

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Carlton State and Savings Bank
other names/site number N/A

2. Location

street & number 109 West Main Street N/A not for publication
city, town Carlton N/A vicinity
state Oregon code OR county Yamhill code 071 zip code 97111

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			<u> </u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official *Christy S. [Signature]* Date January 5, 1988
Deputy State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Alvina Byrum Entered in the National Register 2-11-88

Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce: financial institution
office building
single dwelling

Current Functions (enter categories from instructions)

Commerce: office
Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Commercial Style

Materials (enter categories from instructions)

foundation concrete
walls brick
roof asphalt
other glass

Describe present and historic physical appearance.

The Carlton State and Savings Bank is situated near the railroad, at the northwest corner of the intersection of Main and Pine Streets at the center of Carlton. It occupies combined Lots 1 and 2, Block 4, in the Original City of Carlton, Oregon, platted in 1893. Its architect or builder are as yet unknown.

The brick building measures 20 x 40 feet in ground plan, is two stories in height, and was built in 1910. It may be described as a modest, small-scale example of Commercial Style architecture having classical ornament in the Georgian spirit. Street elevations are faced with red pressed brick and display a dentiled string course marking the division between stories and a galvanized sheet metal cornice with modillions resting on stylized corner brackets. Originally, the principal facade parapet had a low central pediment, or crest.

Fenestration is regular, and trabeated openings are fitted with double-hung sash. The principal, or south facade facing Main Street is organized into two wide bays wherein the windows are paired and give a Chicago School effect.

The building is remarkable for the fact that its ground story front is unaltered and the enclosed, outside staircase giving access to the upper story remains on the west, or side elevation. The latter, a once common feature of turn-of-the-century commercial buildings in the Willamette Valley, is rarely seen today.

The bank interior is unaltered and retains its original plaster ceiling and wall finish, coved cornice and picture molding, chair rail, and window and door trim. The second story, historically used as apartment space, was renovated in the spring of 1986. While some of the space was revised and ceilings were covered, original plaster finishwork remains on outside walls, and window and door trim is intact throughout.

The building is constructed on a 3-foot concrete foundation with 1-inch thick brick beaming walls and no basement. The flat roof is asphalt composition covered with modern metal roofing and is sloped to the rear (north) for drainage to modern guttering attached to the back wall. The original front parapet had a peaked crest with a center medallion and concrete coping. The current parapet averages 3 feet in height and extends across the front and along both sides. It is finished with clay tile running with the brick. At the base of the parapet is a galvanized sheet metal cornice with a soffit overhang decorating the front and east facing facades, and exhibits modillion blocks. Both corners of the front facade have paired cast stone brackets.

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**National Register of Historic Places
Continuation Sheet**

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The 17 original, 3' x 6'6" double-hung window sash are in use, unaltered, and have one-over-one lights. The openings have brick sills and no frame detailing. The original rear door in the east elevation has a top glass panel and is in use. On the west wall, the bottom rear window has been covered from view by the enclosure of the original, outside, second story staircase. That staircase, originally open to the weather, had a solid handrail. It has since been enclosed with a shingles, 8' high roof, channel drop siding, a street level, south facing, glass paneled entrance door and a storage unit beneath the stairs. The front facade has two sets of paired windows on the second story. The ground story front contains a central window with stationary sidelights. The original 22-panel transom light, spanning the entire front, remains beneath a reversible, modern covering. The original double-leaf, glass paneled front door is offset to the east side and has a additional 3' x 5' top light. The original concrete step and sidewalk are in use, date stamped 1913.

The ground story interior retains the original floor plan, which consisted of an open waiting area to the east of a north/south-running teller's counter (now in storage), and administrative area to the north. A Hall's Safe Company vault with one-foot brick walls and a steel door is located on the north wall near the west rear corner. The original toilet room is behind the safe and is entered from a back office immediately north of the waiting area. The back office ceiling was dropped to facilitate a modern heat/air conditioning unit. The front area retains the original plaster ceiling, door and window frames with architrave moldings, picture molding connecting the door and window architraves, and a chair rail connecting the window sills. The outside walls are lath and plaster over the brick. The original fir flooring is exposed and the original varnished, textured-glass paneled doors are in use. The old electrical fixtures include a paddle fan and early, fluorescent lights.

The second story interior has been altered somewhat from the original floor plan to expand the living space. The original, varnished, textured-glass paneled doors, door and window frames with architrave moldings, and baseboards are in place. The entry hall has four-panel doors, some without glass panels. The outside walls have been insulated and covered with gypsum board. In the middle of the hall, a glass paneled door separates the street-facing living room from the hall. The kitchen on the east side is entered through an archway off that hall and has a window over the sink. A small window alcove opposite the kitchen provides a natural light source and seating area. The original front rooms have been combined as one large room.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Commerce

Period of Significance

1910-1920

Significant Dates

1910

Cultural Affiliation

N/A

Significant Person

William Addison Howe

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Carlton State and Savings Bank stands at the northwest corner of the intersection of Main and Pine Streets at the heart of the small agricultural and lumber mill town of Carlton in north Central Yamhill County.

The two-story brick bank is locally significant under Criterion A as the first free-standing building designed specifically for use as a bank in Carlton. It remained continuously in use for banking purposes until 1953, the only interruption occurring as a temporary closure during the Depression.

The bank's founder was William A. Howe (1859-1934), a native of Massachusetts and graduate of Harvard University who settled in Yamhill County in 1883 and eventually entered into lumber manufacturing and real property development. By 1905, Howe had prospered sufficiently to build the town's largest mercantile building on the south side of the Main and Pine Street intersection. In the Howe building, William Howe operated as a private banker until the Carlton State and Savings Bank was incorporated in 1910. The bank's primary historic period of significance is that decade during which Howe, as incorporator and first president, presided over a vigorous growth period.

Carlton, situated on the West Side division of the Southern Pacific Railroad, was in a favorable position to become a shipping point for lumbering, fruit culture, agriculture, dairying, and stock raising, which became the area's base industries. The town was incorporated in 1899, at which time the population was 386.

The Carlton State and Savings Bank, along with the Howe Mercantile Building, are the only buildings remaining in downtown Carlton importantly identified with the town leader who contributed so much to the upbuilding of local economy around the turn-of-the-century. Howe's residence, built shortly after his arrival in the 1880s, was destroyed in 1968. The prominent, wood frame building with gambrel roofs and shed-roofed dormers which Howe built on Main Street and operated as the Carlton Hotel in 1905 was brought down by fire two years after it opened. Howe's industrial enterprises were superseded early, but they decidedly provided the foundation for the community's growth and development during what came to be known locally as the "sawmill boom days."

See continuation sheet

9. Major Bibliographical References

Hines, H. K., An Illustrated History of the State of Oregon (Chicago: The Lewis Publishing Company, 1893), 1088. Biography.

Gaston, Joseph, The Centennial History of Oregon, Vol. IV (Chicago: The S. J. Clarke Publishing Company, 1912), 40. Biography.

Reflections of Carlton (Portland, Oregon: Carlton Elementary School Bicentennial Club, 1976), 63, 65, 90.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property less than one

UTM References

A

1	0
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4	8	6	2	1	0
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5	0	1	5	4	6	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated area is Lots 1 and 2 (Tax Lot 4000), Block 4, Original City of Carlton, in Yamhill County, Oregon. The property is more particularly described as follows:

See continuation sheet

Boundary Justification

The nominated area comprises the entire lot historically improved and occupied by the Carlton State and Savings Bank from 1910 onward. The lot measures 57 feet on its Main Street frontage, 90 feet on the west, 47 feet on the north, and 90.79 feet on the east.

See continuation sheet

11. Form Prepared By

name/title Edwin Pfeifer

organization Clemens Investments date August, 1987

street & number 219 North Cows telephone (503) 472-1307

city or town McMinnville state Oregon zip code 97128

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William Addison Howe was born in Longwood, Massachusetts, on October 10, 1859. He was the son of S. H. and Lucinda Savage Howe. Following his graduation from Harvard University, Howe moved in 1882 to New York. In 1883 he settled in Yamhill County, Oregon, where he farmed for eight years and then, shortly after the turn-of-the-century, entered into a variety of business enterprises. He was an incorporator of the Carlton Grain Elevator and Carlton Creamery, 1903-1910; was an organizer of the Carlton Lumber Company which dammed the North Yamhill River (to create a log pond) and built the first sawmill, 1904-1906; and, in the same period established a private water and electric plant which received the first electric franchise in Yamhill County in 1907. Howe built the town's first hotel (1905) and recruited a physician to supervise a nine-bed hospital which he built in 1907. He incorporated the Valley Real Estate Company, and in 1905 Howe erected the largest general mercantile store in Carlton.

So prominent a factor in the area's financial affairs was Howe, a private banking concern was conducted in his store before the Carlton State and Savings Bank was organized in 1910 with Howe at its first president. By this time, Howe had sold his interest in the lumber mill in 1908 to C. E. Ladd, who incorporated the Consolidated Lumber Company in 1910.

Howe served as president of the Carlton State and Savings Bank until the 1920s, but the bank carried on thereafter, the only interruption to its continuity occurring briefly in the Great Depression.

In order for the bank to obtain a charter under the Federal banking system, which was reorganized as a consequence of the Banking Act of 1933, it affiliated with the First National Bank of Portland. The Carlton branch of the First National was later called the First National of Carlton and, still later, the Yamhill National Bank. In 1953 a new building was erected across Main Street for the bank, which is today a branch of the First Interstate Bank of Oregon. The old Carlton State and Savings Bank has continued in other commercial uses to the present day.

In early years, the Carlton Sentinel News was published in the back office of the Carlton State and Savings Bank.

Howe represented his district in the Oregon State Senate in several sessions at the advent of his business career (1898-1899, 1901, 1903, 1905). He died February 2, 1934 at 75 years of age.

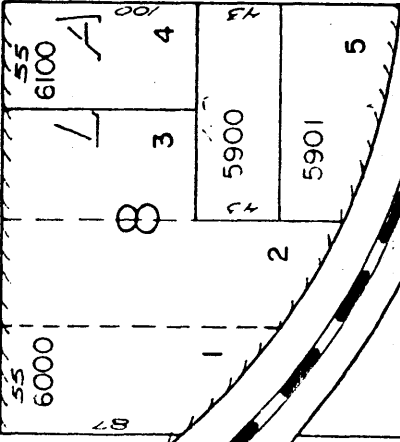
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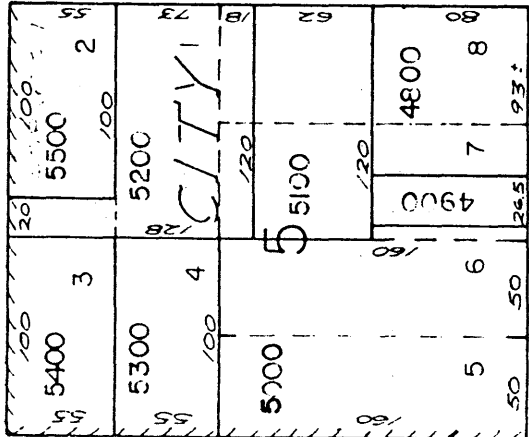
Beginning at the Southeast corner of Lot 1 in Block 4 in the Original Townsite of Carlton, in Yamhill County, Oregon; thence West 57 feet to the Southwest corner of Lot 2 in said Block; thence North 0°13' West along the West line of said Lot 2, 80 feet; thence East 47 feet to the East line of Lot 1 at the Northeast corner of land conveyed to the Carlton State and Savings Bank by deed recorded August 18, 1910 in Book 58, Page 588, Deed Records; thence South 7°50' East along the East line of said Lot 1, 81.33 feet to the place of beginning.

8 W. MADISON



5600

9 W. MONROE



W. MAIN

ST.

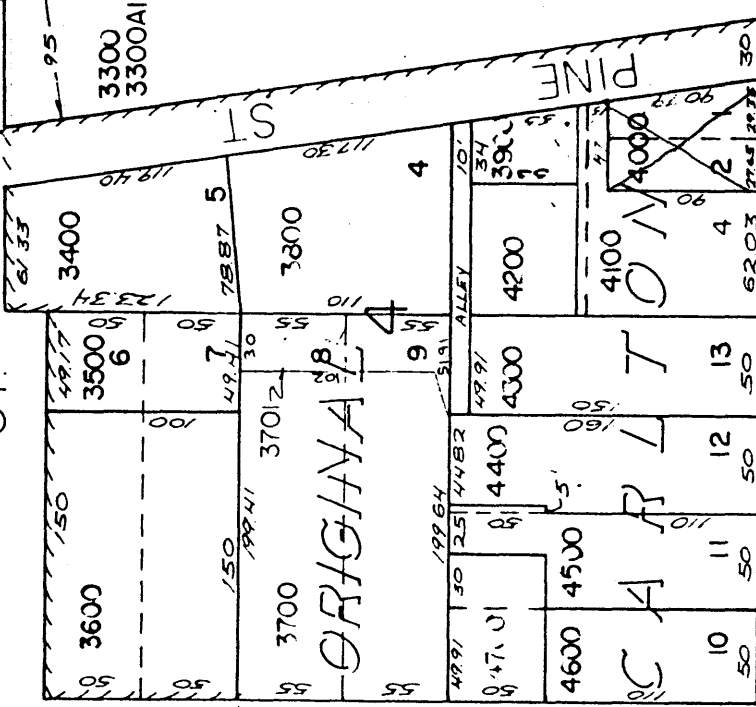
this map is made solely for the purpose of showing the location of the premises and the dimensions and location as indicated by actual survey.

THE SOUTHERN COMPANY

9900AI

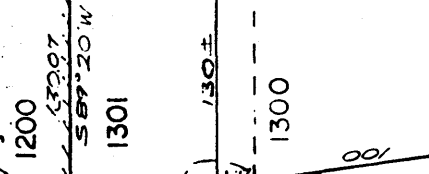
5700

ST.

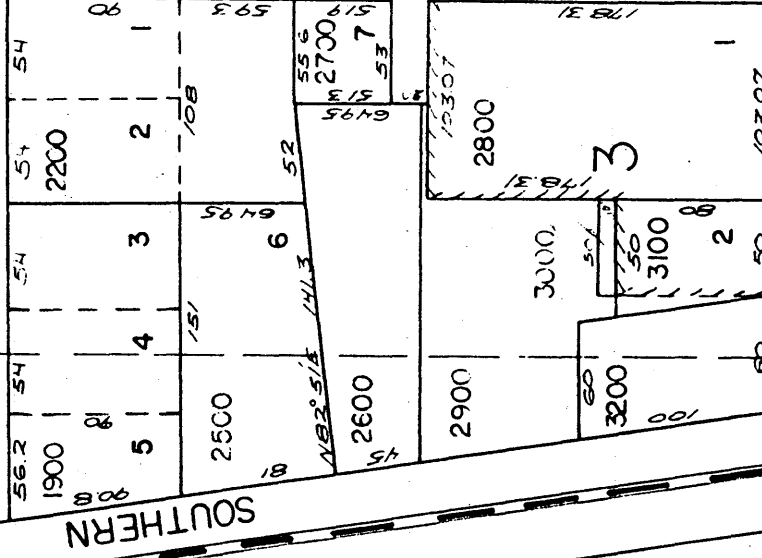


ST. 8

ADD.

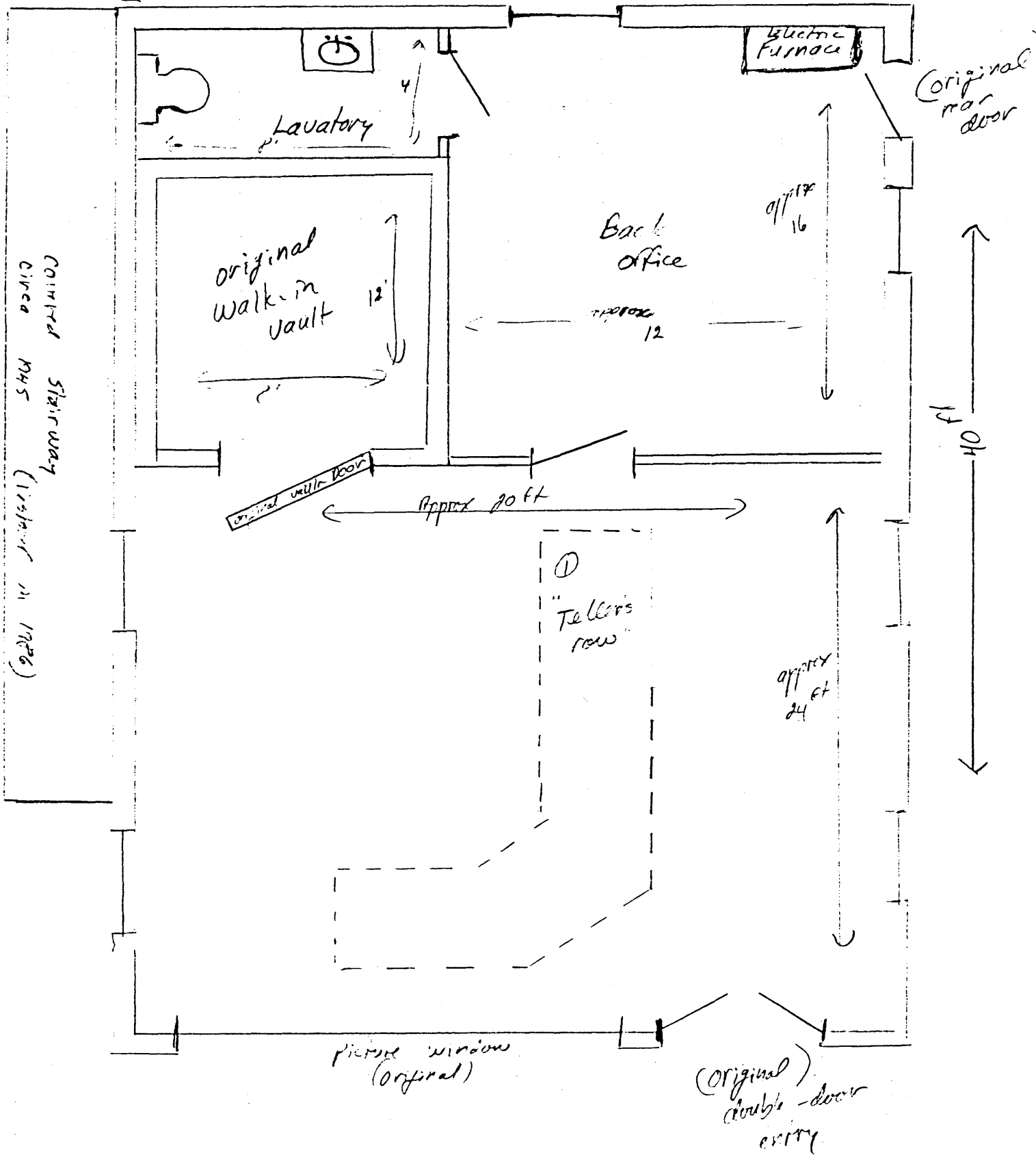


E. MONROE ST. 8



E. MAIN ST 3

Old Carlton Bank Building
(Ground Floor) 20 ft



① I have the original oak "tellers" row that I presume dates back to opening of bank. It is currently in storage.

27'-9"

26'-6"

28'-10 1/2"

40'-0"

ST.

TO ALLEY

COVERED STAIRWAY 5'-5"

ENTRY

WOMEN'S 20 SF

MEN'S 20 SF

WAITING AREA 76 SF

OFFICE 120 SF

Living Room

HALL

OFFICE 132 SF

OFFICE 132 SF

1ST FLOOR ELECTRIC METER

20'-1"

WATER METER

5'-4"

40'-2"

