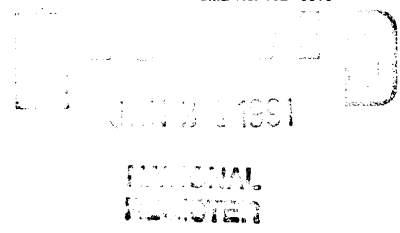


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Braly, J.C., House
other names/site number _____

2. Location

street & number 2846 NW Fairfax Terrace N/A not for publication
city, town Portland N/A vicinity
state Oregon code OR county Multnomah code 051 zip code 97210

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
James M. Hornick January 3, 1991
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. **Entered in the National Register**
 See continuation sheet. Melanie Byer 2/28/91
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th and 20th Century Revivals:
Colonial Revival

Materials (enter categories from instructions)

foundation concrete
walls brick
roof asphalt: composition shingles
other

Describe present and historic physical appearance.

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Setting and Description

The J. C. Braly house was completed in 1926. Located on Lots 18-20, Block 11, Westover Terrace Addition, at 2846 N.W. Fairfax Terrace, the house commands a fine view to the northeast and to the east. Situated above Fairfax Terrace the house is actually reached by a private road which commences at the end of Fairfax Terrace and doubles back at the back of the properties on that street. The front doors and garages of all of the houses on the street face onto this private road.

The Braly house occupies three lots. An iron fence constructed with the house separates the property from the road. A beautiful informal garden at the left side of the house is partially shaded by a huge copper beech tree.

The architects for the house, Thomas & Mercier, created a very literal revival of a Georgian Colonial house executed in brick in a very formal, symmetrical, two-story element with an attic and a daylight basement; and a one-story wing at the right housing the two-car garage, breakfast room and a service entry. This is one of only two houses by the architects listed in the Portland Historic Resources Inventory; but the skill with which the architects carried out this design, and the fact that Thomas practiced in Portland for some 40 years, make it probable that he designed many more houses which have just not been identified. The other house listed, located on S.W. Tualatin Avenue, was constructed 10 years later, in 1936; and while well executed does not exhibit the careful attention to exterior detail which is evident in the Braly house.

The exterior brickwork makes use of rug-faced brick in a range of reds with flashes of dark brown. The bricks are laid in alternating courses of headers and stretchers. The headers are generally alternated red and dark flash colors. Joints are off-white mortar, slightly raked, and quoins are formed at the corners with projecting bricks. The effect of the alternating header and stretcher courses produces a diagonal pattern of joints with a very lively and pleasing appearance. Square lintels over windows are formed with tapered bricks and cast-stone keystones at the center. The brickwork is in excellent condition.

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A two-story high porch at the entrance, with four Classical wood columns and square engaged columns at the wall, is nicely detailed. The columns have a simplified Corinthian order. An unusual shield shaped window is placed in the pediment, and the eaves are decorated with dentils.

At the gable ends two attic windows at each end are half fan lights. At the projecting rear gable and oeil de bouef window is set in the gable, and squared, engaged wood columns wrap around the corners.

A polygonal sun room projects from the rear wing. Executed entirely in wood, slender Doric columns are set at each corner of the polygon and pairs of French doors fill the openings on each facet of the room. A wrought iron railing guards the openings when the French doors are open, except at the door opening to the curved stairs which lead to the terrace below.

All typical windows are double hung. The upstairs windows are six-over-one and the first floor windows are six-over-nine.

At the front entrance is a six panel door with leaded glass sidelights and a sunburst wood tympanum panel over the opening. Above the entrance a Palladian window lights the stair landing and upstairs hall. Wood shutters are at all typical first and second floor windows. All woodwork is painted white and is in excellent condition.

One enters the house through a tile paved vestibule and a wide door and sidelights, matching the exterior, into the entrance hall, a gracious wide space which opens into the tile floored sun room at the rear. At either side of the hall wide doors lead to the living room and dining room. At the left side a wide stair rises to a landing the full width of the hall, returning to the second floor hall. A gracefully curved railing with turned balusters and the resulting two-story space is effectively developed for dramatic architectural effect.

Trim and moldings throughout the house are simple but elegant. Doors are typically six panel doors with two pairs of long vertical panels surmounted by a pair of square panels at the top.

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In the basement the polygonal bay under the sun room is incorporated in a recreation room with a corner fireplace. The rest of the basement is utilitarian and in essentially original condition, except that the stair to the garage has been closed to accommodate longer vehicles. A new boiler replaces the old boiler.

The living room fireplace with Crema marble surround and hearth has a painted wood mantel decorated with Adamesque ornament.

The house is heated by hot water radiators which in the principal rooms are recessed in the exterior walls under the windows behind screens of painted wood spindles.

On the first floor everything is in original condition except in the kitchen which has been completely remodeled by the present owners, adding a small powder room in the process.

In 1986 the attic, originally unfinished and accessible only through a ceiling scuttle, was finished to add children's bedrooms and a bathroom. A fire escape was added to the garage roof at the request of the city, and the original maid's stair from the kitchen to the maid's room was closed off and the well used for a new stair to the attic.

All of the original bathrooms are in their original state, with their tile floors and wainscots.

This is an outstanding Colonial Revival house of its period. The quality and condition of its exterior and interiors is excellent.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1926

Significant Dates
1926

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Lee A. Thomas, architect

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 0.35 acres Portland, Oregon-Washington 1:24000

UTM References

A

1	0	5	2	2	7	7	0	5	0	4	1	8	1	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

See continuation sheet

Verbal Boundary Description

The nominated area is legally identified as Lots 18, 19 and 20, Block 11 of the Westover Terrace Addition to the City of Portland, Multnomah County, Oregon. The property extends its frontage on NW Fairfax Terrace.

See continuation sheet

Boundary Justification

The bounds of the nominated property follow the legally recorded lot lines of the parcel occupied by the house built for automotive dealer J. C. Braly in 1926.

See continuation sheet

11. Form Prepared By

name/title John M. Tess, President with Richard E. Ritz, FAIA

organization Heritage Investment Corporation date July 15, 1990

street & number 123 NW Second Avenue, Suite 200 telephone (503) 228-0272

city or town Portland state Oregon zip code 97209

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SUMMARY

The grandly porticoed, two-story Georgian-style house located on Fairfax Terrace in the Westover Terraces neighborhood of northwest Portland, Oregon was designed for automotive dealer J. C. Braly and constructed in 1926. The plans were provided by Lee Thomas, a talented traditionalist whose Memorial Union for Oregon State College, completed with his partner Albert Mercier in 1928, was his masterwork in Beaux Arts Classicism.

The Braly House is significant under National Register Criterion C as the best preserved and best realized of residential architecture in the Beaux Arts tradition by Lee A. Thomas, who, early in his career, was a draftsman in the office of Doyle and Patterson, where he worked on drawings for Reed College and Portland Central Library buildings in 1911 and 1912. The Oregon Agricultural College and Cornell-trained Thomas also was a draftsman for the Portland School District for a time. Thereafter he shifted his practice from Portland to Bend and back again. From 1924 to 1934 he worked in partnership with Albert T. Mercier, an engineer. The architectural style of this major residence in the Westover Terrace Addition, platted in 1914, was aptly chosen. The documentation points out that contoured streets of the hillside development were named by the developers for counties of the commonwealth of Virginia, and were intended to evoke a traditional theme. It has been observed that the house has a more Federal period feeling than Georgian, owing to its attenuated proportions.

The Braly House is a two-story, gable-roofed volume having a daylight basement on its east elevation, which overlooks the Willamette Valley and Cascade Range. In the tradition of Georgian/Federal architecture, it is symmetrically composed in plan and exterior elevations. The exterior is clad with a distinctive patterned brick bond that has been identified as English cross bond. The facade is detailed with keystone, flat-arched brick window heads with radiating joints and with brick quoins. The low-pitched gable roof with block modillioned cornice has gable-end cornice returns. Windows are double-hung with multiple panes. The most salient features of the exterior are those which lend the house its stately air. The principal, west-facing facade fronting Fairfax Terrace has a central, two-story temple-fronted portico employing a colossal order. The traditional three-part entrance is crowned by a semi-elliptical relieving arch. Directly above

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it, lighting the second story stair landing of the central cross hall is a tall Palladian window. On the east facade, which dominates a terraced garden, is a pedimented central section set off by corner pilasters detailed with paterae that are styled after the automotive motif of a spoked wheel. A single-story polygonal solarium projects from the east face as an extension of the central hall. A single-story garage wing, nicely detailed with Tuscan columns and shadow pilasters, extends from the south end of the house. The interior is conventional for the period, well-crafted and intact.

Braly occupied the house until 1934. Within a year or two it was acquired by James H. Polhemus, son of James S. Polhemus, the engineer. His long period of occupancy paralleled the late phase of his career when he had concluded his tenure as general manager of the Port of Portland (1923-1936) and was associated with the Portland General Electric Company. Polhemus as president of PGE from 1940 to 1955.

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The J.C. Braly Residence is located at 2846 NW Fairfax Terrace on Lots 18-20, Block 11, Westover Terrace addition to the City of Portland.

Westover Terrace Addition

The J.C. Braly residence is located in the Westover Terrace Addition. The Westover Terrace addition was platted between the years 1911-1914. The hillside was previously know as Goldsmith Hill, named after landowner and Portland mayor(1869-71), Bernard Goldsmith. The terrain of the hillside was quite steep and the project of terracing the hillside was the creation of Charles S. Wiley and William H. Lewis. The two had previously worked on terracing projects in Seattle. They purchased the Portland property in 1909. The Lewis-Wiley Hydraulic Company, whose business it was to move earth by water troughs, was part of an organization which included John C. Ainsworth the younger, Henry L. Corbett, Henry Pittock, and realtor Don E. Keasey. The project began in 1910 and was completed by 1914.

The Westover Terrace development included 142 acres of land, 41 of which was the shallow water region of Guild's Lake. Guild's Lake, the site of the 1905 Lewis and Clark Exposition, was used to supply water for the pumping process in creating the terraces. Portland's largest lake was soon filled with land from the hillside and was eventually developed for industrial use.

The Westover Terrace development project was featured in the September 12, 1914 issue of the New York published magazine, Engineering Record. It was reported in the Engineering Record that the Westover project was one of the largest hydraulic excavations in the country. The article stated: "The carving of this scenic residential district out of the inaccessible hillside has been a tremendous task and the work ranks as one of the largest pieces of hydraulic excavation in the country and has attracted attention from all localities." The project was unique in Portland real estate development and was significant for its size and well-thought out planning design.

The plan of the streets in the Westover Terrace addition did not follow a grid pattern, but rather outlined the configuration of

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the hillside. The streets in the Westover Terrace plat were named after 12 Virginia counties- Albemarle, Colpeper, Cumberland, Dinwiddie, Fairfax, Greenbriar, Luray, Powhatan, Rapidan, Roanoke, Shenandoah, and Winchester.

Fine residences were built on the hill and Henry L. Pittock's mansion, built in 1914, looked down upon the terraces. The hillside properties gave a commanding view of the city. The Westover Terrace project did not prove profitable until the 1920s when a significant number of residences were constructed in the area. Buildings in the area already on the National Register: the Mark A. M. Ashley House at 2847 N.W. Westover, Clarissa McKeyes Inman House(1926) at 2884 N.W. Cumberland Road, William H. Lewis House(1911) at 2877 N.W. Westover, and the Frank M. Warren, Jr. House(1905, 1919) at 2545 N.W. Westover.

History of the Building

Construction began in July of 1925 and was completed by January, 1926. The building was designed by Lee A. Thomas and the contractor was Clem W. Clark. Thomas was born in 1886 in Germantown Nebraska. He came to Oregon when he was 12. He graduated from Oregon State College with a degree in electrical engineering. He received his architectural training at Cornell. He opened his office in Portland around 1923, after working for several years in Bend. Thomas designed a number of buildings in the state as well as the interior detail work at the Central Library in Portland. He was a member of the AIA and he died in Vancouver, Washington in 1953 at the age of 67. Other buildings designed by Lee Thomas, and Lee Thomas and Albert Mercier that are listed in the Historic Resource Inventory include a 20th Century colonial style home at 4119 S.W. Tualatin Avenue(1937), the Film Exchange building at 1123-1133 N.W. Glisan(1926), a retail building at 1210-1218 N.W. Glisan(1927), and the East Side Funeral Directors Building at 537 S.E. Alder.

Braly owned the building and lived there from 1926 to 1934. Clenard C. McLaughin lived in the house during 1935. James H. Polhemus owned the property until his death in 1965 and then his wife owned it until 1985. Current owners of the house are Sally A. and William C. Floberg.

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J.C. Braly

J.C. Braly was born in McMinnville in 1875. His father was a native of Missouri and the family came to Oregon in the 1850s. Braly's grandfather had organized the first Presbyterian church in Santa Clara Valley, California. The family came to Oregon and J.C.'s father ran a 1,000 acre farm in McMinnville. He also organized a private bank in McMinnville and served in the state senate for two terms. In 1886 the family moved to California. J.C. was educated in San Diego and worked in a hardware store. He worked as a car salesman in Los Angeles and moved to Portland in 1911 to work as a distributor for Franklin cars. By 1925 he was established in a fine office building in the city at 14th and Burnside. He owned other valuable property in the city as well as the residence on Fairfax.

James Polhemus

James Polhemus was born in 1887 in Newport, Oregon. His father, James S. Polhemus, had worked in river and harbor developments in the Great Lakes, Louisiana, and Texas before moving to Oregon. He moved to Newport, where he constructed the first jetty into the Pacific Ocean. James Sr. also worked as assistant engineer for the first Portland district. He supervised all river and harbor development in Portland and retired in 1925. James Jr. followed in the footsteps of his father. After attending Portland Academy and graduating from Stanford University in 1910 with a degree in engineering, he operated a shipyard on Coos Bay during World War I. He returned to Portland and eventually became the general manager of the Port of Portland from 1920 to 1936. During this time period many advancements took place under his direction. For example, the port turned into a major shipping and dry dock facility of the Pacific coast, an airfield was constructed on Swan Island, and industrial development began in the Guild's Lake district. The airfield on Swan Island was said to be the first paved airport in the United States.

In 1936, Polhemus went to work for Portland General Electric Company. He became president of Portland General Electric in 1940

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and served as such until he retired in 1955. Polhemus moved into the house on Fairfax when he went to work for Portland General Electric Company. He died in 1965. He is remembered for his work and leadership in connection with the development of Portland, not only in regard to his sixteen years working for the Port, but as one of Portland's prominent business and civic leaders.

He lived in the residence on Fairfax from 1936 until his death in 1965. His widow, Maurite C. Polhemus, resided in the home until 1985. Other residences of James Polhemus included from 1920-1923 581 Couch, 1924-25 407 E. 22nd, and 574/1330 NE Knott St. from 1926-1935.

Lee A. Thomas

Lee A. Thomas practiced in Bend, Oregon and in Portland for 40 years, designing commercial and residential work including several theaters.

Thomas was born on February 27, 1886 at Germantown, Nebraska. He came to Oregon about 1898. He attended Pullman College, later called Washington State College, for a year and then transferred to Oregon State College where he graduated with a degree in electrical engineering. He then went to Cornell University where he received a degree in architecture.

He worked for a time in New York City and later in Vancouver, B.C. In Portland he was a draftsman in the office of Doyle & Patterson about 1911 and 1912, working on the Reed College and Central Library buildings. In 1913 he was a draftsman for School District No. 1 under Floyd A. Naramore. In 1914 he was in partnership for a short time with L. Eugene Robinson, about whom nothing is known, in the firm of Robinson & Thomas; and in 1915 and 1916 had his own office in Portland. In 1916 Thomas moved to Bend, Oregon where he practiced until 1920. In Bend he designed the high school which was later used as a courthouse.

Returning to Portland in 1920, Thomas first practiced alone and then, about 1924, formed the firm of Thomas & Mercier with Albert T. Mercier, an engineer. This firm continued until 1934 when Thomas again practiced alone, continuing solo practice until his

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death at a Vancouver, Washington hospital on November 30, 1953 at the age of 67. He was survived by his wife, Hester Davis Thomas.

Among Thomas's works were the Oriental Theater, now demolished; the Baghdad Theater, a Portland Landmark, and the Memorial Union Building at Oregon State University.

Other works by Thomas were the Moreland Theater and the A. J. Rose & Son Mortuary.

Thomas received license number 6 under the grandfather clause when licensing of architects commenced in 1919. He was a member of the Oregon Chapter of the American Institute of Architects, and a member of the Oregon State Board of Architect Examiners from its inception in 1919 to 1921.

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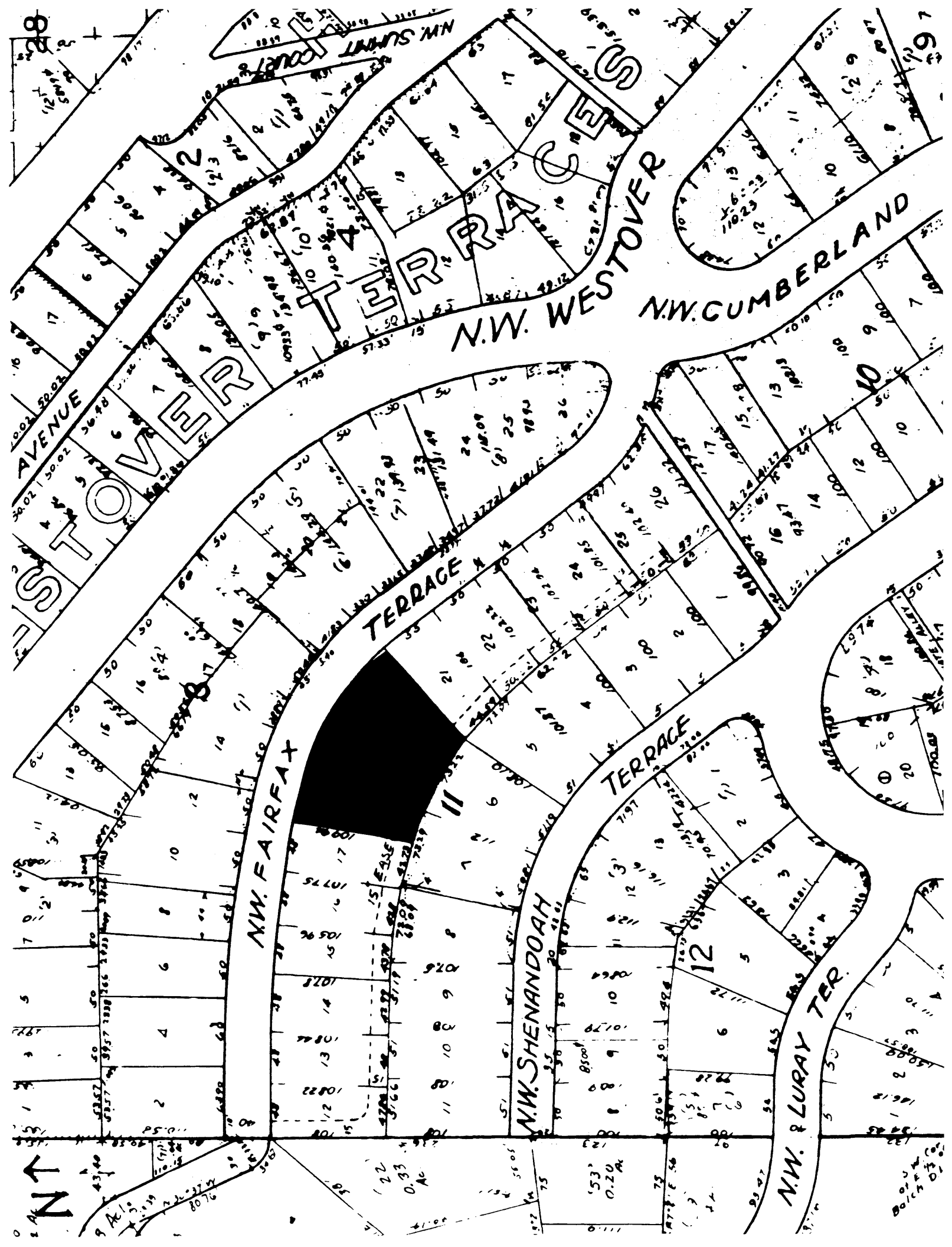
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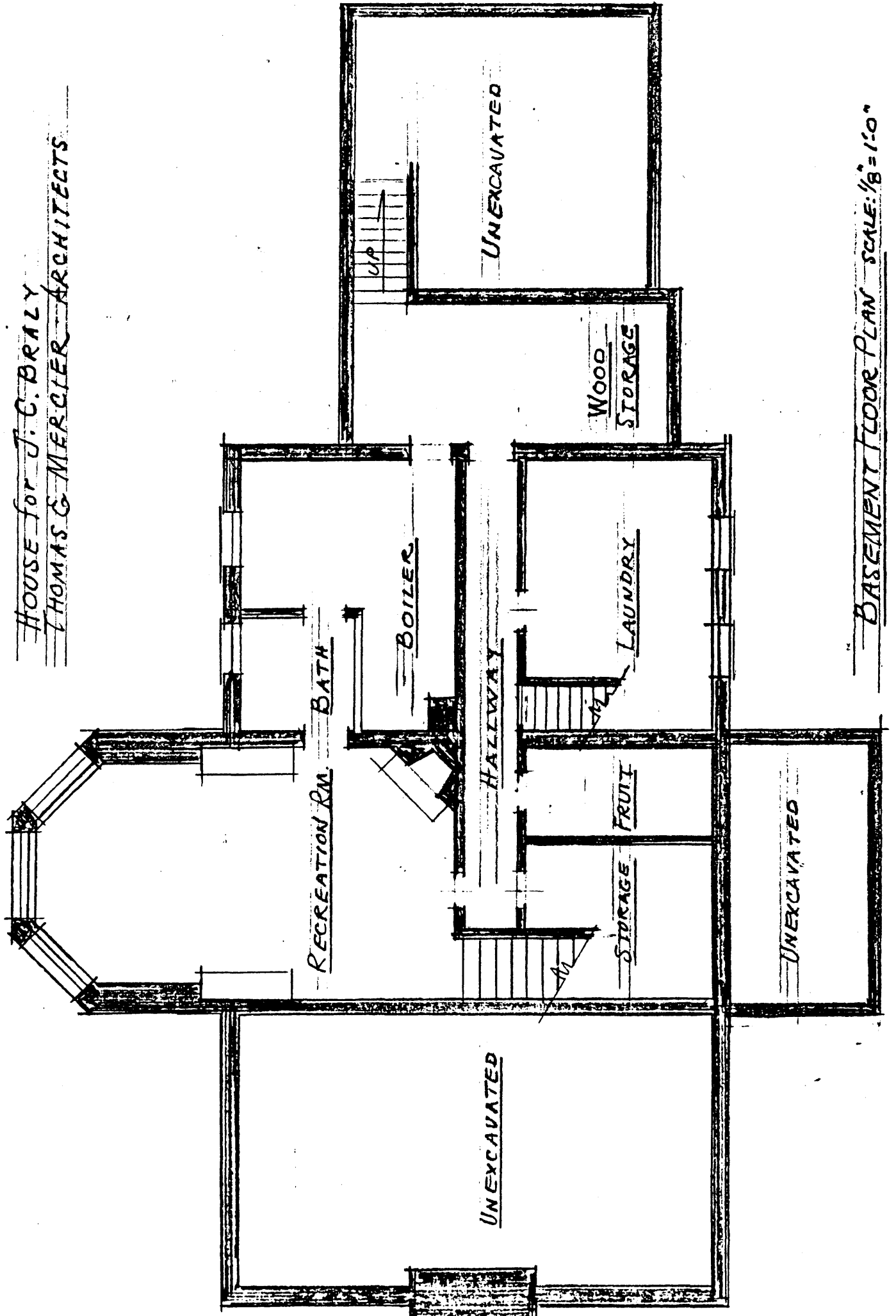
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"Westover Terrace Project in Portland, Oregon, Engineering Record,
(12 Sept. 1914), vol. 70, p. 288.

Oregon Journal, 1 Apr. 1928; 3 Dec. 1953.

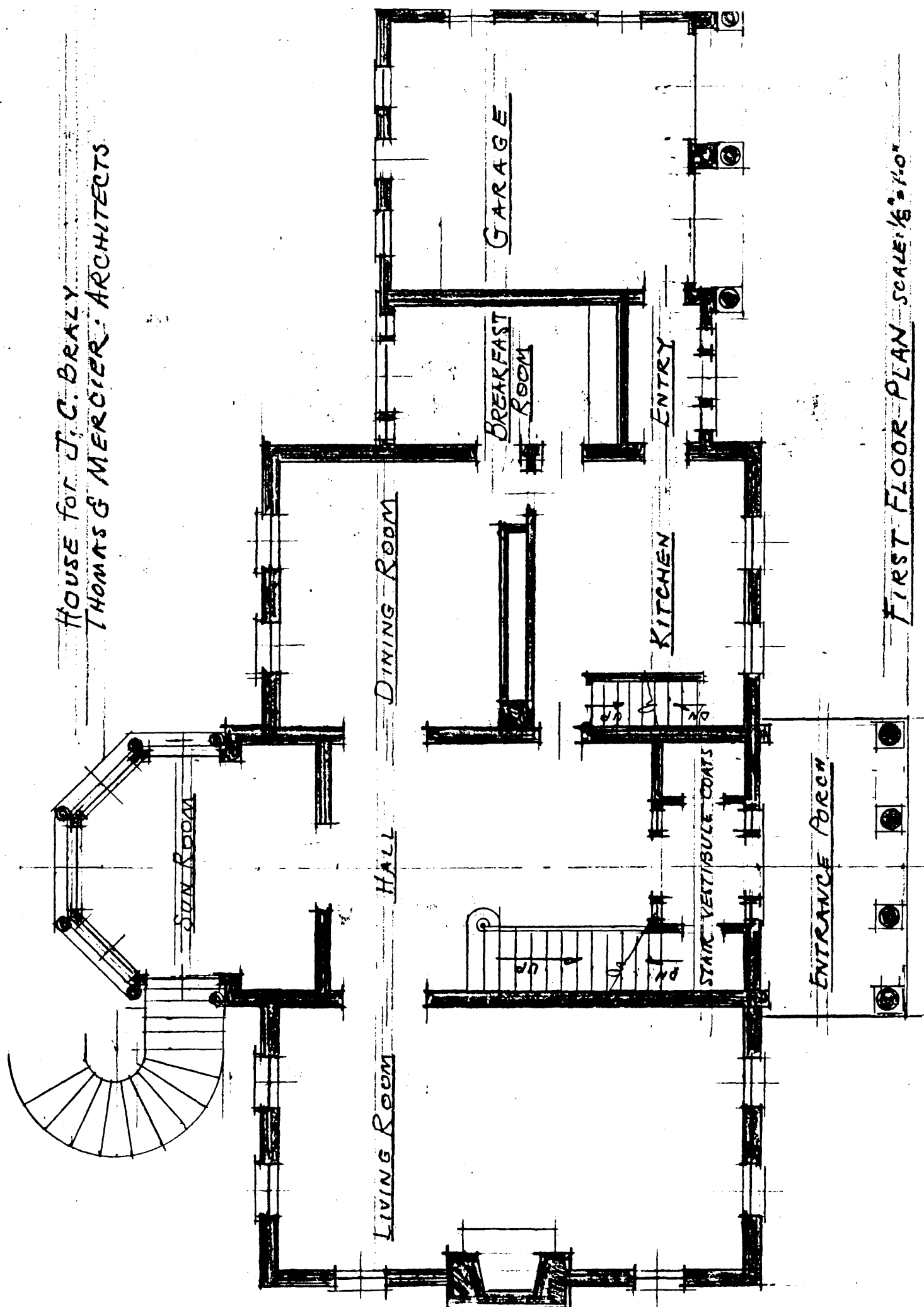


HOUSE for J. C. BRALY
THOMAS & MERCIER ARCHITECTS



BASEMENT FLOOR PLAN SCALE: 1/8" = 1'-0"

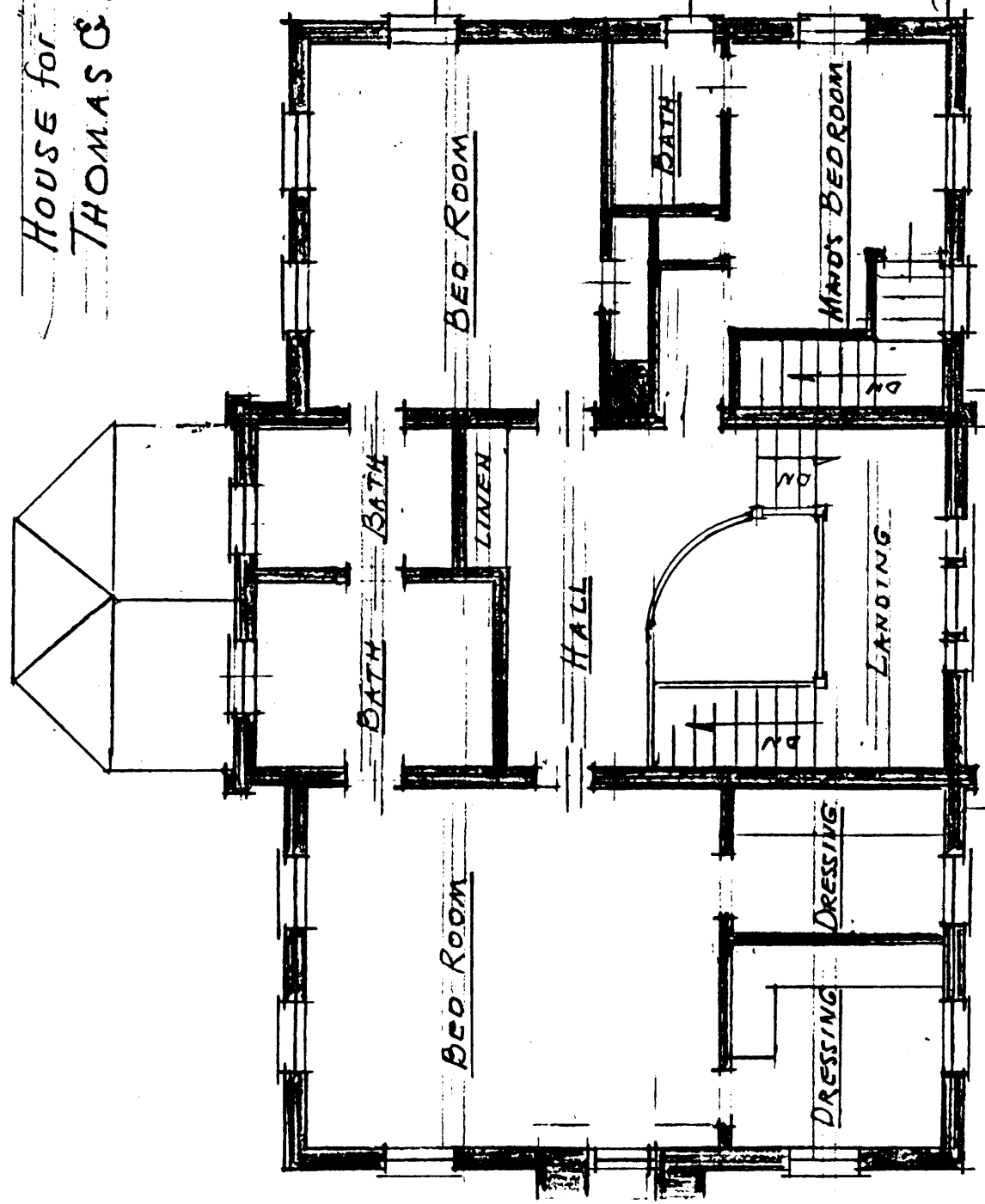
HOUSE FOR J. C. BRAZLEY
THOMAS & MERCIER ARCHITECTS



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

House for J. C. BRALY

THOMAS & MERCIER ARCHITECTS



SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"