

United States Department of the Interior  
National Park Service



1160

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name McDonald, Malcolm, House

other names/site number \_\_\_\_\_

Name of Multiple Property Listing \_\_\_\_\_

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

street & number 22180 NW Birch Street  not for publication

city or town Hillsboro  vicinity

state Oregon code OR county Washington code 067 zip code 97124

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria: X A \_\_\_ B X C \_\_\_ D

[Signature] Signature of certifying official/Title: Deputy State Historic Preservation Officer Date 11-20-14

Oregon State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register \_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register

\_\_\_ other (explain): \_\_\_\_\_

[Signature] Signature of the Keeper Date of Action 1.14.15

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	0	buildings
		site
		structure
		object
1	0	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling

**Current Functions**

(Enter categories from instructions.)

VACANT/NOT IN USE

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

AMERICAN MOVEMENTS: Craftsman

**Materials**

(Enter categories from instructions.)

foundation: CONCRETE

walls: WOOD: shingle

BRICK

roof: ASPHALT: composition shingle

other: \_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

### **Summary Paragraph**

The Malcolm McDonald House is a single-family residence located at 22180 NW Birch Street in the northeast corner of the Orenco neighborhood of Hillsboro, Washington County, Oregon (see Figures 1 through 4). It is a huge house with 5,553 square feet on its first two floors with an additional 2,941 square feet in its finished basement (see Figures 6 through 8). The house sits on a small tax lot (0.72 acres) delineated by a fence. Outside the fence, the property is surrounded by the open space of a former golf course (roughly 40 acres). The Malcolm McDonald House was built in 1911-12 as a single-family house in the Craftsman style. The massive house is one-and-one-half stories with a full basement. The primary method of construction is wood frame, with a concrete foundation. Many features of the Craftsman style and form are apparent on the exterior, including deep open eaves with curved brackets and purlins, a broad entry porch, a variety of window types and wall surfaces, and multiple chimneys. Built-in cabinetry, large fireplaces, and an open floor plan represent the style and form on the interior. Fine carpentry and the use of natural materials predominate. While the house is primarily Craftsman in style, other trends, both contemporary with the Craftsman as well as predating it, are in evidence. The building's square, symmetrical massing hearkens back to slightly earlier American Foursquares, but also shows the influence of the Prairie style, which would have been popular at the time of the McDonald House's construction. However, its hipped roof surfaces are steeper than those typically associated with the Prairie style and it lacks that style's pronounced horizontality. Some of the McDonald House's detailing, particularly the fussiness of the Flemish bond glazed brick accents and leaded glass windows, recalls the popularity of similar features in Free Classical style residences.

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### **Narrative Description**

### **LOCATION AND SETTING**

The Malcolm McDonald House is a single-family residence located at 22180 NW Birch Street in the northeast corner of the Orenco neighborhood of Hillsboro, Washington County, Oregon (see Figures 1 through 4). It is a huge house with 5,553 square feet on its first two floors and with an additional 2,941 square feet in its finished basement (see Figures 6 through 8). The house sits on a small tax lot delineated by a fence. Outside the fence, the property is surrounded by the open space of a former golf course. Inside the fence, the house is surrounded by lawn with a prominent concrete drive and parking area.<sup>1</sup> There are large rhododendrons on the west and north sides of the house. There are large Douglas fir trees to the north of the house outside the fence.

### **EXTERIOR DESCRIPTION**

The house was built 1911-12 and was by far the largest in the Orenco area (see Figure 5). The one-and-one-half story house is basically square in plan with a projecting entry porch on the front and a projecting porte-cochere off to the side (see Photos 1 and 2). One of the most prominent features of the Craftsman house are massive curved brackets that support a broad, open eave on each side of the house. The brackets in turn support beams that carry the exposed rafter tails.<sup>2</sup> The hipped roof was

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<sup>1</sup> The golf course was once part of the McDonald property. The fence was added c. 2007 when the then-owners of the property, the Elks Lodge, sold the majority of the land to a developer, retaining the house and immediate grounds as a home for young, single mothers. In the future the City of Hillsboro plans to develop the Orenco Woods Nature Park.

<sup>2</sup> The rafter tails originally carried a small steel gutter within a notch at the end of the rafter tail, but since then a large aluminum gutter has been installed that covers the end of the rafter tail.

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originally covered in cedar shingles but is now protected by composition shingles.<sup>3</sup> The house is clad with alternating courses of painted, sawn cedar shingles; one course with three inches of exposure, the other with six inches of exposure. The shingle cladding flares out at the foundation 3-1/2" to help shelter the foundation wall.

Keeping with the Craftsman style, the windows display a variety of configurations, multi-pane fixed, double-hung, and casement windows placed asymmetrically, but all are wood sash and most are original. The raised basement features multi-paned casement windows, many of which are grouped in twos and threes. The foundation is poured concrete and faced with brick. The brick is laid with alternating headers and stretchers (i.e., Flemish bond) with the blackened headers projecting from the surface an inch. The exposed exterior of the foundation is parged below the basement window level. There are four large brick chimneys, two exterior and two interior. The bonding pattern of the brick in the chimneys, foundation, and parts of the front entry porch and porte-cochere are all in Flemish bond with blackened headers.

### **North Elevation**

The north façade presents the main entry porch reached by a broad flight of eight stairs. The entry porch is covered by a hipped roof with a projecting front gable centered on the façade. The porch features six heavy, square columns with a glazed, spattered blonde brick in a running bond that contrasts with the rest of the house. Stairs on either side of the porch are flanked by terraced brick side walls in Flemish bond, which melds into the piers that support the columns. The half-walls are topped with a smooth concrete cap. The ceiling of the porch incorporates large exposed beams with curved ends, crown molding, beadboard, and an original light fixture. The recessed, three-foot-wide entry door is oak with matching sidelights (see Photo 6). The floor of the recess is finished in an original patterned hex tile in white and green. (The deck of the porch and stairs are constructed of modern 2"x6".boards). On both sides of the door, also on the porch, are large picture windows with six beveled transom lights.

On both sides of the porch are two square window bays with leaded glass transoms in a honeycomb pattern and hipped roofs. A large gable on the main body of the house towers over the porch. This gabled volume projects forward from the main block the house four feet and once featured a screened-in sleeping porch. The sleeping porch has since been glazed in with fixed windows in a Palladian configuration. Purlins support the eave of the gabled volume.

### **East Elevation**

The most prominent feature of the east elevation is the porte-cochere (see Photo 7). Its hipped roof is supported by paired, square, brick columns on brick piers.<sup>4</sup> As with the front porch, the columns exhibit a glazed, spattered blonde brick in a running bond different than on the rest of the house. Also echoing the front porch, the ceiling of the porte-cochere features similar exposed beams, beadboard, and crown molding. The ceiling is missing its two original light fixtures; however, the electric and gas combination bases are still visible. Eight original exterior stairs lead to a landing featuring an original patterned hex tile in white and green similar to the front porch.

Looming over the porte-cochere is a hipped wall dormer that sits on top of a projection from the main volume of the house. The dormer has a pair of six-over-one-light, double-hung sash windows. To the north of the porte-cochere is an exterior brick chimney with cast stone shoulders (see Photo 1). To the south of the porte-cochere is a square window bay with leaded glass and a hipped roof (see Photo 2). At the northeast corner of the house is a ramp to a basement entry. This entry is not original and likely was inserted when the house was a golf pro-shop. The ramp is concrete with a common steel handrail. A

<sup>3</sup> Originally, there were small wave-shaped finials at the ends of the ridges.

<sup>4</sup> The hipped roof of the porte-cochere originally had an unusual finial at its ridge.



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wood-frame sliding window towards the south end likely dates to the kitchen remodel, c.1999, though within an original opening. Two hose reels, roof vents, and a satellite dish are also not original features.

### **South Elevation**

The south elevation is the rear of the house and features two symmetrical, hipped roof ells with an enclosed porch in between (see Photo 3). A front-facing gable forms the roof over the rear porch, a later addition to enclose the previously open porch. The gable's small overhang covers little of the rear entry. Eight concrete stairs lead directly to a pair of ten-pane French doors flanked by single-hung vinyl windows. A large transom window is above the doors. To the west of the centered entry is the original basement entry. The entry has seven concrete steps below grade with board-formed concrete bulkheads. The entry is sheltered by a long, modern gable roof with a king post truss and exposed rafters.

On the second level of the house's south side, overlooking the roof of the porch infill, is a hipped dormer with a pair of multi-pane, double-hung, wood sash windows. To the east of the porch infill is a wood sliding window that likely dates to the kitchen remodel, c.1999, though within an original opening. The window is shielded by a hipped roof with curved brackets. To the west of the basement entry is a modern compressor for the second floor heating and cooling system, gas meter, electrical mast, and satellite dish. On the second floor above the basement entry is the rear sleeping porch that has been enclosed with vinyl sliding windows.

### **West Elevation**

The west elevation has a projecting center volume similar to the east side but without the porte-cochere (see Photo 4). The projecting volume contains a hipped wall dormer and an exterior chimney featuring Flemish bond brick. The roof envelopes the chimney in an awkward manner that appears to have created a water issue that has been repaired several times. This elevation has nineteen windows, including a pair of nine-over-one-light, double-hung windows in the dormer, three multi-paned paired casement windows under the eave, one large eighteen-over-one double-hung window, four twelve-over-one double-hung windows, and seven nine-pane casements at the basement level. The only modern intrusions on this elevation are a security light attached the chimney, two fixed windows in the enclosed sleeping porch, and a hose reel.

## **INTERIOR DESCRIPTION**

### **Overview - Main Floor**

The main floor of the McDonald House includes eleven rooms, plus two bathrooms and an enclosed rear porch. The rooms are arranged in a circular fashion around a small central core containing fireplaces, hallways, and services, such as a wood lift. The public spaces occupy roughly two-thirds of the main floor on its east side. They consist of a foyer, two reception halls, a living room, a dining room, and a library that flow from one to the next, generally with pocket doors between them. The exception to the open plan is the kitchen, located at the southeast corner, which is separated from the dining room by a swinging door and a pass-through buffet. Private spaces, consisting of three bedrooms and two bathrooms, are located at the west third of the main floor. Most floors here are oak, unless otherwise noted. The walls and ceilings are primarily plastered. The most commonly employed trim elements are oak and consist of a baseboard and picture rail. There are a variety of window types, but all original openings are framed in oak, with the top molding flowing into the picture rail.

The following description of rooms runs clockwise, beginning with the main entrance's foyer at the center of the north elevation. Room names are derived from a servant's bell box in the kitchen.

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### **Foyer and Front Reception Hall**

The front entrance of the McDonald House is located on the north façade (see Photo 6). The oak and glass front door is flanked by sidelights and opens to a foyer with oak flooring. Shallow bays project to the north to each side of the entrance (see Photo 9). The front (north) windows in the bays are large plate glass topped by transoms with six rectangular beveled glass panes and lead coming. Original steam radiators lie beneath each window. The bays' side windows (east and west respectively) are twelve-over-one-light, double-hung wood sashes. Each bay contains a built-in curved wood bench that backs onto an oak coat closet. Of these, the west closet is a true closet while the east closet is false, but provides symmetry. It consists of a door over a shallow opening containing utility chases. The ceiling is plastered, with ornamental box beams creating three coffers. The coffers at the bays are square, corresponding to the bays' plan, with centered bare-bulb light fixtures that appear to be original. The same fixtures reappear in several other rooms of the house. The rectangular center coffer contains a hanging Craftsman style light fixture that is of the same period as the house, but does not appear to be original to it, based on a modern business label (*Hippo Hardware*) inside its ceiling plate.

The foyer is open to a reception hall, separated only by two low oak stem walls with book cases at the rear (south). These are missing doors, based on the shadows of hinges in the wood stain. Also missing are posts between the stem walls and ceiling, as evidenced by additional shadows in the wood stain. The stain at the base is square (10 x 10 inches), while that at the ceiling beam is rectangular (9 x 13 inches). The ceiling of the reception hall is coffered by intersecting box beams with a large center coffer surrounded by smaller examples. The same bare bulb fixtures that are found in the front bays are installed at the beam intersections at the outer corners of the center coffer. Another Craftsman-style light fixture with a contemporary business label (*Hippo Hardware*) inside the ceiling plate is centered in the center coffer.

The most striking feature of the reception hall is the fireplace, which is centered in the wall at its rear (south). The fireplace is constructed of orange-red brick and rises the full height of the room (see Photo 8). The narrow mortar joints are beaded. The primary material is smooth brick, accented with rustic struck bricks which form a flared base, belt course, primary mantel, and capital-like secondary mantles. There are three reproduction light fixtures (labels inside the wall plates are from *Rejuvenation*). Shadows from original fixtures with round (rather than the current square) wall plates remain. The hearth is tiled with square tiles in dark red-orange. Stairs to the upper level lie to the right (west) of the fireplace, while a door to the butler's hallway lies to the left (east). All of the trim material in the reception hall and foyer is oak. The walls are primarily clad in non-original metallic wall paper trimmed with a picture rail at the top. The wall above the picture rail is plastered. An oak door on the west wall of the reception hall leads into the northwest bedroom. The transition from the reception hall to the living room is marked by a wide opening with a single, eight-foot-wide, oak pocket door.

### **Living Room**

A brick fireplace is centered on the east wall of the living room. The glazed brick is a slightly variegated pinkish-red with a black spatter finish. The fireplace is finished with five courses of corbelled brick topped with a molded oak mantle. The hearth is executed in glazed, yellow-brown rectangular tiles. To the south of the fireplace lies an oak book case that rises to the same height as the mantle and is trimmed with the same wood molding at its top. Based on shadows in the stained wood, the bookcase once had doors. A window fills the space between the top of the bookcase and the picture rail that circles the room. The window is a casement with two nine-pane sashes. A large eighteen-over-one-light, double-hung wood sash window with a radiator below it lies to the north of the fireplace. The north wall contains a large oriel with a window seat. The window is double-hung, with a short upper sash containing honey-comb glazing with leading. The lower sash consists of a single pane. The living room ceiling is coved, which is emphasized on the east wall by the slightly projecting fireplace's curved transition to the ceiling, which in turn creates small vaults above each of the east wall's window openings. The walls and ceiling are primarily plastered. The floors are oak, but have been stripped and finished in

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a lighter stain than the oak trim found throughout the room. A reproduction electric/gas combination fixture is attached to the short south wall adjacent to the bookcase. A wide opening with stem walls marks the transition from the living room to the east reception hall to the south.

### **East Reception Hall**

The east reception hall consists of two small spaces. An entry vestibule (east) leads to the attached porte-cochere. The area is tiled in mosaic and hexagonal tiles in green and white. The same tile is continued on the landing beyond the oak exterior door. A bench is built in at the south end of the vestibule. The entry vestibule can be separated from the remainder of the east reception hall by an oak pocket door. The flooring of the reception hall is oak, continued from the living room and continuing into the dining room to the south. The ceiling and walls of the reception hall are plastered and trimmed with oak baseboards and a picture rail above the level of the openings. The ceiling is plastered, with a centered, Craftsman-style light fixture. Another oak pocket door leads from the hall to the butler's hallway to the west. The butler's hall contains a built-in oak cabinet that conceals a wood lift to supply firewood from the basement to the reception hall, library, and living room fireplaces. The east reception hall is separated from the dining room to the south by a wide opening with a single-leaf oak pocket door.

### **Dining Room**

The plastered dining room ceiling is adorned with a perimeter of box beams that intersect, forming coffers (see Photo 10). Original bare bulb light fixtures are installed at the intersections of the beams. A period, but most likely non-original chandelier descends from the center of the ceiling. The walls of the dining room are clad in oak wainscoting topped by a plate rail at two-thirds the wall-height. Plaster is applied above this level. A large bay window is located on the east wall. The opening consists of a large plate glass sheet topped by a multi-pane transom with leaded coming. The windows on the sides of the bay are six-over-one-light double-hung wood sashes. A bench below the window conceals a radiator. A significant feature of the dining room is a built-in, Craftsman-style oak buffet on its south wall, which is double-sided to kitchen. Access to the kitchen is through an oak swinging door located at the west end of the dining room's south wall.

### **Kitchen**

The kitchen retains a wood floor but was otherwise completely remodeled c.1999. In contrast to the oak found throughout the first floor, the flooring here appears to be maple, which is likely original. New wood-frame sliding sash windows are located on the east and south walls. Though they are new, the cabinets on the north wall continue to provide partial access to the dining room's built-in buffet. At the west corner of the kitchen, a staircase descends to the basement. The west wall also includes a door that leads to the enclosed rear porch. Directly to the north is another cabinet that, while newer, accesses an original dumbwaiter connected to the basement. Other original features of the kitchen include the servant's bell and indicator system near the swinging door to the dining room. This consists of an oak box with a bell at the top with a glassed-in panel containing pointers and room markers. It was purchased from, or manufactured by, the "Fobes Supply Co." of Portland, Oregon and has a December 1907 patent date.

### **Enclosed Rear Porch**

It is unclear when the rear porch was enclosed. Based on materials, it was likely done in the 1960s to correspond with the house's use as a golf pro-shop. Arlene Bernards remembers the back porch in the 1930s as being "...a large glass and concrete back porch...."<sup>5</sup> This could indicate that the rear porch was originally glazed, like a conservatory, or was simply roofed and glazed in across the south wall.

Whether enclosed or open, the porch functions as a type of courtyard, with access from the exterior at the south. All wall finishes within the courtyard are exterior finishes. From the first floor of the house, the

<sup>5</sup> Arlene Bernards lived in the house as a child from 1930 to 1936, and wrote down her memories in 2005.

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enclosed rear porch can be accessed from the kitchen, the library, and the southwest bedroom, as well as the bathroom associated with the southwest bedroom. A servant's staircase from the second level is located at the porch's southeast corner. It appears that this stair originally turned, landing in the kitchen, and did not penetrate the exterior.

To form the enclosure, a wall was installed across the south opening of the porch, likely in the 1960s. Access to the exterior is via centered French doors flanked by one-over-one-light, vinyl-frame windows and topped by a horizontally-oriented window resembling a transom. The retroactively installed ceiling is plaster or drywall. The walls within the porch largely retain the original exterior shingles with alternating wide and narrow courses, painted white. A strip of newer vertical groove plywood (T1-11) has been installed above the molding that runs around the porch above the level of the openings and below the crown molding that forms the transition to the ceiling. The floor is concrete, scored in a four foot pattern of squares.

### **Library**

The library continues the hardwood flooring and box-beamed ceiling of the dining room. A period chandelier (most likely non-original based on labeling) hangs from the center of the stucco ceiling. In contrast to the similar ceilings in other rooms, the plaster of the center coffer is rough-cast. Bare bulb fixtures can be found at the intersections of the box beams. There are door openings on all four walls. A wide opening with a pocket door leads to the dining room to the east. The south has two doors, one with nine panes of glass in the upper half leading to the enclosed rear porch, the other to the southwest bedroom. The latter is stained oak on the front and painted on the room side. A door on the west wall leads to the west bedroom. The doors on the north wall include a passage to the butler's hallway and one into the walk-in closet associated with the main bathroom. Windows onto the rear porch are on the south wall. These are casement sashes arranged in two pairs of two, separated by a narrow mullion. The sashes themselves have six nearly square panes at the top half, arranged two-wide by three-high, with a single pane at the lower half for a total of seven panes of glass per sash. The library's north wall is dominated by a fireplace that closely resembles the example in the reception hall, with an H-shaped projection forming pilasters as well as a mantle. Constructed of smooth brick accented with rough struck brick at the base, top, mantle, and string course above the fire box, the brick here is a lighter, pinkish color with a slightly darker pink-orange mortar. Unlike the reception fireplace, the library fireplace has no arrangements for integrated light fixtures.

### **Southwest Bedroom**

The southwest bedroom can be accessed directly from the rear porch, from the rear porch via an en-suite bathroom, from the library, or from the west bedroom. Both of the doors leading to the porch appear to be doors meant for interior use rather than exterior. These doors are possibly modifications to the floor plan dating to the use of the house as a golf pro-shop. The flooring is oak. The walls are stucco, trimmed with the same woodwork as is found throughout the house, including a baseboard and picture rail. However, all of the woodwork in the southwest bedroom has been painted. This includes the built-in wardrobe at the northeast corner of the room. The ceiling is coved, with a period-style gas-electric combination light fixture at the center. The bathroom is located along the southeast of the room. All of the bathroom fixtures are modern, with the exception of a built-in medicine cabinet on its short west wall. A radiator is located at the northwest corner of the room.

### **West Bedroom**

There are doors on three of the west bedroom's walls, one leading to the southwest bedroom (south wall), one to the library (east wall), one to a closet (east end, north wall), and one to the bath (west end, north wall). The floors are oak. Unlike the public spaces with their continuous flooring, the wood here is laid out with a border around the perimeter. The walls are stucco with painted wood trim, including baseboards and picture rails. The picture rails transition into window hoods. The center of the west wall features a fireplace with a painted simple surround and mantle supported by molded corbels. The hearth

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and framing of the firebox are executed in white glazed subway tiles. The fireplace is flanked by twelve-over-one-light, double-hung wood sash windows. The ceiling is coved. A radiator is located in the southwest corner of the room.

### **Bath**

The main floor bathroom lies between the west bedroom and the northwest bedroom and can be accessed from both. A walk-in closet lies to the east and is separated from the bath by a pocket door. An oak door leads from the closet to the library (east). The floor of the bathroom is laid in small, white, hexagonal tiles. The walls are clad in subway tiles to about five feet. Above this, the walls are plastered, as is the coved ceiling.

In addition to the original flooring and wall cladding, the bath retains a large, original pedestal sink, along the west exterior wall, and a footbath (not a sitz bath) located against the north wall. The toilet in the northeast corner and a bathtub in the southeast corner are both modern. The bathroom windows are located on the west wall and west end of the north wall. The large window on the west is a twelve-over-one-light, double-hung wood sash located directly above the sink. On the interior it has been covered by a large, wood-framed mirror. As there originally was a window above the sink, the original mirrored medicine cabinet was offset to the right (north) of the sink, above a radiator. A second window is located on the west side of the north wall. It is a small casement window with two six-pane sashes placed high in the wall above the footbath. A modern cabinet has been installed on the wall between the footbath and the window. All of the light fixtures in the bath, above the medicine cabinet as well as at the approximate center of the ceiling, are modern. The east wall includes more built-in cabinetry, on the wall above the tile wainscot, and the pocket door leading to a hallway. The hallway has built-in cabinetry that has been partially modernized and was likely originally linen storage. The ceiling is coved and includes what appears to be an original light fixture. A small, low door on the closet's east wall provides access to storage space under the main staircase. A second small door on an angled wall at the east, set at waist height, conceals a laundry chute to the basement. A door out of the hallway and into the library is on the south wall.

### **Northwest Bedroom**

The northwest bedroom includes a door to the bathroom on the south wall and another door to the reception hall on the east wall (see Photo 11). The oak flooring has been covered by modern carpeting. The walls are plastered, as is the coved ceiling. There is a period-style light fixture at the center of the ceiling. Trim elements include a picture rail installed at the level of the door and window hood molding and a baseboard. There are two windows on the west wall. The opening near the south end of the wall is set high in the wall and consists of two six-pane casement sashes. The second window, located toward the north end of the wall, is a twelve-over-one-light double-hung wood sash. A radiator is located below this window. A large bay window with a window seat is located on the north wall. It has a multiple-lights-over-one-light configuration with a short upper sash with leaded and honeycomb-shaped panes. A built-in wardrobe is located on the south wall, at its east half. In contrast to the oak woodwork in the majority of the house, the wood in the northwest bedroom appears to be primarily tiger maple, particularly noticeable on the built-in wardrobe. The room's doors are also veneered in tiger maple to match on the inside, with the standard oak on the outside.

### **Overview - Second Floor**

The second floor can be accessed via stairs from the reception hall or via the servant's stair from the enclosed rear porch. Originally, the servant's stair would have descended from the servant's bedroom (southeast corner) into the kitchen area. The stair from the reception hall begins to the right (west) of the fireplace, with a landing after seven steps and a turn to the left (east), wrapping around the center core of the house. Another flight of steps leads to a second, split landing, with steps leading to either the north or south. The steps are oak. Based on shadows in the wood stain, metal corner sweeps were removed, possibly at the same time a modern carpet runner was installed. The walls are primarily



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plastered, with modern metallic wall paper applied below a trim board at chair rail height. This trim board, while oak, appears to be newer as it is of a different quality than the oak of the steps and baseboards. The stair hall's corners are protected by original trim pieces with molded capitals. A hand rail on the right hand wall is also newer.

The second floor encompasses two enclosed sleeping porches, five bedrooms, two bathrooms, a sewing room or office, and the central hallway. Functionally, the east third of the floor can be divided into a separate apartment, suggesting a servants' suite. The following description of rooms is based on taking the final stair run to the north, and running clockwise from there.

### **Hallway**

Like the main floor, the upstairs rooms are arranged in a circular fashion, around a core formed by the hallway. The hall has a coved plaster ceiling and plastered walls. The floors are covered in modern carpeting. The center core contains a variety of cabinetry, including display cabinets, linen cabinets, a built-in ladder to the attic (see Photo 14), a wood lift, and a laundry chute.

### **Enclosed Sleeping Porch**

The front (north) enclosed sleeping porch is located to the immediate north of the stairwell (see Photo 12). It is accessed via a door with a glazed upper half and a wood panel on the bottom half. The door is flanked by fifteen-over-one-light double-hung, wood sash windows. The main opening on the north wall consists of a large, fixed, center window flanked by shorter casements. This opening is likely to have been filled by screens originally. Modern carpeting has been installed on the floor. The walls match the primary exterior cladding, which display alternating courses of painted wood shingles. The ceiling follows the slope of the roof and is clad in beadboard. A wooden storage bench runs along the north wall. There are also windows on the east and west walls that provide light and formerly air to the northwest and northeast bedrooms. These are eighteen-over-one-light double-hung wood sashes.

### **Northeast Bedroom**

A door from the hall to the east accesses the northeast bedroom. The room's floor is oak. The walls are plastered and flow smoothly into the coved ceiling. All of the room's wood trim elements are dark stained fir. The two windows on the east wall are set low to the floor and consist of a casement with two six-pane sashes at the north end and a single six-pane casement sash toward the south end. Additional light to the room is provided by an eighteen-over-one-light window on the west wall that looks into the front sleeping porch. A walk-in closet with a built-in wardrobe is located on the south wall. A door on the south wall leads into the east hall.

### **Southeast Bedroom**

The southeast bedroom is located roughly half-way down the hall from the northeast bedroom. The room's floor is oak. The walls are plastered and the ceiling is partially coved. The room's wood trim elements are reddish stained fir. Paired sixteen-over-one-light double-hung wood sash windows are located on the east wall. Almost directly opposite the southeast bedroom's door an opening leads into the south hall. This is missing its original door. The south end of the east hall shows some signs of alteration. An opening has been rebuilt with a new lintel and jamb and without provisions for a door, which may have been the original configuration. Baseboard trim stops abruptly at the opening.

### **Bathroom (East)**

Beyond this altered opening lies the east bathroom. The door to the bathroom and its attendant trim is modern. Likewise, the bathroom fixtures inside are all modern, including a double sink, toilet, and tub. The floor is covered in modern sheet vinyl. The north wall and the ceiling are plastered; however the south wall appears to be covered in drywall. Ceiling and wall coving are evident at the east end of the room. This bathroom has no window openings. The originality of the bathroom is questionable, with

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alterations suggesting that the space was once connected to the servant's bedroom in a different manner.

### **Servant's Bedroom**

The main door opening into the servant's bedroom appears to be newer, with matching, though slightly less elaborate trim than the house's original openings. The door itself appears to be original, and may have been located at the altered opening in the hall between the southeast bedroom and east bathroom. The servant's bedroom has a modern carpeted floor. The walls and coved ceiling are primarily plastered. Trim elements include a baseboard and the typical window surrounds found throughout the house. The north wall appears to be drywall rather than plaster, with a missing baseboard, suggesting some alteration in this area. The east wall includes a casement window with two, nine-pane sashes. The west wall has a modern, crank operated window with two undivided sashes. The trim on this opening is simplified compared to the trim on the original opening on the east wall. The south wall has a closet at its east end and a built-in wardrobe toward its west. Roughly centered in a wall is a door leading to a servant's staircase that terminates at the enclosed rear porch. The stair hall is lit by a twelve-over-one-light, double-hung wood sash window. This stair appears to have been altered. Following three narrow steps from the servant's room a landing turns to the west. The descending hall from here is wider. The exterior wall (south) is clad in plaster, while the interior wall (north) is drywall. There is also an open storage cabinet that shows drywall cladding. It seems likely that there was at least one additional landing partway down the stairs, with a turn to arrive in the kitchen area rather than at the enclosed porch.

### **Sewing Room**

The sewing room can be accessed from a door from the east hall as well as from the main hall to the north. The floor is oak. The walls and ceiling are plastered and finished with a baseboard. Discontinuous floorboards against the west wall indicate some alteration or removal of a built-in cabinet. The sewing room is one of the few rooms in the house without original built-in cabinetry. There are paired sixteen-over-one-light double-hung, wood sash windows on the south wall, overlooking the rear courtyard/enclosed porch. A large fixed window with six panes of textured glass on the north wall provides light for the main hallway. A modern desk has been installed below this opening. The door to the hall is similarly glazed on its upper half. A period gas/electric combination light fixture is centered in the ceiling. Exiting the sewing room to the north, into the main hall, the southwest bedroom lies to the west.

### **Southwest Bedroom**

The southwest bedroom has oak floors. The walls are trimmed with fir baseboards and are plastered, as is the coved ceiling. A fireplace is located south (left) of center on the west wall. It has a Craftsman-style surround and mantle, with a modern brick and metal insert. The hearth is clad in modern white tiles. Paired nine-over-one-light double-hung wood sash windows lie to the north (right) of the fireplace. A walk-in closet with built-in fir cabinetry lies in the southeast corner of the room (see Photo 13). A door on the north wall leads into a bathroom. Double doors on the south wall lead into a sleeping porch.

### **Enclosed Sleeping Porch (Southwest)**

The doors of the southwest sleeping porch match those found at the north porch and have a single pane of glass in the upper half, with a single wood panel on the bottom. The floor of the porch is clad in modern carpeting. The walls are clad with the same siding as the exterior of the house: wood shingles in alternating wide and narrow courses. The ceiling, which follows the slope of the roof, is clad in beadboard. The openings on the east, south, and west walls are filled with vinyl window units, two on each side. Those on the east and west sides are fixed sashes, while those on the south are sliding sashes.

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### **Bath (West)**

The west bathroom can be accessed directly from the southwest bedroom as well as from the hallway (door on the east wall of the bath). The floor is laid in small hexagonal tiles. The walls, as well as the coved ceiling, are plastered. The baseboard trim here is marble. A wooden trim board is applied roughly half-way up the wall, indicating a material transition. The west wall includes a casement window with two six-pane sashes. A vanity and sink against the south wall are modern and date to c.1999. A clawfoot bathtub at the northwest corner is original, as is its plumbing. The toilet to the east (right) of the tub is modern. A large, original shower stall stands in the northeast corner of the bathroom. Its walls and floor are marble and it retains its original plumbing fixtures.

### **Northwest Bedroom**

The floors of the northwest bedroom are oak. The walls and coved ceiling are clad in plaster. Trim elements include fir baseboards and wooden corner bumpers at outside corners near doors. There are two low-set windows on the west wall. These are casements, with two six-pane sashes each. An eighteen-over-one-light double-hung wood sash lies on the east wall and overlooks the north sleeping porch. A closet is located to the south (right) of this window.

### **Overview - Basement**

The basement can be reached from an interior stair in the kitchen or from the exterior at the rear (south) or exterior at the northeast corner. The exterior opening at the northeast corner appears to be a non-original opening, likely created in the 1960s to correspond with the house's use as a golf pro-shop. The majority of the alteration to the house appears in the basement. A suspended ceiling has been installed throughout, likely in the early 2000s for the House of Ruth<sup>6</sup>. In places, the original ceiling can be viewed. It is clad in beadboard throughout with copper plumbing anchored to its surface for the original steam radiators. Walls have been inserted into this space between support posts for the first floor. These non-historic interior walls are clad in drywall with plain wood trim. The exterior walls are parged concrete pierced frequently by original nine-pane wood casement windows on the upper half of the wall. The floor is concrete and scored in four-foot squares. No historic light fixtures remain in the basement. Almost all interior doors are modern, smooth hollow-core plywood.

Historically, most of the basement would have been open. Arlene Bernards remembers the basement in the 1930s as being "vast" and "...afforded us many hours of roller skating."<sup>7</sup> The following description of rooms is based on taking the kitchen stair into the basement, and running clockwise from there. The room labels are from the house's last use as a home for unwed mothers.

### **Utility Room**

In the southeast corner of the house is the laundry room. The stair on the south wall wraps around a modern closet forming a U-shaped footprint up to the kitchen. (The closet contains two modern hot water heaters.) The stair is carpeted and its wall surfaces are drywall. It is not known how the stairs were originally configured and interacted with the servant's stair to the second floor. There is an original dumbwaiter in the northwest corner of the room. Its cabinet is clad in beadboard and accessed through a three-panel door. A bank of three and a bank of two, nine-pane wood casement windows light the southeast corner of the room. There is a steam radiator on the south wall with a floor drain in front of it, indicating that this room was likely the original laundry room. A cabinet and countertop from c.2000 stand along the east wall.

### **Cooler**

On the center of the south wall is an original walk-in cooler (see Photo 15). The walk-in cooler is six feet by eleven feet with a five-inch-thick door. It is wood-lined with a separate compartment with another

<sup>6</sup> The House of Ruth was a home for unwed mothers that leased the house from the Elks Club.

<sup>7</sup> Arlene Bernards remembrances, 2005.

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thick door on its east side. The main compartment has a refrigerator unit (c.1978) mounted to the ceiling.

### **Rear Entry**

On the south side of the basement toward the west end is the rear entry. An original three-foot-wide, three-panel door with nine panes of glass in the upper half marks the entry from the outside. The electrical service panel and gas main are behind the door swing. The rear entry hall is clad in beadboard on the walls and ceiling. A cabinet unit (c.2000) stands along the east wall.

### **Fuel Room**

In the southwest corner is the fuel room. It is accessed through a five-panel door from the modern workshop room. This room stored fuel for the boiler. It may have been a coal room, but likely it held sawdust for the boiler burner, based on the lack of damage to the room. There is a "coal chute" to the outside in the center upper half of the south wall. Beadboard covers the ceiling and north and east walls. The south and west walls are parged concrete. The floor is concrete but without the score lines found in the exposed areas of the rest of the basement. A radiator used to be mounted to the ceiling but it has been removed. There are no windows in this room.

### **Workshop**

Along the south wall is a workshop dating to c.2000, based on the oriented strand-board wall cladding. The cabinetry is a modern workbench. An original metal fireplace clean-out marks the west wall. The ceiling is original beadboard. The floor is concrete scored with the four-foot grid. In the floor is a jack-hammered clean-out for the bathroom installed north of this room c.2000. There is one nine-pane casement window and a pair of nine-pane casement windows in the west wall.

### **Bathroom**

Along the south wall north of the shop is a c.2000 bathroom. The oddly shaped room has an original wall on its north side that has been drywalled over; however, the beadboard is still detectable behind an original radiator on this wall. There is a modern toilet on the west wall and a sink unit on the south wall. The floor is modern tile. One original nine-pane casement window lights the west wall.

### **Northwest Office**

In the northwest corner of the house is an office space created c.2000. The walls have been furred out to accommodate electrical wiring and then drywalled. The ceiling is dropped, trim is plain wood, and the floor is carpeted. A bank of three nine-pane windows marks the west wall, and a bank of two nine-pane windows mark the north wall. An original radiator stands against the west wall.

### **Office Work Area**

At the center north of the basement is a large area created as an office work area c.2000. The walls have been furred out to accommodate electrical wiring and then drywalled. The ceiling is dropped, trim is plain wood, and the floor is carpeted. One nine-pane window marks the west wall near the north corner. There was likely a matching window in the east wall; however, a door was inserted here as a second exterior exit. A modern metal-clad door with a lunette window has been hung here, with a ramp on the outside leading to the ground level. A set of modern cabinets is located on the east wall. Posts and beams have been trimmed out. A non-original radiator stands against the north wall. An original metal fireplace clean-out marks the south wall.

### **Northeast Office**

In the northeast corner of the house is an office space created c.2000. The walls have been furred out to accommodate electrical wiring and then drywalled. The ceiling is dropped, trim is plain wood, and the

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floor is carpeted. A bank of two nine-pane windows marks the north wall, and one nine-pane window marks the east wall. An original radiator stands against the north wall. An original metal fireplace clean-out marks the east wall.

### **Family Room**

At the center east of the basement is a large area designated as a family room c.2000. The walls have been furred out to accommodate electrical wiring and then drywalled. The ceiling is dropped, trim is plain wood, and the floor is carpeted. A bank of two nine-pane window marks the east wall near the south corner. A non-original radiator stands against the east wall.

### **Storage**

At the center of the basement is a new storage room constructed c.2010. The walls are unfinished drywall, the ceiling is beadboard, and the floor is still exposed concrete scored with the four-foot grid.

### **Boiler Room**

Wrapping around the storage room with an L-shaped plan at the center of the basement is the boiler room. The current boiler is a relatively new unit manufactured by Bryan, which is much more compact than the original boiler. To the north of the boiler are two large chimney bases that support the chimneys in the reception hall and library. Between them is the bottom of the wood lift to the first floor. To the west is the bottom of the wood lift to the second floor. Next to the second floor wood lift is the bottom of the laundry chute from the second floor.

### **Overview - Attic**

The attic is accessed from a built-in ladder inset into the wall of the second floor hallway on the interior near the northwest corner (see Photo 14). The ladder has wood rungs with a beadboard back. The hatch is also beadboard. For such an elaborate access, there was no evident use made of the attic. It contains a forced-air furnace for heating the second floor, likely installed in the early 2000s for the House of Ruth. It does give a good opportunity to view the "plumbing" for the combination gas and electric light fixtures.

### **Conclusion**

The Malcolm McDonald House has excellent integrity. The majority of alterations to the house since its construction have occurred in the basement. Most of these alterations are partition walls and suspended ceilings that have merely covered historic fabric and can be easily removed. On the exterior, there are plans to restore the enclosed rear porch to make it open once again. This would involve removing the inserted roof and end wall. Modern aluminum gutters and downspouts have been installed in the locations of the original smaller gutters. The wood shingle roof was replaced with composition shingle, likely early in the house's history. The windows that were installed in the two sleeping porches maintained the original openings and can be removed. The kitchen underwent a full remodel c.1999; however, those alterations kept to the kitchen's original footprint and retained the dumbwaiter and bell box. The reconfiguration of the servant's stair is a more complex alteration but could be restored. These alterations are all in the private areas of the house and are common on large, historic homes.



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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

AGRICULTURE

COMMUNITY PLANNING & DEVELOPMENT

**Period of Significance**

1911-1912

**Significant Dates**

1912 – construction complete

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation** (if applicable)

N/A

**Architect/Builder**

Unknown/Unknown

**Period of Significance (justification)**

The Malcolm McDonald House was built 1911-12, for the president of the Oregon Nursery Company. The period of significance is the construction date for the residence.

**Criteria Considerations (explanation, if necessary)**

N/A

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Malcolm McDonald House, located in the Orenco neighborhood of Hillsboro, Washington County, Oregon, is eligible under Criterion C as it strongly embodies the characteristics of the Arts and Crafts movement and is a unique representation of the Craftsman style. It possesses high artistic value and represents the work of master craftsmen, though the latter is unknown. Many features of the Craftsman style and form are apparent on the exterior, including deep open eaves with curved brackets and purlins, a broad entry porch, a variety of window types and wall surfaces, and multiple chimneys. Built-in cabinetry, large fireplaces, and an open floor plan represent the style and form on the interior. Fine carpentry and the use of natural materials predominate. While the house is primarily Craftsman in style, other trends, both contemporary with the Craftsman as well as predating it, are in evidence. The building's square, symmetrical massing hearkens back to slightly earlier American Foursquares, but also shows the influence of the Prairie style which would have been popular at the time of the McDonald House's construction. However, its hipped roof surfaces are steeper than those typically associated with the Prairie style and it lacks that style's pronounced horizontality. Some of the McDonald House's detailing, particularly the Flemish bond glazed brick accents and leaded glass windows recalls the popularity of similar features in Free Classical style residences. The house is also significant under Criterion A in the area of Community Planning and Development, for its association with the formation of the City of Orenco, and the area of Agriculture, for its association with the Oregon Nursery Company. As the residence of an Oregon Nursery Company owner, and therefore also a founder of the City of Orenco, the McDonald House is locally significant.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Built in 1911-12, the Malcolm McDonald House is a large Craftsman residence built for Malcolm McDonald, one of the two men responsible for expanding the Oregon Nursery Company and founding the community of Orenco. Orenco was formed first as a settlement to support the nursery operations, and then evolved into an incorporated city following the nursery's success. The Malcolm McDonald House was built in the same style as the house of his business partner Archibald McGill and as the Oregon Nursery Company office; however, the McDonald House was built on a grander scale.<sup>8</sup> The house displays a high degree of physical integrity both on the outside and inside. It clearly conveys its significance, which is its association with the Oregon Nursery Company and development of the City of Orenco through its construction for a company owner and community founder, and its construction during a period of growth for the community.

### **Overview of the History of Hillsboro, Oregon<sup>9</sup>**

The city of Hillsboro was settled and founded in the East Tualatin Plains of Washington County, Oregon. Over the years Hillsboro has been a hub of agricultural growth and technological development. The neighborhood of Orenco, once a city in itself, is now incorporated within Hillsboro as a residential area.

The land occupied by the present-day city of Hillsboro, Oregon, was once inhabited by an indigenous people known as the Atfalati or Twalaty.<sup>10</sup> Like other indigenous tribes of the Pacific Northwest, the Atfalati were a migratory people, based on seasonal hunting and gathering, and integral to the vast trade network on the lower Columbia River. It also appears that the Atfalati practiced a form of land management that has parallels to agricultural practices, burning the prairies to improve both land use and hunting profits.

<sup>8</sup> The Archibald McGill House is located roughly one-quarter of a mile to the northwest of the McDonald House. The Oregon Nursery Company office is no longer extant.

<sup>9</sup> This section is adapted from a previous nomination draft for a Multiple Property Listing for "Historic Resources of Hillsboro, Oregon" by Sara Paulson and Elizabeth Provost, 2011.

<sup>10</sup> Kim Fitzgerald and Deborah Raber with the Hillsboro HLAC. *Hillsboro* (Charleston, SC: Arcadia, 2009), p.7.

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The first Euro-American settlers arrived in the Hillsboro area in the 1830s. These were primarily former Hudson's Bay Company traders, trappers, and missionaries.<sup>11</sup> Their arrival signaled the end for the region's native population, who were first decimated by disease, and then legally stripped of their land through treaties with the federal government in 1855.<sup>12</sup> In the 1840s, and particularly following the Oregon Donation Land Claim Act of 1850, additional waves of settlers arrived in the Hillsboro area.<sup>13</sup> Hillsboro was first platted in 1850 and was eventually named in honor of one of the town founders and early land claim recipients, David Hill.<sup>14</sup> Incorporation did not follow until 1876, after a significant population expansion that can at least be partially attributed to the arrival of the railroad in 1874.

Though traditional forest-based Oregon industries were a significant economic force, agricultural crops such as hops and berries were mainstays in the local economy. The construction of the Oregon Electric Railway in 1908 provided another boost to the economy and population growth, by making the City of Portland easily accessible to Hillsboro residents as well as the crops they produced. Agriculture remained a major focus in the region throughout the first half of the twentieth century. As late as 1960, Birdseye Foods was the major employer in Hillsboro.<sup>15</sup> However, beginning in the 1950s, Washington County industries began to shift their focus toward technology, beginning with the establishment of the Tektronix campus at Cedar Mill (1950s) and culminating in the growing sprawl of the Intel facilities (beginning in the 1990s) in what was once the nursery town of Orenco.

### **History of Orenco, Oregon**

Orenco has a storied past which includes transitions in the land the town was built upon and the lifestyle of the people who lived there. Reflecting on the transition of the Orenco land in the *Hillsboro Argus*, journalist Francis Slater reported in 1965: "What was once a wheat field and woods became a show place in the heart of the Tualatin Valley and the garden spot of the Willamette Valley."<sup>16</sup> The land that became home to the City of Orenco underwent many changes before it became a "garden spot." This transition was spurred by the Oregon Donation Land Act of 1850 and the homesteading that followed. Land claim owners took advantage of their fertile acreage in the Tualatin Valley and created an agrarian lifestyle.

The location of Orenco, centered on the donation land claims of George H. Ebberts, William H. Bennett, Walter Pomeroy, and Isaac Butler, was ideal for development, not only because of the fertile land, but also its convenient placement between Portland and Hillsboro. Though Orenco is now a residential neighborhood of Hillsboro, the influence of the Oregon Nursery Company helped Orenco become, at least for a time, an independent city and hub of Washington County.

### **The Oregon Nursery Company, Salem (1867-1906)**

The Oregon Nursery Company was established in Salem, Oregon, in 1867, by O. Dickenson.<sup>17</sup> In 1891, Canadian immigrants Malcolm McDonald and Archibald McGill purchased the operation.<sup>18</sup> The nursery company leased the land for their offices and packing shed from Willamette University, and after suffering a devastating fire that destroyed most of the nursery operations on November 2, 1905, Willamette demanded a large rent increase. Rather than rebuilding there, McDonald and McGill chose to look for land to purchase

<sup>11</sup> Fitzgerald, Raber, & HLAC, *Hillsboro*, p.7.

<sup>12</sup> Oregon Historical Records Survey, United States, *Inventory of the County Archives of Oregon*, p.7.

<sup>13</sup> Richard Matthews, *Limited Horizons on the Oregon Frontier: East Tualatin Plains and the Town of Hillsboro, Washington County, 1840-1890* (Portland, Oregon: Portland State University, 1988), p.54.

<sup>14</sup> Oregon Historical Records Survey, United States, *Inventory of the County Archives of Oregon*, p.6-7.

<sup>15</sup> Fitzgerald, Raber, & HLAC, *Hillsboro*, p.123.

<sup>16</sup> Francis Slater, "Orenco – Once Called 'Garden Spot'," *Hillsboro Argus*, 5/13/1965.

<sup>17</sup> The company may have been founded as Capital City Nursery in 1867, but this cannot be substantiated. A nursery of this name remained in business and had an association with Malcolm McDonald into the 1920s. Capital City Nursery letterhead from 1927 lists locations in Salem, Orenco, and Portland, and refers to McDonald as "our president." Nothing else is known of Capital City Nursery at this time.

<sup>18</sup> "Oregon Nursery Company," *Daily Capital Journal*, 01/01/1907. This article includes a detailed description of the Salem operation, including the location of various buildings and growing fields.

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elsewhere.<sup>19</sup> The community of Brooks, Oregon, sought unsuccessfully to attract the company, and in May 1906, McDonald and McGill traveled north to examine the land in the Tualatin Valley.<sup>20</sup> Though the *Hillsboro Argus* reported on the company's relocation to Washington County in August 1906, Salem's *Daily Capital Journal* was still reporting on efforts to keep the organization in Salem in late September 1906.<sup>21</sup> In early October, McDonald and McGill paid \$90,000 cash for property just east of Hillsboro and the company's move to Washington County was secured.<sup>22</sup>

### **Orenco Township Development (1907-1911)**

After moving to Hillsboro and expanding their holdings, the Oregon Nursery Company became the largest nursery on the West Coast, covering 1,133 acres at the height of its operation. Supporting this operation was the settlement McDonald and McGill founded, Orenco, a name derived from the company: **OREgon Nursery COmpany**.<sup>23</sup> The first home in what was to become Orenco was built in 1907 for Archibald McGill (1430 NW 228th). It is a grand Craftsman house, the style and form of which was replicated in the Oregon Nursery Company office in 1909 (no longer extant) and Malcolm McDonald's house (1911-12) at 22180 NW Birch.

In 1908, the Company filed plats for the Orenco Township site and Orenco Acres in the William H. Bennett Donation Land Claim. There were nine blocks within the township, laid out 300 feet x 315 feet, and three half-blocks on the south end. Streets were 60 feet wide and there were 15-foot-wide alleys running east and west through the blocks.<sup>24</sup> Orenco Acres was a large area southeast of the town site, with multi-acre tracts, located north of modern-day Baseline Road.<sup>25</sup>

Reporting on the planned settlement of Orenco as a "model city" and "hive of industry" in 1908, the *Daily Capital Journal* reported that, "No lazy people or drones or speculators are wanted at Orenco. It is a busy place and there will be employment at all times for the right kind of people – those who want to work...[T]here is bound to spring up here a center of life and industry that will surprise the whole state." The newspaper reported that a number of cottages were planned for construction and that lots would be sold for \$110 on "easy installments."<sup>26</sup>

As the article predicted, the town grew rapidly. Within the following two years, Orenco contained a two-acre packing shed, hotel, general store, two churches, drug store, barbershop, ice cream parlor, lumberyard, school, and many residences. By 1910, the First Addition to Orenco was platted adjacent to the original townsite, adding eleven new blocks south of the railway between Chestnut and Fir Streets, with an additional 1-1/2 blocks between Birch and Chestnut Streets.

The rapid growth of Orenco was influenced by the addition of a railway, much like Hillsboro experienced in the 1870s. The Oregon Electric Railway was planning a line from Portland that extended south to Salem and Eugene, and west to Hillsboro and Forest Grove, with a branch line to Garden Home. The route was originally planned to run south of the nursery land but, after railway management met with McDonald and McGill, it was rerouted to go directly through Oregon Nursery Company property. Regular service began in 1908.<sup>27</sup> The

<sup>19</sup> "Cannery and Nursery Burned," *Daily Capital Journal*, 11/3/1905, p.8. *Daily Capital Journal*: 11/8/1905, p.8; "Will Build or Move," 11/10/1905; 12/9/1905, p.3; 12/12/1905, p.2. Salem's business community was upset with University trustees because the Company and its employees invested a great deal in the Salem economy, and because the Company's presence throughout the United States and Canada attracted press for Salem.

<sup>20</sup> *Daily Capital Journal*, 12/13/1905, p.5; 05/09/1906, p.8.

<sup>21</sup> "Oregon Nursery Co. Pulls Out of Salem," *Argus*, 8/30/1906; *Daily Capital Journal*, 9/28/1906, p.2

<sup>22</sup> "Removal of a Great Industry," *Daily Capital Journal*, 10/5/1906, p.2.

<sup>23</sup> Mrs. Anna (Lisky) McNew is credited for the creative formation of the name. Winnifred Herrschaft, "The Story of ORENCO," *HISTORY Supplement to Holiday 1999 express*, 1999, 1A.

<sup>24</sup> *Orenco Townsite*, plat map.

<sup>25</sup> *Orenco Acres*, plat map.

<sup>26</sup> "Orenco, What the Oregon Nursery Company is Doing at its New Townsite," *Daily Capital Journal*, 8/13/1908, p.3.

<sup>27</sup> Francis Slater, "Orenco – Once Called 'Garden Spot,'" *Hillsboro Argus*, 5/13/1965.

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stop was used by numerous riders and provided convenient access for the company's shipments. For 33 cents, a passenger could ride from Orenco to Portland and back.<sup>28</sup>

The population of Orenco expanded quickly, surpassing 500 residents by 1909.<sup>29</sup> The Oregon Nursery Company was large and prosperous, attracting many people to the town. Though Orenco was established by the company, it was not a company town by definition. Unlike traditional company towns wherein the company owns all property, Orenco residents owned their own property and often built their own houses. The Oregon Nursery Company's staff numbered more than 200 local employees at its peak, and provided employment for an additional 100 sales agents.<sup>30</sup>

Orenco provided the opportunity for its residents to earn decent wages without travel time or expenses, to save money, and to learn the skills of cultivating a nursery. Nursery workers also benefited from the forward-thinking ideas of Malcolm McDonald, who was known as an innovative leader. McDonald initiated a profit-sharing plan for his employees, wherein company workers received a share in annual profits.<sup>31</sup>

As Orenco developed, all the components of a modern-day town were included. Among the new buildings was a town hall, which housed a volunteer fire department that was organized in 1910. One important structure to the township's development was the Orenco Presbyterian Church (still extant at 22785 NW Birch), a fundamental component to the town. Archibald McGill was one of the organizing members of the church who hired Portland-based architect Willard F. Tobey to construct the edifice.<sup>32</sup> After two years of building, the church, seating 200 patrons and costing \$8,000 to construct, was dedicated on October 15, 1911.<sup>33</sup>

### **Incorporating the City of Orenco (1912-1924)**

Witnessing the town's significant growth in a short time, McGill and McDonald developed differing opinions on whether to evolve the relationship between Oregon Nursery Company and Orenco. Rather than keeping with the "company town" ideal (though with private property ownership) as initially envisioned by the pair, McDonald thought the town should incorporate and elect a government. McGill felt the move was an unnecessary financial investment and opted-out. In 1912, McGill ended his relationship with the Oregon Nursery Company and sold his property to F.W. Power, who became secretary of the company. Many Orenco residents also had reservations about incorporation. The April 24, 1912, *Oregon Journal* reported:

"A hotly contested mass meeting was held last night to decide whether or not to incorporate the town. The town is pretty evenly divided on the matter, as was shown by a ballot taken near the close of the meeting, 26 being for incorporation and 19 against. To be able to incorporate, a territory of a mile square will have to be taken in, which is about eight times the present townsite. The incorporation of the town now looks quite uncertain."<sup>34</sup>

McDonald's vision was fulfilled when town members voted to incorporate Orenco on January 6, 1913, and subsequently elected him the new town's first mayor.<sup>35</sup> By June 1913, both the Oregon Nursery Company and the City of Orenco were operating smoothly. In the spirit of the successful marriage between the company and the city, the nursery and the town hosted a national nurserymen convention. The company also

<sup>28</sup> *The Orenco Herald*, January 1914, Vol. 1, No. 1 edition. Daily trains traveling between Portland and Hillsboro were integral in the development of the City of Orenco and the modern transportation development of Washington County. The railway line established through Orenco provided the space for Washington County's current passenger train system – the MAX.

<sup>29</sup> Francis Slater, "Orenco – Once Called 'Garden Spot'," *Hillsboro Argus*, May 13, 1965.

<sup>30</sup> The Company had an additional office in Detroit, Oregon for its sales representatives. *Daily Capital Journal*, 1/2/1905, p.2.

<sup>31</sup> Winnifred Herrschaft, "The Story of ORENCO," *HISTORY Supplement to Holiday 1999 express*, 1999, p.1A.

<sup>32</sup> "About Us." Orenco Church. Online at <http://www.orencochurch.org>, accessed 7/1/2014; *Oregonian*. "Church Will Cost \$7,000: Presbyterians at Orenco to Build Fine Edifice," 3/12/1911, p.11.

<sup>33</sup> *Hillsboro Argus*. "Orenco Presbyterians to have \$8000 Church," 10/15/1911.

<sup>34</sup> "Orenco Does Not Agree About Incorporation," *Oregon Journal*, 4/24/1912.

<sup>35</sup> "Orenco Officially Declared a City," *Hillsboro Argus*, 2/13/1913.



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integrated business and community well-being by offering its enormous packing sheds to the city as a venue so Orenco could host the Washington County Fair.<sup>36</sup>

Orenco residents were enjoying success as a new town, and made attempts to foster future growth. An ad in the 1914 *Orenco Herald* read: "Mr. Homeseeker, you will make no mistake if you cast your lot in with Orenco. You can buy lots or acreage at reasonable prices; you are within a few minutes' ride of Portland; you have electric lights and telephone service; fuel is cheap and life is worth living."<sup>37</sup>

The City of Orenco set about city business, building infrastructure and issuing ordinances. In 1919, the city expanded building regulations controlling new construction and exterior remodeling, and instituted a permit fee of one dollar.<sup>38</sup> In 1920, the city issued more regulations with an ordinance that charged license fees for all "Theatricals, vaudeville or moving picture shows," each night they were shown, and annual fees of \$15 to all billiard halls, bowling alleys, and businesses selling soft drinks and ice cream.<sup>39</sup> The matter of providing a water system proved thorny. In 1914 an \$11,000 bond was issued to establish an adequate supply of water and a water works.<sup>40</sup> After unsuccessfully drilling a well, and accruing debt doing so, the city sought to purchase water from elsewhere. A long and arduous process ensued, eventually leading to Malcolm McDonald's resignation as mayor of Orenco in 1920.<sup>41</sup> The city forged ahead without McDonald's leadership in the handling of their water procurement and debt. The city also continued with general governance, establishing speed limits and initiating road and sidewalk construction.<sup>42</sup>

### **Economic Decline and Disincorporation (1925-1938)**

Though the Oregon Nursery Company and the City of Orenco worked together successfully to support Orenco for many years, the co-dependent relationship caused trouble in 1925 when a public scandal, followed by legal action, spelled doom for both organizations. In May 1925, Orenco voters authorized a boundary change that dramatically altered the boundary of the city. As a result, the city increased from 640 to more than 800 acres.<sup>43</sup> With the boundary change, the city's assessed value increased from \$116,000 to nearly \$1 million.<sup>44</sup> With this higher value, the city then passed ordinances to issue a total of \$550,000 in bonds; however, only \$61,000 was issued.<sup>45</sup> In August, local newspapers reported on what appeared to be a grand scandal, with the *Argus* headline announcing, "City of Orenco in Financial Maze," and the *Oregonian's* front page reading, "Orenco Bubble Believed Burst."<sup>46</sup> Because the city's new, higher valuation was not public knowledge, the reports alleged that the city had illegally issued bonds beyond the city's worth. This prompted the Better Business Bureau to advise that Orenco property and bonds not be purchased until investigation of the financial crisis concluded. The reports tied "the alleged financial difficulties" of the nursery company to the city's debt.

Part of the alleged scandal was quickly proven false when the new valuation was revealed, and when a judge declared that the \$61,000 worth of bonds the city had issued were legal. However, the drama continued when individuals and organizations authorized to sell the bonds were accused of fraud. Two months later, the problems for Orenco worsened when the Portland Trust and Savings bank filed a suit in Washington County against the Oregon Nursery Company for foreclosure on mortgage bonds and asked for a receiver to take

<sup>36</sup> Francis Slater, "Orenco – Once Called 'Garden Spot'," *Hillsboro Argus*, 5/13/1965.

<sup>37</sup> *The Orenco Herald*, 1914.

<sup>38</sup> City of Orenco, Council Meeting, 1/7/1919, in Hanberg, p.69.

<sup>39</sup> City of Orenco, Ordinance No. 46, in Hanberg, p.69.

<sup>40</sup> City of Orenco, Proclamation of the Mayor, 2/17/1914, in Hanberg, p.52.

<sup>41</sup> McDonald disagreed with the citizens' vote to withhold payment owed on outstanding water bonds. Letter from Malcolm McDonald to the City of Orenco, 8/12/1920, in Hanberg, p.72.

<sup>42</sup> City of Orenco, Ordinance No. 49, and City of Orenco, Council Meeting, 10/18/1922, in Hanberg, p.75-76.

<sup>43</sup> City of Orenco, Ordinance No. 73. Orenco maps c. 1913 and 1925, in Hanberg, p.49, 83. Notably, Ordinance 73 stating the change was not issued until July. In June 1925, the City of Orenco passed an amendment to change from a federal form of government (mayor and councilmen) to a commission format. Only 16 people voted on this amendment, compared to 87 votes on the boundary change.

<sup>44</sup> The Oregon Nursery Company was appraised at over \$969,000. *Hillsboro Argus*, 8/20/1925, p.10.

<sup>45</sup> Ordinances 60 – 72 allowed for the total.

<sup>46</sup> *Hillsboro Argus*, 8/13/1925; *Oregonian*, 8/15/1925, p.1.

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possession and control of the company.<sup>47</sup> In April 1926, the appointed receiver, Herbert Haid, professed his desire to preserve the company in a speech to the Hillsboro Chamber of Commerce. He noted that, "It would be a pity to have such an industry as the Oregon Nursery company destroyed. ... Anything that effects [sic] the county or any of its industries directly effects [sic] every business man." He also urged county residents to support the continued existence of the nursery company, as the demise of the business would have "a demoralizing effect on property values for miles around and result in the lowering of values which in turn will effect [sic] the revenue derived by taxation and consequently impede progressive movements of every kind."<sup>48</sup>

Orengo city business was likewise stalled, mostly due to the botched bond issue of 1925. When trying to draw from its deposit with the Shute Savings Bank, the city was denied for lack of funds. It appears that the bonds issued passed from the hands of Malcolm McDonald to the Rogue River Water Works, and finally to the John S. Shute Company of Portland.<sup>49</sup> However, it appears that when McDonald received ownership of the bonds, prior to selling them to Rogue River Water Works, he paid with only a promissory note, meaning the city had no collateral. In response to this information, an attorney for Shute Savings said, "Mr. McDonald's notes, as you know, are worthless, and if this be true there is no chance for the City of Orengo to recover."<sup>50</sup> When reporting on the bond issue, the *Argus* pointed out, "The city officials and nursery company officials are mixed up together, being one and the same in most cases. If not company officials they are wives of officials."<sup>51</sup> The paper also noted that the nursery company "...is Orengo and Orengo is the nursery company. Without the company Orengo would doubtless be a thing of the past."<sup>52</sup>

Despite efforts to keep the company in business, the over-extended nursery could not continue to operate. In 1929, the Portland Trust & Savings Bank was awarded a lien against the Oregon Nursery Company and the company's assets were sold.<sup>53</sup> The purchasers, Martin J. and Lena Bernards, ultimately planned to remove the nursery stock and convert the land to a large farm.<sup>54</sup> In 1932, the Bernards promptly sued the City of Orengo for incorporating (and taxing) the Oregon Nursery Company lands within the new expanded city limits in 1925, then the basis for the increased town valuation. Paul L. Patterson, deputy district attorney for Washington County (and future governor of the State of Oregon), pointed out that the Oregon Nursery Company land was incorporated after the 1925 ordinance allowed for individual property owners to petition for inclusion. And, as the property owners had changed, the land was no longer considered within the city boundary and subject to taxation by it.<sup>55</sup>

With the 1929 closure of the Oregon Nursery Company, Orengo experienced a population decline. The closure was a boon to nursery businesses elsewhere, however, as several new nurseries opened when workers left Orengo. Even Malcolm McDonald moved away, eventually opening another operation in Portland under the name Oregon Nursery Company.<sup>56</sup> Archibald McGill also maintained a presence in Orengo until 1931, when he closed up his packing facility there, A. McGill & Son, and moved it to Fairview, Oregon.<sup>57</sup>

<sup>47</sup> "Oregon Nursery Company Sued," *Oregonian*, 10/7/1925, p.25.

<sup>48</sup> *Hillsboro Argus*, 4/1/1926.

<sup>49</sup> John S. Shute was the grandson of John W. Shute, a well-known Washington County businessman and founder of Shute Bank, and nephew of Arthur C. Shute, former Hillsboro mayor.

<sup>50</sup> Letter, Bramwell to H. J. Schulderman, including excerpts of letter from Mr. McAlear, of Shute Savings Bank, to Bramwell, 3/30/1926, in Hanberg, p.90.

<sup>51</sup> *Hillsboro Argus*, 8/13/1925. One of many examples was that Orengo mayor John McGee was also sales manager at the nursery company.

<sup>52</sup> *Hillsboro Argus*, 8/20/1925.

<sup>53</sup> "First Lien on Nursery Given in Court Rule," *Hillsboro Argus*, 1/10/1929; "Nursery Sale Set For February 23," *Hillsboro Argus*, 2/21/1929.

<sup>54</sup> "M. Bernards Takes Oregon Nursery Land," *Argus*, 4/11/1929; *Oregonian*, 7/5/1929, p.5. M. Bernards unsuccessfully ran for commissioner of Orengo in 1931, City of Orengo, Special Election, 6/4/1931.

<sup>55</sup> "Expansion Plan Voided," *Oregonian*, 6/21/1932, p.6.

<sup>56</sup> *Oregonian*, 10/12/1944, p.8.; Herrschaft, "The Story of Orengo," 2A.

<sup>57</sup> "Big Warehouse to Rise," *Oregonian*, 10/24/1931, p.4.

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The City of Orenco entered a state of further decline in the 1930s. Rail service ceased and bills continued to go unpaid.<sup>58</sup> Town leadership was unstable, as long-time commissioners and nursery employees, McGee and B.A. Mitchell resigned following numerous recall efforts led by Mr. and Mrs. Bernards.<sup>59</sup> The water supply remained a core problem, as operation of the system became too costly for the city and citizens ceased paying their water bills, resulting in an attempt to auction off the municipal water system.<sup>60</sup> The problems culminated in a vote on June 6, 1938, when eight remaining residents, including former mayor McGee and then-current mayor Dr. A.O. Pitman, opted to disincorporate and become a neighborhood of the City of Hillsboro.<sup>61</sup>

### **Orenco the Neighborhood (1939-1997)**

After disincorporation, Orenco became a residential neighborhood of the City of Hillsboro. During the 1940s and 1950s, Orenco street names were changed to correspond with Hillsboro's 200-number series originating out of Portland. The north-south street names changed to alphabetically correspond with an east-west ordering. By the mid-1950s, the Orenco Post Office closed. The former town was slightly revived with the introduction of new businesses in Hillsboro, including a gas company, the Primate Center of the Medical Research Foundation of Oregon, Plas-Tron Corporation, and plans for new suburban development in the 1960s. Hopeful for regeneration, in 1965 Orenco historian Frances Slater wrote that the new businesses "...are going to keep Orenco alive."<sup>62</sup>

In the 1970s and 1980s, Orenco was a quiet neighborhood of quickly-growing Hillsboro that maintained its link to the past with a handful of original commercial buildings and many original houses, including the grand McGill and McDonald houses, alongside modest early twentieth century structures. In 1983, *Orenco Herald* staff Mac McKinley wrote, "[Orenco] appears as an island of the past in the turmoil of a modern metropolitan area."<sup>63</sup>

### **Modern Orenco (1998-Present)**

This "island of the past" was quickly brought to the present when the Westside MAX light rail line was extended to the area in 1998. The City of Hillsboro and Washington County had begun assembling land to lure high-tech companies to the area in the early 1980s, and the new light rail system was designed to accommodate the development of the technology industry.<sup>64</sup> Along with the light rail line, which follows the same route as the Oregon Electrical Railways line built nearly 100 years earlier, Metro, an inter-county governing agency, felt it was necessary to improve the mix of housing to jobs between Portland and Hillsboro.<sup>65</sup> The area surrounding historic Orenco was developed to include new subdivisions and businesses and is now called Orenco Station. The construction of Orenco Station and economic success of the high-tech industry lead to an influx of residents to Orenco. New housing developments now sit on former nursery land, adjacent to historic Orenco properties.

### **History of the Malcolm McDonald House<sup>66</sup>**

The Malcolm McDonald House was built in 1911-12, a time of expansion for the Oregon Nursery Company and Orenco. The house is similar in appearance to the McGill House (1430 NW 228th) built in 1907, the first home constructed in Orenco, and the Oregon Nursery Company Office (no longer extant) built in 1909. The

<sup>58</sup> Letter from superintendent of the Spokane, Portland and Seattle Railway Company to City of Orenco, 3/26/1929; Letter from Clark & Clark Attorneys at Law, to City Treasurer of Orenco, 10/25/1932; Letter from Fred Bergesch of The United States National Bank to City Treasurer, Orenco, 7/13/1934.

<sup>59</sup> Signed petition for recall, April 1931; Letter from McGee and Mitchell to A. O. Pitman, 1/23/1932.

<sup>60</sup> City of Orenco, Water Meeting, 7/11/1932; City of Orenco, Commission Minutes, 11/28/1932.

<sup>61</sup> City of Orenco Resolution, in Hanberg, p.109.

<sup>62</sup> Francis Slater, "Orenco – Once Called 'Garden Spot'," *Hillsboro Argus*, May 13, 1965.

<sup>63</sup> *The Orenco Project Trailer*, 2008, <http://www.youtube.com/watch?v=g9VL5jNb5t8>, accessed 7/6/2014.

<sup>64</sup> F. Kaid Benfield, *Solving Sprawl: Models of Smart Growth in Communities Across America* (New York, N.Y: Natural Resources Defense Council, 2001), p.121.

<sup>65</sup> Michael Mehaffy, "Orenco Station in Hillsboro, Oregon - UnSprawl Case Study - Terrain.org", n.d., <http://www.terrain.org/unsprawl/10/>

<sup>66</sup> This section adapted from a previous nomination draft for this house by Sara Paulson and Elizabeth Provost, 2011.

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McDonald House is more finely appointed, however, and larger than the McGill property, which may reflect the financial success of the Oregon Nursery Company at the time of construction. The architect and builders of the McDonald House are unfortunately not known.

Malcolm McDonald lived in the house with his wife, Allena May, and daughter, Florence. Ownership of the McDonald House, and the roughly 40-acre tract of land it was built upon, passed back and forth between McDonald and the Oregon Nursery Company from its date of construction until 1929, when the company went bankrupt and the house was foreclosed upon. Martin J. and Lena Bernards, who purchased the company land, owned the property from 1930 to 1934. They lived in the house with their daughter, Arlene, and their son. M.R. Johnson, who was president of the First National Bank of Forest Grove and United States National Bank of Portland, held the mortgage on Bernards' land and foreclosed upon it in 1934. The Bernards' left Orenco in 1936, and Johnson's name remained on the title. The house was then put in Laura H. Johnson's name in 1942. M.R. Johnson was listed as a large farm owner in 1945, so it is likely that he occupied the home and farmed its property.<sup>67</sup>

By 1952, Darrell Brown owned the property and is credited with designing and opening a nine-hole golf course on the land called "Orenco Woods Golf Course." In 1962, Eugene and Pauline Russell purchased the property from Mary Ella Brown. The Russells sold the property to Orenco Woods Golf Course Inc. in 1964, with the house serving as the pro-shop.

In 1969, Orenco Woods Golf Course Inc. sold the property to the Elks Lodge. In 1999, the Elks began leasing the house to the House of Ruth, a home for young, single mothers. (House of Ruth later became Saint Child.) The Elks in turn sold the majority of the nine-hole golf course for development in 2007 to Venture Properties, retaining ownership of the McDonald House. Venture Properties planned to build more than 280 homes on the 40-acre site, but the project was halted by recession. The City of Hillsboro bought the former golf course from Venture in 2011, with plans to turn the land into the Orenco Woods Nature Park. Saint Child moved out of the house in 2012 and relocated to Portland. The city then bought the house and the remainder of the land from the Elks in 2013, with the intention of using the house as a community events center. Today, the house stands empty, awaiting its new use.

### **Malcolm McDonald**

Malcolm McDonald came from West Middlesex County, Ontario, Canada, where he was engaged in the nursery business. He moved to Salem in 1890, where, in 1892, he and Archibald McGill (another immigrant from Canada) formed a partnership and purchased the Oregon Nursery Company.

After moving the company to the Tualatin Valley, the partnership dissolved, but McDonald remained committed to the company and to Orenco. He built his home on a 90-acre farm due east of the community, continued to run the company, and in 1913 was instrumental in incorporating the City of Orenco. He was elected its first mayor.

The January 1914 issue of *The Orenco Herald* spoke glowingly of McDonald:

To M. McDonald, president of the Oregon Nursery Company, more than to any other person, probably in this firm's organization, so say the members, is the company's steady growth and development be credited. A natural leader of men, endowed with more than ordinary executive ability, he has been instrumental in successfully directing the affairs of the company for upwards of a quarter century. Mr. McDonald started in the nursery business when a young man in Ontario, Canada, and with earnestness, steadiness of purpose and pluck adhered to the straight line of his single endeavor, until now he has the honor and distinction of being the head of probably the largest nursery in the country conducted under one management. Not only is this true but he is recognized throughout the Western States particularly, as one of the best

<sup>67</sup> "Farmer," *Oregonian*, 8/28/1945, p.14.

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informed and most reliable authorities on horticultural matters and his advice and counsel has been beneficial to many fruitmen of lesser experience. We know of at least one instance where a party of large Eastern investors made a special trip from east of the Rockies to obtain a personal interview with Mr. McDonald relative to the proper kinds of fruit to plant relative to their large holdings and other important points - horticulturally speaking - in connection with their undertaking. Probably Mr. McDonald's attitude toward the rank and file of his company's employees best signifies his real character and in part, at least, accounts for his success in business and employing men. He desires others to prosper with him and accordingly inaugurated a profit sharing plan among the company's employees. When Orenco was incorporated over a year ago, the citizens elected Mr. McDonald mayor by acclamation, and again elected him to the mayoralty at the last election, signifying in a small measure their confidence and esteem in him.

McDonald went on to serve as mayor of the City of Orenco until 1920, and remained president of the Oregon Nursery Company until it went into receivership in 1926, and then bankruptcy in 1929.

After the Oregon Nursery Company closed, McDonald moved from Orenco to Portland. There he opened another nursery operation, also under the name of the Oregon Nursery Company. After suffering a stroke in 1939, his daughter, Florence, took over as president. McDonald's wife, Allena, was also involved in the operation, serving as secretary/treasurer.<sup>68</sup>

This nursery operated into the 1950s, thriving even during World War II. In a letter to Woodburn Nurseries from 1943, Florence wrote, "I took such a beating the first years that I was here that I have not wanted to get into the business deeper than it would be possible for me to get out and this year have not enough trees to fill the orders. Last year was afraid that the war would put a stop to the growing of fruit trees but there seems to be quite a demand."<sup>69</sup>

Malcolm McDonald, a life-long nurseryman, died October 10, 1944. He was well-known in the nursery business and was perhaps most recognized for his role in introducing the Vrooman Franquette walnut and the Perfection apricot.<sup>70</sup> McDonald helped to organize the Portland Nursery Club and was a member of the American Association of Nurserymen and the Pacific Coast Association of Nurserymen.<sup>71</sup>

## Conclusion

The Malcolm McDonald House remains in its original location, as constructed in 1911-12 at 22180 NW Birch Street in Hillsboro, Oregon. It retains its original cladding and most of its original windows. The house is free of physical additions and retains its original massing and footprint. Alterations are limited to the remodeling of the kitchen and finishing of the previously unfinished basement, as well as bathroom updates and window installation in the sleeping porches. Overall, the house retains all of its original character-defining features and both the interior and exterior of the building retain excellent integrity.

Though the McDonald House was originally surrounded by farm land, the setting maintains a feeling of spaciousness, as the acreage around the house was used as a golf course for many years and is undeveloped. The City of Hillsboro owns the land around the house. City Parks is currently restoring the wetlands south of the house and has long-term plans to maintain the open space.

While the house has many characteristics of large Craftsman houses typical of this period, it also reflects other influences, both contemporary with the Craftsman style as well as predating it. These include the Prairie style, which emerged in the late nineteenth century and remained popular into the 1920s as well as more

<sup>68</sup> MSS 1669, Oregon Historical Society. For more information about Allena and Florence McDonald, see their obituary reports "Ex-Teacher Dies at 90," *Oregonian*, 12/25/1954, p.22, and "Obituary, Florence McDonald," *Oregonian*, 3/4/1973, p.33.

<sup>69</sup> F. McDonald to Woodburn Nurseries, 8/9/1943, MSS 1669, Oregon Historical Society.

<sup>70</sup> MSS 1669, Oregon Historical Society.

<sup>71</sup> "Obituary, Malcolm McDonald," *Oregonian*, 10/12/1944, p.8.



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traditional American Foursquare residences. As the McDonald House was built for a family of means, it displays many elements that are associated with a high-expression of the Craftsman style, such as a variety of window types, the application of glazed brick accents, and the inclusion of a porte cochere. Despite the architectural sophistication of the McDonald House, its architect or designer remains unknown.

The McDonald House, together with the nearby McGill House and the no longer extant Oregon Nursery Company office represent a corporate vision that expanded to include an entire town, Orenco. The rise and fall of the company is inextricably linked to the rise and fall of the town. Because of this, the McDonald House is not just exceptional within the confines of Orenco, but also within the region.

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Oregon Historical Society

---

Historic Resources Survey Number (if assigned): \_\_\_\_\_

McDonald, Malcolm, House  
Name of Property

Washington County, OR  
County and State

**10. Geographical Data**

**Acreeage of Property** less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>45.527398</u>	<u>-122.904675</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The entire extent of Washington County tax lot 1N2350006900, which contains the Malcolm McDonald House at the center, is being nominated (see Figure 2).

**Boundary Justification** (Explain why the boundaries were selected.)

The land on which the house was originally situated was much larger than the current tax lot. Around 1952 most of the land around the McDonald House was converted into a golf course. In 2007, the then owners of the property, the Elks Lodge, sold off more than 40 acres of the land, comprising most of the golf course, to a developer. Due to the recession, plans to build 280 residences on this land never came to fruition. The City of Hillsboro acquired the former golf course in 2011 and began developing plans for a nature park. In 2013 the Elks sold the McDonald House and the small parcel of land surrounding it to the City of Hillsboro as well. As the planned nature park is not designed to reflect the cultural history of the area or its association with the Oregon Nursery Company, only the house and its current tax lot are being nominated.

**11. Form Prepared By**

name/title David Pinyerd and Bernadette Niederer date November 21, 2014  
organization Historic Preservation Northwest telephone 541-791-9199  
street & number 1116 11th Ave SW email pinyerd@hp-nw.com  
city or town Albany state OR zip code 97321

**Additional Documentation**

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**

McDonald, Malcolm, House  
Name of Property

Washington County, OR  
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- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

McDonald, Malcolm, House  
Name of Property

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

**Name of Property:** McDonald, Malcolm, House  
**City or Vicinity:** Hillsboro  
**County:** Washington **State:** OR  
**Photographer:** David Pinyerd  
**Date Photographed:** April 2, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 15:** Northeast corner, looking southwest.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0001)
- Photo 2 of 15:** Southeast corner, looking northwest.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0002)
- Photo 3 of 15:** South elevation, looking north.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0003)
- Photo 4 of 15:** Southwest corner, looking northeast.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0004)
- Photo 5 of 15:** Northeast corner, looking southwest.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0005)
- Photo 6 of 15:** Main entrance on north side, looking south.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0006)
- Photo 7 of 15:** Porte-cochere entrance on east side, looking west.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0007)
- Photo 8 of 15:** Reception hall off main entrance, looking south.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0008)
- Photo 9 of 15:** Foyer off main entrance, looking northwest.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0009)
- Photo 10 of 15:** Dining room, looking southeast.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0010)
- Photo 11 of 15:** Northwest bedroom, main floor, looking northeast.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0011)
- Photo 12 of 15:** Sleeping porch, second floor, over main entry, looking northwest.

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(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0012)

**Photo 13 of 15:** Typical closet built-in, southwest bedroom, second floor, looking southeast.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0013)

**Photo 14 of 15:** Integrated ladder to attic, hallway, second floor, looking southeast.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0014)

**Photo 15 of 15:** Walk-in cooler, basement, looking south.  
(OR\_WashingtonCounty\_MalcolmMcDonaldHouse\_0015)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).  
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

McDonald, Malcolm, House

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### List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

Figure 1. The Malcolm McDonald House stands in Hillsboro, Oregon, approximately 20 miles west of Portland.

Figure 2. Current street map showing the Malcolm McDonald House as it stood on the original Oregon Nursery Company land shown bordered with a blue line.

Figure 3. Current aerial showing the Malcolm McDonald House as it stands today encircled by Orenco housing development. The house's tax lot is delineated with a red line.

Figure 4. Current aerial of the Malcolm McDonald House with its tax lot delineated in red. The barn to its northwest no longer stands.

Figure 5. The north side of the Malcolm McDonald House in 1911. All accounts say that the house was finished in 1912; however, the exterior appears complete in 1911, if the label can be trusted. Photo from Washington County Museum (WCMpic\_000940).

Figure 6. First floor plan, McDonald House, as of April 2014.

Figure 7. Second floor plan, McDonald House, as of April 2014.

Figure 8. Basement plan, McDonald House, as of April 2014.



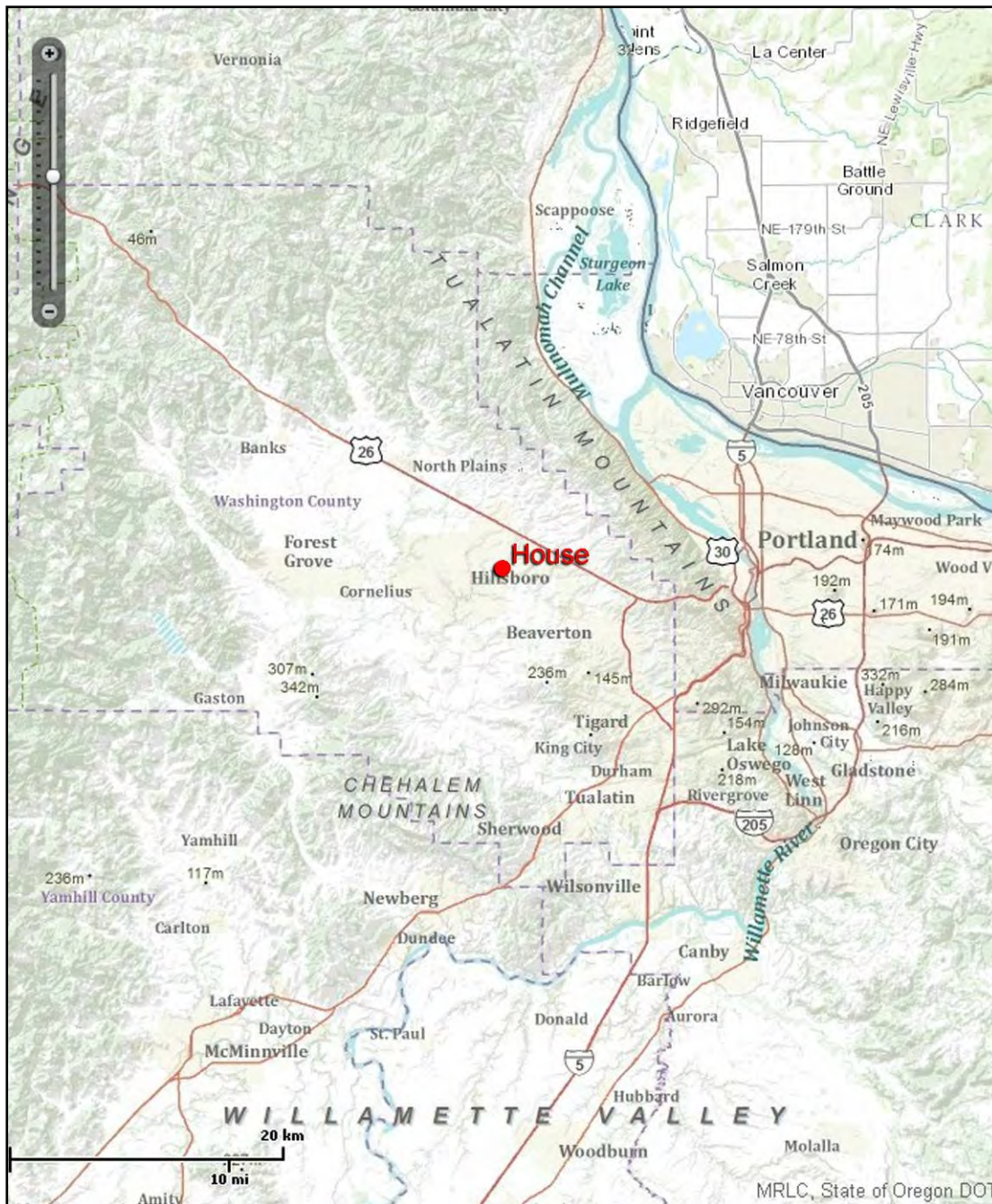
United States Department of the Interior  
National Park Service

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Figure 1. The Malcolm McDonald House stands in Hillsboro, Oregon, approximately 20 miles west of Portland.





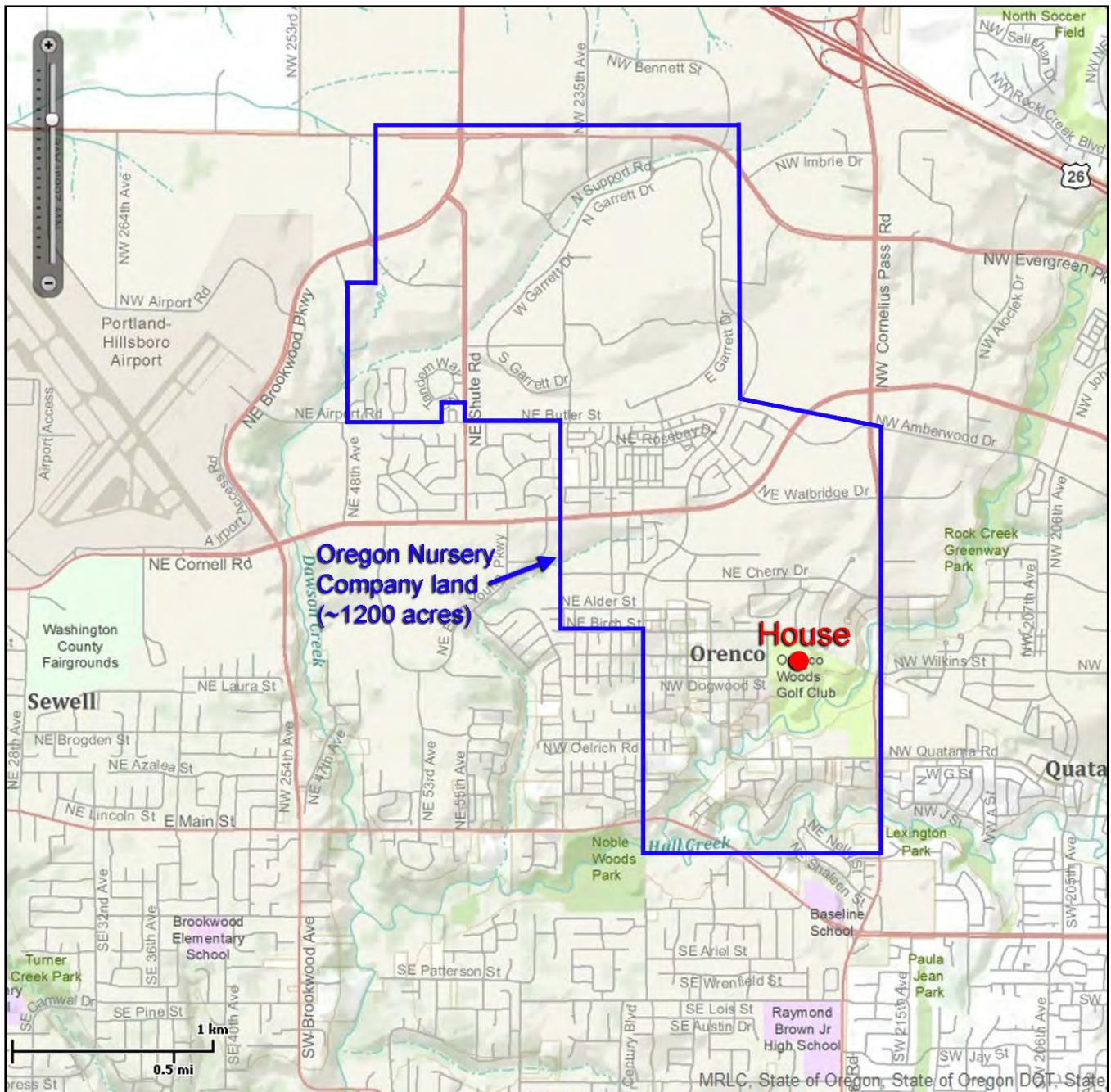
United States Department of the Interior  
National Park Service

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Figure 2. Current street map showing the Malcolm McDonald House as it stood on the original Oregon Nursery Company land shown bordered with a blue line. Latitude 45.527398; longitude -122.904675





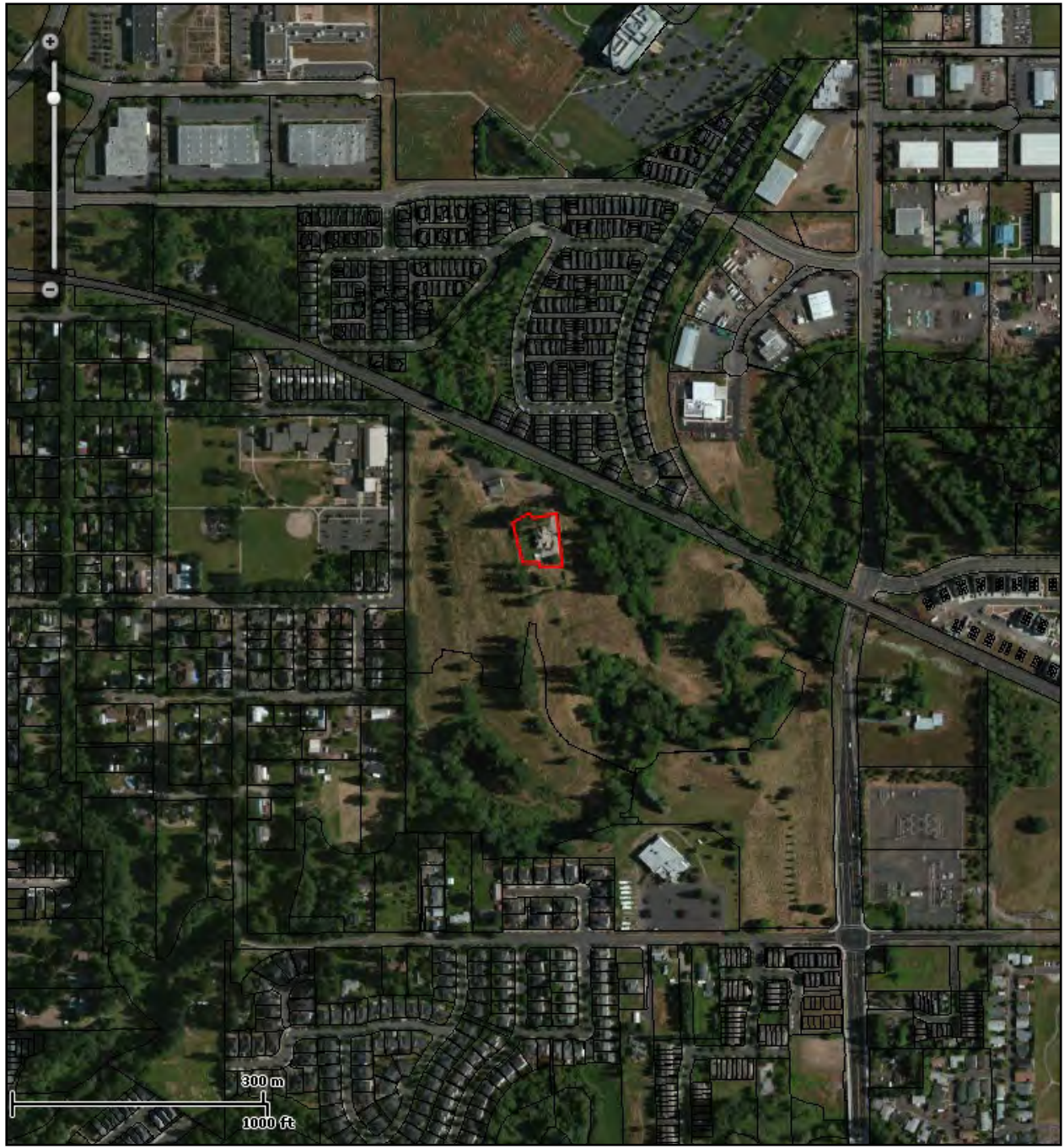
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Figure 3. Current aerial showing the Malcolm McDonald House as it stands today encircled by Orenco housing development. The house's tax lot is delineated with a red line. Latitude 45.527398; longitude - 122.904675





United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Figure 4. Current aerial of the Malcolm McDonald House with its tax lot delineated in red. The barn to its northwest no longer stands.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

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Figure 5. The north side of the Malcolm McDonald House in 1911. All accounts say that the house was finished in 1912; however, the exterior appears complete in 1911, if the labeled date is to be trusted. Photo from Washington County Museum (WCMpic\_000940).



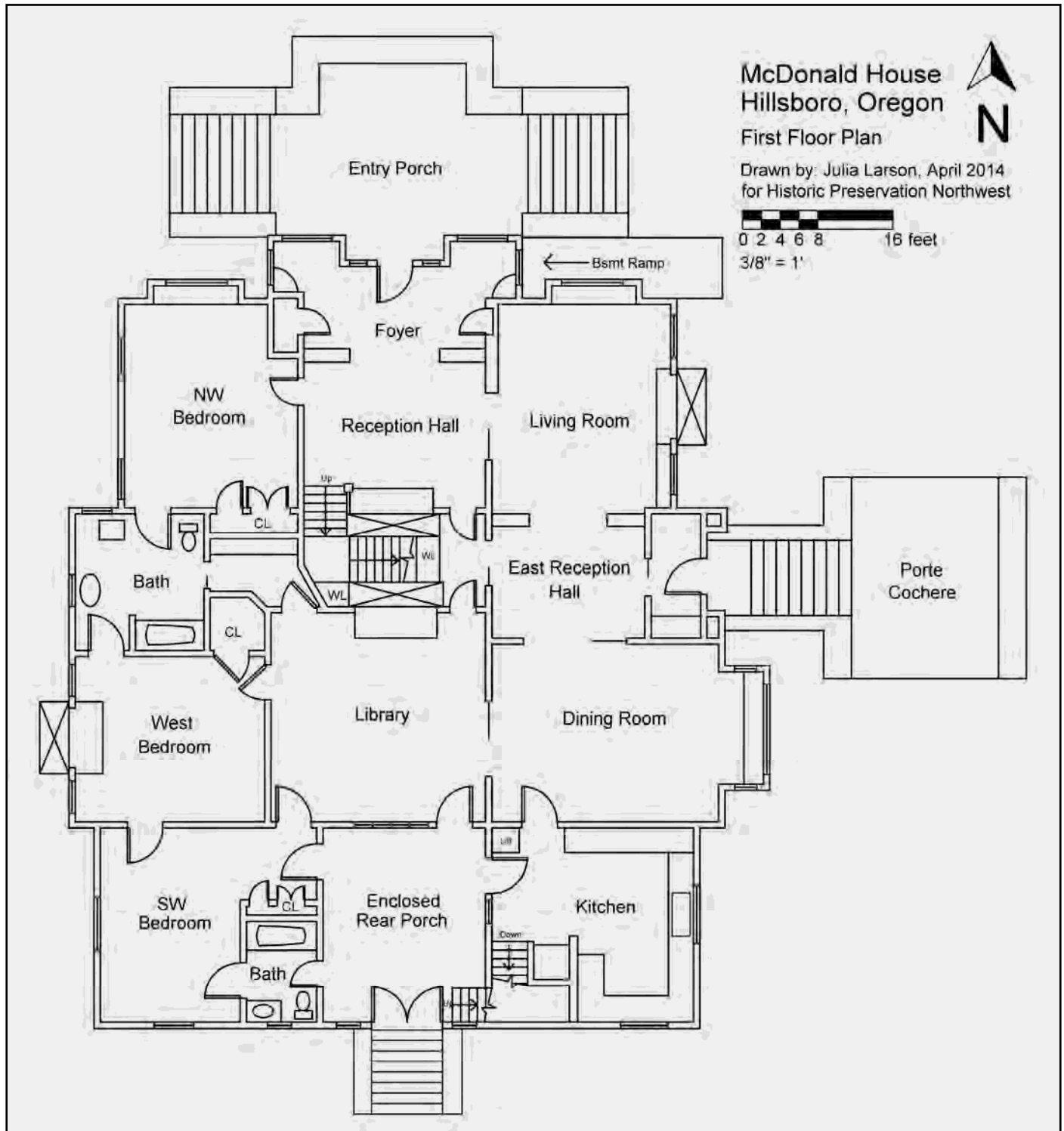
United States Department of the Interior  
National Park Service

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Figure 6. First floor plan, McDonald House, as of April 2014.



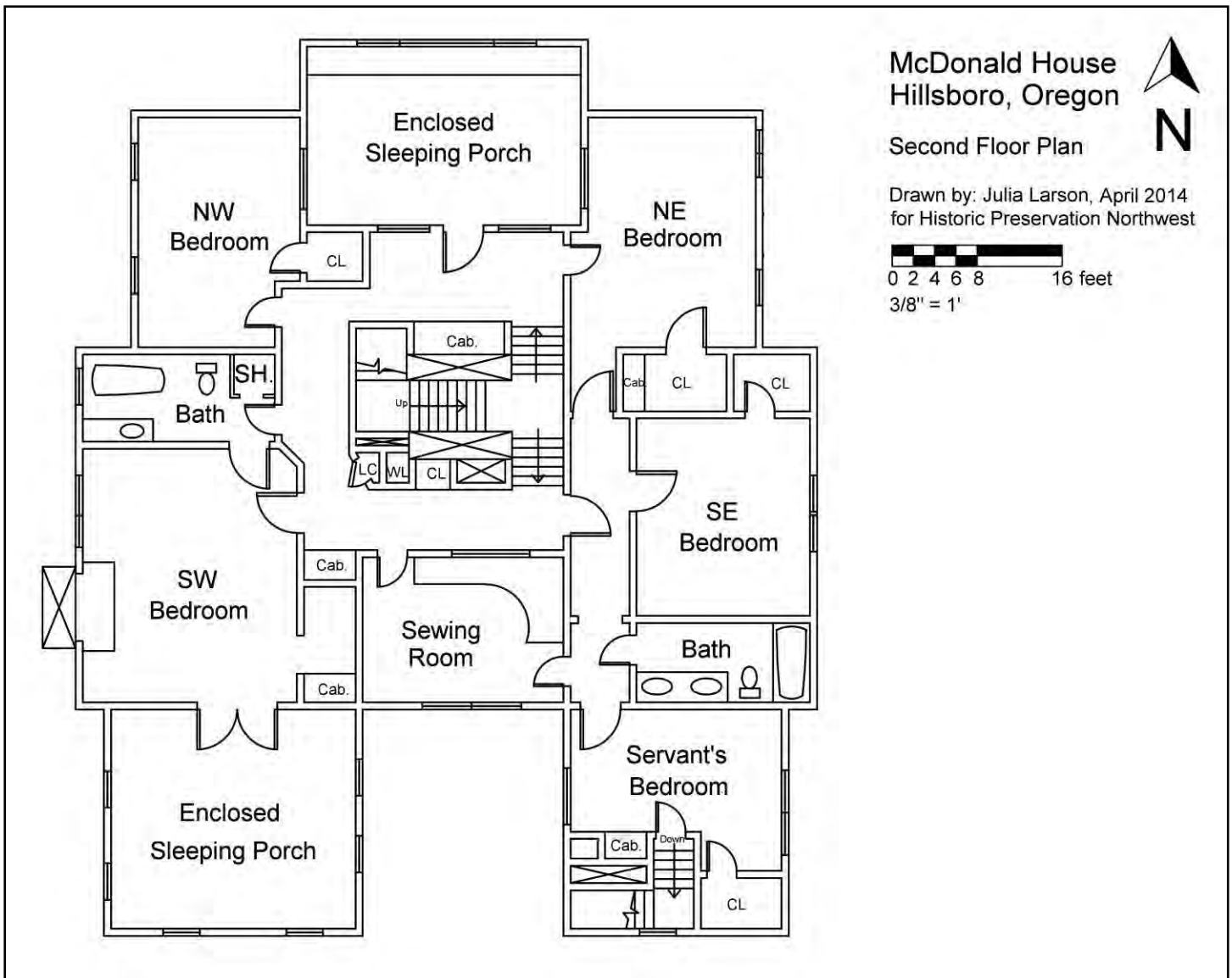
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Figure 7. Second floor plan, McDonald House, as of April 2014.



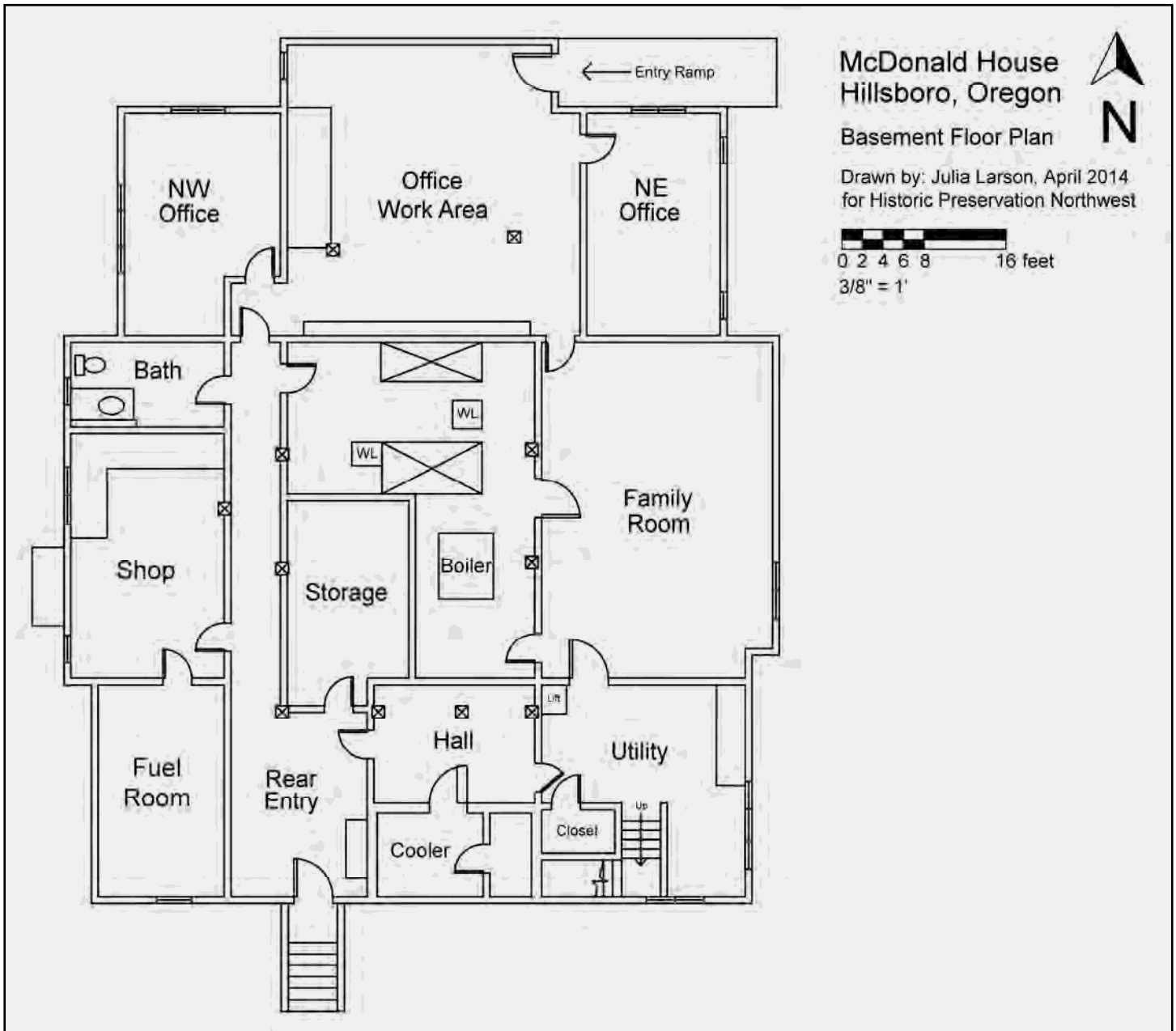
United States Department of the Interior  
National Park Service

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Figure 8. Basement plan, McDonald House, as of April 2014.

































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: McDonald, Malcolm, House

MULTIPLE NAME:

STATE & COUNTY: OREGON, Washington

DATE RECEIVED: 11/28/14      DATE OF PENDING LIST: 12/30/14  
DATE OF 16TH DAY: 1/14/15      DATE OF 45TH DAY: 1/14/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001160

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    1.14.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Accepted  
National Park Service  
National Register of Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





# Oregon

John A. Kitzhaber, MD, Governor

## Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE, Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

[www.oregonheritage.org](http://www.oregonheritage.org)



November 20, 2014

Ms. Carol Shull  
National Register of Historic Places  
USDOI National Park Service - Cultural Resources  
1201 "Eye" Street NW, 8th Floor  
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Shull:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic property to the National Register of Historic Places:

**MCDONALD, MALCOLM, HOUSE**  
22180 NW BIRCH ST  
HILLSBORO, WASHINGTON COUNTY

The enclosed disk contains the true and correct copy of the nomination listed above to the National Register of Historic Places.

We appreciate your consideration of this nomination. If questions arise, please contact Diana Painter, Architectural Historian, at (503) 986-0668.

Sincerely,

Roger Roper  
Deputy State Historic Preservation Officer

Encl.