

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations 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 Koski Building

other names/site number N/A

2. Location

street & number 241 North Broadway N/A not for publication

city or town Coos Bay N/A vicinity

state Oregon code OR county Coos code 011 zip code 97420

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.)

James Hannah December 1, 1993
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
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:)

for Signature of the Keeper Entered in the Date of Action
Shirley Deprey National Register 1/21/94

Koski Building
Name of Property

Coos, Oregon
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	
<u>1</u>	<u>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Commerce/Trade: tailor shop; barber
shop; tavern; Central Labor
Council of Coos Bay (assembly hall
and offices) and law and business
offices

Current Functions
(Enter categories from instructions)

Commerce/Trade: trophy shop;
tavern;
Domestic: rooms and apartments

7. Description

Architectural Classification
(Enter categories from instructions)

Commercial Style

Materials
(Enter categories from instructions)

foundation concrete

walls stucco, concrete

roof asphalt, built-up

other leaded prismatic glass

Narrative Description

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

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The two-story with mezzanine reinforced concrete Koski Building, named for and by its original owner, J. V. Koski, and completed in 1926 occupies all of Lot 7 Block 9 in Coos Bay, Oregon. While somewhat altered on the street and mezzanine levels, the upper floor (henceforth referred to as the second floor) containing almost all of the decorative features of the building, remains intact and shows the imagination and individuality of architect Fred Magnusson with its triple brackets, pseudo tile roof trim and decorative centered flat arch with the Koski name above. Commercial use continues in the street level units and the mezzanine and second levels accommodate rooms and apartments. The building is in private ownership.

The Koski Building is located in Township 25, Range 13, Section 26, and occupies all of the 50' by 100' Lot 7, Block 9, of the 1875 Marshfield plat. The rectangular building is oriented with the longer axis running east and west, the front facade facing East and fronting on Broadway St. which also accommodates the southbound lanes of Highway 101. This area is in the heart of downtown Coos Bay. The building shares a party wall with the Tioga Hotel to the north. The Tioga is already in the National Register of Historic Buildings and is owned by the same parties who own the Koski building.

All attention to the exterior of the Koski building is focused on the front (east) facade with decorative elements concentrated on the upper portion. The building rests on a concrete floor at street level. An 18" by 18" reinforced concrete post rises in the center of the building; it is set flush with the sidewalk and rises through the mezzanine level. The street level facade is of simple commercial design with diagonally set entrances and display windows. A 5' 2" wide recessed stairway with transom above is located in the center of the building. To the south of the stairway is the space originally occupied by J. V. Koski and his tailoring establishment. This area features a front entrance and diagonally set display windows. A small space on the south end of the building was originally designed for a barber shop. At the present time the two spaces in the south half of the building are connected by an interior door and used by the same business. The two original entry doors are present and only one is used. The doors are the original one-panel with a six-inch surround with plate glass and original brass hardware. Both doors have a transom above. The north half of the building accommodates one main entrance and display windows. The exterior is now covered with board and batten siding. The 1' 6" high concrete ledge under the windows has been faced with stone. Ceilings on the street level are 8' 6".

The exterior "mezzanine" portion of the front facade of the building was originally sheathed with glass blocks set with metal strips. There

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were six small window openings; the glass block wall provided light and privacy for the tailoring workroom situated on that floor. In 1957 the mezzanine floor was remodeled into apartment space and the glass block wall was replaced with more conventional materials, it is now a cement wall with eight windows, double-hung aluminum frame sash, placed directly under the second story windows.

Nearly all of the decorative elements of the front facade are concentrated near the top of the building and are intact. North and south halves of the facade are arranged in a mirror image, at the edge of the building a pair of windows, a single window, and the first half of another pair, then repeated. Windows are eight-over-one, double hung sash, the lower half slightly larger than the upper. The top and upper portions of the center pair of windows are accentuated by a three-level flat arch with the raised letters 'KOSKI BLDG' above.

The flat roof is surrounded by a 2' parapet with roof drainage in the SE corner. Four sets of three classically shaped concrete brackets each topped by a small platform are features of the parapet on the front facade. Each group of brackets is further accentuated by two long, narrow indentations beneath each of the four groups; the two indentations on each end of the building are slightly longer than those in the center. The brackets and platforms extend slightly above the intervening spaces which are filled with slanting rows of concrete "tiles" ingeniously formed to emulate clay tiles. The effect is slightly Roman or Mediterranean in feeling.

The south elevation of the building has two horizontally placed sliding aluminum sash windows on the mezzanine level; two one-over-one windows near the rear of the building and one one-over-one window near the front of the building are present on the second level.

The rear (west) elevation of the Koski building has a large, heavy service door near the center of the building on the street level and a smaller door to the south; a small window is present on the north end. The mezzanine level has two aluminum sash sliding windows. The second or top floor has four windows, three are two-over-two, the window opening onto the upper hall is one-over-one. A fire escape is present in the center of the building; a brick chimney rises above the roofline at the northwest corner. A one-story cement block addition is present on the northwest corner; it has a tin roof and houses the oil furnace.

The main commercial space on the street floor south of the central stairway was occupied by J. V. Koski and his tailoring business. In this space his fine woolens were displayed and customers were measured

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for their garments. The smaller, separate area to the south originally housed a barber shop; it was occupied in later years by August Frizeen who had an insurance office and was also a Notary. This entire area is now occupied by Action Trophies.

The north half of the building was originally designed for a combined cigar, billiard and card room, and has continued in that vein through to the present time; it now houses "The Nugget" tavern.

The mezzanine level was originally divided into three large rooms, one used as a workroom for the Koski tailoring business, one rented for many years by the IWA, and one used as a ballet-dance studio. The area now contains eight apartments. The central staircase landing on the mezzanine is modest in size with hallways on both sides leading to apartments. The mezzanine level rests on 4" by 16" floor joists, and has a ceiling height of 6' 10".

The main staircase landing on the second floor is the most distinguished interior feature of the building and still shows its original, handsome design in the Craftsman tradition. Square balusters in alternating groups of twos and threes surround three sides of the 6' by 12' 3" stairwell, and are topped by a 6" wide rail. Twin panelled newel posts 6" in diameter and topped by an 8" square cap accentuate the landing. The opposite end of the stairwell is marked by twin panelled posts 7 and 1/2" in diameter reaching to the 9' ceiling. A 7' by 10' skylight directly over the stairwell sheds light on the spacious landing. Most doors are the original one-panel style, 36" wide, with original brass hardware and mail slots. Door openings including the wide moldings measure 45" each. Also present are some original etched glass interior windows. A 5' 10" wide hallway extends to the rear of the building on this level. Floors on this and the mezzanine level are tongue and groove fir now covered with carpeting.

The second floor originally housed professional offices; its use has changed over the years. It was once remodeled to house 16 sleeping rooms, and now accommodates nine apartments and three sleeping rooms.

The present owners plan a thorough cleaning of the building exterior, repair of any damaged wall surfaces and repainting in historically accurate colors. Any needed restoration of the brackets and name will be completed and all repairs will be carried out in a manner sensitive to historic preservation.

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The beginning of the rehabilitation of the Koski Building is summarized as follows:

1. Clean all of the exterior walls of the Koski Building thoroughly.
2. Complete what is necessary for restoration of the mezzanine windows.
3. Remove the "rock work" that was placed on the Broadway side (east side) of the Koski Building and restore it to its original plaster surface.
4. Repair all of the exterior walls wherever needed.
5. Water proof the south exterior wall.
6. Paint the west exterior wall as it has been painted in the past.
7. Repair and finish all parts of the exterior east wall as it was originally.
8. Repair the roof so it will be water proof.
9. As part of some of the items above set out, the following will occur:

The existing storefront bulkhead "moonstone" masonry will be removed and refinished with stucco to match the original bulkhead appearance.

The entire Front Elevation will be treated with a new thin-coat of stucco or plaster to match the location and appearance of its original application.

The remaining elevations of the building will be cleaned with an acceptable methodology.

10. The existing signs of the east side of the building will be removed except for the "Nugget Tavern" sign which has been on the building for decades identifying entrance to the tavern which constituted a combination "card room" and "tavern" since the building was first completed in August 1926.

Koski Building
Name of Property

Coos, Oregon
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.

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 # _____

Areas of Significance

(Enter categories from instructions)

Settlement

Community Planning and Development

Period of Significance

1926

Significant Dates

1926

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Frithof "Fred" Magnusson

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Koski Building
Name of Property

Coos, Oregon
County and State

10. Geographical Data

Acreage of Property 0.11 acres

Coos Bay, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1	110	401800	4802220
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 Marianne Kadas with supplementary information by George Luoma

organization _____ date _____

street & number PO Box 1608 telephone (503) 672-5544

city or town Roseburg state OR zip code 97470

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 George Luoma and William Markham (Umpqua Building Company)

street & number PO Box 1608 telephone (503) 672-5544

city or town Roseburg state OR zip code 97470

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.

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SHPO SUMMARY

The Koski Building occupies a 50 x 100-foot lot adjacent to the Marshfield Hotel [commonly known as the Tioga] on North Broadway in the heart of downtown Coos Bay, Oregon. Built in 1926 in complement to the hotel tower commenced the previous year, the Koski Building is a two-story Commercial-style building and, like its neighbor, it is constructed of reinforced concrete. It shares a party wall with the hotel on the north. Its east-facing facade is clad with a plaster skim coat and embellished with novel formed elements on the parapet which simulate mission tiles. Interspersed with "tile" segments are raised bracket sections from which slit inset panels are pendant. There is a pronounced, concrete drip molding around the central set of paired windows on the second story. Another distinctive feature of the upper facade is the building title block in which stylized characters for "Koski Bldg" are cut away from a raised field.

Fenestration of the upper facade is symmetrical, composed of alternating single and paired straight-topped windows fitted with double-hung wood sash having multiple lights in the upper sash. The mezzanine level originally was naturally lighted by two large fixed bays of leaded prismatic glass with central pivot-mounted tilt-up windows. As the major element of a facade rehabilitation carried out in 1993, the mezzanine relight system was comprehensively reproduced based on a surviving fragment. With the exception of the mezzanine infill of later years, the upper facade had remained intact since the historic period of association with the original developer.

The ground story retains its original configuration as north and south storefronts recessed behind a central, freestanding structural column. The display windows are angled toward the center. Store entrances are recessed at the center of either shop, and entrances to the upper stories are deeply recessed in the central bay. In the recent restoration, non-historic coverings were removed from the storefronts.

The building was named for J. V. Koski (1887-1970), Finnish-born tailor-entrepreneur, and it was designed by local architect Frithof Magnusson, a Swede. Coos Bay was a popular settlement area for

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Finns and Swedes in the 1890s and early years of the 20th century. J. V. Koski emigrated to the United States in 1909 and arrived in Coos Bay via Michigan and Astoria, Oregon in 1913. His tailoring shop occupied the southernmost store bay, and the mezzanine above his shop served as his work space. Access to the mezzanine and second floor is provided by a central staircase in the Craftsman style which remains intact. Upstairs professional office space ultimately was converted to a tenement and hotel.

The Koski Building meets National Register Criterion A in the areas of community development and settlement patterns. It is most significant locally as one of the pilot redevelopment projects of individual investors who were given an incentive to use fireproof materials following a disastrous fire which destroyed much of Coos Bay's central business district in 1922.

The property was first reviewed by the State Advisory Committee on October 24, 1984. It was not approved at that time. George Luoma, owner of both the Koski Building and adjoining hotel, planned rehabilitation of both buildings for housing. Work on the Tioga has been completed in the meantime, as has, more recently, the rehabilitation of the Koski Building. The Koski Building project included restoration of the mezzanine front which had been in-filled in remodeling of 1957. In 1984, discussion of conditions under which the Committee would entertain further consideration of the application brought general agreement that mezzanine and storefront restoration were crucial.

The plan since carried out involved removal of non-historic bulkhead veneer and display window coverings on the storefronts, which were otherwise intact. It also included comprehensive cleaning of the exterior, replastering and painting the facade in historic colors, reinstallation of ribbed glass mezzanine windows, and roof repair. The nomination proposal, as before, had the written endorsement of the City of Coos Bay, which regards the project a complement to the city's revitalization efforts generally and to the Tioga in particular. Letters have been received also from Mayor Joanne Verger, the executive director of the Coos Bay Downtown Association, Al Villeneuve, and president of the Bay Area Chamber of Commerce, Mike Helfrich.

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The Koski Building, for which construction was completed in 1926, in Coos Bay (formerly called Marshfield), Oregon, stands as a monument to J. V. Koski, immigrant tailor who came to the United States from Finland in 1909 at the age of 22. He passed through Ellis Island and made his way to Ironwood, Michigan where he worked in the coal mines. Portland was his first home on the West Coast; he established a tailoring business in Astoria, and in 1913 moved to Coos Bay and started a successful tailoring shop. Through hard work and integrity he established a financially successful business and a building that stood as an example of the Scandinavian work ethic so prevalent on the Oregon Coast in the early part of the century. Designer of the building was Swedish immigrant Fred Magnusson.

By the year 1853 members of the Coos Bay Commercial Company, men from the Rogue River Valley, had already settled in the Coos Bay area.¹ The large, natural harbor provided shipping for timber and coal products, much in demand in rapidly growing San Francisco. Empire City was the name suggested by the expectation of a large population center, and a post office was established there in 1858.²

The first member of the Simpson family to reach Coos Bay was Asa Simpson in 1855, hiking up from Port Orford. Simpson was a shipbuilder and entrepreneur and appreciated the possibilities Coos Bay offered. One disadvantage was the treacherous harbor with its two-mile wide sand spit, but in 1857 with a steam tug to pilot ships in and out of the harbor, sea transport became less dangerous.³ With shipbuilding and lumber the main industries, Marshfield, incorporated in 1874,⁴ and North Bend, incorporated in 1903,⁵ the Coos Bay area prospered.

The two coastal areas of Astoria and Coos Bay seemed especially attractive to Swedish and Finnish immigrants. According to a study taken from the United States Census, in 1900 out of a Marshfield population of 1,391 there were 360 Swedes and Swede-Finns; in 1910 out

¹Beckham, Stephen Dow. The Simpsons of Shore Acres, Portland, Oregon: Arago Books, 1971, pg. 4.

²McArthur, Lewis A. Oregon Geographic Names, Portland, Oregon: Oregon Historical Society, 1982. pg. 257.

³Beckham, Stephen Dow. The Simpsons of Shore Acres, pg. 6.

⁴Oregon Blue Book, 1915-16, pg. 354.

⁵Oregon Blue Book, 1915-16, pg. 363.

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of a population of 2,980 there were 495 Finns and Swede-Finns.⁶ From interviews, Ms. Monsebrotten found there were two major reasons for immigration, (1) poor economic conditions, especially for younger sons in a family, and (2) fear of being drafted into the Russian army. In the Coos Bay area the Suomi Lodge, a benefit society for men only, was established in 1894 and the Knights of Finland in 1896; these two groups united as the Suomi Lodge in 1908. The Martha Lodge, a women's group for Swedish speaking women, was established in 1912, and in 1923 the Midnight Sun Youth Group was started. As late as 1939 the question of whether to have church services in English or Swedish was still an issue.⁷

Meanwhile, prosperity continued in the Coos Bay area. World War I brought increases in lumbering, shipbuilding, and food production and processing including fisheries.⁸ With the Panama Canal in operation after 1914⁹ fast shipping from the West Coast to Europe became a reality. In 1916 the U. S. Congress passed the Federal Aid Act providing matching funds for the state's road building; this was of some help in improving Oregon's struggling highway system.¹⁰ By 1920, Marshfield's population had grown to 4,034.¹¹

In July of 1922 a disastrous fire swept through the business district of Marshfield destroying 25 commercial buildings including the City Hall and four residences. Loss was estimated at \$200,000 with little insurance. Most of the buildings lost in the fire were early wooden

⁶Monsebrotten, Jean S. "The Swedish-Finn Settlement in Coos Bay" for class "History of Southwestern Oregon," Mr. Douthit, instructor, SWOC, 6/1/74.

⁷Monsebrotten, Jean S. "The Swedish-Finn Settlement in Coos Bay" for class "History of Southwestern Oregon" Mr. Douthit, instructor, SWOC, 6/1/74

⁸Dicken, Samuel N. and Emily C. The Making of Oregon, A Study in Historical Geography, Portland, Oregon: Oregon Historical Society, 1979. pg. 140.

⁹World Book Encyclopedia, Field Enterprises Education Corp. U.S.A. 1970 Vol. 15, pg. 102.

¹⁰Dicken, The Making of Oregon, A Study in Historical Geography, pg. 140.

¹¹Oregon Blue Book, 1931-32, pg. 78.

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structures, similar to the Coos Bay Sun building on Front St. which escaped the fire.¹² The city quickly set out plans for redevelopment, moving the business district south from the site of the fire to its present location. This involved leveling a 40' hill on Broadway, the main thoroughfare.¹³ By December of 1922 the City of Marshfield announced that a new city hall would be built for \$75,000 at its present location on Fourth St.¹⁴

The following announcement in the 1922 Christmas Edition of the Coos Bay Times indicates the optimistic spirit of the times:

"It appears after a careful survey of the entire situation in this section of the state that Coos and Curry counties are entering upon a new epoch of progress which will equal the dreams of the most hopeful."¹⁵

The 1925 Christmas Edition of the Coos Bay Times offered these news items: in Marshfield this year there were twelve unions with 600 members, 40 Fraternal organizations, and 60 new residences.¹⁶

Other quotes from the 1926 Coos Bay Times offer more concrete information:

"During 1926, more than two million pounds of fresh fish were shipped out of Marshfield to various markets, including Florida, Chicago, New York, and even some mild cured fish going to Germany."¹⁷

"A new nine story hotel being constructed by the Marshfield Hotel Company, a local corporation headed by Dr. George E. Dix as president, will be ready to open during the coming

¹²Coos Bay Times, July 23, 1922, pg. 1.

¹³Beckham, Stephen Dow, telephone conversation, 8/4/86.

¹⁴Coos Bay Times, Christmas Edition, December 1922, Sec. VI, pg. 1.

¹⁵Ibid. pg. 1.

¹⁶Coos Bay Times, Christmas Edition, December 1925.

¹⁷Coos Bay Times, Christmas Edition, December 1926, pg. 43.

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spring."¹⁸

"A total of \$1,229,088.82 was paid out in the last 57 months for butterfat and labor to dairymen and employees of the Coos Bay Mutual Creamery Company."¹⁹

J. V. Koski's tailoring business was also flourishing and in 1926 he was one of the first individual businessmen to choose a site and build in the newly developed business district of Marshfield.²⁰ It seems entirely appropriate that Mr. Koski hired a local person, Frithof "Fred" Magnusson, to design and oversee the construction of the new building. Magnusson had immigrated from Sweden and came to the Bay area in 1912. He was a draftsman, engineer, and self-taught architect.²¹ Among the buildings Fred Magnusson designed was the second Louis Simpson house at Shore Acres.²²

J. V. Koski's success as a tailor was based partly on the excellent training he had received in Finland. According to a 1928 account, "Mr. Koski passed all tests at the head of his class, after being thoroughly examined by twelve experts. He was rated as a "first class" tailor."²³ Of his other interests the newspaper reports: "A large rooming house in North Bend, fine residences in both North Bend and Marshfield are also owned by Mr. Koski. He has invested largely in this territory, and trading with him means the investment of the money right at home." and "Meeting and talking with the head of this establishment, one would not realize that he spent seven years in the amateur wrestling game and had won prominent honors. His appearance, by the way, had not been any less attractive by this bone-crushing sport. He keeps fit by adopting the methods of prize fighters, with the use of punching bags and weight lifting. He is a swimming enthusiast, and the sport is one of his hobbies."²⁴

¹⁸Ibid. pg. 41

¹⁹Ibid. pg. 45.

²⁰Beckham, Stephen Dow, telephone conversation, 8/4/86.

²¹Ibid.

²²Beckham, Stephen Dow, The Simpsons of Shore Acres, pg. 34.

²³Coos Bay times, Golden Jubilee Annual, 1928, pg. 28.

²⁴Coos Bay Times, Golden Jubilee Annual, 1928, pg. 28.

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J. V. Koski had married in Astoria and had two sons. He was divorced in 1922 and had received custody of the two boys. In 1928 he married Florence Karr who at this writing resides in Coquille. J. V. and Florence Koski had three children, two daughters and one son. Interviews with Mrs. Koski indicate the other magic ingredient of success - hard work. She says, "It was nothing for us to work 14 hours a day - it was just ordinary." One example she cites has to do with the wood furnace for the Koski Building which was located in the basement of the Tjoga Hotel. The furnace burned a cord of wood a day which was hauled to the building by Mr. Koski in his Terraplane truck, one of two in Coos Bay at the time. Economic conditions worsened as the Depression deepened; however, the Koskis were able to keep their building in spite of 8% interest and no leniency regarding payments. Business interests were varied enough "to keep something going" as Mrs. Koski puts it.²⁵

In 1936 the family moved south of town to Shingle House Slough where they accumulated around 140 acres, built and sold eight houses, and rented out a mink farm. According to his obituary in the Coos Bay Times, at one time Mr. Koski had over 100 separate rentals.²⁶

After nearly 50 years of tailoring, J. F. Koski retired in 1959 and moved to a ranch near Dora on the East Fork on the Coquille River. He died in Myrtle Point in 1970. The Koski building was sold to the present owners in 1965. With its distinctive parapet trip and typical 1920s storefront plan, the Koski Building is a viable asset to downtown Coos Bay and a memorial to its architect and to its original owner, representative of the many vigorous and colorful Scandinavian immigrants who helped develop the Oregon Coast.

²⁵Florence Koski, interview, 7/28/86.

²⁶Coos Bay Times, March 3, 1970, pg. 3.

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Partial list of buildings designed by architect Fred Magnusson:

J. V. Koski block
W. E. Barnum block
Robert W. Swanton block
Geo. A. Martin residence in North Bend
Bunker Hill School gymnasium
Mast and Wilson Hospital at Myrtle Point
Lakeside School²⁷
Second Louis Simpson house at Shore Acres²⁸

"Frithof "Fred" Magnusson, 76, retired Coos Bay architect, died early today at McAuley Hospital. He was taken to the hospital from his residence at 252 North Highland Thursday night. Magnusson was born April 18, 1873, in Sweden, and came to the bay area in 1912.

He was regarded as a competent architect and designed many buildings in the bay area. His last large job was the annex to the American building constructed about 1943.

Magnusson was active in affairs of the Eagles Lodge and was a past president of that organization."²⁹

²⁷Coos Bay Times, Christmas Edition, December 1926, pg. 43.

²⁸Beckham, Stephen Dow, The Simpsons of Shore Acres, pg. 34.

²⁹Coos Bay World, 5/21/49, pg. 3.

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Beckham, Stephen Dow, telephone conversation, 8/4/86.

Beckham, Stephen Dow, The Simpsons of Shore Acres, Portland, Oregon: Arago Books, 1971.

Berniece Borcier, interview, 7/25/86 (longtime resident of the Koski Building).

Coos Bay Times: 7/23/22, pg. 1; 12/16/22, Vi, pg. 1; 12/16/25, I pg. 1; Christmas Edition, 12/26, VI pg. 41, pg. 43, pg. 45; Golden Jubilee Annual, 1928, pg. 28; 3/3/70, pg. 3.

Dicken, Samuel N. and Emily C. The Making of Oregon, A Study in Historical Geography, Portland, Oregon: Oregon Historical Society, 1979.

Fred and Rosemarie Evans, interview, 7/25/86 (longtime residents of the Koski Building).

Kingsley, Marian Koski, interview, 7/28/86.

Koski, Florence, interview, 7/28/86.

McArthur, Lewis A. Oregon Geographic Names, Portland, Oregon: Oregon Historical Society, 1982.

Monsebroten, Jean S. "The Swedish-Finn Settlement in Coos Bay" for class "History of Southwestern Oregon," Mr. Douthit, instructor, SWOC, 6/1/74.

Oregon Blue Book, 1915-16, 1985-86.

United States Bureau of the Census Population Report, 1900, 1910.

World Book Encyclopedia, Vol. 15. Field Enterprises Educational Corp. U.S.A. 1970.

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BOUNDARY DESCRIPTION

The nominated property is located in SW 1/4 Sec. 26, T.25S., R.13W., Willamette Meridian, in Coos Bay, Coos County, Oregon. It is legally described as Lot 7, Block B9 of the Original Plat of Marshfield.

BOUNDARY JUSTIFICATION

The nominated area of 0.11 acres encompasses the entire urban tax lot occupied by the historic Koski Building from 1926 onward.

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National Park Service**

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Section number Photos Page 1

PHOTOGRAPHS

Koski Building (1926)
241 N Broadway
Coos Bay, Coos County, Oregon

George Luoma, Umpqua Building Company
PO Box 1608
Roseburg OR 97470

1 of 3 Historic view of building front and proprietor,
J. V. Koski, 1928

Mel Leshar Photos, October 1993
PO Box 359
Lakeside OR 97449

2 of 3 Restored facade (east elevation).

3 of 3 Rear (west) elevation

George Luoma, Umpqua Building Company
PO Box 1608
Roseburg OR 97470

Supplementary series, 1993 views documenting conditions prior to
rehabilitation

1 of 7 East (front) elevation

2 of 7 East (front) elevation including Tioga Hotel adjoining
on the north

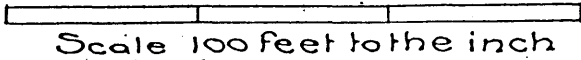
3 of 7 East (front) elevation including developed lot to the
south

4 of 7 West (rear) elevation of Koski Building and Tioga Hotel

5 of 7 West (rear) elevation

6 of 7 Detail of storefronts prior to restoration

7 of 7 Detail of infilled mezzanine windows prior to restoration



Plot of the Town of Marshfield.

State of Oregon } 35
 Country of Coos }

North

Co. N. 17° 3' E.

	B3			
4	3	2	1	

	B2			
4	3	2	1	

	B1		Lot 1	
5	4	3	2	

A Street

2	1
3	4
B8	
6	5
7	8

2 Street

4	3	2	1
5	6		
8	B9		7
9	10	11	12

1st Street

10	9	1
		2
		3
		4
		5
		6
		7
13	14	8

Front Street

B Street

2	1
3	4
B12	
6	5
7	8

2	1
3	4
B11	
6	5
7	8

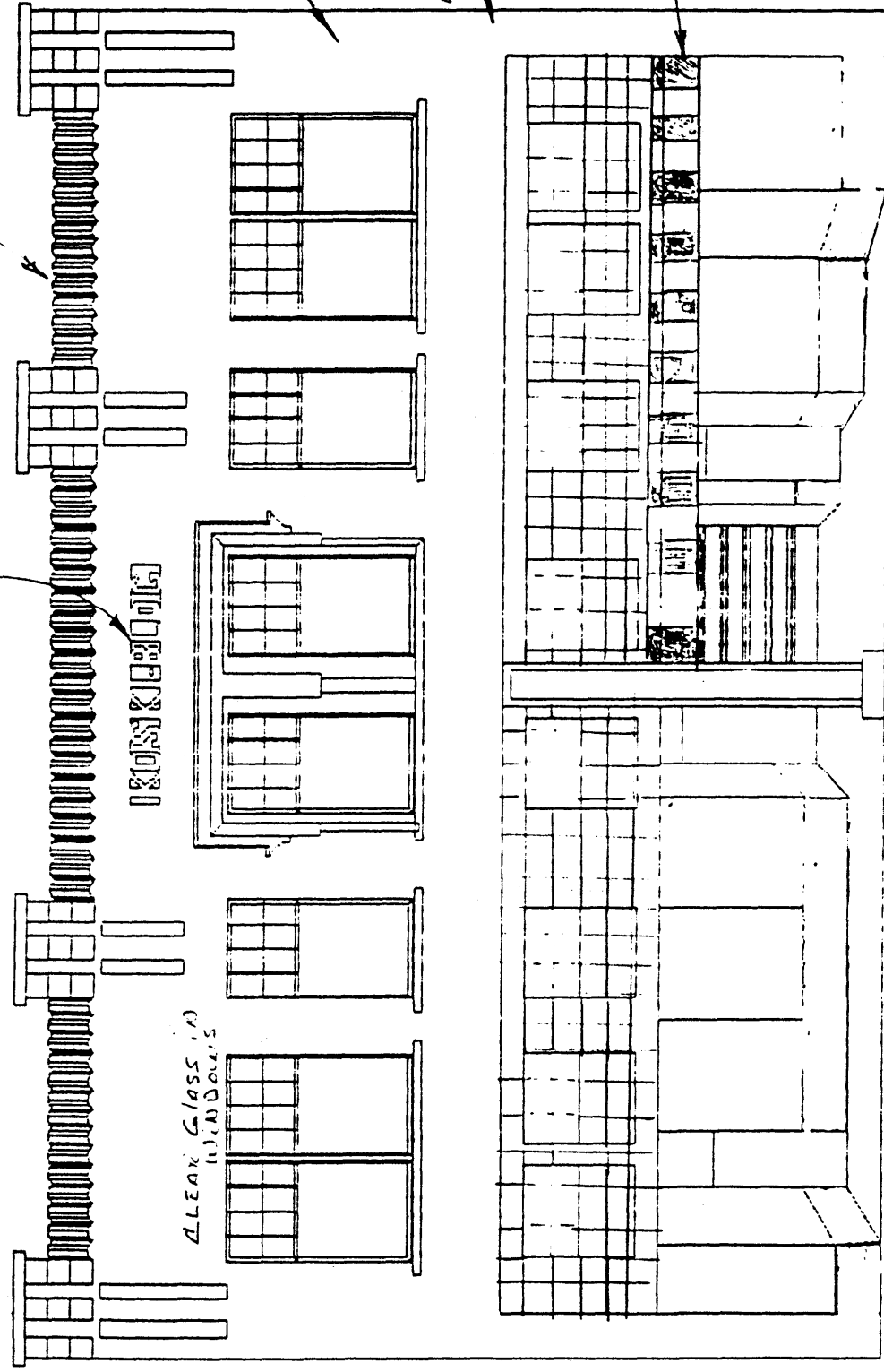
C Street

2	1
3	4

2	1
3	4

GOLD LETTERS

RED 1/2 ROUND TILE



IRON KEYS

ALUMINUM GLASS IN WINDOWS

PAINT OFF WHITE

EXTERIOR PLASTER

8'

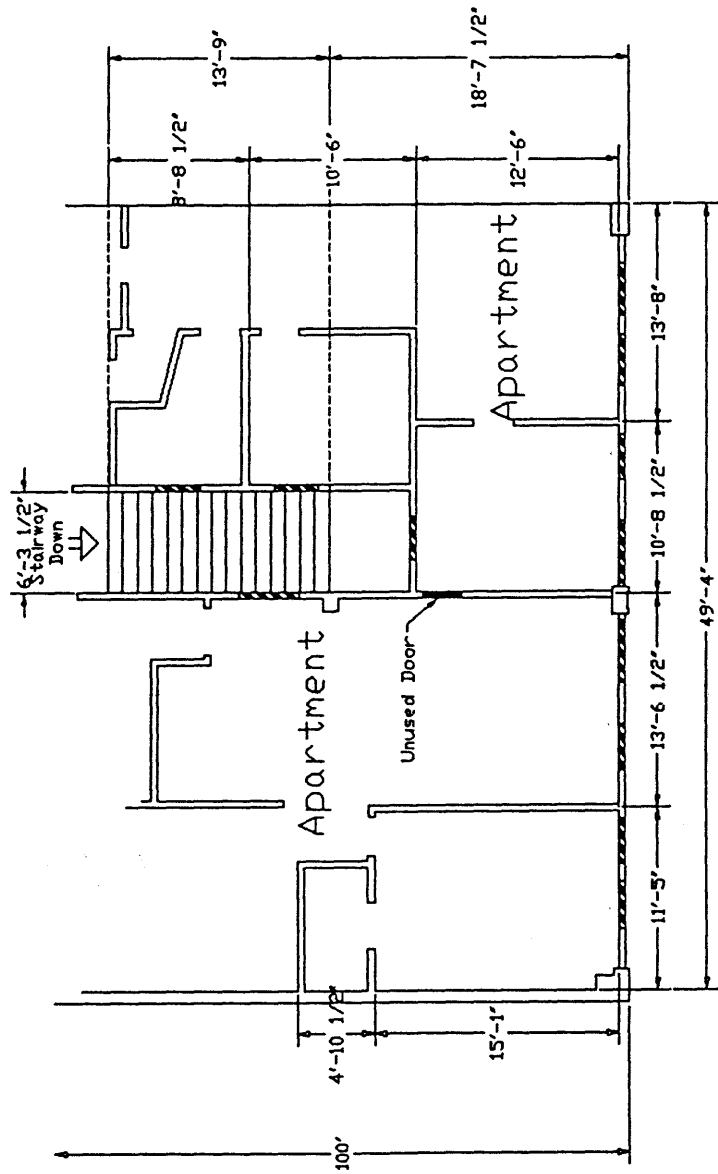
CANOPY

DARK GREEN & WHITE

RESIDING Middle Floor

--- Window

--- Scale 10'



Coos Bay, OR

11/3/91

Drawn by: Liz Marr