

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0695670

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RECEIVED JAN 29 1979

DATE ENTERED

MAR 1 1979

**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

BRAINARD, (WILLIAM E.) HOUSE

AND/OR COMMON

LOCATION

STREET & NUMBER

5332 SE Morrison Street

NOT FOR PUBLICATION

CITY, TOWN

Portland

VICINITY OF

3 RD

CONGRESSIONAL DISTRICT

STATE

Oregon 97215

CODE

41

COUNTY

Multnomah

CODE

051

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

NAME Russell B. and Carol L. Morrison ✓

STREET & NUMBER

5332 SE Morrison Street

CITY, TOWN

Portland

VICINITY OF

STATE

Oregon 97215

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Multnomah County Courthouse

STREET & NUMBER

1021 SW 4th Avenue

CITY, TOWN

Portland

STATE

Oregon 97204

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Portland Historical Landmark

DATE

1978

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Portland Bureau of Planning

CITY, TOWN

424 SW Main Street
Portland OR 97204

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 _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Situated on the northwest side of Mount Tabor, The Brainard (William E.) House has always served as a private residence. The house is an Italianate Villa with double slanted bays in front and a square bay on the left or west side. The house was completed and occupied in 1888 by William E. Brainard. The architect is not known. The overall condition of the house is very good and now serves as the private residence of Russell and Carol Morrison.

The Brainard (William E.) House is located in Portland, Oregon on the northwest side of Mount Tabor with a legal description of Lot 1 N 20' of Lot 2 Block 5, Mount Tabor. The house is detached and set up high on the southwest corner of 54th and SE Morrison Street. The neighborhood consists of detached quality homes with lots large enough for individual landscape preferences.

The basic shape of the house is slightly rectangular with the base portion of the edifice being 36' x 40' in dimension. The slanted and square bays protrude out an additional 4'. On the southwest corner of the house there is a slight extension beyond the basic structure. The house is two-and-a-half stories high with a full basement. The house stands on a brick foundation, which is presently covered by plaster. The exterior siding consists of frame construction. The roof is hipped and probably the original covering was shingles, but now is composition and seems to be in very good shape.

The salient features of the Brainard (William E.) House are typical of the High Victorian Italianate Style. The elevated and rather open setting adds all the more to the total visual impressions that the house projects. The eaves are symmetrically bracketed with interchanging friezes that are slanted and vertical in rotating fashion and serve as a border around the entire roof of the house. The facade of the house has a pair of two-story symmetrical slanted bays that each form polygonal protrusions from the main house front. They bays each contain modest friezes adjacent to the bottom of the lower windows. The front porch is roofed and has a deck with railings. Less conspicuous bracketed eaves border the roof of the front porch and extend on to the slanted bays. Double front doors with transom glass adorn the front entry. The stairs leading up to the front porch have balusters and form a left turn angle leading to the porch. The newel posts are square and rather simple. A central hipped roof dormer stands out on the roof level of the front of the house. The east or right side of the house has an outside end chimney that extends above the roof approximately ten feet. A side entrance is located near the rear of the building on this east side. The south or back side of the house has another roofed porch with a deck but no railings. The west or left side of the house has a two-story square bay. There is also another central hipped roof dormer on this side. Two additional chimneys protrude from the roof.

Subsequent additions to the exterior have been notable, but each seemed to add another dimension to the house without ruining any of the original basic features. An outside end chimney was constructed in 1912. Sometime after 1916, both the front and back porches were roofed. Then finally, in the 1920's, two central hipped roof dormers were added to the attic.

The original spatial organization consisted of an entry area with stairs leading directly upstairs. Two parlors flanked the entry with sliding glass doors partitioning off the living room on the east side and the dining room on the west side of the house. The kitchen was located just beyond the side entry porch and eating area. The second story consisted of a restroom and two bedrooms and a sitting room on the west side. There

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CONTINUATION SHEET

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was an attic but it was unfinished. In addition to this, there was also a full basement.

Major alterations to the floor plan occurred in 1912 when the two sets of sliding doors separating the two parlors from the living and dining rooms respectively, were removed. The front entry stairway was eliminated and moved to the living room with a platform and left angle turn upstairs. Sometime later, a back stairway was incorporated that went from the pantry area up to the central hallway on the second floor.

The most outstanding feature of the interior of the Brainard (William E.) House would undoubtedly be the vast amount of vertical grain fir wood that was used extensively in the living room, dining room and parlors. All windows, doors, and baseboards have moulding made of this fir. The dining room consists of very extensive wainscoting with a built-in buffet and mirror located on the east wall, and a window seat located in the square bay on the west wall. Directly above this in the master bedroom is another window seat. A third window seat is located in the slanted bay on the east or right side of the house in what is now the living room. A vast majority of the original hardware that consisted of bronze handles, plates and knobs still remain.

Many interior improvements were added in 1912 by Minnie Mercer Davis. Hardwood floors were installed throughout the living room, dining room and parlors, because Mrs. Davis collected Oriental rugs and needed space to show them off. She had beamed ceilings built for the living room. A fireplace was built in the living room with a nice mantle and adjacent bookshelf on the left side of the fireplace. Other than wallpaper and painting changes, all woodwork, walls and doors appear to be original.

A concrete block garage was built prior to 1909. An American Elm tree of enormous height is located on the west side of the house and appears to be very old.

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 checked="" 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 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 type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1888

BUILDER/ARCHITECT unknown

STATEMENT OF SIGNIFICANCE

The William E. Brainard House is significant in that it is the oldest remaining private residence on Mount Tabor. The architecture is unusual not only to the immediate vicinity, but unique within the city. It is also significant because of the prominence and contributions made by three of its early owners, William E. Brainard, George W. Davis, and John C. Welch.

Mount Tabor gained importance because of Baseline Road (now Southeast Stark Street) which was the main access road into Portland from the east. The first bridge across the Willamette River was opened on April 17, 1887 at Morrison Street (previously called Fairview Street) and 22 days later the Willamette Bridge Railway Co. was incorporated. The steam service on the line began July 9, 1888 from Grand Avenue out East Morrison Street and in 1889 the track was completed to the top of the Mount Tabor Divide.¹ Soon Mount Tabor became a prestigious neighborhood of early homes. The area had local fame for its fruit and berry farming.

William E. Brainard, one of Mount Tabor's and Portland's most honored citizens, also one of Oregon's worthy pioneers, was born in Milan, Ohio, December 5, 1832, and died in Portland, July 22, 1911.² William E. Brainard was the only son of John and Sallie (Sherman) Brainard. His mother died when he was ten and his father placed him the home of an uncle for many years. At the age of nineteen, he left Ohio for the west and joined a wagon train that left St. Joseph, Missouri, in the spring of 1852. He reached Oregon in the winter of that year. He went to Scottsburg in southern Oregon where he became a deck hand and later captain of the steamer Washington. This was the first steamboat to travel Oregon rivers and was shipped to Oregon from the east by way of Cape Horn. Mr. Brainard went on to operate a tannery business in Scottsburg for several years. He moved to Canyon City in 1862 and operated a placer mine for 18 months with fair success. From the mines he moved to Portland and formed a partnership with Mr. C. W. Gay. The two partners bought 160 acres of land from Dr. Perry Prettyman's "Paradise Spring Farms" on the west side of Mount Tabor. They made a success of raising fruits and vegetables.

¹ A. J. Prideaux, Historical Letter of Transmittal From A. J. Prideaux to Dr. Robert K. Russell, Portland, Oregon November, 1961, P. 3.

² H. K. Hines, D. D., An Illustrated History of the State of Oregon, (Chicago, Lewis Publishing, 1893) P. 929.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(SEE ATTACHED CONTINUATION SHEET)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.55 Acres (by phone from 2/14/79)

UTM REFERENCES

A	10	5	30	7,00	50	40	28	0	B							
	ZONE	EASTING			NORTHING					ZONE	EASTING			NORTHING		
C									D							

VERBAL BOUNDARY DESCRIPTION

Lot 1 N 20' of Lot 2 Block 5, Mount Tabor

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Russell B. and Carol L. Morrison

November 1978

ORGANIZATION

DATE
(503) 232-7076

STREET & NUMBER

5332 SE Morrison Street

TELEPHONE

CITY OR TOWN

Portland

STATE

Oregon 97215

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 G. Talbot

TITLE

State Historic Preservation Officer

DATE

January 15, 1979

FOR NPS USE ONLY

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

3-1-79

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

Charles W. Ray

KEEPER OF THE NATIONAL REGISTER

ATTEST:

W. Ray Luce

DATE

3-14-79

DATE

2-19-79

KEEPER OF THE NATIONAL REGISTER

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When they divided their gains, Mr. Brainard went on to purchase 500 more acres. Mr. Brainard bought the land for \$1.50 an acre and it was eventually sold for \$100.00 an acre. Brainard farmed until 1888 when he sold the property and moved to 54th and Morrison (Bellalto and Fairview).

William E. Brainard aided in building the railroads that have had so much to do with the growth of Portland. He was an organizer and one of the first directors of the Citizens Bank of East Portland, continuing in that capacity until his death in 1911. He was an Indian War veteran, serving all through the Indian troubles in Oregon in Company T of the Second Regiment Oregon Mounted Volunteers.

Mr. Brainard was married October 31, 1867, at Brooks, Oregon to Miss Eliza Maria Brooks, only daughter of Linus and Eliza Brooks, pioneers of 1850. Mr. and Mrs. Brainard had three children. One daughter, Clara, died in infancy. Their two sons were Sherman Humiston, and Linus Brooks. Their family residence at Mount Tabor overlooks a wide street of beautiful country and the city of Portland. It is a home worthy of these industrious people.³

George W. Davis, a noted stockbroker in the San Francisco Bay area, lived with his parents in the William E. Brainard house from 1912 to 1916. His parents, Charles and Minnie Mercer Davis were in the retail piano business in San Jose, California until the great earthquake on April 18, 1906. This disaster demolished the pianos and business building and left the Davis family without income. Mr. Charles Davis was able to obtain financing to begin another piano business in Portland, Oregon. By 1912, the company prospered and they purchased the William E. Brainard house for \$4,000. Charles Davis eventually went into real estate and was responsible for the building of many homes on the east side of Mount Tabor.

George W. Davis attended Mount Tabor Grammar School and Washington High School in Portland. He graduated from Washington High in 1914 and that fall enrolled in the University of Oregon at Eugene. He later transferred to the University of California at Berkeley and worked his way through school by selling wind-up Victrolas.

In the last 50 years, Davis has never earned a penny in salary. His substantial income over the years has come entirely from commissions and his own investments.⁴ At 83, George Davis is a stockbroker and has no intention of retiring. He is the honorary chairman of the board of Davis, Skaggs and Co., of which he was founder. It is one of the few remaining regional stock brokerage firms in San Francisco. There are two other offices in San Jose and Sacramento. In 1934, George W. Davis was chairman of a committee to write a securities industry code during the Depression that inspired the National Recovery Act.

³ Hines, op. cit., P. 930

⁴ Donald K. White, What Makes George Run, (San Francisco Chronicle, San Francisco, 1977)

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Mr. Davis was president of the Investment Bankers Association in the mid-1950's and chairman of the board of governors of the Pacific Stock Exchange in 1959.

Life at Mount Tabor was the peak of George Davis' development years. It was the start of the automobile age and the Victrola. George Davis recalls a neighbor, Mr. Howell (who lived in a stately home which has since been demolished) asking a dozen neighbors for a 2:00 PM Sunday to hear Caruso. He enjoyed the solitude of the attic on a rainy day and found the noise on the roof companionable. In his words, "I practiced the piano on Mount Tabor. It was not a labor of love. But it was rewarding unto this day."⁵

John C. Welch, who lived in the Brainard House from 1916 until his death in 1935, conducted a growing and profitable business as the head of the John Welch Dental Depot of Portland, Oregon. He was born in Clackamas County, Oregon, December 16, 1864.⁶ He is the son of Dr. John and Anna Elizabeth (Clements) Welch. His father was one of the prominent dentists of Portland for a long period. Dr. Welch not only remained an active member of the dental profession, but also began the manufacture of dental supplies. His trade extended throughout the northwest with the enterprise growing as the results of the efforts of Dr. Welch and his son, John C. Welch, who later became associated with him in the business.

John C. Welch pursued his education in the public schools of Oregon City and later at the University of Oregon. In November, 1885, he entered the Portland post office and was made chief clerk of the registered letters department. This led to his promotion to the superintendent of the money order department and he remained in the post office for five years. He then became paying teller in the Commercial National Bank, his services there covering ten years, subsequent to which time he became connected with the John Welch Dental Depot of Portland, Oregon with his father. It has become one of the foremost enterprises of this part of the northwest, with a branch in the Lumber Exchange Building in Seattle, and another branch in Spokane. With the passing years, John C. Welch stands today as one whose activity in financial affairs and control of commercial interests have given him rank with the leading and prominent businessmen of Portland.⁷

⁵ George Davis Letter, (San Francisco, July 22, 1978)

⁶ Joseph Gaston, Portland, Its History and Builders, (Chicago, Clarke Publishing, 1911) P.601.

⁷ Gaston, op. cit., P. 602.

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It is remarkable that the William E. Brainard house is still standing today. The house was always a private residence, except for a time in the late 1960's and early 1970's when it was owned by Mount Tabor Presbyterian Church. Another home, the Doud residence, circa 1889, which was located at 5408 SE Morrison, fell to the "wrecker's bulldozer push"⁸ on June 24, 1966. The home was a tall, farretted and gabled structure that was best known for its great metal onion dome. Now only an ancient black walnut tree remains on what is now the church garden.

A Portland businessman, James Nieder, purchased the Brainard House in 1974 from the Mount Tabor Presbyterian Church which had considered demolishing it for a church parking lot. Mr. Neider had much to do with beginning the restoration of the house.

Now only the William E. Brainard House and another stately Victorian, circa 1890, located on the northeast corner of 54th and Morrison Streets, stand as evidence of east Portland's finest homes of the late nineteenth century.

⁸ Ann Sullivan, Glory Ends For Victorian Showpiece Mt. Tabor Mansion, (The Oregonian, Portland, Saturday, June 25, 1966)

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