

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

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

**1. Name**

historic Spalding Building (Preferred)

and/or common Oregon Bank Building

**2. Location**

street & number 319 S.W. Washington Street N/A not for publication

city, town Portland N/A vicinity of congressional district Third

state Oregon code 41 county Multnomah code 051

**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 checked="" 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input checked="" 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 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 Robert Misrach  
c/o Norris, Beggs & Simpson, attn: Patricia Miller

street & number 720 S.W. Washington

city, town Portland N/A vicinity of state Oregon 97205

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Multnomah County Recorder's Office

street & number 319 S.W. Washington Street

city, town Portland state Oregon 97204

**6. Representation in Existing Surveys**

title Statewide Inventory of Historic Properties has this property been determined eligible?  yes  no

date 1982  federal  state  county  local

depository for survey records State Historic Preservation Office

city, town Salem state Oregon 97310

## 7. Description

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

### Describe the present and original (if known) physical appearance

The Spalding Building occupies a quarter block in the heart of Portland's central business district. It has fourteen floors, including basement and attic; but they "read" as 12 stories. The building measures 100 x 100 feet and has a "U" shaped plan opening to the north from the third to top floor. Offices are arranged along double loaded corridors corresponding to this configuration. The first and second floors are a full 10,000 square feet and there are two large skylights above the second floor. The two major facades face south and east on Washington and Third Streets, respectively, with the main entrance on Washington Street.

The building has a reinforced concrete foundation and caisson piles, concrete floors, steel skeletal frame with double width brick non-bearing exterior walls, and wood stud interior partitions as well as structural clay tile.

The original heating and ventilating was by means of a fan pressure system supplying air through "Harrison Heaters" (forced-blast system) supplied through a trunk line system of vertical plenums and ducts to interior spaces. Cooled and vitiated air was exhausted from the rooms through windows to the corridor and to the outside through roof ventilators above the stairwells. Because of lack of room heating control, the system was soon replaced by steam radiators (1917). The floor to floor height of upper offices is 11'-0", with 9'-8" ceiling heights.

The original interior of the bank, (first floor), was accessible through a major entrance in the central bay of the Washington Street facade. This interior (designed for the Ladd and Tilton Bank) was elaborately detailed in Kasota stone wall veneer (a stone quarried in Minnesota); plaster coffered ceilings, and marble floor. The bank fixtures were executed in Breccia Pavonazza marble. The teller cages and check racks were in a heavy bronze with green finish. The chandeliers were manufactured by the Frink Light Company. The bank floor level is 3-1/2 feet above sidewalk level.

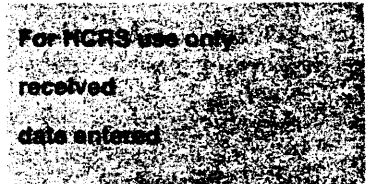
The building lobby entrance was originally located in the westernmost bay of the Washington Street facade, and was at sidewalk level. The lobby interior had an entrance vestibule, marble veneer walls with plaster cornice at 10' with plaster wall paneling extending to the coffered ceiling. The floor was marble tile. Within the lobby were three six-foot-square elevators and stairs to the second floor. From the second floor to the attic were two stairwells, one located in the west corridor and the other located in the east corridor. These stairs, which are intact, are cast iron with marble treads, iron balusters and newel posts, and oak hand railings. The corridor floor was ceramic tile; the walls were plaster with a 10" marble base and plaster coffered ceilings. Each floor has restrooms, which have been remodeled.

The typical office had a 7' x 3' oak door with obscured wire glass relight. There were no overhead transoms, but rather, each door had two small openable windows to either side which were the original temperature control devices. The door and window trim, wall base and picture moldings were oak.

The first floor interior was substantially altered in 1956. At this time, the separate bank entrance was removed, as was the building lobby entrance. A new combined entrance was created at the westernmost bay of the Washington Street facade. The interior finishes and decorative treatments were stripped from both the lobby and the bank with

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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



Continuation sheet

Item number 7

Page 1

its mezzanine. Current interior finished are: plaster, suspended ceiling, acoustic tile, carpet, mirror, aluminum, and glass. The upper floor offices are similarly finished.

Through the years there have been various remodels (1919 and 1934), but none was as extensive as the major remodel in 1956. The upper floor offices have been altered for various tenants, with suspended ceilings and carpeting being typical new treatment, but they have been continuously occupied and maintained.

The exterior of the building is intact with the exception of the first floor. The two street facades are basically divided horizontally by classical detailing, color and material into three parts corresponding to the divisions of a column of the Roman Doric order. Vertically, the facades are divided into seven bays. The original first floor facade was approximately 25' high with large limestone pilasters of the Doric order projecting 18" from the window plane. The pilaster bases were 4' high and surfaced with granite. The pilaster capital was composed of astragal, fascia, fillet, torus and top fillet and was approximately 18" high. The windows between pilasters were 17' high by 10' wide, divided by a transom at 10' and mullions in an A-B-A pattern. Below the window was a 4' high cast-iron spandrel. The window frame also was cast iron.

The bank entrance located in the central bay on Washington Street was flanked by two large cast-iron sconce lamps. The oak and glass double doors had two narrow sidelights and a toplight corresponding in design to the other windows.

The main lobby entrance was located in the westernmost bay on Washington Street and was similar to the bank entrance with the exception of an iron and glass marquee. The first floor Doric entablature incorporated an architrave, a frieze with triglyphs and metopes, and a cornice projecting about 18". This first floor represented the "column" pedestal, and its entablature the pedestal cap.

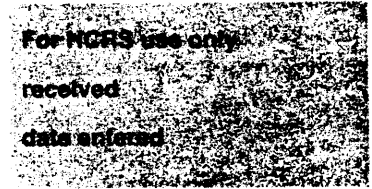
The second floor--visually, an entresol--represented the "column" base. It is faced with limestone and has pairs of double-hung one over one windows grouped according to the structural bays. The second floor terra cotta cornice is simplified and subordinate to that of the first floor.

The next upper eight floors represent the "column" shaft with windows similar to the floor below arranged so as to emphasize wall and window rather than a vertical colonnade. The wall material is a buff color brick with stripped mortar joints (deep rake joints) producing a rich textured effect. The terra cotta cornice of the middle section has a modified egg and dart echinus, a blank frieze and is about 20" deep.

The top two floors (11th and 12th) are organized to represent the capital of the classic "column." Brick pilasters separating the bays are approximately 20' high with a simple squared capital. The windows are double hung and divided by vertical millions in an A-B-A pattern, and the frames are copper-clad wood with wood sash. The floor-to-floor division is a copper-clad spandrel with repeating ornament in relief. Above the pilasters is the crowning entablature. Made of terra cotta, this entablature has a

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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



Continuation sheet

Item number 7

Page 2

frieze with alternating triglyphs and paterae. The cornice projects approximately two feet with a fret band frieze, mutules and guttae. Along the top of the cornice is a series of large and small antefixes in an A-B-C-B-C-B-A pattern. The parapet is a balustrade composed of brick posts and pierced grillework corresponding to window bays below. The original roof had fireproof tiles.

During the major ground story remodel of 1956, the windows and entrances were removed and the pilasters were covered with a flat plane of granite incorporating aluminum framed windows. The new main entrance was recessed and is of similar material with a stainless steel column.

The remainder of the exterior is unaltered and in generally excellent condition with the exception of some noticeable cracking in the terra cotta crowning cornice.

Lesser, reversible intrusions are the sign scaffolding on the roof above the east facade, and a steel sign support attached to the brick at the southeast corner and extending from the third to tenth floors. Fire escapes attached to the outermost bays of either street facade are original equipment.

## 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"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/ humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

**Specific dates** 1911

**Builder/Architect** Cass Gilbert

### Statement of Significance (in one paragraph)

The Spalding Building at 319 SW Washington Street in Portland, Oregon was designed by the noted New York architect Cass Gilbert. The twelve -story office building, with its steel skeleton frame, brick exterior walls and classical detailing, is aptly characterized as a classic American skyscraper. It is situated between two well-known Portland landmarks: McCaw and Martin's Dekum Building (1892), at the NE corner of Third Avenue and SW Washington Street, and D.C. Lewis' Railway Exchange Building (1910), which adjoins the Spalding Building on the north. Cass Gilbert had designed several important tall buildings in New York, but was to become especially renowned for his much-admired Woolworth Building, a thirty-story tower on a 25-story base which, when completed in 1913, was the tallest building in Manhattan. The Spalding Building was completed in 1911, the year construction of Gilbert's Woolworth Building was begun. The Portland office building was a project undertaken by the Spalding Company, a Los Angeles-based corporation headed by Colonel Z.S. Spalding. The principal tenant was the Ladd and Tilton Bank, an important entity in Portland banking history which remained in the building until its merger with the U.S. Bank in 1925. Historic views of 1943 document the character of the ground story bank interior, which was elaborately finished with Kasota stone veneer, marble floor and counters, plaster coffered ceiling, and bronze teller cages and check racks. Both bank interior and lobby were comprehensively remodeled as a result of the Post War preference for "newness" in 1956, at which time corresponding alteration of the ground story street facades was carried out. The result of the exterior alteration was loss of the sense of the structural bays at the base and the finely detailed Doric entablature, both of which were significant in Gilbert's tripartite shaft design. The Spalding Building is believed to be the singular example of work by Cass Gilbert in the Pacific Northwest. It certainly is the singular example in Oregon. As such, it is significant to Portland. Moreover, it was cited by critic Herbert D. Croly in a discussion of Portland architecture in a 1912 issue of The Architectural Record as the "best" of the city's new commercial buildings. The Spalding Building is significant also for its association with Oregon banking history, and despite the remodeling of its ground story facade, it still embodies the distinctive characteristics of the American skyscraper in the Classical Style.

The site of the Spalding Building (Lots 3 and 4 of Block 47 in the Portland Addition), was originally owned by the First Presbyterian Church and sold to Sylvester Farrell for \$68,000 in 1886. Farrell held the property for one year and then sold it to W.S. Ladd for the same amount. The Spalding Company, a California corporation located in Los Angeles, bought the property prior to the erection of the building. It was reasonable to assume that Col. Z.S. Spalding, head of the corporation, or his associates, chose Cass Gilbert from New York to design the structure. However, the original Ladd and Tilton Bank Building (1868) was designed by John Nestor, also from New York. Considering that a major impetus for construction of the building was to house the Ladd and Tilton Bank, it is possible that the bank chose the architect.

# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Portland, Oregon-Washington

Quadrangle scale 1:24000.

UMT References

A 

1	0	5	2	5	4	9	0	5	0	4	0	5	5	0
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 Spalding Building occupies Lots 3 and 4 of Block 47 of the Portland Addition, Portland, Multnomah County, Oregon.

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

state N/A code county N/A code

state N/A code county N/A code

# 11. Form Prepared By

name/title Thomas Randolph

organization Miller Cook Architects date April 23, 1982

street & number 30 N.W. First Avenue telephone (503) 226-0622

city or town Portland state Oregon 97204

# 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 Heritage Conservation and Recreation Service.

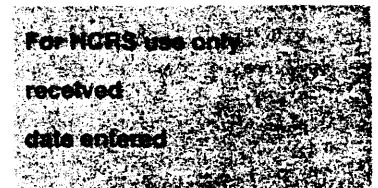
State Historic Preservation Officer signature 

title Deputy SHPO date August 24, 1982

For HCRS use only	
I hereby certify that this property is included in the National Register	Entered in the
	National Register
Keeper of the National Register	date <u>10/7/82</u>
Attest:	date
Chief of Registration	

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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



Continuation sheet

Item number 8

Page 1

The Spalding Company set up a local trustee to oversee the property, Frank E. Hart. Hart, an insurance agent with offices in the Spalding Building, remained trustee for twenty-two years, but the main corporation offices remained in Los Angeles.

Upon the merging of the Ladd and Tilton with U.S. Bank in 1925, the Portland Trust and Savings Bank moved into the building and eventually bought it in 1951 from the Spalding Company.

In 1963, the building was sold to the R.B. Pamplin Corporation of Delaware, which held the property until 1975, when it was purchased for \$1.2 million by the current owner.

The Spalding Building is a skyscraper showing an eclectic design based upon classicism. The emergence of the skyscraper was made possible by engineering and material advances such as light weight steel skeletal framing, isolated footings, and reinforced concrete.

The Spalding Building exemplifies a stage in the development of the skyscraper since approximately 1880, which is identifiable by a tripartite division of the facade corresponding to the three basic parts of a classical column; the base, shaft, and capital. This neoclassical approach to facade composition was by no means new. However, its application to the skyscraper, a new building form, was both original and logical.

By the time the Spalding Building was completed, the skyscraper had evolved to a mounted tower form, exemplified by Gilbert's 55-story Woolworth Building (1913) in the Gothic style. The mounted tower disengaged from classical organization, and thereby invited the surface application of a broader range of period styles.

In the early years of the 20th century, Portland's economy and land base stimulated growth but did not require truly large scale office towers. Thus the Spalding Building represents the end of the classic phase of American skyscraper development. It is the only Oregon skyscraper designed by Cass Gilbert who so dramatically influenced skyscraper development in New York.

Cass Gilbert (1859-1934) was one of the nation's foremost architects. At the age of 18, he began his training in St. Paul, Minnesota, and after completing a special course at the Massachusetts Institute of Technology in 1879, he went to work in the New York office of McKim, Mead, and White, where he served as a personal assistant to Stanford White and worked on a number of the firm's early residences.

In 1882 he opened his own office in St. Paul with James Knox Taylor. A decade later Gilbert dropped the partnership, and thereafter maintained an independent office. In 1896 he won the competition for the Minnesota State Capitol, which was completed in 1903. This project gave him wide recognition and attracted further commissions for large public buildings. Around 1905, Gilbert won the competition for the New York Custom House and moved his office to larger quarters in New York City. It was there that he designed the Woolworth Building which was, at the time of its completion in 1913, the tallest structure in Manhattan. In the following years, some of the outstanding works from Gilbert's office were:

**United States Department of the Interior**  
**Heritage Conservation and Recreation Service**

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

For NCRS use only

received

date entered

Continuation sheet

Item number 8

Page 2

Festival Hall and Art Building (later the Art Museum) at the Louisiana Purchase Exposition in St. Louis, Mo., 1904.  
 Ives Memorial Library, New Haven, Conn., 1905.  
 Central Public Library, St. Louis, built between 1908 and 1912.  
 Detroit Public Library, 1914.  
 Arkansas State Capitol reconstruction, Little Rock, 1912.  
 City Hall, Waterbury, Conn., 1913.  
 U.S. Treasury Annex, Washington D.C., 1918.  
 Federal Reserve Bank, Minneapolis, 1924.  
 U.S. Chamber of Commerce, Washington D.C. 1925.  
 New York Life Insurance Building, site of the old Madison Square Gardens, 1925-28.  
 Gibraltar Building, Newark, N.J. for the Prudential Life Insurance Company, 1927.  
 U.S. Legation Building, Toronto, Canada, 1928.  
 West Virginia State Capitol, 1928-32.  
 New York County Lawyers' Building on Vesey Street opposite St. Paul's Church.  
 Supreme Court Building in Washington, 1933-35 (completed after his death ).  
 U.S. Court House, New York, his last great work on which he was engaged at the time of his death, afterward carried to completion by his son, Cass Gilbert, Jr.

Among his works currently listed in the National Register of Historic Places are:

Maine State Capitol.  
 Montana Executive Mansion.  
 Arkansas State Capitol Building.  
 Woolworth Building.\*  
 U.S. Supreme Court Building.  
 Northern Pacific Railway Depot, Fargo, North Dakota.  
 Baker History Center, University of Texas.  
 West Virginia State Capitol.

Throughout his long and successful career, Gilbert was honored by degrees from a number of the country's leading educational institutions. An early member of the American Institute of Architects, he was advanced to Fellowship in 1889. Upon his election as president of the Institute in 1908, he served a year. He was also a founder and president (1913-14) of the Architectural League of New York; member and past-president of the American Academy of Arts and Letters; and the National Academy of Design. First appointed by President Theodore Roosevelt as Chairman of the Council of Fine Arts, Gilbert subsequently served under Presidents William Howard Taft and Woodrow Wilson on the National Commission of Fine Arts. In his later years, Gilbert lived in Ridgefield, Connecticut, where he died at the age of 75, leaving his practice to his son, Cass Gilbert, Jr.

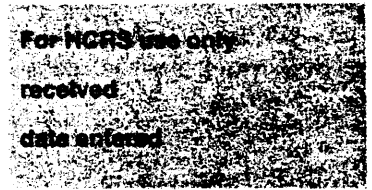
Anchor tenant for Spalding Building upon its opening in 1911 was the Ladd and Tilton

\* The Woolworth Building is currently undergoing extensive terra cotta restoration, see Architectural Record, mid-August 1981, page 90.



**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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



Continuation sheet

Item number 8

Page 3

Bank of Portland, then headed by president Edmond Cookingham. The staff of 65 moved in on January 1, 1911. The Ladd and Tilton Bank had been founded by William S. Ladd of Portland and Charles E. Tilton of San Francisco in 1859. For the next 70 years the bank and Ladd family were instrumental in building the economy through investment in farming, commerce, transportation, and real estate. The bank became the largest and, for many years, the most powerful in Oregon.

The privately-owned bank provided the primary capital for the formation of the Oregon Steam Navigation Company which, with a ready market for stock purchases from eastern investors, reincorporated as the Oregon Railway and Navigation Company, the Oregon Improvement Company, and eventually gained control of the Northern Pacific Railroad. Other bank investment interests were the Oregon Iron and Steel Company, Oregon Furniture Manufacturing Company, Portland Railway Light and Power Company, Portland Flouring Mills Company, Dexter Horton National Bank in Seattle, Ladd and Bush Bank in Salem, and a very large portion of real estate in east and west Portland. In addition, the Ladd and Tilton Bank later was instrumental in the shaping of Equitable Savings and Loan Company and was instrumental in the formation of the Portland Public Library. The bank was the largest purchaser of municipal improvement bonds, which, in most cases, supplied work for other bank investment companies and helped to expand real estate values.

With the passage of the Oregon Banking Act in 1907, the Ladd and Tilton was forced to incorporate and make its records available. It was at this time that the bank took on a lower public profile, but it continued to work toward gaining control of potentially profitable businesses.

The Ladd family as well as T. B. Wilcox, Henry Corbett, Helen Corbett, and Edmond Cookingham, (who became president in 1909), retained control of the bank stock until 1909, at which time the Pratt family from New York gained control. In 1925 the bank merged with U. S. Bank and moved its operation from the Spalding Building.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

For NCRS use only  
received  
date entered

Continuation sheet

Item number 9

Page 1

BIBLIOGRAPHY

1. Vaughan, Thomas, and Virginia Guest Ferriday, editors, Space, Style and Structure - Building in Northwest America, Portland, Oregon Historical Society, 1974, page 332.
2. Gaston, Joseph, Portland, Oregon: Its History and Its Builders, Chicago, 1911.
3. MacColl, Kimbark E., The Shaping of a City, Georgian Press Co., 1976, Portland, Oregon.
4. Croly, Herbert D., "Portland, Oregon, the Transformation of the City from an Architectural and Social Viewpoint," Architectural Record, Vol. XXXI, No. 6 (June, 1912), pages 591-607.
5. Withey, Henry F., Biographical Dictionary of American Architects - Deceased, Hennessey & Ingalls Inc., 1970, Los Angeles, California. Pages 233-235.
6. Fitzgerald, Martin E., Sixty Milestones of Progress 1859-1919: Ladd and Tilton Bank, Portland, Oregon, James Kerns & Abbott Co., 1919, Portland, Oregon.
7. The Oregonian:  
1-31-16  
7-02-36  
7-25-40  
10-25-40  
12-20-40  
6-16-46
8. "The Spalding Building," promotional pamphlet 1911.
9. Kaufman, Edgar, ed., The Rise of an American Architecture, Prager Publishers, 1970, New York.