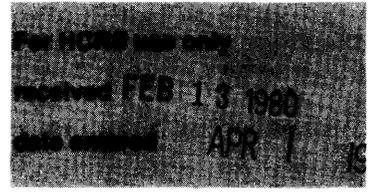


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Central Building

and/or common

2. Location

street & number 703 Chetco Avenue _____ not for publication

city, town Brookings _____ vicinity of _____ congressional district Fourth

state Oregon code 41 county Curry code 015

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"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Eldon M. & Nancy A. Gossett

street & number P.O. Box 1895

city, town Brookings _____ vicinity of _____ state Oregon 97415

5. Location of Legal Description

courthouse, registry of deeds, etc. Curry County Courthouse

street & number

city, town Gold Beach _____ state Oregon 97444

6. Representation in Existing Surveys

title _____ has this property been determined eligible? _____ yes no

date _____ federal _____ state _____ county _____ local

depository for survey records

city, town _____ state _____

7. Description

Condition

excellent deteriorated
 good ruins
 fair unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Located in the center of Brookings, the Central Building was built in 1915 by the California and Oregon Lumber Company and served as the Administration Building for the Brookings company. The building was designed by William James Ward, civil engineer. Essentially astylar, the Central Building has some restrained classical detailing.

The building occupies Block 7, Plat No. 1 of the City of Brookings, and the site is located in Township 41 South, Range 13 West of the Willamette Meridian. The building is in good condition and is used for retail shops, offices and as a city museum.

The Central Building is a dormered and hip-roofed rectangular volume measuring eighty-eight feet long and forty-four feet wide. Stylistically related to the Colonial Revival, the straight forward, two-storey building stands alone on the small block in the center of town, where it faces Highway 101 and is surrounded by other commercial buildings and the post office. Erected on a concrete foundation, the framing consists of local woods such as Douglas Fir and Sitka Spruce. The exterior shiplap siding is of redwood. The foundation is faced with cedar shingle. The medium pitched hipped roof is interrupted on the north, east and west elevations by hipped, shingled sided dormers. The north (front) elevation is characterized by bilateral symmetry. The centrally located hipped roof porch is shallow and leads to a recessed entry with double doors. Simple, square columns support an unadorned frieze. Situated on either side of this porch are three pairs of windows. Separated by a mullion, each pair is divided into three parts. A fixed six light panel is placed over one over one sliding sash. One over one sash also appears in the dormers. The majority of other elevation windows are four over four sliding sash.

The formality of the north elevation is completed by square corner pilasters. These also appear in the other corners, whose elevations consist of asymmetrically placed, functionally derived sets of windows. The most distinctive feature of the south (rear) elevation is the two-story concrete vault which is attached to the building. It measures 16x20' and is 25' tall

There have been no exterior alterations to the building since its construction. The interior is entered through the nine-foot-wide entry hall. This leads to an eight-foot wide corridor which bisects the floor plan on the main and basement levels. Offices are located on either side of this hall. The corridors and office have board and batten construction, 11' ceiling and a trophy shelf located at the 7' level. Supporting vertical and horizontal members are boxed in. Both corridors lead to the large steel doors of the vault. Only minor alterations have been made to the interior. These include the updating of the electric wiring and the replacement of the oil burning furnace with electric baseboard heaters.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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/
<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 type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1915 **Builder/Architect** William James Ward, civil engineer, architect

Statement of Significance (in one paragraph)

The Central Building, built in 1915 by the California & Oregon Lumber Company, served as the Administration Building for the Brookings Company which included: The Brookings Land and Townsite Co., The California & Oregon Lumber Company, formerly Brookings Timber & Box Company, The Brookings Commercial Company, and The Northwest Railroad Company. Collectively, these companies owned and operated the mill town of Brookings, which included the mill, a hospital, a commissary, a theater, hotel, and mill houses for its employees, and a mercantile store. The Central Building is a well-preserved and rare example of a still-functioning Company town administrative structure related to the expansion of the lumber industry in Oregon.

Brookings is located north of the Chetco River on a plateau overlooking the Pacific Ocean. It was founded by John E. and Robert S. Brookings, California lumbermen who bought 3,000 acres in Curry County, Oregon. Robert Brookings was a figure of national importance: a philanthropist who gave over a million dollars to Washington University in St. Louis, built its Medical Center and created the Brookings Institution in Washington, DC; an administrator who headed the World War I War Industries Board and Price Fixing Committee; also a diplomat and advisor to Presidents Woodrow Wilson, Warren G. Harding and Calvin Coolidge.

Robert Brookings was an idealist. To design the town, he hired Bernard Maybeck to devise a comprehensive plan. This commission appears to have been the first of two city plans that the noted California architect executed during his career. Always interested in context, Maybeck eschewed the typical grid pattern for the site, choosing to follow the natural contour of the land. Maybeck's drawings for the town (housed at the University of California at Berkeley) included designs for a concrete bank, a school, cottages for workmen and larger homes for officials. The *Oregon Sunday Journal* (May 3, 1914) commented on the scheme: *The houses and buildings going up are of the permanent kind... The residences are being built of shingles and are of an artistic design. Each one will be different, so that there will be no suggestion of company houses. They will be occupied by men of family. Splendid provisions are made for the unmarried men.* The actual number of buildings completed according to Maybeck's plan is in question. Esther McCoy states that the only building executed was a temporary wooden dormitory for workmen and, at the end of the first World War, the rest of the project was abandoned. This would seem to be disputed by William J. Ward, designer of the Central Building. Ward was a civil engineer and forester, who left Cornell University to manage the Brookings Company's interests in Southern Oregon. In the report to the California and Oregon Lumber Company, who had purchased the Brookings interests, in 1926, Ward extolled the virtues of Brookings: *The cottages are all different and very attractive. They were built for homes for the employees of the Lumber Company, and each was placed on a large lot, affording space for garden and flowers.* The mill was abruptly closed in 1925 and the town rapidly deteriorated. It was, however, revived around 1930 due to ideal growing conditions for flower bulbs.

The building presently contains the archives of the City of Brookings which include: land grants, deeds, titles (many of which are pre-20th century); the archives of the Brookings Company including ship's captain's logs, insurance records and significant business transactions.

9. Major Bibliographical References

Olsen, Edward G. Then Till Now in Brookings-Harbor
 Brookings, Oregon: Coastal Printing Company, 1979.
 McCoy, Esther. Five California Architects. New York: Reinhold Publishing Co. 1960.

10. Geographical Data

UTM NOT VERIFIED

Acreege of nominated property less than one
 Quadrangle name Cape Ferrello, Oregon **ACREAGE NOT VERIFIED** Quadrangle scale 1:62500

UMT References

A

1	0	3	9	3	9	2	5	4	6	5	6	1	0	1	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

Block 7, Plat No. 1, City of Brookings; further described as Tax Lot 4500, Section 6, Township 41 South, Range 13 West. Willamette Meridian, Bounded by Chetco Avenue, Wharf Street, Spruce Street, and Center Streets.

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

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Eldon M. Gossett

organization

date September 1, 1979

street & number P.O. Box 1895

telephone 503/469-5852

city or town Brookings

state Oregon 97415

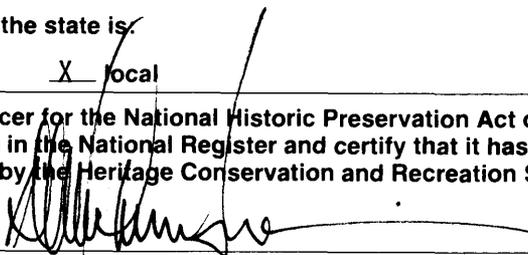
12. State Historic Preservation Officer Certification

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 31 January 1980

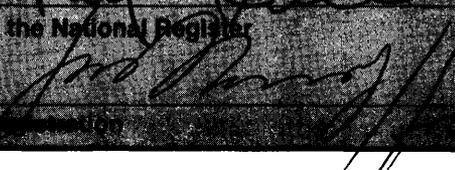
For HCERS use only

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

W. Ray Lane
 for Keeper of the National Register

date 4/1/80

Attest:



date 3-26-80