

**United States Department of the Interior
National Park Service**

For NPS use only
received **AUG 10 1987**

**National Register of Historic Places
Inventory—Nomination Form**

date entered **SEP 10 1987**

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

1. Name

historic Baldwin, Thomas M., House Number of contributing features: 1
and/or common Same Number of non-contributing features: 1

2. Location

(detached garage)

street & number 126 West First Street N/A not for publication
city, town Prineville N/A vicinity of Second Congressional District
state Oregon code 41 county Crook code 013

3. Classification

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

4. Owner of Property

name Mr. & Mrs. Wayne Demaris
street & number 126 West First Street
city, town Prineville N/A vicinity of state Oregon 97754

5. Location of Legal Description

courthouse, registry of deeds, etc. Crook County Courthouse
street & number Third Street
city, town Prineville state Oregon 97754

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no
date 1976 federal state county local
depository for survey records State Historic Preservation Office, 525 Trade Street SE
city, town Salem state Oregon 97310

7. Description

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

Describe the present and original (if known) physical appearance

The Colonial Revival house built in 1907 for Thomas M. Baldwin is presently used as a single-family residence and a bed and breakfast inn. It was designed by the Portland architectural firm of Bennes, Hendricks and Tobey. It is in excellent condition and has been little altered since its completion. The only apparent change is to the compatible enclosure of the westerly end of the veranda which occurred in the period 1929-1953.

The Baldwin House is located on West First Street and is oriented to the north on a 90 x 150-foot lot in a C-1 commercial-zoned residential neighborhood. Adjacent to the house on the east side is a modern dental office. Across the street to the north is the Elks Lodge. Local contractor Jack Shipp built a number of houses in the neighborhood in addition to the Baldwin House, but the Baldwin House is outstanding for its style, quality of design, finish work and state of preservation.

The Baldwin House lot is marked by mature plantings. The poplar trees planted by Baldwin now tower over the house on the west boundary line. The three-stall garage having shed roof which stands at the rear, or south end of the property, is not counted as a separately contributing feature.

The house measures 41.6 x 38.6 feet in ground plan. It is a large two and one-half story wood frame construction with narrow weatherboard siding, hipped roof with dormers centered on each elevation, and broadly-overhanging eaves. Exterior elevations are formally composed in keeping with the Colonial Revival style. Window openings are wide-proportioned and fitted with one-over-one, double-hung sash, except for the casement window banks having transom bars. The massive brick chimney which vents the living room fireplace has a corbelled cap.

A veranda supported by round Tuscan columns wraps around the north and east sides. The veranda has been enclosed on the northwest corner of the front elevation. The enclosure took place while the Stearns family resided in the home from 1929-1953. The Tuscan columns, in turn, rest on bases of grey basalt quarried west of Prineville. This native basalt was used in construction of several noteworthy Prineville buildings of the period, including Baldwin's First National Bank (1905), the Crook County Bank (1910), and the Crook County Courthouse (1909).

The interior of the Baldwin House is well preserved. The front entrance is a wide wood-paneled door with sidelights. The floors throughout are fir. The wood casings, moldings, doors (four-panel type), all of which are original, have been painted through most of the house. Originally, all of the woodwork was natural-finished.

To the left of the stairhall is a 16 x 24-foot living room which is located in the northeast corner. The living room contains a red brick-fronted fireplace located on the south wall. The original mantelpiece was replaced with a brick mantle in 1981. On both sides of the fireplace are built-in book cabinets with leaded glass doors. Above the cabinets are inset shelves installed in the 1970s. French doors give access from the living room to the veranda, and the room receives additional natural light from a large bay window.

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The library is located in the northwest corner, separatea from the stairhall by French doors.

Behind the library is the dining room measuring 20 x 13.6 feet. At the south end of the room is a large bay window overlooking the outside flower garden. The entire dining room has all the original fir molding and wainscoting still intact and unpainted. The ceiling has boxed beams which are also unpainted. Off the dining room is the kitchen. All the drawers and cabinets are wood paneled with the original knobs and drawer pulls. The upper cabinets are glass fronted. Adjacent to the kitchen is the original refrigerator room and space for the gas range.

Access from the central stairhall to the second floor is provided by a handsomely-detailed classical staircase. All of the staircase is painted except for the top rail of the handrailing and the tops of the newell posts.

The second floor stairhall is wide and airy, lighted by a large tripartite casement window with toplights which affords an excellent view to the north of the city of Prineville. The hallway has a large built-in cabinet/chest of drawers. The second floor contains the bedrooms and main bathroom which are equally airy. The attic was used over the years as sleeping quarters. The attic dormer windows admit daylight to the entire room.

In the basement (entrance located off the kitchen) is the location of the boiler, and fruit and vegetable cellars. The basalt foundation is visible there. Each room in the house has its own radiator made by the American Radiator Company.

The total cost of construction of the house is unknown, but the Crook County Journal for April 25, 1907, reported, "It is safe to say that when the building is completed and furnished as outlined, the expense will run into five figures."

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1907 **Builder/Architect** Jack Shipp, builder

Statement of Significance (in one paragraph) Bennes, Hendricks & Tobey, architects

The commodious, 2½-story Colonial Revival house near the intersection of West First and Main Streets in Prineville, Oregon was built in 1907 for Thomas M. Baldwin (1854-1919), manager of the city's First National Bank, a property earlier listed in the National Register. The house plans were provided by the Portland firm of Bennes, Hendricks and Tobey. John V. Bennes, an architect of distinction, commenced his career in Oregon in Baker City and is known for his work for the State Board of Higher Education, such as the Administration Building of Eastern Oregon State College, and for fashionable Portland residences which blended characteristics of Prairie School and period architecture.

The Baldwin House is locally significant under National Register Criterion C as the best-designed and most finely-finished Colonial Revival house in Prineville. Its boxey form and hipped roof with wide eave overhangs and shingle-clad dormers are, in fact, characteristic of the Craftsman style, but the wide frieze, narrow weatherboards and wrap-around veranda with Tuscan columns are hallmarks of the Colonial Revival. The base wall of the veranda and column piers are constructed of the same locally-quarried basalt which was used in construction of the town's most prominent landmarks of the day, including the First National Bank of Prineville, built in 1905, and the Crook County Courthouse of 1909. Interior finish work is especially finely detailed and well preserved throughout.

The property is also locally significant under Criterion B. Thomas M. Baldwin's distinction in local history is his long and leading role in managing the oldest banking institution in central Oregon. The First National Bank of Prineville was incorporated in 1887. Baldwin began as cashier when the bank was organized and soon assumed the title of manager. In 1917 he acquired a controlling share of the stock, reorganized the bank as a member of the Federal Reserve system, and was elected president. Baldwin's son, Harold, became cashier and eventually succeeded his father as bank president upon his father's death in 1919. The house thus was occupied by the elder Baldwin for 12 years and is the dwelling place most importantly associated with the town's leading banker.

The historical importance of the First National Bank of Prineville extended through the Great Depression, during which time Harold Baldwin, T. M. Baldwin's son, served as bank president. Because of its solvency, the bank was closed ten days only under the enforced bank holiday proclaimed by the Roosevelt administration in 1933.

Prineville's fortunes brightened as central Oregon became more accessible to world markets for beef cattle, sheep wool and timber. Completion of the Oregon Trunk Railway through central Oregon between 1908 and 1916 was crucial. Completion of the Ochoco Highway (Route 26), a major east-west route through Prineville, occurred in the same period.

9. Major Bibliographical References

Abstract of Title, Central Oregon Title & Loan Company.
Central Oregonian, April 14, 1941; December 30, 1958.
Crook County Journal, Annual Number, 1901.
Crook County Journal, April 25, 1907; May 17, 1917; January 12, 1919.

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Prineville, Oregon

Quadrangle scale 1:62500

UTM References

A

1	0	6	7	1	8	5	0	4	9	0	7	3	2	5
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification The nominated property is comprised of Tax Lot 200 in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 6, Township 15S, Range 16E, Willamette Meridian, in the City of Prineville, Crook County, Oregon. The area is 0.33 acres.

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Jennifer Miller

organization Crook County Historical Society date August 20, 1986

street & number 522 East Seventh telephone (503) 447-3624

city or town Prineville state Oregon 97754

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date July 31, 1987

For NPS use only

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

date 9-10-87


Keeper of the National Register

Attest:

date

Chief of Registration

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Thomas Baldwin occupied his fine house on First Street at the height of his career, a period marked by exceptional prosperity in Prineville and the environs served by the First National Bank. The farming and livestock business was very profitable. Because of favorable market conditions, the area's cattlemen prospered particularly. Crook County claimed the distinction of having one of the highest incomes per capita in the state. The Baldwin House is a tangible reminder of this prosperous period in Crook County history.

Thomas McClelland Baldwin was born October 27, 1854, in Cedar Bluff, Iowa. He came to Oregon with his parents in 1862, settling in Linn County, where he resided until coming to Prineville. In 1880 (the year Prineville was incorporated a city), Baldwin and his wife Nellie moved to Prineville. He was first employed as a bookkeeper for Breyman & Sommerville, an early general mercantile store in Prineville. He worked there until 1881 when the store went out of business. Subsequently Baldwin and J. S. Howard opened a drugstore located at the corner of 3rd and Main Streets. They operated the store until 1887 when Mr. Baldwin began working in the First National Bank. In 1901 he was listed in the local census as "cashier-manager," and by 1905 as "banker."

On May 17, 1917, Baldwin was elected president of the Prineville First National Bank. It was a day reported in local newspapers as an important event in the Crook County banking history. T. M. Baldwin purchased the stock of F. Allen in the First National Bank. This sale transferred all the Allen holdings (50% of the stock) to Mr. Baldwin for the consideration of \$75,000. The bank was then capitalized at \$50,000, with a surplus of equal amount. There was a total of 500 shares, of which Mr. Allen held 250. Baldwin already owned 135 shares, which put his new holdings at 385 shares, or more than 75% of the stock. During this time, Baldwin's son, Harold served as bank's cashier.

The Board of Directors of the First National Bank at the time were: G. W. Noble, C. W. Foster, T. H. Lafollette, Will Wurzweiler and T. M. Baldwin. All the directors were pioneers of the Crook County area, and the descendents of several continue as Prineville residents.

Baldwin's son Harold remained at the First National Bank for many years after his father's death in 1919. Harold Baldwin became President and, in 1941, First National Bank was sold to the Transamerica Corporation. Deposits in the Prineville First National Bank at the time of sale were \$1 million dollars, with loans in excess of \$300,000. Total resources were listed at \$1,052,000. Harold Baldwin retired soon after the transaction because of ill health. Even though the Transamerica Company purchased the institution, it remained under the supervision of the First National Bank of Portland.

Architect John V. Bennes was born in Peru, Illinois, August 23, 1867. He was one of five sons, all of whom later became apprentices to their architect father. His formal architectural training took place in Chicago and in Illinois. Between 1900 and 1905, he lived and worked in Baker, Oregon, in partnership with William

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Hendricks. In 1906, he moved to Portland where he maintained his practice until his death in 1943. Bennes designed numerous buildings for the State Board of Higher Education between 1915 and 1935, including campus facilities at Oregon State College, Eastern Oregon State College, Southern Oregon State College, and Oregon State Normal School. Among his Portland projects were the Hotel Cornelius, the Liebes Building on Broadway and the Blumauer-Frank Drug Company Building.

Harry Herzog served originally as Bennes' draftsman and later as his partner in the firm. William F. Tobey was a partner in the firm between 1907 and 1909 (Portland City Directory 1907-1908-1909).

John Benjamin (Jack) Shipp was born in Lancaster, England. When he was 11, his father, Charles, and mother, Mary Elizabeth, immigrated to Canada where Charles was a cabinet maker. Later they entered the United States, locating in Portland, and became United States citizens.

In 1890, Shipp was awarded the contract for the first schoolhouse on the Warm Springs Reservation. After this was completed, Charles M. Elkins contracted with Shipp to build his home on Seventh Street in Prineville in 1897. This home is still in excellent condition and is called the "Rose Vaughn Place." Among the other buildings in Prineville constructed by Jack Shipp were the Crook County Courthouse, the family home on 2nd and Belknap that was called "The Manhattan," the Baldwin House (1907); the Elliott House (1910), which later was used as a maternity hospital (1934-1937); the Presbyterian Church (1904), and the Methodist Church (1906). The latter two structures are no longer standing.

SE 1/4 NE 1/4 SEC. 6 T. 15S. R. 16E. WM.
CROOK COUNTY

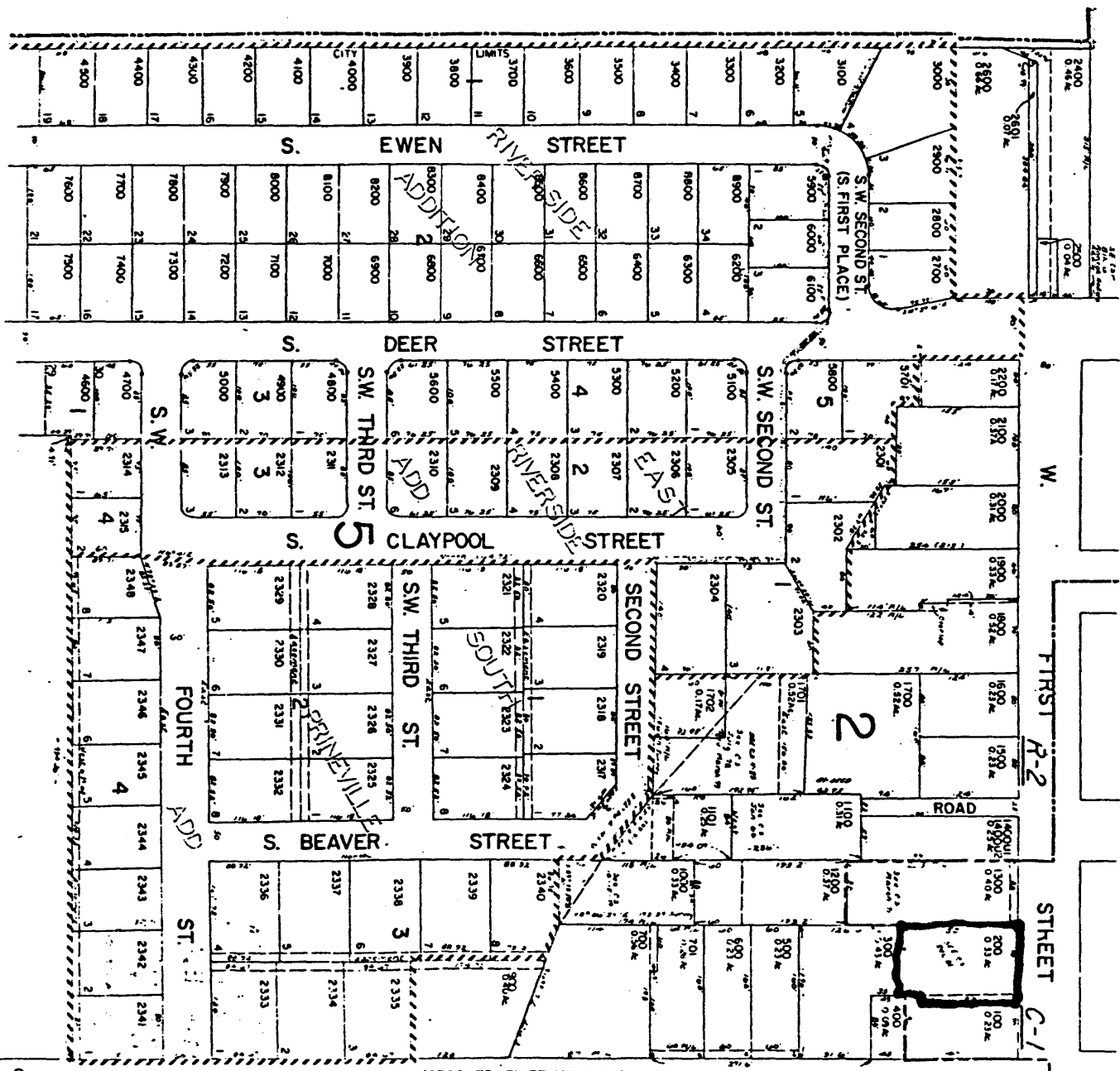
1"=100'

SEE MAP 15 16 6A4

15 16 6AD
PRINEVILLE

SEE MAP 15 16 6

SEE MAP 15 16 6B3



CANCELED NOS
3002
3001
3000
2999
2998
2997
2996
2995

15 16 6AD
PRINEVILLE
CITY LIMITS

LA CLERK CITY LIMITS