

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received MAY 14 1984
date entered JUN 14 1984

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

1. Name

historic The Chandler Hotel and Annex

and/or common Same

2. Location

street & number 187 W. Central Avenue N/A not for publication

city, town Coos Bay N/A vicinity of Fourth Congressional District

state Oregon code 41 county Coos code 011

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	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> <u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input 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 Tri-North Department Stores

street & number 5000 First Avenue South

city, town Seattle N/A vicinity of Washington state 98134

5. Location of Legal Description

courthouse, registry of deeds, etc. Coos County Courthouse

street & number 99 East Second

city, town g Co uille state Oregon 97423

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" 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 Chandler Hotel is a five story structure with part basement and an adjacent two story structure added later which form a 100' x 100' block located on the southeast corner of Central Avenue and Second Street in the heart of downtown Coos Bay. The main structure was most probably designed by Wm. Hendricks of the Portland architect firm of Bennes, Hendricks and Tobey and constructed by Olsen and Johnson, contractors from Portland. The public opening took place on February 15, 1909. A two story annex, designed by William G. Chandler followed in 1913.

The Hotel consisted of the main entry off Second Street to the lobby, reception room, dining room, and hotel bar. An electric elevator and staircase served the upper floors which consisted of seventeen rooms on each floor, five of which had private or connecting bathrooms and with two other bathrooms to serve the remaining guest rooms. The two story annex consisted of an additional sixteen rooms on the second floor, linked by a corridor to the main hotel and consisted of ten guest rooms with private bathrooms with one bathroom serving the remaining six rooms.

Today the building consists of commercial spaces on the first floor, a few of which are occupied, and the upper floors which are unused. The building occupies a quarter block and abuts the old Elk's Lodge to the south and the old Irving block or Hub building to the east. The main and west facade faces Second Street and the north facade faces Central Avenue which is no longer a street but part of the pedestrian mall of downtown Coos Bay.

The first floor facade consisted of a delicately-detailed brick treatment below the metal covered wood belt course. The three west facing windows to the original dining room were a true semicircular arch with a central mullion and double-hung sashes below a transom fanlight. The radiating muntins of the four rounded windows develop a pattern in the masonry above with radiating voussoirs of brick providing a delightful texture intermittently along the west elevation of the lower floor. It is interesting that this same "pattern" was carried into the entry door stucco surround in the Elk's Temple to the south by W. G. Chandler. Generally, the windows elsewhere were of varying widths with a low sill and a flat almost "Tudor style" arch. The exception is the north entry which is a rectangular opening bracketed symmetrically by a pair of Tudor arches.

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The hotel entry was approached through a similar Tudor-arched opening with a steel rod suspended metal clad canopy over. No detailed photograph is available to date of the entry door, but one can assume that a wooden and glass foyer was originally installed.

The brick work of the three middle floors was corbelled out capturing each bay of the wide double-hung windows stacked over one another forming a masonry "frame" between the upper cornice and lower belt course. It should be noted that all of the buff brick is set in a dark red mortar which emphasized the architect's brick patterns.

A wood-framed cornice occurred between the fourth floor ceiling and the fifth floor. (This was removed within the last two years due to disrepair and potential danger.) The fifth floor windows were narrower and not as high as the lower floors and from the outside appeared as shallow dormer windows in a mansard roof clad on the north and west facades with a fish scale pattern in metal.

The north and west facades at the fifth floor were articulated (with the fish scale as a background) by corbelled gable pediments. This format was interrupted by segmented arch pediments in only two locations on the west facade at narrower bathroom windows. The bathroom windows also did not receive the corbelled brick "frame" treatment.

The east and south elevations, due to their small exposure, were treated differently. The brick walls are without articulation except at the second, third and fourth floor windows, where the windows have a slightly arcuated head and a corbelled header course sill. The brick used on these sides was a common brick in lieu of the buff-colored finish brick on the other sides. The fifth floor windows are recessed into (rather than protruding from as on the north and west) the mansard roof. The roof here is covered with simple standing seam-type metal covering. The cornice treatment was not continued along the east or south sides.

The west end, north masonry walls were decorated just below the mansard roof at the corners, with a brick relief pattern below which were triangular dentil-like features. The center of the pattern mimicked the relief around the window bays.

The Chandler Hotel Company arranged for the foundations to be built and by mid-July 1908, over 280 piles were ready for trimming to receive the concrete pile caps. Both common and facing bricks were burned at the local kiln of W. F. Dexter on Coos River. Several hundred thousand bricks were kilned at this location for the project. All interior columns, beams and floor joists were constructed of wood. Atypically, the exterior brick wall is practically freestanding, being supported at the first floor level by a series of steel beams.

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The contracting firm of Olsen & Johnson (Portland) were ready to roof the hotel by the end of October, 1908. Other than the elevator shaft and staircase, together with corridors and walls to guest room and toilets on the second through fourth floors, little remains of the original interior.

A description by a local journalist at the time of the opening sets the scene of the hotel at the grand opening. In the words of Nathan Douthit, "On the eve of the grand opening of the hotel, Jesse Luse of the Marshfield Sun inspected it. He gave his readers a detailed description of the new hotel's unusual features."

On the main floor is found the lobby, office, cigar store and newsstand, writing room, buffet, grill, ladies reception room and cafe. They are arranged with due regard for the convenience of guests and uniquely furnished. The old Mission style of architecture prevails and our native woods are seen to perfection. In the lobby early English furniture, upholstered in red leather is found. With the massive pillars it gives an expression of splendor to the eye and one is almost bewildered with grandeur, which he has found. A local telephone system connects every room with the office and a switch board is there to connect you with long distance if necessary.

An Otis electric elevator transports you to the upper floors, where 17 rooms are found at each landing. There are two public baths on each floor, and twenty-six rooms have private baths. It is worth noting that all of the apartments are outside rooms. The furnishings are in mahogany and gold and oak. Every room is provided with hot and cold water and steam heat, generated in a mammoth plant in the basement.¹

The south end was windowless and had brick chimneys that were visible at the fifth floor mansard roof level. It is believed that these were used to vent the steam boilers in the basement.

The fire escape on the west side was part of the original building and the second fire escape may have been included when the annex was completed.

The east wall of the northeast portion of the original hotel had no windows but appeared to be planned for a multi-story addition for the future. In fact, a two story annex was built in 1913 by J. M. Wright and W. W. Nason, but that was the extent of the additions. Wright was also the contractor responsible for the construction in 1919 of the Elk's Temple adjoining to the south. The addition has carefully extrapolated the detailing from the five story section by using a scaled down version of the cornice below which the windows are framed by corbelled masonry. The lower belt course is continued from the five story section, and the original brick treatment is faithfully continued across the lower floor. The openings in the lower floor of the addition trebate the opening found at the old north entrance.

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The condition of the structure on the first floor is original, but externally all the original brickwork has been stuccoed over and all original windows removed, including those to the basement below the original dining room which have been blocked in. All internal finishes of the first floor have been removed or covered up. The illustrations in a large 1930s brochure gives some idea of the furnishings and finishes used in the original structure. On other floors, however, the exterior structure including windows is believed to be original. The facing brickwork is in excellent condition, but although many windows may be sound, almost all wooden window sills have deteriorated and will require replacement.

The proposed planning of apartments will necessitate the removal of all lathe and plaster walls. Many of the original walls remain but the finishes are badly deteriorated.

Alterations on the fifth floor took place in 1960 with the establishment of the Skyroom restaurant. Varying degrees of change occurred during the sixties and seventies. There were, however, no changes to the exterior on the north and west sides. Certain windows are not the original and in most cases need replacement. The most radical change to the original appearance of the fifth floor is on the east side. All windows and part of the mansard were removed to accommodate large picture windows to the restaurant and bar.

In 1982, the cornice along the north and west facades above the fourth floor was removed. Parts of this cornice still remain with the contractor who removed it, and matching the material and restoring the cornice in its original location should not prove too difficult.

With the exception of a close-up or detail of the original hotel entry, restoration should be reasonably straightforward with the assistance of historic photographs. The building is structurally sound and the majority of the original building elements remain. With the replacement of the cornice and repair or replacement of windows, the major restoration will center on the first floor facades.

¹Nathan Douthit, *The Coos Region 1890-1944, "Life on a Coastal Frontier"*, (Coos Bay: River West Books, 1981), p. 52.

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 checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1908-1909, 1913 **Builder/Architect** Hendricks, William (architect)

Statement of Significance (in one paragraph) Olsen & Johnson (contractors)

The Chandler Hotel, completed in early 1909, is significant for its association with the Chandler Family; W. S. Chandler, the financier, and his son William G. Chandler, the architect for the hotel annex, whom together with others were very influential and instrumental in the development of Coos Bay and other surrounding communities. We feel it is eligible under criteria "b" and "c."

The hotel's architectural significance to the City of Marshfield was considerable. This five story brick structure was a complete departure from the more common wooden buildings in this port city and was to prove the focal point of a new downtown development for some twenty years, not just from the point of view of location, but also for the character and quality of future buildings.

The multi-storied French Renaissance style Chandler Hotel adjoined the future site of the Elk's Temple to the south. Its ground story, now stuccoed, originally was constructed of buff brick masonry with red mortar. The Chandler's mansard roof was new to the Coos Bay area. The building was obviously instrumental in introducing the Classical Revival influence of Chicago, San Francisco, Portland, and Seattle expositions of the 1890s and early 1900s to Coos Bay.

The building itself is significant since "The Chandler Hotel reflected the mood of civic optimism present in Marshfield and the Coos Bay region in the first decade of the new century. It was built only two blocks away from a dock where coastal steamers tied up and unloaded passengers and freight from Portland and San Francisco. It was designed to provide comfortable accommodations for businessmen with capital to invest in the region."

"The Chandler Hotel was the largest and most luxurious hotel in Coos Bay. Marshfield's other two major hotels, the Blanco and Central, dated back to 1869 and 1870. Its design was unique for Coos Bay. With its French-style mansard roof, handsome interior appointments, the Chandler Hotel stood as a cosmopolitan island in an otherwise western frontier style, wood frame town."²

The financier for the Chandler was W. S. Chandler who with J. S. Coke, an attorney, had purchased a three-fourth interest in the two lots (on which the main hotel is built) from W. S. McFarland in January and March of 1907.

9. Major Bibliographical References

See attached continuation sheet.

10. Geographical Data

Acreeage of nominated property ~~less than one~~

Quadrangle name Coos Bay, Oregon

Quadrangle scale 1:24000

UTM References

A 10 401745 4802175
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification The Chandler Hotel occupies Lots 2 AND 3 of Block 18, Town of Marshfield, City of Coos, Bay, Coos County, Oregon

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

state None code county code

state None code county code

11. Form Prepared By

name/title Steve Clay, AIA

organization Samuels & Clay, Architects and Planners date January, 1984

street & number 375 North Fourth telephone (503) 269-5555

city or town Coos Bay state Oregon

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

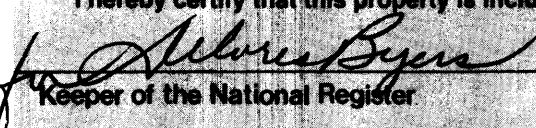
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date April 17, 1984

For NPS use only

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

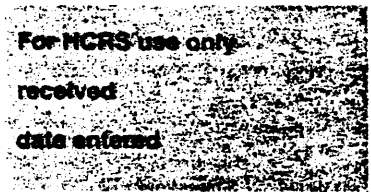
for  Allison Byers
Keeper of the National Register

Entered in the National Register date 6/14/84

Attest: _____ date _____
Chief of Registration

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W. S. Chandler came from San Francisco in 1899 as a mining engineer for the Spreckels Company. "When the Southern Pacific Railroad bought out the Spreckels interests in 1906, Chandler resigned and turned his attention to other business ventures. He made his home in San Francisco and spent his summers at a beautiful summer home on Coos River. He invested money in the construction of several buildings in Marshfield, in addition to the new hotel, and he was president for many years of the town's First National Bank. As a result of his own business investments and inherited wealth, he was believed to be, at the time of his death, the most wealthy man of the region.³

With their contemporaries among whom were J. W. Hildebrand (a businessman and later County Commissioner); W. J. Conrad (a lumber and timber broker and later to establish the Marshfield Shipbuilding Company); Henry J. Kern (North Bend Iron Works and later President of the First National Bank of North Bend and also County Commissioner); Albert H. Powers one of the most widely known of the area's pioneers (Vice-president and General Manager of Smith/Powers Logging Company and Councilman, School Board Director in Marshfield), these men with a few others were to be the driving forces in the shaping of the community as we know it today. They were, for instance, responsible for the building of the lodge next door to the south, currently on the National Register.

Excerpts from local newspapers testify to the fact that planning and organization of such a large structure must have been excellent to ensure such a short construction period, (less than eight months.) The Chandler Hotel was originally to be designed by the architect C. M. Himebaugh, although it is more likely that the Portland based architectural firm of Bennes, Hendricks and Toby designed it and prepared the plans. They had previously worked on Marshfield High School.⁴

Plans for the hotel were received early June 1908, bids opened, and the contract awarded to Olsen and Johnson of Portland by June 25th. The hotel was one of the first buildings in the area to be built on a pile foundation: "The driving of the Chandler Hotel foundations was completed Tuesday. Over 280 piles were driven and the forces are now engaged sawing off the piles and getting ready to start the concrete base. . ."⁵

The fact that a local brickworks manufactured the bricks for the hotel must have had some economic impact on the community as well as stimulating pride in contributing the major building material: "W. F. Dexter is burning a kiln of 200,000 bricks at his Coos River yard for the Chandler Hotel. The first kiln was of a high grade and are giving excellent satisfaction and it is expected this kiln will be still better. . ."⁶

By the end of October 1908, the roof was on and the contractor could concentrate on completing the interior.

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The grand opening took place on February 15th, 1909, under the management of H. J. McKeown. The Coos Bay News of June 29, 1909, described the Chandler as:

"Marshfield's fine new and only first class hotel. One of the finest hostleries in Oregon. The luxury and magnificence of this house would open the eyes of the most fastidious Easterner and he would marvel indeed to find in a town of this size in the Coos Bay country such a well appointed, large and altogether superb caravansary.

Our city and county is indeed proud of it and it well deserves the post of honor in this edition. It is a five story brick fire proofed structure occupying the finest location in the city and it cost \$75,000.00.

There are 68 guestrooms, 14 connecting suites and baths, etc. and nothing that the most luxurious guest could desire is lacking.

It has recently been built. No expense was spared in its construction and excellent taste and a thorough knowledge of up-to-date, high class hotel requirements have been shown throughout.

This splendid hotel was opened within the past year and is acknowledged to be one of the best appointed on the coast. The floors are covered with the finest Brussels carpets. Many suites have private baths and every rooms is provided with telephone connection, is supplied with hot and cold water, is well lighted, heated and ventilated.

The lobby and buffet are artistically finished and admirably arranged and furnished.

This house alone is sufficient to advertise Marshfield and the wonderful Coos Bay section all over the country for it is a recongized fact that the most advantageous feature of a city is a first class hotel.

When traveling men and tourists meet, about the first topic of conversation is the hotel and surely too much praise could hardly be given the Chandler.

The writer has traveled all over the country but has never been better pleased or better served than at this hotel.

The lobby is large, comfortable and finely furnished and a word should be said concerning the homelike atmosphere of the place despite the luxury."⁷

A register of guests at the Chandler was regularly published in the local newspapers, affording local businessmen the opportunity to make contact with prominent or influential persons passing through the area.

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"Construction of the Chandler Hotel marked the beginning of a shift of Marshfield's business district from Front Street to Central Avenue, which ran west away from the waterfront. The hotel was seen as a threat by many of the proprietors and patrons of Front Street hotels, not least because of its appeal to a more genteel clientele. Raymond McKeown recalled that on one occasion when a fire broke out in the Chandler Hotel's basement, a large crowd from Front Street gathered and cheered for the building to burn down."⁸

Chandler then leased the hotel to Harry J. McKeown and Ed LeChance of Hibbing and Duluth, Minnesota. In 1912, W. S. Chandler's second son, William G. Chandler, returned to Coos Bay, at his father's request, to design the Chandler Hotel Annex.

William G. Chandler was to become responsible for the design of several notable downtown buildings and was one of the first licensed architects in Oregon and was a member of the first Oregon State Board of Architect Examiners.

In the Golden Jubilee Annual of the Coos Bay Times, 1928, the significance of the Chandler was again expressed:

"The pioneer hostelry of Coos Bay has steadily kept pace with the present day need of its guests, not only in the matter of furnishings, equipment and good food, but the old spirit of "welcome" which gained the hotel an enviable reputation is still as much part of this "home for travelers" as in any previous year.

The Chandler building stands on the most prominent corner of the city, commanding a position of dignity and prestige. Mrs. H. J. Glasou, who has been engaged in the hotel business for the past eleven years, came here from Eugene four years ago, and took over the management and ownership of the Chandler.

One of the leading features of the hostelry is its dining room, where nearly all of the luncheon clubs, special banquet affairs, dinner dances and teas for women's groups are held, and the hotel can easily be classed as the center of the Bay district."⁹

Ben R. Chandler, his nephew, credits "Uncle Bill" with a quintuplet of buildings with which W. S. Chandler also had involvement. These buildings were generally along Central Avenue on both the north and south sides between Broadway and Second Street, except the Elk's Temple which was on Second and Anderson. They were: Elk's Temple (1920), the Chandler Hotel (1908), the Coke (American) Building (c. 1910), the First National Building (c. 1909) and the Irving Block (1910).

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The Coos Bay Times gives similar credit to W. S. Chandler for his financing of most of these buildings: "He not only made possible the Elk's Temple, but the Chandler Hotel, Coke Bulding, and the Irving Block." This father and son team helped develop the turn of the century business district shift from the waterfront. The Chandler Hotel was the cornerstone to the imposing quartet of buildings that were to follow and to form the old "center of downtown."¹⁰ Historically, the five structures together represent the Chandler family's social and economic contribution to Marshfield.

The Chandler buildings are also complimented by two other structures in the vicinity that have historical presence. The first is the old Coos Bay Post Office (1936) ½ block west of the Temple on the southside of Anderson Street. This is currently not in service but will soon serve as a home for the Coos Art Museum. The second is the Bugge Bank Building (no date available), or the old United States Bank Building. Both buildings seem to compliment the historic theme that is developed in the Chandler buildings.

The entire group of buildings in this section of town subscribe to the theme that is suggested by Douthit when he discussed the Chandler Hotel and other notable structures: "Architecture was one means by which the region's business, political and professional leaders could promote social and cultural improvement of their towns. The Chandler Hotel was a business venture motivated by Marshfield's improved economic prospects, but is was also a conscious act of architectural design and construction intended to lift Marshfield off of its frontier mud flats onto a more elevated level of existence."¹¹

The proposed rehabilitated use of the building is for twenty-eight one bedroom apartments to be planned on the second through fifth floors and the main floor to be entirely for commercial use other than the apartment access and a community room. Restoring this building to its original appearance following the current and adjacent restoration of the old Elk's Lodge will go a long way to meet the hopes of the community leaders that the rejuvenation of Coos Bay downtown area is finally underway.

²Idem. p. 52

³Idem. p. 51

⁴Mrs. Jean Peterson; sister of Ben Chandler, Jr. Telephone discussion between Mrs. Peterson and Mr. Steve Clay.

⁵The Sun Newspaper, July 16, 1908

⁶The Sun Newspaper, August 27, 1908

⁷Coos Bay Times, July 29, 1909

⁸Loc. cit., p. 53

⁹Coos Bay Times, "Golden Jubilee Annual," (Coos Bay: Coos Bay Times, 1928)

¹⁰Chandler, Ben R., Jr. Interview of Ben R. Chandler, Jr., by Steve L. Clay, January 31, 1983

¹¹Loc. cit., p. 43

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Blumenson, Jolen J. - G. Identifying American Architecture: A Pictorial Quick to Styles and Terms, 1600-1945. Nashville, Tennessee American Association for State and Local History, 1981.

Coos Bay News. 1908 and 1909.

Coos Bay Times. "Golden Jubilee Annual," Coos Bay: Coos Bay Times, 1928.

Douthit, Nathan. The Coos Bay Region 1890-1944: "Life on a Coastal Frontier." Coos Bay: River West Books, 1981.

McKeown, Ray. Interview of Dr. Ray McKeown by Steve Clay, December 20, 1982.

Peterson, Emil R., and Alfred Powers. A Century of Coos and Curry. Portland: Binford and Mort, 1952.

Peterson, Jean. Interview of Mrs. Jean Peterson by Steve Clay, December, 1982 and December, 1983.

The Marshfield Sun. June, 1908 to February, 1909.

Mr. Doug Borgard, Curator. Coos County Historical Museum, North Bend, Oregon.
For his assistance in finding photos and maps useful in this application.
For his invaluable research and copying historical photos of the Chandler.

Coos County Title Company. Coos Bay Oregon, and Mr. R. Mensinger. For his assistance in researching property records.

Mrs. Jean Peterson. For sharing her knowledge and assisting in research.

Mr. Jack Slattery. Coos Bay, Oregon. For his sharing his knowledge and photo collection.

