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United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name OAKESDALE CITY HALL

other names/site number C. Huling Building; Farmers and Merchants Bank; Bank of Oakesdale; National Bank of Oakesdale

2. Location

street & number East 101 Steptoe  not for publication

city or town Oakesdale  vicinity

state Washington code WA county Whitman code 075 zip code 99158

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Mary Sampson 3/11/93  
Signature of certifying official/Title Date  
Washington State Office of Archaeology and Historic Preservation  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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.) \_\_\_\_\_

Signature of the Keeper

entered in the  
National Register

Date of Action

Delores Byrum

4/29/93

OAKESDALE CITY HALL  
Name of Property

Oakesdale, Whitman County, WA  
County and State

**5. Classification**

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

- private
- public-local
- public-State
- public-Federal

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

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

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

**Number of contributing resources previously listed in the National Register**  
0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

GOVERNMENT: City Hall

COMMERCE: Finance Institution

DOMESTIC: Hotel

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

GOVERNMENT: City Hall

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Other: Vernacular Romanesque Revival

\_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation Brick

walls Brick

\_\_\_\_\_

roof Other: composition

other \_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

OAKESDALE CITY HALL

Name of Property

Oakesdale, Whitman County, WA  
County and State

**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.

**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 of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

GOVERNMENT

COMMERCE

**Period of Significance**

1892-1942

**Significant Dates**

1892; 1898; 1900; 1904; 1908; 1928

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Not known

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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

Name of repository: \_\_\_\_\_

OAKESDALE CITY HALL  
Name of Property

Oakesdale, Whitman Co., WA  
County and State

**10. Geographical Data**

**Acreage of Property** Less than one

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1 1 1	4 8 1 7 0 0	5 2 1 9 2 2 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Nicholas J. Manring

organization \_\_\_\_\_ date 7/9/1992

street & number Post Office Box 337 telephone (509) 635-1551

city or town Garfield state WA zip code 99130-0337

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Town of Oakesdale

street & number E. 101 Steptoe telephone \_\_\_\_\_

city or town Oakesdale state WA zip code 99158

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1

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Oakesdale City Hall  
Oakesdale, Whitman County, WA

**Description**

The Oakesdale City Hall is a two-story brick commercial building located near the center of the small farming town of Oakesdale in Whitman County. The original structure, which reflects a vernacular commercial style, is in fair condition with most of its character-defining features intact. An adjacent rear fire station is not historic and does not contribute to the significance of the nominated property.

The Oakesdale City Hall is built on a rectangular plan with a northwest cut-away corner which houses the main entryway. A small wrought iron balcony with an incised design underneath protrudes directly over the main entrance.

The exterior walls of the City Hall appear as originally built, with only the top course of the parapet removed. The exterior walls and foundation are constructed of stretcher bond brick. The roof is flat with a corbeled parapet atop the north and west street facades. Five single-stack chimneys rise above the roof; three are concrete block, two are brick. One cast iron column helps to support a large frame doorway at the rear of the west facade.

First story fenestration is predominately arched. The north and west facades contain four large arched windows, one with ornate wooden muntins. The west facade entry to the stairway is surmounted by a half-round transom, and the main entry is surmounted by a fan transom. Second story fenestration continues the arched theme with segmental arched brick and wooden head surrounds. Sills on doors and windows are of quarried granite. The windows on the second story are double-hung, grouped in pairs above the principal arched windows by the ground floor and singly elsewhere.

On the interior, the first floor ceilings are 13.8 feet in height. The first floor contains three rooms, a bath, and a walk-in vault. The second floor contains three rooms, a bath and two corridors. The second floor is bisected by an interior straight, double-sided stairway connecting the second story with the street level below.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

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Oakesdale City Hall  
Oakesdale, Whitman County, WA

One first floor room retains the original lath and plaster walls, with ornate blue and brown stenciling and beaded wooden ceilings visible. The remaining walls on the first story have modern wall and ceiling coverings over the original material.

The walls in the first floor vault are plaster over concrete. The vault entrance has an ornately painted door (which includes a landscape scene), manufactured by Hall's Safe and Lock Company of Cincinnati. The doors' surrounds feature cast, fluted columns and flowered moldings. The flooring is predominately poured concrete with some linoleum tile overlay.

The interior of the second floor is deteriorated with broken windows, fire damage, and vacancy. The stairway is 53 inches wide and, along with the corridors, has wooden wainscoting. In several places fragments of the original ornate stenciling on the plaster walls are visible, matching the design from the first floor.

Immediately adjacent to the building on the south facade is a modern metal-sided building which houses the rest of the local volunteer fire department. To the east is an adjoining one-story brick commercial building. To the north lies a wide concrete sidewalk fronting on Steptoe Street; to the west, a narrower sidewalk along First Street.

The original large double-doors (which had molded panels and glazing) in the main entrance were replaced in early 1992 with a more energy-efficient fully glazed door. The alteration, however, does not significantly diminish the property's integrity.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 1

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Oakesdale City Hall  
Oakesdale, Whitman County, WA

Statement of Significance

Built in 1892, the Oakesdale City Hall is significantly associated with the commercial and civic heritage of a small Whitman County farming community. The two-story brick structure originally was built as a hotel, and was one of the first buildings completed in the wake of a devastating fire that destroyed much of the city center. Through the first quarter of the 20th century, the building was the site of the town's principal banks and financial institutions. Finally, since 1928, the building has served as the seat of town government. Through this century of history, the simple building with its handsome arched fenestration and prominent corner location has been a pivotal community landmark.

**Background:** The Town of Oakesdale is one of the smallest incorporated municipalities in the State Of Washington. Located 45 miles south of Spokane in the Palouse grain-growing region, the town was first incorporated in 1888. Four years later, the building that is now known as the Oakesdale City Hall was built as a hotel at the hub of the town's then-booming commercial district.

Prior to 1892, the site of the city hall building had been the location of the Oakesdale House, a wooden hotel built in the summer of 1887. In June, 1892, however, the hotel was moved elsewhere in town in order to accommodate construction of a brick hotel on the same site. Built by J. H. McDowell and M. S. Jacobs, the new building was a two-story brick structure. The timing of the new building was propitious because on August 5, 1892 a fire razed the commercial core of the fledgling farm community. The hotel was one of the first buildings to be completed after the devastation, and a symbol of the community's rebirth.

The building remained in use as a hotel until May, 1898, when the property was sold to C. F. Huling for use as a bank, a function it served for most of the next three decades. The building continued to house financial institutions from 1898 until December 1926 (excepting a hiatus from 1901 to 1904).

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2Oakesdale City Hall  
Oakesdale, Whitman County, WA

From 1898 until 1900, the building was Huling's private bank, doing business as a "negotiator of farm loans." From 1900 to 1901 it was the short-lived Farmers and Merchants Bank, initially under the ownership of E. L. Sanders and eventually under that of Homer Hanford (1874-1955) of the noted Oakesdale banking family. From 1904 until 1908, the building was the site of Noble A. and William A. Rolfe's private Bank of Oakesdale, and served additionally as a grain trading office. Finally, from 1908 until 1928 the building was the National Bank of Oakesdale. In addition to its role as a banking and trade center, the building continued to have apartments on the second story (in the former hotel space) until recent times.

On December 21, 1926, the National Bank of Oakesdale went into federal receivership. The building, fixtures and furnishings were sold to the Town of Oakesdale on April 7, 1928 and have been used since that time for municipal purposes. Two of the first floor rooms (along with the vault) have been used as the city hall and library. The rear room is currently used by the town's fire department, principally to store the 1935 fire engine.

Through its role as a bank and town hall, the Oakesdale City Hall has long been associated with significant members of the community. For example, J.H. McDowell was a pioneer businessman in Oakesdale and later became the local Justice of the Peace. Homer Hanford was the son of Edwin Hanford, whose Oakesdale residence is listed in the National Register of Historic Places. From 1908 until 1926, a number of prominent farmers and businessmen sat on the board of directors of the National Bank of Oakesdale. Since that time, as the City Hall, the building has had virtual daily use for the governmental activities of the town's officials.

While the building reflects the simple vernacular commercial idiom of the era, the structure features many details of architectural interest including the exterior arched fenestration, the cut-away corner entry, and the granite sills. Similarly on the interior notable details include the ornate vault entryway, second story wainscoting, and stenciled plaster. (The vault was manufactured by the Hall's Safe and



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8.9.10 Page 3

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Oakesdale City Hall  
Oakesdale, Whitman County, WA

Lock Company of Cincinnati.) Subsequent alterations to the building (notably interior paneling and lowered ceilings) and paint have generally concealed but not removed significant historic features.

A 1986 survey of Oakesdale, conducted by the Office of Archaeology and Historic Preservation, identified the City Hall as perhaps the most significant example of historic commercial architecture in town, and one of the best preserved. The characteristic features of arched fenestration and corbelled parapet are repeated in other (mostly one-story) brick structures in the community, but given their fullest expression here. Indeed, the City Hall building reflects a vernacular interpretation of the Romanesque Revival Style that strongly influenced the period's commercial architecture.

**Bibliography**

*Spokesman-Review*, March 12, 1892, p. 5; June 2, 1892, p. 5; August 21, 1892, p. 5.

Whitman County Superior Court records case no. 7635, *C. F. Huling v. S. C. Hardisty* (1900).

Whitman County Auditor Records, Warranty Deed to C. F. Huling, Book 71 Deeds, page 70, April 2, 1895.

*Oakesdale Sun*, June 9, 1900, p. 4; September 21, 1900, p. 2.

*Oakesdale Tidings*, February 8, 1901, p. 1.

"Order to Sell Real Estate and Furniture and Fixtures," In re the Receivership of the National Bank of Oakesdale, filed at Book 221, Deeds, p. 98 on April 14, 1928, records of the Auditor of Whitman County.

**Verbal Boundary Description:** The nominated property is described as Lot 13, Block 21, of the Original Town of Oakesdale, except the south 20 feet of said lot.

**Boundary Justification:** The nominated property includes the entire parcel historically associated with the City Hall building.