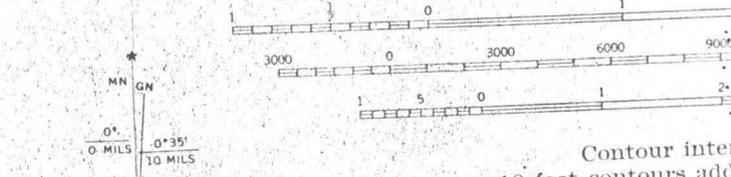
THIS AREA SHOWN ON THE  
1:24 000 SCALE MAP OF SOUTH BEND WEST

41° 45' 86° 15' 565 1255 000 YARDS (South Bend West 1:24 000) 10' 570 571 572

Mapped by the Geological Survey  
1944-1945

Only landmark buildings shown  
within cities of Niles and Dowagiac

- Dependable hard-surface Heavy duty road
  - Secondary hard-surface all weather road
  - Dry weather roads
  - Unsurfaced, graded Dirt road
  - U.S. Route 16
  - State Route 23
- More than two lanes indicated along road with tick at point of change 3 LANE 4 LANE



Contour interval  
10 foot contours add  
Datum is met

FOR SALE BY U.S. GEOLOGICAL SURVEY  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS

Form 10-301  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

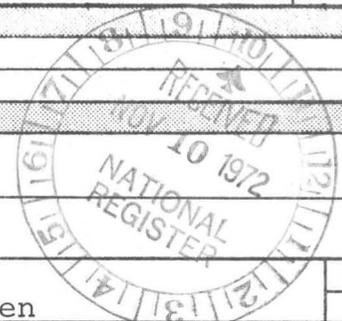
**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE	
Michigan	
COUNTY	
Berrien	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 8 1973

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON:		Paine Bank	
AND/OR HISTORIC:		Paine Bank	
<b>2. LOCATION</b>			
STREET AND NUMBER:			
1008 Oak Street			
CITY OR TOWN:			
Niles			
STATE:	CODE	COUNTY:	CODE
Michigan	26	Berrien	021
<b>3. MAP REFERENCE</b>			
SOURCE:			
USGS, Cassopolis, Michigan-Indiana			
SCALE:			
1:62500			
DATE:			
1945			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			
PH0016535			





Form 10-301  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

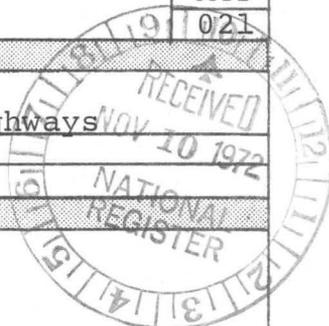
NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	
Michigan	
COUNTY	
Berrien	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 8 1973

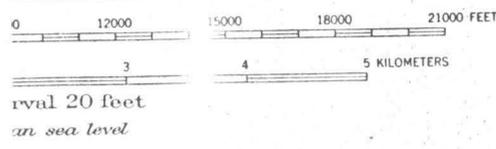
SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON:		Paine Bank	
AND/OR HISTORIC:		Paine Bank	
<b>2. LOCATION</b>			
STREET AND NUMBER:			
1008 Oak Street			
CITY OR TOWN:			
Niles			
STATE:	CODE	COUNTY:	CODE
Michigan	26	Berrien	1021
<b>3. MAP REFERENCE</b>			
SOURCE:			
City of Niles, Michigan Department of State Highways			
SCALE: 1 inch = 1000 feet			
DATE: 7-1-68			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			





62500 MI. TO U.S. 20 20' (South Bend West 1:24,000) SOUTH BEND 6 MI. R. 2 E. Polyconic projection, North American datum  
 5000 yard grid based upon U.S. zone system, C  
 INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1966  
 SOUTH BEND 5 MI. PLYMOUTH 29 MI.



Survey, Washington, D. C. 20242  
 AND SYMBOLS IS AVAILABLE ON REQUEST

NILES, MICH.—IND.  
 N4145—W8615/15

1927

20

Form 10-301  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

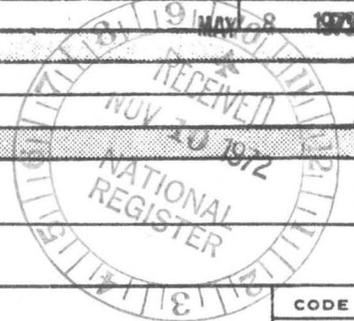
**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

STATE Michigan	
COUNTY Berrien	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAY 28 1979

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON: Paine Bank			
AND/OR HISTORIC: Paine Bank			
<b>2. LOCATION</b>			
STREET AND NUMBER: 1008 Oak Street			
CITY OR TOWN: Niles			
STATE: Michigan	CODE 26	COUNTY: Berrien	CODE 021
<b>3. MAP REFERENCE</b>			
SOURCE: USGS, Niles, Mich--Indiana			
SCALE: 1:62500			
DATE: 1927			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



ENTRIES IN THE NATIONAL REGISTER

STATE MICHIGAN

Date Entered MAY 8 1973

<u>Name</u>	<u>Location</u>
Paine Bank	Niles Berrien County

Also Notified  
Hon. Philip A. Hart  
Hon. Robert P. Griffin  
Hon. Edward Hutchinson  
Director, Northeast Region

State Historic Preservation Officer  
Mr. Samuel Milstein  
Deputy Director, Recreation  
Department of Natural Resources  
Mason Building  
Lansing, Michigan 48926

PHR NRowland: lmp 5-11-73