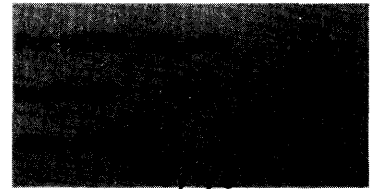


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**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 Matlock-Brownfield Building

and/or common Matlock-Brownfield Building

**2. Location**

street & number 413 - 425 South Main Street n/a not for publication

city, town Pendleton n/a vicinity of congressional district Second

state Oregon code 41 county Umatilla code 059

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> museum
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> educational
<input type="checkbox"/> object	<u>n/a</u> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<u>n/a</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
		<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<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 Bert and Patricia Arndt

street & number 104 S.E. 5th Street

city, town Pendleton n/a vicinity of state Oregon 97801

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Umatilla County Recorder

street & number Umatilla County Courthouse, 216 S.E. 4th Street

city, town Pendleton state Oregon 97801

**6. Representation in Existing Surveys**

title Oregon 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 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 checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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

The Matlock-Brownfield Building is a 90 x 100-foot, two-story brick masonry building in the Italianate Style located at 413-425 South Main Street in the central business district of Pendleton. Built in 1904, it has five ground story shop bays and a lodge hall/dance hall on the second floor. The second story is presently used for storage, and the store fronts have been remodeled in discordant styles over the years. Original cast iron and display window configuration remain in one of the northernmost stores, however. The unified second story facade is wholly intact.

According to Walter Brownfield, son of the original owner Charles Brownfield, the architect is believed to be Theodore Howard. Howard, of English descent, designed many of Pendleton's finer homes at the turn of the century.

Stylistically, the Matlock-Brownfield Building is a late example of the Italianate Commercial Style and is compatible with the High Victorian Italianate Masonic Temple (1887-1888) adjacent to it on the north. The 100-foot long facade is remarkable for its unaltered second story characterized by regularly-spaced, flat-arched, double-hung windows with stone lintels and sills, a corbeled brick cornice, a parapet with recessed panels, and a series of parapet posts with pendant features corbeled over the cornice to mark off each of the shop bays and the stairway entrance bay.

### Site

The Matlock-Brownfield Building is located in NW 1/4 Section 11, T. 2 N., R. 32 E., W. M., and is more particularly described as occupying the following site:

Lot 2, Block 73, Reservation Addition to the Town, now City of Pendleton, Umatilla County, Oregon;

EXCEPTING THEREFROM, beginning at the point where the line between Lots 1 and 2, Block 73, intersects the west line of Main Street, and running southerly along said west line of Main Street 21-1/2"; thence at right angles westerly 80'; thence northerly, parallel with Main Street 21-1/2" to the line between Lots 1 and 2; thence easterly at right angles 80' to the place of beginning;

ALSO including an undivided one-half interest in and to the following:

Beginning at said point where the line between said Lots 1 and 2 intersects west line of Main Street; thence southerly along west line of Main Street 21-1/2"; thence at right angles westerly 80'; thence at right angles northerly, parallel with Main Street 24-1/2"; thence at right angles easterly 80' to west line of Main Street; thence southerly along west line of Main Street 3" to place of beginning;

ALSO Lot 3, Block 73, Reservation Addition to the Town, now City of Pendleton, Umatilla County, Oregon.

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The building extends to the property line on all sides except the west, where there is a 10-foot setback. The property west of the building is a vacant parking lot fronting S.W. First Street. On the north, the Matlock-Brownfield shares a common wall with the Masonic Temple; on the south, the wall stands adjacent to the three-story Bowman Hotel Building (1906).

Pendleton's commercial Main Street is but four blocks long, running from Frazer Avenue adjacent to the railroad tracks on the south to the Umatilla River on the north. All of Main Street continues today as a viable and active commercial district undergoing change as it meets the competitive challenge of new shopping centers west and south of town. Though once aswirl with activity, South Main Street has in more recent years been passed over for reinvestment, and the buildings have attracted tenants less capable of paying higher rents. Within the last year, the Bowman Hotel, a block to the south on Frazer Avenue (entered on the National Register in November 1980), has undergone refurbishing, including careful brick cleaning and painting and installation of awnings and street trees. The Bowman Hotel project has substantially improved the image of South Main Street and has attracted new tenants. Furthering this activity, Walter Brownfield had the exterior bricks on the Matlock-Brownfield judiciously cleaned, and tenants of the Masonic Temple continued the street tree plantings along Main Street and Emigrant Avenue.

Basic shape, dimensions, structural details

The Matlock-Brownfield is a rectangular two-story building having 100-foot frontage on the west side of South Main Street and a depth of 90 feet. The building has a full basement with the foundation of basalt rock held in place with lime mortar. The foundation was erected in an old river channel gully which allowed minimum excavation to create a basement for the building. Wall construction is fully of brick -- a combination of brick manufactured in nearby Weston and imported buff-colored face brick.

The roof was originally supported by exterior wooden trusses providing for a clear span second floor space. However, the exterior trusses were removed, and ceiling beams are now supported by columns. The roof surface is built-up hot tar, sloping from east to west for drainage.

Salient features of exterior

Originally, each of the five store bays had 17-foot frontage separated by cast iron columns. Two cast iron columns remain at the second store from the north wall and support a decoratively carved wooden beam. Eleven one-over-one double-hung windows with stone sills and lintels are regularly spaced, with two bays aligned over each store front and one window over the second story stairway entrance. A panel in the parapet above the stairway entrance bay reads "1904 Matlock Brownfield" and is braced by two of the series of parapet posts corbeled from the denticulated brick cornice. The rear face of the building has a variety of openings, including coal chutes. All store fronts had roll-up awnings originally.

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Original internal spatial organization and alterations

Originally, the five commercial stores, each measuring 17 x 90 feet, had its own central entrance on Main Street, a stairway to the basement and a rear exit. The only interruption of this regular pattern was the entrance to the second story stairway just north of the southernmost two stores.

The second floor, originally designed to accommodate the Moose Lodge with several large rooms, was remodeled for Zimmerman's furniture in 1956 and is now almost entirely open space except for restrooms and cloak rooms in the central portion of the building along the east wall. A large skylight is still in use at the top of the stairway. The main stairway, five feet in width, has a mid-level landing.

Not long after the building was completed, the northernmost store was subdivided to accommodate two tenants. Though still divided today, both spaces are rented by one tenant. In 1961, substantial alteration of the southernmost two stores was undertaken for Zimmerman Hardware wherein heavy steel I-beam uprights supported by poured concrete footings in the basement allowed the shop front to be recessed some six feet. Included with this alteration were new glass doors and windows mounted in aluminum framing, concrete entry floor and stucco store front exterior finish.

In another modernization, Roman brick was used as a veneer below the windows of the northern three stores.

Original interior finish and alterations

Except for the basement, the original interior finish throughout the building was painted plaster over wood lath. All floors were soft fir, except the second story dance hall floor, which was hard maple. Because of roof leakage, the maple floor has suffered water damage in the northwest corner. Most extensive alteration of ground story interiors has occurred in the two south stores where carpet, drop ceilings, paneling and other wallboard has been installed.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input checked="" 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** 1904 **Builder/Architect** Theodore Howard, Architect (attributed)

### Statement of Significance (in one paragraph)

The Matlock-Brownfield Building, a two-story brick masonry building erected in 1904, is one of a small, homogeneous group of commercial buildings in the Italianate Style arrayed along South Main Street and Emigrant Avenue in downtown Pendleton, the governmental seat of Umatilla County in the wheat-growing and cattle-range country of Oregon's Columbia Plateau. A component of one of two pairs of contiguous historic buildings in the cluster, the Matlock-Brownfield Building is situated on the block occupied by the Bowman Hotel of 1906, a substantial National Register property with a 200-foot frontage on Frazer Avenue overlooking the Union Pacific Railroad Passenger Station. A 90 x 100-foot volume, the Matlock-Brownfield Building fronts South Main Street. Together with the east end of the Bowman Hotel on the south and the Masonic Temple (1887-1888) on the north, it makes a complete block of intact historic commercial architecture which is unusual in Pendleton today. Its proprietors were William Matlock, Mayor of Pendleton at the time of the building's construction, and local entrepreneur Charles W. Brownfield. Its second-story interior contained clear-span space ideally suited for lodge meeting and dance hall use. The roof was supported by exterior trusses originally, but columns were added to support the ceiling beams when the trusses were removed in 1956. The five ground story shop fronts were altered by disparate treatments over the years, with the result that only two of the cast iron columns remain. Unchanged, however, is the long second-story facade in which eleven regularly-spaced, flat-arched windows create an arresting continuity. With its brick exterior, its denticulated brick cornice under a brick parapet with recessed panels, and its seven brick "flues", the Matlock-Brownfield Building embodies the distinctive characteristics of late Italianate commercial architecture which pervaded small towns and large in the American West in the years preceding the First World War. An intact example of its type and style, the Matlock-Brownfield Building possesses integrity of location, design, setting, materials, workmanship, feeling, and association with the historic social and commercial life of Pendleton.

The Matlock-Brownfield Building was the joint venture of William Matlock, Pendleton mayor, and businessman Charles Whiting Brownfield in 1904. It is typical of turn-of-the-century commercial buildings which housed the varied services and pastimes required of townfolk in developing western towns.

William Matlock served as Mayor of Pendleton in the years 1888-1889, 1904-1905, and 1912-1914. He made his fortune in the Alaska gold rush and was instrumental in promoting Pendleton business and development. His partner in this venture, the entrepreneurial Charles Brownfield, was engaged in the savings and loan and insurance business and had a hand in local gambling. A part interest in the Matlock-Brownfield Building was passed to Charles Brownfield's son Walter, who purchased the remainder interest and retained ownership until December 1980, when the property was sold to the present owner.

## 9. Major Bibliographical References

Walter Brownfield to Bert Arndt. Letter dated March 11, 1981, containing recollections of the building's historic uses and appearance - Walter Brown is the son of the building's original co-proprietor.

McNab, Gordon. A Century of News and People in the East Oregonian, East Oregonian Publishing Company, 1975. (cont)

## 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Pendleton, Oregon

Quadrangle scale 1:24000

### UMT References

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Zone Easting Northing

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Zone Easting Northing

C 

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**Verbal boundary description and justification** The Matlock-Brownfield Building is located in NW $\frac{1}{4}$ , Section 11, T. 2N., R. 32 E., W. M. It occupies Lots 2 and 3 of Block 73 of the Reservation Addition to Pendleton, Umatilla County, Oregon. The site is otherwise described as Tax Lots 1600 and 1700.

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

state	N/A	code	county	N/A	code
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state	N/A	code	county	N/A	code
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## 11. Form Prepared By

name/title Bert Arndt

organization Sommerville House Research date August 30, 1981

street & number 104 SE 5th Street telephone (503) 276-7071

city or town Pendleton state Oregon 97801

## 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 State Historic Preservation Officer date April 1, 1982

For HCRS use only

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

Entered in the  
National Register

date 6/1/82

for  Keeper of the National Register

Attest: date

Chief of Registration

**United States Department of the Interior  
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Umatilla County Historical Society. A Backward Glance, E. O. Master Printers, 1981.