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United States Department of the Interior  
National Park Service

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 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 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 First National Bank of Oakdale Building

historic name Same

other names/site number N/A

2. Location

street & number 338 East F Street not for publication   
city or town Oakdale vicinity \_\_\_\_\_  
state California code CA county Stanislaus code 099  
zip code 95361

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

David Almy Feb 29, 2000  
Signature of certifying official Date

California Office of Historic Preservation  
State or 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 commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. 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

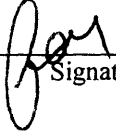
See continuation sheet.

determined not eligible for the

National Register

removed from the National Register

other (explain):



Signature of Keeper Date  
of Action

4/6/00

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

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Commerce Sub: Financial institution

Current Functions (Enter categories from instructions)

Cat: Vacant/Not in Use Sub: Commerce/Trade  
Specialty store  
Two shops occupy part of first floor

7. Description

Architectural Classification (Enter categories from instructions)

Romanesque

Materials (Enter categories from instructions)

foundation concrete  
roof asphalt  
walls brick  
other steel roof on clock tower

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

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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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)

Economics  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1909-1948  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates \_\_\_\_\_

N/A  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_

Cultural Affiliation \_\_\_\_\_

N/A  
\_\_\_\_\_

Architect/Builder Rodden, Edward

Rodden, William

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)  
Continuation sheets attached.

9. Major Bibliographical References

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

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: Oakdale Museum, 212 West F Street, Oakdale, CA 95361 209 847-9229

10. Geographical Data

Acreage of Property 0.1 acres/ 4,365 s.f.

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1 <u>10</u>	<u>689670</u>	<u>4181940</u>	3 _____	_____	_____
2 _____	_____	_____	4 _____	_____	_____

\_\_\_\_ See continuation sheet.

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

Attached

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

Attached

11. Form Prepared By

name/title Frank Gilbert, Senior Field Representative and Donald Kirkham Senior Engineering Technician,  
Oakdale Public Works Department

organization National Trust for Historic Preservation date December 20, 1999

street & number 1785 Massachusetts Avenue, N.W. telephone 202 588-6214

city or town Washington state DC zip code 20036

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. Attached with the assessment map showing the block with the building.

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 the SHPO or FPO.)

name City of Oakdale Att: Bruce Bannerman, City Administrator

street & number City Hall, 280 North Third Ave. telephone 209 847-3031

city or town Oakdale state CA zip code 95361

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 the 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 Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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name of property  
Stanislaus County, CA  
county and State

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**7. Narrative Description**

The First National Bank Building is a two-story, yellow brick Romanesque building with a round clock tower at the corner where the two wings of the building – the F Street wing and the Yosemite Avenue wing -- come together. This handsome building retains its integrity today, even though the windows on the first floor have been changed. It is an impressive building that continues to command attention and respect at the entrance to downtown Oakdale. Completed in 1909, the First National Bank stands today as a distinguished example of the many institutional buildings whose design was influenced by the Richardsonian landmarks of the late 19th century and by the classical buildings constructed after the Chicago World's Fair of 1893.

In 1909 the building had, on the first floor, four large windows that showed the bank's interior, a main entrance framed by two marble columns and two stores in the space not used by the bank. Sixteen arched windows along the two wings of the second floor were an impressive feature of the building. The significant feature on the interior was a banking floor of more than 1,200 square feet. The setting of the building was a location near the railroad depot and at the center of the newly incorporated city.

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Today the building retains its historical and architectural significance in spite of changes since its construction. The building has historic integrity in terms of its location, design, setting, materials, workmanship, feeling and its long association with the growth of Oakdale.

The setting of the bank building today is at the entrance to the downtown business district of Oakdale. Yosemite Avenue, next to the bank, brings people into Oakdale from the east and the west. The setting of the building is influenced by the effect of the heavy traffic on Yosemite Avenue as it carries a considerable amount of through traffic. The area around the bank is occupied by commercial buildings. After the completion of the bank, the central business district developed in the blocks south of the building. In 1904 the Rodden Brothers had opened their bank next to the site of their former store. Five years later they picked this site for their bank, and their choice shaped the development of Oakdale.

The building is impressive today 90 years after it was completed; it stands out in downtown among all the buildings constructed after it. Moreover, it is important to realize the contribution that this building made in 1909, when Oakdale's population was approximately 1,000 persons and the main street had not yet been paved. After five years of operation, the founders of the First National Bank decided to construct a building that would be appropriate in a large city of that period.

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The building has brick walls and a flat roof behind a parapet. On the first floor the original brick pilasters separate picture windows installed in a renovation of the building 20 years ago. Windows with aluminum frames were inserted with the size of the openings reduced. The new windows replaced the original large windows used by the First National Bank. The original store fronts on F Street have been changed to modern store fronts with large glass openings. When the building was constructed, the store fronts included ornamental transoms. The main entrance to the building has its two original columns and double doors that are not original.

Facing the building, its left side -- the F Street wing -- has on the second floor a series of arched windows with brick and stone arches and embellished keystones of terracotta. There are three sets of paired one-over-one windows with pilasters separating the pairs, a single window and two more pairs separated by pilasters. On the right side -- the Yosemite Avenue wing -- the second floor has two similar pairs of arched windows separated by pilasters and a single window with pilasters on both its sides. The capitals of the pilasters on the second floor have oval medallions.

Above the second floor is a simple cornice supported by decorated brackets with features similar to other designs used on the building. Below the brackets are egg and dart molding and a dentil band.

The building has a low parapet, and there are two small pediments at the roof level. The pediment on Yosemite Avenue has an oval medallion inside a circle with an



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arch above it that repeats the arches on the second floor. The one on F Street is similar with its central feature being a square containing the lettering, "A D 1909." Completing the ornamentation on the roof are small pilasters next to the pediments. The pilasters are similar to the ones on the second floor with capitals that are decorated with leaves.

The round clock tower rises above the building and has a domed roof with a crown molding at its center. The tower contains a Seth Thomas clock that is kept running by volunteers. There are three clock faces, each of which has a small pediment above it. At the second floor of the clock tower are three one-over-one curved windows that are not arched. However, above each window is a stone that matches the keystones above the arched windows. At the first floor is the main entrance to the building.

Inside the building the elements of the original banking floor have been removed. An early photograph shows the bank floor with metal grillwork and a stone base dividing the floor between the customers and the staff. There were openings in the grillwork for teller windows. The design included several columns reaching the ceiling. Elements of the original ceiling do remain today with modifications to accommodate heating and cooling systems.

Today the former banking floor is unused and empty space, waiting for the next owner or tenant. There are lighting fixtures and other pieces left by the most recent tenants. The room has a modern bank vault that is not the original one used by the First National Bank.

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On the second floor the entire space was designed for bank offices and professional offices. The plans provided for fourteen rooms and more than 2,800 square feet of space. Today the wainscoting and hardwood trim remain in places on the second floor. Some wooden and glass doors with transoms have been retained. These features are evidence of the original appearance of the second floor as an example of early 20<sup>th</sup> century offices. Today the commercial and professional offices on both floors are vacant except for two stores at the end of the F Street side of the building.

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CONTINUATION SHEET

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name of property  
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county and State

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**8. Statement of Significance**

The First National Bank of Oakdale Building was at the center of the development of this city in the 20th century and is also probably the best known landmark building in Oakdale. From its founding in 1904, the First National Bank was “the bank” in Oakdale – the financial institution on which everyone depended. For a few years there was another bank, the Bank of Oakdale, but it failed. Later on the Bank of America opened a branch in Oakdale, but the First National Bank remained the dominant bank in Oakdale.

Today the bank building is seen by thousands of persons who each year stop in front of the building, make a turn, and then continue through Oakdale on the way to Yosemite National Park. They see the First National Bank building again on their return trip from Yosemite, when they face the building and make the turn and then continue their trip.

The building was completed in 1909 shortly after the incorporation of the city in 1906. At that time the city’s population was approximately 1,000; today the population is 14,500. The bank financed the businesses and the individuals responsible for the

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growth of Oakdale, and it was influential throughout Stanislaus County and the northern part of the Central Valley of California.

In 1904 two brothers, Edward and William Rodden, founded the bank which was a continuation of their leadership in the community. In 1882 they had come to Oakdale with their father and had established the Rodden Brothers General Merchandise Store. In addition to their store, the brothers later acted as cattle brokers and real estate agents and were among the incorporators of the City of Oakdale. After they had closed their store, the Rodden Brothers were prepared to enter banking because of the many loans they had made to farmers who were waiting for the harvesting of their crops.

The year the bank building was completed, 1909, was a turning point in this part of the Central Valley with the organization of the Oakdale Irrigation District and the change in the type of farming and the crops that were grown. Reduced rainfall no longer caused serious problems. The growing of wheat on large amounts of land was replaced by more profitable crops of vegetables and fruits. The price of land went up dramatically, and the First National Bank provided the loans for the new smaller and more productive farms.

At the same time the First National Bank was involved in making loans to the persons who started the canning industry with the founding of the Pacific Pea Packing Company. The company processed the crops grown on the new farms. That business

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grew and is today a major plant of Hunt-Wesson.

In addition to farming, ranching was and is a major occupation in the Oakdale area, and the First National Bank provided the loans until the ranchers could take their cattle to market. The bank and the Rodden Brothers were also leaders in the development of many of the commercial buildings in downtown Oakdale, including the construction of the post office and the Yosemite and Live Oaks Hotels.

As another example of the influence of the bank, the Roddens made the loans that made possible the development of farms along a stretch of the Stanislaus River of about eight miles. Their loans to immigrants, many of them Italian, resulted in the growing of almonds, berries and other fruits and vegetables on this rich land. Oakdale became a leader in truck farming. The area was known as the Rodden Colony, and for years there was a school called the Rodden School.

In the early 1930's, William Rodden became interested in an experimental patch of ladino clover planted in the county. Following some research, the bank decided to help the ranchers finance the major change from dry farming to irrigated pastures through the planting of ladino clover that replaced their old crops, such as barley. The new crops provided better feed and produced better cattle.

The First National Bank survived the depression when some other banks failed. Credit for this success was given to its good management and to its ability to judge its customers. It was said that the Roddens preferred to see a person in his overalls rather

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Continuation Sheet**

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than in a suit.

In 1948 the bank ceased being a local independent bank with the sale by the Rodden family to the Trans America Corporation, which continued operations under the First National name until 1954. It then became the First Western Bank and Trust Company. In 1955 First Western left the old First National building and went to new offices across the street. The building, which always had some commercial and professional tenants, then became home to a series of commercial tenants, including a savings bank.

The building is vacant today except for two small stores on the first floor, but the City of Oakdale, its present owner, recognizes the significance of the building. The City government has devoted considerable time to analyzing possible new uses for the building, and it will be seeking a developer who would rehabilitate and reuse this landmark.

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name of property  
Stanislaus County, CA  
county and State

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**9. Major Bibliographical References**

Bibliography

Material in the files of the Oakdale Museum made available by Glenn Burghardt,  
Director (212 West F Street, Oakdale, CA 95361 209 847-9229).

Information supplied by members of the Rodden family and friends of the family --  
Ms. Mimi Rodden, Glenn Bacigalupi, George Morrison and Robert Gilbert, Sr.  
July and August 1999.

Gooch, Kathleen M. Stanislaus County. Northridge, CA: Windsor Publications, Inc.,  
1988.

Information in "The Oakdale Leader," October 2, 1996 -- the newspaper issue celebrating  
125 years of the Oakdale community.

Information in "The Oakdale Leader," October 11, 1956 -- the newspaper issue  
celebrating the 50<sup>th</sup> anniversary of the incorporation of the City of Oakdale.

Information in "The Oakdale Leader," May 25, 1939 -- the newspaper issue celebrating  
the newspaper's 50<sup>th</sup> anniversary.

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Section 10 Page 8 First National Bank of Oakdale Building  
name of property  
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**10. Geographical Data**

Verbal Boundary Description

Lots 32 and 30 in Block 27, City of Oakdale

All that certain real property situated in the Northwest Quarter of Section 14, Township 2 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Oakdale, County of Stanislaus, State of California, more particularly described as follows:

Commencing at the Southeast corner of Lot 32, of Block 27 of Vol 7 of Maps, Page 48, recorded December 10<sup>th</sup>, 1913, Stanislaus County Records, "Official Map of the City of Oakdale -- 1913" and the TRUE POINT OF BEGINNING of this description; thence continuing South 62° 29' West along the Southwest line of Lot 32, a distance of 90.00 feet, thence North 27° 31' West, a distance of 48.50 feet, thence North 62° 29' East, a distance of 90.00 feet, to a point on the west right-of-way line of State Highway 120 (North Yosemite Avenue), thence South 27° 31' East, a distance of 48.50 feet to the point of beginning.

Boundary Justification

The nominated property includes the entire parcel historically associated with the First National Bank of Oakdale Building.



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Section Photo log Page 1

First National Bank of Oakdale, Stanislaus Co., CA

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All photos taken by Donald Kirkham, January, 2000.  
Negatives located at Oakdale Dept. of Public Works.

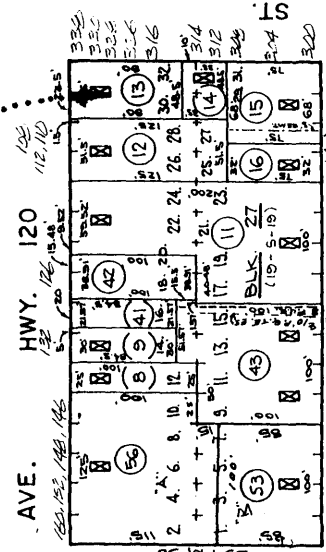
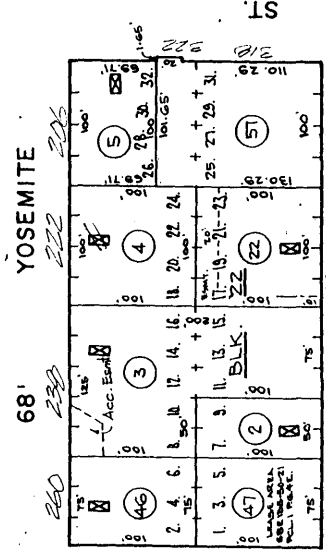
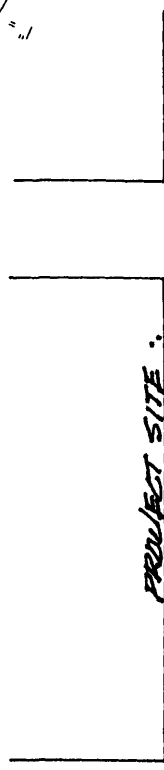
- Views:
1. F Street Façade and Yosemite Avenue Façade (on the right).  
Direction of camera: northwest
  2. Yosemite Avenue Façade with part of F Street Façade (on the left). Direction of camera: northwest
  3. Façade of building. Direction of camera: northwest
  4. F Street Façade and Yosemite Avenue Façade (on the right).

PORTION NW 1/4 SECTION 14 T.2S.R.10E.M.D.B.&M.  
CITY OF OAKDALE - BLKS. 22, 23, 26, 27

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

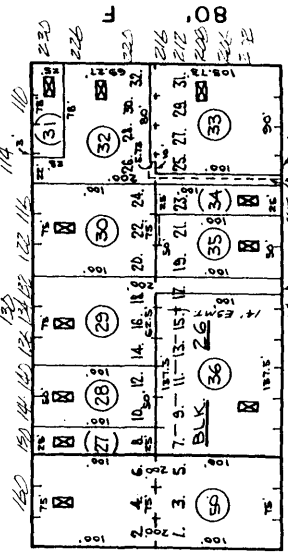
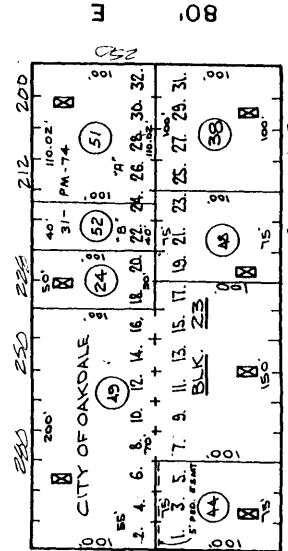


8K.129



04

02



80' 2nd

AVE.

FROM 129-16, 17, 18, 19  
R.M. 7-48  
2-28-68  
UPDATED 1-21-95

11

10



First National Bank of Oakdale  
Stanislaus Co. CA