

PH0359157

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	DEC 29 1977
DATE ENTERED	FEB 17 1978

**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 **\*\***  
Bush-Breyman Block (Breyman Portion)  
AND/OR COMMON  
same

**LOCATION**

STREET & NUMBER  
141 and 147 N. Commercial St. \_\_\_ NOT FOR PUBLICATION  
CITY, TOWN CONGRESSIONAL DISTRICT  
Salem \_\_\_ VICINITY OF 2nd  
STATE Oregon CODE 41 COUNTY Marion CODE 047

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input 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 checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<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:

**OWNER OF PROPERTY**

NAME  
Evan B. Boise  
STREET & NUMBER  
180 N. Commercial  
CITY, TOWN \_\_\_ VICINITY OF STATE  
Salem Oregon 97301

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Marion County Courthouse  
STREET & NUMBER

CITY, TOWN STATE  
Salem Oregon 97301

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Statewide Inventory of Historic Sites and Buildings  
DATE  
1970 \_\_\_ FEDERAL  STATE \_\_\_ COUNTY \_\_\_ LOCAL  
DEPOSITORY FOR  
SURVEY RECORDS State Historic Preservation Office  
CITY, TOWN STATE  
Salem Oregon 97310

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" 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
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The two-story Queen Anne Style Bush Breyman Block (Breyman portion) is of brick on a stone foundation with a cast iron front and cast iron interior columns. Once a part of a major business block with half again as much frontage on the city's busy commercial thoroughfare, the remaining section has a facade organized into two wide store-front bays and a stairway entrance bay offset to the north end. The building measures 53x90 feet. A single-story addition was added to the rear, on the northerly end, in 1926. All brick and cast iron exterior surfaces are painted. As far as is known, sand-blasting has never been employed as a method of cleaning.

With the exception of ground story store fronts, the facade is intact. The sheet metal false roof originally had an iron cresting, however, and one of the four decoratively sheathed brick flues of this section is missing. The false roof overhanging a bracketed cornice has a low-relief imbricated pattern. The bay containing the stair to second story offices is crowned with a broken pediment with finial and swag. The pediment over the round-arched portal of this bay contains the building's date of construction: 1889. Decorated pilasters mark the fire walls separating the three segments of the building.

Window openings - three large stilted flat-arched bays each--above either store front--are fitted with double hung sash and have transom lights surrounded by fixed colored panes. The upper wall surface is stuccoed in a vermiculated pattern. Cast iron and sheet metal ornament trimming the facade is typical of the period, being a mixture of classical and stylized motifs, such as bosses, scallops and circlets used repetitively.

The latest of at least three successive remodelings has produced a harmonious tripartite subdivision in either of the original ground-story store fronts. Original iron thresholds are still extant in the southerly portion. An elevator has recently been installed on the north wall of the shop space, and a new lobby space has been created for it. Spandrels over shop front glazing carry the current store's business name.

Inside the store area, now a single interior space, air-conditioning was installed, and the ceiling was lowered with the result that the original tin ceiling cover is obscured from view at present. All wall surfaces of the ground story have been covered with modern materials. To the rear is a mezzanine for offices. The stairway and upstairs halls have their original paneled wainscoting with elaborate moldings and articulation in the Eastlake tradition. Within the offices are simpler molded baseboards. The central hall is lighted by skylights, and office spaces, in turn, are lighted indirectly from this source. Original brass hardware is found throughout. At present the vestibule of Room 1 is being utilized for the installation of the elevator, and the lofty ceiling heights are being lowered somewhat for air-conditioning equipment without detriment to wall openings or trim. Openings in what was the common wall between the two sections of the building were filled in with brick and trimmed with original wainscoting material. A modern fire escape was added to the rear. The rear elevation of the building is stuccoed and has double-hung sash windows with transoms at the second story level.

Original condition: According to a contemporary description of the original plans, there was to have been a tower 61 feet high, but it was not built. The full block included three additional stores, and extended 119 feet along Commercial Street. The ground story store fronts, as illustrated in the January 3, 1890 weekly edition of the Oregon Statesman, had transomed plate glass windows on either side of central double-leaf doors. In 1966, after a fire brought about the demolition of the Bush portion of the block, materials were salvaged to be used in the Breyman portion. The 1890 picture shows iron cresting and a metal-sheathed flue atop each pilaster at the roofline.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

Bush-Breyman Block (Breyman Portion)

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Construction

Agreement between Z. Craven, A. Bush & Breyman Bros., July 10, 1889 (in owner's possession).

Salem Oregon Statesman (weekly) Friday, May 10, 1889 p. 7 col. 2. BRICK BLOCKS/  
...Plans made for Two Large Brick/Blocks on the West Side of Com-/mercial Street.

Also from Oregon Statesman, general articles on redevelopment:

Feb. 22, 1889 p. 6, ...SPLENDID IMPROVEMENT  
Apr. 5, 1889 p. 5, ...BUILDING IMPROVEMENTS...  
p. 7, ...BUILDING IMPROVEMENT...  
Apr. 12, 1889 p. 6, ...BRICK MAKING  
May 10, 1889 p. 3, ...BUILDING BOOM  
July 19, 1889 p. 7, ...SEE SALEM GROW...  
July 26, 1889 p. 7, ...SALEM'S GROWTH...  
Aug. 2, 1889 p. 3, ...STILL WE GROW...

Interview with Charles E. Hawkes, AIA, August 6, 1977.

John H. and Charles L. McNary

Clark, R.C. History of the Willamette Valley, vol. 2. Chicago: S.J. Clarke  
Publishing Company, 1927, p. 238f, John H. McNary, p. 249f, Charles L. McNary.  
Corning, Howard McKinley. Dictionary of Oregon History, Portland: Binfords & Mort,  
(1956), p. 162. McNary, Charles Linza.

Benjamin F. Bonham

Corning. (op cit) p. 31.

# 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/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION		Professions	
				Walter D. Pugh--Architect	
				Z. Craven--Contractor	
SPECIFIC DATES	1889	BUILDER/ARCHITECT	Asahel Bush, Breyman Brothers--		
			Builders		

The Bush-Breyman Block is significant to the city of Salem as the intact southerly portion of a major business block in the Queen Anne Style dating from 1889. The rehabilitated building once housed the professional offices of several of Salem's leading figures and is thereby linked with the area's legal and governmental history. Moreover, with its neighbor, the Capitol National Bank of 1892, the Bush-Breyman Block forms one of the strongest features of a concentration of early commercial buildings along a two-block segment of the city's historic business thoroughfare. The predominant architectural character of this segment of Commercial Street is one of two-story brick masonry construction with cast iron fronts ranging in date from the late 1870s through the 1890s.

Salem dates its founding from 1840, when the principal station of the Methodist Mission was relocated on Mill Creek, and the Indian Manual Labor Training School was established by missionaries in the following year. The town was laid out in 1846, partly as a means of supporting the Methodist-sponsored academic enterprise which evolved ultimately as Willamette University. In 1851 the Oregon Legislature named Salem the Territorial capital, but the designation did not become a fixed reality until 1855. With the advent of Statehood, in 1859, Salem was the undisputed capital. The town's incorporation followed a year later. Early growth owed equally to higher education and politics, but the town's situation on the Willamette River also facilitated commerce. Flour and woolen mills were among the earliest manufactories to be established. Business enterprises lined Commercial Street, which parallels the east bank of the Willamette River, one block east of Front Street. Always a waypoint along the main corridor of travel up and down the broad Willamette Valley, Salem was reached by the Oregon and California Railroad in 1871, and a new and faster age of commercial growth was ushered in. Lumber and paper mills were added to woolen and flouring industries, an iron foundry, banking and retail enterprises. Thereafter, Salem was the center of growth and activity in the mid-Willamette basin.

Today, Salem's population exceeds 77,000, and its problems in keeping the commercial core vital in the surge of suburban development are typical. The central business district is undergoing change, and local groups are renewing efforts to preserve its historic features.

Architecture: The 1889 Queen Anne Style store and office building was part of Salem's first urban redevelopment. In 1879, the city had established a fire district to facilitate better insurance rates and encourage the building of fire-resistant structures within the district. In 1889 bankers and merchants of Salem bought and tore down two blocks of wooden stores, replacing them with 18 brick structures. This building was designed by local architect Walter D. Pugh as part of the redevelopment for Asahel Bush, President of Ladd and Bush Bank, and for the Breyman brothers, Werner and Eugene, former merchants and financiers. Two of the stores were built for the Breymans and three for Mr. Bush. The Bush portion was damaged by fire in the 1960s and that part of the structure was demolished for a parking lot. The Breyman portion of the facade is intact, except for the street level store fronts which were remodeled in 1911, 1926, and 1965. For some years the two stores have been combined as one, while, upstairs, the only major change has been

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 53' x 165'

UTM REFERENCES

A	1 0	4 9 6 9 1 2	4 9 7 6 2 0 5	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

N. 53' of Lot 3, Block 48 of the Plat of Salem.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

David C. Duniway, Historian

Sept. 9, 1977

ORGANIZATION

DATE

STREET & NUMBER

1365 John St. S

TELEPHONE

581-2338

CITY OR TOWN

Salem

STATE

Oregon 97302

## 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

*David C. Duniway*

TITLE State Historic Preservation Officer

DATE December 20, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Robert B. Rethig*

DATE 2/17/78

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

COMPTROLLER OF THE NATIONAL REGISTER

ATTEST:

*Charles Adams*

DATE 2.9.78

KEEPER OF THE NATIONAL REGISTER

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the recent lowering of ceilings to conceal upgraded services.

Walter D. Pugh, architect of the Bush-Breyman Block, designed many buildings in Salem and in Oregon. His brick Thomas Kay Woolen Mill (1895) in Salem is listed in the National Register. Cast iron employed in construction of the Bush-Breyman Block was produced by the local Salem Iron Works. The bricks came from the George Collins brickyard near the State Penitentiary.

Commerce: A review of occupancy illustrates a multiplicity of commercial uses for the Breyman portion of the Bush-Breyman Block. For the first 70 years, there was a drug store in the building, and for 48 years a clothing store. A major bookstore occupied one of the stores for 22 years, and a sporting goods business occupied the whole store area more recently. The upstairs offices have been leased to hop dealers, the Oregon Hop Growers Association, Oyster Growers Service Association, wool, twine and cordage dealers, and printers. They have also served as offices for loan, real estate and insurance agents. This usage pattern typifies the urban experience which is a vital part of Salem's history.

Law, Politics and Government: Among the lawyers of importance who had their offices in this block was Judge Benjamin F. Bonham, former Justice and Chief Justice of the Oregon Supreme Court, 1871-76; US General Consul to British India at Calcutta, and Salem Postmaster, 1894-98. Also, the brothers John H. and Charles L. McNary had their offices in Rooms 1, 2 and 3 from 1898-1910. While in these offices, John McNary became district attorney for Marion, Linn, Yamhill, Polk and Tillamook Counties from 1904-1911; and Charles McNary was Dean of the Law Department at Willamette University, 1908-1913. John was to become United States District Judge for Oregon in 1927, and Charles McNary was appointed US Senator from Oregon, and in 1933, he became minority leader for the Republican Party in the Senate. In 1940 McNary ran unsuccessfully for Vice-President with Wendell Wilkie. In Congress he was largely instrumental in promoting farm and reclamation legislation, was co-author of the McNary-Haugen farm bill of 1927, and was principal sponsor of the Bonneville Dam. He died while in office in 1944.

It should be noted that John McNary was the Recorder of Marion County, 1890-94, and acted as assistant secretary of the Republican National Convention in Chicago in 1912, when William Howard Taft was renominated for President. His brother, Charles, was Chairman of the Republican State Central Committee in 1916.

Professions: Many of the other renters of the Bush-Breyman Block were professional people: architects; artists; dressmakers; physicians and surgeons, and their contribution to the community was substantial.

Social/Humanitarian: Among the renters of office space in this building were the American Red Cross, 1935, and the Camp Fire Girls Marion County District and Willamette Area Offices, 1951-62. Less obvious, however, is the significance of Werner Breyman, one of the builders, who ran a loan office in this building from 1905-1917. He is known to have financed the higher education of at least 84 young men from the community.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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J.K. Gill Building

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Politics/Government

Fred Paulus, the immediate past owner of the building, also the son of Christopher, was likewise born in the building. He was to serve the State of Oregon as Deputy State Treasurer, and his influence helped to establish the financial integrity of local and state government.