

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received JAN 24 1984  
date entered

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

1. Name

historic Trygstad Law and Commerce Building ~~for the City of Brookings~~  
and/or common Ray's Corner Building

2. Location

street & number 401 Main Avenue N/A not for publication  
city, town Brookings \_\_\_\_\_ vicinity of \_\_\_\_\_  
state South Dakota code 046 county Brookings code 011

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<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	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> 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 Wendell A. Thompson  
street & number 1028 Eighth Avenue  
city, town Brookings \_\_\_\_\_ vicinity of \_\_\_\_\_ state South Dakota

5. Location of Legal Description

courthouse, registry of deeds, etc. Brookings County Courthouse  
street & number \_\_\_\_\_  
city, town Brookings \_\_\_\_\_ state South Dakota

6. Representation in Existing Surveys

title N/A has this property been determined eligible?  yes  no  
date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local  
depository for survey records \_\_\_\_\_  
city, town \_\_\_\_\_ state \_\_\_\_\_

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## 7. Description

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**Condition** excellent deteriorated good ruins fair unexposed**Check one** unaltered altered**Check one** original site moved

date \_\_\_\_\_

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

The two-story brick Renaissance Revival commercial building, rectangular in shape and measuring 25' x 120', is located at the corner of Fourth and Main in downtown Brookings.

A projecting unadorned cornice follows the flat roof and several pilasters divide the upper level into eight bays with paired double-hung windows. There are three businesses on the street level: "Ray's Corner" Tobacco Shop, a tavern (which may be the oldest in Brookings), and a dress shop. On Main Avenue each business has its own entrance plus access to a stairway leading to the second floor. An office, an apartment, and several sleeping rooms are located off the long hallway. At the end of the second floor hallway is another set of stairs leading to Fourth Street.

Although some of the wood trim is intact (doors, baseboards, etc.), most of the interior has been altered including lowered ceilings, and new floors and walls. The storefronts have also been changed throughout the years.

# 8. Significance

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

**Specific dates** 1918 **Builder/Architect** Wold Mark Construction Company, Brookings

**Statement of Significance (in one paragraph)**

Originally called the "Commerce Building for the City of Brookings," the structure is more popularly known for its associations with the tobacco shop that has occupied the first level since the building was constructed over 65 years ago. Therefore, the building is significant for its associations with Brookings commercial history.

The "Ray's Corner" building was built in 1918 by the prominent Wold Mark Construction Company of Brookings for Carl O. Trygstad, an attorney from Brookings. Mr. Trygstad was a longtime citizen of the City having been the mayor, a state senator, and a gubernatorial candidate before Warren Green was elected. He, along with other attorneys, occupied several offices on the second floor. Among those occupants were the firm of Cheever, Collins, and Cheever (the two Cheevers of the firm were the father and brother of a former circuit judge, Lyle Cheever). Other attorneys included Wallace Purdy, William McCann, and Harold O. Lund. Dr. O.H. Lawrence practiced dentistry in one of the offices from around 1920 until 1980. Dr. Alma Anderson, an osteopath, was also an occupant.

First known as "Taylor's Corner", then "Logue's Corner," and finally by its current name, "Ray's Corner" Tobacco Shop has continued to be an important part of the "four corners" of Brookings' main downtown business district: "Ray's Corner" makes up the northwest corner of this area; the old First National Bank building (now a restaurant) is located south of the tobacco shop; a clinic and drugstore to the east; and a furniture store and funeral parlor to the southeast. Thus, "Ray's Corner", as well as the other buildings, is an important part of Brookings' original downtown district.

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property Less than one acre

Quadrangle name Brookings

Quadrangle scale 1:24000

### UTM References

A 

1	4	6	7	5	6	0	0	4	9	0	8	3	6	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 East One Hundred Nineteen Feet (E119') of Lot One (1) in Block Six (6) of the of the Original Plat to the Town, now City of Brookings, County of Brookings, S.D.

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

state NA code county code

state code county code

# 11. Form Prepared By

name/title Melanie Betz

organization Historical Preservation Center

date October 26, 1983

street & number 216 East Clark

telephone 677-5314

city or town Vermillion

state South Dakota

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature



title Director of the Office of Cultural Preservation

date 11/1/84

### For NPS use only

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

Entered in the National Register

date

2/23/84

Keeper of the National Register

Attest:

date

Chief of Registration

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

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Continuation sheet

Item number 9

Page 1

- 1) Personal interview, Mr. and Mrs. Kermit Graves, daughter of C.O. Trygstad, June, 1983;
- 2) Personal interview, William McCann, partner in law office, summer 1983;
- 3) Personal interview, Dr. and Mrs. O.H. Lawrence, dentist in above-described building, summer 1983;
- 4) Register of Deeds, Brookings County Courthouse;
- 5) Personal interview, John Beatty, local businessman, summer 1983;
- 6) Personal interview, Ben Schaphorst, attorney, 63 years of practice, summer, 1983;
- 7) Personal interview, Don Haddow, abstracter, summer 1983.